

## LEGAL NOTICE

### **Request for Proposals for HVAC Service and Maintenance and Plumbing Service and Maintenance for Pratt & Whitney Stadium at Rentschler Field**

Global Spectrum, L.P. is seeking proposals from firms interested in providing **HVAC Service and Maintenance and Plumbing Service and Maintenance** for Pratt & Whitney Stadium at Rentschler Field.

The Stadium is an approximately 40,000-seat open-air facility located in East Hartford, Connecticut designed to meet NCAA Division 1-A requirements for football, while accommodating other turf events such as soccer, rugby and lacrosse. The Stadium serves as the home of the University of Connecticut Husky football program, and hosts other athletic, cultural, entertainment and civic events throughout the year. Additional information on the Stadium can be found at [www.rentschlerfield.com](http://www.rentschlerfield.com).

The Request for Proposals is available online at [www.rentschlerfield.com](http://www.rentschlerfield.com) or from Derek Miles, Global Spectrum, L.P., Pratt & Whitney Stadium, 615 Silver Lane, East Hartford, Connecticut 06118. Telephone (860) 610-4885, or Fax (860) 610-4985. Email [Derek.Miles@oakviewgroup.com](mailto:Derek.Miles@oakviewgroup.com).

**The deadline for submission of proposals is 3:00 p.m. on Friday, May 23rd, 2025.**

**REQUEST FOR PROPOSALS**

**FOR**

**HVAC SERVICE AND MAINTENANCE AND  
PLUMBING SERVICE AND MAINTENANCE**

**PRATT & WHITNEY STADIUM AT RENTSCHLER FIELD**

**EAST HARTFORD, CONNECTICUT**

**Key Dates:**

April 23, 2025	RFP Released
May 6, 2025	<b><u>Mandatory</u></b> Pratt & Whitney Stadium Tour
May 13, 2025	Questions / Requests for Clarification Due
May 16, 2025	Responses to Questions / Requests for Clarification Posted
<b>May 23, 2025</b>	<b>RFP Submissions Due</b>

**A Public Solicitation made by  
Global Spectrum, L.P.**

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**REQUEST FOR PROPOSALS (RFP)**  
**BY**  
**GLOBAL SPECTRUM, L.P.**  
**PRATT & WHITNEY STADIUM AT RENTSCHLER FIELD**

**OBJECTIVE**

Global Spectrum, L.P. is seeking proposals from firms interested in providing HVAC Service and Maintenance and Plumbing Service and Maintenance for Pratt & Whitney Stadium at Rentschler Field in East Hartford, Connecticut.

Eligible respondents will be those entities that have a demonstrated successful track record relating to building HVAC and Plumbing systems.

Proposals in response to this RFP must be submitted to Global Spectrum, L.P. by **3:00 PM Friday, May 23, 2025**. A committee will review such proposals and recommend one or more firms with whom Global Spectrum, L.P. will enter into competitive negotiation.

Following negotiation, one firm will be selected to provide HVAC Service and Maintenance and Plumbing Service and Maintenance under a three (3) year contract with Global Spectrum, L.P. Global Spectrum, L.P. retains the option to extend the term for up to two (2) additional years. Notice of the exercise of such two-year extension option will be given by Global Spectrum, L.P. to the Contractor no later than ninety (90) days prior to the previously scheduled expiration of the term. This contract will commence on **July 1, 2025**.

Please note that Global Spectrum, L.P. retains the right to choose more than one respondent to enter into a process of competitive negotiation. Global Spectrum, L.P. further reserves the right to reject any and all submissions from any or all respondents and to republish and/or cancel the RFP.

## **BACKGROUND**

Pratt & Whitney Stadium at Rentschler Field is an open-air facility occupying 8.5 acres of a State of Connecticut owned 140-acre parcel in East Hartford, Connecticut. The total Stadium capacity is 40,352, consisting of 37,820 permanent seats with an additional 2,532 standing room capacity in the scoreboard plaza.

The Stadium bowl overlooks a natural grass playing surface. The seating consists of a lower deck surrounding the field and an upper deck north, south, and east. There is an extensive concourse between the upper and lower seating areas, surrounded by nine buildings containing concession and rest room facilities. All seating is accessed by entering the concourse from four main gates.

Located on the south side of the Stadium is a five-story structure with levels for club seating, 38 suites, and press, radio and television broadcast areas.

Additional facilities are located on the east end of the Stadium for locker, training, security, and equipment rooms. The southeast end of the Stadium is the location for operations and back of house functions.

The Stadium has approximately 150 acres of event parking located at the stadium. In previous years, United Technologies Corporation has provided acreage for additional parking on their property south of the Stadium.

## SCOPE OF SERVICES

1. Global Spectrum, L.P., is a Delaware limited partnership having an office at One Civic Center Plaza, Hartford, CT 06103 ("Manager" or "Global"), acting on behalf of the State's Capital Region Development Authority ("Owner" or "CRDA") and as the firm managing the Stadium on their behalf. The selected HVAC and Plumbing/Fire Protection company ("Selected Company") is expected to contract directly with, and will respond and report to, Global Spectrum, L.P. CRDA has authorized Global Spectrum, L.P. to exercise any and all of CRDA's rights and responsibilities with respect to the operation of the Stadium at Rentschler Field and the agreement(s) contemplated by this RFP.
2. This RFP's scope of services is divided into two elements:
  - a. The first element is preventative maintenance and ongoing maintenance for the Stadium's HVAC and Plumbing systems. In Schedule A below, respondents will find a list of equipment that they will be required to provide for a preventative maintenance program. Such inspections and maintenance shall be conducted so as to not conflict with the Stadium's event schedule.
  - b. The second element involves staffing for required services as necessary for the event-day operations at the Stadium.
3. The Selected Company shall provide all necessary working capital, inventory, personnel, and additional equipment to provide HVAC and Plumbing services. All Selected Company employees will be employees of the Selected Company and not CRDA or Global Spectrum, L.P.
4. Global Spectrum, L.P. will have the final approval on all suppliers and prices and at no time will the Selected Company offer an exclusive to any supplier without Global Spectrum, L.P.'s prior consent. Global Spectrum, L.P. will decide any and all matters which may arise as to the acceptability of services rendered, levels of staffing, manner and level of performance, questions which arise as to the interpretation of the conditions and specifications, and all questions as to acceptable fulfillment of the agreement. Global Spectrum, L.P. reserves the final right of approval of Selected Company's sources of product supply so long as they are competitive in terms of quality and price with the marketplace. The Selected Company shall not retain any advertising rights at Pratt & Whitney Stadium at Rentschler Field.
5. HVAC and Plumbing Services shall be of the highest quality attainable. Services shall be provided in a professional manner in accordance with all applicable statutes, rules, and regulations.
6. The Selected Company will not be permitted to subcontract any task within their scope of services unless approved by Global Spectrum, L.P.

7. The Selected Company's employees, agents, and sub contractors shall be properly attired, trained, courteous and efficient in the performance of their duties.

#### **SUBMISSION DEADLINE**

**The due date for submissions is 3:00 p.m. on Friday, May 23, 2025.** Submissions must be received in the required packaging and labeling at Pratt & Whitney Stadium, 615 Silver Lane, East Hartford, CT 06118 (ATTN: Derek Miles) not later than the deadline. Late submissions will not be accepted. Global Spectrum, L.P. shall not be responsible for misdirected or lost submissions.

No additions or changes to the original submission will be allowed after submittal. Global Spectrum, L.P. reserves the right, at its sole and absolute discretion, to request clarification or amplification of any information submitted under this RFP process. Global Spectrum, L.P., at its sole and absolute discretion, may allow respondents the opportunity to submit any missing information. Any costs or expenses associated with such requests shall be the sole responsibility of the respondent.

## RFP PROCEDURES

- A. Official Global Spectrum, L.P. Contact.** Global Spectrum, L.P. contact person for the purposes of this RFP is:

Derek Miles  
Rentschler Field  
615 Silver Lane  
East Hartford, Connecticut 06118  
Telephone: (860) 610-4885  
Fax: (860) 610-4985  
Email: derek.miles@oakviewgroup.com

All communications with Global Spectrum, L.P. regarding this RFP must be directed to the Global Spectrum, L.P. Contact.

- B. Respondent's Authorized Representative.** Respondents must designate an authorized representative and provide his/her name, title, address, telephone and fax numbers, email address and normal working hours. This information must be submitted to the Global Spectrum, L.P. Contact with the RFP submission.
- C. Communications Notice.** All communications with Global Spectrum, L.P. or any person representing Global Spectrum, L.P. concerning this RFP are strictly prohibited, except as permitted by this RFP. Any violation of this prohibition by respondents or their representatives may result in disqualification or other sanctions, or both.
- D. Mandatory Tour of Pratt & Whitney Stadium.** There will be a **MANDATORY** tour of Rentschler Field on **Tuesday May 6, 2025 at 10:00 a.m. All potential respondents must attend.**
- E. Inquiry Procedures.** All questions regarding this RFP and submission requirements must be directed, in writing, to the Global Spectrum, L.P. Contact by **3:00 p.m. on Tuesday, May 13, 2025.** Respondents are required to limit their contact regarding this RFP to the person named herein. On **Friday, May 16, 2025,** written responses to all questions received will be posted to the Pratt & Whitney Stadium at Rentschler Field website at [www.Rentschlerfield.com](http://www.Rentschlerfield.com) and on the State's Contracting Portal (<https://portal.ct.gov/DAS/CTSource/BidBoard>).
- Any amendments to this RFP will also be posted on the Pratt & Whitney Stadium at Rentschler Field website and the State Contracting Portal and respondents are advised to periodically check these sites.
- F. Submissions Due.** An original and five (5) copies and five (5) USB drives **OR** electronic copies sent to Official Global Spectrum L.P. contact must be received no later than **3:00 p.m. on Friday, May 23, 2025.**
- G. Minimum Submission Requirements.** At a minimum, submissions must (1) be submitted before the deadline, (2) satisfy the packaging and labeling requirements, (3) follow the required format, (4) be complete, (5) include all required forms, and (6) be duly executed. Submissions that fail to meet these Minimum Submission Requirements may be disqualified and not reviewed further.



- H. **Selection Committee.** A Selection Committee will evaluate qualified submissions offered in response to this RFP and recommend one or more finalists for competitive negotiation. The Committee shall evaluate all submissions that meet Minimum Submission Requirements.
- I. **Competitive Negotiation and Selection.** It is Global Spectrum’s intention to notify finalists on Wednesday May 28, 2025 and to initiate competitive negotiation with such firm(s) beginning on Wednesday June 3, 2025. Following competitive negotiation, one firm will be selected to provide HVAC and Plumbing services under the terms of a contract with Global Spectrum, L.P.
- J. **Timeline.** The following timeline, up to and including the deadline for offering submissions, shall be changed only by amendment to this RFP. Dates after the submittal deadline are target dates only. Respondents should periodically check the Rentschler Field website ([HTTP://www.rentschlerfield.com](http://www.rentschlerfield.com)) for any changes to this schedule.

April 23, 2025	RFP Released
May 6, 2025	<b><u>Mandatory</u></b> Tour at 10:00 a.m.
May 13, 2025	Deadline for Submittal of Questions and Requests for Clarifications
May 16, 2025	Written Answers to Questions Posted
May 23, 2025	Submissions Due by 3:00 p.m.
May 28, 2025	Notification of Finalists
June 3, 2025	Start of Competitive Negotiation

Global Spectrum, L.P. recognizes that this is an aggressive schedule; however, time is of the essence in order to meet Stadium operational obligations.

## RFP CONDITIONS

All respondents must be willing to adhere to the following conditions and must positively state this in the submission.

- A. Global Spectrum, L.P. is an Equal Opportunity and Affirmative Action employer and does not discriminate in its hiring, employment, or business practices. Global Spectrum, L.P. is committed to complying with the Americans with Disabilities Act of 1990 (ADA) and does not discriminate on the basis of disability, in admission to, access to, or operation of its programs, services, or activities.
- B. All submissions in response to this RFP are to be the sole property of Global Spectrum, L.P. Respondents are encouraged **NOT** to include in their submissions any information that is proprietary. Confidential information must be separated and isolated from other material in the submission and labeled **CONFIDENTIAL** and enclosed in a separate envelope.

If the respondent indicates that certain documentation, as required by this RFP, is submitted in confidence, by specifically and clearly marking said documentation as **CONFIDENTIAL**, Global Spectrum, L.P. will endeavor to keep said information confidential to the extent permitted by law. Global Spectrum, L.P., however, has no obligation to initiate, prosecute or defend any legal proceeding or to seek a protective order or other similar relief to prevent disclosure of any information pursuant to a FOIA request. As set forth below, the respondent has the burden of establishing the availability of any FOIA exemption in any proceeding where it is an issue. In no event shall Global Spectrum, L.P. or any of its staff have any liability for disclosure of documents or information in the possession of Global Spectrum, L.P. which Global Spectrum, L.P. or such staff believes to be required pursuant to the FOIA or other requirements of law.

**IMPORTANT NOTE:** If the information is not readily available to the public from other sources and the respondent submitting the information requests confidentiality, then the information generally is considered to be "given in confidence." A convincing explanation and rationale sufficient to justify each exemption from release consistent with Section 1-210(b) of the Connecticut General Statutes shall be prepared by the respondent and shall accompany the submission. The rationales and explanation shall be simply stated in terms of the prospective harm to the competitive position of the respondent that would result if the identified information were to be released, and you shall state the reasons why you believe the materials are legally exempt from release pursuant to Section 1-210(b) of the Connecticut General Statutes.

- C. Any product, whether acceptable or unacceptable, developed under a contract awarded as a result of the RFP is to be the sole property of Global Spectrum, L.P.
- D. Timing and sequence of events resulting from this RFP will ultimately be determined by Global Spectrum, L.P.

- E. The respondent's submission shall remain valid for a period of 180 days after the closing date for the submission and may be extended beyond that time by mutual agreement.
- F. All proposed costs must be fixed through the period of the agreement. No cost submissions that are contingent on a Global Spectrum, L.P. action will be accepted.
- G. Global Spectrum, L.P. may amend or cancel this RFP or modify the schedule, prior to the due date and time, if Global Spectrum, L.P. deems it to be necessary, appropriate or otherwise in the best interests of Global Spectrum, L.P. Failure to acknowledge receipt of amendments, in accordance with the instructions contained in the amendments, may result in a firm's submission not being considered.
- H. Global Spectrum, L.P. retains the right to choose more than one respondent to enter into a process of competitive negotiation. It further reserves the right to reject any and all submissions from any or all respondents and to republish the RFP.
- I. Any costs and expenses incurred by a respondent in preparing or submitting submissions are the sole responsibility of the respondent.
- J. A respondent must be prepared to present evidence of experience, ability, services, facilities, proposed pay scale in conjunction with billable rates for any and all positions, and financial standing necessary to satisfactorily meet the requirements set forth or implied in the submission.
- K. No additions or changes to the original submission will be allowed after submission. While changes are not permitted, clarification of submissions may be required by Global Spectrum, L.P. at the respondent's sole cost and expense.
- L. Respondents may be asked to give demonstrations, interviews, presentations or further explanation to the RFP Selection Committee.
- M. The respondent represents and warrants that the submission is not made in connection with any other respondent and is in all respects fair and without collusion or fraud. The respondent further represents and warrants that they did not participate in any part of the RFP development process, had no knowledge of the specific contents of the RFP prior to its issuance, and that no agent, representative or employee of Global Spectrum, L.P. participated directly in the respondent's submission preparation.
- N. All responses to the RFP must conform to this instruction. Failure to include any required signatures, provide the required number of copies, meet deadlines, answer all questions, follow the required format, or failure to comply with any other requirements of this RFP may be considered appropriate cause for rejection of the response.
- O. The respondent accepts the **State's Vendor Agreement Standard Terms and Conditions** (Schedule D).

- P. This RFP is not an offer and neither this RFP nor any subsequent discussions shall give rise to any commitment on the part of Global Spectrum, L.P. or confer any rights on any respondent unless and until a contract is fully executed by the necessary parties. The contract document will represent the entire agreement between the respondent and Global Spectrum, L.P. and will supersede all prior negotiations, representations or agreements, alleged or made, between the parties. Global Spectrum, L.P. shall assume no liability for payment of services under the terms of the contract until the successful respondent is notified that the contract has been accepted and approved by Global Spectrum, L.P. The contract may be amended only by means of a written instrument signed by Global Spectrum, L.P. and the respondent.

## REQUIRED FORMAT FOR SUBMISSIONS

All submissions must follow the required format and address all requirements listed in the prescribed order using the prescribed numbering system. Failure to follow the required format may result in disqualification of a submission.

### Section 1 – Table of Contents

Respondents must include a Table of Contents that lists sections and subsections with page numbers that follow the organization and sequence for this submission as required.

### Section 2 – Respondent Information

Please complete the following forms and include any other requested documentation that may pertain to your legal status.

- a. Taxpayer Identification Number and Certification Form (W-9)

### Section 3 – Organizational Profile

- a. Qualifications. Describe how your experience, education and training meet the required minimum qualifications of this RFP.
- b. Summary of Relevant Experience. Provide a listing of facilities for which you have provided similar HVAC and Plumbing service and maintenance during the last five (5) years. Please include contact information, including name, address, phone number and email.
- c. Organization Chart. If the respondent is a firm or corporation, provide a diagram showing the hierarchical structure of functions and positions within the organization.
- d. Financial Condition. If the respondent is a firm or corporation, include the two (2) most recent annual financial statements prepared by an independent Certified Public Accountant, and reviewed or audited in accordance with Generally Accepted Accounting Principles (USA). If the respondent has been in business for less than two (2) years, such respondent must include any financial statements prepared by a Certified Public Accountant, and reviewed or audited in accordance with Generally Accepted Accounting Principles (USA) for the entire existence of such firm or corporation.

Financial statements are only required if the respondent is required to file such statements with the Connecticut Secretary of State. If a respondent is not required to file a financial statement with the Secretary of State, they should state that in their submittal, otherwise an audited statement will be expected.

- e. References. Include three (3) letters of reference from recent clients and one (1) letter of reference from a supplier. Provide the following information for each reference: name, title, name of organization, address and telephone number.

#### Section 4 – Personnel Resources

- a. Staffing Plan. Identify the personnel resources that will be assigned to the Stadium. State the proportion of time that personnel will allocate to each activity/task of the project. Includes a job description for each title assigned to the personnel identified.
- b. Key Personnel. Identify the key individuals that will be assigned to this project. Attach resumes reflecting their qualifications and work experience in the subject area. [Note: Global Spectrum must be notified in writing and in advance regarding the departure of any key personnel from the project.]

#### Section 5 – Proposed Cost

- a. HVAC Service and Maintenance. Using the form provided in Schedule A, please propose a cost to provide preventative maintenance for the Stadium's HVAC system. Respondents should assume a total of four (4) maintenance visits per year with costs divided into four (4) quarterly payments. Further, please provide an hourly cost for needed task work and event-related services, as required by the Stadium event schedule and Global Spectrum.
- b. Plumbing Service and Maintenance. Utilizing the form provided in Schedule B, please propose a cost to provide preventative maintenance for the Stadium's plumbing systems. Respondents should assume a total of twelve (12) maintenance visits per year with costs divided into four (4) quarterly payments. Further, please provide an hourly cost for needed task work and event-related services, as required by the Stadium event schedule and Global Spectrum.
- c. Materials. Respondents should also provide a proposed percentage mark-up on materials provided or needed.

**NOTE: Rentschler Field is exempt from payment of excise, transportation and sales taxes imposed by the Federal Government and/or the State of Connecticut. Such taxes must not be included in the proposed cost.**

#### Section 6 – Required Forms

Please include signed copies of the Proposal Form, Proposal Signature Page and Proposer's Questionnaire. These documents are located on pages 14 through 16 of this RFP.

#### Section 7 - Additional Data

Provide any additional information which the respondent wishes to bring to the attention of Global Spectrum, L.P. that is relevant to this RFP.

## **SUBMISSION INSTRUCTIONS**

The contract for HVAC Service and Maintenance and Plumbing Service and Maintenance will be awarded to the qualified finalist submitting a responsive proposal based upon qualifications, ability to perform, and the total amount proposed for all proposal items in accordance with Schedule A and Schedule B.

Submissions must conform to the Required Format for Submissions. Global Spectrum, L.P. may reject any submission that contains omissions, alterations of form, additions not called for, conditions, limitations, unauthorized altered proposals or other irregularities of any kind.

All proposed items must be balanced and in proportion to each other and to the total amount proposed.

All individual proposed items must be sufficient to allow the selected contractor to perform the work.

## **MANDATORY TOUR AND SITE INSPECTION**

**Respondents MUST attend the May 6<sup>th</sup> Pratt & Whitney Stadium at Rentschler Field Tour at 10:00 a.m.**

Each respondent, by submitting a proposal, shall certify that it has carefully examined the site of the work, examined this RFP and is fully informed as to the operational activities of Global Spectrum, L.P. with regard to the performance of the HVAC Service and Maintenance and Plumbing Service and Maintenance as defined in this RFP.

Any respondent wishing to further inspect the site may do so by arranging an appointment with the Official Global Spectrum, L.P. Contact at least 48 hours prior to the desired time of inspection.

## **EVALUATION OF SUBMISSIONS**

The Selection Committee will evaluate submissions offered in response to this RFP and recommend finalists for consideration. The Committee shall evaluate all submissions that meet the Minimum Submission Requirements.

The following criteria shall be those utilized in the selection process. They are presented as a guide for the respondent in understanding Global Spectrum, L.P.'s requirements and expectations for this project and are not necessarily presented in order of importance.

1. **EXPERIENCE, EXPERTISE, AND CAPABILITIES.** Background, qualifications, and previous experience of personnel to be assigned to the project and their demonstrated competence, experience and expertise in the type of work to be performed.
2. **REFERENCES**
3. **FINANCIAL PROPOSAL**

### **RIGHTS RESERVED TO GLOBAL SPECTRUM, L.P.**

Global Spectrum, L.P. reserves the right to award in part, to reject any and all submittals in whole or in part for misrepresentation or if the respondent is in default of any prior State of Connecticut contract, or if the bid or submission limits or modifies any of the terms and conditions and/or specifications of the RFP. Global Spectrum, L.P. also reserves the right to waive technical defect, irregularities and omissions if, in its judgment the best interests of Global Spectrum, L.P. and the State of Connecticut would be served.

Global Spectrum, L.P. reserves the right to correct inaccurate awards resulting from clerical errors. This may include, in extreme circumstances, revoking the awarding of a contract already made to a respondent and subsequently awarding the contract to another respondent. Such action on the part of Global Spectrum, L.P. shall not constitute a breach of contract on the part of Global Spectrum, L.P. since the contract with the initial respondent is deemed to be void ab initio and of no effect as if no contract ever existed between Global Spectrum, L.P. and the respondent.



## PROPOSAL FORM

The undersigned, as proposer hereby declares that this proposal is made without connection with any other person, company, or parties making a proposal; and that it is, in all respects fair and made in good faith without collusion and fraud.

The proposer further declares that it has examined the site of the work and informed itself fully in regard to all conditions pertaining to the place where the work is to be performed; that it has examined the contents of this RFP and has read all of the addenda furnished prior to the Submission Deadline, has carefully examined the site of services and understands the conditions and restrictions under which the services must be provided and the time within which the services must be performed.

The proposer agrees, if this proposal is accepted, to furnish all necessary tools, equipment, supplies, means of transportation, labor, management, supervision, direction, services, and incidentals necessary to perform and complete within the time specified, the services covered by this contract, and to furnish evidence of the required insurance.

The proposer agrees to accept as full compensation for all services required to complete the contract, the prices named in its proposal.

**PROPOSER:**

Company Name \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

## PROPOSAL QUESTIONNAIRE

1. Name of Company \_\_\_\_\_
2. Address \_\_\_\_\_
3. Phone Number \_\_\_\_\_
4. Is your company a corporation \_\_\_\_\_, partnership \_\_\_\_\_, or individually owned \_\_\_\_\_? If incorporated, in what state \_\_\_\_\_?
5. Give names and titles of persons of authority in your organization. If partnership, list all partners.
6. What types of services do you provide other than HVAC and Plumbing?
7. How long has your organization been in business under your present name?  
  
Former names, if any: \_\_\_\_\_. How long under former names?
8. Affiliated companies (If parent company, list subsidiaries and divisions. If subsidiary or division, name of parent company, its principals and their addresses):
9. What are your craft labor affiliations? \_\_\_\_\_
10. What surety companies have furnished bonds for you in the past? \_\_\_\_\_
11. What are your bond limits? \_\_\_\_\_
12. Are there any judgments, suits, claims pending against your firm? \_\_\_\_\_  
If so, submit brief details on a separate sheet and attach.
13. Are there any liens filed on any of your work? If so, submit brief details on a separate sheet and attach.

**Schedule A**  
**RENTSCHLER FIELD**  
**HVAC MAINTENANCE & SERVICE**

**EVENT-DAY SERVICES**

Hour Rate schedule task work	M – F 8:00–4:30	M – F 4:30–8:00	Saturday	Sunday & Holiday
Journeyman – event related				
Journeyman Service Tech				
Material Mark-up (trade + %)				

**HVAC SERVICE CONTRACT**

Quantity	Capacity	Equipment	PM	Filter Change	Condenser Clean
8	75	Rooftop Heat/Cool	4	2	x
1	50	Rooftop Heat/Cool	4	2	x
1	15	Rooftop Heat/Cool	4	2	x
2	3	Rooftop Heat/Cool	4	4	x
2	5	Rooftop Heat/Cool	4	4	x
2	10	Rooftop Heat/Cool	4	4	x
5	3	Split air cooled Heat/Cool	3	3	x
76	105/125k	Unit Heaters – Gas Fired	2		
15	¼ - 1/3	Unit Heaters Electric	1		
120	10"	VAV Box Single Duct	1		
3	100 gal	Water Heaters Gas/Electric	2		
50	0-1hp	Exhaust Fans Air Only	2		
4		Exhaust Fans Kitchen/Con.			
37	0-1/8	Unit Heaters – Electric	1		
2	1 ½	Comm Ref Split Sys Water AC	2		
1	5	Comm Ref Split Sys Water AC	2		
4	4	Comm Ref Split SYS Water AC	2		

Preventive Maintenance will correspond to equipment manufacturer service maintenance requirements. Condenser Coils will be washed with a cleaner approved by Equipment Manufacturer.

TERM	Amount \$
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	

**HVAC**  
**SERVICE AND MAINTENANCE SCHEDULE**

**Large Roof Top A/C Units** (Four visits per year) Check all heating and cooling operations appropriate to the season. Perform necessary maintenance as described by manufacturer. Replace air filters twice a year with FME 40 fibers. Replace fan belts if necessary. Wash condenser coils and fresh air intake filters once a year. Check drain pan. Drain and clean pan.

**Small Roof-top A/C Units** (Four visits per year) Check all necessary heating and cooling operations appropriate for the season. Perform necessary maintenance as described by the manufacturer. Wash the air filters each visit. Wash the condenser coils once a year. Check drain pan. Drain and clean pan.

**Split A/C Systems** (Three visits per year) Check all necessary heating and cooling operations appropriate to the season. Perform maintenance as described by the manufacturer. Wash the air filters each visit. Wash the condenser coils once a year. Check drain pan. Drain and clean pan.

**Gas Fired Unit Heaters** (Two visits per year) Start-up units in the Fall and check for cracks in the heat exchangers. On visit, check operations, test safeties, and lubricate fan motors. Shut down units in Spring Season.

**Electric Unit Heaters** (Two visits per year) Start-up units in the Fall and check operations. Check wiring connections and all safeties. Lubricate fan motors. Shut off units in Spring.

**VAV Boxes** (One visit per year) Inspect units and test controls. Check to determine boxes are operating correctly.

**Gas Fired Domestic** (Two visits per year) Seasonal shut down and start up various domestic hot water heater (Two systems. Including shutting down and starting up hot water heaters and circulators. Spring Visit will include testing all units. Fall visit will include draining lines and applying glycol where necessary. Test Operations and safeties on each visit.

**Exhaust Fans** (Two visits per year) Check Fan Operations. Lubricate motors and bearings. Adjust or replace fan belts.

**Commercial Refrigerators & Freezers** (Two visits per year) Check operations, operating pressures and temperatures. Follow manufacturers' recommendations. Wash condenser coils once a year.

**Schedule B**  
**RENTSCHLER FIELD**  
**PLUMBING SERVICE**

**EVENT-DAY SERVICES**

Hour Rate schedule task work	M – F 8:00–4:30	M – F 4:30–8:00	Saturday	Sunday & Holiday
Journeyman – event related				
Journeyman Service Tech				
Material Mark-up (trade + %)				

**Plumbing & Fire Sprinkler Service Contract**

TASK	Yearly Intervals
Battery Replacements	
Check Water Closets (340)	1x
Check electronic urinal flush valve (128)	1x
Check sinks	1x
Inspect effluent injector pumps clean float level controllers	4x
Inspect storm water pumps for proper operation	4x
Inspect roof drains and remove debris	1x
Seasonal domestic hot water shutdown & start-up	2x
Inspect & clean all concourse & concession & washroom drains	1x
Stadium Shut Down	1x
Stadium Start Up	1x

**Preventive Maintenance will correspond to equipment manufacturer’s maintenance requirements**

TERM	Amount \$
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	

**PLUMBING/FIRE PROTECTION  
SERVICE & MAINTENANCE SCHEDULE**

<b>Water Closet Flush Valves</b> (Two visits per year)	Check all Flush Valves for proper operation. Replace batteries. Inspect for leaks. Seasonal Shutdown and Reopening.
<b>Urinal Flush Valves</b> (Two visits per year)	Check all flush valves for proper operation. Replace batteries. Inspect for Leaks. Seasonal Shutdown and Reopening.
<b>Sensor Operated Faucets</b> (Two visits per year)	Check all sensor operated faucets. Replace batteries. Inspect for leaks. Seasonal Shutdown and Reopening.
<b>Effluent Injector Pumps</b> (Three visits per year)	Test operations of pumps and controls. Lubricate.
<b>Storm Water Pumps</b> (Three visits per year)	Test operations of pumps and controls. Lubricate.
<b>Roof Drains</b> (One visit per year)	Inspect Roof Drains. Clean Debris.
<b>Domestic Hot Water Systems</b> (Two visits per year)	Seasonal shut down and start up of various domestic hot water systems. Shut down and start up water heaters and circulators. During Spring visit test all units. During Fall visit, drain lines and apply glycol to drains as needed. Inspect 3 <sup>rd</sup> , 4 <sup>th</sup> , and 5th floor water heaters.
<b>Ice Machines (2)</b> (Two visits per year)	Inspect machines and change filters.
<b>Water Fountains</b> (Two visits per year)	Inspect, open, close and repair concourse water fountains
<b>Miscellaneous</b> (One visit per year)	Inspect and clean all concourse, concession, and washroom drains in Spring.

## Schedule C

# STATE OF CONNECTICUT PRATT & WHITNEY STADIUM AT RENTSCHLER FIELD VENDOR AGREEMENT STANDARD TERMS & CONDITIONS

### Section 1. Scope.

Except as otherwise set forth in these Standard Terms and Conditions, all of the terms and conditions of the Agreement shall remain in full force and effect and, if there is a conflict between the terms and conditions set forth in these Standard Terms and Conditions and the terms and conditions set forth in the Agreement, the terms and conditions set forth in these Standard Terms and Conditions shall prevail. Unless otherwise included herein, the defined terms used in these Standard Terms and Conditions shall have the same meaning as set forth in the Agreement.

### Section 2. Facilities Management Agreement.

This Agreement is subject to the Facilities Management Agreement between Global Spectrum LLC (“Manager”) and the Capital Region Development Authority (“CRDA”), dated as of April 26, 2013 (“Management Agreement”).

### Section 3. Laws and Regulations

This Agreement shall be interpreted under and governed by the laws of the State of Connecticut. Contractor, its employees and representatives shall at all times comply with all applicable laws, ordinances, statutes, rules, regulations, and orders of governmental authorities, including those having jurisdiction over its registration and licensing to perform services under this Agreement.

### Section 4. Quality Surveillance and Examination of Records.

All services performed by Contractor shall be subject to the inspection and approval of the State and CRDA at all times, and Contractor shall furnish all information concerning the services.

The State, CRDA or their representatives shall have the right, at reasonable hours, to inspect or examine the part of the plant or place of business or any books, records, and other documents of Contractor or its subcontractors pertaining to work performed under this Agreement and shall allow such representatives free access to any and all such plants, places of business, books and records. The State and CRDA will give the Contractor at least twenty-four (24) hours’ notice of such intended examination. At the State’s request, the Contractor shall provide the State and CRDA with hard copies or an electronic format of any data or information in the possession or control of the Contractor which pertains to the State’s and CRDA’s business under this Agreement.

The Contractor shall retain and maintain accurate records and documents relating to

performance of services under this Agreement for a minimum of three (3) years after the final payment by the CRDA and shall make them available for inspection and audit by the State.

Section 5. **Non-discrimination**

- (a) For purposes of this Section, the following terms are defined as follows:
- i. "Commission" means the Commission on Human Rights and Opportunities;
  - ii. "Contract" and "contract" include any extension or modification of the Contract or contract;
  - iii. "Contractor" and "contractor" include any successors or assigns of the Contractor or contractor;
  - iv. "Gender identity or expression" means a person's gender-related identity, appearance or behavior, whether or not that gender-related identity, appearance or behavior is different from that traditionally associated with the person's physiology or assigned sex at birth, which gender-related identity can be shown by providing evidence including, but not limited to, medical history, care or treatment of the gender-related identity, consistent and uniform assertion of the gender-related identity or any other evidence that the gender-related identity is sincerely held, part of a person's core identity or not being asserted for an improper purpose.
  - v. "good faith" means that degree of diligence which a reasonable person would exercise in the performance of legal duties and obligations;
  - vi. "good faith efforts" shall include, but not be limited to, those reasonable initial efforts necessary to comply with statutory or regulatory requirements and additional or substituted efforts when it is determined that such initial efforts will not be sufficient to comply with such requirements;
  - vii. "marital status" means being single, married as recognized by the State of Connecticut, widowed, separated or divorced;
  - viii. "mental disability" means one or more mental disorders, as defined in the most recent edition of the American Psychiatric Association's "Diagnostic and Statistical Manual of Mental Disorders", or a record of or regarding a person as having one or more such disorders;
  - ix. "minority business enterprise" means any small contractor or supplier of materials fifty-one percent or more of the capital stock, if any, or assets of which is owned by a person or persons: (1) who are active in the daily affairs of the enterprise, (2) who have the power to direct the management and policies of the enterprise, and (3) who are members of a minority, as such term is defined in subsection (a) of Connecticut General Statutes § 32-9n; and
  - x. "public works contract" means any agreement between any individual, firm or corporation and the State or any political subdivision of the State other than a municipality for construction, rehabilitation, conversion, extension, demolition or repair of a public building, highway or other changes or improvements in real



property, or which is financed in whole or in part by the State, including, but not limited to, matching expenditures, grants, loans, insurance or guarantees. For purposes of this Section, the terms "Contract" and "contract" do not include a contract where each contractor is (1) a political subdivision of the state, including, but not limited to, a municipality unless the contract is a municipal public works contract or a quasi-public agency project contract, (2) any other state, including but not limited to any federally recognized Indian tribal governments, as defined in Connecticut General Statutes § 1-267, (3) the federal government, (4) a foreign government, or (5) an agency of a subdivision, state or government described in the immediately preceding enumerated items (1), (2), (3), or (4).

- (b) (1) The Contractor agrees and warrants that in the performance of the Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status as a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by such Contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut; and the Contractor further agrees to take affirmative action to ensure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status as a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by the Contractor that such disability prevents performance of the work involved; (2) the Contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, to state that it is an "affirmative action-equal opportunity employer" in accordance with regulations adopted by the Commission; (3) the Contractor agrees to provide each labor union or representative of workers with which the Contractor has a collective bargaining Agreement or other contract or understanding and each vendor with which the Contractor has a contract or understanding, a notice to be provided by the Commission, advising the labor union or workers' representative of the Contractor's commitments under this section and to post copies of the notice in conspicuous places available to employees and applicants for employment; (4) the Contractor agrees to comply with each provision of this Section and Conn. Gen. Stat. §§ 46a-68e and 46a-68f and with each regulation or relevant order issued by said Commission pursuant to Conn. Gen. Stat. §§ 46a-56, 46a-68e, 46a-68f and 46a-86; and (5) the Contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor as relate to the provisions of this Section and Conn. Gen. Stat. § 46a-56. If the contract is a public works contract, municipal public works contract or contract for a quasi-public agency project, the Contractor agrees and warrants that he or she will make good faith

efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works or quasi-public agency projects.

- (c) Determination of the Contractor's good faith efforts shall include, but shall not be limited to, the following factors: The Contractor's employment and subcontracting policies, patterns and practices; affirmative advertising, recruitment and training; technical assistance activities and such other reasonable activities or efforts as the Commission may prescribe that are designed to ensure the participation of minority business enterprises in public works projects.
- (d) The Contractor shall develop and maintain adequate documentation, in a manner prescribed by the Commission, of its good faith efforts.
- (e) The Contractor shall include the provisions of subsection (b) of this Section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the State and in every subcontract entered into in order to fulfill any obligation of a municipal public works contract or contract for a quasi-public agency project, and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Conn. Gen. Stat. §46a-56; provided if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission regarding a state contract, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.
- (f) The Contractor agrees to comply with the regulations referred to in this Section as they exist on the date of the Contract and as they may be adopted or amended from time to time during the term of the Contract and any amendments thereto.
- (g) (1) The Contractor agrees and warrants that in the performance of the Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; (2) the Contractor agrees to provide each labor union or representative of workers with which such Contractor has a collective bargaining Agreement or other contract or understanding and each vendor with which such Contractor has a contract or understanding, a notice to be provided by the Commission on Human Rights and Opportunities advising the labor union or workers' representative of the Contractor's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (3) the Contractor agrees to comply with each provision of this section and with each regulation or relevant order issued by said Commission pursuant to Conn. Gen. Stat. § 46a-56; and (4) the Contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the

employment practices and procedures of the Contractor which relate to the provisions of this Section and Conn. Gen. Stat. § 46a-56.

- (h) The Contractor shall include the provisions of the foregoing paragraph in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the State and in every subcontract entered into in order to fulfill any obligation of a municipal public works contractor contract for a quasi-public agency project, and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Conn. Gen. Stat. § 46a-56; provided, if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission regarding a State contract, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

Section 6. **Freedom of Information Requirements.**

Contractor acknowledges that Owner is a “public agency” for the purposes of the Connecticut Freedom of Information Act (the “FOIA”) and that information relating to Contractor and its affairs received or maintained by Owner, either directly or through CRDA, shall constitute “public records or files” for the purposes of the FOIA subject to public access and disclosure in the manner provided in the FOIA, unless another specific exemption from public access and disclosure requirements of the FOIA is available in connection with particular records or files received or maintained by Owner.

Section 7. **Confidentiality.**

Contractor and CRDA each agree that neither will, at any time during or after the term of this Agreement, disclose or disseminate to any other person or entity, or use except as permitted by this Agreement, any information regarding the business, financial results, data, or marketing and business plans obtained during the course of performance under this Agreement (the “Confidential Information”). Each party will use its best efforts to ensure that any Confidential Information obtained from the other party will be disclosed only to the receiving party’s employees and agents and only on a “need-to-know” basis, and that such employees and agents will be bound by an obligation to maintain the confidentiality of the Confidential Information similar to the obligations of CRDA and Contractor under this Section. Nothing contained herein will be construed to restrict or impair in any way the right of the parties to disclose or communicate any information which (i) is at the time of its disclosure hereunder generally available to the public; (ii) becomes generally available to the public through no fault of the receiving party; (iii) is, prior to its initial disclosure hereunder, in the possession of the receiving party as evidenced in a documentary form; (iv) is independently developed by a party without use of or reference to any of the other party’s Confidential Information; (v) is acquired by the receiving party from any third party having a right to disclose it to the receiving party; (vi) is necessary

for the receiving party to disclose in connection with a merger or acquisition or proposed merger or acquisition, or the like, provided the party to whom such disclosure is being made executes a confidentiality agreement in a form reasonably satisfactory to the party whose Confidential Information is being disclosed; or (vii) is necessary to be shared with CRDA.

Section 8. **Publicity.**

CRDA reserves the right to release all information relating to the subject matter of this Agreement and to determine the form, content and timing of the release of such information. Contractor will not divulge information concerning the subject matter of this Agreement to anyone (including, but not limited to a governmental authority in application for a permit, approval, or clearance, or to market its services) without CRDA's prior written consent, unless the disclosure is made by Contractor pursuant to the requirement or request of a governmental agency or court of competent jurisdiction to the extent such disclosure is required by a valid law, regulation or court order, and other sufficient notice is given by the Contractor to CRDA of any such requirement or request to permit CRDA to seek an appropriate protective order or exemption from such requirement or request. The requirements of this Section shall survive the termination or expiration of this Agreement.

Section 9. **Severability.**

The failure of CRDA or Contractor to insist upon the strict performance of any provisions of the Agreement, or the failure of CRDA or Contractor to exercise any right, option or remedy hereby reserved, shall not be construed as waiver for the future of any such provision, right option or remedy or as a waiver of a subsequent breach thereof. No provision of the Agreement shall be deemed to have been waived unless such waiver shall be in writing signed by the party to be charged.