

Resolution 2026-R-01

COMMUNITY CENTER LOCKER ROOM ERV MODIFICATION

Anthem Community Council, Inc.
3701 W. Anthem Way, Suite #201
Anthem, Arizona 85086

WHEREAS, the undersigned, representing the Board of Directors ("Board") of Anthem Community Council, Inc., ("Council") an Arizona nonprofit corporation, is authorized and charged to administer the Council's affairs; and

WHEREAS, the Council is charged with maintaining community assets at a level that preserves property values and maintains community standards; and

WHEREAS, the Board directed staff to separate the HVAC/ERV Modifications from the current scope of work for the Locker Room Remodel at the Anthem Community Center, 41130 N Freedom Way; and

WHEREAS, staff assembled a Request for Proposal (RFP) package outlining the project scope and specifications and advertised it in multiple ways and locations; and

WHEREAS, five vendors submitted responses to the RFP; and

WHEREAS, NextGen Heating & Cooling submitted the most responsive bid.

NOW THEREFORE BE IT RESOLVED, that the Board hereby directs staff to enter into an agreement with NextGen Heating & Cooling with a not to exceed of \$53,268, details attached hereto as Exhibit A.

FURTHER, staff is authorized to take all necessary steps to implement this Agreement.

ADOPTED this 28th day of January 2026.

Dino Cotton, Chair

ATTEST

Laura Hartman, Secretary

Exhibit A



Proposal for HVAC Modifications

NextGen Living Heating and Cooling, LLC

3320 E Phelps St

Gilbert, AZ 85295

(623) 212-0689

Dominicjr@nextgenheatingandcooling.net

*****nextgenheatingandcooling.net

ROC#336171

Date: December 21, 2025

Submitted To:

James Rhodes

Manager of Parks and Facilities

Anthem Community Council, Inc.

3701 W Anthem Way, Suite 201

Anthem, AZ 85086

jrhodes@anthemcouncil.com

(623) 466-9048



Executive Summary

NextGen Living Heating and Cooling, LLC is pleased to submit this comprehensive proposal in response to the Anthem Community Council's Request for Proposal (RFP) dated November 25, 2025 (Rev 1), for HVAC modifications at the specified facility. As a licensed and experienced HVAC contractor (ROC#336171), we specialize in delivering energy-efficient, high-quality modifications and installations tailored to commercial and community needs.

We have thoroughly reviewed the RFP, including the scope of work, contract terms, exhibits, and unit details in Exhibit A (two **Rheem RGECZT072ADU12BAAAAO** package gas/electric units). Our team conducted an on-site assessment during the scheduled site walk period (December 15-18, 2025) with Kevin Foster, verifying all equipment, site conditions, and designations as required. This proposal is valid for 60 days from the date of receipt and fully aligns with the RFP's requirements.

We propose a turn-key conversion to an Energy Recovery Ventilator (ERV) system integrated with the existing Rheem units, as this achieves the intent of controlling noxious gases (e.g., CO₂, odors) and moisture while recovering energy for efficiency. Our services emphasize professional execution with minimal disruption, enhancing system performance, indoor air quality, and safety. All work is warranted for one calendar year in a good workman-like manner, with no additional charge for repairs or repeats if deemed unsatisfactory by the ACC (per RFP Section One, Item 12).



Section One: Services to Be Performed / Scope of Work

We will supply all labor, equipment, materials, and expertise to perform a turn-key conversion of the two Rheem **RGECZT072ADU12BAAAA0** units to an ERV-integrated system. Installation will be coordinated in advance to minimize impact to guests and facilities, with a detailed safety and crane/airlift plan provided. We will enforce site safety protocols (including communications and supervision) and remove all debris/waste generated.

The scope includes:

- **ERV Integration:** Retrofit each Rheem package unit with a commercial ERV module (e.g., RenewAire HE2XINH or equivalent, sized for 500–2,200 CFM compatibility with the 6-ton, 2400 CFM systems). This will exchange stale indoor air with fresh outdoor air, recovering up to 75% of heat and moisture to maintain energy efficiency while removing noxious gases and excess humidity.
- **Support Hardware Integration/Replacement:** Update thermostats (e.g., programmable Honeywell or equivalent with humidity sensors), add local room CO2/humidity sensors, and integrate controls for automated operation based on occupancy and air quality.
- **Engineering Calculations:** Based on ASHRAE 62.1 standards for community centers (verified on-site: ~2,500 sq ft space per unit, 50-person occupancy): Minimum outdoor air ventilation = 5 CFM/person + 0.06 CFM/sq ft = 250 + 150 = 400 CFM per unit. ERV sized to 500 CFM for safety margin, with expected energy recovery efficiency of 70-80% (reducing heating/cooling load by ~20-30%). System will comply with Arizona building codes (e.g., IECC for energy efficiency).
- **Additional Hardware/Ducting/Electrical:** Include new insulated ductwork for fresh/exhaust air paths (~100 ft per unit, based on site measurements), roof penetrations with flashing/sealing, and electrical upgrades (e.g., 460V wiring extensions as needed).
- **Repairs and Labeling:** Repair any drywall or structural impacts from installation; label all new hardware to match existing mapping scheme.
- **Project Timeline:** Hardware lead time: 4-6 weeks (ERV units available regionally). Project start: January 15, 2026 (post-holidays). Milestones: Week 1 - Permitting/Prep; Week 2 - Unit 1 Install; Week 3 - Unit 2 Install; Week 4 - Testing/Commissioning. Total duration: 4 weeks, with work during off-peak hours.

Within 7 business days of completion, we will furnish a written status report. If any additional services are identified, we will provide estimated costs within 14 days (billed separately).

Estimated Response Times for Unplanned Services:

- Emergency (e.g., system failure): Within 4 hours.
- Non-emergency: Within 24 hours. We maintain 24/7 availability for ACC facilities.



Section Two: Contract Terms and Conditions

We agree to be bound by all terms in the RFP, including Exhibits A and B (not attached here but referenced). Key acknowledgments:

- Modifications/amendments in writing only.
- Cancellation/termination per RFP guidelines.
- Litigation in Maricopa County, Arizona.
- Independent contractor status; no assignment without consent.
- Equal opportunity and non-discrimination compliance.
- Indemnification of ACC for any losses from our operations.
- Smoking policy adherence (no smoking on ACC property).
- Insurance: We meet or exceed all required minimums (General Liability: \$2M aggregate/\$1M occurrence; Workers' Comp: Statutory with \$500K Employer's Liability; Vehicle: \$1M combined). Certificates will be provided prior to start.
- Job site safety: Full OSHA compliance (29 CFR 1926/1910); incident reporting within 1 hour.
- Waste removal and property protection (including force majeure provisions).
- Payments: Net 30 upon invoice submission with detailed descriptions and ACC approval.
- All work complies with Arizona state/county codes.
- No work outside scope without pre-approval.

Pricing

Pricing includes all labor, materials, equipment, engineering, ducting, roof penetrations, electrical, repairs, truck charges, and applicable taxes (Anthem combined rate of 6.3%). Based on our on-site assessment and current market data: ERV equipment ~\$6,000/unit, ducting \$25/ft for 100 ft/unit, electrical \$1,500/unit, engineering \$500/unit, misc (permits/crane/repairs) \$1,500/unit.

- Per Unit: \$18,000 (equipment + install + misc).
- For Two Units: \$36,000.
- Total: \$38,268.

Category	ERV Option (Per Unit)	Notes
Equipment	\$6,000	ERV module
Labor	\$6,000	Integration
Ducting/Hardware (100 ft)	\$2,500	Insulated ducts, penetrations
Electrical/Controls	\$1,500	Wiring, sensors, thermostats
Engineering/Calculations	\$500	ASHRAE-compliant
Misc (Permits, Crane, Repairs)	\$1,500	Safety plan, debris removal
Subtotal (Pre-Tax)	\$18,000	For one unit; double for two

Excludes any unforeseen repairs (estimated separately per RFP).



We look forward to discussing this proposal and any adjustments. Please contact us at (623) 212-0689 or info@nextgenheatingandcooling.net to address questions. We aim to submit any refinements by January 12, 2026, per the RFP schedule.

Best regards,

Dominic Alcares

Business Development Manager

NextGen Living Heating and Cooling, LLC

(623) 212-0689

Dominicjr@nextgenheatingandcooling.net

Acceptance:

Anthem Community Council accepts this proposal.

Signature: _____ Date: _____

Printed Name: _____ Title: _____