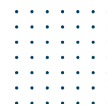


Request for Proposal



Request for Proposal for Financing for Energy Performance Contract

October 21, 2026

Pikes Peak Library District (PPLD or District) is working with McKinstry Essention, LLC (McKinstry) to develop an energy savings and facility improvement project to improve facility controls, lighting, water conservation systems, and chiller replacement measures. PPLD has identified two project scopes, Option A and Option B. Option A is a \$6.3M project cost, with capital contribution of \$1.5M and financing need of \$4.7M. Option B is a total \$8.5M project cost with a capital contribution of \$3.4M and financing need of \$5.1M. Cash flows for Options A and B are outlined in more details below. PPLD is requesting indications of interest by qualified banks and lenders to fund the project.

This Request for Proposal is issued on behalf of PPLD. McKinstry Essention, LLC is assisting the District with the solicitation and evaluation of financing proposals. PPLD retains sole authority for the selection and approval of any financing agreement.

1) Borrowing entity:

Pikes Peak Library District (PPLD)
Kim Hoggatt, CFO
20 N. Cascade Avenue
Colorado Springs, CO 80903

PPLD provides library services across 2,070 square miles in El Paso County, the most populous county in Colorado. There are 14 facilities and three mobile libraries covering the service area. The District owns ten facilities, leases four facilities, and uses the mobile fleet to reach remote sites and special non-mobile populations. All project work will be done on facilities owned by the District.

2) Financing Structure

PPLD is seeking proposals for a tax-exempt lease purchase agreement subject to annual appropriations of funds. As mentioned above, the District is contemplating two Options.

Option A

- a. Detailed scope: Facility controls and lighting upgrades, water conservation, and chiller replacement measures for total project cost of \$6,270,378. Please see accompanying documentation "PPLD Option A" for detail on measures, location, savings, and costs.
- b. Proposed size of financing need: \$4,745,378.
- c. Utility Rebates/Capital Contribution: The District will provide \$1,525,000 out of capital funds, and anticipates \$127,800 in rebates.

Option B

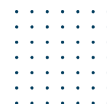
- a. Detailed scope: All scope included in Option A plus chiller replacement in two additional facilities for total project cost of \$8,535,732. Please see accompanying documentation "PPLD Option B" for detail on measures, location, savings, and costs.
- b. Proposed size of financing need: \$5,101,732.
- c. Utility Rebates/Capital Contribution: The District will provide \$3,434,000 out of capital funds, and anticipates \$127,800 in rebates.

Options A & B

- a. Desired closing date: Before end of December 2026. PPLD Board of Trustees meets November 18, 2026 for final project scope and financing approval.
- b. Security offered: First lien on assets and annual appropriations.



Request for Proposal



- c. Desired term: 19 years.
- d. Desired structure: Payments sculpted to match cash flows.
- e. Anticipated months of construction: 12 months of construction, commencing December 2026 or January 2027.
- f. Payment structure: Semi-annual payments.
- g. Prepayment structure desired: The District does not anticipate prepayment of the lease purchase. Please provide standard prepayment fee structure.
- h. Please list other considerations your firm requires.

Response

- a. Please respond by November 4, 2026 to Rachel Brombaugh via email at rachelb@mckinstry.com and Kim Hoggatt at khoggatt@ppld.org and District Procurement at lsosa@ppld.org with an indication of interest and proposed structure(s). Questions can be directed via email to the contacts above.
- b. All questions are due by October 28, 2026.
- c. Responses to the questions will be posted online by October 30, 2026.
- d. The District anticipates making a selection on or by November 11, 2026.
- e. Please provide any other information that you would like to share regarding your firm's qualifications and/or proposed lease structure.

Evaluation Criteria

Proposals will be evaluated based on the following criteria:

- a. Proposed financing terms and conditions, including repayment structure, prepayment provisions, and flexibility.
- b. Interest rate and total cost of financing, including any applicable fees.
- c. Lender qualifications and experience with public-sector financing.
- d. Ability to meet the District's financing requirements and anticipated closing schedule.
- e. Any other items deemed in the best interest of PPLD.

Proposal conditions:

- a. PPLD shall not be responsible for any costs associated with development and response to this Request for Proposal.
- b. There shall be no oral or implied contract related to this Request for Proposal.
- c. PPLD reserves the right to accept or reject any or all proposals, in whole or in part; waive minor informalities or irregularities; request clarification or additional information; and select the proposal determined to be in the best interest of the District.

McKinstry is not engaging as a financial or municipal advisor. McKinstry is assisting Pikes Peak Library District in identifying potential financing alternatives for the proposed project. Pikes Peak Library District is the sole decision maker in this process, and there is no assurance that financing will be pursued as a result of this proposal, although it is the District's intent to secure financing for this project.

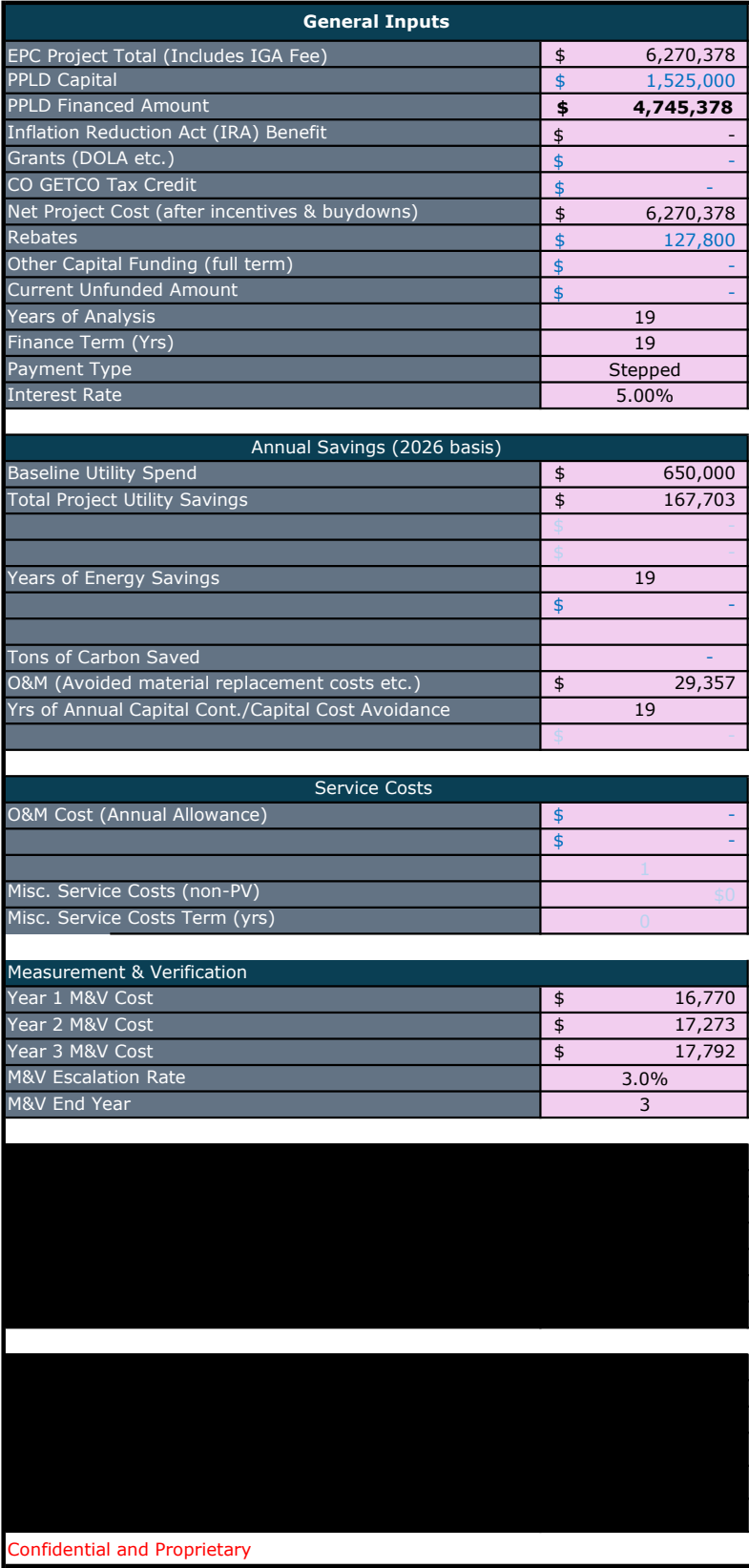
Sincerely,

Rachel Brombaugh
Director, Client Financial Solutions
McKinstry
5005 3rd Avenue S, Seattle, WA 98134



Option A \$6.3M

ECM	Facility	Description	Cost	Total Utility Savings (\$)	O&M Savings (\$)	Rebates (\$)	Total Cost Savings (\$)
21C Chiller Replacement	21C	Replace existing chiller "CH-1" at 21C Library with new air-cooled chiller. Integrate new chiller into the Building Automation System.					
21C Install Hot Water Pump VFDs	21C	Install Variable Frequency Drives (VFDs) on hot water pumps to provide variable flow pumping to reduce energy use during part load conditions.					
PPLD Building Envelope Improvements	PPLD	Air sealing, weather stripping, and weatherization measures to reduce infiltration through the building envelope and improve occupant comfort.					
PPLD Domestic Water Infrastructure Upgrades	PPLD	Replace and recommission flush valve kits on toilets and urinals. Install flow restriction devices on sinks.					
21C Controls Upgrade	21C	Upgrade existing controls system and convert from pneumatic controls to DDC. Also, replace pneumatic control valves, integrate controls into a new BAS system, install VFDs on AHU fans, install VAV conversion kits on VAV boxes with pneumatic valves, and perform RCx controls optimization measures.					
PE Controls Upgrade	PE	Upgrade existing controls system and convert from pneumatic controls to DDC. Also, integrate controls into a new BAS system, replace pneumatic control valves, and perform RCx controls optimization measures.					
EA CO2 Controllers	EA	Replace CO2 sensors to ensure proper regulation of ventilation air.					
EA Controls Integration	EA	Utilize the current BACnet system and integrate to new BAS front end that contains 21C, Penrose and the smaller libraries slated to be retrofitted with network thermostats. Implement controls optimization items identified in RCx study.					
21C VAV Box Conversion Kits	21C	Upgrade/replace VAV boxes that have obsolete pneumatic control valves.					
21C Install Fan VFDs	21C	Install VFDs on AHU fans that currently have inlet guide vanes.					
PPLD BAS Server	PPLD	Install and commission a BAS server for central storage of data and trends.					
PPLD Network Smart Thermostats	PPLD	Install network thermostats in smaller facilities to allow for remote control, scheduling and monitoring of HVAC systems. Includes relocation of thermostats at Ute Pass.					
21C Test and Balance	21C	Test and balance airside & waterside equipment to ensure proper flow rates as per design intent.					
PE Test and Balance	PE	Test and balance airside & waterside equipment to ensure proper flow rates as per design intent. Investigate chilled water flow issues at Penrose complex.					
21C RCx	21C	Optimization of control systems to reduce energy use and ensure building systems operate as intended.					
EA RCx	EA	Optimization of control systems to reduce energy use and ensure building systems operate as intended.					
PE RCx	PE	Optimization of control systems to reduce energy use and ensure building systems operate as intended.					
21C Smart Irrigation Controls	21C	Upgrade existing irrigation controllers to have remote access and smart capabilities with evapotranspiration control.					
EA Smart Irrigation Controls	EA	Replace existing irrigation controller with a model that has remote access and smart capabilities with evapotranspiration control.					
PE Smart Irrigation Controls	PE	Replace/upgrade 3 existing irrigation controllers to have remote access and smart capabilities with evapotranspiration control.					
PPLD LED Lighting Upgrades	PPLD	Replace existing non-LED lamps/fixtures with new LED Lamps/Fixtures. Evaluate spaces for under or over lit areas.					
PPLD Lighting Add Alt	PPLD	Additional lighting scope measures to address specific problematic areas, including removal of difficult-to-service fixtures, increase of lamp wattages in dim areas, and installation of additional fixtures and controls.					
Project Cost			\$ 6,270,378	\$ 167,703	\$ 29,357	\$ 127,800	\$ 197,061



<p>Notes:</p>		
<p>McKinstry Financial Disclaimer: McKinstry is not engaged in providing legal, tax, or financial advice. The information provided herein is intended only to assist you in your decision-making and is broad in scope. Accordingly, before making any final decisions you should consider obtaining additional information and advice from your accountant or other financial advisers who are fully aware of your specific circumstances.</p>		
<p>Escalation Rates</p>		
Year Switch	-	5
Years	0-5	>5
Electric Utility Cost	9.00%	5.00%
Natural Gas	9.00%	5.00%
Water/Sewer	9.00%	5.00%
Avoided Capital	4.00%	4.00%
Annual PV Degradation	-0.50%	N/A
O&M Costs/Savings	5.00%	5.00%
PV Annual O&M Cost	0.00%	3.00%
PV Inverter Replacement Cost (Equipment)	0.00%	N/A
PV Data Acquisition System Cost	0.00%	N/A
O&M Savings Last Year	25	N/A

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Year Switch	-	5
Years	0-5	>5
Electric Utility Cost	9.00%	5.00%
Natural Gas	9.00%	5.00%
Water/Sewer	9.00%	5.00%
Avoided Capital	4.00%	4.00%
Annual PV Degradation	-0.50%	N/A
O&M Costs/Savings	5.00%	5.00%
PV Annual O&M Cost	0.00%	0.00%
PV Inverter Replacement Cost (Equipment)	0.00%	N/A
PV Data Acquisition System Cost	0.00%	N/A
O&M Savings Last Year	25	N/A

Option B \$8.5M

ECM	Facility	Description	Cost	Total Utility Savings (\$)	O&M Savings (\$)	Rebates (\$)	Total Cost Savings (\$)
21C Chiller Replacement	21C	Replace existing chiller "CH-1" at 21C Library with new air-cooled chiller. Integrate new chiller into the Building Automation System.					
EA Chiller Replacement	EA	Replace existing air-cooled chiller at East Library with new air-cooled chiller. Integrate new chiller into the Building Automation System.					
PE Chiller Replacement	PE	Replace the existing water-cooled chiller with a new modular water-cooled model. Integrate new chiller into the Building Automation System. Also, replace 3 existing chilled water pumps and 1 existing condenser water pump.					
21C Install Hot Water Pump VFDs	21C	Install Variable Frequency Drives (VFDs) on hot water pumps to provide variable flow pumping to reduce energy use during part load conditions.					
PPLD Building Envelope Improvements	PPLD	Air sealing, weather stripping, and weatherization measures to reduce infiltration through the building envelope and improve occupant comfort.					
PPLD Domestic Water Infrastructure Upgrades	PPLD	Replace and recommission flush valve kits on toilets and urinals. Install flow restriction devices on sinks.					
21C Controls Upgrade	21C	Upgrade existing controls system and convert from pneumatic controls to DDC. Also, replace pneumatic control valves, integrate controls into a new BAS system, install VFDs on AHU fans, install VAV conversion kits on VAV boxes with pneumatic valves, and perform RCx controls optimization measures.					
PE Controls Upgrade	PE	Upgrade existing controls system and convert from pneumatic controls to DDC. Also, integrate controls into a new BAS system, replace pneumatic control valves, and perform RCx controls optimization measures.					
EA CO2 Controllers	EA	Replace CO2 sensors to ensure proper regulation of ventilation air.					
EA Controls Integration	EA	Utilize the current BACnet system and integrate to new BAS front end that contains 21C, Penrose and the smaller libraries slated to be retrofitted with network thermostats. Implement controls optimization items identified in RCx study.					
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PPLD Lighting Add Alt	PPLD	Additional lighting scope measures to address specific problematic areas, including removal of difficult-to-service fixtures, increase of lamp wattages in dim areas, and installation of additional fixtures and controls.					
Project Costs			\$ 8,535,732	\$ 172,151	\$ 42,633		\$ 214,785



Escalation Rates		
Year Switch	-	5
Years	0-5	>5
Electric Utility Cost	9.00%	5.00%
Natural Gas	9.00%	5.00%
Water/Sewer	9.00%	5.00%
Avoided Capital	4.00%	4.00%
Annual PV Degradation	-0.50%	N/A
O&M Costs/Savings	5.00%	5.00%
PV Annual O&M Cost	0.00%	0.00%
PV Inverter Replacement Cost (Equipment)	0.00%	N/A
PV Data Acquisition System Cost	0.00%	N/A
O&M Savings Last Year	25	N/A