

Addendum to RFP for CMAR: **Osterlin Renovation into Student Services Hub.**

Additional information related to Section 2, Project Description, specific project element #7: “Replace inefficient HVAC system with new energy efficient system served by our geothermal borefield (separate project currently in-process)”:

Under a separate design-build contract, NMC is in-process of replacing its aging steam boiler plant (“power house”) near the Osterlin Building and Cedar Lot with a ground-source geothermal energy system designed for the capacity to serve five central campus buildings: Scholars Hall, Osterlin Building, Tanis Building, Biederman Building, and Health & Science Building. The required HVAC-related upgrades to Osterlin Building were intentionally excluded from the geothermal contract so they could be performed in conjunction with this full Osterlin renovation. The geothermal project is expected to be completed and placed in service for Scholars, Tanis, Biederman, and Health & Science buildings by August 2027.

For both the geothermal project and eligible components of the Osterlin renovation, NMC is seeking to maximize Federal tax incentives available to public institutions under the *Investment Tax Credit (“ITC”)* requirements of the Inflation Reduction Act (the “IRA”). ITC requires that the owner comply with prevailing wage & apprenticeship requirements (“PW&A”, see <https://www.dol.gov/agencies/whd/IRA>), domestic content provisions (see <https://home.treasury.gov/news/press-releases/jy2788>), and other criteria in order to achieve the maximum credit.

The planned HVAC-related upgrades to Osterlin are eligible for ITC credits, whether treated as a single energy property in combination with the geothermal project, or as a standalone energy property (TBD by owner and tax advisor). Accordingly, bidders will be expected to support NMC’s interest in maximizing available ITC credits for the eligible components, primarily by holding subcontractors accountable to compliance-related submissions.

Specifically, NMC’s expectations of the selected CMAR related to IRA include, but are not limited to the following:

- a. Demonstrates working knowledge, skills, and experience with IRA tax credits available under section 48E;
- b. Ensures sub-contractors comply with domestic content provisions, including providing cost and composition of all components of the equipment;
- c. Ensures sub-contractors comply with prevailing wage & apprenticeship requirements, including routine submission of certified payroll and utilization of apprentices at proper ratios (or demonstration of ‘good faith effort’),
- d. Attends routine monthly meetings with NMC and their tax advisor to advise on project progress, technical aspects of the project, and subcontractor compliance.
- e. Facilitates information requests between NMC and subcontractors

These requirements will be added to Section 4:

Construction Manager Qualifications:

11. Describe your firm's experience working on projects qualifying for Inflation Reduction Act tax credits. Detail what actions your firm took or services your firm provided to successfully support the owner's pursuit and/or realization of related tax incentives.

Selection Criteria:

- Experience working on projects eligible for tax credits under the Inflation Reduction Act

FAQs as of 10/5/2026

1. Will there be a site tour offered?

Yes, two site tours will be available and open to any company interested in the bid process. The times will be (1) Thursday, October 8th at 1:00pm and (2) Friday, October 9th at 1:00pm

If you would like to attend one of the tours, please email Laura Kingman (lkingman@nmc.edu) to indicate your intent to attend the tour.