



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 3, 2023

IN REPLY PLEASE

REFER TO FILE: **BRC-1**

REQUEST FOR PROPOSALS – ADDENDUM 1 ON-CALL HEATING, VENTILATION, AIR-CONDITIONING, AND WATER TREATMENT MAINTENANCE SERVICES AT PUBLIC WORKS HEADQUARTERS COMPLEX (BRC0000397)

Thank you for your interest in our Request for Proposals (RFP) for On-Call Heating, Ventilation, Air-Conditioning, and Water Treatment Maintenance Services at Public Works Headquarters Complex (BRC0000397)

Please note that the deadline for Proposal submission is extended to **Thursday, August 31, 2023, by 5:30 p.m.**

IMPORTANT:

1. New Forms

- An updated Form PW-2.1, Schedule of Prices, has been attached as Enclosure A. Please use Form PW-2.1 when submitting your proposal. (Proposals submitted with PW-2 may be rejected as nonresponsive.)
- An updated Form PW-15.1, Compliance with the Minimum Requirements, has been attached as Enclosure B. Please use Form PW-15.1 when submitting your proposal. (Proposals submitted with PW-15 may be rejected as nonresponsive.)

2. Second Mandatory Proposer's Conference and Walk-Through

Important Note: A second proposer's conference has been added. Those proposers who attended the previous proposer's conference on Tuesday, July 18, 2023, are not required to attend the proposer's conference to be held on Tuesday, August 15, 2023.

Please note that there will be a second mandatory proposer's conference to be held on **Tuesday, August 15, 2023, at 9 a.m.** at Public Works Headquarters, 900 South Fremont Avenue, Alhambra, California 91803, in Conference Room C. A mandatory walk-through will be conducted after the conference. **ATTENDANCE BY THE PROPOSER OR AN AUTHORIZED REPRESENTATIVE AT THE CONFERENCE AND WALKTHROUGH IS MANDATORY.** Public Works will reject proposals from those whose attendance at the conference and walk-through cannot be verified. Attendees should be prepared to ask questions at that time about the specifications, proposal requirements, and contract terms. It is the proposers' sole responsibility to do their due diligence to visit and familiarize themselves with the work locations and their requirements before submitting their proposal. After the conference, proposers must submit questions in writing and request information for this solicitation within three business days from the date of the conference.

Item	Solicitation Schedule	Due Date
1.	Mandatory Proposer's Conference	Tuesday, August 15, 2023 @ 9 a.m.
2.	Mandatory Walk-Through	Tuesday, August 15, 2023
3.	Written Questions Due	Monday, August 21, 2023
4.	Proposal Submission Due	Thursday, August 31, 2023

All addenda and informational updates will be posted at <http://dpw.lacounty.gov/brcd/servicecontracts>. Please check the website frequently for any changes to this solicitation.

Please take note of the following revisions to the Request for Proposals (RFP). (Note that the changes that have been added are in **boldface** and deleted languages are ~~strikethrough~~.) Section A is the Addendum and Section B is the Questions and Answers.

A. Addendum

1. Any and all reference to Form PW-2, Schedule of Prices, referenced in the RFP has been deleted in its entirety and replaced with **Form PW-2.1, Schedule of Prices (Enclosure A)**. **Please use Form PW-2.1 when submitting your proposal. (Proposals submitted with PW-2 may be rejected as nonresponsive.)**
2. Any and all reference to Form PW-15, Compliance with the Minimum Requirements, referenced in the RFP has been deleted in its entirety and replaced with **Form PW-15.1, Compliance with the Minimum Requirements (Enclosure B)**. **Please use Form PW-15.1 when**

submitting your proposal. (Proposals submitted with PW-15 may be rejected as nonresponsive.)

3. The RFP Notice has been revised as follows:

PLEASE TAKE NOTICE that Public Works requests proposals for the On-Call Heating, Ventilation, Air Conditioning (HVAC), and Water Treatment Maintenance Services at Public Works Headquarters Complex (BRC0000397) contract. This contract has been designed to have a potential maximum contract term of 4 years, consisting of an initial 1-year term and potential additional three 1-year option renewals. The annual contract amount of this service is estimated to be ~~\$170,000~~ **\$400,000**. The Request for Proposals (RFP) with contract specifications, forms, and instructions for preparing and submitting proposals may be accessed at <http://pw.lacounty.gov/brcd/servicecontracts/> or may be requested from Messrs. Dwayne Case at (626) 458-2575 or dcase@pw.lacounty.gov or Jairo Flores at (626) 458-4069 or jflores@pw.lacounty.gov, Monday through Thursday, 7 a.m. to 5 p.m.

4. The RFP Notice, Minimum Mandatory Requirements, has been revised as follows:

Important Note: The use of subcontractors is prohibited for this service except for providing Nonchemical/Environmentally Friendly Water Treatment, **services regarding the Johnson Control's Metasys system, Air Quality Maintenance District (AQMD) emission testing, HVAC Testing, Adjusting, and Balancing Services**, and supplemental or incidental work, such as sheet metal work, hazardous material removal, etc.

5. The RFP Notice has been modified to include the following minimum mandatory requirements:

6. Proposer and/or subcontractor must have 5 years of experience providing emission testing required by the Air Quality Management District (AQMD). Important Notice: This minimum mandatory requirement permits the use of Subcontracting.

7. Proposer and/or subcontractor must have 3 years of experience, while being an Authorized Building Controls Specialist (ABCS) Partner with Johnson Controls, providing services for Johnson Control's Metasys building automations systems. Important

Notice: This minimum mandatory requirement permits the use of Subcontracting.

- 8. Proposer and/or subcontractor must have 5 years of experience, while being a certified Testing, Adjusting, and Balancing, (TAB) technician from a nationally recognized certifying agency, performing HVAC Test, Adjustment, and Balancing services. Important Notice: This minimum mandatory requirement permits the use of Subcontracting.**

~~6.~~ **9.** The contracted work in this RFP constitutes "public works" as defined in the California Labor Code Section 1720, requiring payment of prevailing wages pursuant to Section 14, Prevailing Wages, of the RFP, Part II, Exhibit B. Proposer must submit proof of a valid and active State of California Department of Industrial Relations Public Works Contractor Registration pursuant to Labor Code 1725.5. Pending registrations will not be accepted.

6. Part I, Section 1.B., Minimum Mandatory Requirements has been revised as follows:

Important Note: The use of subcontractors is prohibited for this service except for providing Nonchemical/Environmentally Friendly Water Treatment, **services regarding the Johnson Control's Metasys system, Air Quality Maintenance District (AQMD) emission testing, HVAC Testing, Adjusting, and Balancing (TAB) Services**, and supplemental or incidental work, such as sheet metal work, hazardous material removal, etc.

7. Part I, Section 1.B., Minimum Mandatory Requirements has been revised to include the following:

- 6. Proposer and/or subcontractor must have 5 years of experience providing emission testing required by the Air Quality Management District (AQMD). Important Notice: This minimum mandatory requirement permits the use of Subcontracting.**

- 7. Proposer and/or subcontractor must have 3 years of experience, while being an Authorized Building Controls Specialist (ABCS) Partner with Johnson Controls, providing services for Johnson control's Metasys building automations systems. Important**

Notice: This minimum mandatory requirement permits the use of Subcontracting.

8. **Proposer and/or subcontractor must have 5 years of experience, while being a certified Testing, adjusting, and Balancing (TAB) technician from a nationally recognized certifying agency, performing HVAC Test, Adjustment, and Balancing services. Important Notice: This minimum mandatory requirement permits the use of Subcontracting.**

6- 9. The contracted work in this RFP constitutes "public works" as defined in the California Labor Code Section 1720, requiring payment of prevailing wages pursuant to Section 14, Prevailing Wages, of the RFP, Part II, Exhibit B. Proposer must submit proof of a valid and active State of California Department of Industrial Relations Public Works Contractor Registration pursuant to Labor Code 1725.5. Pending registrations will not be accepted.

8. Part II, Exhibit A, Scope of Work, E. Work Description, 1. Preventive Maintenance, has been revised as follows:

1. Preventive Maintenance

The Contractor shall provide the following preventive maintenance **services** at the rate specified in the Schedule of Prices, Form PW-2.1, Item 1:

- ~~Inspection and~~ **Monthly, quarterly, semiannually, and annual** preventive maintenance for the equipment ~~serviced in the Headquarters Tower, Annex, and Motor Pool facilities listed in Exhibit I.1, Equipment to be Serviced, except for equipment indicated as water treatment equipment and materials,~~ shall be completed as specified in the applicable manufacturer manual or at minimum, as specified in the attached Exhibit G.1, Job Plans and Routine Tasks, **with the exception that regulatory requirements, as found within Exhibit G.1, Job Plans and Routine Tasks, shall not be included.**
- **Replace in-kind air filters, with MERV 13 filters or approved equal, as specified in the attached Exhibit G.1,**

Job Plans and Routine Tasks, and as quantified in Exhibit I.1, Equipment to be Serviced. All filters are to be replaced quarterly, except where specified otherwise in Exhibit G.1, Job Plans and Routine Tasks, and Exhibit I.1, Equipment to be Serviced.

- **Semiannually, clean cooling towers as specified in the attached Exhibit G.1, Job Plans and Routine Tasks, and as quantified in Exhibit, I.1 Equipment to be Serviced. Cooling tower cleanings shall take place during Fridays and/or off hours. Note when cleaning the Annex cooling tower, temporary portable air condition unit(s) capable of providing a minimum of 5-tons of cooling must be provided and set up to supply the Annex Data Center room.**
- ~~Public Works maintains a complete written logbook near the existing equipment which the Contractor shall complete and update upon each visit/as needed with all pretreatment equipment data sheets and specifications, material safety data sheets for all chemicals, manufacturer field reports, and Contractor's service reports indicating that water treatment systems are operating properly~~ **Complete and update upon each visit Public Works' on-site equipment maintenance logbook and equipment maintenance log tags for each preventative maintenance task completed.**
- **Prior to leaving the site, submit to the Contract Manager and Stationary Engineers a completed written or digital daily work report documenting each preventative maintenance task completed, important findings, and recommendations.**
- **A Maintain a refrigerant usage log for all air-conditioning systems that requires additional refrigerant (lbs) to be added due to any leaks.**
- **Provide an annual schedule showing when and which preventive maintenance services will be performed, subject to Contract Manager review and approval.**

~~The Contractor's personnel shall:~~

~~Sign in and out in Public Works contractors' logbook maintained by building security in the main lobby of the Headquarters Building.~~
Contractor shall complete all annual preventative maintenance services within 6 months of the Contract starting date and annually thereafter.

Contractor shall schedule preventative maintenance to minimize operational impacts. Contractor shall schedule preventative maintenance to take advantage of seasonal advantages (e.g. annual chiller preventative maintenance during cooler/colder months). Contractor shall schedule all preventative maintenance requiring a shutdown of building ventilation systems (e.g. shutting down air handlers fans) for Fridays or during premium hours as defined in Section H, Hours and Days of Service. Contractor shall perform disruptive and involved preventative maintenance work (e.g. cooling tower cleanings which occur semiannually per tower) on Fridays or during premium hours as defined in Section H, Hours and Days of Service. Contractor shall appropriately space each preventative maintenance based on its frequency.

All costs, except those for provided equipment parts and materials, required to perform the preventative maintenance services specified for this Contract shall be included in the rate provided in the Schedule of Prices, Form PW-2.1, Item 1. This includes, but is not limited to, costs of using construction equipment, contractor tools and equipment (e.g. torque wrenches, gauges, air compressors, etc.) and contractors materials (e.g. rags, brushes, napkins, ear plugs, cleaners, degreasers, etc). Provided equipment parts and materials such as, but not limited to, air filters, motor oils, gear oils, lubes, belts, pulleys, hoses, and grease shall be reimbursable to the Contractor per section G of this exhibit.

9. Part II, Exhibit A, Scope of Work, E. Work Description, 2. Mechanical/Electrical Repairs - 24-Hour Response Time, has been revised as follows:

2. Mechanical/Electrical Repairs ~~~24-Hour Response Time~~

The Contractor shall provide the following **emergency** mechanical and electrical repairs **within a 4-hour response** time at the hourly rate specified in the Schedule of Prices, Form PW-2.1, Item 2.a. or Item 2.b. (whichever is applicable as defined in Section H, Hours and Days of Service):

- As-required **emergency** mechanical services, **requiring a response time under 4-hours**, to the equipment listed in Exhibit I.1, Equipment to be Serviced, including adjustments, inspections, maintenance, and repair. Hourly rates specified in the Schedule of Prices, Form PW-2.1, shall also apply to HVAC units not included in Exhibit I, Equipment to be Serviced. Contractor will provide scope, schedule, and price to the Contract Manager for written approval prior to commencing any work. As-required work performed by Contractor without the Contract Manager's written pre-approval may not be paid by the County.

The Contractor shall provide the following non-emergency mechanical and electrical repairs, on an hourly rate specified in the Schedule of Prices, Form PW-2.1, Item 2.c. or Item 2.d. (whichever is applicable as defined in Section H, Hours and Days of Service):

- **As-required non-emergency mechanical services to the equipment listed in Exhibit I.1, Equipment to be Serviced, including adjustments, inspections, maintenance, and repair. Hourly rates specified in the Schedule of Prices, Form PW-2.1, shall also apply to HVAC units not included in Exhibit I.1, Equipment to be Serviced. Contractor will provide the scope, schedule, and price to the Contract Manager for written approval prior to commencing any work. As-required work performed by Contractor without the Contract Manager's written pre-approval may not be paid by the County.**

All costs, except those for provided equipment parts and materials, required to perform Mechanical/Electrical repairs specified for this Contract shall be included in the rates

provided in the Schedule of Prices, Form PW-2.1, Item 2. This includes, but is not limited to, costs of using construction equipment, contractor tools and equipment (e.g. torque wrenches, gauges, air compressors, etc.) and contractors' materials (e.g. rags, brushes, napkins, ear plugs, cleaners, degreasers, etc). Provided equipment parts and materials such as, but not limited to, air filters, motor oils, gear oils, lubes, belts, pulleys, hoses, and grease shall be reimbursable to the Contractor per section G of this exhibit.

10. Part II, Exhibit A, Scope of Work, E. Work Description, 3. Scheduled Maintenance, Repairs, Monitoring, and Adjustments, has been revised as follows:

3. ~~Scheduled Maintenance, Repairs, Monitoring, and Adjustments~~
Water Treatment Maintenance Services

The Contractor shall provide the following ~~scheduled maintenance, repairs, monitoring, and adjustments for the Headquarters and Annex Buildings for the HVAC and Water Treatment systems~~ **water treatment maintenance services and preventative maintenance services for open and closed HVAC water loops, domestic hot water supply, and water treatment equipment and materials** listed in Exhibit I.1, Equipment to be Serviced, and **as specified in the applicable manufacturer manual or, at minimum, as specified in the attached Exhibit G.1, Job Plans and Routine Tasks**, at the ~~monthly rates~~ specified in the Schedule of Prices, PW-2.1, Item 3:

- Scheduled **water treatment equipment and supplies** maintenance, including routine or minor repairs, monitoring, and adjustments/installations for the chemical treated and nonchemical water treatment, located in the Tower Penthouse and the Annex HVAC equipment room.
- Scheduled chemical treatments for the HVAC chemically treated water loops, which include condenser water (Annex only), chilled loops, and low-pressure boiler hot water loops for the existing systems at the Headquarters Building and at the Annex Building.

- Scheduled nonchemical water treatments for Headquarters Complex's HVAC cooling tower condenser water (open loop), chilled water loops, and low-pressure boiler hot water loops (closed loops) systems, which are nonchemical/environmentally friendly water treatment systems, shall provide zero liquid discharge to sewer, as well as other chemical-based cleanings and/or treatments.
- **Monitor and replenish as-needed** Required chemicals/materials, i.e. (corrosion and deposit inhibitors, biocides, sodium chloride, sodium nitrate, activated carbon and resin beads) used in maintaining the ~~open and closed loop HVAC and processed water treatment systems~~ **are open and closed HVAC water loops, domestic hot water supply, and water treatment equipment and materials** listed in Exhibit I.1, Equipment to be Serviced.
- ~~A complete written or digital report of overall equipment condition and recommendations documenting the results of each scheduled Preventive Maintenance (PM) inspection shall be submitted to the Contract Manager and Stationary Engineers~~ **Prior to leaving the site, submit to the Contract Manager and Stationary Engineers a completed written or digital daily work report documenting water quality conditions, each preventative maintenance task completed, important findings, and recommendations.**
- ~~Work up a daily, weekly, monthly, quarterly, semi-annual, and annual maintenance schedule utilizing Exhibit I, Equipment to be Serviced and Exhibit G, Job Plans and Routine Tasks~~ **Provide an annual schedule showing when and which water treatment maintenance services and applicable preventative maintenance services will be performed.**

All costs, except those for provided parts and materials, required to perform the water treatment maintenance services and applicable preventative maintenance services specified for this Contract shall be included in the rates provided in the Schedule of Prices, PW-2.1, Item 3. This includes, but is not limited to, costs of using construction equipment, contractor tools and equipment, and contractors' materials (e.g. rags, napkins, ear plugs, cleaners, degreasers, etc). Provided parts

and materials used for this service shall be reimbursable to the Contractor per section G of this exhibit.

11. Part II, Exhibit A, Scope of Work, E. Work Description, 5. Headquarters and Annex Cooling Tower Cleaning, has been revised as follows:

5. **Headquarters and Annex Cooling Tower Cleaning Equipment Regulatory Services**

~~The Contractor shall provide cleaning to the hot water basin, crossfill spray heads, cold water basins and strainer for the equipment listed in Exhibit I, Equipment to be Serviced, at the scheduled intervals per Exhibit G, Job Plans and Routine Tasks, and at the annual rate specified in Schedule of Prices, Form PW-2, Item 5~~

The Contractor shall provide the following equipment regulatory services at the rates specified in the Schedule of Prices, Form PW-2.1, Item 5:

- Satisfy regulatory requirements indicated for the equipment listed below by performing, but not limited to, emissions testing, equipment inspections, maintaining required on-site documents/documentation, completing and providing regulatory documents and reports to the Contract Manager and Stationary Engineers, and preparing and providing reporting documents that must be provided to a regulatory body to the Contract Manager and Stationary Engineers.**

EQUIPMENT ASSET NO.	ASSET DESCRIPTION	Regulatory Requirement
557432	BOILER - NO. 1	AQMD 1146 – quarterly Source Testing AQMD 1146 – 5-year Emission Testing
557433	BOILER - NO. 2	AQMD 1146 – quarterly Source Testing AQMD 1146 – 5-year Emission Testing
142708879	CHILLER - NO. 1	AQMD 1415 - annually
557439	CHILLER - NO. 2	AQMD 1415 - annually

This task does not include the costs of fines and regulatory fees.

12. Part II, Exhibit A, Scope of Work, E. Work Description, has been revised to include the following:

6. HVAC Testing, Adjusting, and Balancing Services.

The Contractor shall provide the following HVAC Testing, Adjusting, and Balancing (TAB) services at the rates specified in the Schedule of Prices, Form PW-2.1, Item 6:

- **Testing, Adjusting, and Balancing of HVAC air systems, per the latest edition of standards published by Associated Air Balance Council (AABC), National Environmental Balancing Bureau (NEBB), or Testing, Adjusting and Balancing Bureau (TABB). This service shall include testing, adjusting, and balancing of flows in air handlers, ducting, and supply and/or return registers. The Contractor shall provide this service at the hourly rate specified in the Schedule of Prices, Form PW-2.1, Item 6.a.**
- **HVAC Testing, Adjusting, and Balancing of water systems, per the latest edition of standards published by AABC, NEBB, or TABB. This service shall include testing of water flow within boiler hot water lines, chiller water lines, and condenser water lines. The Contractor shall provide this service at the hourly rate specified in the Schedule of Prices, Form PW-2.1, Item 6.b.**
- **A TAB report regarding HVAC air systems prepared per the standards of AABC, NEBB, or TABB for assessing up to the lesser of: 50 supply registers, 1000 feet of HVAC ducting, and one air handler; or one typical floor of the Public Works Headquarters Building. The Contractor shall provide this service at the rate specified in the Schedule of Prices, Form PW-2.1, Item 6.c.**
- **A TAB report regarding HVAC water flows (hot, chilled, and/or condenser water) prepared per the standards of AABC, NEBB, or TABB for assessing up to 1000 linear**

feet. The Contractor shall provide this service at the rate specified in the Schedule of Prices, Form PW-2.1, Item 6.d.

All costs, except those for provided equipment parts and materials, required to perform TAB services for this Contract shall be included in the rates provided in the Schedule of Prices, Form PW-2.1, Item 6. This includes, but is not limited to, costs of using construction equipment, contractor tools and equipment (e.g. flow hoods, gauges, portable pressure manometers, portable pitot tubes, portable anemometers) and contractors' materials (e.g. tapes, clamps, brushes, rags, etc). Provided equipment parts and materials such as, but not limited to, installed measuring ports, valves, repair insulation, and repair duct plugs shall be reimbursable to the Contractor per section G of this exhibit.

13. Part II, Exhibit A, Scope of Work, G. Parts and Materials, has been revised as follows:

The County will reimburse the Contractor for the cost of parts and materials, provided Contractor has obtained the Contract Manager's prior written approval of Contractor's written estimate. The Contractor shall submit an invoice with attached applicable receipts for a particular job to the Contract Manager. **A 5% No markups are is** allowed on parts and materials ~~unless Contractor obtains prior written approval from the Contract Manager.~~

At its sole and absolute discretion, County reserves the right to purchase parts and materials directly, and upon County purchasing such parts and materials, the Contractor is to perform the installation of parts for HVAC equipment, at the applicable hourly rate specified in the Schedule of Prices, Form PW-2.1, Mechanical/Electrical Repairs - 24-Hour Response Time, Item 2.b. All material, parts, and equipment shall be new, high grade, and free from defects. Such products shall conform to all Federal, State, and local regulations as they relate to HVAC services.

14. Part II, Exhibit A, Scope of Work, L. Special Safety Requirements, has been revised to include the following:

- 3. Contractor shall power down, isolate off, secure, and appropriately lockout tagout equipment from all sources of**

potential power and energy, as necessary to safely perform work.

15. Part II, Exhibit A, Scope of Work, M. Responsibilities of the Contractor, has been revised to include the following:
 - 19. Sign in and out in Public Works contractors' sign-in sheet maintained by building security in the main lobby of the Headquarters Building.**
16. Part II, Exhibit A, Scope of Work, N. Responsibilities of Public Works, has been revised to include the following:
 - 5. Provide an on-site equipment logbook and equipment maintenance log tags located on each piece of equipment for the equipment listed in Exhibit I.1, Equipment to be Serviced.**
17. Exhibit G, Job Plans and Routine Tasks has been replaced with **Exhibit G.1, Job Plans and Routine Tasks.**
18. Exhibit I, Equipment to be Serviced has been relaced with **Exhibit I.1, Equipment to be Serviced.**

B. Questions and Answers

The following answers are in response to the request for information and clarification and other questions submitted by Proposers for the On-Call Heating, Ventilation, Air Conditioning (HVAC), and Water Treatment Maintenance Services at Public Works Headquarters Complex (BRC0000397). Questions presented in this Informational Update represent the questions asked by the Proposers in the form and context submitted.

1. **Question:** Regarding minimum mandatory requirements. The Johnson BAS has a limited amount of providers since it is not open source; this makes it difficult for a small contractor to self-perform the work. I would like to request this be added to exception list for subcontracting.
Response: Please review Section A. Addendum, items 4, 5, 6, and 7.
2. **Question:** Who is the current provider for the BAS system?
Response: A contracted provider for the BAS system at this site does not exist. However, as-needed we have utilized local vendors such as

Orravan Mechanical, Inc. who is currently upgrading the campus' BAS's software to Metasys 12.0, replacing applicable controllers, and redeveloping in-kind the graphic user interface.

3. **Question:** Can you provide an equipment list for the controls and software version?

Response: Typical equipment and software consists of: Input Output Modulares (models 4711 and 2721); Field Equipment Controls (model 2621); Network Engines - M4-SNE2200x (qty 4), M4-SNE1100x (qty 3), and SNE1050x (qty 1); software product code MS-ADX10U-6 with optional licenses M4-FAULT-0, M4-TRIAGE-0, and MS-SMP-6 and with optional Graphic Generation Tool, CCT software, SCT software; and Metasys Software is version 12.0 running on a local server/virtual machine located on site which can be remoted into.

4. **Question:** Is there a mandatory 3 bid threshold for repair or projects above a certain dollar amount?

Response: This would not apply to the work requested under the resulting contract from this solicitation.

5. **Question:** Are belts to be replaced annually as part of the contract? IF not, are they to be quoted in a proposal format or as an NTE?

Response: No. Belts, tensioners, pulleys, coils, and alike are not to be replaced as part of preventative maintenance. If through preventative maintenance or at the request by the County it is determined that a part such as a belt, tensioner, pulley, coils, hoses, or similar needs replacing, then the Contractor shall provide a proposal for the work as per Exhibit A - Scope of Work, Section G – Parts and Materials and as per Exhibit A - Scope of Work, Section E – Work Description Item 2, Mechanical/Electrical Repairs.

6. **Question:** Are we allowed to subcontract the Johnson Controls Maintenance Services? If we are not able self-perform is the grounds for disqualification?

Response: Subcontracting services regarding Johnson Control's Metasys System are allowed as per this addendum. Please review Section A. Addendum, items 4, 5, 6, and 7.

7. **Question:** During the job walk it was stated filters are to be changed by the public works personnel. Can you confirm that filters are to be excluded from the contract?

Response: Filters are included in the contract. The Contractor shall provide and replace filters as per the preventative maintenance services (see Exhibit A - Scope of Work Section E – Work Description Item 1, Preventative Maintenance), as part of this addendum. Please review Section A. Addendum, item 8.

8. **Question:** Contract states no mark ups are allowed on parts and materials for work performed. Does this mean that the parts are charged to you at cost? If parts are not allowed to include mark up, will the Public Works be willing to source, pick up and provide parts themselves work all work to be performed?

Response: Parts and materials are reimbursable at a markup of 5% cost (including shipping costs as/if applicable), as part of this addendum. The contractor is responsible for sourcing parts and materials and arranging their delivery. Please review Section A. Addendum, item 13.

9. **Question:** Are we required to breakdown charges on invoices such as Labor, materials, Taxes etc...? Are receipts for parts to be submitted along with invoices?

Response: On all invoices with reimbursable costs for parts and materials, the parts and materials shall be itemized and broken down to show pre-tax subtotals, tax, and shipping, if applicable, per each included purchase receipt. Further breakdown of each purchase receipt on an invoice, such as listing the pricing of each part and/or material, is not necessary when it is clearly shown in the attached purchase receipts. A copy of each associated purchase receipt shall be included with the invoice. Receipts shall be fully itemized to show each part and material, its unit of measure (as ordered), and the quantity of units purchased.

The itemization of labor on invoices is required for tasked work containing an hourly rate. For example, invoices for Mechanical/Electrical repairs need to show the number and type (e.g., premium) of hours worked. Also, for example, Preventative Maintenance Services and Water Treatment Services are invoiced on a lumpsum per month basis and therefore do not require a breakdown of the labor on the invoice.

However, please note, as stated on the Schedule of Prices, Form PW-2.1, the Proposer rate(s) (hourly, monthly, etc.) shall include all administrative costs, labor, supervision, overtime, materials, transportation, taxes, equipment, and supplies unless stated otherwise in the RFP. In addition, hourly rates shall only apply and be billable to time worked on-site.

10. **Question:** Are there any planned projects the Public Works in planning for?

Response: Public Works will share a list of planned projects with the awarded HVAC Contractor, at the start of the contract.

11. **Question:** Can you provide the contact information to the existing water treatment company?

Response: The existing water treatment company is Brine Solutions, Inc. Their company contact is Neil Brine, email address brinesolutions@sbcglobal.net and phone number (714) 308-9440.

12. **Question:** There is walk in freezer and walk in refrigerator on the equipment list that is serving the cafeteria. Are we to maintain those in this maintenance contract?

Response: Yes, all the equipment listed in the Exhibit I.1, Equipment to be Serviced, is to be included, which includes the walk-in freezer and walk-in refrigerator.

13. **Question:** Scope stated that we are to pressure wash coils. This is not advised as it can damage the coil due to the high pressure.. is this required and will a simple water wash with a hose suffice?

Response: Pressure wash condenser coils with coil clean solution was replaced with "wash/clean coils and fans per manufacturer requirements", where it appeared within Exhibit G, Job Plans and Routine Tasks. Please refer to the revised Exhibit G.1, Job Plans and Routine Tasks.

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If you have questions concerning the above information, please contact Mr. Case at (626) 458-2575 or Mr. Flores at (626) 458-4069, Monday through Thursday, 7 a.m. to 5 p.m.

Follow us on Twitter:

We encourage you to follow us on Twitter @[LACoPublicWorks](https://twitter.com/LACoPublicWorks) for information on Public Works and instant updates on contracting opportunities and solicitations.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works



for:

SOO KIM
Administrative Services Manager III
Business Relations and Contracts Division

DC

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Enc.

**SCHEDULE OF PRICES
FOR
HEATING, VENTILATION, AIR-CONDITIONING, AND WATER TREATMENT MAINTENANCE
SERVICES AT PUBLIC WORKS HEADQUARTERS (BRC0000397)**

The undersigned Proposer offers to perform the work described in the Request for Proposals (RFP) for the following price(s). The Proposer rate(s) (hourly, monthly, etc.) shall include all administrative costs, labor, supervision, overtime, materials, transportation, taxes, equipment, and supplies unless stated otherwise in the RFP. In addition to this, hourly rates shall only apply and be billable to time worked on-site. It is understood and agreed that where quantities, if any, are set forth in the Schedule of Prices, they are only estimates, and the unit prices quoted, if any, will apply to the actual quantities, whatever they may be.

By submission of this Proposal, Proposer certifies that the prices quoted herein have been arrived at independently without consultation, communication, or agreement with any other Proposer or competitor for the purpose of restricting competition.

ITEM DESCRIPTION	TYPE	UNIT	UNIT PRICE	ESTIMATED NUMBER OF UNITS	COST (UNIT PRICE X ESTIMATED NO. OF UNITS)
1. Preventive Maintenance (As specified and required in Exhibit A, Scope of Work, Item E.1)					
1. Preventive Maintenance	-	Monthly	\$ _____	12	\$ _____
2. Mechanical/Electrical Repairs (As specified and required in Exhibit A, Scope of Work, Item E.2)					
2.a. Emergency Mechanical/Electrical Repairs – 4-Hour Response Time	*Straight	Hourly	\$ _____	100	\$ _____
2.b. Emergency Mechanical/Electrical Repairs – 4-Hour Response Time	**Premium	Hourly	\$ _____	100	\$ _____
2.c. Non-Emergency Mechanical/Electrical Repairs	*Straight	Hourly	\$ _____	500	\$ _____
2.d. Non-Emergency Mechanical/Electrical Repairs	**Premium	Hourly	\$ _____	100	\$ _____
3. Water Treatment Maintenance Services (As specified and required in Exhibit A, Scope of Work, Item E.3)					
3.a: Water Treatment Maintenance Services	-	Monthly	\$ _____	12	\$ _____
3.b: Sodium Chloride - Water Softener Pellets, 63 count of 40 lbs. bags	-	Pallet	\$ _____	1	\$ _____
3.c: Sodium Chloride - Water Softener Coarse, 49 count of 50 lbs. bags	-	Pallet	\$ _____	4	\$ _____

3.d: Activated Carbon Media (NonChemical Treatment)	-	CuFt	\$ _____	1	\$ _____
3.e: Resin Beads #10 (Water Softeners)	-	CuFt	\$ _____	2	\$ _____
4. Transferring Knowledge Gained by Contractor (As specified and required in Exhibit A, Scope of Work, Item E.4)					
4. Transferring Knowledge Gained by Contractor	*Straight	Hourly	\$ _____	40	\$ _____
5. Equipment Regulatory Services (As specified and required in Exhibit A, Scope of Work, Item E.5)					
5.a: AQMD 1146 – quarterly Source Testing	-	EA	\$ _____	8	\$ _____
5.b: AQMD 1146 – 5-year Emission Testing	-	EA	\$ _____	2	\$ _____
5.c: AQMD 1415 - annually	-	EA	\$ _____	2	\$ _____
6. HVAC Testing, Adjusting, and Balancing Services. (As specified and required in Exhibit A, Scope of Work, Item E.6)					
5.a: Testing, Adjusting, and Balancing of HVAC air systems	*Straight	Hourly	\$ _____	100	\$ _____
5.b: •HVAC Testing, Adjusting, and Balancing of water systems	*Straight	Hourly	\$ _____	50	\$ _____
5.c: TAB report regarding HVAC air systems	-	EA	\$ _____	2	\$ _____
5.d: TAB report regarding HVAC water flows	-	EA	\$ _____	1	\$ _____
TOTAL PROPOSED ANNUAL PRICE (ITEMS 1-6) =					\$ _____

***Straight is defined as all working hours between 6 a.m. to 5 p.m., Monday through Friday.**

****Premium is defined as all working hours outside of 6 a.m. to 5 p.m. from Monday through Friday, all day Saturday and Sunday, 4-hour response time, and Observed Holidays as defined in Exhibit A, Scope of Work, paragraph H.**

(ENCLOSURE A) FORM PW-2.1

LEGAL NAME OF PROPOSER		
SIGNATURE OF PERSON AUTHORIZED TO SUBMIT PROPOSAL		
TITLE OF AUTHORIZED PERSON		
DATE	STATE CONTRACTOR'S LICENSE NUMBER	LICENSE TYPE
PROPOSER'S ADDRESS:		
PHONE	MOBILE	E-MAIL

**ON-CALL HEATING, VENTILATION, AND AIR CONDITIONING (HVAC), AND WATER TREATMENT
MAINTENANCE SERVICES AT PUBLIC WORKS HEADQUARTERS (BRC0000397)**

PROPOSER'S COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE RFP

PROPOSER MUST CHECK A BOX IN EVERY SECTION

Important Note: The information on this form is subject to verification and will not be used for scoring purposes.

Completing this form by itself without including detailed narrative in your proposal to support the minimum mandatory requirements of this RFP, any inconsistencies or inaccuracy in the information provided in this form, or this form and your Proposal, may subject your Proposal to disqualification or other actions at the sole discretion of the County.

At the time of proposal submission, Proposer must meet the following minimum requirements:

Important Notice: The use of Subcontractors is prohibited for this service except for providing Nonchemical/Environmentally Friendly Water Treatment, Air Quality Maintenance District (AQMD) emission testing, and supplemental or incidental work, such as sheet metal work, hazardous material removal, etc.

1. Proposer or its managing employee must have a minimum of 5 years of experience providing maintenance, repairs, monitoring, and adjustment services for heating, ventilation, and air conditioning (HVAC) systems and equipment.

☐ Yes. Proposer or its managing employee does meet the experience requirements stated above. (In addition to responding on this form, as specified in Part I, Section 2.A.5, Experience, please provide a detailed narrative in your proposal to validate this minimum mandatory requirement for scoring of your proposal in this category.)

Proposer's Name/Name of Managing Employee	Dates of Experience (Mo/Yr to Mo/Yr)	Description of Services/Experience	Page Number*

*List the page number in the proposal containing the proposer or its managing employees' resume/experience. (Please attach additional pages if needed).

- ☐ No. Proposer or its managing employee does not meet the experience requirement stated above. **By checking this box, the proposal will be immediately disqualified as nonresponsive.**

2. Proposer must have a minimum of 5 years of experience providing heating, ventilation, and air conditioning (HVAC) services to large government agencies, municipalities, or entities with similar infrastructures with multiple locations varying in size and makeup.

- ☐ Yes. Proposer does meet the experience requirements stated above. (In addition to responding on this form, as specified in Part I, Section 2.A.5, Experience, please provide a detailed narrative in your proposal to validate this minimum mandatory requirement for scoring of your proposal in this category.)

Proposer's name	Dates of Experience (Mo/Yr to Mo/Yr)	Description of Services/Experience	Page Number*

*List the page number in the proposal containing the proposer's resume/experience. (Please attach additional pages if needed).

- ☐ No. Proposer does not meet the experience requirement stated above. **By checking this box, the proposal will be immediately disqualified as nonresponsive.**

3. Proposer must submit a copy of its valid and active State of California-issued class C-20 Warm-Air Heating, Ventilating, and Air-Conditioning Contractor's license.

- ☐ Yes. Proposer has submitted a copy of its valid and active State Contractor's Class C-20, Warm-Air Heating, Ventilation, and Air-Conditioning Contractor License. Please complete the chart below.

Name of License Holder	License No.	Valid/Active Dates

- ☐ No. Proposer does not have the license as stated above. **By checking this box, the proposal will be immediately disqualified as nonresponsive.**

4. Proposer must submit a copy of its valid and active Environmental Protection Agency (EPA) Section 608 Universal Technician Certification issued by an EPA-approved certifying organization.

- ☐ Yes. Proposer has submitted a copy of its valid and active Environmental Protection Agency (EPA) Section 608 Universal Technician Certification issued by an EPA-approved certifying organization. Please complete the chart below.

Name of Certification Holder	Certification No.	Name of Certifying Organization	Issue Date

- ☐ No. Proposer does not have the certification as stated above. **By checking this box, the proposal will be immediately disqualified as nonresponsive.**

5. Proposer must have 5 years of experience providing a nonchemical/environmentally friendly program that will eliminate scale, corrosion, biological, and pathogen growth in cooling tower water. **Important Notice: This minimum mandatory requirement permits the use of Subcontracting.**

- ☐ Yes. Proposer and/or Subcontractor(s), if any, meets the experience requirement stated above. (In addition to responding on this form, as specified in Part I, Section 2.A.5, Experience, please provide a detailed narrative in your proposal to validate this minimum mandatory requirement for scoring of your proposal in this category.)

Proposer's name	Dates of Experience (Mo/Yr to Mo/Yr)	Description of Services/Experience	Sub-contractor (Y/N)	Page No.*
		Nonchemical/Environmental Elimination of: <input type="checkbox"/> Scale <input type="checkbox"/> Corrosion <input type="checkbox"/> Biological Growth in Cooling Water Tower <input type="checkbox"/> Pathogen Growth in Cooling Water Tower		
		Provide Description:		
		Nonchemical/Environmental Elimination of: <input type="checkbox"/> Scale <input type="checkbox"/> Corrosion <input type="checkbox"/> Biological Growth in Cooling Water Tower <input type="checkbox"/> Pathogen Growth in Cooling Water Tower		
		Provide Description:		

*List the page number in the Proposal containing the Proposer's and/or Subcontractor(s), if any, experience. (Please attach additional pages, if needed.)

- ☐ No. Proposer and/or Subcontractor(s), if any, do not meet the experience requirement stated above. **By checking this box, your Proposal will be immediately disqualified as nonresponsive.**

6. Proposer and/or subcontractor must have 5 years of experience providing emission testing required by the Air Quality Management District (AQMD). **Important Notice: This minimum mandatory requirement permits the use of Subcontracting.**

- ☐ Yes. Proposer does meet the experience requirements stated above. (In addition to responding on this form, as specified in Part I, Section 2.A.5, Experience, please provide a detailed narrative in your proposal to validate this minimum mandatory requirement for scoring of your proposal in this category.)

Proposer's name	Dates of Experience (Mo/Yr to Mo/Yr)	Description of Services/Experience	Page Number*

*List the page number in the proposal containing the proposer's resume/experience. (Please attach additional pages if needed).

- ☐ No. Proposer does not meet the experience requirement stated above. **By checking this box, the proposal will be immediately disqualified as nonresponsive.**

7. Proposer and/or subcontractor must have 3 years of experience, while being an Authorized Building Controls Specialist (ABCS) Partner with Johnson Controls, providing services for Johnson Control's Metasys building automations system. **Important Notice: This minimum mandatory requirement permits the use of Subcontracting.**

- ☐ Yes. Proposer does meet the experience requirements stated above. (In addition to responding on this form, as specified in Part I, Section 2.A.5, Experience, please provide a detailed narrative in your proposal to validate this minimum mandatory requirement for scoring of your proposal in this category.)

Proposer's name	Dates of Experience (Mo/Yr to Mo/Yr)	Description of Services/Experience	Page Number*

*List the page number in the proposal containing the proposer's resume/experience. (Please attach additional pages if needed).

- ☐ No. Proposer does not meet the experience requirement stated above. **By checking this box, the proposal will be immediately disqualified as nonresponsive.**

8. Proposer and/or subcontractor must have 5 years of experience, while being a certified Testing, Adjusting, and Balancing (TAB) technician from a nationally recognized certifying agency, performing HVAC Test, Adjustment, and Balancing services. **Important Notice: This minimum mandatory requirement permits the use of Subcontracting.**

- ☐ Yes. Proposer does meet the experience requirements stated above. (In addition to responding on this form, as specified in Part I, Section 2.A.5, Experience, please provide a detailed narrative in your

proposal to validate this minimum mandatory requirement for scoring of your proposal in this category.)

Proposer's name	Dates of Experience (Mo/Yr to Mo/Yr)	Description of Services/Experience	Page Number*

*List the page number in the proposal containing the proposer's resume/experience. (Please attach additional pages if needed).

- ☐ No. Proposer does not meet the experience requirement stated above. **By checking this box, the proposal will be immediately disqualified as nonresponsive.**

9. The contracted work in this RFP constitutes "public works" as defined in the California Labor Code Section 1720, requiring payment of prevailing wages pursuant to Section 14, Prevailing Wages, of the RFP, Part II, Exhibit B. Proposer **and its subcontractors performing prevailing wage work** must submit proof of a valid and active State of California Department of Industrial Relations Public Works Contractor Registration pursuant to Labor Code 1725.5. **Pending registrations will not be accepted.**

- ☐ Yes. Proposer and its Subcontractor(s), if any, have submitted proof of a valid and active State of California Department of Industrial Relations Public Works Contractor Registration pursuant to Labor Code 1725.5

Name of Registration Holder	Registration No.	Registration Dates	Expiration Dates	Subcontractor Y/N

- ☐ No. Proposer and its Subcontractor(s), if any, have **NOT** submitted proof of a valid and active State of California Department of Industrial Relations Public Works Contractor Registration.

10. Proposer has submitted documentation demonstrating its good faith efforts to meet the County's CBE Program goal in accordance with Section 1.X, Community Business Enterprise Participation.

- ☐ Yes. Proposer has provided documentation demonstrating its good faith efforts to meet the County's CBE Program goal in accordance with Section 1.X, Community Business Enterprise Participation. *Section or page number of your proposal where this documentation is included: _____.*

- ☐ No. Proposer has not identified subcontractors for this contract, but will demonstrate its good faith effort to meet the County's CBE Program goal in accordance with Section 1.X, Community Business Enterprise Participation, if and when subcontractors have been identified for use on the contract.

- ☐ No. Proposer **has not** provided documentation demonstrating its good faith efforts to meet the County's CBE Program goal in accordance with Section 1.X, Community Business Enterprise Participation and does not affirm that it will make good faith efforts to do so if and when subcontractors are contracted for work under this program. *Checking this box will render your proposal as nonresponsive and subject to disqualification. **If you check this box, your proposal will be immediately disqualified as nonresponsive.***

Proposer declares under penalty of perjury that the information stated above is true and accurate. Bidder further acknowledges that if any false, misleading, incomplete, or deceptively unresponsive statements in connection with this proposal are made, the proposal may be rejected at the sole discretion of the County.

Signature	Title
Firm Name	Date

EXHIBIT G.1

Preventive Maintenance (PM) Job Plans				PM - Frequency						No. of Equip. Assigned to PM
No.	Job Plan Name	Tasks	Preventative maintenance task description	Daily PM	Weekly PM	Monthly PM	Quarterly PM	Semi-Annual PM	Annual PM	
1	BAC	10	Check with operating or area personnel for deficiencies.							14
		20	Make Adjustments of Unit as Required							
		30	Replace Air Filters (Tri-pleat merv 13)							
		40	Clean Around Unit				X			
		50	Lube shaft & Motor Bearings as Necessary							
		60	Report any deficiencies							
		70	Ensure equipment label matches asset description							
2	BAC1	10	Clean Coils, Evaporator drain Pan, Blowers, Fans, Motors & Drain Piping						X	14
3	BAHFAN	10	Check with operating or area personnel for deficiencies.							9
		20	Check for unusual noise or vibration.							
		30	Check tension, condition and alignment of belts, adjust as necessary.							
		40	Lubricate shaft and motor bearings.							
		50	Clean area around equipment.							
		60	Fill out maintenance checklist and report deficiencies.							
		70	Ensure equipment label matches asset description							
4	BAIRHAND	20	Check for unusual noise or vibration.							9
		30	Inspect exterior piping and valves for leaks; tighten connections as required.							
		40	Clean area around equipment.							
		50	Inspect Air Handler Finish for corrosion.							
		60	Fill out maintenance checklist and report deficiencies.							
		70	Ensure equipment label matches asset description							
		80	Replace air filters (Tri-pleat merv 13)							
		90	Replace polyester media dust covers							
		100	Fill out maintenance checklist and report deficiencies.							
5	BANGDRIV1	10	Change the oil every 2500 hours or 6 months, whichever comes first.					X		3
20	Drain the oil at operating temperature through the drain plug.									
30	Refill drive through air breather port with recommended Synthetic type & amount of lubricant (Tables 3, 4, 5)									
6	BANGDRIV2	10	Recheck the alignment. report deficiencies.							3
20	Check external fasteners and tighten as necessary. report deficiencies.							X		
7	BCONDUNT	20	Check unit for proper operation, excessive noise or vibration.							14
		50	Lubricate shaft bearings and motor bearings.							
		60	Inspect fan(s) or blower (s) for bent blades or imbalance; adjust as necessary.							
		70	Check belt(s) for condition, proper tension, and misalignment; adjust for proper tension. Recommend replacement if necessary.							
		80	Inspect piping and valves for leaks; tighten connections as necessary.							
		90	Clean area around equipment.							
		100	Fill out maintenance checklist and report deficiencies.							
8	BCONDUNT1	10	wash/clean coils and fans per manufacture requirements.						X	14
20	Check electrical wiring and connections; tighten loose connections.									
9	BBOILER	10	Inspect fuel system for leaks or damage.							3
		20	For boiler equipped with spark ignition check condition and function of main flame failure protection.							
		30	For boiler equipped with spark ignition check condition and function of positive fuel shutoff .							
		40	For boiler equipped with spark ignition check condition and function of main flame detection scanner.							
		50	Check condition and function of all indicator lamps and water pressure/temperature gauges.							
		60	Check operation and condition of safety pressure relief valve.							
		70	Check all indicator lamps and water/steam pressure gauges.							
		80	Check condition of flue pipe, damper and exhaust stack.							
		90	Check water column sight glass and water level system; clean or recommend replacement of sight glass, if required.							
		100	Check fuel level with gauge pole for oil burning boilers.							
		110	Clean area around boiler.							
		120	Fill out maintenance checklist and report deficiencies.							
		130	Ensure equipment label matches asset description, recommend replacing if necessary							
		140	Blow down water column and test low water cut out							
10	BBOILER1	10	Check for proper operational responses of burner to thermostat controls.							3
		20	Inspect all gas, steam & water lines, valves, connections for leaks or damage; repair as necessary.							
		30	Check and lubricate burner and blower motors as required.							
		40	Clean and, if necessary, recommend replacement of blower filter							
		50	Check electrical panel and wiring to burner, blowers and other components.							
		60	Clean blower air-intake dampers, if required.							
		70	Check boiler operation through complete cycle, up to 30 minutes.							
		140	Check combustion emissions with Portable Electronic Analyzer and adjust as needed to meet AQMD operating permit.							
		150	Test low water cut out and flame sensor operation.							
		160	Inspect Pilot carry over tubes, flame sensor and pilot ignitor. Document condition and provide repair proposal if needed.							
11	BBOILER2	10	Check Fuel Filter element and clean strainers, repair leaks, where applicable							3
		20	check combustion controls, combustion blower and damper modulation control.							
		30	clean fire box(sweep and vacuum)							
		40	inspect and clean ignition assembly where applicable.							
		50	remove and wash each burner, inspect for deficiencies. Allow burners to dry before installing.							
		60	Check combustion emissions with Portable Electronic Analyzer and adjust as needed to meet AQMD operating permit.							
		70	Inspect Pilot carry over tubes, flame sensor and pilot ignitor. Document condition and provide repair proposal if needed.							
		80	Isolate and drain Boiler. Open water side inspection plates, Document condition and flush with water.							
		90	Remove water level sensors and safeties. Clean, inspect and document condition.							
		100	Fill Boiler and Purge air before opening isolation valves.							
110	Check Boiler operation, test safeties and run through complete cycle for 30 minutes.									
12	BBOILER3	10	Check emissions by portable analyzer at least quarterly or every 2,000 hours of operation.				X			2
13	BCHILLER	10	Check unit for proper operation, excessive noise or vibration.							1
		20	Inspect that equipment mounting and piping assemblies are secure.							
		30	Run system diagnostics test.							
		40	Check oil level in sight glass of lead compressor only, add oil as necessary.							
		50	Check liquid sight glass, oil and refrigerant pressures.							
		60	Inspect plumbing and valves for leaks, adjust as necessary.							
		80	Clean chiller and surrounding area.							
		90	Check purge unit operation and log pump out minutes.							
		100	Log machine operating conditions as found and report any deficiency to personnel.							
14	BCHILLER.5	10	Check unit for proper operation, excessive noise or vibration.							1
		20	Inspect that equipment mounting and piping assemblies are secure.							
		30	Run system diagnostics test.							
		50	Check liquid sight glass, oil and refrigerant pressures.							
		60	Inspect plumbing and valves for leaks, adjust as necessary.							
		70	Check evaporator and condenser for corrosion.							
		80	Clean chiller and surrounding area.							
		100	Have a sample of compressor oil fully analyzed.							
		20	Check superheat and subcooling temperatures.							
		30	Check for proper refrigerant charge.							
		40	Check head pressure control setting.							
		50	Check leaving water temperature: adjust if necessary.							
		60	Check for proper refrigerant oil level.							

Job Plans and Routine Tasks

EXHIBIT G.1

Preventive Maintenance (PM) Job Plans				PM - Frequency						No. of Equip. Assigned to PM
No.	Job Plan Name	Tasks	Preventative maintenance task description	Daily PM	Weekly PM	Monthly PM	Quarterly PM	Semi-Annual PM	Annual PM	
32	BENGCTRL	40	Adjust actuators and damper linkage as necessary.							1
		10	Verify All Sensor have a reading on the Screen							
		40	Clean Interiors of IOM's & EP's							
		50	Ensure equipment label matches asset description, recommend replacing if necessary				X			
		60	Run system diagnostics test on Metasys ADX application.							
		70	Download full system back up and troubleshoot NAE communication issues if applicable.							
		80	Troubleshoot FEC and VMA controllers as needed.							
33	BH2OSFT	10	Check Controller & Valves for proper Operation			X				6
34	BH2OSFT2	10	Backwash Water Softener check for Resin Beads in the backwash						X	6
		20	Replace Resin Beads as Needed							
35	BH2OCHR	10	Replace Activated Carbon Media as Necessary						X	2
36	BPKGUNIT	10	Check with operating or area personnel for deficiencies.							6
		20	Check tension, condition, and alignment of belts; adjust as necessary.							
		30	Lubricate shaft and motor bearings.							
		40	Pressure wash condenser coils with coil clean solution, as required.							
		60	Clean electrical wiring and connections; tighten loose connections.							
		70	Clean evaporator coils, drain pan, blowers, fans, motors and drain piping as required.							
		80	Perform operational check of unit; make adjustments on controls and other components as required.						X	
		90	During operation of unit, check refrigerant pressure; and refrigerant as necessary.							
		100	Check compressor oil level; add oil as required.							
		110	Clean area around equipment.							
		120	Fill out maintenance checklist and report deficiencies.							
		130	Ensure equipment label matches asset description, recommend replacing if necessary							
37	BPKGUNIT1	50	Replace air filters (Tri-pleat merv 13)				X			6
38	BPUMP	10	Check for proper operation of pump.							12
		20	Check for leaks on suction and discharge piping, seals, packing glands, etc.							
		30	Make minor adjustments as required.							
		40	Check pump and motor operation for excessive vibration, noise and overheating.							
		50	Check alignment of pump and motor; adjust as necessary.							
		60	Clean exterior of pump and surrounding area.							
		70	Fill out maintenance checklist and report deficiencies.							
		80	Grease Bearings as necessary.							
		90	Ensure equipment label matches asset description, recommend replacing if necessary							
		10	Perform Refrigerant Leak Detection Inspektion & Tessting.						X	
40	BREFEEZR	10	Turn power off to unit							2
		20	Remove control and side panels. Flush condensate drain and check drain heater operation.							
		30	Vacuum, clean, acid wash evaporator and condenser coils							
		40	Check and adjust fan belts and recommend replacement if needed							
		50	Replace air filters as needed							
		60	Check and lubricate all motor bearings and fan bearings							
		70	Check condenser, evaporator and inducer motors for proper voltage and amperage.							
		80	Reinstall all control and side panels							
		100	Check system for proper heating, cooling and air flow							
		110	Check and calibrate thermostat							
		120	Ensure equipment label matches asset description, replace if necessary							
41	BWTRHTR	10	Check with operating or area personnel for deficiencies.							1
		20	Check for water leaks to tank and piping. check for fuel system leaks.							
		30	Check gas burner and pilot for proper flame; adjust if required.							
		40	Check operation and condition of pressure relief valve.							
		50	Check and test automatic controls for proper operation.							
		60	Check draft diverter and clear openings, if clogged.							
		70	Check & tighten electrical wiring for fraying and loose connections on oil burner.							
		80	Check for proper water temperature setting; adjust as required.							
		90	Check condition of flue pipe, and chimney.							
		100	Drain sediment from tank.							
		110	Clean up area around unit.							
		120	Fill out maintenance checklist and report deficiencies.							
		130	Report any deficiencies							

PM Quantity Summary						
Amount of PMs per Period/Frequency and Year						
	Daily PM	Weekly PM	Monthly PM	Quarterly PM	Semi-Annual PM	Annual PM
Per Period/Frequency	0	0	11	78	19	104
Per Year:	0	0	132	312	38	104

Equipment to be Serviced

Exhibit I.1

EQUIPMENT TO BE SERVICED

Note: The County at its sole discretion may replace any HVAC units under this Exhibit I during the life of the contract. Any replaced equipment will be subject to all service requirements of Exhibit A at no additional cost to the County

ROOF & PENTHOUSE

ASSET NUMBER		ASSET DESCRIPTION	MANUFACTURER	MODEL NO.	SERIAL NO.	JOB PLAN NAME
1	N/A	BAS-BUILDING AUTOMATION SYSTEM	JOHNSON CONTROLS	METASYS	N/A	BENGCTRL
2	557424	AIR HANDLER - No. S-1	SHELDONS	730DWDI	N/A	BAIRHAND
3	557426	AIR HANDLER - No. S-2	SHELDONS	730DWDI	N/A	BAIRHAND
4	557428	AIR HANDLER - No. S-3	SHELDONS	730DWDI	N/A	BAIRHAND
5	557429	AIR HANDLER - No. S-4	SHELDONS	730DWDI	N/A	BAIRHAND
6	1500005	AIR HANDLER - No. S-13	CARRIER	39LD12BA-BX-CJN-19	4204F64520	BAIRHAND
7	1500028	AIR HANDLER - FAN No. S-1	SHELDONS	730DWDI	N/A	BAHFAN
8	1500037	AIR HANDLER - FAN No. S-2	SHELDONS	730DWDI	N/A	BAHFAN
9	1500047	AIR HANDLER - FAN No. S-3	SHELDONS	730DWDI	N/A	BAHFAN
10	1500057	AIR HANDLER - FAN No. S-4	SHELDONS	730DWDI	N/A	BAHFAN
11	1500101	AIR HANDLER - FAN No. S-13	CARRIER	39LD12BA-BX-CJN-19	4204F64520	BAHFAN
12	1500029	AIR HANDLER - ECONOMISER No. S-1	SHELDONS	730DWDI	N/A	BDAMPER
13	1500038	AIR HANDLER - ECONOMISER No. S-2	SHELDONS	730DWDI	N/A	BDAMPER
14	1500048	AIR HANDLER - ECONOMISER No. S-3	SHELDONS	730DWDI	N/A	BDAMPER
15	1500058	AIR HANDLER - ECONOMISER No. S-4	SHELDONS	730DWDI	N/A	BDAMPER
16	1500030	AIR HANDLER - RETURN AIR DAMPER No. S-1	SHELDONS	730DWDI	N/A	BDAMPER
17	1500039	AIR HANDLER - RETURN AIR DAMPER No. S-2	SHELDONS	730DWDI	N/A	BDAMPER
18	1500049	AIR HANDLER - RETURN AIR DAMPER No. S-3	SHELDONS	730DWDI	N/A	BDAMPER
19	1500059	AIR HANDLER - RETURN AIR DAMPER No. S-4	SHELDONS	730DWDI	N/A	BDAMPER
20	1500031	AIR HANDLER COOLING COILS - S-1	SHELDONS	730DWDI	N/A	BCOIL
21	1500032	AIR HANDLER HEATING COILS - S-1	SHELDONS	730DWDI	N/A	BCOIL
22	1500040	AIR HANDLER COOLING COILS - S-2	SHELDONS	730DWDI	N/A	BCOIL
23	1500041	AIR HANDLER HEATING COILS - S-2	SHELDONS	730DWDI	N/A	BCOIL
24	1500050	AIR HANDLER COOLING COILS - S-3	SHELDONS	730DWDI	N/A	BCOIL
25	1500051	AIR HANDLER HEATING COILS - S-3	SHELDONS	730DWDI	N/A	BCOIL
26	1500060	AIR HANDLER COOLING COILS - S-4	SHELDONS	730DWDI	N/A	BCOIL
27	1500061	AIR HANDLER HEATING COILS - S-4	SHELDONS	730DWDI	N/A	BCOIL
28	1500103	AIR HANDLER COOLING COILS - S-13	CARRIER	39LD12BA-BX-CJN-19	4204F64520	BCOIL
29	557947	Elevator Machine Room Supply Fan - S-13.5	N/A	N/A	N/A	BAC, BAC1
30	557432	BOILER - NO. 1	PARKER BOILER CO.	T4600LR	57942	BBOILER, BBOILER1, BBOILER2, BBOILER3
31	557433	BOILER - NO. 2	PARKER BOILER CO.	T4600LR	57949	BBOILER, BBOILER1, BBOILER2, BBOILER3
32	557945	Domestic Water Heater (Potable Water) WH-1	RAYPACK	WH8-0992	107184387	BWTRHTR
33	142708879	CHILLER - NO. 1	SMARTD	SWA 190-4HG06 F2HVKA2BKLA-TLO	FF010K082Q1671	BCHILLER1, BCHILLER.5
34	557439	CHILLER - NO. 2	TRANE	CVHF640	L96M09284	BCHILLER, BCHILLER1
35	684059	COOLING TOWER – NO. 1.1	BALTIMORE AIR COIL	3527C-2	UO95469902	BCLNGTWR, BCLNGTWR1, BCLNGTWR2 BCTHWBSN BCTCRSSFLL
36	1500107	COOLING TOWER FAN 1.1	BALTIMORE AIR COIL	N/A	N/A	BCTFAN, BCTFNBRG
37	1500105	COOLING TOWER FAN MOTOR 1.1	N/A	N/A	N/A	BCTFANMTR
38	1500110	COOLING TOWER FILL 1.1	BAC PVC	281811P1	N/A	BCTFILL1
39	1500108	COOLING TOWER BASIN 1.1	BALTIMORE AIR COIL	2527C-2	UO95469902	BCTBASIN
40	1500109	COOLING TOWER ANGLE DRIVE 1.1	AMARILLO	110	284432	BANGDRIV1, BANGDRIV2
41	1022268	COOLING TOWER – NO. 1.2	BALTIMORE AIR COIL	3527C-2	UO95469902	BCLNGTWR, BCLNGTWR1, BCLNGTWR2 BCTHWBSN BCTCRSSFLL
42	1500113	COOLING TOWER FAN 1.2	BALTIMORE AIR COIL	N/A	N/A	BCTFAN, BCTFNBRG
43	1500111	COOLING TOWER FAN MOTOR 1.2	N/A	N/A	N/A	BCTFANMTR
44	1500116	COOLING TOWER FILL 1.2	BAC PVC	281811P1	N/A	BCTFILL1
45	1500114	COOLING TOWER BASIN 1.2	BALTIMORE AIR COIL	2527C-2	UO954469902	BCTBASIN
46	1500115	COOLING TOWER ANGLE DRIVE 1.2	AMARILLO	110	284432	BANGDRIV1, BANGDRIV2
47	1500135	PRIMARY CHILLED WATER PUMP 7 PENTHOUSE	PACO	N/A	N/A	BPUMP
48	1500140	PRIMARY CHILLED WATER PUMP 8 PENTHOUSE	PACO	N/A	N/A	BPUMP
49	557953	SECONDARY CHILLED WATER PUMP 1 PENTHOUSE	AURORA	5X6X150J	N/A	BPUMP
50	557951	SECONDARY CHILLED WATER PUMP 2 PENTHOUSE	AURORA	5X6X150J	N/A	BPUMP
51	557937	CONDENSER WATER PUMP 3 PENTHOUSE	AURORA	01-355552-2	8X8X1 1B	BPUMP
52	557950	CONDENSER WATER PUMP 4 PENTHOUSE	AURORA	01-355552-2	8X8X1 2B	BPUMP
53	N/A	REFRIGERANT DETECTOR PENTHOUSE	SHERLOCK	202	202-15B	BREFLEAK

Equipment to be Serviced

Exhibit I.1

54	N/A	ITD MICROWAVE ROOM HEAT PUMP CU-01	TRANE	TRUZA0361KA70NA	01U004877H1L80	BCONDUNT, BCONDUNT1
55	N/A	ITD MICROWAVE ROOM HEAT PUMP CU-02	TRANE	TRUZA0361KA70NA	01U004887H1L80	BCONDUNT, BCONDUNT1
56	N/A	ITD MICROWAVE ROOM EVAP CU-01	TRANE	TPKA0A0361KA70A	0YM0050765TKM2	BAC, BAC1
57	N/A	ITD MICROWAVE ROOM EVAP CU-02	TRANE	TPKA0A0361KA70A	0YM0061765TKM2	BAC, BAC1

2ND FLOOR:

ASSET NUMBER		ASSET DESCRIPTION	MANUFACTURER	MODEL NO.	SERIAL NO.	JOB PLAN NAME
65	670092	BLUE ROOM COOLING PACKAGE UNIT AC-1	CARRIER	50AH-024-341	5002G40440	BPKGUNIT, BPKGUNIT1
66	670095	UPS ROOM COOLING PACKAGE UNIT AC-2	CARRIER	56AH-024-331	N/A	BPKGUNIT, BPKGUNIT1
67	670094	DISPATCH HEATING/COOLING PACKAGE UNIT	CARRIER	50AH-036-641	4602G30429	BPKGUNIT, BPKGUNIT1

GROUND LEVEL:

ASSET NUMBER		ASSET DESCRIPTION	MANUFACTURER	MODEL NO.	SERIAL NO.	JOB PLAN NAME
68	FC-1-01	FAN COIL CEILING COUNTER 109	DAIKIN	FXMQ12PAVJU	E001500	BCOIL
69	FC-1-02	FAN COIL CEILING OFFICE 110	DAIKIN	FXMQ12PAVJU	E001498	BCOIL
70	FC-1-03	FAN COIL CEILING OPEN OFFICE 101	DAIKIN	FXMQ12PAVJU	E002600	BCOIL
71	FC-1-04	FAN COIL CEILING OFFICE 111	DAIKIN	FXMQ12PAVJU	E001352	BCOIL
72	FC-1-05	FAN COIL CEILING OFFICE 112	DAIKIN	FXMQ12PAVJU	N/A	BCOIL
73	FC-1-06	FAN COIL CEILING OFFICE 113	DAIKIN	FXMQ12PAVJU	E002598	BCOIL
74	FC-1-07	FAN COIL CEILING OFFICE 101	DAIKIN	FXMQ12PAVJU	N/A	BCOIL
75	FC-1-08	FAN COIL CEILING OFFICE 114	DAIKIN	FXMQ12PAVJU	E001359	BCOIL
76	FC-1-09	FAN COIL CEILING OPEN OFFICE 101	DAIKIN	FXMQ12PAVJU	E000489	BCOIL
77	FC-1-10	FAN COIL CEILING OPEN OFFICE 101	DAIKIN	FXMQ12PAVJU	E000942	BCOIL
78	FC-1-11	FAN COIL CEILING CONFERENCE ROOM	DAIKIN	FXMQ12PAVJU	E001094	BCOIL
79	FC-1-12	FAN COIL CEILING BREAK ROOM	DAIKIN	FXMQ12PAVJU	E001379	BCOIL
80	FC-1-13	FAN COIL CEILING OPEN OFFICE 101	DAIKIN	FXMQ12PAVJU	E001727	BCOIL
81	FC-1-14	FAN COIL CEILING OPEN OFFICE 101	DAIKIN	FXMQ12PAVJU	E000791	BCOIL
82	FC-1-15	FAN COIL CEILING CONFERENCE ROOM	DAIKIN	FXMQ12PAVJU	E001499	BCOIL
83	FC-1-16	FAN COIL CEILING ENTRANCE	DAIKIN	FXMQ12PAVJU	E001501	BCOIL
84	FC-1-17	FAN COIL CEILING OFFICE 117+CONFRM	DAIKIN	FXMQ12PAVJU	E002599	BCOIL
85	FC-1-18	FAN COIL CEILING OPEN OFFICE 101	DAIKIN	FXMQ12PAVJU	E002452	BCOIL
86	FC-1-19	FAN COIL CEILING OFFICE 116	DAIKIN	FXMQ12PAVJU	E00490	BCOIL
87	FC-M-01	FAN COIL OPEN CEILING OFFICE 101	DAIKIN	FXMQ12PAVJU	E003215	BCOIL
88	FC-M-02	FAN COIL OPEN CEILING OFFICE 101	DAIKIN	FXMQ12PAVJU	E002602	BCOIL
89	CU-1 1A	CONDENSER UNIT OUTSIDE MASTER FC 1-11, M-1	DAIKIN	REYQ96TYDN	1501020550	BCONDUNT, BCONDUNT1
90	CU-1 1B	CONDENSER UNIT OUTSIDE SLAVE	DAIKIN	REYQ144TYDN	150102028968	BCONDUNT, BCONDUNT1
91	CU-2 2A	CONDENSER UNIT OUTSIDE MASTER FC 12-19, M2	DAIKIN	REYQ72TYDN	1501029017	BCONDUNT, BCONDUNT1
92	CU-2 2B	CONDENSER UNIT OUTSIDE SLAVE	DAIKIN	REYQ120TYDN	1501020582	BCONDUNT, BCONDUNT1

BASEMENT:

ASSET NUMBER		ASSET DESCRIPTION	MANUFACTURER	MODEL NO.	SERIAL NO.	JOB PLAN NAME
93	1572906	AC 1 – SPLIT SYSTEM FAN COIL – TELCOM ROOM	MITSUBISHI-MR. SLIM	PK36FK	1YG00045A	BAC, BAC1
94	1572907	CU 1 SPLIT SYSTEM CONDENSER UNIT AIR COOLED – ANCILLARY LANDSCAPE	MITSUBISHI-MR. SLIM	PU36EK-1	1ZE00580A	BCONDUNT, BCONDUNT1
95	1572908	AC 2 – SPLIT SYSTEM FAN COIL – TELCOM ROOM	MITSUBISHI-MR. SLIM	PK36FK	1YG00037A	BAC, BAC1
96	1572909	CU 2 SPLIT SYSTEM CONDENSER UNIT AIR COOLED - ANCILLARY LANDSCAPE	MITSUBISHI-MR. SLIM	PU36EK-1	1ZE00590A	BCONDUNT, BCONDUNT1
97	8420012.1	PACKAGE BOOSTER PUMP UNIT - P-1 (DOMESTIC)	GOULD	33SV32GD30Z	H1226586	BPUMP, BEMOTOR
98	8420012.2	PACKAGE BOOSTER PUMP UNIT - P-2 (DOMESTIC)	GOULD	33SV32GD30Z	H1226584	BPUMP, BEMOTOR
99	8420012.3	PACKAGE BOOSTER PUMP UNIT - P-3 (DOMESTIC)	GOULD	33SV32GD30Z	H1226585	BPUMP, BEMOTOR

ANCILARY – MAILROOM:

ASSET NUMBER		ASSET DESCRIPTION	MANUFACTURER	MODEL NO.	SERIAL NO.	JOB PLAN NAME
100	557420	AIR HANDLER - No. S-5	TRANE	N/A	U9-98660	BAIRHAND
101	557422	AIR HANDLER - No. S-6	TRANE	N/A	U9-98661	BAIRHAND
102	556855	AIR HANDLER - No. S-7	MCQUAY	MCCB040UA0C0UA	K04L47268A	BAIRHAND
103	556854	AIR HANDLER - No. S-11	MCQUAY	N/A	N/A	BAIRHAND
104	1500067	AIR HANDLER - FAN No. S-5	TRANE	N/A	U9-98660	BAHFAN
105	1500078	AIR HANDLER - FAN No. S-6	TRANE	N/A	U9-98661	BAHFAN
106	1500087	AIR HANDLER - FAN No. S-7	MCQUAY	MCCB040UA0C0UA	K04L47268A	BAHFAN
107	1500099	AIR HANDLER - FAN No. S-11	MCQUAY	N/A	N/A	BAHFAN
108	1500069	AIR HANDLER COOLING COILS - S-5	TRANE	N/A	U9-98660	BCOIL
109	1500070	AIR HANDLER HEATING COILS - S-5	TRANE	N/A	U9-98660	BCOIL

Equipment to be Serviced

Exhibit I.1

110	1500080	AIR HANDLER COOLING COILS - S-6	TRANE	N/A	U9-98661	BCOIL
111	1500081	AIR HANDLER HEATING COILS - S-6	TRANE	N/A	U9-98661	BCOIL
112	1500090	AIR HANDLER COOLING COILS - S-7	MCQUAY	MCCB040UA0C0UA	K04L47268A	BCOIL
113	1500091	AIR HANDLER HEATING COILS - S-7	MCQUAY	MCCB040UA0C0UA	K04L47268A	BCOIL
114	1570405	SFC 1 Split System Fan Coils - Mail Room	CARRIER	38QR36C621 - FB48036	9902X31196	BAC, BAC1
115	1570408	SFC 2 Split System Fan Coils - Mail Room	CARRIER	38QR36C621 - FB48036	3902X32770	BAC, BAC1
116	1570410	SHP 1 Split System Ext. Heat Pump - Mail Room	CARRIER	QRC036	N/A	BCONDUNT, BCONDUNT1
117	1570411	SHP 2 Split System Ext. Heat Pump - Mail Room	CARRIER	QRC036	N/A	BCONDUNT, BCONDUNT1
118	557954	CAFETERIA WALK-IN FREEZER EVAPORATOR AND CONDENSER	TRENTON	N/A	N/A	BREFEEZR
119	557955	CAFETERIA WALK-IN REFRIGERATOR EVAPORATOR AND CONDENSER	TRENTON	N/A	N/A	BREFEEZR

ANNEX:

ASSET NUMBER		ASSET DESCRIPTION	MANUFACTURER	MODEL NO.	SERIAL NO.	JOB PLAN NAME
120	557922	AC UNIT 1 ANNEX CORE 1 ST FLOOR	TRANE	SWUD023FDA	T88M00215	BPKGUNIT, BPKGUNIT1
121	670137	AC UNIT 2 ANNEX CORE 2 ND FLOOR	TRANE	SWUD042FDA	T88M00216	BPKGUNIT, BPKGUNIT1
122	557949	AC UNIT 3 ANNEX CORE 3 RD FLOOR	TRANE	SWUD042FDA	T88M00217	BPKGUNIT, BPKGUNIT1
123	670135	AC UNIT 4 ANNEX BASEMENT	TRANE	WPHCO-60	W09D64748	BAC, BAC1
124	670136	AC UNIT 5 ANNEX BASEMENT UPS ROOM	UNITARY PRODUCTS GROUP	F5FPO60H06T2CA	AOH715594	BAC, BAC1
125	1500130	AC UNIT 5 CONDENSER UNIT AIR COOLED	UNITARY PRODUCTS GROUP	HIRD06054GB	WHO7218696	BCONDUNT, BCONDUNT1
126	2088132	ACC 1/CRU 1 Annex Data Center Equip. (Water Cooled)	LIEBERT	DS105WUA00I987A	C12C8G0023	BAC, BAC1
127	670120	CRU 2 ANNEX DATA CENTER EQUIP.	LIEBERT	DH380A-AAES	627014-082	BAC, BAC1
128	670121	CRU 3 ANNEX TMC VIDEO WALL	LIEBERT	HMU28A0AAES7014	627014-003	BAC, BAC1
129	670122	CRU 4 ANNEX TMC CONTROL/CONF ROOM	LIEBERT	BUO71WG-AAEO	627014-001	BAC, BAC1
130	1500131	CU 1 EXT ANNEX CONDENSER UNIT NW (AIR COOLED)	LIEBERT	CDF510-A	407668717	BCONDUNT, BCONDUNT1
131	1500132	CU 2 EXT ANNEX CONDENSER UNIT SW (AIR COOLED)	LIEBERT	CDF165-A	040GC68562	BCONDUNT, BCONDUNT2
132	557430	BOILER - NO. 3 - ANNEX OUTSIDE	HARSCO PATTERSON-KELLY	MACH C-1050	W831-18-1450	BBOILER, BBOILER1, BBOILER2
133	2933313	COOLING TOWER - NO.2 OUTSIDE	EVAPCO	ESWA10223H	10403017	BCLGTWR, BCLGTWR1, BCLGTWR2, BCLGTWR3, BCTHWBSN, BCTCRSSFLL, BCTFAN, BCTFNBRG, BCTFANMTR, BCTFILL1, BCTBASIN, BANGDRIV1, BANGDRIV2
134	N/A	CONDENSER WATER PUMP P-1 - ANNEX OUTSIDE	ARMSTRONG	4380	709683	BPUMP
135	N/A	CONDENSER WATER PUMP P-2 - ANNEX OUTSIDE	ARMSTRONG	4380	709682	BPUMP
136	N/A	CONDENSER WATER PUMP P-3 - ANNEX OUTSIDE	ARMSTRONG	4380	709684	BPUMP
137	1500134	Process Hot Water Treatment - (Boiler No. 3)	N/A	N/A	N/A	BH2OTRT2
138	1500128	Process Chilled Water Treatment - (CT No. 2)	N/A	N/A	N/A	BH2OTRT2
139	1500129	Process Condensed Water Treatment - (CT No. 2 Open Loop)	N/A	N/A	N/A	BH2OTRT2

MOTOR POOL:

ASSET NUMBER		ASSET DESCRIPTION	MANUFACTURER	MODEL NO.	SERIAL NO.	JOB PLAN NAME
142	1570412	AC UNIT 1 FAN COIL - MOTORPOOL	LENNOX	CB30M-31	N/A	BAC, BAC1
143	1570415	AC UNIT 1 CONDENSER UNIT AIR COOLED - MOTORPOOL	LENNOX	10HPB24	N/A	BCONDUNT, BCONDUNT1

Equipment to be Serviced

Exhibit I.1

Filter Replacement List, Quantities, and Frequency				
Locations	Size (in inches)	Quantity	Description	Replaced
HQ PentHouse-S1-S2-S3-S4	24x24x2	308	Tri-plet merv 13	Quarterly
Mezz, Bank, HR East(S-6)	24x24x2	20	Tri-plet merv 13	Quarterly
Conference rooms (s-6)	24x24x2	15	Tri-plet merv 13	Quarterly
Alhambra café and small dining (S-7)	24x24x2	18	Tri-plet merv 13	Quarterly
Elevator room (AH-13)	16x20x2	12	Tri-plet merv 13	Quarterly
Elevator room (AH-13)	20x20x2	1	Tri-plet merv 13	Quarterly
S-11 Intake Plenum	24x24x2	4	Tri-plet merv 13	Quarterly
S-11 Intake Plenum	20x25x2	4	Tri-plet merv 13	Quarterly
S-11 Intake Plenum	16x20x2	1	Tri-plet merv 13	Quarterly
Chiller room air vents	24x24x2	8	Tri-plet merv 13	Quarterly
Mail room Carrier evap units	16 1/2 x 21 1/2 x 1	2	Tri-plet merv 13	Quarterly
New HR west side A/C system	20x20x2	24	Tri-plet merv 13	Annually
New HR west side A/C system	12x20x2	2	Tri-plet merv 13	Annually
New HR west side A/C system	20x20x4	6	Tri-plet merv 13	Quarterly
New HR west side A/C system	28x28x4	2	Tri-plet merv 13	Quarterly
Annex A/C #1	20x20x2	4	Tri-plet merv 13	Quarterly
Annex A/C #1	18x20x2	8	Tri-plet merv 13	Quarterly
Annex A/C #2	20x25x2	4	Tri-plet merv 13	Quarterly
Annex A/C #2	20x20x2	2	Tri-plet merv 13	Quarterly
Annex A/C #2	16x25x2	8	Tri-plet merv 13	Quarterly
Annex A/C #2	16x20x2	4	Tri-plet merv 13	Quarterly
Annex A/C #3	20x25x2	4	Tri-plet merv 13	Quarterly
Annex A/C #3	20x20x2	2	Tri-plet merv 13	Quarterly
Annex A/C #3	16x25x2	8	Tri-plet merv 13	Quarterly
Annex A/C #3	16x20x2	4	Tri-plet merv 13	Quarterly
Annex Data Center Liebert unit (A)	24x24x4	4	Tri-plet merv 13	Quarterly
Annex Data Center Liebert unit (A)	16x24x4	1	Tri-plet merv 13	Quarterly
Annex Data Center Liebert unit (A)	12x24x4	1	Tri-plet merv 13	Quarterly
Annex Data Center Liebert unit (B)	25x16x4	9	Tri-plet merv 13	Quarterly
Annex roof top	15 1/2 x 18 1/2 x 1	4	Tri-plet merv 13	Quarterly
Annex roof top	20x20x1	4	Tri-plet merv 13	Quarterly
Annex traffic center/Conf. room	28 1/2 x 29 1/2 x 2	1	Tri-plet merv 13	Quarterly
Annex A/C Behind traffic screen	20x20x4	6	Tri-plet merv 13	Quarterly
Annex A/C Basement Hallway	20x30x1	1	Tri-plet merv 13	Quarterly
Annex A/C UPS room	14x20x1	2	Tri-plet merv 13	Quarterly
Motor Pool	19 3/4x13x1	1	Tri-plet merv 13	Quarterly
2nd floor Dispatch office	13x34x1	2	Tri-plet merv 13	Quarterly
Air Handler Side Grills - PentHouse-S1-S2-S3-S4	120x120	4	polyester sheeting	Quarterly
Total: 515				

Equipment to be Serviced

Exhibit I.1

WATER TREATMENT EQUIPMENT AND MATERIALS

ROOF & PENTHOUSE:

ASSET NUMBER		ASSET DESCRIPTION	MANUFACTURER	MODEL NO.	SERIAL NO.	JOB PLAN NAME
58	1500133	Process Hot Water Treatment - (Boiler No. 1 & 2)	N/A	N/A	N/A	BH2OTRT, BH2OTRT2
59	1500117	Process Chilled Water Treatment - (Chiller 1 & 2)	N/A	N/A	N/A	BH2OTRT2
60	N/A	Process Condensed Water Treatment – (CT no. 1.1 & 1.2 – Open Loop)	N/A	N/A	N/A	BH2OTRT
61	N/A	Water Softener 1 - (Domestic HW)	N/A	N/A	20371A	BH2OSFT, BH2OSFT2
62	N/A	Water Softener 2 - (Domestic HW)	N/A	N/A	20371A	BH2OSFT, BH2OSFT2
63	N/A	Water Softener 3 - (CT's & Boilers)	N/A	N/A	12107	BH2OSFT, BH2OSFT2
64	N/A	Water Softener 4 - (CT's & Boilers)	N/A	N/A	12107	BH2OSFT, BH2OSFT2

ANNEX:

ASSET NUMBER		ASSET DESCRIPTION	MANUFACTURER	MODEL NO.	SERIAL NO.	JOB PLAN NAME
140	N/A	Water Softener - (CT No. 2)	N/A	N/A	N/A	BH2OSFT, BH2OSFT2
141	N/A	Carbon Tank - (CT No. 2)	PENTAIR WATER	5810 SXT	552124	BH2OSFT, BH2OCHR

WATER TREATMENT MATERIALS:

ASSET NUMBER		MATERIAL DESCRIPTION	ORDER DESCRIPTION	UNIT
144	N/A	Sodium Chloride - Water Softener Pellets (NonChemical Treatment)	Palletized and delivered, 63 count of 40 lbs. bags of water conditioning pellet type salt with resin care. Salt must be at least 99% pure (NACL).	Pallet
145	N/A	Sodium Chloride - Water Softener Coarse (NonChemical Treatment)	Palletized and delivered, 49 count of 50 lbs. bags of coarse salt. Salt must be at least 99% pure (NACL).	Pallet
146	N/A	Activated Carbon Media (NonChemical Treatmet)	Sealed Container and delivered.	Cu FT
147	N/A	Resin Beads #10 (Water Softeners)	Sealed Container and delivered.	Cu FT
148	N/A	Corrosion Inhibitors (Chemical Treatment)	Contractor responsible to supply as-needed	
149	N/A	Deposit inhibitors (Chemical Treatment)	Contractor responsible to supply as-needed	
150	N/A	Biocides (Chemical Treatment)	Contractor responsible to supply as-needed	
151	N/A	Sodium Nitrate (Chemical Treatment)	Contractor responsible to supply as-needed	