



**PROPOSAL**

HVAC and Automation Maintenance Service Agreement for:  
Costa Mesa City Hall and Police Department Headquarters

**PREPARED BY**

Siemens Industry, Inc. utilizing Sourcewell Contract #070121-SIE

**PREPARED FOR**

City of Costa Mesa, Sourcewell Member #2173

**DELIVERED ON**

October 21, 2022

THE PRICES STATED HEREIN ARE BASED ON THE TERMS OF ONLY THE SOURCEWELL CONTRACT AND ATTACHED SIEMENS STANDARD TERMS AND CONDITIONS WITH THE EXCEPTION OF FEDERAL TERMS REQUIRED WHEN FEDERAL FUNDING IS USED. BY PARTICIPATING IN THE SOURCEWELL PROGRAM, PARTICIPATING ENTITIES HAVE AGREED TO USE THE SOURCEWELL CONTRACT AND ITS TERMS AND CONDITIONS.

**SMART BUILDINGS**

# Transforming the Everyday



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## Contact Information

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Date:	October 21, 2022

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Customer Contact:	Daniel Jojala
Customer:	City of Costa Mesa
Address:	77 Fair Dr. Costa Mesa CA 92626-6520
Services shall be provided at:	1. City Hall: 77 Fair Drive, Costa Mesa, CA 92626 2. Police Department: 99 Fair Drive, Costa Mesa, CA 92626

## Executive Summary

### Customer Needs

The Services proposed in this agreement are specifically designed for City of Costa Mesa, and the services provided herein will help you in achieving your facility goals.

### Our Services

Siemens will provide the following services.

#### Service Description

#### 1. **Building Services - Mechanical**

- Annual Inspection
- Operational Inspection
- Condenser Tube Cleaning
- Vibration Analysis
- Air Filter Service
- Belt Service
- Coil Cleaning - Condenser
- Cooling Tower Cleaning
- Combustion Analysis
- Customer Directed Support

#### 2. **Building Services - Automation Control**

- Network Maintenance
- Control Loop Tuning
- Preventative Maintenance
- Software Maintenance
- Customer Directed Support

## **Siemens Capabilities & Customer Commitment**

Siemens Industry, Inc. is a leading single-source provider of cost-effective facility performance solutions for the comfort, life safety, security, energy efficiency and operation of some of the most technically advanced buildings in the world. For more than 150 years, Siemens has built a culture of long-term commitment to customers through innovation and technology. Siemens is a financially strong global organization with a Branch network that delivers personalized service and support to customers in multiple industries and locations.

References are available upon request.

## **Building Services – Automation**

### **Services that deliver the outcomes you want to achieve**

Services delivered by Siemens have been developed to help you achieve the outcomes you expect.

#### **Network Health**

Optimize the health of the network infrastructure by analyzing network traffic and resolving performance issues.

#### **Network Maintenance**

Network Maintenance: Using a combination of proprietary diagnostic technologies, digital meters, and network analysis software, Siemens will analyze, optimize and report on the performance of the customer's systems networks a specified number of times per year. Proper network performance helps to ensure the proper speed of communication and accuracy of control, alarming, and reporting across the facility. Using network diagnostic tools, our proactive evaluation of the data network includes an analysis of bandwidth, disturbances, network traffic, communication over the network, and overall operation. The number of networks to be analyzed and the frequency of the service are documented in the List of Maintained Equipment.

#### **Control Loop Tuning**

Control loops drift out of calibration with changes in mechanical efficiency, building use, and climatic conditions. Through this service Siemens will ensure control loops for devices such as valves, dampers, actuators, etc., experience minimized overshooting and oscillatory behavior. The control loops to be included as part of this service are itemized in the List of Maintained Equipment in this service agreement.

#### **Preventive Maintenance – Automation**

We will provide preventive maintenance in accordance with a program of routines as determined by our experience, equipment application and location. The list of field panels and/or devices included under this service are identified in the List of Maintained Equipment in this service agreement.

Automation controls can drift out of calibration with changes in HVAC component performance characteristics, building use, and climatic conditions. This service will extend equipment life, reduce energy consumption, and reduce the risk of costly and disruptive breakdowns.

#### **Software Maintenance**

Using appropriate tools from Siemens' suite of diagnostic tools, we periodically perform system diagnostics and then take corrective actions to ensure that the Building Automation System is performing at peak efficiency or to customer requirements. We make sure that software changes are clear and consistent, address any failed points, points in alarm, points in operator priority and take corrective action. We identify and correct software corruption and inconsistencies; eliminate duplicate points, redundant loops and causes of unnecessary traffic; and address unresolved points and alarm reporting problems. This will ensure that the system operates quickly, accurately and efficiently as originally designed and installed or as determined by current standards or requirements.

**Customer Directed Support - 20 hours annually, not to exceed 5 hours per quarter.**

With Customer Directed Support, Siemens will provide a trained and experienced specialist or technician who will work under your direction. The intent of this service is to offer you labor assistance in completing a special project, or to meet a facility objective. Specific job responsibilities, goals, work hours and other associated deliverables of this service are listed in the Appendix section of this service agreement.

## Emergency Response Times

### Emergency Online/Phone Response

#### **Premium**

Monday through Sunday, 24 Hours per Day System and software troubleshooting and diagnostics will be provided remotely to enable faster response to emergency service requests and to reduce the costs and disruptions of downtime. Siemens will respond within 2 hours, Monday through Sunday, 24 hours per day, including Holidays, upon receiving notification of an emergency, as determined by your staff and Siemens. Where applicable, Siemens will furnish and install the necessary online service technology to enable us to remotely access into your system, through a communications protocol (internet connection or dedicated telephone line) that will be provided by the facility. Where remote access is not available to the system, Siemens will provide phone support to your staff to assist in their onsite troubleshooting and diagnosis. If remote diagnostics determine a site visit is required to resolve the problem, a technician can be dispatched. Depending on your contract coverage, the on-site dispatch will be covered or will be a billable service call.

### Emergency On-site Response

#### **Premium**

Monday through Sunday, 24 hours a day, Emergency Onsite Response will be provided to reduce the costs and disruptions of downtime when an unexpected problem does occur. Siemens will provide this service between scheduled service calls and respond onsite at your facility within 4 hours for emergency conditions, as determined by your staff and Siemens, Monday through Sunday, 24 hours per day, including Holidays, upon receiving notification of an emergency. Non-emergency conditions, as determined by your staff and Siemens, may be incorporated into the next scheduled service call.

## **Building Services – Mechanical**

### **Services that deliver the outcomes you want to achieve.**

Services delivered by Siemens have been developed to help you achieve the outcomes you expect.

#### **Air Filter Service**

Through this service Siemens will maintain indoor air quality by changing filters and minimizing dust and particles from collecting in the ductwork. This service also helps ensure proper flow through cooling and heating coils thus helping to prevent restrictions in airflow and provide better heat transfer, leading to better system performance and energy efficiency. The air handling equipment in which this air filter service is included is identified in the Mechanical Equipment List. Any filters that require replacement on a frequency other than the scheduled operational or annual service visits will be specifically identified immediately following this paragraph. In the event the air filter service or cleaning requires different frequencies than indicated (due to experience or changes in operating conditions), recommendations will be made for your approval to adjust the frequencies and any associated price.

#### **Annual Inspection**

Siemens will perform scheduled annual preventive maintenance in accordance with a program of standard routines as determined by our experience, equipment application, and equipment operating hours that are recommended by each equipment manufacturer and location. This service is designed to optimize the reliability and efficiency of the equipment, and provide you with possible indications of excessive wear and damage to your systems before a catastrophic failure occurs. Depending on our findings we will also provide recommendations for additional service(s) that will help to better enhance equipment performance and / or report any other deficiencies that are not corrected within the scope of this agreement. The equipment included under this service is itemized in the Mechanical Equipment List in this service agreement.

#### **Belt Service**

Siemens will provide necessary labor and material to change the belt(s) on the listed equipment. The belts will be changed during annual or seasonal inspections once per year

#### **Coil Cleaning - Condenser (Refrigeration)**

Through this service Siemens will improve airflow across condenser coils and improve heat transfer. This service will help to extend the life of the compressors and improve efficiency. Coil cleaning consists of cleaning the outside surface of the condensing unit coils to remove any airborne particles, or dirt buildup by using a brush, high pressure air, chemical with low pressure wash or chemical with high pressure wash at our discretion based on the condition of the outside environment and coil accessibility. The equipment included under this service is itemized in the Mechanical Equipment List in this service agreement. Any Coils that require cleaning on a frequency other than the scheduled operational or annual service visits will be specifically identified immediately following this paragraph.

## **Condenser Tube Cleaning**

Siemens will provide necessary labor and material to remove the condenser head and manually clean the condenser tubes with the appropriate cleaning equipment and replace the condenser head when cleaning is completed. This is done to maximize heat transfer which should result in efficiently operating equipment. The condenser tubes will be cleaned during normal hours at a time that is mutually agreeable between your staff and Siemens. Acid washing to remove excessive scale build up due to poor water treatment is not included with this service.

## **Cooling Tower Cleaning**

Siemens will drain, clean and remove normal debris from the cooling tower basins and distribution pans. This provides for even water flow and reduces the likelihood that debris will enter the condenser water system that could block chiller condenser tubes and restrict condenser flow, thus helping to prevent nuisance chiller shutdowns and poor system energy efficiency. The cooling towers included under this service are itemized in the Mechanical Equipment List in this service agreement.

## **Operating Inspection**

Through this service Siemens will help to ensure mechanical equipment continues to operate efficiently, safely and with minimal operating disruptions during the operating season. We will provide routine operating inspection(s) to check system performance in accordance with a program of standard routines as determined by our experience, the equipment manufacturer's published recommendations, equipment application, and location. This service will focus on equipment operation, fluid levels, operating and safety controls, and safe equipment operation. The equipment included under this service is itemized in the Mechanical Equipment List in this service agreement.

## **Combustion Analysis**

Siemens will utilize electronic flue gas analysis to perform combustion analysis, whereby we adjust the burner controls and linkages as required for efficiency and pollution control. If existing equipment cannot meet current pollution requirements, we will make recommendations for system improvements. The boilers included under this service are itemized in the Mechanical Equipment List in this service agreement.

## **Eddy Current Testing (To be done in Period 3, 2025)**

Eddy Current Testing helps to ensure heat exchanger tubes are within manufacturer's specifications and tubes are free of defects, thus helping to prevent costly waterside failures. After completion of each test, Siemens shall interpret the results and provide you with a written report including recommendations for corrective action(s). The following systems are covered in the Agreement for chillers itemized in the Mechanical Equipment List:

- Chiller Condenser tubes (once every 3 years)

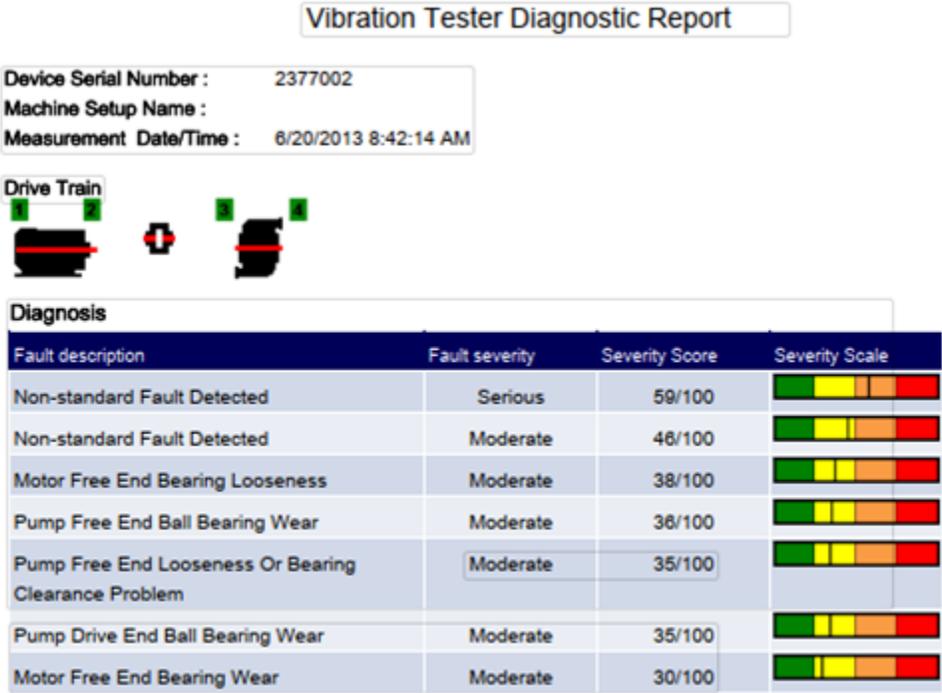
## Vibration Analysis

Many motor and driven component failures are directly related to mechanical failure. Vibration analysis can help you uncover mechanical issues well in advance of a failure and before motors are permanently damaged. As mechanical components begin to wear improperly, equipment begins to vibrate. By analyzing the signature of this vibration, the severity of the issues can be determined as well as the likely cause of the problem. The system combines a powerful diagnostic engine with a straightforward data collection process to analyze and report on specific machine faults and their severity. It provides quantifiable proof of equipment condition that drives budget and investment decisions to repair or replace machinery.

The early detection of mechanical issues can help increase uptime and reduce the overall cost of repairs by identifying issues before they cause major damage. When an issue is identified, plans can be implemented to repair and minimize business interruptions.

Services Performed on:

- Pumps
- Air Handler Motors



## Severity Scale

The Scale is an indication of the severity for any particular fault machine condition.



Follow these recommended actions for each severity level to avoid failure. In general, the scale may be interpreted as:

- **Slight**  
No repair action is recommended. Monitor the machine and retest after regular machine planned maintenance to verify maintenance was performed correctly.
- **Moderate**  
(Months, even up to a year) – Repair action may be needed in the future. A machine failure is possible, so plan accordingly. Increase the frequency of vibration testing on this equipment and review spare parts availability.
- **Serious**  
(Weeks) – Repair action may be needed before the next planned downtime. There may be other physical evidence of the fault in terms of noise or higher bearing temperatures. Retest the machine within a short period to confirm finds. Limit the run time of the machine, if possible, and determine a fault progression trend to prevent additional component failure.

*Note:*

*Time to failure will vary depending on the equipment type, age, machine load, environmental conditions, and other variables.*

- **Extreme**  
(Days) – Consider shutting down the equipment and tacking repair action **now** to avoid catastrophic failure. There is likely other physical evidence of the fault in terms of noise, higher bearing temperatures or visible movement. Retest the machine within a short period to confirm finds.

### **Customer Directed Support - 80 hours annually, not to exceed 20 hours per quarter.**

With Customer Directed Support, Siemens will provide a trained and experienced specialist or technician who will work under your direction. The intent of this service is to offer you labor assistance in completing a special project, or to meet a facility objective. Specific job responsibilities, goals, work hours and other associated deliverables of this service are listed in the Appendix section of this service agreement.

## Equipment Inventory

CDS - Customer Direct Service - 100 total hours. Not to exceed 20 hours per quarter for mechanical, 5 hours per quarter for automation.

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
(M) Customer Directed Support	1	4	4	NA	ALL	ALL			Yes	No

## Costa Mesa City Hall

### Chiller Plant

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Chiller 1 - Trane	1	4	4	No	TRANE	60	CGWC60	L88L04974	Yes	No
Chiller 2 - Trane	1	4	4	No	TRANE	60	CGWC60	L88L04975	Yes	No
Chiller 3 - Trane	1	4	4	No	TRANE	60	CGWC60	L88L04976	Yes	No
Chiller 4 - Carrier	1	4	4	No	CARRIER	25	30HWB025-C-610EC	1402Q01381	Yes	No
Chiller 5 - Carrier	1	4	4	No	CARRIER	25	30HWB025-C-610EC	1402Q01380	Yes	No
CH Pump 1- PACO	1	4	4	No	PACO	7.5	11-20953-133201		Yes	No
CH Pump 2- PACO	1	4	4	No	PACO	7.5	Concealed		Yes	No
CH Pump 3- PACO	1	4	4	No	PACO	7.5	Concealed		Yes	No
CH Pump 4- PACO	1	4	4	No	PACO	7.5	Concealed		Yes	No
CH Pump 5 - Kirst Pump	1	4	4	No	KIRST PUMP	5	5BFK1		Yes	No
CW Pump 1- PACO	1	4	4	No	PACO	7.5	Concealed		Yes	No

CW Pump 2- PACO	1	4	4	No	PACO	7.5	Concealed		Yes	No
CW Pump 3- PACO	1	4	4	No	PACO	7.5	Concealed		Yes	No
CW Pump 4 - Frederic	1	4	4	No		5			Yes	No
CW Pump 5 - Weinman	1	4	4	No	WEINMAN	5	167669		Yes	No
Air Tube - Lamson - Incl Basement	2	2	4	No	LAMSON	1	12-SG-75	670357	Yes	No
Air Compressor - Quincy	1	2	4	No	QUINCY	1	BMQTS5QCBDT	UTY951156	Yes	No
Air Dryer - Hankinson	1	2	4	No	HANKINSON	1	HPR5-10-115	H510A1150510202	Yes	No
RTU 1 - Carrier	1	1	4	No	CARRIER	5	50HJQ006---511--	2202G49246	Yes	No
RTU 2 - Carrier	1	1	4	No	CARRIER	4	50HS-042---501---	1094G02634	Yes	No
Clean Strainer (Annual)	5	1	4	No					No	No

### FCUs

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Fan Coil 1 - Magic Aire	1	4	4	No	MAGIC AIRE	90000	90-BHW-6-A	W991222866	Yes	No
Fan Coil 2 - Magic Aire	1	4	4	No	MAGIC AIRE	90000	90-BHW-6-A	W991222867	Yes	No
Fan Coil 3 - Magic Aire	1	4	4	No	MAGIC AIRE	48000	48-BHW-6-A	W000126023	Yes	No
Fan Coil 4 - Worthington	1	4	4	No	WORTHINGTON	72000	CHN-6.52	28A66F-183	Yes	No

Fan Coil 5 - Worthington	1	4	4	No	WORTHINGTON	72000	CHN-6.52	28A66F-180	Yes	No
Fan Coil 6 - Worthington	1	4	4	No	WORTHINGTON	24000	CHN-2.05	28A66F-169	Yes	No
Fan Coil 7 - Worthington	1	4	4	No	WORTHINGTON	24000	CHN-2.05	28A66F-173	Yes	No
Fan Coil 8 - Worthington	1	4	4	No	WORTHINGTON	48000	CHN-4.62	28A66F-185	Yes	No
Fan Coil 9 - First Co.	1	4	4	No	FIRST CO.	60000	60CHW4-C	J03 part# 88060--4QS	Yes	No
Fan Coil 10 - Worthington	1	4	4	No	WORTHINGTON	72000	CHN-6.52	28A66F-176	Yes	No
Fan Coil 11 - Magic Aire	1	4	4	No	MAGIC AIRE	240000	180/ 240-BMW-6-A	W040292250	Yes	No
Fan Coil 12 - Magic Aire	1	4	4	No	MAGIC AIRE	240000	180/ 240-BMW-6-A	W031287599	Yes	No
Fan Coil 13 - Worthington	1	4	4	No	WORTHINGTON	96000	CHV-13.50	64A66G86	Yes	No
Fan Coil 14 - Worthington	1	4	4	No	WORTHINGTON	96000	CHV-13.50	64A66G91	Yes	No
Fan Coil 15 - Worthington	1	4	4	No	WORTHINGTON	96000	CHV-13.50	64A66G-85	Yes	No
Fan Coil 16 - Worthington	1	4	4	No	WORTHINGTON	96000	CHV-13.50	64A66G-83	Yes	No
Fan Coil 17 - Worthington	1	4	4	No	WORTHINGTON	96000	CHV-13.50	64A66G87	Yes	No
Fan Coil 18 - Worthington	1	4	4	No	WORTHINGTON	96000	CHV-13.50	64A66G-84	Yes	No

Fan Coil 19 - UNKNOWN	1	4	4	No		12000			Yes	No
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### RTUs

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
RTU 1 - Carrier	1	4	4	No	CARRIER	5	50HJQ006---511--	2202G49246	Yes	No
RTU 2 - Carrier	1	4	4	No	CARRIER	4	50HS-042---501---	1094G02634	Yes	No

### Split Systems

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Split System 1 - Mitsubishi	1	4	4	No	MITSUBISHI	3.5	PUZ-A42NKA7		Yes	No
Split System 2 - Mitsubishi	1	4	4	No	MITSUBISHI	3.5	PUZ-A42NKA7		Yes	No
Split System 3 - Mitsubishi	1	4	4	No	MITSUBISHI	3.5	PUZ-A42NKA7		Yes	No

### Exhaust Fan

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Exhaust Fan RR	1	4	4	No	UNKNOWN	1	UNKNOWN	UNKNOWN	Yes	No

### Cooling Tower

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Cooling Tower - BAC	1	4	4	Yes	BAC	145	VTO-145-M	U188617501-01-01	Yes	No

### Strip Heaters

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Strip Heaters 1st Floor - 2kw to 15kw	23	1	4	No		34122			Yes	No
Strip Heaters 2nd Floor - 2kw to 7kw	20	1	4	No		17060			Yes	No
Strip Heaters 3rd Floor - 2kw to 6kw	19	1	4	No		13469			Yes	No
Strip Heaters 4th Floor - 2kw to 6kw	17	1	4	No		13469			Yes	No
Strip Heaters 5th Floor - 2kw to 5kw	20	1	4	No		11943			Yes	No

### Labor by month (For time adjustment purposes only)

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
User Defined Eqpt. Independent	1	12	4	No					Yes	No

## Costa Mesa Police Headquarters

### Chillers

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Chiller 1 -Trane	1	4	4	No	TRANE	80	CGWC80	L87K04982	Yes	No
Chiller 2 -Trane	1	4	4	No	TRANE	80	CGWC80	L87K04983	Yes	No
Clean Strainer (Annual)	2	1	4	No					No	No

### Pumps

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/HP)	Model #	Serial #	Preventive Maintenance	R&R Service
CHW 1 - B&G	1	4	4	No	BELL & GOSSETT	5	UNKNOWN	C052920-01 K70	Yes	No
CHW 2 - B&G	1	4	4	No	BELL & GOSSETT	5	UNKNOWN	C052920-02 K70	Yes	No
CW 1 - B&G	1	4	4	No	BELL & GOSSETT	5	UNKNOWN	CO052921-01 K70	Yes	No
CW 2 - B&G	1	4	4	No	BELL & GOSSETT	5	UNKNOWN	C05292T-02 K70	Yes	No

### Split Systems

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/HP)	Model #	Serial #	Preventive Maintenance	R&R Service
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Split System 1 - Carrier	1	4	4	No	CARRIER	5	38HDR060 / CK3B060	4306X92236	Yes	No
Split System 2 - Carrier	1	4	4	No	CARRIER	5	38HDR060 / CK3B060	4206X92222	Yes	No
Split System 3 - Carrier	1	4	4	No	CARRIER	1.5	38HDR018 / FK4C018		Yes	No
Split System 4 - Carrier	1	4	4	No	CARRIER	1.5	38QRF018 / 40QAE018		Yes	No
Split System 5 - Mitsubishi	1	4	4	No	MITSUBISHI	1.5	PUY-A30NHA / PLA-A30AA		Yes	No

### FCUs

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Fan Coil 1 - Thermal Corp	1	4	4	No	THERMAL CORP	12000	CPE-80-H	07-263906-01	Yes	No
Fan Coil 2 - Thermal Corp	1	4	4	No	THERMAL CORP	12000	CPE-80		Yes	No
Fan Coil 3 - Thermal Corp	1	4	4	No	THERMAL CORP	30000	CPE-150	07-263906-03	Yes	No
Fan Coil 4 - Thermal Corp	1	4	4	No	THERMAL CORP	12000	CPE-80	07-263906-04	Yes	No
Fan Coil 5 - Thermal Corp	1	4	4	No	THERMAL CORP	30000	CPE-150		Yes	No
Fan Coil 6 - Thermal Corp	1	4	4	No	THERMAL CORP	36000	CPE-200	07-263906-06	Yes	No
Fan Coil 7 - Thermal Corp	1	4	4	No	THERMAL CORP	36000	CPE-200	07-263906-07	Yes	No

Fan Coil 8 - Thermal Corp	1	4	4	No	THERMAL CORP	36000	CPE-100	07-263906-08	Yes	No
Fan Coil 9 - Carrier	1	4	4	No	CARRIER	18000	FX4CNF018	1407A70104	Yes	No
Fan Coil 10 - Carrier	1	4	4	No	CARRIER	18000	42DAA16LRDY6YYYY	195011-10-1	Yes	No
Fan Coil 11 - McQuay	1	4	4	No	MCQUAY	60000	CAH006FDAC	FBOU000500002	Yes	No
Fan Coil 12 - McLean	1	4	4	No	MCLEAN	60000	NCRM8000	10051590-49	Yes	No

### Fans

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Exhaust Fan 1 - Loren Cook	1	4	4	No	LOREN COOK	2	135 CPS		Yes	No
Exhaust Fan 2 - Loren Cook	1	4	4	No	LOREN COOK	2	135 ACRUB		Yes	No
Exhaust Fan 3 - Loren Cook	1	4	4	No	LOREN COOK	3	150 CPS	138S988039-01/0002101	Yes	No
Exhaust Fan 4 - Loren Cook	1	4	4	No	LOREN COOK	7.5	245 CPS	138S988039-01/0003501	Yes	No
Exhaust Fan 5 - Loren Cook	1	4	4	No	LOREN COOK	5	210 SQNB		Yes	No
Exhaust Fan 6 - Loren Cook	1	4	4	No	LOREN COOK	5	GC-220		Yes	No
Exhaust Fan 7 - Loren Cook	1	4	4	No	LOREN COOK	1	100 CPS	138S948902-00/0000701	Yes	No

Exhaust Fan 8 - Loren Cook	1	4	4	No	LOREN COOK	1	100 CPS	138S938097-00/0002101	Yes	No
Exhaust Fan 9 - Loren Cook	1	4	4	No	LOREN COOK	3	150 ACRUB	138S936258-01/0012404	Yes	No
Exhaust Fan 10 - UNKNOWN	1	4	4	No	UNKNOWN	5			Yes	No
Supply Fan 1 - Loren Cook	1	4	4	No	LOREN COOK	5	180 KSP-B	138S988039-00/0000701	Yes	No
Supply Fan 2 - Loren Cook	1	4	4	No	LOREN COOK	3	150 ASP	138S988039-00/0001801	Yes	No
Gun Range Exhaust - Dayton	1	4	4	No	DAYTON	5	1M8F2	15104289	Yes	No

### AHUs

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Air Handler 1 - Thermal Corp	1	4	4	Yes	THERMAL CORP	50	RTA-701-H	09-263906-09	Yes	No
Air Handler 2 - Thermal Corp	1	4	4	Yes	THERMAL CORP	50	RTA-241-HS	09-263906-10	Yes	No

### Boilers

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Boiler 1 - Raypak	1	4	4	No	RAYPAK INC.	60	302-902	704264547	Yes	No

Boiler 1 - Raypak	1	4	4	No	RAYPAK INC.	60	302-902	704264548	Yes	No
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### HWPs

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Hot Water Pump 1 - Bell & Gossett	1	4	4	No	BELL & GOSSETT	5	1BF046 E70		Yes	No
Hot Water Pump 2 - Bell & Gossett	1	4	4	No	BELL & GOSSETT	5	1BF046 E70		Yes	No

### Cooling Tower

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
Cooling Tower - BAC	1	4	4	Yes		160	FXT-160/ X	U15634601-01	Yes	No

### Labor by month (For time adjustment purposes only)

Description	Qty	# of Visits	# of Years	VFD Incl.	Manufacturer	Size (Tons/ HP)	Model #	Serial #	Preventive Maintenance	R&R Service
User Defined Eqpt. Independent	1	12	4	No					No	No

## Mechanical Exclusions and Clarifications

Unless expressly stated otherwise, Services do not include and Siemens is not responsible for: (a) re-installation or relocation of Equipment; (b) painting or refinishing of Equipment or surrounding surfaces; (c) parts, accessories, attachments or other devices added to Equipment but not furnished by Siemens; (d) failure to continually provide suitable operating environment including, but not limited to, adequate space, ventilation, electrical power and protection from the elements; (e) the removal or re-installation of replacement valves, dampers, water flow and tamper switches, airflow stations, venting or draining systems, and any other permanently mounted integral pipe or air duct component; (f) installation / removal, and / or rental fees for any temporary HVAC equipment if necessary; (g) Cranes, hoisting or rigging that may be required; (h) Leaks at gaskets O-rings or seals; or (i) latent defects in the Equipment that cannot be discovered through the standard provision of the Services. Siemens is not responsible for services performed on any Equipment other than by Siemens or its agents.

Siemens will not be responsible for the maintenance, repair or replacement of, or Services necessitated by reason of: (a) non-maintainable, non-replaceable or obsolete parts of the Equipment, including but not limited to ductwork, shell and tubes, heat exchangers, coils, unit cabinets, casings, refractory material, electrical wiring, water and pneumatic piping, structural supports, cooling tower fill, slats and basins, etc. unless otherwise expressly stated elsewhere in this Proposal; or (b) negligence, abuse, misuse, improper or inadequate repairs or modifications by others, improper operation, lack of operator maintenance or skill, failure to comply with manufacturer's operating and environmental requirements.

Siemens is not responsible for repairs, replacements, or services to Equipment due to corrosion, erosion, improper or inadequate water treatment by others, electrolytic or chemical action, or reasons beyond its reasonable control.

Siemens is not responsible for water treatment related damages to the condenser, evaporator, hot water, or steam systems.

Siemens is not responsible for service calls due to power outages.

Siemens is not responsible for repair labor/materials/parts for ice machines, refrigerators, freezers, kitchen specialty equipment, boilers, laundry equipment, replacement refrigerant, replacement glycol, or replacement control valves unless included elsewhere. On occasion a flush and refill of the Water-Glycol mixtures may be required. Flush and refill is not included in the standard service offering.

Siemens is not responsible for helium replacement in chiller systems that service Medical Imaging Systems.

Siemens is not responsible for repair labor/materials/parts for covered equipment that has experienced electrical damage due to power surges, single phasing, and related electrical issues.

## Connectivity and Communications

### Siemens Service Portal

The Service Portal complements the personalized services you will receive from your local Siemens office by providing greater visibility into equipment and services delivered by Siemens. This web-based portal allows you the ability to submit service requests, confirm and modify schedules, track repairs, manage agreements, generate reports, and access critical information; then share it across your entire enterprise quickly and efficiently. The Service Portal is a user-friendly way to increase your productivity and the value of your service program.

### Data security as a basic requirement

We value confidentiality and long-term partnerships. That is why we give the security of your data the highest priority. Before we implement an enhanced service package with remote support, we conduct an in-depth analysis of the situation, taking into account national and international regulations, technical infrastructures and industry specifics. Our service employees carefully evaluate your needs on an individual basis with a view toward information security.

### Service Agreement Contract Characteristics

Description	MECHANICAL	AUTOMATION
Hours of Coverage	24 x 7	24 x 7
Response Times (Phone/Online)	2 Hours	2 Hours
Response Times (Onsite/Emergency)	4 Hours	4 Hours
Remote Services	No	Yes
Third Party Systems	No	No
Monitoring	No	No

# Service Details

## Automation

Service Description	Qty	Frequency	Year
Customer Directed Support	1	4	1,2,3,4
Apogee System	1	2	1,2,3,4
Apogee P2	1	1	1,2,3,4
Insight Workstation	1	1	1,2,3,4
Control Loop Tuning	1	1	1,2,3,4
User Defined Equipment Independent Service	1	12	1,2,3,4

## Maintained Equipment Table

### Mechanical

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
Chiller 1 - Trane						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Condenser Tube Cleaning (water)	1	1	1,2,3,4	Onsite	N/A
	Eddy Current Analysis	1	1	3	Onsite	N/A
Chiller 2 - Trane						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Condenser Tube Cleaning (water)	1	1	1,2,3,4	Onsite	N/A
	Eddy Current Analysis	1	1	3	Onsite	N/A
Chiller 3 - Trane						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Condenser Tube Cleaning (water)	1	1	1,2,3,4	Onsite	N/A
	Eddy Current Analysis	1	1	3	Onsite	N/A
Chiller 4 - Carrier						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Condenser Tube Cleaning (water)	1	1	1,2,3,4	Onsite	N/A

### Mechanical

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Eddy Current Analysis	1	1	3	Onsite	N/A
Chiller 5 - Carrier						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Condenser Tube Cleaning (water)	1	1	1,2,3,4	Onsite	N/A
	Eddy Current Analysis	1	1	3	Onsite	N/A
CH Pump 1- PACO						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CH Pump 2- PACO						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CH Pump 3- PACO						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CH Pump 4- PACO						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A

### Mechanical

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CH Pump 5 - Kirst Pump						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CW Pump 1- PACO						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CW Pump 2- PACO						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CW Pump 3- PACO						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CW Pump 4 - Frederic						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A

### Mechanical

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CW Pump 5 - Weinman						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
Air Tube - Lamson - Incl Basement						
	Annual Inspection	2	1	1,2,3,4	Onsite	N/A
	Operational Inspection	2	1	1,2,3,4	Onsite	N/A
Air Compressor - Quincy						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	1	1,2,3,4	Onsite	N/A
Air Dryer - Hankinson						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	1	1,2,3,4	Onsite	N/A
RTU 1 - Carrier						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A

### Mechanical

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Belt Service	1	1	1,2,3,4	Onsite	N/A
	Coil Cleaning - Condenser (Refrig)	1	4	1,2,3,4	Onsite	N/A
RTU 2 - Carrier						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
	Belt Service	1	1	1,2,3,4	Onsite	N/A
	Coil Cleaning - Condenser (Refrig)	1	4	1,2,3,4	Onsite	N/A
Fan Coil 1 - Magic Aire						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 2 - Magic Aire						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 3 - Magic Aire						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A

**Mechanical**

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 4 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 5 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 6 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 7 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 8 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A

**Mechanical**

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 9 - First Co.						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 10 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 11 - Magic Aire						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 12 - Magic Aire						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 13 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A

**Mechanical**

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 14 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 15 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 16 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 17 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 18 - Worthington						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A

**Mechanical**

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 19 - UNKNOWN						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Split System 1 - Mitsubishi						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	1	1,2,3,4	Onsite	N/A
Split System 2 - Mitsubishi						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	1	1,2,3,4	Onsite	N/A
Split System 3 - Mitsubishi						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	1	1,2,3,4	Onsite	N/A
Exhaust Fan RR						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A

### Mechanical

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
Cooling Tower - BAC						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Cooling Tower Cleaning	1	1	1,2,3,4	Onsite	N/A
	Belt Service	1	1	1,2,3,4	Onsite	N/A
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Cooling Tower Cleaning	1	1	1,2,3,4	Onsite	N/A
	Belt Service	1	1	1,2,3,4	Onsite	N/A
Strip Heaters 1st Floor - 2kw to 15kw						
	Annual Inspection	23	1	1,2,3,4	Onsite	N/A
Strip Heaters 2nd Floor - 2kw to 7kw						
	Annual Inspection	20	1	1,2,3,4	Onsite	N/A
Strip Heaters 3rd Floor - 2kw to 6kw						
	Annual Inspection	19	1	1,2,3,4	Onsite	N/A
Strip Heaters 4th Floor - 2kw to 6kw						
	Annual Inspection	17	1	1,2,3,4	Onsite	N/A
Strip Heaters 5th Floor - 2kw to 5kw						
	Annual Inspection	20	1	1,2,3,4	Onsite	N/A
Chiller 1 -Trane						

### Mechanical

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Condenser Tube Cleaning (water)	1	1	1,2,3,4	Onsite	N/A
	Eddy Current Analysis	1	1	1,2,3,4	Onsite	N/A
Chiller 2 -Trane						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Condenser Tube Cleaning (water)	1	1	1,2,3,4	Onsite	N/A
	Eddy Current Analysis	1	1	1,2,3,4	Onsite	N/A
CHW 1 - B&G						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CHW 2 - B&G						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CW 1 - B&G						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A

**Mechanical**

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
CW 2 - B&G						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
Split System 1 - Carrier						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Split System 2 - Carrier						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Split System 3 - Carrier						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Split System 4 - Carrier						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A

**Mechanical**

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Split System 5 - Mitsubishi						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 1 - Thermal Corp						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 2 - Thermal Corp						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 3 - Thermal Corp						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 4 - Thermal Corp						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A

**Mechanical**

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 5 - Thermal Corp						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 6 - Thermal Corp						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 7 - Thermal Corp						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 8 - Thermal Corp						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 9 - Carrier						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A

**Mechanical**

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 10 - Carrier						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 11 - McQuay						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Fan Coil 12 - McLean						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
Exhaust Fan 1 - Loren Cook						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Exhaust Fan 2 - Loren Cook						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Exhaust Fan 3 - Loren Cook						

### Mechanical

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Exhaust Fan 4 - Loren Cook						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Exhaust Fan 5 - Loren Cook						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Exhaust Fan 6 - Loren Cook						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Exhaust Fan 7 - Loren Cook						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Exhaust Fan 8 - Loren Cook						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Exhaust Fan 9 - Loren Cook						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A

### Mechanical

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
Exhaust Fan 10 - UNKNOWN						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Supply Fan 1 - Loren Cook						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Supply Fan 2 - Loren Cook						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Gun Range Exhaust - Dayton						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
Air Handler 1 - Thermal Corp						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
	Belt Service	1	1	1,2,3,4	Onsite	N/A
Air Handler 2 - Thermal Corp						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A

### Mechanical

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
	Air Filter Service	1	4	1,2,3,4	Onsite	N/A
	Belt Service	1	1	1,2,3,4	Onsite	N/A
Boiler 1 - Raypak						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Combustion Analysis	1	1	1,2,3,4	Onsite	N/A
	Combustion Analysis	1	1	1,2,3,4	Onsite	N/A
Hot Water Pump 1 - Bell & Gossett						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A
Hot Water Pump 2 - Bell & Gossett						
	Annual Inspection	1	1	1,2,3,4	Onsite	N/A
	Operational Inspection	1	3	1,2,3,4	Onsite	N/A
	Vibration Analysis	1	1	1,2,3,4	Onsite	N/A

**Automation**

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
City Hall Panels on P2 BLN						
	Apogee System	2	1	1,2,3,4	Onsite	N/A
PHQ Legacy Panels on P2 BLN						
	Apogee System	3	1	1,2,3,4	Onsite	N/A
PHQ Panel on P2 BLN						
	Apogee System	1	1	1,2,3,4	Onsite	N/A

## Service Team

An important benefit of your Service Agreement derives from having the trained building service personnel of Siemens Industry, Inc. familiar with your building systems. Our implementation team of local experts provides thorough, reliable service and scheduling for the support of your system.

Added to the team is a team of building experts at our Digital Service Center. The benefits you receive are less disruption to your employees at the site, less intrusive on the system at peak hours, fewer emissions for trucks rolled, and real time analytics with digital workspace hours.

The following list outlines the service team that will be assigned to the service agreement for your facility

### Your Assigned Team of Service Professionals will include:

**Doug Ray** manages the overall strategic service plan based upon your current and future service requirements.

**Remote Services Specialist** is responsible for the execution of remote services including proactive planned tasks, in-depth fault analysis and identification of corrective actions.

**Client Services Manager** is responsible for ensuring that our contractual obligations are delivered, your expectations are being met and you are satisfied with the delivery of our services.

**Service Operations Manager** is responsible for managing the delivery of your entire support program and service requirements.

**Primary Service Specialist** is responsible for performing the ongoing service of your system.

**Service Coordinator** is responsible for scheduling your planned maintenance visits, and handling your emergency situations by taking the appropriate action.

**Secondary Service Specialist** who will be familiarized with your building systems to provide in-depth backup coverage.

**Service Administrator** is responsible for all service invoicing including both service agreement and service projects.

## Terms and Conditions

**Terms and Conditions (Click to download)**

[Terms & Conditions](#)

([www.siemens.com/standard-terms-service](http://www.siemens.com/standard-terms-service))

**Price Escalation.** If, during the term of this Contract, the price of various materials or labor or logistics are increased as reflected by CRU, CMAI, COMEX market indexes or IHS Markit, then Siemens may increase the applicable yearly Investment or apply a surcharge accordingly.

As a result of the global Covid-19 Virus outbreak, temporary delays in delivery, labor or services from Siemens and its sub-suppliers or subcontractors may occur. Among other factors, Siemens' delivery is subject to the correct and punctual supply from sub-suppliers or subcontractors, and Siemens reserves the right to make partial deliveries or modify its labor or services. While Siemens shall make every commercially reasonable effort to meet the delivery or service or completion date mentioned above, such date is subject to change.

## Attachment A

**Riders (Click on rider below to download)**

[SI Online Backup and Data Protection](#)

([www.siemens.com/rider-data-backup](http://www.siemens.com/rider-data-backup))

# Agreement Terms for Investments

Services shall be provided at:

1. Costa Mesa City Hall: 77 Fair Dr., Costa Mesa, CA 92626
2. Costa Mesa Police Department Headquarters: 99 Fair Dr., Costa Mesa, CA 92626

Siemens Industry, Inc. shall provide the services as identified in this Proposal and pursuant to the associated terms and conditions contained within.

**This proposal is presented utilizing Sourcewell Contract #070121-SIE to Sourcewell Member #2173, City of Costa Mesa.**

Duration (Initial Term and Renewal): This Agreement shall remain in effect for an Initial Term of 4 Periods beginning 2022-11-15. After the expiration of the Initial Term, this Agreement shall automatically renew for successive one year periods. The Investments for each year after the Initial Term of the Agreement and each year of each renewal of this Agreement shall be determined as the immediate prior year's Investment plus an escalator of 5.5% or as allowed per this proposal. In addition, each renewal term pricing shall be adjusted for any additions or deletions to services selected for the renewal term.

**Initial Term Investments:**

Period	Period Range	Billing Frequency	Annual Price
1**	Nov 15, 2022 - June 30, 2023	Annually	\$154,472.71*
2	July 1, 2023 - June 30, 2024	Annually	\$224,734.43*
3***	July 1, 2024 - June 30, 2025	Annually	\$249,167.58*
4	July 1, 2025 - June 30, 2026	Annually	\$248,228.67*
Multi-Period Investment Total			\$876,603.39

**\*Amount Due In Advance Based On Billing Frequency**

Applicable sales taxes, if included in the investment amount, are estimated only and will be calculated based on local requirements at the time of invoicing. The pricing quoted in this Proposal are firm for 30 days.

**\*\* Please Note: Per customer request, Period 1 has a shortened term period of 8 months.**

**\*\*\*Please Note: Period 3 has Eddy Current Testing for Chillers.**

## Signature Page

The Buyer acknowledges that when accepted by the Buyer as proposed Siemens Industry, Inc., this Proposal and the Standard Terms and Conditions of Sale for Services, (together with any other documents incorporated into the forgoing) shall constitute the entire agreement of the parties with respect to its subject matter.

**This proposal is presented utilizing Sourcewell Contract #070121-SIE to Sourcewell Member #2173, City of Costa Mesa.**

BY EXECUTION HEREOF, THE SIGNER CERTIFIES THAT (S)HE HAS READ ALL OF THE TERMS AND CONDITIONS AND DOCUMENTS, THAT SIEMENS INDUSTRY, INC. OR ITS REPRESENTATIVES HAVE MADE NO AGREEMENTS OR REPRESENTATIONS EXCEPT AS SET FORTH THEREIN, AND THAT (S)HE IS DULY AUTHORIZED TO EXECUTE THE SIGNATURE PAGE ON BEHALF OF THE BUYER.

### Initial Term Investments

Period	Period Range	Billing Frequency	Annual Price
1	Nov 15, 2022 - June 30, 2023	Annually	\$154,472.71*
2	July 1, 2023 - June 30, 2024	Annually	\$224,734.43*
3	July 1, 2024 - June 30, 2025	Annually	\$249,167.58*
4	July 1, 2025 - June 30, 2026	Annually	\$248,228.67*

#### Proposed by:

Siemens Industry, Inc.

\_\_\_\_\_  
Company

Doug Ray

\_\_\_\_\_  
Name

7213754

\_\_\_\_\_  
Proposal #

\$876,603.39

\_\_\_\_\_  
Proposal Amount

October 21, 2022

\_\_\_\_\_  
Date

#### Accepted by:

CITY OF COSTA MESA

\_\_\_\_\_  
Company

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchase Order #  PO for billing only  PO not required

## Appendix A: Siemens Service Portfolio

### Advisory and Performance Services



<p><b>Manage System Operation &amp; Compliance</b></p>	<p><b>Optimize Performance &amp; Productivity</b></p>	<p><b>Protect Lifecycle Investment</b></p>	<p><b>Enhance Energy Management &amp; Sustainability</b></p>
<p>Services that keep systems performing at their best, as designed and intended to operate, help you achieve:</p> <ul style="list-style-type: none"> <li>Optimized comfort, safety, and security</li> <li>Fulfilled regulatory requirements</li> <li>Greater transparency into critical systems</li> <li>Reduced operating risk</li> </ul> <p><b>Facility Assessment &amp; Planning</b> In-depth building system assessment and recommendations, definition of relevant KPIs, and development of your service program</p> <p><b>Test &amp; Inspection</b> Regular check-ups to measure system performance compared to your defined facility and regulation requirements and risks</p> <p><b>Preventive Services</b> Services performed on a regular schedule or based on data analytics to verify and improve system state</p> <p><b>Documentation Management</b> Management of critical building system and compliance information, with organization and access determined by your needs</p> <p><b>Corrective Services</b> Immediate response to system failures or faults to restore functionality and integrity to desired state</p>	<p>Enhance building performance with improvement measures that increase productivity and efficiency; common outcomes include:</p> <ul style="list-style-type: none"> <li>Enhanced system performance</li> <li>Streamlined operational processes</li> <li>Improved decision-making through data analytics</li> </ul> <p><b>Optimization Planning</b> Planning and prioritization of improvement measures to increase building and/or process performance and efficiencies</p> <p><b>Predictive Services</b> Systems are audited and monitored to detect abnormalities or faults, with recommendations provided and/or corrective actions taken</p> <p><b>System Improvements &amp; Integration</b> Enhancements or additions to your current system to increase staff productivity, system performance, and operational/energy efficiencies</p> <p><b>Training &amp; Operational Support</b> Training, coaching, and on-site support to increase staff productivity and knowledge</p> <p><b>Managed Services</b> On-site and/or remote resources monitor system events and alarms, and take appropriate action</p>	<p>Leverage past investments and address future requirements with advanced and proven technology, to achieve outcomes such as:</p> <ul style="list-style-type: none"> <li>Extended system life</li> <li>Maximized return on investment</li> <li>Realized benefits of new technology</li> </ul> <p><b>Technology Planning</b> Consulting services identify technology improvement opportunities that help achieve performance goals while leveraging past investments</p> <p><b>System Updates / Upgrades</b> Software upgrades and firmware updates are provided, delivering the most current technology and functionality</p> <p><b>System Migration / Modernization</b> Enhancements to your systems by elevating them to the most current hardware and software platforms, resulting in increased functionality and performance levels</p> <p><b>Retrofits &amp; Extensions</b> Modifications are made to existing systems to accommodate changes to your facility usage and footprint</p> <p><b>New Installation Services</b> Startup, commissioning, and other installation services are completed to ensure new equipment operates at maximum performance</p>	<p>Increase the value and competitiveness of buildings and infrastructure by delivering solutions that:</p> <ul style="list-style-type: none"> <li>Conserve energy</li> <li>Maximize efficiency</li> <li>Minimize operating costs</li> <li>Reduce environmental impact</li> </ul> <p><b>Energy &amp; Sustainability Master Planning Strategy</b> Strategy and planning services provide a detailed master plan to provide budget transparency, enable improved performance and sustainability, reduce energy consumption, and minimize operational costs</p> <p><b>Energy Conservation</b> Implementing energy conservation strategies reduces total carbon emissions through efficiency measures and minimizes energy spend by optimizing consumption</p> <p><b>Energy Production &amp; Storage</b> Using innovative design and simulation tools, energy production and storage solutions improve energy efficiency, energy availability, security of supply, and carbon reduction</p> <p><b>Energy Procurement</b> With advanced procurement technologies and beneficial contract terms, these tailored procurement and supply services reduce costs, reduce risks, and create certainty</p>
<p>Digital Services</p>			