

Memorandum



Date: October 1, 2024

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Agenda Item No. 8(P)(7)

Resolution No. R-872-24

Subject: Request for Additional Expenditure Authority for Trane Building Automation System

Summary

This contract provides all-inclusive maintenance services for the Trane Building Automation System (BAS) installed in multiple Water and Sewer Department (WASD) facilities. BAS are composed of software, equipment controls and sensors which regulate mechanical equipment allowing buildings to operate at peak energy efficiently by effectively operating lighting, temperature, humidity, and ventilation equipment. This item is requesting additional expenditure authority for WASD for additional locations and to add the Department of Solid Waste Management (DSWM), Miami-Dade Corrections and Rehabilitation Department (MDCR), and Miami-Dade Seaport (PortMiami) to the contract to ensure continuity of operations for ongoing maintenance and support services for their BAS. Trane U.S., Inc. (Trane) is the manufacturer and sole provider of the BAS equipment, sales, service and software. Trane is also the only factory authorized representative to perform maintenance and provide software support to maintain the integrity and functionality of the BAS.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve Supplemental Agreement No. 4 to add locations and equipment to the contract and authorize additional expenditure authority in the amount of \$1,155,136 for *Contract No. L6479-4/25, Trane Tracer Summit and Tracer SC Building Automation System (BAS) Maintenance Services*, awarded to Trane, for multiple County departments.

Background

This legacy contract was established on April 1, 2016, under the Mayor's delegated authority for a two-year term with four, two-year options to renew. The contract was subsequently modified under the Mayor's delegated authority and by the Board via Resolution No. R-388-18 for additional expenditure authority.

Through this contract, building managers use the BAS to track energy use, access real-time reporting, schedule and respond to alarms, view reports, interpret and act on data from building equipment, and implement custom programming. Trane provides all parts, labor, repairs, preventative maintenance, database protection, continuing education, software updates, and emergency support services for all equipment.

Trane has proprietary software to establish remote communication providing Intelligent Services to the BAS which provide significant advantage for troubleshooting and monitoring capabilities in addition to database back-up. Additionally, Trane is the sole parts provider and warranty agent for the BAS and has specific tools and test equipment required to service the system.

Additional allocation is being requested to support the departments' needs as follows:

1. DSWM is requesting \$55,000 to provide services to the BAS located in the DSWM 3A Collections Administration Building. The maintenance services are provided internally. Currently, repairs and

software upgrades are procured under the department's delegated authority via small purchase orders because they have to be performed by Trane technicians, as DSWM does not have the software permissions, programing capabilities, personnel, or access to parts to further maintain this system.

2. MDCR is requesting \$512,460 to provide maintenance services to a recently installed Trane BAS at the Metro West Detention Center. Currently, the maintenance services are provided under the new system's warranty that expires in October 2024. MDCR does not have the software permissions, programing capabilities, personnel, or access to parts to provide the maintenance of this system after warranty expiration.
3. PortMiami is requesting \$384,706 to provide services to the Trane BAS located in the Seaport Cruise Terminals C, D, E, J, and V. The maintenance services are provided internally. Currently, repairs and software upgrades are procured under the department's delegated authority via small purchase orders because they have to be performed by Trane technicians, as PortMiami does not have the software permissions, programing capabilities, personnel, or access parts to further maintain this system.
4. WASD is requesting \$202,970 to provide services at various added locations throughout WASD plants and facilities. The additional allocation is expected to be sufficient for the remainder of the contract term.

Scope

The impact of this item is countywide in nature.

Delegated Authority

If this item is approved, the County Mayor or County Mayor's designee will have the authority to execute Supplemental Agreement No. 4 and exercise all provisions contained therein.

Fiscal Impact/Funding Source

The contract term expires on June 30, 2026, and has a current cumulative allocation of \$1,151,201. If this request is approved, the contract will have a modified cumulative allocation of \$2,306,337. The requested increase in expenditure authority is based on the price negotiated with the awarded vendor to provide the necessary maintenance services for the remaining term. The additional expenditure for this year was approved by the Board as part of the Fiscal Year 2023-2024 County budget.

Department	Existing Cumulative Allocation	Additional Allocation Requested	Modified Cumulative Allocation	Funding Source	Contract Manager
DSWM	\$0	\$55,000	\$55,000	Proprietary Funds	Karina Careaga
MDCR	\$0	\$512,460	\$512,460	General Fund	Alessandra Linares
PortMiami	\$0	\$384,706	\$384,706	Proprietary Funds	Frank Ramirez
WASD	\$1,151,201	\$202,970	\$1,354,171	Proprietary Funds	Fred Taylor
Total	\$1,151,201	\$1,155,136	\$2,306,337		

Track Record/Monitor

Jonathan Desverguñat of the Strategic Procurement Department (SPD) is the Procurement Contracting Manager.

Awarded Vendor

Vendor	Principal Address	Local Address	Principal
Trane U.S., Inc.	800-E Beaty Street Davidson, NC	12750 SW 125 Street Miami, FL	Kumar Paul

Due Diligence

Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with SPD's Procurement Guidelines to determine contractor responsibility, including verifying corporate status and review of performance and compliance issues through various vendor responsibility lists and a keyword internet search. The lists referenced include convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties. There were no adverse findings relating to contractor responsibility.

Applicability of Ordinances and Contract Measures

- The two percent User Access Program applies.
- The Small Business Enterprise measures and Local Preference do not apply.
- The Living Wage Ordinance does not apply.



James Reyes
Chief of Public Safety



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: October 1, 2024

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(P)(7)

Please note any items checked.

- _____ **"3-Day Rule" for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(P)(7)
10-1-24

RESOLUTION NO. R-872-24

RESOLUTION AUTHORIZING ADDITIONAL EXPENDITURE AUTHORITY IN AN AMOUNT UP TO \$1,155,136.00 FOR A TOTAL MODIFIED CONTRACT AMOUNT OF \$2,306,337.00 FOR CONTRACT NO. L6479-4/25 FOR THE PURCHASE OF TRANE TRACER SUMMIT AND TRACER SC BUILDING AUTOMATION SYSTEM (BAS) MAINTENANCE SERVICES FOR MULTIPLE COUNTY DEPARTMENTS; APPROVING SUPPLEMENTAL AGREEMENT NO. 4 TO ADD LOCATIONS AND EQUIPMENT TO THE CONTRACT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SAME AND EXERCISE ALL PROVISIONS CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board authorizes additional expenditure authority in an amount up to \$1,155,136.00 for a total modified contract amount of \$2,306,337.00 under Contract No. L6479-4/25 for the purchase of Trane Tracer Summit and Tracer SC Building Automation System (BAS) Maintenance Services for multiple County departments and approve Supplemental Agreement No. 4, in substantially the form attached hereto and made a part hereof, to add locations and equipment to the contract.

Section 2. The Board authorizes the County Mayor or County Mayor's designee to execute the supplemental agreement and exercise all provisions contained therein. A copy of the contract document is on file with and available upon request from the Strategic Procurement Department.

The foregoing resolution was offered by Commissioner **Anthony Rodriguez**, who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Roberto J. Gonzalez	absent	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	absent
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of October, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

MAG

Miguel A. Gonzalez

SUPPLEMENTAL AGREEMENT NO. 4

Contract Number: **L6479-4/25**

Contract Title: **Trane Tracer Summit and Tracer SC Building Automation System (BAS) Maintenance Services**

Contractor: **Trane U.S. Inc.
d/b/a Trane
2884 Corporate Way
Miramar, FL 33025**

In accordance with the above referenced Contract, this Supplemental Agreement, when properly executed, shall become part of the Contract, and shall:

- 1) Replace Appendices A1, B1 and C1 in their entirety with the attached Appendices A2, B2 and C2, to reflect adding new locations for the departments of Corrections and Rehabilitation, Seaport and Solid Waste Management, effective 7/01/2024.

All other terms, covenants and conditions of the original Contract and any prior Supplemental Agreements shall remain in full force and effect except to the extent amended herein.

IN WITNESS WHEREOF, the parties have executed this Supplemental Agreement No. 4 to County Contract No. L6479-4/25.

Trane U.S. Inc.

By: *Rhett Baldwin*

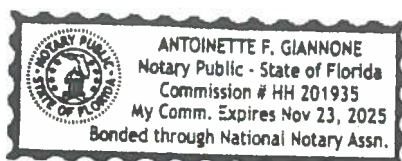
Name: RHETT BALDWIN

Title: AREA GENERAL MANAGER

Date: 08/06/2024

Attest: *Antoinette Giannone*
Corporate Secretary/Notary

Corporate Seal/Notary



Miami-Dade County

By: _____

Name: Danielle Levine Cava

Title: Mayor

Date: _____

Attest: _____
Juan Fernandez-Barquin
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

[Signature]
Assistant County Attorney

APPENDIX A2

SCOPE OF SERVICES

1. PURPOSE

The below Scope of Services is for a full service contract, including all parts, supplies, inspections, regular maintenance, emergency services, technical support, software upgrades, training and database protection for the Trane Tracer Summit and Tracer SC Building Automation System (BAS) installed in the following buildings:

Water and Sewer Department (WASD)

- 1. *Lejeune Office Building***
3575 S. Lejeune Road
- 2. *Douglas Headquarters Building***
3071 SW 38 Avenue
- 3. *Kendall Booster Pump Station No. 536***
8989 SW 117 Avenue
- 4. *SDWWTP Blackpoint- Administration Building***
8950 SW 232 Street
- 5. *SDWWTP Blackpoint- HLD Building***
8900 SW 232 Street
- 6. *Regional Booster Pump Station No. 1310***
2300 SW 88 Avenue
- 7. *Alexander Orr Maintenance Building***
6800 SW 87th Avenue
- 8. *Alexander Orr laboratory***
6400 SW 87th Avenue
- 9. *Westwood lakes***
4801 SW 117 Avenue
- 10. *John E. Preston laboratory***
1100 W 2nd Avenue
- 11. *SDWWTP – Effluent Pump Station S-0750***
8950 SW 232 Street
- 12. *MDWS Central District***
3989 Rickenbacker Causeway
- 13. *MDWS Pump Station 414***
13940 NW 60th Ave
- 14. *MDWS Pump Station 415***
3750 NW 181st St
- 15. *MDWS Sewage Pump Station 416***
7301 NW 186th St
- 16. *MDWS Sewage Pump Station 417***
7870 NW 178th St
- 17. *MDWS Sewage Pump Station 418***
3330 W 76th St

Seaport

- 18. *Cruise Terminal C***
1741/1751 N Cruise Blvd, Miami, FL 33132
- 19. *Cruise Terminal D & E***
1435 N Cruise Blvd, and 1265 N Cruise Blvd, Miami, FL 33132
- 20. *Cruise Terminal J***
1120 Caribbean Way, Miami, FL 33132

21. Cruise Terminal V

718 West Cruise Blvd, Miami, FL 33132

Department of Solid Waste Management (DSWM)**22. DSWM Shop 3A**

18701 NE 6 Ave, Miami FL 33179

Department of Corrections and Rehabilitation (MDCR)**23. Metro West Detention Center**

3850 NW 41st St, Miami, FL 33178

The Contractor shall provide dedicated account management to coordinate the delivery of maintenance and repair services. Additionally, the Contractor will check for any system faults or problems and make repairs as necessary to keep the system in peak operating condition.

The apparent silence of this scope of services and any addendum regarding any details or the omission from the scope of services of a detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail, and that only material and workmanship of first quality are to be used. All interpretations of the Scope of Services shall be made upon the basis of this Agreement.

2. FULL MAINTENANCE SERVICES**INSPECTIONS**

The Contractor shall on a County approved maintenance schedule, test, inspect, repair, replace, and service all BAS equipment as specified on Appendix B. The contractor shall provide at a minimum one (1) comprehensive annual inspection and three (3) periodic maintenance inspections for a total of four (4) maintenance inspections per year.

All regular maintenance and repair work shall be performed during normal County work hours, Monday through Friday, 8:00 AM- 5:00 PM. Any work completed outside of the indicated working hours must have either been a declared emergency or pre-approved by the user department.

2.1 Periodic Maintenance Inspections

At minimum the Contractor shall provide maintenance services as specified below during each periodic maintenance inspection:

- a. **System Analysis and Review**: The contractor shall review the building automation system to minimize software problems identify and correct programming errors, failed points, points in alarm and points that have been overridden. The contract shall meet with on-site operators, review the system and address any questions or concerns they may have.
- b. **Control Loop Tuning**: The contractor shall verify the operation of mechanical loop components, make manual changes during the heating or cooling season to accommodate current comfort requirements. Also, any changes that were made in

previous months are reviewed and adjusted to accommodate changing seasonal conditions.

- c. Sequence of Operation Verification: During this assessment, unreleased manual overrides are discovered, scheduling discrepancies are corrected, and appropriate set point values are evaluated.
- d. VAV Front-End Analysis: The contractor shall analyze the VAV system from the front end to ensure that the spaces served by the VAV boxes are controlled within tolerance while maintaining a comfortable environment for building occupants.
- e. Specific Tasks:

Tracer Summit BCU/ Tracer SC

1. Verify secure connections on all internal wiring, LAN, and communication links.
2. Check for loose or damaged parts or wiring.
3. Check for any accumulation of dirt or moisture. Clean if required.
4. Verify proper system electrical grounding.
5. Verify proper output voltages on control panel power supplies.
6. Verify proper BCU/SC main logic board LED-operating sequences.
7. Verify that cards are seated and secured.
8. Verify LAN communications, if applicable, between work stations and other BCU'S/SC's.
9. Verify correct time and date.
10. Validate with customer that holiday schedules are in place.
11. Clean external surfaces of the panel enclosure.
12. Check modem operation, if applicable.
13. Via PC work station, view the event log and input/output points for any unusual status or override conditions.
14. Review operating procedures with operating personnel.
15. Provide a written report of completed work, and indicate any uncorrected deficiencies detected.

Tracer Summit/Tracer SC Workstations Maintenance Inspection

1. Review Tracer for critical follow-up and off-line status indications, i.e. system error encountered items.
2. Review System Event Log with customer, discuss Tracer operational concerns.
3. Perform or schedule Corrective Maintenance procedures as appropriate to resolve situations noted in the preceding reviews.
4. Install appropriate Tracer Software refinement and problem correction revisions as per this agreement.

Tracer Summit/ Tracer SC Workstation

1. Check monitor for clarity, focus and color.
2. Cycle power, listen for unusual motor bearing noises
3. Verify proper system restart, check system date, time and hardware status
4. Save/Copy/Backup Tracer Workstation Database, including custom graphics, expanded messages and CPL routines.

2.2 Comprehensive annual inspection

The comprehensive annual inspection shall include all the services provided during the periodic maintenance inspection as stated in Section 2.1, and shall include but not be limited to:

- a. Sensor Calibration: The contractor shall periodically calibrate all sensors to prevent mechanical cooling and heating systems to run prematurely, resulting in excessive energy use.
- b. Point-to-Point Verification: The contractor shall test and evaluate each connected, monitored (input) or controlled (output) automation point and verify its proper readout at the BAS workstation. This point-to-point system verification ensures the connected automation points are reading and functioning properly to maintain the appropriate application set points.
- c. Backup: The contractor shall maintain current and archived backups of all primary controller database to expedite system recovery and restoration to the last known set-up following a catastrophic event. The contractor will provide a full system backup of local control panels, along with the Tracer database and graphics. In the event of a serious error or catastrophic event, the full system can be restored to the last known settings in less than 24 hours.
- d. Specific Tasks:

Tracer Summit BCU/Tracer SC

- 1. Review customer reports with the customer for operational problems and trends.
- 2. Verify secure connections on all internal wiring, LAN, and communication links.
- 3. Check for loose or damaged parts or wiring.
- 4. Check for any accumulation of dirt or moisture. Clean if required.
- 5. Remove excessive dust from heat sink surfaces
- 6. Verify proper system electrical grounding.
- 7. Verify proper output voltages on control panel power supplies.
- 8. Check LED Indications to verify proper operation of BCU/SC transmit/receive activity on the LAN.
- 9. Verify LAN communications, if applicable, between work stations and BCU'S/SC's.
- 10. Verify that cards are seated and secured.
- 11. Check UCM wiring trunks and check for possible Error Code Indications
- 12. Check voltage level of BCU Supercap, if applicable.
- 13. Verify the proper operation of critical control processes and points associated with this unit and make adjustments if necessary.
- 14. Check Volatile memory available
- 15. Check Non volatile memory available
- 16. Check Processor idle time
- 17. Dump the BCU/SC System Diagnostic Array and Analyze
- 18. Run the BCU/SC Mini-monitor for each BCU/SC to check for any error statements and/or codes
- 19. Clean external surfaces of the panel enclosure.
- 20. Check modem operation, if applicable.
- 21. Via PC work station, view the event log and input/output points for any unusual status or override conditions.

22. Verify correct time and date.
23. Check and update holiday schedules, if applicable, and daylight savings time.
24. Review operating procedures with operating personnel.
25. Provide a written report of completed work, and indicate any uncorrected deficiencies detected.

ICS Controller

1. Make a back-up copy of the program, if applicable.
2. Check for loose or damaged parts or wiring.
3. Check for any accumulation of dirt or moisture. Clean if required.
4. Verify proper grounding.
5. Inspect interconnecting cables and electrical connections.
6. Verify power supply for proper voltage.
7. Check the operation of all binary and analog inputs and outputs, if applicable.
8. Verify proper communication link operation between the control panel and the external ICS devices, if applicable.
9. Calibrate control devices, if applicable .
10. Verify the correct time and date, if applicable.
11. Check modem operation, if applicable.
12. Clean the external surfaces of the panel enclosure.
13. Review operating procedures with operating personnel.

VAV Controller

1. Review customer logs with the customer for operational problems and trends.
2. At the Tracer Summit/SC Workstation, verify that the Controller is in stable control of desired values/set point.
3. At the Tracer Summit/SC Workstation:
 - ✓ Check the operation of all binary and analog inputs and outputs, if applicable.
 - ✓ Verify proper communication link operation between the control panel and the external ICS devices, if applicable.
 - ✓ Release any overrides and ensure controls revert back to Tracer Summit operation.
 - ✓ Check minimum and maximum CFM
4. Calibrate control devices, if applicable.
5. Review operating procedures with operating personnel.
6. Provide a written report of completed work and indicate any uncorrected deficiencies required.

2.3 Software support

The Contractor shall support the Tracer Summit and SC software furnished under this Contract throughout the useful life of the application.

The Contractor shall provide the County with error corrections, bug fixes, patches and upgrades. The latest service pack updates will be downloaded and installed to the existing software version when available.

2.4 Emergency support services

Contractor shall provide twenty-four (24) hours, seven (7) days a week telephone, and

on-site emergency service, on an as-needed basis to the County under this contract. No additional charges should apply to services rendered after hours or on any holidays.

Emergency services shall be utilized to restore the system to normal operation. When an emergency is deemed to exist by an authorized County representative, the contractor will be notified of the emergency condition.

- The standard on-site response time for emergency support is within two (2) hours from the time of notification.

Telephone Assistance

The Contractor shall be available by telephone, provide twenty-four (24) hours, seven (7) days a week, for consultation and troubleshooting of the hardware and software components of the BAS, at no additional cost to the County.

On-Site Technician

The Contractor shall have on-site technical support available in the form of qualified personnel twenty-four (24) hours a day, seven (7) days per week and shall provide all parts, equipment, and materials necessary to make emergency repairs as needed. The Contractor shall maintain an up-to-date copy of the software/program for each location at all times, in case it becomes necessary to reload the controls/programs via online or on-site.

2.5 Operator Coaching

During regularly scheduled visits, the Contractor will work with on-site operators to develop their skills and proficiencies to help ensure they understand how to effectively use the system.

2.6 Repairs and Emergencies due to Force Majeure.

Although this is a full service contract, it is hereby agreed and understood that the County may require additional repairs and or emergency services due to force majeure. When a service is required under these circumstances, the Contractor shall notify the County if the incident is unknown to the County prior to making any repairs. The contractor may bill for services due to force majeure in accordance with Appendix C – Price Schedule (Hourly rates and Parts)

3. ADDITION/DELETION OF FACILITIES/BUILDINGS AND/OR DEVICES

The County reserves the right to add or delete a building/facility from the Contract at any time during the term of this contract including any extensions or renewals thereof. The Contractor shall not provide service, upon receipt of notice from the County, and shall not bill the County for the facilities/buildings that are being deleted from the Contract.

The County also reserves the right to add or delete devices from this Contract at any time during the term of this Contract including any extensions or renewals thereof. The prices for additions/deletions of devices will be adjusted annually.

4. ADDITIONAL SERVICES

For parts that may no longer be available in future through any source of distribution (as

listed in Appendix B); The contractor shall install replacement parts, if parts are no longer available, at a discount of 65% off the current manufacturer's price list, and the labor at no additional cost to the County.

The County may request additional services during the term of the Contract. The scope of services and rates for these additional services will be determined at a later date. The Contractor shall not commence work until a supplemental agreement is executed by the County.

The County may request the Contractor to submit a proposal to upgrade the parts (e.g. panels etc.). Upon receipt of the request from the County, the contractor shall submit a detailed proposal to the County (time and material breakdown). The County reserves the right to negotiate the proposal submitted by the Contractor. The negotiated scope of services and prices will be incorporated into the contract via issuance of supplemental agreements/work order by the County as specified in Article 7 of the Contract.

It is the responsibility of the Contractor to keep the system functioning per OEM standards in a safe operating condition throughout the life of this contract. The Contractor shall not negate services to any equipment listed in Appendix B in view of the fact that The County deferred or rejected a suggested or recommended hardware upgrade.

5. PARTS LIFE CYCLE

The Contractor shall provide a written notification to the County for the obsolescence of any part as soon as the obsolescence bulletin is released from the Contractor's Headquarters. It is also the responsibility of the contractor to provide written notice with the estimated end of the service part cycle.

In the event any part as listed in Appendix B or added through any subsequent supplemental agreement becomes obsolete, the Contractor shall be responsible for providing service to the part, including replacements for no less than five (5) years from the date referenced in the bulletin. During this period, the contractor shall still adhere to the performance guarantees listed in article 12.

6. CUSTOMER SERVICE FLOWS

The following Customer Service Flows provide additional service description detail for Covered Equipment. Note: There may be differences per the agreement in the work being performed between sites and the equipment on those sites. This section clarifies differences in the work being performed between sites and the equipment on those sites:

Service 1: System Analysis and Review

Description

- Operator Workstation Inspection
- System Controller Inspection
- Verify System Software Programming
- System Back-Up
- Customer Review - 30 Minutes
- Software Service Pack Update (Per Workstation and/or BCU)

Service 2: Extended System Analysis and Review

Description

- System Controller and Communication Inspection
- Tracer SC System Back-Up

- System Controller SW Service Pack/Patch
- Verify System Software Configuration & Programming
- Customer Review Meeting
- Labor to Fix Issues Found During System SW Config and Programming Review (Tracer SC BAS Renewal)
- Tracer SC System Back-Up

Service 3: AHU Controls Support

Description

- Connect Service Tool
- Review System Results
- Disconnect Service Tool

Service 4: AHU Controls Support

Description

- Connect Service Tool
- System Controller Inspection
- Verify System Software Programming
- Sequence of Operation Verification
- Loop Tuning
- Review System Results
- Disconnect Service Tool

Service 5: Condenser Water Systems Controls Support

Description

- Connect Service Tool
- System Controller Inspection
- Verify System Software Programming
- Sequence of Operation Verification
- Loop Tuning
- Review System Results
- Disconnect Service Tool

Service 6: Chilled Water System Controls Support

Description

- Connect Service Tool
- System Controller Inspection
- Verify System Software Programming
- Sequence of Operation Verification
- Loop Tuning
- Review System Results
- Disconnect Service Tool

Service 7: Miscellaneous I/O Support

Description

- Connect Service Tool
- System Controller Inspection
- Sequence of Operation Verification
- Verify System Software Programming
- Review System Results
- Disconnect Service Tool

Service 8: RTU Controls Support

Description

- Connect Service Tool
- Review System Results
- Disconnect Service Tool

Service 9: Unitary Controller Support**Description**

- Connect Service Tool
- System Controller Inspection
- Verify System Software Programming
- Sequence of Operation Verification
- Loop Tuning
- Review System Results
- Disconnect Service Tool

Service 10: Full System Backup**Description**

- Full System Back-Up

Service 11: Operator Coaching**Description**

- Operator Coaching

Service 12: VAV Front-End Analysis**Description**

- VAV Front-End Analysis (Per box)

Service 13: CNT145 - Summit BCU Annual Inspection**Description**

- Summit BCU Annual Inspection

Service 14: CNT-146 Summit BCU Run Inspection**Description**

- Summit BCU Run Inspection

Service 15: Upgrade Synchrony Software**Description**

- Download New Tracer Synchrony Software Version
- Get SMP License for Customer
- BAS Operational Check - is Everything Working/Communicating as Expected
- Verify Backup is current, if not, create backup
- Apply New SMP License
- Upgrade Synchrony Firmware
- Verify BAS Configuration, Programming and Graphics
- Backup System
- Train Customer on New Tracer Synchrony Features.

APPENDIX B2

BUILDINGS AND EQUIPMENT

Water and Sewer Department (WASD)

1. Lejeune Office Building

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
BCU (Building Control Unit)	1	1	3
MP 580/581 Control Module	5	1	3
PCM (Programmable Control Module)	2	1	3
VAV Box Controls and actuator motor*	77	1	3
Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3
Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
CHW Valve Operators*	All**	1	3
OA Damper Operators*	All**	1	3
OA Temperature Sensor*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

2. Douglas Headquarters Building

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
PC (inspection only – no parts and labor) Unit is provided by the County, not Trane	1	1	3
Tracer Summit Software	1	1	3
Building Control Unit (BCU)	1	1	3
Tracer Summit Management Package	1	1	3

3. Kendall Booster Pump Station No. 536

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
Building Control Unit (BCU)	1	1	3
MP 580/581 Control Module	1	1	3
EX2 (Expansion Module)	1	1	3
Air differential pressure switches*	All**	1	3
Duct temperature sensors*	All**	1	3

Space humidity / temperature sensor*	All**	1	3
Supply air damper operator*	All**	1	3
Return air damper operator*	All**	1	3
Multi Stage Sequencer*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

4. SDWWTP Blackpoint- Administration Building

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
BCU (Building Control Unit)	1	1	3
MP 580/581 Control Module	5	1	3
EX2 (Expansion Module)	1	1	3
VAV Box Controls and actuator motor*	39	1	3
Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3
Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
CHW Valve Operators*	All**	1	3
OA Damper Operators*	All**	1	3
OA Temperature Sensor*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

5. SDWWTP Blackpoint- HLD Building

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
Building Control Unit (BCU)	1	1	3
MP 580/581 Control Module	2	1	3
VAV Box Controls and actuator motor*	12	1	3
Thermostats*	All**	1	3
Air differential pressure switches*	All**	1	3
Duct temperature sensors*	All**	1	3
Space humidity / temperature sensor*	All**	1	3
Supply air damper operator*	All**	1	3
Return air damper operator*	All**	1	3
Multi Stage Sequencer*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

6. Regional Booster Pump Station No. 1310

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
Building Control Unit (BCU)	1	1	3
MP 580/581 Control Module	1	1	3
EX2 (Expansion Module)	1	1	3
Air differential pressure switches*	All**	1	3
Duct temperature sensors*	All**	1	3
Space humidity / temperature sensor*	All**	1	3
Supply air damper operator*	All**	1	3
Return air damper operator*	All**	1	3
Multi Stage Sequencer*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

7. Alexander Orr Maintenance Building

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
BCU (Building Control Unit)	1	1	3
MP 580/581 Control Module	3	1	3
VAV Box Controls and actuator motor*	27	1	3
Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3
Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
Current Switch*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

8. Alexander Orr Laboratory

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
Tracer SC	1	1	3
MP 580/581 Control Module	1	1	3
EX2 (Expansion Module)	1	1	3
Thermostats*	All**	1	3
Differential Pressure switch*	All**	1	3
Differential Pressure transducer*	All**	1	3
Static Pressure Sensor*	All**	1	3
Air Temperature Sensor*	All**	1	3
Duct Temperature Sensor*	All**	1	3

Relay*	All**	1	3
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9. Westwood Lakes

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
BCU (Building Control Unit)	1	1	3
PCM (Programmable Control Module)	1	1	3
ZN517 Control Module	2	1	3
VAV Box Controls and actuator motor*	7	1	3
Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3
Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

10. John E. Preston Laboratory

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
BCU (Building Control Unit)	1	1	3
MP 580/581 Control Module	1	1	3
VAV Box Controls and actuator motor*	15	1	3
Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3
Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
CHW Valve Operators*	All**	1	3
OA Damper Operators*	All**	1	3
OA Temperature Sensor*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

11. SDWWTP – Effluent Pump Station S-0750

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
Tracer SC	1	1	3
UC600 (Unit Controller)	4	1	3
XM30 (Expansion Module)	1	1	3
Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3

Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
CHW Valve Operators*	All**	1	3
OA Damper Operators*	All**	1	3
OA Temperature Sensor*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

12. MDWS Central District

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
Tracer SC	1	1	3
UC600	3	1	3
XM30	1	1	3
Duct Temperature Sensors	4	1	3
Pilot Duty 24 Vac relays	16	1	3
Current Switches	2	1	3
Actuators	4	1	3
Air Differential Pressure Switch	4	1	3
Air Differential Pressure Transducer	1	1	3
Zone Temperature Sensors	2	1	3

13. MDWS Pump Station 414

Equipment Type	Qty	Manufacturer	Model Number	Serial Number
Tracer SC	1	Trane	BMSC	

Description**Quantity Per Term**

Extended System Analysis and Review (Service 2)

AHU Controls Support (Service 1)

Miscellaneous I/O Support (Service 4)

Full System Backup (Service 3)

Operator Coaching (Service 5)

Point to Point Verification (Service 6)

Sensor Calibration (Service 7)

8

2

2

2

2

2

2

Covered Items

1 SC+ (Application)

1 PM014 Power Supply
 1 Line Voltage Thermostat
 1 UC400
 1 UC600
 1 Duct Temperature
 1 Wired Space Temperature Sensor w/
 Setpoint
 1 Air DP Switch
 8 Current Switch
 1 Medium Actuator
 8 Control Relay
 2 Control Transformer
 2 Bacnet Communication Terminators

14. MDWS Pump Station 415

Equipment Type	Qty	Manufacturer	Model Number	Serial Number
Tracer SC	1	Trane	BMSC	E18L01607

Description**Quantity Per Term**

Extended System Analysis and Review (Service 2)	8
AHU Controls Support (Service 1)	2
Miscellaneous I/O Support (Service 4)	2
Full System Backup (Service 3)	2
Operator Coaching (Service 5)	2
Point to Point Verification (Service 6)	2
Sensor Calibration (Service 7)	2

Covered Items

1 SC+ (Application)
 1 PM014 Power Supply
 2 Line Voltage Thermostat
 1 UC400
 1 UC600
 1 Duct Temperature
 1 Wired Space Temperature Sensor w/
 Setpoint
 1 Air DP Switch
 8 Current Switch
 1 Medium Actuator

7 Control Relay
 2 Control Transformer
 2 Bacnet Communication Terminators

15. MDWS Sewage Pump Station 416

Equipment Type	Qty	Manufacturer	Model Number	Serial Number
Tracer SC	1	Trane	BMSC000A AA	N/A

Description	Quantity Per Term
Extended System Analysis and Review (Service 2)	8
AHU Controls Support (Service 1)	2
Miscellaneous I/O Support (Service 4)	2
Full System Backup (Service 3)	2
Operator Coaching (Service 5)	2
Point to Point Verification (Service 6)	2
Sensor Calibration (Service 7)	2

Covered Items

1 SC+ (Application)
 1 PM014 Power Supply
 1 UC600
 1 XM32
 1 Space Temperature
 1 Duct Temperature
 1 Air DP Switch
 5 Current Switch
 1 Medium Actuator
 7 Control Relay
 1 Control Transformer
 4 Bacnet Communication Terminators

16. MDWS Sewage Pump Station 417

Equipment Type	Qty	Manufacturer	Model Number	Serial Number
Tracer SC	1	Trane	BMSC	E19M01054

Description	Quantity Per Term
Extended System Analysis and Review (Service 2)	8
AHU Controls Support (Service 1)	2
Miscellaneous I/O Support (Service 4)	2
Full System Backup (Service 3)	2
Operator Coaching (Service 5)	2
Point to Point Verification (Service 6)	2
Sensor Calibration (Service 7)	2

Covered Items

1 SC+ (Application)
 1 Line Voltage Thermostat
 1 UC600
 1 Space Temperature
 1 Duct Temperature
 1 Air DP Switch
 7 Current Switch
 1 Medium Actuator
 7 Control Relay
 1 Control Transformer
 2 Bacnet Communication Terminators

17. MDWS Sewage Pump Station 418

Equipment Type	Qty.	Manufacturer	Model Number	Serial Number
Tracer SC	1	Trane	BMSC000A AA	E17F91365

Description	Quantity Per Term
Extended System Analysis and Review (Service 2)	8
AHU Controls Support (Service 1)	2
Miscellaneous I/O Support (Service 4)	2
Full System Backup (Service 3)	2
Operator Coaching (Service 5)	2
Point to Point Verification (Service 6)	2
Sensor Calibration (Service 7)	2

Covered Items

1 SC+ (Application)
 1 PM014 Power Supply

2 UC600
 2 Space Temperature
 4 Duct Temperature
 2 Space Humidity Sensor
 2 Air DP Switch
 6 Current Switch
 2 Medium Actuator
 6 Control Relay
 2 Control Transformer
 2 Bacnet Communication Terminators

Seaport**18. Seaport Terminal C**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Tracer SC	1	Trane	BMSC	E19J01222	

Service Description	Quantity Per Term
System Analysis and Review (Service 1)	4
AHU Controls Support (Service 4)	1
Chilled Water System Controls Support (Service 6)	1
Miscellaneous I/O Support (Service 7)	1
RTU Controls Support (Service 8)	1
Full System Backup (Service 10)	1
Operator Coaching (Service 11)	1
Upgrade Synchrony Software (Service 15)	1

❖ **A Tracer SC+ Software Maintenance Plan (SMP) is Included**

Terminal C Building Automation System Inclusions	
QUANTITY	DESCRIPTION
1	SC+ (Application)
3	WCI Indoor Coordinator
28	WCI - Indoor
9	UC400
12	UC600
10	XM30
2	XM32
19	Duct Temperature Sensors
2	Immersion Temperature Sensors
19	Air-Fi Space Temp-Display
1	OA RH/Temp Sensor

26	Air DP Switch
1	Liquid D/P Transmitter
2	XM32
21	Current Switch
1	GPM Flow Meter
9	Stage Sequencer
19	Wall Carbon Dioxide Sensor (CO2)
19	Condensate Overflow Float Switch
28	Medium Actuator
2	Large Actuator
45	Pilot Duty Control Relays
24	Control Transformer
9	RTUs 3, 4, 5, 6, 7, 8, 9, 10, 11
2	Air Cooled Chiller
2	York RTUs
2	Generator
6	FCUs 1, 2, 6, 7, 8 & 9

19. Seaport Terminal D & E

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Tracer Summit Software	1	Trane	BMTX	N/A	Terminal D

Service Description**Quantity Per Term****Quantity**

System Analysis and Review (Service 1)

1

AHU Controls Support (Service 4)

1

Chilled Water System Controls Support (Service 6)

1

Miscellaneous I/O Support (Service 7)

1

Operator Coaching (Service 11)

1

CNT145 - Summit BCU Annual Inspection (Service 13)

1

CNT-146 Summit BCU Run Inspection (Service 14)

3

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Tracer Summit Software	1	Trane	BMTX	N/A	Terminal E

Service Description	Quantity Per Term	Qty
System Analysis and Review (Service 1)		1
AHU Controls Support (Service 4)		1
Chilled Water System Controls Support (Service 6)		1
Miscellaneous I/O Support (Service 7)		1
Operator Coaching (Service 11)		1
VAV Front-End Analysis (Service 12)		1
CNT145 - Summit BCU Annual Inspection (Service 13)		1
CNT-146 Summit BCU Run Inspection (Service 14)		3

Terminal D Building Automation System Inclusions	
QUANTITY	DESCRIPTION
1	BMTX
1	Ethernet Switch
3	MP580/81
2	EX2
1	ZN517
2	Space Temperature
8	Duct Temperature
2	Immersion Temp
4	Avg Air Temp
2	Low Limit Temp
5	Air DP Switch
4	Static Pressure Sensor
1	Liquid D/P Transmitter
5	Current Switch
1	GPM Flow Meter
4	Wall Carbon Dioxide Sensor (CO2)
7	Medium Actuator

1	Large Actuator
14	Control Relay
6	Control Transformer
1	Air Cooled Chiller
6	VFD
Terminal E Building Automation System Inclusions	
QUANTITY	DESCRIPTION
1	BMTX
15	MP580/81
3	EX2
7	MP503
1	Space Temperature
31	Duct Temperature
2	Immersion Temp
1	OA Temperature
5	Wired Space Temperature Sensor w/ Setpoint
27	Air DP Switch
10	Static Pressure Sensor
3	Air DP Transmitter
32	Current Switch
3	Air Flow Probe
15	Stage Sequencer
8	Wall Carbon Dioxide Sensor (CO2)
9	Condensate Overflow Float Switch
19	Medium Actuator
67	Control Relay
25	Control Relay
2	Air Cooled Chiller
32	VAV
6	VFD

20. Seaport Terminal J

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Tracer SC	1	Trane	BMSC	E19F01126	

Service Description	Term	Quantity Per
Extended System Analysis and Review (Service 2)		1
AHU Controls Support (Service 3)		1
Miscellaneous I/O Support (Service 7)		1
Unitary Controller Support (Service 9)		3
Full System Backup (Service 10)		1
Operator Coaching (Service 11)		1
Upgrade Synchrony Software (Service 15)		1

❖ A Tracer SC+ Software Maintenance Plan (SMP) is Included

Terminal J Building Automation System Inclusions	
QUANTITY	DESCRIPTION
1	SC+ (Application)
1	UC400
1	Space Temperature
3	Medium Actuator
2	Control Relay
2	Control Transformer
2	Bacnet Terminator
3	AAON Units

21. Seaport Terminal V

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Tracer SC	1	Trane	BMSC	E21C11252	Terminal V SC+

Service Description	Quantity Per Term
Extended System Analysis and Review (Service 2)	4
AHU Controls Support (Service 4)	1
Condenser Water Systems Controls Support (Service 5)	1
Chilled Water System Controls Support (Service 6)	1
Miscellaneous I/O Support (Service 7)	1

Full System Backup (Service 10)	1
Operator Coaching (Service 11)	1
VAV Front-End Analysis (Service 12)	1
Upgrade Synchrony Software (Service 15)	1

❖ **A Tracer SC+ Software Maintenance Plan (SMP) is Included**

Terminal V Building Automation System Inclusions	
QUANTITY	DESCRIPTION
1	SC+ (Application)
8	WCI Indoor Coordinator
19	WCI - Indoor
7	BACnet Thermostat
4	UC400
16	UC600
1	XM30
1	XM90
30	Duct Temperature
6	Immersion Temp
6	Air-Fi Space Temp-Display
1	Air-Fi Humidity Module
1	OA RH/Temp Sensor
15	Air DP Switch
10	Static Pressure Sensor
15	Air DP Transmitter
5	Liquid D/P Transmitter
32	Current Switch
15	Air Flow Probe
1	GPM Flow Meter
5	Stage Sequencer
6	Duct Carbon Dioxide Sensor (CO2)
6	Small Actuator
46	Medium Actuator
4	Large Actuator
53	Control Relay

34	Control Transformer
2	Bacnet Terminator
2	Water Cooled Chiller
91	VAV
16	FCU
1	Generator
1	Lighting Panel
1	Automatic Transfer Switch
3	Water Treatment System

Department of Solid Waste Management (DSWM)**22. DSWM Shop 3A**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Tracer SC	1	Trane	BMSC000AAA	E17B92458	SC-1

Service Description	Quantity Per Term
Extended System Analysis and Review (Service 1)	6
AHU Controls Support (Service 2)	3
Full System Backup (Service 3)	3
Operator Coaching (Service 4)	3
VAV Front-End Analysis (Service 5)	3
Software Upgrade and Renew SMP License (Service 6) (3 Year SMP is included)	1
BAS Technician to connect to local site for the purpose of performing a virtual inspection. (Service 7)	6
Upgrade Synchrony Software (Service 8)	2

Building Automation System Inclusions	
QUANTITY	DESCRIPTION
1	SC+ Application
2	UC400
12	UC210 VAV
10	Duct Temperature
13	Wired Space Temperature Sensor w/ Setpoint

1	Air DP Switch
1	Static Pressure Sensor
12	Air DP Transmitter
2	Current Switch
1	Air Flow Station
12	Air Flow Probe
12	Small Actuator
1	Medium Actuators (Damper)
20	Pilot Duty Control Relay
14	Control Transformer
1	Bacnet Terminator

Department of Corrections and Rehabilitation (MDCR)**23. Metro West Detention Center****Metro West Detention**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Tracer SC	1	Trane	BMSC	E22E18708	Noth Building SC+

Service Description	Quantity Per Term
Perform Maintenance on Damper (Service 1)	2
Extended System Analysis and Review (Service 2)	7
AHU Controls Support (Service 3)	2
Condenser Water Systems Controls Support (Service 4)	2
Chilled Water System Controls Support (Service 5)	2
Miscellaneous I/O Support (Service 6)	2
Full System Backup (Service 7)	2
Operator Coaching (Service 8)	2
VAV Front-End Analysis (Service 9)	2
Software Upgrade and Renew SMP License (Service 10) (SMP is Included)	1

Upgrade Synchrony Software (Service 11)

1

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Tracer SC	1	Trane	BMSC	E22F01215	South Building SC+

Service Description	Quantity Per Term
Perform Maintenance on Damper (Service 1)	2
Extended System Analysis and Review (Service 2)	7
AHU Controls Support (Service 3)	2
Condenser Water Systems Controls Support (Service 4)	2
Chilled Water System Controls Support (Service 5)	2
Miscellaneous I/O Support (Service 6)	2
Full System Backup (Service 7)	2
Operator Coaching (Service 8)	2
Software Upgrade and Renew SMP License (Service 10) (SMP is Included)	1
Upgrade Synchrony Software (Service 11)	1

Metro West Detention Center - North

Building Automation System Inclusions	
Quantity	DESCRIPTION
1	SC+ Application
3	Water Cooled Chiller
34	Surge Supressor
1	Ethernet Switch
2	Transtectors
30	UC600
1	XM30
2	XM32
4	XM70
27	Lontalk VAV

50	Duct Temperature
6	Immersion Temp
27	Wired Space Temperature Sensor w/ Setpoint
1	OA RH/Temp Sensor
5	Differential Pressure Switch, Manual Reset
25	Air DP Switch
5	Static Pressure Sensor
4	Liquid DP Switch
27	Air DP Transmitter
23	Current Switch
27	Air Flow Probe
27	Small Actuator
25	Medium Actuator(CHW)
77	Medium Actuators (Damper)
95	Pilot Duty Control Relay
59	Control Transformer
4	Bacnet Terminator

Metro West Detention Center - South

Building Automation System Inclusions	
Quantity	DESCRIPTION
1	SC+ Application

3	Water Cooled Chiller
31	Surge Supressor
1	Ethernet Switch
2	Transtectors
30	UC600
2	XM30
1	XM32
3	XM70
1	XM90
52	Duct Temperature
6	Immersion Temp
1	OA RH/Temp Sensor
26	Air DP Switch
4	Liquid DP Switch
29	Current Switch
26	Medium Actuator(CHW)
77	Medium Actuators (Damper)
77	Pilot Duty Control Relay
34	Control Transformer
4	Bacnet Terminator

Notes:

*These devices shall be inspected / tested from the Tracer Summit, or Tracer SC, front-end during comprehensive and periodic inspections. Further physical inspection and/or troubleshooting and/or calibration shall be performed as needed based on front-end inspection results.

**All end devices that are hardwired to a Trane BAS controller will be covered by the contractor under the "Trane Tracer Summit and Tracer SC Building Automation System (BAS) Maintenance Services" service agreement.

APPENDIX C2

PRICE SCHEDULE

1. Contractor's annual price for a full-service maintenance contract per building:

Building Name	Annual Price**
Lejeune Office Building	\$15,712.12
Douglas Headquarters Building	\$17,072.96
Kendall Booster Pump Station No. 536	\$6,284.02
SDWWTP Blackpoint - Administration Building	\$11,522.43
SDWWTP Blackpoint - HLD Building	\$7,017.50
Regional Booster Pump Station No. 1310	\$6,284.02
Alexander Orr Maintenance Building	\$9,426.02
Alexander Orr Laboratory	\$5,080.27
Westwood Lakes	\$6,703.30
John E. Preston Laboratory	\$7,017.50
SDWWTP - Effluent Pump Station S-0750	\$6,127.96
MDWS Central District	\$7,329.62
MDWS Pump Station 414	\$13,260.00
MDWS Pump Station 415	\$13,504.80
MDWS Pump Station 416	\$13,402.80
MDWS Pump Station 417	\$13,576.20
MDWS Pump Station 418	\$13,912.80
Cruise Terminal C	\$51,408.07
Cruise Terminal D & E	\$66,781.23
Cruise Terminal J	\$11,811.35
Cruise Terminal V	\$62,352.31
DSWM Shop 3A	\$23,108.43
MDCR Metro West Detention Center	\$256,230.00
TOTAL	\$644,925.70

**All sites shall be prorated and paid quarterly.

2. Hourly Rates

- a) Overtime Labor for Full Maintenance Services, requested by the County to be performed after regular business hours, will be billed at \$65.00 per hour, per technician.
- b) Hourly rates for additional services outside of the full-service maintenance contract.

Position	Rates	
Controls Specialist/technician	\$125.00 Monday-Friday 8:00 a.m. to 5:00 pm	\$187.50 After regular working hours

3. Parts

Parts for additional services outside of the full-service maintenance contract.

- a) The County will receive a 50% discount off on the Trane's current manufacturer's price list.
- b) The County will pay a 15% markup for all parts and material outside of the manufacturer's price list.

4. Additional Charges

In the event the Contractor troubleshoots the system listed on Appendix B, and determines and provides evidence that the issues are non-related to BAS, but are solely mechanical issues, the contractor may charge the County the regular Controls Specialist/Technician hourly rate as defined above. However, the contractor shall not charge the County for the first eight (8) hours of troubleshooting for that specific incident. The contractor may charge the County starting on the 9th hour of troubleshooting, and the hourly rate shall not exceed the rates indicated in Appendix C – paragraph 2 Hourly Rates.

Note:

Services not covered by the full-service maintenance agreement:

- 1. Troubleshoot and/or replacement of any item(s) and/or device(s) not listed on Appendix B.