

**AMENDMENT NO. 1 to Contracts for Repairs, Maintenance or Small Construction Projects (CUPCCAA) #1974**

**Dated April 9, 2020**

This Amendment is entered into between the Alameda Unified School District (District) and **PacificCoastTrane Controls**(CONTRACTOR). District entered into a CUPCCAA Agreement with CONTRACTOR for HVAC Maintenance & Repairs at Various Sites, and the parties agree to amend that Agreement as follows:

**1. Services**

The District and CONTRACTOR agree to extend the completion date to 6/30/2022 and increase the contract amount to cover more service hours to fix unexpected repairs & Covid-19 upgrades. Increased funds to be allocated as T&M hours. District will be billed at the 10% discounted rate with standard truck charges.

**2.Compensation**

There is an increase of \$80,000.00 in contract amount.

Original amount: \$20,304.00

New amount: \$100,304.00

**3. Remaining Provisions:** All other provisions of the Agreement, and prior Amendment(s) if any, shall remain unchanged and in full force and effect as originally stated.

**4. Amendment History:**

- ☒ There are no previous amendments to this Agreement.  
☐ This contract has previously been amended as follows:

No.	Date	General Description of Reason for Amendment	Amount of Increase/(Decrease)

**"DISTRICT"**

Date: 03/23/2021

By: Monty Patterson

Name: Monty Patterson  
Title: Director – Maintenance, Operations & Facilities

Date: 03/23/2021

By: Shariq Khan  
Shariq Khan (Mar 23, 2021 15:32 PDT)

Name: Shariq Khan

Title: CBO

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: Mialisa Banta  
Title: President, Board of Education

**"CONTRACTOR"**

Date: 03/16/2021

By: Michael J. Wood

Name: Michael J. Wood

Title: CFO

Addendum to Contract #1974, dated 2/27/2020

Exhibit "A"

Scope:

Pacific Coast Trane Service professionals who are knowledgeable in both HVAC equipment and controls—benefits a wide range of objectives:

- **Sustainability** – Improving operational integration between HVAC equipment and the BAS system reduces energy use, thereby lightening your carbon footprint and advancing your sustainability goals.
- **Peace of mind** – Continuous review and analysis sustains peak performance over the long term and helps prevent system failures and unexpected downtime. Back-up plans built into this agreement are designed to restore data and reboot systems quickly in an emergency situation.
- **A stronger bottom line** – Excessive, unnecessary energy consumption and emergency repairs can erode your bottom line. Regular, planned BAS service is a nominal expense that typically pays for itself through energy and operational cost savings.

**Assigned Service Team** - Your service team will consist of a professional Service Coordinator, Service Technicians and an Account Manager, all with extensive HVAC systems and BAS experience. Our technicians have a thorough understanding of building automation systems and the associated controls, along with heating, refrigeration and airside systems.

**Priority Response** - As a Pacific Coast Trane Service Agreement customer, you will receive service priority over time and materials customers. Emergency service is available at an additional charge, 24 hours a day and 7 days a week.

**Automated Scheduling System** – Pacific Coast Trane Service utilizes a computerized scheduling program to ensure that all services included in the agreement are performed as stated.

**Financial Benefits** - The implementation of this building automation system support agreement from Pacific Coast Trane Service can help control the costs of operating your building in several ways: Lower energy consumption; reduction in the costs and disruptions caused by downtime; planned, budgeted and controlled operating costs; and reduced maintenance. All of these benefits can be gained through a structured contract for support.

**Preferential Service and Contract Service Rate** – This contract includes preferential service to the customer over non-contract customers. For work outside the scope of service, the specified contract rate applies. This rate is subject to adjustment only at each annual anniversary.

Contract Service Rate: 10% off current labor rate at the time of service. Based on straight time labor.

Services Included*	Building Automation Controls
✓	<b>System Analysis and Review</b> — Pacific Coast Trane Service will review the building automation system to minimize software problems, programming adjustments, failed points, points in alarm and points that have been overridden. Software optimization improves system efficiency, assures compliance to specified conditions, and reduces the risk of costly and disruptive system problems. Regularly scheduled on-site visits by Pacific Coast Trane Service technicians also provide the opportunity to meet with on-site operators, review the system and address any questions or concerns they may have.
✓	<b>Control Loop Tuning</b> —Loop Tuning assures the system is operating at peak performance for the upcoming season. Operators may make manual changes during the heating or cooling season to accommodate current comfort requirements. During Control Loop Tuning, any changes that were made in previous months are reviewed and adjusted to accommodate changing seasonal conditions.
✓	<b>Sequence of Operation Verification</b> —Sequence of Operation Verification assures the system is operating as intended. During this assessment, unreleased manual overrides are discovered, scheduling discrepancies are corrected, and appropriate set point values are evaluated.
✓	<b>Database Backup</b> —Throughout the year, changes are continuously being made to the database in response to energy efficiency, occupant comfort or operator interface issues. Pacific Coast Trane Service maintains 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.
✓	<b>Software Service Pack Updates</b> —The latest service pack updates will be downloaded and installed to the existing software version when available. This assures the software is always up to date with the current versions that enhance usability and functionality.
✓	<b>Operator Coaching</b> —During regularly scheduled visits, Pacific Coast Trane Service technicians will work with on-site operators to develop their skills and proficiencies to help ensure they understand how to effectively use the system.
✓	<b>Working Hours</b> - Normal business hours are weekdays, from 7:00 a.m. to 4:00 p.m.. Overtime hours are weekdays after an 8 hour shift has been worked, independent of the time of day and/or after 4:00 p.m. and Saturdays. Double time hours are Sundays and/or holidays.

Please note discounted street rate:

- Street labor rate “Straight Time” \$216 per hour discounted to \$195
- Street labor rate “Overtime Time” \$320 per hour discounted to \$288
- Street labor rate “Sunday/Holiday” \$386 per hour discounted to \$348