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IES Indoor Environmental Services

Amendment No. 01 San Leandro Unified School District

Agreement: FACILITY SOLUTIONS AGREEMENT
Original Agreement Effective Date: June 11, 2019

Amendment No.: 01 **Energy Efficient Wi-Fi Thermostat Installation and Wi-fi Setup and Programming District-Wide**

This Agreement Amendment, made by and between Famand, Inc (dba Indoor Environmental Services), hereinafter designated as "Contractor", and the San Leandro Unified School District hereinafter designated as "Customer", mutually agree to the following modifications in the above contract between the parties; hereinafter called the "Original Agreement":

Total Investment: $207,995.

- **The following are the scope additions to the original Agreement dated 06/11/2019.**
- **All other provisions of the Agreement, including Project Labor Agreement provisions, are to remain intact.**

The above scope is presented as an Amended Exhibit C of the contract on the following pages:

Exhibit C Work Order 1 Additional Investment:	$124,797
Exhibit C Work Order 2 Additional Investment:	$83,198
Total Investment Amendment No.: 01	**$207,995**

Sincerely,

Stan Butts
President

Customer Approval:

Signature: DocuSigned by: Aaron Kerrigan 3B5A59BFBA8F497...
Name: Aaron Kerrigan
Title: Director of Facilities and Operations
Date: 7/25/2020

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AMENDED EXHIBIT C

Energy Conservation Work Including HVAC and HVAC Controls Installations

PROJECT SCOPE OF WORK INDEX

Section 2.0A HVAC Scope of Work
Section 3.0A Proposed Project Installation Timeline & Coordination

2.0A HVAC CONTROLS SCOPE OF WORK

2.0A1 Single-Zone HVAC Units Controls Scope of Work

To minimize HVAC equipment operation and save energy, the existing (134) single-zone Trane DDC serving the HVAC equipment will be replaced with new Venstar model 8850, 365-Day programmable, Wi-Fi capable thermostats.

The Customer will have the capability to adjust the temperature set points within pre-determined range. HVAC units will be programmed to run for a pre-determined period of time (see below) within the published Annual School Calendar to address Holidays and non-instructional days. The Customer will have the capability to adjust the temperature set points within pre-determined range. The thermostat will have digital display and set back capability. The janitorial staff shall not operate the thermostats after regular school or office hours as the extra run time will affect the energy savings. To address ventilation requirements the fan is to be programmed in the “ON” mode. For better energy efficiency and to comply with Title-24 regulations Contractor assumes the following zone temperature settings to achieve 5° F dead band:

- 75° F – Minimum Occupied Cooling
- 70° F – Maximum Occupied Heating
- 95° F – Night/Unoccupied set back. Different set back cooling temperature can be established in critical areas per Customer’s request.
- 40° F – Unoccupied Heating for Gas Heating units (night set back can be established per Customer’s request to prevent water pipes freezing in the critical areas)
- 45° F – Unoccupied Heating for Heat Pump units (night set back can be established per Customer’s request to prevent water pipes freezing in the critical areas)

Specific sites morning warm-up/cool-down schedules for individual thermostats (per Bell

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schedules provided by the Customer and interviews with Customer's HVAC maintenance personnel):

Site	Location	Daily Programming Schedules
Bancroft	All Areas	7:30 AM –4:00 PM
	Office	7:00 AM – 4:30 PM
Garfield	All Areas	7:00 AM – 4:00 PM
	Office	6:45 AM – 4:30 PM
Jefferson	All Areas	7:00 AM – 4:00 PM
	Office	6:45 AM – 4:30 PM
John Muir	All Areas	7:30 AM –4:00 PM
	Office	7:00 AM – 4:30 PM
McKinley	All Areas	7:00 AM – 4:00 PM
	Office	6:45 AM – 4:30 PM
Roosevelt	All Areas	7:00 AM – 4:00 PM
	Office	6:45 AM – 4:30 PM
Washington	All Areas	7:00 AM – 4:00 PM
	Office	6:45 AM – 4:30 PM

Note: Above Schedules are for Mon-Fri operation, **off on Sat-Sun and Holidays per San Leandro USD 2019-2020 Instructional Calendar**.

- Contractor includes up to (4) hours of Customer's training on how to program and operate new thermostats.

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- Contractor includes Trane Conventional Thermostat interface boards for (39) units located at Jefferson.
- Contractor includes (1) zone system controller capable of up to 8 zones for Jefferson.
- Contractor includes TOD control of (1) exhaust fan for Jefferson.
- Contractor includes setting up of Venstar Skyport for all sites and existing Venstar Wifi stats. Customer is responsible for Wifi network set up and installation.

Existing Trane DDC wall sensors will be removed and discarded or returned to the Customer, if desired. Existing time clocks and Energy Management System interfaces (if applicable) will be disabled and abandoned in place.

The specific locations and quantities for the new thermostats are provided in the following table (single-zone individual systems that are currently served by 7-day programmable thermostats):

Site	Location	Quantity
Bancroft	Portables P1-4	4
Garfield	Front Office and Library	3
Jefferson	(2) Front Office, (2) Library, Classrooms 1-2, 4-8, 11-12,16-39	39
John Muir	(2) Main Office, Building A, Building B, Building C, Building D, Building H, Kitchen	43
McKinley	(2) Office/Principal, Library, Rooms 1-4, 5-12, 16, 17-18	23
Roosevelt	(2) Media Library, Classrooms 9,11,12 and (2) MPR/Cafeteria	10
Washington	Rooms 8-10,11-14,15-19	12

2.0A2 Single-Zone HVAC Units Controls Scope of Work Exclusions

The following exclusions have not been estimated in the above Scope of Work:

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- Warranty, repair and/or upgrades to the existing control, HVAC, and electrical systems and system components found in disrepair or not compliant to code. Any and all system defects as a result of pre-existing condition. Re-wiring due to insufficient number of conductors for the thermostats.
- Wi-fi/internet connections set up at Customer's sites.
- Any additional thermostats. New Controls for mechanical equipment, evaporative coolers and lighting systems that are not specifically addressed above. Existing DDC systems replacements or upgrades.
- Fire and Life Safety equipment and its components, unless addressed above.
- DSA fees, reviews and approvals.
- All work is to be completed after hours during normal working days. Any request by Customer to change working times may result in a change order for added overtime rates.
- Any additional costs associated with COVID-19 (this includes, but not limited to, safety training, sanitizing equipment, limitation on number of workers in a space, etc.).
- Any and all other items not specified in this scope.

3.0A PROPOSED PROJECT INSTALLATION TIME LINE & COORDINATION

This project will require extensive scheduling and coordination to ensure the efficient implementation of the Work shown herein. Contractor will provide retrofit services in Phases. Each construction Phase will include a complete Controls system retrofit at a given building or site.

The Customer shall provide safe access to the buildings and provide the necessary security for students and staff safety during the rigging and equipment handling process. During the retrofit services, areas of the building designated by Contractor may need to be vacated to ensure the safety of the occupants. It will be the Customer's responsibility to temporarily relocate the students or occupants to other classrooms or buildings and/or, if needed, provide temporary facilities for the duration of the given phase of each project.

In order to minimize the disruption of Customer's operation, coordination and scheduling items shall include but are not limited to multiple trips to the job site, multiple equipment riggings, temporary relocation of the tenants (students), etc. Contractor will work with the Customer to develop a detailed project schedule. Once the project schedule is confirmed, Contractor will provide the Customer with a Schedule of Values and a progress payment schedule, which corresponds to the project schedule. The installation of mechanical systems will start upon executing this Agreement and ordering and obtaining necessary equipment,

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parts and materials needed for installation, as listed in the scope of work. It is anticipated the construction phase of this project would be performed in 2020.

Customer and its representatives shall coordinate all the project activities with Contractor's Project Manager only.