

OPTION #1 - REVISED PLATINUM PLUS SERVICE PROPOSAL

Initial Onboarding Assessment

Manager shall complete a comprehensive facility audit on each of the following buildings:

- Blaine City Hall
- Blaine Public Works
- Mary Ann Young Senior Center
- Cold Storage Facility (Larson site)
- Police Training Facility
- “Old” Fire Station #5

Onboarding Fee

Initial onboarding assessment and setup fee.

Waived

SCOPE OF WORK

Project Manager Site Inspections

Manager shall perform monthly site inspections to assess mechanical/operational components, mechanical systems, conduct a compliance review, and identify capital improvement recommendations. Following each inspection, a facility report will be provided which will document site inspection findings and applicable recommendations for each facility.

Quarterly Preventative Maintenance

Licensed, skilled technicians will visit your facility each quarter to provide services based on the outlined scope of work. Replacement parts and materials will be an additional material cost if not provided by the Client. An inspection report will follow each PM. These reports will be utilized as a baseline tracking the history of service provided. Preventative Maintenance Services provided, include but are not limited to the following:

HVAC Systems:

- Adjust and program thermostats as needed.
- Change all filters on a quarterly basis.
- Service all condenser units.
- Service all furnace/heater units.
- Service makeup air units, grease bearings, and check & replace filters and belts.
- Service chiller and make routine adjustments as needed.

Filter Maintenance:

- Wash permanent filters.
- Replace disposable filters.
- Document with date and initials.
- Startup unit and verify operation.

Seasonal Maintenance:

- Check and clean evaporator coil.
- Check and clean condenser coil with chemical, split coils as needed (cottonwood).
- Test exhaust fan, change exhaust fan belts and grease bearings as needed.
- Inspect and clean condensate drains.
- Check diagnostics, temperature, voltage and amp draw, record findings.

- Inspect electrical components for corrosion/malfunction and replace as needed.
- Inspect and clean ignitor, flame sensor, burner assembly.
- Test heat exchanger for leaks, cracks, holes, record findings.
- Replace belts on an annual basis or as needed.
- Inspect and secure pulleys and replace as needed.
- Inspect and grease bearings and replace as needed.

Equipment Analysis:

- Recommendations.
- Assessment of each unit and life of system.

Monthly Fee

\$3,560.00

Client will be charged a monthly contract fee for services outlined above.

Facility Services

Facility Services, outside of the scope of work as defined above, will be discounted 10% from the Rate Schedule.

Project Management Services

Project Management will be calculated per project based on the below schedule.

Under \$50,000	T&M
\$51,000 - \$250,000	5%
\$251,000 - \$999,000	4%
\$1,000,000.00	3%

Additional requests for service not included in this proposal will be provided using our estimation service or will be billed at an hourly rate. See Rate Schedule for hourly rates.

Additional Services:

- Lawn/Land Services
- Locksmith Services
- Fire Life Safety Services
- Snow Removal/Plowing Services
- Advanced HVAC Services
- Construction Services
- Pool Maintenance & Repair
- Appliance Maintenance & Repair

Designations/Licenses/Certifications

- Licensed through MN Department of Labor & Industry, 1st and 2nd class boiler engineer with C-special. Certified in low and high pressure boiler systems.
- Universal EPA 608 certifications.
- ATMT Certified
- CPO – NAPO designation
- OSHA 10
- OSHA 30
- AAMC Certified