



**Advanced Building Services, Inc.**  
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P-213

John Jay Sergent, Engineer  
Town of Vienna, Town Hall  
127 Center Street, South  
Vienna, VA 22180

Ref: Adding Services to HVAC Contract

John,

This proposal is for the additional yearly services necessary to handle chemical water treatment and supporting the Energy Management System (EMS). These two additions would directly be added to our current HVAC contract and billed accordingly.

### **Contract Proposal Additions to Existing HVAC Contract**

We will provide materials and labor to perform the following:

#### **Service Agreement for Chemical Water Treatment of Tower and Closed loops**

Provider: ARC Water Treatment

Scope:

We will provide a Complete Water Treatment Service rendered by our trained personnel according to water treatment industry standards. This service is designed to control and inhibit corrosion, pitting, scale formation and biological growth on those metal surfaces in continuous contact with the water. We present the following:

1. Complete Water Treatment Services to the Cooling Tower, Chilled Water, and Hot Water Heating Systems:
  - a. Service cooling tower system monthly for the term of this agreement.
  - b. Closed systems will be serviced on a monthly schedule. (See months of operation).
  - c. Arc will furnish and apply treatment chemicals including two alternating microbiocides. Arc does not supply glycol.
  - d. Inspect and adjust the water treatment equipment. Water treatment equipment is defined as, but not necessarily limited to, chemical feed tanks, by-pass feeders, chemical and biocide injection pumps, solenoid valves, control panels, time clocks, agitators and water meters as applicable.

- e. Endeavor to maintain proper chemical concentrations based on normal system operation while optimizing water consumption.
- f. Collect and analyze water samples and submit water analysis report.

We will provide a Legionella Analysis Service to monitor system water for Legionella pneumophila two (2) times a year (June & August).

Samples will be obtained and analyzed at the intervals indicated and a typed analysis report will be mailed to the appropriate individual. In the event that the analysis is above recommended levels, we will recommend appropriate corrective action.

<b>SYSTEM</b>	<b>LOCATION</b>	<b>SAMPLING FREQUENCY</b>
Cooling Tower	Ground	June and August

Yearly Total Costs for Services \$3,100.00

**Service Agreement for Energy Management System**

Provider: S&W Controls, Inc.

*We hereby propose to provide all necessary labor and material to perform quarterly preventative maintenance on the building automation system servicing the location above. This will include the following:*

- *Provide and install all software updates and upgrades for FX supervisory controller*
- *Review and release all overrides*
- *Review and analyze alarm console for possible system failures*
- *Clear alarms in the alarm console*
- *Check FX platform for system errors*
- *Check for field controller communication errors*
- *Provide critical system trends for all AHU's for the previous 7 days*
- *Provide point summary for all units*
- *Replace failed temp sensors*

**Excludes:**

- Service calls and/or additional repairs
- Overtime
- Cutting, patching and painting
- Deficiencies now not visible, but may be uncovered while performing the PM
- The handling of materials that may be deemed hazardous in nature

All material is guaranteed to be as specified and the work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a workmanlike manner.

