

WESTERN ALLIED CORPORATION

Mechanical Contractors / Controls Division
Contractors License No. 198821



July 19, 2023

Subject: **San Bernardino Police Department – BMS Controls Upgrade**

Western Allied is please to submit the following controls proposal for San Bernardino Police Department building located on 710 N. D Street, San Bernardino. This proposal is based on mechanical drawings and site survey. The following specific items are listed to describe and / or clarify the work and items included in this proposal.

SCOPE OF WORK

- A.** DDC Server and Backbone
 - a.** Provide LonWorks multi-protocol communication backbone.
 - b.** Provide a new Adesto SmartServer IoT web server for graphics, scheduling, alarming, and trending.
 - c.** Replace existing iLON with SmartServer IoT (SSIoT) and relocate it into the main control panel.
 - d.** Provide all low voltage conduit and cabling necessary.
- B.** AC Units
 - a.** Provide graphical user front end to monitor and control the AC units via the new SSIoT.
- C.** Hot Water System
 - a.** Provide controls for boiler and pump(s).
 - b.** Provide, install, and monitor temperature sensors for boiler supply temp, building supply and return temps.
 - c.** Integrate the hot water system into the Building Management System (BMS).
 - d.** Provide graphical user front end to monitor and control the equipment.
- D.** (80) Variable Air Volume Boxes
 - a.** Provide controls for VAV unit including controller, damper actuator, and wall thermostat.
 - b.** We are assuming that all hot water valves are in working condition. See Option #1 below for valve replacement.
 - c.** Integrate the VAVs into the Building Management System (BMS).
 - d.** Provide graphical user front end to monitor and control the VAVs.
- E.** (12) Exhaust Fans
 - a.** Provide controls for Exhaust fans including start/stop, status, and alarm.
 - b.** Monitor outside air temperature, and outside air relative humidity.
 - c.** Provide graphical user front end to monitor and control the Exhaust Fans.
- F.** Option #1 – Replace Heating hot water valves as they are found defective
 - a.** Experience suggests that somewhere around 25-40% will not be operating properly and need to be replaced, but that it is fair to assume that most will need to be replaced in the next 10-15 years.
 - b.** Provide new Belimo control valves.
 - c.** Replace, wire and test all heating hot water Valves.
 - d.** Heating system shall be un-operational during the duration of valve replacement work as sections of the piping need to be isolated and drained of water.
- G.** Option #2 – Replace Heating hot water Valves on all VAVs (80 zones), done as a single project.
 - a.** Provide new Belimo Valves for all zones.
 - b.** Replace, wire and test all heating hot water Valves.

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- c. Heating system shall be un-operational during the duration of valve replacement work as sections of the piping need to be isolated and drained of water.

EXCLUSIONS

- A. Any VFD communication cards.
- B. Any line-voltage or power electrical conduit.
- C. Any electrical power or lighting.
- D. Any 120VAC to control panels.
- E. Staging area and restroom facilities.
- F. Any plan check and permit fees.
- G. Any structural, electrical power/lighting, fire sprinkler, life/safety work, or plumbing.
- H. Any liquidated damages of any kind excluded.
- I. Any cutting/patching/framing of drywall or plaster wall.
- J. Any painting.
- K. Any asbestos or hazardous material abatement work.
- L. Any CEC Title 24 testing and acceptance.
- M. Any air-balance.
- N. Any water-balance.
- O. Any roof work or protection.
- P. Any overtime or double time hours.
- Q. Any parking costs.
- R. Any costs for freight elevator usage after hours for stocking materials.
- S. Any roofing.
- T. Tie into life safety system of the building.
- U. Overtime labor except for stocking of materials. Working hours included from 6AM to 2:30PM Monday – Friday.
- V. Covering of duct openings and protection of mechanical equipment during demolition phase of project.
- W. Any phased construction schedules.
- X. Any supervision of other trades.

PRICING

- A. Our price for the work above is **\$238,050.00** including sales tax.
- B. Option #1 - replace zone heating hot water valve as they are deemed defective (cost per zone): **\$1,195**
- C. Option #2 - replace (80) zone heating hot water valves is **\$87,500**

If you have any questions, please feel free to give us a call. We appreciate any feedback that you can give us. If there is anything that we can do, please let us know.

Thank you for the opportunity to provide this proposal to you.

Sincerely,

Alpesh Mistry
Western Allied Corporation