

Proposal

October 4, 2021

Chabot - Las Positas Community College District
Walt Blevins

Re: Chabot - Las Positas Community College District – Ascent Upgrade

Dear Walt:

Syserco Inc. is pleased to present the following proposed pricing and associated scope of work for the design, installation, and startup of a native BACnet System as follows.

Due to the global shortage of micro-chips, lead time for controllers and sensors from Syserco's vendors is now ranging from 6 to 12 weeks. Please plan accordingly and release contracts in a timely manner providing sufficient time for material delivery as Syserco cannot be held responsible for any job delays resulting from this global semi-conductor shortage which is impacting all industries.

Chabot ACM Scope of Work:

1. Furnish and Install (34) ACM Global Controllers.
 - a. Replace (20) existing BCM-ETH Global Controller Arrays / VLXs (see Appendix A).
 - b. Replace (14) existing BCM-ETH and BCM-TUX Global Controller Arrays (see Appendix B).
2. Furnish and Install (10) AXM Expansion Modules.
 - a. Replace existing EXP Expansion Modules (see Appendix C).
3. Furnish and Install (194) Field Level Controllers.
 - a. Replace existing TUX Controllers, associated room temperature sensors, and communication wire.
4. Provide integration into existing building Alerton EMS.
5. Provide start-up and check out.
6. Provide record set engineering drawings.

Las Positas ACM Scope of Work:

1. Furnish and Install (14) ACM Global Controllers.
 - a. Replace (7) existing BCM-ETH Global Controller Arrays / VLXs (see Appendix D).
 - b. Replace (7) existing BCM-ETH and BCM-TUX Global Controller Arrays (see Appendix E).
2. Furnish and Install (17) AXM Expansion Modules.
 - a. Replace existing EXP Expansion Modules (see Appendix F).
3. Furnish and Install (182) Field Level Controllers.
 - a. Replace existing TUX Controllers, associated room temperature sensors, and communication wire.
4. Provide integration into existing building Alerton EMS.
5. Provide start-up and checkout.
6. Provide record set engineering drawings.

Assumptions/Clarifications:

1. Pricing is based upon a single phase project with a completion date of September 2022. Multiple phases or extensions to schedule may constitute a change in scope.
2. Engineering lead time is 2-3 weeks, from issue of approval.
3. Material lead time is 6-12 weeks, from approval of submittal.
4. Modifications to DDC programming and graphics are not included in this scope of work. Recommendations for improvement and upgrades will be provided.

5. Owner to provide ethernet drops where needed (ex. Building 1700).
6. The following items will be re-used and assumed to be in proper working condition. Deficiencies will be noted, and repairs implemented on T&M basis:
 - Existing field devices (sensors, switches, valves, actuators, transducers, power supplies)
 - Ethernet, BACnet communication, and power wiring
 - Enclosures and conduit
 - Third-party integration gateways
7. Existing communication wire in mechanical rooms, electrical rooms, service rooms, and on the exterior of the building is assumed to be run in conduit. The existing conduit is assumed to have space for new communication wire to be pulled through.
8. All wire in walls, above ceilings, and in concealed areas is ran exposed in plenum cable. Wire installed in exposed ceiling areas is ran exposed and concealed on top of ductwork wherever possible. Wire in mechanical, electrical and service rooms is enclosed in EMT conduit raceway.
9. Syserco will use Div 25 duct and/or hangers and Div 26 conduit racks to support plenum cable and BAS conduit.
10. A one year warranty from date of system acceptance is included.

Exclusions: We specifically exclude all work not included in our Scope of Work above, including, but not limited to the following:

1. Installation of new conduit.
2. DDC programming and graphics modification.
3. Commissioning Agent support.
4. Smoke Control is specifically excluded and to be provided by Fire Alarm Contractor.
5. Roof Penetrations, flashing, roof repair/patching and Wall/Floor cutting/patching/painting is excluded.
6. The installation of all plumbing / inline devices and related items is excluded.
7. Cost for permits is excluded. If permits are needed they are to be procured by GC/Owner.
8. Overtime is excluded.

Terms and Conditions: This quotation is subject to acceptance within 45 calendar days and to all of the terms and conditions contained below.

1. This proposal will constitute the Scope of Work under Client's contract with Syserco Inc.
2. Syserco's quotation specifically excludes any "Pre-Payment" or "Early Payment" discounts. If contractor plans on enforcing any discount clause, the appropriate amount to offset any discount percentage is to be added to Syserco's final contract value.
3. No work will commence on project, including engineering submittals until receipt of mutually agreeable contract that shall include, but not be limited to satisfactory progress payments, no special or limited consequential damages and all other terms no less favorable than the Contractor has with the owner.

Proposed Pricing –

Chabot Base Scope:	\$ 895,774.00
Las Positas Base Scope:	\$ 738,216.00
Total Scope:	\$ 1,633,990.00

I appreciate the opportunity to provide you with this proposal and look forward to our future involvement on this project. If you have any questions or additional requests, please do not hesitate to call me at (510) 766-6441.

Sincerely,
 Ilana Ash
 Syserco Inc.

Appendix A – Chabot BCM-ETH Arrays / VLXs

Global Controller	Location
BCM 201	Building 800
BCM 203	Building 700
BCM 205	Building 400
VLX 208	Building 2800
VLX 209	Building 2800
VLX 210	Building 2800
BCM 216	Building 500
BCM 217	Building 2200
BCM 218	Building 1900
BCM 227	Building 3400
BCM 228	Building 1700
BCM 242	Building 300
BCM 245	Building 2700
BCM 246	Building 4000
BCM 247	Building 2900
BCM 248	Building 1800
BCM 249	Building 1200
BCM 250	Building 2500
BCM 251	Building 2600
BCM 254	Building 1300

Appendix B - Chabot BCM-ETH and BCM-TUX Arrays

Global Controller	Location
BCM 202	Building 900
BCM 212	Building 3900
BCM 214	Building 2100
BCM 219	Building 200
BCM 221	Building 1600
BCM 223	Building 2400
BCM 225	Building 3100 and 3700
BCM 229	Building 1500 and 3500
BCM 231	Building 3800
BCM 233	Building 2300
BCM 235	Building 1100
BCM 237	Building 2000
BCM 243	Building 1400
BCM 252	Building 2800 and 3000

Appendix C – Chabot EXP Modules

Global Controller	Location
(1) EXP-1048 and (2) EXP-10120	Building 2800
(1) EXP-1048, (2) EXP-10120, and (1) EXP-220	Building 2800
(1) EXP-1048 and (2) EXP-10120	Building 2800

Appendix D – Las Positas BCM-ETH Arrays / VLXs

Global Controller	Location
BCM 303	Building 2000
BCM 307	Maintenance and Operations
BCM 308	Building 1850
BCM 309	Building 1800
BCM 352	Building 4000
VLX 357	CUP HW
VLX 360	Aquatics Center

Appendix E – Las Positas BCM-ETH and BCM-TUX Arrays

Global Controller	Location
BCM 305	Building 400, 500, and 600
BCM 315	Building 700, 1000, and 1300
BCM 319	Building 800
BCM 304	Building 2400
BCM 325	Building 1700
BCM 326	Building 2500
BCM 361	Building 1300

Appendix F – Chabot EXP Modules

Global Controller	Location
(3) EXP-1048 and (1) EXP-10120	Building 1900
(1) EXP-1048 and (2) EXP-10120	CUP HW
(1) EXP-1048 and (2) EXP-10120	CUP CW
(2) EXP-1048, (2) EXP-10120, and (1) EXP-2200	CUP CHW
(2) EXP-1048	Aquatics Center