

**AMENDMENT No. 1 TO PROFESSIONAL SERVICES AGREEMENT**  
(City of Calabasas and Mesa Energy Systems Inc. (dba EMCOR Services, Mesa Energy))

This Amendment No. 1 (“Amendment”) to Professional Services Agreement (“Agreement”) is made on this 8<sup>th</sup> day of March 2023 at Calabasas, California, by and between the City of Calabasas, a municipal corporation, 100 Civic Center Way, Calabasas, California 91302 (“City”) and Mesa Energy Systems Inc. (dba EMCOR Services, Mesa Energy) (“Contractor”).

This “Amendment” modifies the original Agreement between the “City” and the “Contractor/Consultant” dated October 1, 2022 in the following fashion:

- A. City and Contractor/Consultant desire to amend the Agreement by modifying section 3.1 – Scope of Services as set forth in Contractor/Consultant’s proposal to City attached hereto as Exhibit [A-1] and incorporated herein by this reference.
- B. ~~City and Contractor/Consultant desire to amend the Agreement by modifying section 3.2 – Approved Fee Schedule as set forth in Contractor/Consultant’s [Month, Day, Year] fee schedule to City attached hereto as Exhibit [B-1] and incorporated herein by this reference.~~
- C. City and Contractor/Consultant desire to amend the Agreement by modifying section 3.4 – Expiration Date of the Agreement to read as follows:  
  
3.4 “Expiration Date”: February 28, 2026.  
  
Section 4 of the Agreement is also amended to incorporate the new Expiration Date.
- D. City and Contractor/Consultant desire to amend the Agreement by modifying Section 6 so that the total compensation and costs payable to Contractor/Consultant under this Agreement is a not-to-exceed sum of Two Hundred Fifty Thousand Dollars [\$250,000].
- E. ~~City and Contractor/Consultant desire to amend the Agreement by modifying Section 5 – Consultant/Contractor’s Services to include those additional services as set forth in Contractor/Consultant’s [Month, Day, Year] proposal to City attached hereto as Exhibit [C-1] and incorporated herein by this reference.~~

Initials: (City) \_\_\_\_\_ (Contractor/Consultant) \_\_\_\_\_

**TO EFFECTUATE THIS AGREEMENT**, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

**“City”**  
**City of Calabasas**

By: \_\_\_\_\_  
David J. Shapiro, Mayor

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Kindon Meik, City Manager

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Robert Yalda, P.E., T.E.  
Public Works Director

Date: \_\_\_\_\_

Attest:

By: \_\_\_\_\_  
Maricela Hernandez, MMC  
City Clerk

Date: \_\_\_\_\_

Approved as to form:

By: \_\_\_\_\_  
Matthew T. Summers, City Attorney

Date: \_\_\_\_\_

**“Consultant/Contractor”**  
**Mesa Energy Systems Inc.**  
**(dba EMCOR Services, Mesa Energy)**

By: \_\_\_\_\_  
Harry Stearns, Branch Manager

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Paul Gummesson, Account Manager

Date: \_\_\_\_\_

### Schedule I - List of Covered Equipment & Tasks

(X) Included	Type of Service	Frequency
X	Preventive Maintenance Tasking	Quarterly
X	Priority Service	Year Round
X	Preferred Customer Discount	Year Round

Unit #	Make	Model Number	Tonnage/BTU	Type
	Carrier	30XA080-500	80 Tons	Air Cooled Chiller
	Carrier	30XA080-500	80 Tons	Air Cooled Chiller
	ParkerIndustrial	GR Model	Not available	Boiler
	ParkerIndustrial	GR Model	Not available	Boiler
	Energy Labs Inc	Not available	Not available	Air Handler Unit
	Energy Labs Inc	Not available	Not available	Air Handler Unit
	Energy Labs Inc	Not available	Not available	Air Handler Unit
	Energy Labs Inc	Not available	Not available	Air Handler Unit
	Energy Labs Inc	Not available	Not available	Air Handler Unit
	Energy Labs Inc	Not available	Not available	Air Handler Unit
	Carrier	40QA	Various	Ductles/Ceiling Suspended
	Carrier	40QA	Various	Ductles/Ceiling Suspended
	Carrier	40QA	Various	Ductles/Ceiling Suspended
	Carrier	40QA	Various	Ductles/Ceiling Suspended
	Carrier	40QA	Various	Ductles/Ceiling Suspended
	Carrier	40QA	Various	Ductles/Ceiling Suspended
	Carrier	40QA	Various	Ductles/Ceiling Suspended
	Carrier	40QA	Various	Ductles/Ceiling Suspended
	Carrier	38HDF	Various	Ductless Condenser
	Carrier	38HDF	Various	Ductless Condenser
	Carrier	38HDF	Various	Ductless Condenser
	Carrier	38HDF	Various	Ductless Condenser
	Carrier	38HDF	Various	Ductless Condenser
	Carrier	38HDF	Various	Ductless Condenser
	Carrier	38HDF	Various	Ductless Condenser
	Carrier	38HDF	Various	Ductless Condenser
	Carrier	FX4CNF024	2 Ton	Air Handler Unit
	Unknown		2 ton?	matching condenser to above
	Lennox	MWMA024S4-2P	2 ton	Ductles wall mount AHU
	Lennox	MWMA024S4-2P	2 ton	Ductles wall mount AHU
	Lennox	MLA024S4S-1P ???	2 Ton	Ductless Condenser
	Lennox	MLA024S4S-1P ???	2 Ton	Ductless Condenser

Customer Acknowledgement:  
 Customer (City Of Calabasas) acknowledges that the above information in  
 "Schedule I –List of Covered Equipment & Tasks" equipment, quantities, and materials  
 is correct anything outside of the above equipment and filter list is excluded from contract.

X \_\_\_\_\_ Date \_\_\_\_\_



## Scope

### AIR COOLED CHILLER

#### Operational Inspection

1. Check and calibrate control switches pressure and temperature.
  - a. Pressure:
    - High pressure
    - Oil pressure
    - Minimum oil pressure
  - b. Temperature:
    - Refrigerant low temperature cut out
    - Chilled water load recycle
    - Oil heater temperature thermostat
2. Check and calibrate all gauges and thermometers.
  - a. Gauges:
    - Cooler, condenser and oil pressure
  - b. Thermometers:
    - Chilled water inlet and outlet
    - Condenser water inlet and outlet
3. Inspect and tighten all electrical connections on the following:
  - a. Compressor motor magnetic starter
  - b. Oil pump motor magnetic starter
  - c. Chilled water pump motor magnetic starter(s)
  - d. Chiller control panel
4. Check and record voltage and amperage on all motors in above listed items and record.
5. Inspect oil cooler solenoid strainer and temperature-controlled water regulating valve.
  - a. Set temperature-controlled water regulator to control oil temperature when compressor is in operation.
6. Check operation of chiller and operating controls (pneumatic and electric).
7. Check operation of control module:
  - a. Chilled water set point.
  - b. Full load amperage calibrations.
  - c. Demand limit set point.
8. Provide written service report and log to building maintenance-engineering department.

### AIR COOLED CHILLER ANNUAL INSPECTION

1. Run unit and check operation. Advise on condition of unit before starting annual shutdown inspection.
  - a. Verify operation of oil heater thermostat.
2. Leak test chiller prior to performing repairs on chiller. Advise on condition.
  - a. Leak test of unit will be performed in compliance with EPA and SCAQMD Rule 1415 by a certified auditor. Record keeping shall be the responsibility of the equipment owner or operator.
  - b. All leaks not covered within this work scope should be repaired to conform to EPA and SCAQMD rule 1415 and EPA 608.
3. Change filtration elements in oil circuits where applicable.
  - a. Oil supply filter(s)
  - b. Oil supply drier(s)
  - c. Oil recovery filter(s) or strainer(s)
4. Change filtration elements in refrigerant circuit where applicable.
  - a. Refrigerant filters
  - b. Refrigerant drier cores



5. Check and calibrate control switches pressure and temperature.
  - a. Pressure:
    - High pressure
    - Oil pressure
    - Minimum oil pressure
  - b. Temperature:
    - Refrigerant low temperature cut out
    - Chilled water load recycle
    - Oil heater temperature thermostat
6. Check and calibrate all gauges and thermometers.
  - a. Gauges:
    - Cooler, condenser and oil pressure
  - b. Thermometers:
    - Chilled water inlet and outlet
    - Condenser water inlet and outlet
7. Inspect, disassemble as necessary, clean and tighten all electrical connections on the following:
  - a. Compressor motor magnetic starter
  - b. Oil pump motor magnetic starter
  - c. Chilled water pump motor magnetic starter(s)
  - d. Chiller control panel
8. Perform megger test on all motors in above item and record.
9. Check and record voltage and amperage on all motors in above item and record.
10. Inspect, clean and flush oil cooler solenoid strainer and temperature controlled water-regulating valve.  
Set temperature controlled water regulator to control oil temperature while compressor is in operation.
11. Provide written service report and log to building maintenance-engineering department.

#### **PUMPS AND MOTORS**

1. Lubricate pump bearings per manufacturer's recommendations.
2. Lubricate motor bearings per manufacturer's recommendations
3. Tighten all nuts and bolts. Check motor mounts and vibration pads. Replace and adjust when authorized.
4. Visually check pump alignment and coupling.
5. Check motor operating conditions.
6. Inspect electrical connections and contactors.
7. Inspect mechanical seals. Inspect pump packing.
8. Verify gauges for accuracy.
9. Check and clean strainers and check hand valves (when performing an annual service only).

#### **CENTRAL FAN SYSTEMS – AIR HANDLERS**

1. Inspect fan assembly and report any abnormalities.
2. Lubricate fan bearings per manufacturer's recommendation.
3. Lubricate motor bearings per manufacturer's recommendation.
4. Check belts and sheaves. Replace and adjust when authorized.
5. Check motor mounts and vibration pads.
6. Check motor operating conditions.
7. Inspect electrical connections and contactors.
8. Lubricate and adjust associated dampers and linkage.
9. Check fan operation.
10. Clean outside air intake screen.
11. Check and clean drains and drain pans (when performing an annual service only).



12. Check heating and cooling coils for proper operation
13. Change Pre filters once per quarter. Hepa 12" Box Filters not included, recommend changing annually or biannually.
14. Replace belts when advised under T&M.

#### **SPLIT SYSTEM – AIR COOLED CONDENSING UNITS**

1. Check condenser fan motors bearing play and amp draw
2. Check amp draw on compressors
3. Check for temperature drop across filter dryer
4. Check voltage across contactors
5. Visually inspect for leaks.
6. Inspect electrical connections, contactors, relays, and operating/safety controls.
7. Check compressor oil level. If applicable.
8. Check and test all operating and safety controls.
9. Check operating conditions. Report any abnormalities.
10. Clean Condenser coils annually.

#### **SPLIT SYSTEM - FAN COIL UNITS**

1. Inspect motor. Clean and lubricate dependent on accessibility.
2. Lubricate fan bearings.
3. Inspect coil(s) for leaks dependent on accessibility.
4. Inspect drain pan or pipe and clean as required.
5. Inspect belt and adjust tension. If applicable.
6. Inspect electrical connections, contactors, relays, and operating/safety controls.
7. Change replaceable filters and/or flush and clean washable filters quarterly.

#### **BOILER OPERATIONAL MAINTENANCE**

1. Visually inspect boiler pressure vessel for possible leaks and record condition.
2. Check hand valves and automatic feed equipment. Repack and adjust as required.
3. Check fuel piping for leaks and proper support.
4. Check burner sequence of operation and combustion air equipment.
5. Review manufacturer's recommendation for boiler and burner start-up.
6. Check fuel supply.
7. Check auxiliary equipment operation.
8. Inspect burner, boiler and controls prior to start-up.
9. Start burner, check operating controls.
10. Test safety controls.

#### **BOILER ANNUAL MAINTENANCE**

1. Includes tasks 1-10 above.
2. Inspect fireside of boiler and record condition.
3. Brush soot and dirt from combustion chamber.
4. Inspect refractory for defects.
5. Inspect hot surface ignitor and flame sensor.
6. Inspect, clean and lubricate the burner and combustion air equipment.
7. Inspect burners for any cracks or wear
8. Clean burners to manufactures recommendations
9. Inspect electrical cabinet for any abnormalities or defects.
10. Lubricate circulating pump



## Schedule I - List of Covered Equipment & Tasks

(X) Included	Type of Service	Frequency
<b>X</b>	<b>Preventive Maintenance Tasking</b>	<b>Quarterly</b>
<b>X</b>	<b>Priority Service</b>	<b>Year Round</b>
<b>X</b>	<b>Preferred Customer Discount</b>	<b>Year Round</b>

Unit #	Make	Model Number	Tonnage/BTU	Type
	Daikin	REYQ144TYDN	12 Ton	VRV Condenser
	Daikin	REYQ144TYDN	12 Ton	VRV Condenser
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Daikin	FZMQ24	2 ton	VRV Ducted Air Handler
	Exhaust Fan Unknown			Kitchen
	Exhaust Fan Unknown			Elevator
	Exhaust Fan Unknown			Bathroom

**Customer Acknowledgement:**

Customer (City Of Calabasas) acknowledges that the above information in "Schedule I –List of Covered Equipment & Tasks" equipment, quantities, and materials is correct anything outside of the above equipment and filter list is excluded from contract.

**X** \_\_\_\_\_

**Date** \_\_\_\_\_





## Scope

### VRV (OPERATIONAL)

1. Inspect and test touch screen controller for proper communication and network continuity.
2. Check and record all operating pressures and temperatures
3. Check expansion valves, log superheat
4. Check changeover valve if heat pump
5. Check evaporator TD
6. Check crankcase heaters
7. Check external interlocks
8. Review logs for operational trends/problems
9. Check operation and safety controls
10. Run full load test if conditions permit
11. Check for visible leaks
12. Test secureness of guard doors and panels
13. Check to see all if devices are present and communicating and schedules are correct.
14. Connect service tool to central controller.
15. Open malfunction logs for all devices and scan for problems or repeat alarms that indicate trends developing.
16. Observed operation of all BCs, Sub BCs, and indoor units.
17. Release network back to normal operating conditions.

### VRV (ANNUAL)

1. 1-17 Above included
2. Verify operation and accuracy of all gauges
3. Clean condenser coils, check evaporator coils
4. Inspect motor windings and bearings if applicable
5. Record starter operating voltage and amps
6. Inspect for leaks. Tighten connections
7. Inspect motor windings and bearings
8. Verify operation and setting of pressure valves
9. Verify operating and safety controls
10. Confirm operation of all internal and external interlocks

### SPLIT SYSTEM VRV - FAN COIL UNITS

1. Inspect motor. Clean and lubricate dependent on accessibility.
2. Lubricate fan bearings.
3. Inspect coil(s) for leaks dependent on accessibility.
4. Inspect drain pan or pipe and clean as required.
5. Inspect belt and adjust tension. If applicable.
6. Inspect electrical connections, contactors, relays, and operating/safety controls.
7. Change replaceable filters quarterly.

### EXHAUST FANS

1. Inspect belts and adjust as required, replace belts annually.
2. Lubricate motor and bearings as required.
3. Inspect electrical.

