Addendum No. 3 to IFB 27-27

CITY OF SOMERVILLE, MASSACHUSETTS
Department of Procurement and Contracting Services
JACOB WISLSON
MAYOR

To: All Parties on Record with the City of Somerville as Holding IFB 27-27
IFB 27-27 HVAC Preventative Maintenance and Repairs

From: Logan Carroll

Date: 11/18/2026

Re: **Questions and answers from Bidders and Site Visit 1 and 2 Attendance Sheet**

Addendum No. 3 to IFB 27-27

Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.

NAME OF COMPANY / INDIVIDUAL: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE/FAX/EMAIL: _____

SIGNATURE OF AUTHORIZED INDIVIDUAL: _____

ACKNOWLEDGEMENT OF ADDENDA:

Addendum #1 _____ **#2** _____ **#3** _____ **#4** _____

Addendum No. 3 to IFB 27-27

Please note there will be no extension to the Due date of 12/2/2026 before 2PM

The following questions were asked and answered during the Site Visit on 11/12/2027:

	Questions	Answers
1.	Can the Contractor access school buildings while school is in session to complete work?	Yes. The current Contractor, J.C. Cannistraro (JCC), typically has technicians working 6:00 AM–2:30 PM Monday–Friday. The City will provide access badges and keys to Contractor personnel as needed. See Section C.4. Access to City Facilities (p. 83). The normal working hours under the contract include Saturdays 6:00 AM–4:00 PM, which will be billed as Regular Time. The City expects the Contractor to assign technicians to work on Saturdays if needed, especially for invasive projects that can't be completed while a building is occupied. See Section C.2. Working Hours (p. 83). All technicians must successfully pass a CORI background check.
2.	Does Saturday work mostly consist of Preventative Maintenance (PM) tasks?	Both PM and repairs are performed on Saturdays. The City expects the contractor to schedule their tasks throughout the week to accomplish them in a timely fashion.
3.	Does the Contractor purchase filters under this contract?	Yes. The cost of supplying all filters for quarterly filter changes is included in the fixed monthly fee of the PM Program. See Sections E.3. Services Covered by PM Program – Air Filtration Systems (p. 85-86) and E.4. Parts & Materials Covered by PM Program (p. 86).
4.	The Somerville High School Filter Schedule lists one (1) "Required Set" in each piece of equipment. Does that mean one set per year?	No. Filters are changed quarterly at all buildings except East Somerville Community School (ESCS), where filters are changed six (6) times per year. See Section E.3. Services Covered by PM Program – Air Filtration Systems (p. 85-86).
5.	How many fulltime technicians are required?	See Section C.1. Technician Requirements: "The Contractor will employ a minimum of five (5) full time, competent service technicians who have the technical mastery and expertise to maintain the City's mechanical and temperature control systems" (p. 82). These techs are not called off to

		perform work at non-Somerville customers. JCC sometimes has ten (10) or more technicians working in Somerville, depending on the volume of work.
6.	Are the pool pumps at the Kennedy School included in the contract?	No, the pool circulation/filter pumps are not included in the scope of this IFB. The scope of this IFB does include the Lochinvar pool boiler and four (4) pumps installed on the pool boiler's heating loop. All other pool equipment is excluded from this contract and is maintained by a different vendor.
7.	Is water treatment included in the scope of the contract?	No, but the Contractor will monitor signs of water quality issues and alert the City if water needs to be treated.
8.	Who is the City's water treatment vendor?	Metro Group.
9.	If a system component needs to be replaced, would that be a quoted project?	Generally, yes. If the Contractor identifies a needed repair, including component replacement, they will notify the DPW Commissioner or Designee to determine the method of procurement and repair. For further details, see Section D.2. Parts and Component Replacement (p. 84); E.6. Adjustments, Repairs & Replacements (p. 87); F.3. Scheduled Repairs & Replacements (p. 88); and F.4. Project Dollar Limit (p. 88-89).
10.	How has the scope changed since the previous IFB/current contract?	The general scope of services to be provided has not changed. DPW's revisions to the scope were mostly structural and for clarity. For example, we gathered all specifications for the PM Program, which appears in multiple places in the current contract, into one section in the new scope of work. We also simplified the language, removed redundant information, and clarified which equipment/systems are and are not included in the contract scope. Please note that the City has brought one new building online (Assembly Square Fire Station), purchased two buildings (Ralph & Jenny Buildings), and mothballed one building (Recreation Building) since the previous IFB was issued.
11.	Does the contract cover just Preventative	The contract includes both the PM Program

	Maintenance (PM) or also time & materials?	and Repair & Replacement Services. Repair & Replacement Services are billable according to the labor and supply rates indicated on the Bid Form.
12.	Is a filter list available for all buildings?	No, the contractor will create that list for the 1st filter change and then provide that list to the DPW Commissioner or their designee.
13.	How are we to calculate costs for buildings where a filter list is not available, and where charcoal or box filters are used?	Bidders should rely on their experience and expertise to estimate the cost of supplying filters for quarterly filter changes, based on the equipment information provided in the Appendices (p. 97-137). The Contractor should prepare their bid with the assumption that 99% of the filters are MERV-13s.
14.	How are we to bid for buildings that don't have as-built drawings or an accurate equipment list?	Bidders should rely on their experience and expertise to estimate the cost of Preventative Maintenance services.

The following questions were asked and answered during the Site Visit on 11/16:

	Questions	Answers
1.	Does the City have green building initiatives?	Yes. Green initiatives are primarily dealt with via projects under the control of Somerville's Capital/IAM Department. Although green initiatives generally do not fall under this contract, they can be implemented as equipment fails and needs replacement.
2.	How old is Somerville High School (SHS)?	The High School opened in 2021.
3.	What equipment runs the chilled water system at SHS?	SHS is cooled by two (2) Smardt chillers.
4.	Have you had any problems with the compressors on the Smardt chillers?	Circuit board replaced on 1 compressor, and another required recalibration of the digital bearing control system, both during warranty period. For both chillers: • The control panels were relocated indoors in 2025 • The chiller control modules failed and were replaced in 2025 • Several leaks have been repaired that resulted in the purchase of more than 2 complete refrigerant charges
5.	Who is the controls vendor?	Controls maintenance is separate from the

		services covered by this IFB. The City has five (5) buildings with Johnson Controls Facility Explorer control panels and twelve (12) buildings with Honeywell controls. The remaining buildings do not have BMS systems. J.C. Cannistraro holds the separate maintenance contract for JCI buildings, and Honeywell holds the maintenance contract for Honeywell buildings. The Contractor will collaborate with both controls vendors as needed. See Section E.3. Services Covered by PM Program – Environmental & Mechanical Systems (p. 85).
6.	How often are kitchen hoods cleaned?	Kitchen hood cleaning is not included in the scope of this IFB, but maintenance of the actual hood fans, motors, etc. **is** included in the scope of this HVAC IFB.
7.	How many times per year are filters changed?	Filters are changed four (4) times per year, except at East Somerville Community School, where filters are changed six (6) times per year. See Section E.3. Services Covered by PM Program – Air Filtration Systems (p. 85-86).
8.	Do the SHS chillers run year-round?	The chillers are shut down during the heating season for all of Somerville's city and school buildings.
9.	Are boilers shut down on April 15th and chillers shut down on October 15th each year?	There is no set date for the transition from heating to cooling or from cooling to heating. DPW assesses weather conditions and determines the transition date accordingly.
10.	How many students are at SHS?	Between 1,400 and 1,600 students.
11.	Is there any maintenance work to be done inside classrooms? Do technicians complete work in classrooms before or after school?	Yes. Many of the school classrooms have unit ventilators, VAVs, etc located inside the classrooms. In most cases, the Contractor will schedule disruptive work when class is not in session – either before start time or after dismissal. All schools have Early Dismissal on Wednesdays.
12.	How many technicians usually work in Somerville on Saturdays?	The current contractor typically has a minimum of two technicians working in Somerville on Saturdays.
13.	How old is East Somerville Community School (ESCS)?	ESCS opened in 2014.

14.	How old is the oldest school in Somerville?	The Brown School was built in 1900.
15.	I saw the rules for work estimated to cost $10,000-$30,000. Is all work over $10,000 quoted, or time & materials?	The Contractor will furnish quotes for any work that is not Preventative Maintenance or a service call regardless of project value, including work that is less than $10,000. All quotes will break out labor and materials costs.
16.	Are refrigeration units included in the scope of the contract?	No. Aside from exhaust fans, all kitchen equipment is excluded from the scope.
17.	Are the rooftop package units at ESCS functioning?	Yes.
18.	Is Somerville making plans to transition buildings to all-electric?	The City considers electrification and/or higher efficiency options as equipment is replaced or building/system upgrades are planned. The City is currently converting from hydronic to heat pump technology at the Traffic and Parking building.
19.	Does the contract require weekly project meetings?	No, biweekly. See Section B.4. Biweekly Project Meetings (p. 82).
20.	Are the project meetings in person or remote?	Remote. The lead technician must attend project meetings.
21.	Are there any issues with the doors on the boilers at the Public Safety Building (PSB)?	The City will completely replace the refractory on Boiler-2's front and back doors during the natural gas conversion project. Boiler-1's refractory is still serviceable.
22.	Are there package units at PSB?	No, only DX units.
23.	What materials are included in the bid price?	The fixed monthly fee of the PM Program (Section A of the Bid Form) includes the maintenance and repair materials and supplies listed in Section E.4. Parts & Materials Covered by PM Program (p. 86).
24.	Is the Contractor responsible for refrigerant? Does the City ever supply refrigerant for the Contractor to add?	The Contractor is responsible for proper refrigerant recovery and recharging of equipment. The contractor provides new refrigerant as needed, but refrigerant cost is not included in the fixed cost of the PM Program and is billable to the City. The City, at its discretion, may choose to supply refrigerant on a case-by-case basis.
25.	Does PSB use r-22 refrigerant?	The PSB equipment is all r-22, however 1 or 2 of the DX units there have been converted to r-422b. In general, approximately 50% of the A/C

		equipment in the City is r-22, with the other 50% having r-134a or r-410a. When r-22 equipment failure/service requires full or a nearly full recharge, the City may, at its discretion, instruct the Contractor to recharge with r-422b. R-422b is not compatible with Trane equipment oils, so those units are recharged with r-22.
26.	How often are there emergency calls that require after-hours response?	Infrequently. The majority of OT labor is due to techs staying late to finish a project, not overnight response calls.
27.	How do you access the upper roof at PSB?	There is a ship's ladder to the right of the access door to the lower roof.
28.	How many schools are occupied in summer?	All schools have summer programs.
29.	Does the City have any indoor pools?	Yes, there is an indoor pool in the Kennedy School. The scope of this contract includes the pool boiler and four (4) boiler loop pumps, and the AHUs for the locker rooms and pool gallery. All other components of the pool systems are covered under separate contracts.
30.	How should we handle a problem that we believe is a controls issue?	If the Contractor identifies a problem that they believe to be related to controls, they should notify the DPW Commissioner or Designee and the controls vendor.
31.	Who did the mechanical upgrade project at the Kennedy School?	N.B. Kenney.
32.	If the solar array for heating the indoor pool is brough back online, would it become the Contractor's responsibility.	Yes. The City would execute a change order to add the solar array to the scope of the contract.
33.	Are technicians allowed to park on property, or do they need to find street parking.	Parking is very limited throughout Somerville. Some buildings have small parking lots that the Contractor may use. At other buildings, street parking may be the only option.
34.	Are strainers included in the PM Plan?	Yes, strainers are cleaned annually. See Exhibit B – Preventative Maintenance Tasks & Frequency (p. 94).
35.	Do technicians have building keys?	The City will provide access badges and keys to Contractor personnel as needed. See Section C.4. Access to City Facilities (p. 83).
36.	Which controls system does the DPW complex have?	Honeywell.

37.	Is there asbestos in any buildings?	Yes. The City has an On-Call Asbestos Abatement contract and abates asbestos as needed. Asbestos abatement is not included in the scope of this IFB.
38.	Does the City's plumbing contract cover domestic water heaters?	Yes. Domestic water heaters are not the responsibility of the HVAC Contractor.
39.	Does the City typically opt to rebuild or replace steam traps as they fail?	The City typically rebuilds but will replace in cases where effected equipment is critical and/or rebuild parts have long lead times. The Contractor is responsible for repairing/replacing traps during the heating season as new failures are identified, typically through service calls. These repairs are billable to the City. The City participates in the annual City-wide steam trap assessment and repair program offered by the utilities. This bulk assessment and repair work is not included in the scope of this IFB. Such trap repairs/replacements are completed prior to the beginning of the heating season.

Questions submitted via email:

	Questions	Answers
1.	Technician requirements/quantities: • Page 82 of the IFB, Section C.1. lists the following: "Technician Requirements. The Contractor will employ a minimum of five (5) full time, competent service technicians who have the technical mastery and expertise to maintain the City's mechanical and temperature control systems." The minimum of five (5) full-time technicians have to be on-site full time working on maintenance for this contract, not just employed by the contractor full time, correct? • Section A should not just include the minimum of five full-time technicians on site, it should include the quantity of technicians	• Correct. The Contractor will employ a minimum of five (5) dedicated technicians to work exclusively on the City's systems. These techs are not called off to perform work at non-Somerville customers. • The fixed monthly fee of the Preventative Maintenance Program (Section A of the Bid Form) should cover the costs of all labor, materials and services as indicated in Section E.2. Fixed Monthly Fee (p. 84).

	and materials that we estimate will be required to properly complete all maintenance tasks, correct? • Approximately how many technicians have been on site (or may be expected to be required on site) at peak times for maintenance tasks? • For periods of influx with higher than average call volumes, may additional technicians be required to achieve minimum call response times, or can longer response times be allowed?	• JCC sometimes has ten or more technicians working in Somerville when work volume is high. Bidders should rely on their experience and expertise to determine the number of technicians required to complete the work of this contract. • The Contractor is expected to communicate with the DPW Commissioner or Designee about workload, priorities, and staffing. The City will enforce minimum call response times in the event of emergency or time-sensitive service calls. See Section F.2. Response Time (p. 87-88).
2.	In the Form for General Bid, "Section C – Parts & Materials" only includes/covers repair parts/materials, not maintenance parts/materials, correct? Required maintenance parts/materials should be included (in addition to labor costs) in Section A, correct?	Correct. The fixed monthly fee of the PM Program (Section A of the Bid Form) will include the cost of all maintenance materials and supplies. See Section E.4. Parts & Materials Covered by the PM Program (p. 86). Parts/materials/supplies that fall outside the PM Program will be billed according to the supply rate indicated in Section C of the Bid Form.
3.	If leaks are found that require glycol to be added, the glycol costs do not have to be included in our bid price, correct? Glycol is mentioned in the scope of work but also in the exclusions section on page 86.	The Contractor will add/remove glycol solutions from hydronic systems when needed. See Section E.3. Services Covered by Preventative Maintenance Program – Environmental and Mechanical Systems (p. 85). New glycol is a billable item, not covered under the PM Program. See Section E.5. Exclusions (p. 86).
4.	The IFB states that damage to HVAC equipment due to failed valves will be repaired by the Contractor at no cost to the City. Is that true, or only true if improper/insufficient inspections are determined?	It is the Contractor's responsibility to properly protect equipment at seasonal changeovers, including but not limited to proper winterization, completely draining coils and/or piping, and ensuring that isolation valves are closed. If the Contractor fails to identify and replace failed/failing valves, resulting in system damage, system

		repairs will be made at no cost to the City. See Section G.1. Protection of Property (p. 89).
5.	The IFB includes valves and piping in the list of items to inspect and service. Are we correct to assume that this is only referring to pipe connections and valves at equipment, not the full piping systems and all valves?	HVAC piping is not maintainable. See Section E.5. Exclusions (p. 86). If HVAC pipe or valve replacements, repairs, or modifications are needed at HVAC equipment or elsewhere in the HW/CW loops, the Contractor will furnish a quote for the work according to the labor and materials rates indicated on the Bid Form.
6.	Does Somerville expect to purchase/supply parts and equipment often for repairs quoted under $30k?	The Contractor will generally provide equipment and materials as part of their quoted work. The City reserves the right in select cases to supply parts/equipment for installation by the Contractor. See Sections D.2. Parts & Component Replacement (84) and F.4. Project Dollar Limit (p. 87).
7.	Temperature control components are included in the Scope of Work, but it is mentioned that there is a separate Controls maintenance contract. What temperature control components are included in this contract?	The Contractor will work with the controls contractor to maintain cooling and heating to BMS setpoints. If an actuator, damper, or valve body requires replacement, the Contractor will provide a quote and perform the work once a PO has been issued. See Section E.3. Services Covered by Preventative Maintenance Program – Environmental and Mechanical Systems (p. 85).
8.	The scope of work lists checking domestic and non-potable water pumps, aquastats, gauges, and valves. Is that intended, or should the domestic items be included in a plumbing maintenance contract instead?	The scope of this IFB is for HVAC equipment and related items. Domestic systems are excluded from this scope.
9.	Is parking available for contractor vehicles at each location?	Parking is very limited throughout Somerville. Some buildings have small parking lots that the Contractor may use. At other buildings, street parking may be the only option.
10.	Is the “Prevailing Wages Statement of Compliance Form” the same as the “Weekly Payroll Records Report & Statement of Compliance”?	No these are two different forms please complete them both.
11.	In the walkthrough it was mentioned that we should we include labor and material costs required to maintain some equipment that is	The equipment lists in the appendices were compiled from construction plans. They show the major HVAC assets as detailed on

	missing from the equipment lists. Is it estimated that a significant amount of equipment is missing from the lists, or a minor amount?	building plans. Replacements and some additions have been made during the life of the buildings that may not be shown.
12.	What buildings have humidifiers that require cannister replacements and UV lights that require bulb replacements as part of the maintenance contract?	The following buildings have humidifiers and UV lights: Argenziano School Capuano School East Somerville Community School Healey School Kennedy School West Somerville Neighborhood School Winter Hill School
13.	The IFB lists the "Byrd Anti-Lobbying Certificate" as one of the required bid documents. Will Somerville provide that certificate for the contactors to fill out, or should us contractors obtain and complete it?	The Byrd Anti-Lobbying Certificate is not required for this bid.
14.	Can we see the scope of work for the current contract?	Please see IFB 24-46 HVAC Preventative Maintenance and Repairs for Municipal Buildings and Schools. The Scope of Work begins on p. 119 of the bid package.
15.	Could you please send me copies of the completed Section 4.0 Price Forms submitted by J.C. Cannistraro and Ambient Temperature Corporation for IFB #24-46, including regular and emergency hourly labor rates for Years 1, 2 and 3 or advise where I can obtain them?	See below for Section 4.0 from IFB #24-46 by J.C. Cannistraro and Ambient.

Site Visit 1 and 2 Attendance Sheets:

(See next page)

IFB #27-27 [redacted]				
Company	**Name**	**Phone**	**E-mail**	**Site Visit Sign-in/Signature**
Northeastern Mechanical	Bob Bailey	857-205-3510	bbailey@northeasternmech.com	[signature]
E. Amanti + Sons, INC	Anthony DiBella	617-839-8759	Adibella@eamanti.com	[signature]
ENE Systems	Dave Possi	781-379 5582	Possi@sterktech.com	[signature]
J.C Cannistraro	Dave Olonu	781-458-2180	DOlonuzu@cannistraro	[signature]
J.C. Cannistraro	Brad Hawes	781-392.9068	bhawes@cannistraro.com	[signature]
J.C				

IFB #27-27				
Company	**Name**	**Phone**	**E-mail**	**Site Visit Sign-in/Signature**
MTECH	ROLAND ORESTE	781-759-3022	RORESTE@MTECHNE.COM	

J C Cannistraro
IFB #24-46
Section 4.0

Price Form For Year 1 (2024-2025)

Section A - Preventative Maintenance (PM) Program

Pricing must include five (5) full-time on-site technicians in the calculations.

Description	May 2024 - June 2024 Do Not Include Somerville HS & West Branch Library			July 2024 - April 2025 Include Somerville HS & West Branch Library		
	Qty. 2 Months	Monthly Fee	Total Monthly Fee X 2 Months	Qty. 10 Months	Monthly Fee	Total Monthly Fee X 10 Months
Monthly Cost of PM Service Program	**2**	$125,110.00	$ 250,220.00	**10**	$139,348.00	$ 1,393,480.00
Section A - Total Cost of PM Service Program for Year 1: 2-mo. total excl. SHS, WBL + 10-mo. total incl. SHS, WBL				$ 1,643,700.00		

Section B - On-Call & Emergency Repair Services

Description	Estimated Number of Hours Yearly	Hourly Labor Rate	Total Labor Cost Estimated # Hrs Yearly X Hourly Labor Rate
On-Call Non- Emergency Repair Services	400	$ 178.00	$ 71,200.00
Emergency Repair Services For work Not Covered Under PM Program	150	$ 249.00	$ 37,350.00
Section B - Annual Total for Year 1: On-Call Non-Emergency + Emergency Repair Service		$ 108,550.00	

Section C - Parts & Materials Not Covered Under The PM Service Program

For Section C - Please choose one of the following three (3) options:

Choose to provide parts & materials to the City of Somerville at either:

Cost, Cost minus a flat percentage discount, OR Cost plus a flat percentage mark-up.

Cost Structure	Rate + / -		
Estimated Budget for Parts & Materials	$		**25,000.00**
Cost		-	-
Cost Minus % Discount	%	x $25,000.00 =	– $
Cost Price Plus % Mark-up	15 %	x $25,000.00 =	+ $ 3,750.00
Section C - Annual Total for Year 1: ($25,000 + % mark-up, OR - % discount, OR Cost)	$ 28,750.00		

Grand Total for Year 1: Section A + Section B + Section C	$ 1,781,000.00

Price Form For Year 2 (2025-2026)

Section A - Preventative Maintenance (PM) Program

Pricing must include five (5) full-time on-site technicians in the calculations.

	Include All Buildings		
Description	**Qty. 12 Months**	**Fixed Monthly Fee**	**Total PM Cost** Fixed Monthly Fee X 12 Months
Monthly Cost of PM Service Program	**12**	$ 144,921.00	$ 1,739,052.00
Section A - Total Cost of PM Service Program for Year 2: Fixed Monthly Fee X 12 Months		$ 1,739,052.00	

Section B - On-Call & Emergency Repair Services

Description	**Estimated Number of Hours Yearly**	**Hourly Labor Rate**	**Total Labor Cost** Estimated # Hrs Yearly X Hourly Labor Rate
On-Call Non-Emergency Repair Services	400	$ 185.00	$ 74,000.00
Emergency Repair Services For work Not Covered Under PM Program	150	$ 259.00	$ 38,850.00
Section B - Annual Total for Year 2: On-Call Non-Emergency + Emergency Repair Service		$ 112,850.00	

Section C - Parts & Materials Not Covered Under the PM Service Program

For Section C - Please choose one of the following three (3) options:
Choose to provide parts & materials to the City of Somerville at either:
Cost, Cost minus a flat percentage discount, OR Cost plus a flat percentage mark-up.

Cost Structure	**Rate + / -**		
Estimated Budget for Parts & Materials	$		**25,000.00**
Cost	-		-
Cost Minus % Discount	%	x $25,000.00 =	– $
Cost Price Plus % Mark-up	15 %	x $25,000.00 =	+ $ 3,750.00
Section C - Annual Total for Year 2: ($25,000 + % mark-up, OR - % discount, OR Cost)	$ 28,750.00		

Grand Total for Year 2: Section A + Section B + Section C	$ 1,880,652.00

Price Form For Year 3 (2026-2027)

Section A - Preventative Maintenance (PM) Program

Pricing must include five (5) full-time on-site technicians in the calculations.

Include All Buildings

Description	Qty. 12 Months	Fixed Monthly Fee	Total PM Cost Fixed Monthly Fee X 12 Months
Monthly Cost of PM Service Program	**12**	$ 150,718.00	$ 1,808,616.00
Section A - Total Cost of PM Service Program for Year 3: Fixed Monthly Fee X 12 Months		$ 1,808,616.00	

Section B - On-Call & Emergency Repair Services

Description	Estimated Number of Hours Yearly	Hourly Labor Rate	Total Labor Cost Estimated # Hrs Yearly X Hourly Labor Rate
On-Call Non-Emergency Repair Services	400	$ 192.00	$ 76,800.00
Emergency Repair Services For work Not Covered Under PM Program	150	$ 269.00	$ 40,350.00
Section B - Annual Total for Year 3: On-Call Non-Emergency + Emergency Repair Service		$ 117,150.00	

Section C - Parts & Materials Not Covered Under the PM Service Program

For Section C - Please choose one of the following three (3) options:
Choose to provide parts & materials to the City of Somerville at either:
Cost, Cost minus a flat percentage discount, OR Cost plus a flat percentage mark-up.

Cost Structure	Rate + / -		
Estimated Budget for Parts & Materials	$		**25,000.00**
Cost	-		-
Cost Minus % Discount	%	x $25,000.00 =	– $
Cost Price Plus % Mark-up	15 %	x $25,000.00 =	+ $ 3,750.00
Section C - Annual Total for Year 3: ($25,000 + % mark-up, OR - % discount, OR Cost)	$ 28,750.00		

Grand Total for Year 3: Section A + Section B + Section C	$ 1,954,516.00
Grand Total for All 3 Years: Grand Total for Year 1 + Grand Total for Year 2 + Grand Total for Year 3	$ 5,616,168.00

Ambient
IFB #24-46
Section 4.0

Price Form For Year 1 (2024-2025)

Section A - Preventative Maintenance (PM) Program

Pricing must include five (5) full-time on-site technicians in the calculations.

Description	May 2024 - June 2024 Do Not Include Somerville HS & West Branch Library			July 2024 - April 2025 Include Somerville HS & West Branch Library		
	Qty. 2 Months	Monthly Fee	Total Monthly Fee X 2 Months	Qty. 10 Months	Monthly Fee	Total Monthly Fee X 10 Months
Monthly Cost of PM Service Program	2	$161,669.43	$ 323,338.86	10	$ 169,980.42	$ 1,699,804.20
Section A - Total Cost of PM Service Program for Year 1: 2-mo. total excl. SHS, WBL + 10-mo. total incl. SHS, WBL				$ 2,023,143.06		

Section B - On-Call & Emergency Repair Services

Description	Estimated Number of Hours Yearly	Hourly Labor Rate	Total Labor Cost Estimated # Hrs Yearly X Hourly Labor Rate
On-Call Non- Emergency Repair Services	400	$ 180.70	$ 72,280.00
Emergency Repair Services For work Not Covered Under PM Program	150	$ 287.25	$ 43,087.50
Section B - Annual Total for Year 1: On-Call Non-Emergency + Emergency Repair Service		$ 115,367.50	

Section C - Parts & Materials Not Covered Under The PM Service Program

For Section C - Please choose one of the following three (3) options:

Choose to provide parts & materials to the City of Somerville at either:

Cost, Cost minus a flat percentage discount, OR Cost plus a flat percentage mark-up.

Cost Structure	Rate + / -		
Estimated Budget for Parts & Materials	$		25,000.00
Cost	-		-
Cost Minus % Discount	%	x $25,000.00 =	- $
Cost Price Plus % Mark-up	15 %	x $25,000.00 =	+ $ 3,750.00
Section C - Annual Total for Year 1: ($25,000 + % mark-up, OR - % discount, OR Cost)	$ 28,750.00		

Grand Total for Year 1: Section A + Section B + Section C	$ 2,167,260.56

Price Form For Year 2 (2025-2026)

Section A - Preventative Maintenance (PM) Program

Pricing must include five (5) full-time on-site technicians in the calculations.

	Include All Buildings		
Description	**Qty. 12** Months	**Fixed Monthly Fee**	**Total PM Cost** Fixed Monthly Fee X 12 Months
Monthly Cost of PM Service Program	**12**	$ 175,339.07	$ 2,104,068.83
Section A - Total Cost of PM Service Program for Year 2: Fixed Monthly Fee X 12 Months		$ 2,104,068.83	

Section B - On-Call & Emergency Repair Services

Description	Estimated Number of Hours Yearly	Hourly Labor Rate	Total Labor Cost Estimated # Hrs Yearly X Hourly Labor Rate
On-Call Non-Emergency Repair Services	400	$ 180.70	$ 72,280.00
Emergency Repair Services For work Not Covered Under PM Program	150	$ 287.25	$ 43,087.50
Section B - Annual Total for Year 2: On-Call Non-Emergency + Emergency Repair Service		$ 115,367.50	

Section C - Parts & Materials Not Covered Under the PM Service Program

For Section C - Please choose one of the following three (3) options:
Choose to provide parts & materials to the City of Somerville at either:
Cost, Cost minus a flat percentage discount, OR Cost plus a flat percentage mark-up.

Cost Structure	Rate + / -		
Estimated Budget for Parts & Materials	$		25,000.00
Cost	-		-
Cost Minus % Discount	%	x $25,000.00 =	– $
Cost Price Plus % Mark-up	15 %	x $25,000.00 =	+ $ 3,750.00
Section C - Annual Total for Year 2: ($25,000 + % mark-up, OR - % discount, OR Cost)	$ 28,750.00		
Grand Total for Year 2: Section A + Section B + Section C	$ 2,248,186.33		

Price Form For Year 3 (2026-2027)

Section A - Preventative Maintenance (PM) Program

Pricing must include five (5) full-time on-site technicians in the calculations.

Include All Buildings			
Description	**Qty. 12** Months	**Fixed Monthly Fee**	**Total PM Cost** Fixed Monthly Fee X 12 Months
Monthly Cost of PM Service Program	**12**	$ 182,352.63	$2,188,231.56
Section A - Total Cost of PM Service Program for Year 3: Fixed Monthly Fee X 12 Months		$ 2,188,231.56	

Section B - On-Call & Emergency Repair Services

Description	**Estimated Number of Hours Yearly**	**Hourly Labor Rate**	**Total Labor Cost** Estimated # Hrs Yearly X Hourly Labor Rate
On-Call Non-Emergency Repair Services	400	$ 180.70	$ 72,280.00
Emergency Repair Services For work Not Covered Under PM Program	150	$ 287.25	$ 43,087.50
Section B - Annual Total for Year 3: On-Call Non-Emergency + Emergency Repair Service		$ 115,367.50	

Section C - Parts & Materials Not Covered Under the PM Service Program

For Section C - Please choose one of the following three (3) options:
Choose to provide parts & materials to the City of Somerville at either:
Cost, Cost minus a flat percentage discount, OR Cost plus a flat percentage mark-up.

Cost Structure	**Rate + / -**		
Estimated Budget for Parts & Materials	$		**25,000.00**
Cost	-		-
Cost Minus % Discount	%	x $25,000.00 =	– $
Cost Price Plus % Mark-up	15 %	x $25,000.00 =	+ $ 3,750.00
Section C - Annual Total for Year 3: ($25,000 + % mark-up, OR - % discount, OR Cost)	$ 28,750.00		
Grand Total for Year 3: Section A + Section B + Section C	$ 2,332,349.06		
Grand Total for All 3 Years: Grand Total for Year 1 + Grand Total for Year 2 + Grand Total for Year 3	$ 6,747,795.95		