

ARLINGTON COUNTY, VIRGINIA

**AGREEMENT NO. 23-DES-ITBLW-523b
AMENDMENT NUMBER 2**

This Amendment Number 2 is made on the date of execution by the County and amends Agreement Number 23-DES-ITBLW-523b ("Main Agreement") dated May 1, 2023, between Brothers Mechanical Services, LLC ("Contractor") and the County Board of Arlington County, Virginia ("County").

The County and the Contractor agree to amend the main contract called for under the Main Agreement as follows:

- 1. REPLACE EXHIBIT A. LOCATION SCHEDULE, IN ITS ENTIRITY (SEE ATTACHED).**
- 2. REPLACE EXHIBIT B. PRICING SCHEDULE, SECTION 2, A. MONTHLY COST OF PREVENTIVE MAINTENANCE (MECHANICAL) IN ITS ENTIRITY (SEE ATTACHED).**

All other terms and conditions of the Main Agreement remain in effect.

WITNESS these signatures:

THE COUNTY BOARD OF ARLINGTON
COUNTY, VIRGINIA

BROTHERS MECHANICAL SERVICES, LLC

AUTHORIZED DocuSigned by:
SIGNATURE: *Meloni Hurley*
534895882496484...
Meloni Hurley

AUTHORIZED DocuSigned by:
SIGNATURE: *Malkiat S. Nijjer*
95A4F0070E0942F...
Malkiat S. Nijjer

NAME: _____
Assistant Purchasing Agent

NAME: _____
Vice President

TITLE: _____

TITLE: _____

DATE: 11/16/2023

DATE: 11/15/2023

REVISED EXHIBIT A

Open Water Loop Systems (condenser water)

LIMIT	RANGE	TEST
Conductivity	1000-1500 umhos	Conductivity Meter
Chlorides	100-150 PPM	Drop Test
Calcium Hardness	800 max	Drop Test
Inhibitor	0.5-1.4	MO Colorimeter
pH	7.5-10.5	pH Meter

Closed Water Loop Systems (chilled and heating water)

LIMIT	RANGE	TEST
Conductivity	5000 umhos max	Conductivity Meter
pH	7.5-10.5	pH Meter
Sodium Nitrate	800-1500 PPM	Drop Test
LG-62	20-30 PPM	Moly Drop Test

LOCATION SCHEDULE:

Below is the schedule of service for water treatment equipment included in this solicitation:

BUILDING NAME	ADDRESS	EQUIPMENT	FREQUENCY	REMARKS	ADDITIONAL REMARKS
ARLINGTON ART CENTER	3550 WILSON BLVD.	HVAC/BOILER	EVERY MONTH	N/A	AIR COOLED CHILLER
ARLINGTON MILL COMMUNITY CENTER	909 S. DINWIDDIE STREET	HVAC/BOILER	EVERY MONTH	ADD COOLING TOWER	N/A
AURORA HILLS CENTER	735 S. 18TH STREET	HVAC/BOILER	EVERY MONTH	ADD COOLING TOWER	N/A
ART LIGHT & MAINTENANCE	2900 S. EADS STREET	BOILERS	EVERY MONTH	N/A	N/A
CARLYN HALL	5711 S. 4TH STREET	BOILERS	EVERY MONTH	N/A	N/A
CENTRAL LIBRARY	1015 N. QUINCY STREET	HVAC/ BOILERS	EVERY MONTH	ADD COOLING TOWER	N/A
COMMUNITY RESIDENCES	1212 S. IRVING STREET	HVAC	EVERY MONTH	GEO THERMAL LOOP	COMING UP
COURT SQUARE WEST	1400 N. UHLE STREET	HVAC/BOILERS	EVERY MONTH	TWO PIPES SYSTEM	ADD COOLING TOWER
COURT POLICE	1425 N. COURT HOUSE ROAD	HVAC/ BOILERS	EVERY MONTH	ADD COOLING TOWER	N/A
DETENTION CENTER	1435 N. COURT HOUSE ROAD	HVAC/ BOILERS	EVERY MONTH	ADD COOLING TOWER	N/A
DEPARTMENT OF PARKS & RECREATION	2700 S. TAYLOR STREET	HVAC/ BOILERS	EVERY MONTH	ADD COOLING TOWER	N/A
FAIRLINGTON COMMUNITY CENTER	3308 S. STAFFORD STREET	BOILERS	EVERY MONTH	N/A	N/A
FIRE STATION #3	4100 OLD DOMINION DRIVE	HVAC/ BOILERS	EVERY MONTH	ADD COOLING TOWER	N/A
FIRE STATION #4	3121 N. 10TH STREET	HVAC/BOILERS	EVERY MONTH	TWO PIPES SYSTEM	AIR COOLED CHILLER
FIRE STATION #5	1750 S. HAYES STREET	BOILERS	EVERY MONTH	N/A	N/A
FORT CF SMITH	2411 N. 24TH STREET	BOILERS	EVERY MONTH	N/A	N/A
GULF BRANCH	3608 N. MILLITARY ROAD	BOILERS	EVERY MONTH	N/A	N/A
LONG BRIDGE AQUATICS AND FITNESS CENTER	333 LONG BRIDGE DRIVE	HVAC/BOILERS	EVERY MONTH		
LUBBER RUN	300 N. PARK DRIVE	HVAC	EVERY MONTH	GEO THERMAL LOOP	N/A
MADISON CENTER	3829 N. STAFFORD STREET	BOILERS	EVERY MONTH	N/A	N/A
RESIDENTIAL PROGRAM CENTER	1554 COLUMBIA PIKE	HVAC/ BOILERS	EVERY MONTH	TWO PIPES SYSTEM	AIR COOLED CHILLER
SHIRLINGTON LIBRARY/THEATER	4200 CAMPBELL AVENUE	HVAC/ BOILERS	EVERY MONTH	ADD COOLING TOWER	N/A
SOLID WASTE/TRAFFIC DIVISION	4300 SOUTH 29TH STREET	HVAC/ BOILERS	EVERY MONTH	ADD COOLING TOWER	N/A
SULLIVAN HOUSE	3103 N. 9TH ROAD	BOILERS	EVERY MONTH	N/A	N/A
THOMAS BUILDING	2020 14TH STREET	HVAC/BOILERS	EVERY MONTH	TWO PIPES SYSTEM	ADD COOLING TOWER
WALTER REED COMMUNITY CENTER	2909 S. 16TH STREET	HVAC/BOILERS	EVERY MONTH	N/A	AIR COOLED CHILLER
WATER/SEWER/STREET	4200 S. 28TH STREET	BOILERS	EVERY MONTH	N/A	N/A
WETA BUILDING	3700 S. FOUR MILE RUN	BOILERS	EVERY MONTH	N/A	N/A

PREVENTIVE MAINTENANCE SERVICES (MECHANICAL)

REVISED EXHIBIT B

EXHIBIT B - PRICING SCHEDULE

HVAC EQUIPMENT SERVICES

FOR PROVIDING PREVENTIVE MAINTENANCE, ON-CALL REPAIR, AND INSTALLATION SERVICES

FOR HVAC EQUIPMENT AND BOILERS

All Prices on the Bid Form shall reflect and be inclusive of all costs, including but not limited to: tasks, labor, supplies, tools, equipment, transportation, mobilization, disposals, incidentals, and all things necessary to perform the work as set forth in accordance with the specifications contained in this solicitation. The County will evaluate bids and make awards to the lowest responsive and responsible bidder for each section as detailed on the Bid Form under Section 1 North of Route 50 and Section 2 South of Route 50. If the same bidder is determined to be the lowest bidder on both sections, the County will award Section 1 North of Route 50, to the lowest bidder and Section 2 South of Route 50 to the second lowest bidder. If at any point during the contract term, the awarded contractor for the Section cannot perform the work at the requested time, the work may be assigned to the contractor awarded for the alternate Section, at the same Bid Price submitted in the Bid Form and respective Pricing Sheet. Bidders must bid on all items listed per Section to be considered. Bidders may bid on one or both Sections. Bidders should mark "No Bid" on the non-applicable Section.

SECTION 2 SOUTH OF ROUTE 50

A. MONTHLY COST OF PREVENTIVE MAINTENANCE (MECHANICAL)

LOCATION	MONTHLY PRICE
Arlington Mills	\$ 3,554.00
Arlington Rapid Transportation (Art House III)	\$ 608.00
Art Light Maintenance Building	\$ 758.00
Aurora Hills and Fire Logistics	\$ 875.00
Barcroft Sports Complex	\$ 908.00
Carlyn Hall	\$ 166.00
DPW Garage Bay	\$ 58.00
Equipment Division	\$ 1,941.00
Fairlington Community Center	\$ 525.00
Fire Station #1	\$ 158.00
Fire Station #5	\$ 2,058.00
Fire Station #9	\$ 983.00
Fire Training Center	\$ 1,633.00
Glen Carlyn Library	\$ 450.00
Head Start Building	\$ 725.00
Impound Lot	\$ 1,200.00
Long Branch Nature Center	\$ 466.00
Long Bridge Aquatics and Fitness Center	\$ 8,247.42
PRCR	\$ 2,758.00
Residential Program Center (RPC)	\$ 2,208.00
Shirlington Bus Station	\$ 200.00
Solid Waste/Traffic Division Building	\$ 4,416.00
Trades Center Parking Garage	\$ 16.00
Traffic Engineering Warehouse	\$ 125.00
Vehicle Wash Station	\$ 66.00
Walter Reed Community Center	\$ 2,075.00
Water/Sewer/Maintenance and Warehouse	\$ 475.00
Water/Sewer/Streets Administration	\$ 583.00
WETA Building	\$ 333.00
SECTION A. TOTAL MONTHLY PRICE FOR ALL LOCATIONS	\$ 38,568.42

B. MONTHLY COST OF PREVENTIVE MAINTENANCE (WATER TREATMENT):

LOCATION	MONTHLY PRICE
Arlington Mills	\$ 2,989.00
Arlington Rapid Transportation (Art House III)	\$ 500.00
Aurora Hills and Fire Logistics	\$ 989.00
Carlyn Hall	\$ 989.00
Fairlington Community Center	\$ 989.00
Long Bridge Aquatics and Fitness Center	\$ 1,000.00
PRCR	\$ 1,989.00
Residential Program Center	\$ 1,989.00
Solid Waste/Traffic Division Building	\$ 1,989.00
Walter Reed Community Center	\$ 989.00
Water/Sewer/Streets Maintenance and Warehouse	\$ 989.00
WETA Building	\$ 500.00
SECTION B. TOTAL MONTHLY PRICE FOR ALL LOCATIONS	\$ 15,901.00

C. PERSONNEL HOURLY LABOR RATES

HOURLY RATES INCLUDE THE PROVISION OF ALL THINGS NECESSARY FOR PERFORMING REPAIRS AND MAINTENANCE (NOT COVERED UNDER THE PREVENTIVE MAINTENANCE SERVICES) INCLUDING BUT NOT LIMITED TO, LABOR, TOOLS, AND TRANSPORTATION TO, FROM AND BETWEEN JOBS, PARKING, TOOLS-OF-THE-TRADE, AND MEANS FOR ACCESS, AND CONSUMABLE SUPPLIES. **OVERTIME (OVER 8 HOURS OF CONSECUTIVE WORK) RATES SHALL BE TIME AND HALF OF REGULAR HOURLY RATES.**

POSITION	ESTIMATED HOURS	REGULAR HOURLY RATE	TOTAL (ESTIMATED HOURS MULTIPLIED BY REGULAR HOURLY RATE)
Project Manager	100	\$ 149.00	\$ 14,900.00
HVAC Mechanic	1000	\$ 169.00	\$ 169,000.00
Boiler Technician	750	\$ 169.00	\$ 126,750.00
Water Treatment Technician	200	\$ 169.00	\$ 33,800.00
Helper	850	\$ 129.00	\$ 109,650.00
SECTION C. TOTAL PERSONNEL HOURLY LABOR			\$ 454,100.00

GRAND TOTAL FOR PRICING SECTIONS A, B & C**\$ 499,322.00**