

Technical Exhibit 2

FACILITY COMPONENTS AND EQUIPMENT

The Contractor shall be fully responsible for all operations, maintenance, repairs, service calls, etc. for all building equipment and systems installed at the time of contract award including but not limited to the following:

Exterior of Structure Structural components including, but not limited to, exterior walls, roofing, flashing, skylights, chimneys, ventilators (and other items that pierce the roof), gutters, downspouts, splash blocks, overhangs, windows, swing doors, overhead doors, sliding doors, revolving doors, hardware closures, building support beams, concrete façade, mechanical equipment support systems, hinges, locking devices, lightning protection systems, and exterior stairways.

Interior of Structure Structural components including, but not limited to, interior walls, soundproofing, floor coverings, hardwood flooring, window blinds, window draperies, screening, insulation, drywall, interior signage, carpeting, ceramic tile, interior stairways, ceilings and ceiling tiles, doors, door hardware, raised flooring, mechanical/electrical/key card locks, windows, glass, mirrors, and rest room partitions and hardware

Parking Lots and Appurtenances. Structural components including, but not limited to, sidewalks, driveways, roads, curbing, parking areas, signage, patios, canopies, covered walkways, fencing, gates, barriers, barrier arms, entrances, flagpoles, and retaining walls. Work includes snow removal.

Storm Drainage Systems. Complete including, but not limited to, manholes, roof drains, sump pumps, and exterior grates

Chilled Water Systems. Complete chilled water systems including, but not limited to, all computer room A/C units, central chilled water units, and all associated insulation and piping, water treatment, valves, gauges, thermometers, pumps, switches, and controls. Associated water and glycol condenser systems including: exterior cooling towers, piping loops, exterior air cooled condensing units, piping hangars, valves, pumps, expansion tanks, controls, switches, structural system platforms, makeup valves, and back-flow preventers.

HVAC Controls. HVAC controls including, but not limited to, electronic and compressed control air systems including air compressors.

Electrical Power Systems. All electrical power, interior and exterior related lighting systems, lighting automation systems, auditorium AV system, building RF distribution system and apparatus including but not limited to: Rotary Uninterruptible Power Supply (RUPS) units, RUPS monitoring systems, controls, batteries, transfer switches, diesel/motor generators, switchboards, switchgear, breaker panels, conduits, hangers, receptacles, lighting switches, and circuit breakers. Also, all buildings electrical distribution equipment including, but not limited to, motors, motor controls center and breakers, high- voltage transformers and switchgear, individual circuits, valves, heaters, heat pumps, electric gate operators, and central clock system.

Emergency Light Systems. Emergency lighting systems complete including, but not limited to, individual units w/battery backup, wiring, breaker panels, special dock spotlights, controls, and emergency lighting generators.

Fire Alarm/Suppression Systems. The fire alarm system complete including but not limited to control panels, alarms, horns, pull stations, smoke detectors, heat detectors, fire doors, all supervisory signaling devices on equipment as alarm check valves, dry pipe deluge and preaction valves, and flame detectors. Also fire suppression systems including wet pipe and dry pipe sprinkler systems and dry chemical fire extinguishers.

Fire Pumps. Fire sprinkler pump system complete and all associated equipment.

Heating Systems. Heating systems including, but not limited to, low pressure hot water boilers, heating elements, controls, circulating pumps, hot water heaters and coils, unit heaters, HVAC unit coils, control valves, and control systems.

HVAC Systems. HVAC system complete including, but not limited to, air handlers, return air fans, controls, heat pumps, Energy Management Systems, cooling towers, glycol dry coolers, VAV and mixing boxes, central systems BAS controls, chillers, motors, filters, duct work, insulation, balancing dampers, fire dampers and curtains, thermostats, gauges, thermometers, balancing valves, control valves, cutoff valves, under floor leak detection systems, compressed air control systems and strainers.

Elevators, Escalators, Dumbwaiters, Hoists, and Loading Dock Levelers. Lifting equipment systems including but not limited to the following: all associated equipment in machine rooms and pits, all motors; all hoist motors, motor generators and regulators, geared machines, brakes, car gates, lighting; hydraulic machines, emergency items, loading dock levelers, escalator devices, and cranes, or other lifting devices.

The contractor shall maintain the elevators and appurtenances so as to comply with American Standard Safety Code of Elevators (A17.2), TE-5, and all other applicable laws, regulations, rules, ordinances, codes, etc. Moreover, the contractor shall maintain the original contract speed for each elevator car, in feet per minute, and the original performance time, which includes acceleration and retardation as designed and installed by the manufacturer. The contractor shall also maintain the original door opening and closing time, within limits of the applicable codes.

Overhead Doors. Overhead doors include, but not limited to, automatic motorized overhead doors, PVC transparent overlapping door panels, dock bumper/plates, platforms, and air curtains.

Plumbing. Building Plumbing system complete including, but not limited to: all piping, insulation, valves, meters, gauges, check valves, back-flow preventers, sump pumps, water/steam regulating valves, manual valves, check valves, hot water regulating valves, unit heaters, drain lines, hot and cold water supply lines, valcumm/condensate steam traps, radiator, hot water pumps, domestic hot water heaters, strainers, condensation drains, water fountains, sinks, sensor controlled fixtures, sink faucets, urinals, commodes, and rest room fixtures

Sanitary Sewage System Complete building(s) to city connection including but not limited to: ejectors, controls, valves, piping, floor drains, fixture seals, and grease traps.

Kitchen Equipment. Kitchen equipment includes but not limited to installed icemakers, ranges, grills, refrigeration units, freezer units, kettles, drink dispensers, coffee pots, and vented exhaust hoods.

Child Care Play Equipment. Play Ground Equipment includes, but is not limited to, swings, bars, slides, other wood/plastic structures, and padded exterior play areas.

Paper Shredder/Destructor. The complete annex shredder/bailer system, including but not limited to all mechanical and electrical components of this system.

Tanks. Tanks include but not limited to water and fuel tanks that may be above or under ground and all associated monitoring systems.

All building systems are included except for the equipment specifically identified specifically shown in the matrix below. The Offeror should carefully review the equipment lists in Technical Exhibit TE-5 for details on equipment for which preventive maintenance must be performed.

SYSTEMS EXCLUDED IN SCOPE OF WORK

(X Identifies system/equipment is NOT present or is NOT in scope of work at the specified location)

System PM #	MCC
	X

The Contractor is not responsible for operation, maintenance or repair of any of the equipment named below in any building(s) in this contract.

- Computers
- Office furniture
- Office machines
- Printers
- Personally owned appliances
- Mail handling equipment
- Printing plant equipment