



McCandless Elementary School Milpitas Unified School District

Commissioning Agent (CxA) Services

Eichler Associates, Inc. would like to submit the following proposal to Joe Flatley, Director of Facilities and Modernization, Milpitas Unified School District, 1331 E Calaveras Blvd, Milpitas, CA 95035. This proposal includes the following scope of Commissioning (Cx) services that includes mandatory commissioning for Title 24-Part 6 (Energy Code) and CALGreen Code Cx requirements.

Cx Services:

- 1) Serve as the Cx Authority on behalf of the Owner to ensure that the project intent is achieved for the systems to be commissioned
- 2) Review the OPR and the BOD for MEP systems
- 3) Prepare Cx Spec (Division 1) for inclusion in the Project Manual (if needed)
- 4) Coordinate and lead the Cx Review meeting for Title 24-Part 6 compliance
- 5) Design review and comments for Title 24-Part 6 compliance
- 6) Develop Cx Plan
- 7) MEP Systems submittal review and comments
- 8) Coordinate and lead the Cx Kickoff Meeting
- 9) Coordinate and lead all Cx Project Meetings
- 10) Review Start Up documents
- 11) Write, witness, and approve Pre-Functional Testing
- 12) Write, witness, and approve Functional Testing
- 13) Provide ongoing documentation of the Cx process including Issues Log
- 14) Create a System Manual
- 15) District/Owner Training development and oversight
- 16) Write and submit Cx Report

Systems Included:

- 1) Central Building Automation System
- 2) All HVAC systems and controls
- 3) Exhaust fans and controls
- 4) Lighting controls and Daylighting controls (interior and exterior)
- 5) Domestic hot water system
- 6) Landscape irrigation systems
- 7) Water reuse systems (if applicable)



Eichler Associates, Inc.

ROSEMARY BRYAN - P.E., LEED AP (BD+C)
Principal – Cx Authority

3.31.17

Additional/Alternate Services (pricing available upon request):

- 1) Measurement and Verification Plans based on LEED Requirements for New Construction
- 2) Building Envelope Commissioning

Systems not included:

- 1) Fire/Life Safety Systems

Services not included:

- 1) Design work (MEP drawings or changes to drawings)
- 2) Title 24 Acceptance Testing

Eichler Associates, Inc. proposes the above scope of work for a sum not to exceed \$19,600.

- Monthly invoices will be sent as the work proceeds.

Rate Sheet

Licensed Senior Engineer Licensed Senior Architect Principal	CxA	\$140/hr
Junior Engineer		\$110/hr
Administration Assistant		\$60/hr

Upon prior approval by the Owner.

Additional services will be billed at the rate of \$140/hour. Additional services may include non-performance of a subcontractor that requires return site visits by the Cx Authority to finalize Pre-Functional and/or Functional Testing.



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Examples of Local Projects Commissioned by Eichler Associates, Inc. – On Request

References – On Request

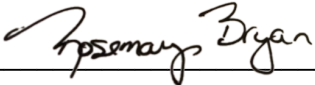
All Cx Authority tasks, testing, and meetings will be performed by Rosemary Bryan, P.E., LEED AP (BD+C).

Rosemary is a licensed Mechanical Engineer in the state of California and has more than 30 years of combined experience in mechanical design, building efficiency and operation, project management and commissioning. Please see attached resume.

Corporation Information

Eichler Associates, Inc. is a CA corporation in business over 10 years. Please see <http://www.ea-cx.com> for further information.

Submitted by Rosemary Bryan, President-CEO, Eichler Associates, Inc. as majority share holder and contract authority.

Signature  Date 3-31-17