

## Scheduled Service Agreement

This Service Agreement ("Service Agreement" or "Agreement") is hereby entered into by and between Trane U.S. Inc. dba Trane ("Company") and the County of Ventura ("Customer," and together with the Company, the "Parties"), effective as of April 1, 2023 (the "Effective Date").

- 1. Services to be performed by Company.** Company will perform services for Customer in accordance with the terms, conditions and specifications set forth herein. Company agrees to give preferential service to Customer over non-contract customers.
- 2. Acceptance.** This Agreement provides for the following commercial services (collectively, the "Services"): inspection, maintenance and repair on equipment listed on Attachment A (the "Covered Equipment"). This Agreement may be amended only upon written agreement of the Parties. This Agreement is subject to acceptance in writing by the Customer, delivered to Company. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or this Agreement with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Services provided by Company to the date of cancellation.
- 3. Fees and Taxes.** Fees for the Services (the "Service Fees") are as set forth on Attachment B in this Agreement. Except as otherwise stated herein, Service Fees are based on performance during regular business hours. Charges for performance outside Company's normal business hours shall be billed separately. Additional provisions related to fees are set forth in the "Summary of Service – Rates and Clarifications" section of Attachment A hereof. In addition to the stated Service Fees, Customer shall pay all taxes not legally required to be paid by Company or, alternatively, shall provide Company with an acceptable tax exemption certificate.
- 4. Term, Renewal, and Cancellation.** The "Term" of this Agreement shall begin on the Effective Date and continue through May 31, 2024. Thereafter, unless earlier terminated, this Agreement may be renewed for succeeding periods (each a "Renewal Term"), subject to Section 5 of this Agreement, upon written agreement of the Parties. This Agreement may be cancelled upon 30 days' prior written notice of either Party to the other (for any reason or no reason). Customer shall remain liable for any amounts due and unpaid if either party cancels the Agreement.
- 5. Renewal Pricing Adjustment.** The Service Fees for an impending Renewal Term shall be as set forth in the "Summary of Service – Rates and Clarifications" section of Attachment A hereof. The Service Fees for an impending Renewal Term shall be set forth in the service renewal letter furnished to Customer.
- 6. Payment.** Payment is due net 30 days following receipt of Company's invoice. Without liability to Customer, Company may discontinue performance whenever payment is overdue.
- 7. Breach.** Each of the following constitutes a breach by a Party and shall give the other Party the right, without an election of remedies, to suspend performance or terminate this Agreement by delivery of written notice declaring termination: (a) Any failure by Customer to pay amounts when due; (b) any general assignment by a Party for the benefit of its creditors, or a Party's bankruptcy, insolvency, or receivership; (c) Any representation or warranty furnished by a Party in connection with this Agreement is false or misleading in any material respect when made; or (d) Any failure by a Party to perform or comply with any material provision of this Agreement. Upon termination, Customer shall be liable to the Company for undisputed amounts due and unpaid as of the termination date.
- 8. Performance.** Company shall perform the Services in accordance with industry standards generally applicable in the area under similar circumstances when Company performs the Services. Company may refuse to perform where working conditions could endanger property or put people at risk. Unless otherwise agreed by Customer and Company, at Customer's expense and before the Services begin, Customer will provide any necessary access platforms or catwalks to safely perform the Services in

compliance with OSHA or state industrial safety regulations. Services furnished are premised on the Covered Equipment being in a maintainable condition. In no event shall Company have any obligation to replace Covered Equipment that is no longer maintainable. During the first 30 days of this Agreement, or upon initial inspection, and/or upon seasonal start-up (if included in the Services), if an inspection by Company of Covered Equipment indicates repairs or replacement is required, Company will provide a written quotation for such repairs or replacement. If Customer does not authorize such repairs or replacement, Company may remove the unacceptable equipment from the Covered Equipment and adjust the Service Fees accordingly. Customer authorizes Company to utilize Customer's telephone line or network infrastructure to connect to controls, systems and/or equipment provided or serviced by Company and to provide Services contracted for or otherwise requested by Customer, including remote diagnostic and repair service. Customer acknowledges that Company is not responsible for any adverse impact to Customer's communications and network infrastructure, except to the extent of Company's negligence or willful misconduct. Company may elect to install/attach to Customer equipment or provide portable devices (hardware and/or software) for execution of control or diagnostic procedures. Such devices shall remain the personal proprietary property of Company and in no event shall become a fixture of Customer locations. Customer shall not acquire any interest, title or equity in any hardware, software, processes, and other intellectual or proprietary rights to devices used in connection with the Services on Customer equipment. Company may remove such devices at its discretion.

**9. Customer Obligations.** Customer shall: (a) Provide Company reasonable and safe access to the Covered Equipment and areas where Company is to work; (b) Follow manufacturer recommendations concerning teardown and internal inspection, major overhaul, restoration or refurbishing of the Covered Equipment; unless expressly stated in the Scope of Services –Detailed Inclusions section of Attachment A hereto, Company is not performing any manufacturer recommended teardown and internal inspection, major overhaul, restoration or refurbishing of the Covered Equipment; and (c) Where applicable, unless water treatment is expressly included in the Services, provide professional cooling tower water treatment in accordance with any reasonable recommendations provided by Company. Services, repairs, and/or replacements performed by Company beyond the Services or otherwise excluded under this Agreement shall be subject to a separate written agreement between the Parties.

**10. Exclusions.** Unless expressly included in the Covered Equipment or the Services, the Services do not include, and Company shall not be liable for, any of the following: (a) Any guarantee of room conditions or system performance; (b) Inspection, maintenance, repair, replacement of or services for: chilled water and condenser water pumps and piping; electrical disconnect switches or circuit breakers; motor starting equipment that is not factory mounted and interconnecting power wiring; recording or portable instruments, gauges or thermometers; non-moving parts or non-maintainable parts of the system, including, but not limited to, storage tanks; pressure vessels, shells, coils, tubes, housings, castings, casings, drain pans, panels, duct work; piping: hydraulic, hydronic, pneumatic, gas, or refrigerant; insulation; pipe covering; refractory material; fuses, unit cabinets; electrical wiring; ductwork or conduit; electrical distribution system; hydronic structural supports and similar items; the appearance of decorative casing or cabinets; damage sustained by other equipment or systems; and/or any failure, misadjustment or design deficiencies in other equipment or systems; (c) Damage, repairs or replacement of parts made necessary as a result of electrical power failure, low voltage, burned out main or branch fuses, low water pressure, vandalism, misuse or abuse, water damage, improper operation, unauthorized alteration of equipment, accident, acts or omissions of Customer or others, damage due to freezing weather, calamity, malicious act, or any Event of Force Majeure; (d) Any damage or malfunction resulting from vibration, electrolytic action, freezing, contamination, corrosion, erosion, or caused by scale or sludge on internal tubes except where water treatment protection services are provided by Company as part of this Agreement; (e) Furnishing any items of equipment, material, or labor, or performing special tests recommended or required by insurance companies or federal, state, or local governments; (f) Failure or inadequacy of any structure or foundation supporting or surrounding the equipment to be worked on or any portion thereof; (g) Building access or alterations that might be necessary to repair or replace Customer's existing equipment; (h) The normal function of starting and stopping equipment or the opening and closing of valves, dampers or regulators normally installed to protect equipment against damage; (i) Valves that are not factory mounted: balance, stop,

control, and other valves external to the device unless specifically included in the Agreement; (j) Any responsibility for design or redesign of the system or the Covered Equipment, obsolescence, safety tests, or removal or reinstallation of valve bodies and dampers; (k) Any services, claims, or damages arising out of Customer's failure to comply with its obligations under this Agreement; (l) Failure of Customer to follow manufacturer recommendations concerning teardown and internal inspection, overhaul and refurbishing of equipment; (m) Any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the premises and known to Customer before the Effective Date ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving pre-existing building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold and/or fungi; (n) Replacement of refrigerant is excluded, unless replacement of refrigerant is expressly stated as included within the Services, in which case replacement shall in no event exceed the stated percentage of rated system charge per year expressly stated in the Services; (o) Crane or rigging costs; and (p) Any Services, claims, or damages arising out of refrigerant not supplied by Company. Customer shall be responsible for: (i) The cost of any additional replacement refrigerant; (ii) Operation of any equipment; and (iii) Any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company.

**11. Limited Warranty.** Company warrants that: (a) the material manufactured by Company and furnished hereunder is free from defects in material and manufacture for a period of 12 months from the earlier of the date of equipment start-up or replacement; and (b) the labor portion of the Services has been properly performed for a period of 90 days from date of completion (the "Limited Warranty"). Company obligations of equipment start-up, if any are stated in this Agreement, are coterminous with the Limited Warranty period. Defects must be reported to Company within the Limited Warranty period. Company's obligation under the Limited Warranty is limited to repairing or replacing the defective part at its option and to correcting any labor improperly performed by Company. Exclusions from this Limited Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; Customer's failure to follow the Company-provided maintenance plan; refrigerant not supplied by Company; and modifications made by others to equipment. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Some components of equipment manufactured by Company may be warranted directly from the component supplier, in which case this Company Limited Warranty shall not apply to those components and any warranty of the components shall be the warranty given by such component supplier. Equipment, material and/or parts that are not manufactured by Company are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **THE LIMITED WARRANTY AND LIABILITY SET FORTH IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY MAKES NO REPRESENTATION OR WARRANTY EXPRESS OR IMPLIED REGARDING PREVENTION BY THE SCOPE OF SERVICES, OR ANY COMPONENT THEREOF, OF MOLD/, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR ANY OTHER CONTAMINATES. COMPANY SPECIFICALLY DISCLAIMS ANY LIABILITY IF THE SCOPE OF SERVICES OR ANY COMPONENT THEREOF IS USED TO PREVENT OR INHIBIT THE GROWTH OF SUCH MATERIALS. THE ENERGY AND BUILDING PERFORMANCE SERVICES ARE PROVIDED ON AN "AS IS" BASIS WITHOUT WARRANTIES OF ANY KIND.**

**12. Indemnity.** All activities and/or work covered by this Agreement shall be at the risk of Company alone. Company agrees to defend, indemnify and save harmless Customer, including all of its boards, agencies, departments, officers, employees, agents and volunteers, against any and all claims, lawsuits (whether against Company, Customer or others), judgements, debts, demands and liability, including those arising from injuries or death of persons and for damages to property, arising directly or indirectly out of the obligations of this Agreement or undertaken or out of operations conducted or subsidized in whole or in part by Company, save and except claims or litigations arising through the sole negligence or wrongdoing and/or sole willful misconduct of Customer. The duty to indemnify will continue in full

force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

**13. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NEITHER PARTY SHALL BE LIABLE FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY NATURE (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, PRODUCT LOSS, LOST REVENUE OR PROFITS), OR PUNITIVE DAMAGES WHETHER CLAIMED UNDER CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY OR ANY OTHER LEGAL THEORY OR FACTS. EXCEPT TO THE EXTENT OF COMPANY'S NEGLIGENCE OR WILLFUL MISCONDUCT, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGES (WHETHER DIRECT OR INDIRECT) RESULTING FROM MOLD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR OTHER CONTAMINATES OR AIRBORNE BIOLOGICAL AGENTS. EXCEPT TO THE EXTENT OF COMPANY'S NEGLIGENCE OR WILLFUL MISCONDUCT, TO THE MAXIMUM EXTENT ALLOWED BY LAW, COMPANY SHALL NOT BE LIABLE FOR ANY OF THE FOLLOWING IN CONNECTION WITH PROVIDING THE ENERGY AND BUILDING PERFORMANCE SERVICES: ERRORS, INACCURACIES, OMISSIONS, OR OTHER DEFECTS IN THE ENERGY AND BUILDING PERFORMANCE SERVICES PROVIDED; INTERRUPTION, DELETION, DEFECT, DELAY IN OPERATION OR TRANSMISSION; CUSTOMER'S NETWORK SECURITY; COMPUTER VIRUS; COMMUNICATION FAILURE; THEFT OR DESTRUCTION OF DATA; GAPS IN DATA COLLECTED; AND UNAUTHORIZED ACCESS TO CUSTOMER'S DATA OR COMMUNICATIONS NETWORK. Notwithstanding the foregoing, in no event shall this Section 13 apply to claims covered by insurance or to any obligation of the Company to indemnify Customer.**

**14. Asbestos and Hazardous Materials.** The Services expressly exclude any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos polychlorinated biphenyl ("PCB"), or other hazardous materials (collectively, "Hazardous Materials"). Customer warrants and represents that, to the best of its knowledge, there are no Hazardous Materials on the premises that will in any way affect Company's performance, except as set forth in a writing signed by Company disclosing the existence and location of any Hazardous Materials in all areas within which Company will be working. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and notify Customer. Customer will be responsible for correcting the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof, arising out of or relating to any Hazardous Materials on or about the premises, not brought onto the premises by Company or otherwise due to Company's negligence or willful misconduct. Company shall be required to resume performance only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the premises site for the presence of Hazardous Materials.

**15. Insurance.** A) Company, at its sole cost and expense, will obtain and maintain in full force during the term of the Agreement the following types of insurance:

1) General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit (CSL) bodily injury and property damage each occurrence and \$2,000,000 aggregate, including personal injury, broad form property damage, products/completed operations, broad form blanket contractual and \$50,000 fire legal liability.

2) Workers' Compensation coverage, in full compliance with California statutory requirements, for all employees of Company and Employer's Liability in the minimum amount of \$1,000,000.

B) All insurance required will be primary coverage as respects Customer and any insurance or self insurance maintained by Customer will be excess of Company's insurance coverage and will not contribute to it.

C) Customer is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

D) Customer is to be named as additional insured as respects to work done by Company for General Liability Insurance.

E) With respect to Workers' Compensation, Company agrees to waive all rights of subrogation against Customer, its boards, agencies, departments, officers, employees, agents and volunteers for losses arising from work performed by Company under the terms of the Agreement.

F) Policies will not be canceled, non renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to Customer's Risk Management Division.

G) Company agrees to provide Customer with the following insurance documents on or before the Effective Date:

1. Certificates of insurance for all required coverage.
2. Additional insured endorsement for General Liability Insurance.
3. Waiver of subrogation endorsement (a.k.a.: waiver of transfer rights of recovery against others, waiver of our right to recover from others) for Workers' Compensation.

**16. Force Majeure.** A Party's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If a Party is unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at the other Party's election (i) remain in effect but the Party's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to the other Party, in which event, as applicable, Customer shall pay Company for undisputed amounts due and unpaid to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of a Party. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; lightning; tornado; storm; fire; civil disobedience; pandemic; insurrections; riots; labor disputes; labor or material shortages from the usual sources of supply; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

**17. Remote Connectivity.** Remote connectivity services refers to services by Company provided, to any extent, using any method of connecting to Customer's building automation system (BAS) and or HVAC equipment to view, extract, or otherwise collect and retain data via phone modem, internet or other agreed upon means. These Services, including any reports and other information Company provides, are intended to provide operational assessments and recommendations. **Electronic Monitoring.** Any electronic monitoring Company performs is undertaken solely to enable Company to collect the data and perform any analysis included in Company's Services. Customer agrees that Company is not liable for inability to perform and/or losses that may occur in cases of malfunction or nonfunctioning of communications equipment, HVAC and other equipment, the energy management system, failure to identify equipment or system performance issues, failure to recommend corrective action, or otherwise related to the monitoring of Customer's equipment and building systems. **Data Collected.** Customer hereby grants to Company the irrevocable, perpetual, nonexclusive, worldwide, royalty-free right and license to use, reproduce, display, distribute internally or externally and prepare derivative works based upon any such data Company collects from Customer solely in connection with Company's provision of Services pursuant to this Agreement. Company shall not use or publish such data in any way that identifies Customer as the source of that data without Customer's prior written consent. The data Company will collect from Customer will not include any personal or individual information. Upon Customer's written request, Company will endeavor to provide an electronic copy of data collected from Customer, subject to availability. For energy and building performance service (except energy assessments and digital assessments), Company will use commercially reasonable efforts to store Customer's data for up to 18 months. Company cannot guarantee the availability of the data. **Data Privacy and Security.** Company has implemented various security measures for the purpose of protecting Customer's data against accidental or unlawful access, unauthorized disclosure, loss, destruction, and alteration. Customer is responsible for maintaining the confidentiality of Customer's user name(s) and password(s). Customer is responsible for all uses of Customer's password(s), whether or not authorized by Customer. Customer must inform Company immediately of any unauthorized use of Customer's user name(s) or password(s). Transmission of data over the Internet by its nature entails the use of systems under the control of third parties, and as a result Company cannot ensure total control of the security of such systems. Company will take commercially

reasonable efforts to ensure that data and other configuration parameters are not visible or accessed by other customers. Customer acknowledges that the very nature of communication via the Internet restricts Company from offering any guarantee of the privacy or confidentiality of information relating to Customer passing over the Internet. In gaining access via the Internet, Customer also acknowledges and accepts that electronic communication may not be free from interference by unauthorized persons and may not remain confidential. Customer therefore accepts that access and storage of data is at Customer's own risk. Company will notify Customer of any breach in security of which Company becomes aware. Any breach in privacy of which Customer becomes aware should be reported by Customer to Company immediately. Company does not disclose Customer's information to third parties for their marketing purposes, but Company does use third party software and services to assist Company with collecting and analyzing information. Company may also disclose Customer's information if required to do so by law, in which case, Company would inform Customer of such disclosure.

**18. General.** Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state of California. Any dispute arising under or relating to this Agreement shall be decided by litigation in a court of competent jurisdiction located in the state of California. To the extent the premises are owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the Parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the Services. This Agreement may not be amended, modified or terminated except by a writing signed by the Parties hereto. No documents shall be incorporated herein by reference except to the extent Company and Customer are signatories thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any Party hereto. Neither Party may assign, transfer, or convey this Agreement, or any part hereof, without the written consent of the other Party. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the Parties hereto and their permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile, pdf or other electronic copy hereof or the several counterparts shall suffice as an original.

**19. Equal Employment Opportunity/Affirmative Action Clause.** Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 Executive Order 13496 and Section 29 CFR 471, appendix A to subpart A, regarding the notice of employee rights in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

20. This Agreement is subject to the pricing terms and conditions of Omnia contract # 3341, except as follows:

- a. Any provision inconsistent with the provisions contained herein.
- b. Any amendment to Omnia contract # 3341, unless separately agreed to in writing by Customer.

Customer Acceptance	Company Acceptance
Authorized Representative	Authorized Representative
Signature:	Signature:
Printed:	Printed:
Title:	Title:
Date:	Date:

## SCOPE OF SERVICE — SUMMARY INCLUSIONS

The following "Covered Equipment" will be serviced at the Santa Paula Hospital campus:

Building	Air-cooled Chillers	Water-cooled Chillers	Cooling Towers	Air-handlers	Packaged Units (<25tons)
SP Hospital	2	1	1	9	4
SPH Admin	-	-	-	-	3

The following "Covered Equipment" will be serviced at the Ventura County Medical Center campus:

Building	Air-cooled Chillers	Water-cooled Chillers	Cooling Towers	Air-Handlers	Packaged Units (<25tons)	Packaged Units (>25tons)
AFMC (Bldg. 340)	-	2	1	4	-	-
VCMC Fainer	-	1	-	1	-	-
VCMC HRW	-	3	1	13	-	-
VCMC IPU	1	-	1	2	-	-
VCMC Lab/Dietary	1	2	1	4	-	-
3147 Loma Vista	-	-	-	-	8	-
VCMC Bldg. 402 (trailer)	-	-	-	-	12	-
VCMC Vintage	2	1	1	12	13	-

The following "Scope of Service" table summarizes the scope & frequency of the Services to be provided at hospital campuses:

Services Performed	Air-cooled Chillers	Water-cooled Chillers	Cooling Towers	Air-handlers	Packaged Units (<25tons)	Packaged Units (>25tons)
Comprehensive Annual Maintenance	1x per year	1x per year	1x per year	1x per year	1x per year	1x per year
Quarterly Operating Inspection	4x per year	4x per year	4x per year	4x per year	4x per year	4x per year
Condenser Coil Cleaning (CC)	1x per year				1x per year	1x per year
Condenser Tube Brushing (TB)		1x per year				
Condenser Tubes Eddy Current Testing		During the 2023-2024 term annual maintenance)				
Evaporator Coil Cleaning (CC)				1x per year		



Services Performed	Air-cooled Chillers	Water-cooled Chillers	Cooling Towers	Air-handlers	Packaged Units (<25tons)	Packaged Units (>25tons)
Evaporator Tube Brushing		During the 2023-2024 term annual maintenance)				
Evaporator Eddy Current Testing		During the 2023-2024 term annual maintenance)				
Belt Changes			1x per year during annual & as necessary thereafter	1x per year during annual & as necessary thereafter	1x per year during annual & as necessary thereafter	1x per year during annual & as necessary thereafter

## SUMMARY OF SERVICE – RATES AND CLARIFICATIONS

The "Covered Equipment" will be serviced based on the following labor rate summary table:

Labor Classification	Rate
HVAC Commercial A/C technician	\$221.31
HVAC Light Commercial	\$177.61
Miscellaneous Materials Margin	28.5%

The "Covered Equipment" will be serviced based on the following clarifications:

- Pricing is based on rates defined in Omnia contract #3341.
- All labor rates are based on prevailing wages defined in Omnia contract #3341.
- All labor rates are based on standard hours.
- Overtime rates (afterhours & Saturday): 1.50 x Standard Rate.
- Premium rates (holidays & Sunday): 2.00 x Standard Rate.
- Per diem rates: \$100/day/person (when required).
- Minimum charge of 2 hours for all overtime and premium time work.
- Rates will be adjusted annually at renewal date based on the following formula set out in Omnia contract #3341, not to exceed 5% per year:
  - Percent field labor adjustment factor change from previous year (60%)
  - Percent material price index change from previous year (30%)
  - Percent office and operating expense changes from the previous year (10%)
- Scheduled service coverage includes proactive replacement of components defined by the OEM as preventative maintenance and is summarized in the tables in the Scope of Service - Summary Inclusions section above. All airside filters and filter changes will be provided by Customer.
- Scheduled service coverage does not include the repair and/or replacement of failed components.
  - Repair work will be performed only after receiving written authorization from the Customer and will be invoiced separately from this Agreement.
  - Any/all repair work will be performed in compliance with the Customer's competitive bid requirements.
- All Covered Equipment will receive four services per year; four quarterly operating inspections and one comprehensive annual maintenance.
  - The total annual price is comprised of three quarterly operating inspection fees, one comprehensive annual maintenance fee, and the applicable tube brushing and eddy current testing.
  - One quarterly operating inspection will be performed in conjunction with the comprehensive annual maintenance.
    - The price for the quarterly operating inspection performed in conjunction with the comprehensive annual maintenance is included in the price of the comprehensive annual maintenance.

12. Invoicing will be issued upon completion of work.
13. The comprehensive annual maintenance requires equipment to be taken offline for the duration of the service.
14. The comprehensive annual maintenance will be performed during normal business hours on all redundant systems and all packaged equipment <25 tons.
15. The comprehensive annual maintenance will to be performed outside of normal business hours for all non-redundant systems and packaged equipment >25 tons .
16. As the fee(s) (the "Service Fee(s)") for the Services described in the Scope of Services section with respect to the Covered Equipment, Customer agrees to pay to Trane the amounts indicated herein, plus applicable tax, as and when due.

## **SCOPE OF SERVICES - DETAILED INCLUSIONS**

### **Centrifugal Chillers**

#### **Comprehensive Annual Maintenance**

- Report in with the Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with customer for operational problems and trends.

#### **General Assembly**

- Inspect for leaks and report leak results.
  - The refrigerant should be correct before starting the leak check. To prevent unnecessary venting of refrigerant, EPA-recommended methods (e.g. hot water and/or electric blankets) must be used to pressurize the vessels.
  - In order to use EPA-recommended methods, certain conditions must be met:
    - The isolation valves on the chilled water and condenser water lines must shut off the circulation completely.
    - The temperature of the equipment room should be 70°F or higher.
    - Access connections to the condenser water and chilled water circuits must be provided (customer's responsibility).
- If these conditions cannot be met, the refrigerant must be removed and the vessel pressurized, using dry nitrogen and a trace gas. This additional procedure is outside the scope of this agreement.
- Repair minor leaks as required (e.g., valve packing, flare nuts).
- Check vanes for free and smooth operation.
- Check mechanical linkages for wear.
- Review Trane Techview / Kestrel View diagnostic report

#### **Condenser Tube Brushing & Eddy Current Testing**

- Isolate the condenser water side of the chiller and drain water (condenser isolation valves must hold)
- Drop the condenser heads
- Inspect tubes, check for scaling.
- Brush all condenser tubes
- Eddy current test all condenser tubes (every third year)
- Replace condenser head gasket with new OEM Trane part
- Open isolation valves and fill chiller with water

#### **Evaporator Tube Brushing & Eddy Current Testing (every fifth year)**

- Isolate the condenser water side of the chiller and drain water (condenser isolation valves must hold)
- Drop the condenser heads

- Inspect tubes, check for scaling.
- Brush all evaporator tubes
- Eddy current test all condenser tubes
- Replace condenser head gasket with new OEM Trane part
- Open isolation valves and fill chiller with water

#### Purge

- Check purge unit controls for proper operation.
- Check and clean purge drum as required.
- Clean the condenser coil.
- Clean strainers or replace filters as required.
- Check the purge compressor assembly for leaks as required.
- Check the purge unit for proper operation.

#### Controls and Safeties

- Verify all settings in the electronic control panel.
- Inspect the control panel for cleanliness.
- Inspect wiring and connections for tightness and signs for overheating and discoloration.
- Verify the operation of the vane control system:
- Verify the working condition of all indicator/alarm lights and LED/LCD displays.
- Verify the operation of the oil sump temperature control device.
- Test low evaporator temperature safety device. Calibrate and record setting.
- Test low oil pressure safety device. Calibrate and record setting.
- Test operation of chilled water pump and condenser water pump starter auxiliary contacts.

#### Lubrication System

- Factory oil analysis
- Measure and record the oil pump voltage and amperage.
- Verify the operation of the oil heater. Measure amps and compare readings with the watt rating of the heater.
- Change the oil filter.
- Verify the oil level.

#### Motor and Starter

- Clean the starter and cabinet.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Check condition of the contacts for wear and pitting.
- Check contactors for free and smooth operation.
- Check the mechanical linkages for wear, security, and clearances.
- Check tightness of the motor terminal connections.
- Meg the motor and record reading.
- Verify the operation of the electrical interlocks.

#### Quarterly Running Inspection

- Check the general operation of the unit.
- Log the operating temperatures, pressures, voltages, and amperages.
- Techview/Kestrel View Connection
- Run Service Report From Kestrel View
- Check the operation of the purge unit.
- Check the operation of the control circuit.
- Check the operation of the lubrication system.
- Check the operation of the motor and starter.
- Analyze the recorded data. Compare the data to the original design conditions.
- Review operating procedures with operating personnel.

- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

## **Water Cooled Rotary Chillers**

### **Comprehensive Annual Inspection**

- Report in with the Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with the customer for operational problems and trends.

### **General Assembly**

- Leak-test the chiller and report the leak check results.
- Repair minor leaks as required (e.g. valve packing, flare nuts).
- Visually inspect condenser tubes for cleanliness.

### **Controls and Safeties**

- Inspect the control panel for cleanliness.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Verify all settings in the electronic control panel.
- Test the oil pressure safety device. Calibrate and record setting. .
- Test the high motor temperature safety device. Calibrate and record setting.
- Test the operation of the chilled water pump and condenser water pump starter auxiliary contacts.
- Verify the setting of the current control device.
- Test the operation of the optical oil sensor.

### **Condenser Tube Brushing & Eddy Current Testing**

- Isolate the condenser water side of the chiller and drain water (condenser isolation valves must hold)
- Drop the condenser heads
- Inspect tubes, check for scaling.
- Brush all condenser tubes
- Eddy current test all condenser tubes (every third year)
- Replace condenser head gasket with new OEM Trane part
- Open isolation valves and fill chiller with water

### **Evaporator Tube Brushing & Eddy Current Testing (every fifth year)**

- Isolate the condenser water side of the chiller and drain water (condenser isolation valves must hold)
- Drop the condenser heads
- Inspect tubes, check for scaling.
- Brush all evaporator tubes
- Eddy current test all evaporator tubes
- Replace condenser head gasket with new OEM Trane part
- Open isolation valves and fill chiller with water

### **Lubrication System**

- Pull oil sample for spectroscopic analysis.
- Test the oil for acid content and discoloration. Make recommendations to the customer based on the results of the test.
- Change the oil filter.
- Verify the operation of the oil heater. Measure amps and volts and compare the readings with the watt rating of the heater.

### **Motor and Starter**

- Clean the starter and cabinet.

- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Check tightness of motor terminal connections.
- Check condition of the contacts for wear and pitting.
- Check contactors for free and smooth operation.
- Check the mechanical linkages for wear, security and clearances.
- Meg the motor and record readings.
- Verify the operation of the electrical interlocks.
- Measure voltage and record. Voltage should be nominal voltage  $\pm 10\%$ .

#### **Quarterly Running Inspection**

- Check the general operation of the unit.
- Log the operating temperatures, pressures, voltages, and amperages.
- Check the operation of the control circuit.
- Check the operation of the motor and starter.
- Analyze the recorded data. Compare the data to the original design conditions.
- Review operating procedures with operating personnel.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

### **Thermal Care Chillers**

#### **Comprehensive Annual Inspection**

- Report in with the Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with the customer for operational problems and trends.

#### **General Assembly**

- Leak-test the chiller and report the leak check results.
- Repair minor leaks as required (e.g. valve packing, flare nuts).

#### **Controls and Safeties**

- Inspect the control panel for cleanliness.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Verify all settings in the electronic control panel.
- Test the operation of the chilled water pump and condenser water pump starter auxiliary contacts \*if required\*\*

#### **Motor and Starter**

- Clean the starter and cabinet.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Check tightness of motor terminal connections.
- Check condition of the contacts for wear and pitting.
- Check contactors for free and smooth operation.
- Check the mechanical linkages for wear, security and clearances.
- Verify the operation of the electrical interlocks.
- Measure voltage and record. Voltage should be nominal voltage  $\pm 10\%$ .

#### **Quarterly Running Inspection**

- Check the general operation of the unit.
- Log the operating temperatures, pressures, voltages, and amperages.
- Check the operation of the control circuit.
- Check the operation of the motor and starter.
- Analyze the recorded data. Compare the data to the original design conditions.

- Review operating procedures with operating personnel.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

## **Air Cooled Chillers**

### **Comprehensive Annual Inspection**

- Report in with the Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with the customer for operational problems and trends.

#### **General Assembly**

- Inspect for leaks and report leak check result.
- Repair minor leaks as required (e.g. valve packing, flare nuts).
- Check the condenser fans for clearances and free operation.
- Check tightness of condenser fan motor mounting brackets.
- Check the set screws on the fan shafts.
- Visually inspect the condenser coil for cleanliness.
- Verify the performance of the fan control inverter VFD, if applicable.
- Grease bearings as required.

#### **Controls and Safeties**

- Inspect the control panel for cleanliness.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Verify the working condition of all indicator/alarm lights and LED/LCD displays.
- Test oil pressure safety device (as required). Calibrate and record setting.
- Test the operation of the chilled water pump starter auxiliary contacts.

#### **Lubrication System**

- Pull oil sample for spectroscopic analysis.
- Test oil for acid content and discoloration.
- Make recommendations to the customer based on the results of the test.
- Verify the operation of the oil heaters.

#### **Motor and Starter**

- Clean the starter cabinet and starter components.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Check the condition of the contacts for wear and pitting.
- Check contactors for free and smooth operation.
- Check all mechanical linkages for wear, security and clearances.
- Verify tightness of the motor terminal connections.
- Meg the motor and record readings.
- Verify the operation of the electrical interlocks.
- Measure voltage and record. Voltage should be nominal voltage  $\pm 10\%$ .

### **Quarterly Running Inspection**

- Check the general operation of the unit.
- Log the operating temperatures, pressures, voltages, and amperages.
- Check the operation of the control circuit.
- Check the operation of the lubrication system.
- Check the operation of the motor and starter.
- Analyze the recorded data. Compare the data to the original design conditions.
- Review operating procedures with operating personnel.
- Provide a written report of completed work, operation log and indicate any uncorrected deficiencies detected.

## **Cooling Towers**

### **Comprehensive Annual Inspection**

- Report in with the Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with the customer for operational problems and trends.

#### General Assembly

- **STRUCTURE**
  - Disassemble all screens and access panels for inspection.
  - Inspect the conditions of the slats, if applicable.
  - Inspect the condition of the tower fill.
  - Inspect the condition of the support structure.
  - Inspect the condition of the basins (upper and lower) and/or spray nozzles.
  - Clean basins, strainer(s), & fill.
  - Verify the condition and operation of the basin fill valve system.
- **MECHANICAL**
  - Inspect belts for wear, cracks, and glazing; replace as necessary.
  - Verify correct belt tension. Adjust the tension as necessary.
  - Inspect sheaves and pulleys for wear, condition, and alignment.
  - Inspect fan shaft and bearings for condition.
  - Inspect fan assembly for condition, security, and clearances. (e.g. blade tip clearance).

#### Lubrication System

- Lubricate motor bearings.
- Lubricate fan shaft bearings.

#### Motor and Starter

- Clean the starter and cabinet.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Check the condition of the contacts for wear and pitting.
- Check the contactor(s) for free and smooth operation.
- Meg the motor(s) and record readings.
- Check disconnect terminal block for wear, tightness and signs of overheating and discoloration.
- Check the condition and operation of the basin heater contactor(s).

### **Quarterly Running Inspection**

- Check the general operation of the tower.
- Verify clean basins and strainers.
- Verify proper water level in the basin.
- Verify proper operation of the water level control device.
- Verify smooth operation of the fan(s).
- Verify proper operation of the bypass valve(s), if applicable.
- Review operating procedures with operating personnel.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

## **Air Handlers**

### **Comprehensive Annual Inspection**

- Report in with the Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with the customer for operational problems and trends.

#### General Assembly

- Inspect the unit for cleanliness.
- Inspect the fan wheel and shaft for wear and clearance.
- Check the sheaves and pulleys for wear and alignment.
- Check the belts for tension, wear, cracks, and glazing; replace as necessary.
- Verify tight bolts, set screws, and locking collars.
- Verify unit thermostat controller operates properly
- Verify clean condensate pan.
- Verify proper operation of the condensate drain, including trap.
- Verify clean coils.
- Verify proper operation of the spray pump, if applicable.
- Verify smooth fan operation.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

#### Lubrication

- Lubricate the fan shaft bearings, if applicable.
- Lubricate the motor bearings, if applicable.

#### Controls and Safeties

- Check and record supply air and control air pressure, if applicable.
- Verify the operation of the control system and dampers while the fan is operating.

#### Motor and Starter

- Clean the starter and cabinet.
- Inspect the wiring and connections for tightness and signs of overheating and discoloration. This includes wiring to the electric heat, if applicable.
- Check the condition of the contacts for wear and pitting.
- Check the contactors for free and smooth operation.
- Meg the motor and record readings, if over 25 HP.

#### Quarterly Running Inspection

- Check the general condition of the fan.
- Verify smooth fan operation.
- Check and record supply and control air pressure, if applicable.
- Verify the operation of the control system.
- Review operating procedures with operating personnel.
- Provide a written report of completed work, operating log, and indicate uncorrected deficiencies detected.

### **Packaged Units**

#### Comprehensive Annual Inspection

- Report in with the Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with the customer for operational problems and trends.

#### General Assembly

- Inspect for refrigerant and oil leaks and report leak check results.
- Check the sheaves and pulleys for wear and alignment.
- Check the belts for tension, wear, cracks, and/or glazing; replace as necessary.
- Check mechanical linkages for wear, tightness, and clearances.
- Straighten condenser coils (up to 10% of the surface area)
- Verify clean condenser and evaporator coils and brush clean. Note: Evaporator coils will be inspected if reasonably accessible.



- Wash condenser coils with water if reasonably accessible
- Check and clean drain evaporator drain pan, drain, and trap.
- Verify evaporator fan cleanliness.
- Verify the operation of the crankcase oil heater(s), if applicable.

#### Controls and Safeties

- Verify the operation of the discharge air temperature control device, if applicable.
- Verify unit thermostat controller operates properly.

#### Lubrication

- Lubricate motor bearings, if applicable.
- Lubricate fan bearings, if applicable.
- Check oil level in the compressor(s), if applicable.

#### Motor and Starter

- Clean the starter and cabinet, if applicable.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Check the contactors for free and smooth operation.
- Meg the compressor motor(s) and record readings, if above 25 tons.
- Verify the tightness of the compressor motor terminal connections.

#### Start-up / Checkout Procedure (this will only be done on units that require shutdown.)

- Start the unit.
- Verify the starter operation, if applicable.
- Verify the smooth operation of the compressors and fans.
- Log operating conditions of the unit after the system has stabilized.
- Review operating procedures with operating personnel.

#### **Quarterly Running Inspection**

- Start the unit, if not operating.
- Verify the smooth operation of the compressors and fans.
- Log operating conditions of the unit after the system has stabilized.
- Review operating procedures with operating personnel.

Scheduled Service Agreement  
County of Ventura / Trans  
ATTACHMENT B  
AS OF 4/1/2024

Site Number	Budget Table	Site Code	Billing Org	Site name	Site address	Measured Square Footage	Suite SqFt %	Suite SqFt	Annual Service Rate	Quarterly Service Rate (Q)	Condenser Eddy Current Testing ECT	Evaporator Tube Brushing & Eddy Current Testing	Annual Total
1	3300	3371-8452-1	VCMC	Santa Paula Hospital	825 N. 10th Street, Santa Paula				\$ 36,795.19	\$ 7,379.82	\$ 1,746.49	\$ 7,005.25	\$ 67,683.38
2	3300	3371-8452-2	VCMC	Santa Paula Hospital - Administration Bldg	825 N. 10th Street, Santa Paula				\$ 2,368.02	\$ 798.18	\$ -	\$ -	\$ 4,762.55
3	3300	3301-8450-3	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (Fahner Wing)				\$ 14,937.55	\$ 1,916.70	\$ 1,740.49	\$ 7,005.25	\$ 29,439.43
4	3300	3301-8450-4	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (North Tower/Hospital Replacement Wing)				\$ 61,840.23	\$ 11,250.51	\$ 3,492.98	\$ 14,324.14	\$ 113,408.89
5	3300	3301-8450-5	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (PLU)				\$ 10,405.29	\$ 1,916.70	\$ -	\$ -	\$ 16,155.37
6	3300	3301-8450-6	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (Lab/Dietary)				\$ 27,215.79	\$ 4,786.94	\$ 3,492.98	\$ -	\$ 45,108.22
9	3300	3301-8450-9	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (Bldg. 402 (Trailer))				\$ 9,472.88	\$ 3,567.53	\$ -	\$ -	\$ 20,114.65
7	3300	3301-8450-7	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (Vintage Wing)				\$ 49,267.16	\$ 12,763.95	\$ 1,746.49	\$ 2,888.18	\$ 62,193.68
13	3300	3301-7090-13	VCMC	Neuro Science Clinic	3147 Loma Vista Road, Ventura	17,439	5%	918	\$ 332.35	\$ 125.18	\$ -	\$ -	\$ 707.88
13	3300	3101-H717-13	VCMC	One Stop Clinic	3147 Loma Vista Road, Ventura	17,439	6%	966	\$ 349.64	\$ 131.69	\$ -	\$ -	\$ 744.69
13	3300	3101-H718-13	VCMC	One Stop Clinic	3147 Loma Vista Road, Ventura	17,439	6%	1,114	\$ 403.48	\$ 151.96	\$ -	\$ -	\$ 859.37
13	3260	3273-GATV-13	BH	Behavioral Health RISE Program (MHS CSS Adult Services)	3147 Loma Vista Road, Ventura	17,439	5%	918	\$ 332.41	\$ 125.20	\$ -	\$ -	\$ 708.00
13	3120	3120-WC06-13	PH	Public Health WIC	3147 Loma Vista Road, Ventura	17,439	23%	4,039	\$ 1,402.36	\$ 550.78	\$ -	\$ -	\$ 3,114.48
13	3300	3301-8460-13	HCA/ADMIN	HCA/IT	3147 Loma Vista Road, Ventura	17,439	21%	3,671	\$ 1,329.41	\$ 500.71	\$ -	\$ -	\$ 2,831.53
13	3300	3301-7011-13	VCMC	Trauma Center	3147 Loma Vista Road, Ventura	17,439	8%	1,469	\$ 531.77	\$ 200.28	\$ -	\$ -	\$ 1,132.61
13	3300	3301-7090-13	VCMC	Homeless Clinic	3147 Loma Vista Road, Ventura	17,439	21%	3,671	\$ 1,329.41	\$ 500.71	\$ -	\$ -	\$ 2,831.53
13	3300	3101-H716-13	VCMC	One Stop Clinic	3147 Loma Vista Road, Ventura	17,439	4%	674	\$ 243.95	\$ 91.88	\$ -	\$ -	\$ 519.59
8	3300	3301-8240-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, First Floor)	79,614	14%	10,748	\$ 3,742.30	\$ 645.79	\$ 471.55	\$ 1,812.83	\$ 7,964.07
8	3300	3301-7201-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, First Floor)	79,614	4%	3,423	\$ 1,191.99	\$ 205.70	\$ 150.20	\$ 577.42	\$ 2,536.70
8	3300	3301-7083-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Second Floor)	79,614	20%	15,764	\$ 5,498.71	\$ 947.17	\$ 691.61	\$ 2,658.81	\$ 11,880.63
8	3300	3301-7011-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Third Floor)	79,614	16%	12,420	\$ 4,324.44	\$ 746.25	\$ 544.91	\$ 2,094.83	\$ 9,292.93
8	3300	3301-7014-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Third Floor)	79,614	9%	4,140	\$ 1,441.48	\$ 248.75	\$ 181.64	\$ 698.27	\$ 3,067.64
8	3300	3301-7191-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Fourth Floor)	79,614	21%	16,590	\$ 5,765.82	\$ 995.00	\$ 728.54	\$ 2,793.09	\$ 12,270.56
8	3300	3301-7014-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Fifth Floor)	79,614	10%	8,280	\$ 2,882.96	\$ 497.50	\$ 363.27	\$ 1,396.55	\$ 6,135.28
8	3300	3301-7081-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Fifth Floor)	79,614	5%	4,140	\$ 1,441.48	\$ 248.75	\$ 181.64	\$ 698.27	\$ 3,067.64
8	3300	3301-7072-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Fifth Floor)	79,614	5%	4,140	\$ 1,441.48	\$ 248.75	\$ 181.64	\$ 698.27	\$ 3,067.64
									\$ 246,336.73	\$ 51,554.26	\$ 15,718.43	\$ 44,651.17	\$ 461,389.11

Scheduled Service Agreement  
County of Ventura / Trans  
ATTACHMENT B  
AS OF 4/1/2024

Site Number	Budget Table	Site Code	Billing Org	Site name	Site address	Measured Square Footage	Suite SqFt %	Suite SqFt	April - May 2024 - Annual Service Rate	April - May 2024 - Quarterly Service Rate (Q)	April - May 2024 - Condenser Eddy Current Testing ECT	April - May 2024 - Evaporator Tube Brushing & Eddy Current Testing	April - May 2024 - Annual Total - Include 5% increase
1	3300	3371-8452-1	VCMC	Santa Paula Hospital	825 N. 10th Street, Santa Paula				\$ 6,132.53	\$ 2,459.61	\$ 1,746.49	\$ 7,005.25	\$ 16,211.08
2	3300	3371-8452-2	VCMC	Santa Paula Hospital - Administration Bldg	825 N. 10th Street, Santa Paula				\$ 394.67	\$ 266.06	\$ -	\$ -	\$ 693.77
3	3300	3301-8450-3	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (Fahner Wing)				\$ 2,489.59	\$ 638.90	\$ 1,746.49	\$ 7,005.25	\$ 12,474.25
4	3300	3301-8450-4	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (North Tower/Hospital Replacement Wing)				\$ 10,306.70	\$ 3,750.17	\$ 3,492.98	\$ 14,324.14	\$ 33,467.70
5	3300	3301-8450-5	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (PLU)				\$ 1,734.21	\$ 638.90	\$ -	\$ -	\$ 2,491.77
6	3300	3301-8450-6	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (Lab/Dietary)				\$ 4,535.95	\$ 1,599.95	\$ 3,492.98	\$ -	\$ 10,110.33
9	3300	3301-8450-9	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (Bldg. 402 (Trailer))				\$ 1,578.68	\$ 1,189.18	\$ -	\$ -	\$ 2,956.25
7	3300	3301-8450-7	VCMC	Ventura County Medical Center	300 Hillmont Ave., Ventura (Vintage Wing)				\$ 8,211.19	\$ 4,254.85	\$ 1,746.49	\$ 2,888.18	\$ 17,995.54
13	3300	3301-7090-13	VCMC	Neuro Science Clinic	3147 Loma Vista Road, Ventura	17,439	5%	918	\$ 55.39	\$ 41.73	\$ -	\$ -	\$ 101.97
13	3300	3101-H717-13	VCMC	One Stop Clinic	3147 Loma Vista Road, Ventura	17,439	6%	966	\$ 58.27	\$ 43.90	\$ -	\$ -	\$ 107.28
13	3300	3101-H718-13	VCMC	One Stop Clinic	3147 Loma Vista Road, Ventura	17,439	6%	1,114	\$ 67.25	\$ 50.85	\$ -	\$ -	\$ 123.80
13	3260	3273-GATV-13	BH	Behavioral Health RISE Program (MHS CSS Adult Services)	3147 Loma Vista Road, Ventura	17,439	5%	918	\$ 55.40	\$ 41.73	\$ -	\$ -	\$ 101.99
13	3120	3120-WC06-13	PH	Public Health WIC	3147 Loma Vista Road, Ventura	17,439	23%	4,039	\$ 243.73	\$ 183.59	\$ -	\$ -	\$ 448.66
13	3300	3301-8460-13	HCA/ADMIN	HCA/IT	3147 Loma Vista Road, Ventura	17,439	21%	3,671	\$ 221.57	\$ 166.90	\$ -	\$ -	\$ 407.89
13	3300	3301-7011-13	VCMC	Trauma Center	3147 Loma Vista Road, Ventura	17,439	8%	1,469	\$ 88.63	\$ 66.76	\$ -	\$ -	\$ 163.16
13	3300	3301-7090-13	VCMC	Homeless Clinic	3147 Loma Vista Road, Ventura	17,439	21%	3,671	\$ 221.57	\$ 166.90	\$ -	\$ -	\$ 407.89
13	3300	3101-H716-13	VCMC	One Stop Clinic	3147 Loma Vista Road, Ventura	17,439	4%	674	\$ 40.66	\$ 30.63	\$ -	\$ -	\$ 74.85
8	3300	3301-8240-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, First Floor)	79,614	14%	10,748	\$ 623.72	\$ 215.26	\$ 471.55	\$ 1,812.83	\$ 3,279.53
8	3300	3301-7201-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, First Floor)	79,614	4%	3,423	\$ 198.67	\$ 68.57	\$ 150.20	\$ 577.42	\$ 1,044.59
8	3300	3301-7083-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Second Floor)	79,614	20%	15,764	\$ 914.79	\$ 315.72	\$ 691.61	\$ 2,658.81	\$ 8,809.98
8	3300	3301-7077-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Third Floor)	79,614	16%	12,420	\$ 720.74	\$ 248.75	\$ 544.91	\$ 2,094.83	\$ 3,789.68
8	3300	3301-7074-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Third Floor)	79,614	5%	4,140	\$ 240.25	\$ 82.82	\$ 181.64	\$ 698.27	\$ 1,283.23
8	3300	3301-7191-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Fourth Floor)	79,614	21%	16,590	\$ 900.89	\$ 331.67	\$ 728.54	\$ 2,793.09	\$ 5,052.90
8	3300	3301-7071-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Fifth Floor)	79,614	10%	8,280	\$ 480.49	\$ 165.83	\$ 363.27	\$ 1,396.55	\$ 2,526.45
8	3300	3301-7081-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Fifth Floor)	79,614	5%	4,140	\$ 240.25	\$ 82.82	\$ 181.64	\$ 698.27	\$ 1,283.23
8	3300	3301-7072-8	VCMC	Family Medical and Specialty Clinic/Academic Family Medical Clinic	300 Hillmont Ave., Ventura (Bldg. 340, Fifth Floor)	79,614	5%	4,140	\$ 240.25	\$ 82.82	\$ 181.64	\$ 698.27	\$ 1,283.23
									\$ 41,056.12	\$ 17,184.75	\$ 15,718.43	\$ 44,651.17	\$ 124,541.00