

EXHIBIT A
Scope of Services; Rates

CONTRACTOR: UPM Mechanical, LLC

PROJECT LOCATION(S): Commerce City Wide Facilities

GENERAL DESCRIPTION:

Provide on-call HVAC repair and maintenance services

COMPENSATION: Under no circumstances shall the compensation due and owing to the Contractor for performance of the Services described herein exceed the rates set forth herein.

Please see the attached rate sheet

MATERIALS AND EQUIPMENT TO BE USED:

APPLICABLE STANDARDS, STANDARDS, GUIDELINES:

MISCELLANEOUS TERMS, CONDITIONS, OR OTHER SPECIFICS:

EXHIBIT 1A- SAMPLE RATES SHEET

I. RATES (Attach rate sheet if applicable)

	<u>INITIAL TERM</u>	<u>RENEWAL TERM</u> (if any)
<u>REGULAR</u> (M-F, 7:00 a.m. to 5:00 p.m.)		
1) LICENSED TECHNICIAN	\$ <u>142.00</u> /hour	_____
2) APPRENTICE/HELPER	\$ <u>100.00</u> /hour	_____
3) OTHER _____	\$ _____ /hour	_____
<u>NIGHT/WEEKEND/HOLIDAY</u>		
	\$ 213.00/hour Overtime for After-Hours and Saturdays	
4) LICENSED TECHNICIAN	\$ <u>284.00</u> /hour DT for <u>Sundays and Holidays</u>	
5) APPRENTICE/HELPER	\$ <u>150.00</u> /hour Overtime for After-Hours and Saturdays \$ <u>200.00</u> /hour DT for <u>Sundays and Holidays</u>	
6) OTHER _____	\$ _____ /hour	_____
7) TRAVEL TIME/EXPENSE	\$ _____ /hour	_____
Or Flat Rate	\$ <u>75.00</u> /trip	_____
8) MATERIALS COST:		
Mark-up <u>30</u> % (expressed as percentage over cost)		
Discount _____ % (explain circumstances when this would apply)		
9) ENVIRONMENTAL CHARGES	\$ _____	_____
10) OTHER (describe, if any): _____		

Please see the attached rate sheet



P.O. Box 369, Henderson, CO 80640
 303.426.3900
 www.upmmechanical.com
 info@upmmechanical.com

Denver Service Rates & Fees Proposal

HVACR Service Technicians Labor Rates – (rates are portal to portal)

After May 31, 2023, UPM Mechanical, LLC reserves the right to modify or withdraw this proposal, due to possible wage increases.

EFFECTIVE DATES:

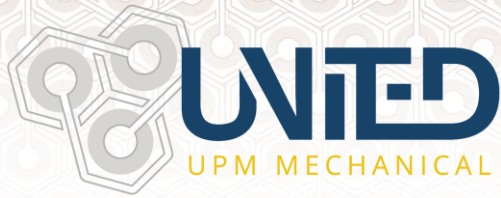
June 01, 2022 to May 31, 2023

CLASSIFICATION		COST PER HOUR
Street Rates	Standard Time	\$142.00
	Overtime	\$213.00
	Double Time	\$284.00
Maintenance Contract Customer Rates	Standard Time	\$129.00
	Overtime	\$193.00
	Double Time	\$258.00

UPM Mechanical Company-Owned Tool Usage and Rental Fees

UPM Mechanical will be reimbursed for tools used in accordance with the table of Tool Usage Fee's listed below. Should tools or equipment with a value of \$1,000 or more be used that are not included in the list below, the rental price will be adjusted to rental rates in accordance with what is reasonable and customary to the Denver area.

Reclaim Cylinders	\$45 S/\$65 M/\$90 L	Comb. Gas Analyzer	\$10
Nitrogen	\$35	Glycol Pump	\$60
Vacuum Pump	\$60	Pump	\$30
Recovery Machine	\$60	Gantry / Chain Fall	\$120
Ref. Elect. Leak Test	\$35	Water Test Kit	\$125
Data Logger	\$40	Freeze Machine	\$135
Oil Pump	\$35	Smoke Machine	\$180
Oxyacetylene Torch	\$35	Propress Machine	\$50
B-Tank	\$35	Pipe Thaw Machine	\$120
Oil Disposal	\$20/gal.	Pipe Threader	\$60
Silver Solder	\$12/stick	Welder	\$120
Tube cleaning mach.	\$80	Core Drill Machine	\$120
Sm. Elect. Pwr. Wash	\$45	Puller w/ Chain	\$25
Gas Power Washer	\$65	Confined Space Equip	\$180
Motor Laser Align.	\$90		
2x2 Shims	\$10 each		
3x3 Shims	\$20 each		
4x4 Shims	\$30 each		



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Third Party Rentals

The costs of equipment rentals, materials and services provided by third parties that are required for the performance of our work on this project shall be included in the Cost of Work and reimbursed by the fee schedule below.

Subcontractors

The costs of subcontractor material, labor, services, equipment rentals required for the performance of their work on the project shall be included in the Cost of Work and reimbursed by the fee schedule below.

Fab Shop and Service Vehicle Burdens

These burden rates apply to the Fab Shop labor hours for fabrication on the project and shall be included in the Cost of the Work and reimbursed by the fee schedule below.

Pipe Fab Shop	\$35.00 per hour
Sheet Metal Shop	\$35.00 per hour
Weld Truck Charge	\$75.00 per welder/truck
Service Vehicle Charge	\$75.00 per tech/truck

Fees

UPM Mechanical fee of (to be adjusted by the value) will be added to the Cost of the Work items listed below:

- Material

UPM Mechanical fee of 20% will be added to the Cost of the Work items listed below:

- Equipment
- UPM Mechanical Company-Owned Rentals
- Third Party Rentals
- Subcontractors (included third party engineers)
- Permits / Plan and Review Fees
- Shop Burdens

Refrigerant

Refrigerant (charged per pound used)

R-22	\$227.00	R-410A	\$68.00
R134A	\$48.00	R407C	\$63.00
R404A	\$74.00	R407A	\$72.00