



**MECHANICAL SYSTEMS, INC.**

*An Employee Owned Company*

## **EXHIBIT B**

### **VENDOR DISCOUNTS & SERVICES TO BE PROVIDED TO ASSOCIATIONS**

1. 15% discount off of our established "street" labor rates.
  2. 24/7 preferred service
  3. One phone number = access to a full suite of MEP+™ services
  4. Preventive Maintenance Agreements (PMA) that are customized to each site and can include HVAC systems, plumbing systems, RPZ testing, electrical systems, electrical infrared inspections, fire protection systems, fire alarm systems, security systems.
  5. Dedicated Client Managers assigned to each site
  6. Fifteen (15) Licensed Plumbing Service Technicians with fully stocked/tooled service vans
  7. Forty-five (45) HVAC Service Technicians with fully tooled service vans
  8. In addition to traditional Plumbing & HVAC service/maintenance, AMS offers:
    - o Complete MEP+™ design/build construction/retrofit services
    - o Extensive boiler/burner services/retrofits
    - o Extensive centrifugal chiller services and overhauls
    - o Maintenance, inspection, repair and retrofit of:
      - Refrigeration systems
      - Chimney, flue, Venting systems
      - Fire Protection Systems / Fire Alarm Systems
      - Security Systems: Intrusion, Access Control, Surveillance & Rapid Alert
      - Building Automation and Control systems
      - Electrical systems
    - o Fire & Security Inspection Tracking Powered by BuildingReports'
    - o Electrical infrared inspections
    - o RPZ (backflow preventer) licensed certification
    - o Assistance with Property Condition Assessments, Annual/Capital Budgets & Capital Planning
    - o Piping & sheet metal
    - o A full service fabrication shop
    - o A dedicated in-house safety team
    - o An in-house quality control/quality assurance (QA/QC) group
    - o Licensed Professional Engineers
    - o Access to multi trade manpower to allow short ramp up time to staff larger projects
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