



SERVICE AGREEMENT NO. 39996

Elevator Maintenance and Repairs

THIS **Elevator Maintenance and Repairs Agreement** ("Agreement") is entered into by and between the City of Corpus Christi, a Texas home-rule municipal corporation ("City") and Schindler Elevator Corporation. ("Contractor"), effective upon execution by the City Manager or the City Manager's designee ("City Manager").

WHEREAS, Contractor has bid to provide elevator maintenance and repairs in response to Request for Bid/Proposal No. n/a ("RFB/RFP"), which RFB/RFP includes the required scope of work and all specifications and which RFB/RFP and the Contractor's bid or proposal response, as applicable, are incorporated by reference in this Agreement as Exhibits 1 and 2, respectively, as if each were fully set out here in its entirety.

NOW, THEREFORE, City and Contractor agree as follows:

- 1. Scope.** Contractor will provide elevator maintenance and repairs ("Services") in accordance with the attached Scope of Work, as shown in Attachment A, the content of which is incorporated by reference into this Agreement as if fully set out here in its entirety, and in accordance with Exhibit 2.
- 2. Term.** This Agreement is for six months, with performance commencing upon the date of issuance of a notice to proceed from the Contract Administrator or Purchasing Division. This Agreement includes an option to extend the term for up to zero additional zero-month periods ("Option Period"), provided, the parties do so prior to expiration of the original term or the then-current Option Period. The decision to exercise the option to extend the term of this Agreement is, at all times, within the sole discretion of the City and is conditioned upon the prior written agreement of the Contractor and the City Manager.
- 3. Compensation and Payment.** The total value of this Agreement is not to exceed \$95,324.84, subject to approved extensions and changes. Payment will be made for Services completed and accepted by the City within 30 days of acceptance, subject to receipt of an acceptable invoice. All pricing must be in accordance with the attached Bid/Pricing Schedule, as shown in Attachment B, the content of which is incorporated by reference into this Agreement as if fully set out here in its entirety.

- 4. Contract Administrator.** The Contract Administrator designated by the City is responsible for approval of all phases of performance and operations under this Agreement, including deductions for non-performance and authorizations for payment. The City's Contract Administrator for this Agreement is as follows:

Name: Paul Chapman

Department: Facilities and Property Management

Phone: 361-826-1984

Email: PaulC@cctexas.com

5. Insurance; Bonds.

(A) Before performance can begin under this Agreement, the Contractor must deliver a certificate of insurance ("COI"), as proof of the required insurance coverages, to the City's Risk Manager and the Contract Administrator. Additionally, the COI must state that the City will be given at least 30 days' advance written notice of cancellation, material change in coverage, or intent not to renew any of the policies. The City must be named as an additional insured. The City Attorney must be given copies of all insurance policies within 10 days of the City Manager's written request. Insurance requirements are as stated in Attachment C, the content of which is incorporated by reference into this Agreement as if fully set out here in its entirety.

(B) In the event a payment bond, a performance bond, or both, are required of the Contractor to be provided to the City under this Agreement before performance can commence, the terms, conditions, and amounts required in the bonds and appropriate surety information are as included in the RFB/RFP or as may be added to Attachment C, and such content is incorporated here in this Agreement by reference as if each bond's terms, conditions, and amounts were fully set out here in its entirety.

- 6. Purchase Release Order.** For multiple-release purchases of Services to be provided by the Contractor over a period of time, the City will exercise its right to specify time, place and quantity of Services to be delivered in the following manner: any City department or division may send to Contractor a purchase release order signed by an authorized agent of the department or division. The purchase release order must refer to this Agreement, and Services will not be rendered until the Contractor receives the signed purchase release order.

7. **Inspection and Acceptance.** Any Services that are provided but not accepted by the City must be corrected or re-worked immediately at no charge to the City. If immediate correction or re-working at no charge cannot be made by the Contractor, a replacement service may be procured by the City on the open market and any costs incurred, including additional costs over the item's bid/proposal price, must be paid by the Contractor within 30 days of receipt of City's invoice.
8. **Warranty.** The Contractor warrants that all products supplied under this Agreement are new, quality items that are free from defects, fit for their intended purpose, and of good material and workmanship. The Contractor warrants that it has clear title to the products and that the products are free of liens or encumbrances. In addition, the products purchased under this Agreement shall be warranted by the Contractor or, if indicated in Attachment D by the manufacturer, for the period stated in Attachment D. Attachment D is attached to this Agreement and is incorporated by reference into this Agreement as if fully set out here in its entirety.
9. **Quality/Quantity Adjustments.** Any Service quantities indicated on the Bid/Pricing Schedule are estimates only and do not obligate the City to order or accept more than the City's actual requirements nor do the estimates restrict the City from ordering less than its actual needs during the term of the Agreement and including any Option Period. Substitutions and deviations from the City's product requirements or specifications are prohibited without the prior written approval of the Contract Administrator.
10. **Non-Appropriation.** The continuation of this Agreement after the close of any fiscal year of the City, which fiscal year ends on September 30th annually, is subject to appropriations and budget approval specifically covering this Agreement as an expenditure in said budget, and it is within the sole discretion of the City's City Council to determine whether or not to fund this Agreement. The City does not represent that this budget item will be adopted, as said determination is within the City Council's sole discretion when adopting each budget.
11. **Independent Contractor.** Contractor will perform the work required by this Agreement as an independent contractor and will furnish such Services in its own manner and method, and under no circumstances or conditions will any agent, servant or employee of the Contractor be considered an employee of the City.
12. **Subcontractors.** Contractor may use subcontractors in connection with the work performed under this Agreement. When using subcontractors,

however, the Contractor must obtain prior written approval from the Contract Administrator if the subcontractors were not named at the time of bid or proposal, as applicable. In using subcontractors, the Contractor is responsible for all their acts and omissions to the same extent as if the subcontractor and its employees were employees of the Contractor. All requirements set forth as part of this Agreement, including the necessity of providing a COI in advance to the City, are applicable to all subcontractors and their employees to the same extent as if the Contractor and its employees had performed the work.

- 13. Amendments.** This Agreement may be amended or modified only by written change order signed by both parties. Change orders may be used to modify quantities as deemed necessary by the City.
- 14. Waiver.** No waiver by either party of any breach of any term or condition of this Agreement waives any subsequent breach of the same.
- 15. Taxes.** The Contractor covenants to pay payroll taxes, Medicare taxes, FICA taxes, unemployment taxes and all other related taxes. Upon request, the City Manager shall be provided proof of payment of these taxes within 15 days of such request.
- 16. Notice.** Any notice required under this Agreement must be given by fax, hand delivery, or certified mail, postage prepaid, and is deemed received on the day faxed or hand-delivered or on the third day after postmark if sent by certified mail. Notice must be sent as follows:

IF TO CITY:

City of Corpus Christi
Attn: Paul Chapman
Title: Work Coordinator
Address: 5352 Ayers St. Bldg 3A, Corpus Christi, Texas 78415
Fax: 361-826-1989

IF TO CONTRACTOR:

Schindler Elevator Corporation
Attn: Dave Flint
Title : Sales Representative
Address: 5559 Bear Ln., Ste. 310, Corpus Christi, Texas 78405
Fax: 210-490-1338

17. CONTRACTOR AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF CORPUS CHRISTI AND ITS OFFICERS, EMPLOYEES AND AGENTS ("INDEMNITEES") FROM AND AGAINST ANY AND ALL LIABILITY, LOSS, CLAIMS, DEMANDS, SUITS AND CAUSES OF ACTION OF ANY NATURE WHATSOEVER ON ACCOUNT OF PERSONAL INJURIES (INCLUDING DEATH AND WORKERS' COMPENSATION CLAIMS), PROPERTY LOSS OR DAMAGE, OR ANY OTHER KIND OF INJURY, LOSS, OR DAMAGE, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, ATTORNEYS' FEES AND EXPERT WITNESS FEES WHICH ARISE OR ARE CLAIMED TO ARISE OUT OF OR IN CONNECTION WITH THIS AGREEMENT OR THE PERFORMANCE OF THIS AGREEMENT, REGARDLESS OF WHETHER THE INJURIES, DEATH OR DAMAGES ARE CAUSED OR ARE CLAIMED TO BE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OF INDEMNITEES, BUT NOT IF BY THE SOLE NEGLIGENCE OF INDEMNITEES UNMIXED WITH THE FAULT OF ANY OTHER PERSON. CONTRACTOR MUST, AT ITS OWN EXPENSE, INVESTIGATE ALL CLAIMS AND DEMANDS, ATTEND TO THEIR SETTLEMENT OR OTHER DISPOSITION, DEFEND ALL ACTIONS BASED THEREON WITH COUNSEL SATISFACTORY TO THE CITY ATTORNEY, AND PAY ALL CHARGES OF ATTORNEYS AND ALL OTHER COSTS AND EXPENSES OF ANY KIND ARISING FROM ANY SAID LIABILITY, DAMAGE, LOSS, CLAIMS, DEMANDS, SUITS, OR ACTIONS. THE INDEMNIFICATION OBLIGATIONS OF CONTRACTOR UNDER THIS SECTION SHALL SURVIVE THE EXPIRATION OR EARLIER TERMINATION OF THIS AGREEMENT.

18. Termination.

(A) The City Manager may terminate this Agreement for Contractor's failure to perform the work specified in this Agreement or to keep any required insurance policies in force during the entire term of this Agreement. The Contract Administrator must give the Contractor written notice of the breach and set out a reasonable opportunity to cure. If the Contractor has not cured within the cure period, the City Manager may terminate this Agreement immediately thereafter.

(B) Alternatively, the City Manager may terminate this Agreement for convenience upon 30 days advance written notice to the Contractor. The City Manager may also terminate this Agreement upon 24 hours written notice to the Contractor for failure to pay or provide proof of payment of taxes as set out in this Agreement.

- 19. Assignment.** No assignment of this Agreement by the Contractor, or of any right or interest contained herein, is effective unless the City Manager first gives written consent to such assignment. The performance of this Agreement by the Contractor is of the essence of this Agreement, and the City Manager's right to withhold consent to such assignment is within the sole discretion of the City Manager on any ground whatsoever.
- 20. Severability.** Each provision of this Agreement is considered to be severable and, if, for any reason, any provision or part of this Agreement is determined to be invalid and contrary to applicable law, such invalidity shall not impair the operation of nor affect those portions of this Agreement that are valid, but this Agreement shall be construed and enforced in all respects as if the invalid or unenforceable provision or part had been omitted.
- 21. Order of Precedence.** In the event of any conflicts or inconsistencies between this Agreement, its attachments, and exhibits, such conflicts and inconsistencies will be resolved by reference to the documents in the following order of priority:

 - A. this Agreement and its attachments
 - B. the bid solicitation document, including addenda (Exhibit 1)
 - C. the Contractor's bid response (Exhibit 2)
- 22. Certificate of Interested Parties.** Contractor agrees to comply with Texas Government Code Section 2252.908, as it may be amended, and to complete Form 1295 "Certificate of Interested Parties" as part of this Agreement.
- 23. Governing Law.** This Agreement is subject to all federal, State, and local laws, rules, and regulations. The applicable law for any legal disputes arising out of this Agreement is the law of the State of Texas, and such form and venue for such disputes is the appropriate district, county, or justice court in and for Nueces County, Texas.
- 24. Entire Agreement.** This Agreement constitutes the entire agreement between the parties concerning the subject matter of this Agreement and supersedes

all prior negotiations, arrangements, agreements and understandings, either oral or written, between the parties.

(SIGNATURE PAGE FOLLOWS)

CONTRACTOR

Signature: _____

Printed Name: _____

Title: _____

Date: _____



M Shelburne

DM

11/9/16

CITY OF CORPUS CHRISTI

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Attached and Incorporated by Reference:

- Attachment A: Scope of Work
- Attachment B: Bid/Pricing Schedule
- Attachment C: Insurance/Bond Requirements
- Attachment D: Warranty Requirements

Incorporated by Reference Only:

- Exhibit 1: RFB/RFP No. n/a
- Exhibit 2: Contractor's Bid/Proposal Response

Attachment A – Scope of Work

Scope of Work: This project includes performing maintenance and repairs to 17 elevators located in five properties: American Bank Center, Museum of Science and History, O.N. Stevens Water Treatment Plant, La Retama Library and City Hall. Maintenance and repairs have been identified by a qualified elevator inspector during an annual inspection required by the Texas Department of Licensing and Regulation. Each elevator and associated cost are attached. All related work should be coordinated with Facilities and Property Management, and the elevator contractor. Each elevator and associated costs are shown on page 2.

LOCATION	DECAL #	TYPE	INSTALL DATE	TOTAL REPAIRS
American Bank Center				
Convention Center	14376	Passenger	1977	\$14,418.54
	14374	Passenger	1978	\$12,522.00
	14375	Passenger	1977	\$4,669.14
	14373	Freight	1985	\$1,311.17
	86070	Freight	2014	\$13,833.17
	87848	Passenger	2014	\$13,833.17
	40913	Passenger	2003	\$1,311.17
Arena	58393	Passenger	2004	\$1,311.17
	58394	Passenger	2004	\$1,311.17
	50081	Passenger	2004	\$1,311.17
	59406	Passenger	2004	\$3,781.77
American Bank Center Total				\$69,613.64
Museum Science and History	14379	Passenger	1989	\$1,444.00
	14380	Freight	1989	\$1,686.00
Museum Science and History Total				\$3,130.00
O.N. Stevens Water Treatment Plant	14739	Freight	1954	\$13,263.00
O.N. Stevens Water Treatment Plant				\$13,263.00
La Retama Library	87821	Passenger	1984	\$1,264.00
	14365	Passenger	1984	\$3,734.60
La Retama Library Total				\$4,998.60
City Hall	50079	Passenger	1985	\$4,319.60
City Hall Total				\$4,319.60
Grand Total				\$95,324.84

Attachment B - Price Sheet

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SUMMARY OF QEI VIOLATIONS 2015

TxMas Contract # 14-03FAC060

BUILDING NAME	DECAL	ITEM	DESCRIPTION	RESPONSIBLE PARTY	STATUS	PROPOSAL AMOUNT	BUILDING TOTALS
AB CENTER							
Convention Center	14376	1	STOP SW. SHALL BE RED	SCHINDLER	OPEN	\$ 585.37	
		2	PREVENT WATER LEAK IN PIT WATER PROOF AND INSTALL SUMP PUMP	SCHINDLER	OPEN	\$12,522.00	
		3	FIRE FIGHTER KEY SW. KEYED SAME	SCHINDLER	OPEN	\$ 1,311.17	
Convention Center	14374	2	PREVENT WATER LEAK IN PIT WATER PROOF AND INSTALL SUMP PUMP	SCHINDLER	OPEN	\$12,522.00	
Arena	58393		REPAIR EMERGENCY LIGHT		OPEN		NO CHARGE IF LIGHT BULB OR BATTERY
		3	FIRE FIGHTER KEY SW. KEYED SAME	SCHINDLER	OPEN	\$ 1,311.17	
Arena	58394	3	FIRE FIGHTER KEY SW. KEYED SAME	SCHINDLER	OPEN	\$ 1,311.17	
Arena	50081	3	FIRE FIGHTER KEY SW. KEYED SAME	SCHINDLER	OPEN	\$ 1,311.17	
		1	ELEVATOR SHALL HAVE EMERGENCY ALARM	SCHINDLER	OPEN	\$ 2,470.60	
Convention Center	14375	3	FIRE FIGHTER KEY SW. KEYED SAME	SCHINDLER	OPEN	\$ 1,311.17	
		3	FIRE FIGHTER KEY SW. KEYED SAME	SCHINDLER	OPEN	\$ 1,311.17	
		5	21" TOE GUARD REQUIRED	SCHINDLER	OPEN	\$ 3,357.97	
Convention Center	14373	3	FIRE FIGHTER KEY SW. KEYED SAME	SCHINDLER	OPEN	\$ 1,311.17	
			REPAIR EMERGENCY LIGHT		OPEN		NO CHARGE IF LIGHT BULB OR BATTERY
Convention Center	86070	3	PREVENT WATER LEAK IN PIT WATER PROOF AND INSTALL SUMP PUMP	SCHINDLER	OPEN	\$12,522.00	
		3	FIRE FIGHTER KEY SW. KEYED SAME	SCHINDLER	OPEN	\$ 1,311.17	
Convention Center	87848	3	PREVENT WATER LEAK IN PIT WATER PROOF AND INSTALL SUMP PUMP	SCHINDLER	OPEN	\$12,522.00	
		3	FIRE FIGHTER KEY SW. KEYED SAME	SCHINDLER	OPEN	\$ 1,311.17	
					OPEN		
Convention Center	40913	3	FIRE FIGHTER KEY SW. KEYED SAME	SCHINDLER	OPEN	\$ 1,311.17	
AB CENTER TOTAL						\$	69,613.64

MUSEUM	14379	4	NEEDS WORKING LIGHT IN PIT	SCHINDLER	OPEN	\$ 1,444.00
	14380	4	NEEDS WORKING LIGHT IN PIT	SCHINDLER	OPEN	\$ 1,686.00

MUSEUM TOTAL						\$ 3,130.00
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STEVENS WATER TREATMENT	14739	1	PROPER SIGNAGE IN ELEVATOR	SCHINDLER	OPEN	\$ 150.00
		3	RUSTED HOIST ROPES TO BE REPLACED AND ELEVATOR CONVERTED TO MATERIAL LIFT	SCHINDLER	OPEN	\$12,089.00
		5	MACHINE ROOM DOOR SELF CLOSING AND LOCKING	SCHINDLER	OPEN	\$ 1,024.00

STEVENS WATER TREATMENT TOTAL						\$ 13,263.00
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CENTRAL LIBRARY	87821	1	SUMP HOLES NEED COVERS	SCHINDLER	OPEN	\$ 1,264.00
	14365	1	SUMP HOLES NEED COVERS	SCHINDLER	OPEN	\$ 1,264.00
		2	INSTALL EMERGENCY LIGHT	SCHINDLER	OPEN	\$ 2,470.60
		3	INSTALL EMERGENCY ALARM	SCHINDLER	OPEN	

CENTRAL LIBRARY TOTALS						\$ 4,998.60
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CITY HALL	50079	1	INSTALL EMERGENCY LIGHT IN CAR	SCHINDLER	OPEN	\$ 2,470.60
		4	MR LIGHTING NOT TO BE AUTOMATIC	SCHINDLER	OPEN	\$ 524.00
			INSTALL NEW PIT LADDER	SCHINDLER	OPEN	\$ 1,325.00

CITY HALL TOTALS						\$ 4,319.60
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TOTAL OF REMAINING QEI VIOLATION ITEMS						\$ 95,324.84
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ATTACHMENT C-INSURANCE REQUIREMENTS

I. CONTRACTOR'S LIABILITY INSURANCE

- A. Contractor must not commence work under this contract until all insurance required has been obtained and such insurance has been approved by the City. Contractor must not allow any subcontractor, to commence work until all similar insurance required of any subcontractor has been obtained.
- B. Contractor must furnish to the City's Risk Manager and Contract Administrator one (1) copy of Certificates of Insurance with applicable policy endorsements showing the following minimum coverage by an insurance company(s) acceptable to the City's Risk Manager. The City must be listed as an additional insured on the General liability and Auto Liability policies **by endorsement**, and a waiver of subrogation **endorsement** is required on GL, AL and WC if applicable. **Endorsements** must be provided with Certificate of Insurance. Project name and/or number must be listed in Description Box of Certificate of Insurance.

TYPE OF INSURANCE	MINIMUM INSURANCE COVERAGE
30-day advance written notice of cancellation, non-renewal, material change or termination required on all certificates and policies.	Bodily Injury and Property Damage Per occurrence - aggregate
COMMERCIAL GENERAL LIABILITY including: 1. Commercial Broad Form 2. Premises – Operations 3. Products/ Completed Operations 4. Contractual Liability 5. Independent Contractors 6. Personal Injury- Advertising Injury	\$1,000,000 Per Occurrence \$2,000,000 Aggregate
AUTO LIABILITY (including) 1. Owned 2. Hired and Non-Owned 3. Rented/Leased	\$1,000,000 Combined Single Limit
WORKERS'S COMPENSATION (All States Endorsement if Company is not domiciled in Texas) Employers Liability	Statutory and complies with Part II of this Exhibit. \$500,000/\$500,000/\$500,000

- C. In the event of accidents of any kind related to this contract, Contractor must furnish the Risk Manager with copies of all reports of any accidents within 10 days of the accident.

II. ADDITIONAL REQUIREMENTS

- A. Applicable for paid employees, Contractor must obtain workers' compensation coverage through a licensed insurance company. The coverage must be written on a policy and endorsements approved by the Texas Department of Insurance. The workers' compensation coverage provided must be in statutory amounts according to the Texas Department of Insurance, Division of Workers' Compensation. An All States Endorsement shall be required if Contractor is not domiciled in the State of Texas.
- B. Contractor shall obtain and maintain in full force and effect for the duration of this Contract, and any extension hereof, at Contractor's sole expense, insurance coverage written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and with an A.M. Best's rating of no less than A- VII.
- C. Contractor shall be required to submit renewal certificates of insurance throughout the term of this contract and any extensions within 10 days of the policy expiration dates. All notices under this Exhibit shall be given to City at the following address:

City of Corpus Christi
Attn: Risk Manager
P.O. Box 9277
Corpus Christi, TX 78469-9277

- D. **Contractor agrees that, with respect to the above required insurance, all insurance policies are to contain or be endorsed to contain the following required provisions:**
- List the City and its officers, officials, employees, and volunteers, as additional insureds by endorsement with regard to operations, completed operations, and activities of or on behalf of the named insured performed under contract with the City, with the exception of the workers' compensation policy;
 - Provide for an endorsement that the "other insurance" clause shall not apply to the City of Corpus Christi where the City is an additional insured shown on the policy;
 - Workers' compensation and employers' liability policies will provide a waiver of subrogation in favor of the City; and
 - Provide thirty (30) calendar days advance written notice directly to City of any, cancellation, non-renewal, material change or termination in coverage and not less than ten (10) calendar days advance written notice for nonpayment of premium.

- E. Within five (5) calendar days of a cancellation, non-renewal, material change or termination of coverage, Contractor shall provide a replacement Certificate of Insurance and applicable endorsements to City. City shall have the option to suspend Contractor's performance should there be a lapse in coverage at any time during this contract. Failure to provide and to maintain the required insurance shall constitute a material breach of this contract.
- F. In addition to any other remedies the City may have upon Contractor's failure to provide and maintain any insurance or policy endorsements to the extent and within the time herein required, the City shall have the right to order Contractor to stop work hereunder, and/or withhold any payment(s) which become due to Contractor hereunder until Contractor demonstrates compliance with the requirements hereof.
- G. Nothing herein contained shall be construed as limiting in any way the extent to which Contractor may be held responsible for payments of damages to persons or property resulting from Contractor's or its subcontractor's performance of the work covered under this contract.
- H. It is agreed that Contractor's insurance shall be deemed primary and non-contributory with respect to any insurance or self insurance carried by the City of Corpus Christi for liability arising out of operations under this contract.
- I. It is understood and agreed that the insurance required is in addition to and separate from any other obligation contained in this contract.

2016 Insurance Requirements
Facility and Property Management
Elevator Maintenance
9/26/2016 mv Risk Management

ATTACHMENT C- BOND REQUIREMENTS

No Bond Requirement is necessary for this Service Agreement.

ATTACHMENT D- WARRANTY REQUIREMENTS

The warranty under this agreement is a 90 day warranty on parts and labor.