

SERVICE AGREEMENT NO. 4031

HVAC Preventative Maintenance and Repair

THIS **HVAC Preventative Maintenance and Repair Agreement** ("Agreement") is entered into by and between the City of Corpus Christi, a Texas home-rule municipal corporation ("City") and Coastline Refrigeration & Service, LLC ("Contractor"), effective upon execution by the City Manager or the City Manager's designee ("City Manager").

WHEREAS, Contractor has bid to provide HVAC Preventative Maintenance and Repair in response to Request for Bid/Proposal No. 4031 ("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 HVAC Preventative Maintenance and Repair ("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 three years, with performance commencing upon the date of issuance of a notice to proceed from the Contract Administrator or the Contracts and Procurement Division, or the performance date listed in the notice to proceed, whichever is later. The parties may mutually extend the term of this Agreement for up to zero additional zero-year periods ("Option Period(s)"), provided, the parties do so in writing prior to the expiration of the original term or the then-current Option Period.
- 3. Compensation and Payment.** This Agreement is for an amount not to exceed \$1,686,033.00, 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. Contractor shall invoice no more frequently than once per month. 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. Any amount not expended during the initial term or any option period may, at the City's discretion, be allocated for use in the next option period.

Invoices must be mailed to the following address with a copy provided to the Contract Administrator:

City of Corpus Christi
Attn: Accounts Payable
P.O. Box 9277
Corpus Christi, Texas 78469-9277

- 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: Rebecca Serna
Department: Asset Management
Phone: 361-826-3388
Email: RebeccaS@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 that 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. City may inspect all Services and products supplied before acceptance. Any Services or products 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.

(A) 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.

(B) 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.

(C) Contractor warrants that all Services will be performed in accordance with the standard of care used by similarly situated contractors performing similar services.

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 unless the subcontractors were named in the bid or proposal or in an Attachment to this Agreement, 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. The City may, at the City's sole discretion, choose not to accept Services performed by a subcontractor that was not approved in accordance with this paragraph.
- 13. Amendments.** This Agreement may be amended or modified only in writing executed by authorized representatives of both parties.
- 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 applicable 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: Rebecca Serna
Title: Contract Manager
Address: 5352 Ayers Bldg 3A, Corpus Christi, Texas 78415
Phone: 361-826-3388
Fax: N/A

IF TO CONTRACTOR:

Coastline Refrigeration & Service, LLC
Attn: Moses DeAlejandro

Title: Manager

Address: 423. S. Alameda St., Corpus Christi, Texas 78401

Phone: 361-445-4511

Fax: 361-855-4511

17. CONTRACTOR SHALL FULLY 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 WHATEVER NATURE, CHARACTER, OR DESCRIPTION ON ACCOUNT OF PERSONAL INJURIES, 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 A BREACH OF THIS AGREEMENT OR THE PERFORMANCE OF THIS AGREEMENT BY THE CONTRACTOR OR RESULTS FROM THE NEGLIGENT ACT, OMISSION, MISCONDUCT, OR FAULT OF THE CONTRACTOR OR ITS EMPLOYEES OR AGENTS. 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 OR RESULTING 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 may terminate this Agreement for Contractor's failure to comply with any of the terms of this Agreement. The City 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 may terminate this Agreement immediately thereafter.

(B) Alternatively, the City may terminate this Agreement for convenience upon 30 days advance written notice to the Contractor. The City 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.

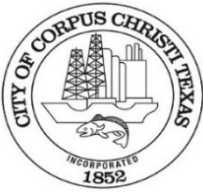
19. Owner’s Manual and Preventative Maintenance. Contractor agrees to provide a copy of the owner’s manual and/or preventative maintenance guidelines or

instructions if available for any equipment purchased by the City pursuant to this Agreement. Contractor must provide such documentation upon delivery of such equipment and prior to receipt of the final payment by the City.

- 20. Limitation of Liability.** The City's maximum liability under this Agreement is limited to the total amount of compensation listed in Section 3 of this Agreement. In no event shall the City be liable for incidental, consequential or special damages.
- 21. 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.
- 22. 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.
- 23. 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 (excluding attachments and exhibits);
 - B. its attachments;
 - C. the bid solicitation document including any addenda (Exhibit 1); then,
 - D. the Contractor's bid response (Exhibit 2).
- 24. 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 if required by said statute.
- 25. Governing Law.** Contractor agrees to comply with all federal, Texas, and City laws in the performance of this Agreement. 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.
- 26. Public Information Act Requirements.** This paragraph applies only to agreements that have a stated expenditure of at least \$1,000,000 or that result in the expenditure of at least \$1,000,000 by the City. The requirements of Subchapter J, Chapter 552, Government Code, may apply to this contract and the Contractor

agrees that the contract can be terminated if the Contractor knowingly or intentionally fails to comply with a requirement of that subchapter.

27. 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.



ATTACHMENT A: SCOPE OF WORK

1.1 General Requirements/Background Information

- A. The Contractor shall provide inspection and preventative maintenance services to improve equipment operations, increase equipment efficiency, minimize equipment breakdown and prolong equipment life of the HVAC systems outlined in this Scope of work.
- B. The Contractor shall provide preventative maintenance to all locations mentioned in the Scope of work.
- C. The Contractor shall provide repair services to all location mentioned in this Scope of work and all other City owned locations on as needed basis.
- D. The Contractor is responsible for preventative maintenance and repair services including, but not limited to, compressor, chiller, fan blades, fan coils, condenser fan motors, all electrical parts of HVAC unit, fuses, switches, pumps, filters, water treatment, refrigerant, boiler, and thermostat.
- E. The Contractor shall maintain all equipment in accordance with each equipment manufacturer's recommendation and industry standards.
- F. The Contractor shall perform preventative maintenance and inspection three times a year i.e. every 4 months as per checklist outlined in this Scope of work. The checklist is not exhaustive. The Contractor shall follow manufacturer recommendation and industry standards to perform services.
- G. The Contractor shall provide labor, material, tools, equipment and transportation necessary to perform the preventative maintenance, inspection, repair and replacement services.
- H. The Contractor shall obtain permits as required.
- I. The Contractor shall be responsible for any disposal of equipment or refrigerants in accordance with federal, state and local rules and regulations.
- J. The Contractor shall perform preventative maintenance, inspection and repairs during normal working hours (Monday to Friday 8:00 AM to 5:00 PM) unless approved by the Contract Administrator.
- K. During the term of the contract, the Contractor shall notify the Contract administrator of any necessary and/or recommended work or addition he/she feels is necessary to the existing equipment within two working days of becoming aware of such. Such notification shall include a fully detailed proposal to correct the situation which shall include:
 - 1. A detailed statement of the problem, identifying and quoting any applicable code, law or regulations
 - 2. The correction action proposed
 - 3. The detailed costs at the applicable contract rates
 - 4. The proposed timeframe for the corrective action.

1.2 Preventative Maintenance and Inspection Checklist

- A. Condensing Units (Condensing units and Cooling towers)
 - 1. Check Voltage and Amp readings on motors and compressors.
 - 2. Check voltage readings across contactors and relays.
 - 3. Perform visual inspections of wire integrity and locations. Ensure wire positioning is free and clear of rubbing on metal or the condenser fan blade. Secure wires as needed.
 - 4. Check capacitors for proper MFD readings.
 - 5. Inspect condenser fan blades for corrosion and cracks.
- B. Air handling units and Furnaces (Belt drive and direct drive)
 - 1. Belts are to be inspected for potential failure points. (i.e. Cracking, stretching, improper seating in sheaves/pulleys). Replace/adjust belts as needed. Approximately 150 various sized drive belts, 1100 various sized MERV 8 pleated filters and 200 AHUs.
 - 2. Inspect blower wheel assemblies for cleanliness and integrity. Blower wheels are to be cleaned as needed for maximum performance.
 - 3. Check voltage and amp draw on motors.
 - 4. Check voltage readings across contactors and relays.
 - 5. Check resistance/continuity across heating elements for electric heaters.
 - 6. Perform visual inspections of wire integrity and locations. Ensure wire positioning is free and clear of rubbing on metal or the condenser fan blade. Secure wires as needed.
 - 7. Perform startup checks when inspected before winter season - Inspect heat exchangers, gas valves, ignition assemblies and all safety limit switch. Check flame quality. If the flame quality is off, make necessary adjustments.
 - 8. Clean and treat condensate/drain pans and lines.
- C. Motors and pumps (chill and hot water)
 - 1. Start-up, if motor/pump is not running. Check voltage and amp draw during operation.
 - 2. Lubricate the pump/motor semiannually
 - 3. Visually check pump for water leaks and report findings.
 - 4. Perform vibration tests on pumps/motors once a year.
 - 5. If excessive vibration is found. Report possible resolutions and advise Asset Contract Administrator.
- D. Chillers
 - 1. Check unit for water leaks and repair if necessary.

2. Check unit for refrigerant leaks and repair if any leaks are found. Recharge with refrigerant according to manufacturer specifications after leak is repaired.
3. Clean evaporator and condenser tubes once a year.
4. Change oil and oil filter. Analyze oil and report findings.

E. Boilers

1. Check unit and piping for water leaks.
2. Check unit and piping for gas leaks.
3. Visually check all electrical wiring for damage or improper positioning that could lead to failure. Correct deficiencies as needed.
4. Check for proper operation of all components during startup and normal operation.
5. Check for flue pipe integrity and report findings and advise corrective action.
6. Clean heat exchangers yearly.
7. Clean burner assemblies once a year.

F. VAVs/Fan Powered Boxes

1. Inspect and replace filters as needed.
2. Verify proper operation of damper and damper motor.
3. Check operation of chill/hot water valve and actuator.
4. Inspect hot water coils when applicable and clean as necessary. Provide before and after photos.
5. Check resistance/continuity/operation of electric heaters when applicable.
6. Check blower assemblies when applicable for the following items:
 - Blower motor operation
 - Blower motor voltage and amp draw
 - Blower motor capacitor MFD.
 - Blower wheel cleanliness and integrity. Replace as needed.
7. Check static pressure sensor assembly operation and cleanliness. Clean and/or replace as needed.
8. Flush chill/hot water coils yearly.
9. The Contractor will create access panels into unit if there is not one present already.

G. Duct work

Check operation of damper and actuators (Zone, return, and outside air dampers.) Repair/Replace as needed. No work on the ceiling or wall under this contract.

- H. Chill/Hot Water Valves (other than VAVs/FPBs) – Manual/Actuated (electronic/pneumatic actuators)–
 - 1. Check actuator and valves operation. Repair/Replace as needed.
 - 2. Cycle open/closed and verify valve closure.
 - 3. Not to leave a valve back seated; ¼ turn toward the close position after valve is completely open.
- I. Inspect valve stem area for water leaks. Tighten or replace packing as needed. Automatic Logic Control (ALC) Systems – Run system check to ensure that system is communicating properly. Troubleshoot and repair issues as needed.
- L. Filter Change - All filters shall be pleated and meet minimum MERV 8 rating unless approved by the Contract Administrator.

1.3 Water Treatment Services

- A. The Contractor shall provide water treatment services as a part of the preventative maintenance to the City Hall, Police Department, Gas Department, Water Department, Health Department, McDonald Library, La Retama Library and Neyland Library. No other location requires water treatment services.
- B. The Contractor shall provide chemicals, chemical feeders, control equipment, laboratory analysis, annual inspection, tube brushing, specified chemical cleanings, and cooling tower cleaning to perform the water treatment services.
- C. The Contractor shall provide chemicals that comply with Federal, State and City laws and guidelines regulating effluent pollution.
- D. The Contractor shall provide labor, chemicals, equipment and transportation necessary to perform the water treatment services.
- E. The Contractor shall perform the following procedures for water treatment services:
 - 1. Cooling Tower – Condenser System shall be chemically treated twice per month to help prevent system fouling from scale, corrosion and biological growth.
 - 2. Cooling Tower Inspection and Cleaning – At least once each year the cooling tower shall be cleaned including the removal of evaporative and biological growths from slats, spray nozzles and screens. The tower shall be inspected for corrosion, wood decay and leaks.
 - 3. Condenser Inspection and Brushing – At least once per year the heads of each condenser shall be removed, and the tubes brushed. After brushing the condenser shall be inspected and if hard scale is present, the condenser shall be chemically cleaned at no additional charge to the City.
 - 4. The Closed system shall be chemically treated for the control of corrosion. The chemical program shall be serviced once each month. Systems are to be treated are Chill water system, Hot water system or Combined Chill and

Hot water system. Loop system at City Hall, Police Department, Gas, and Water service once per month. Loops at Health Department, McDonald, Central and Neyland Libraries on a quarterly basis.

5. Closed system inspection and cleaning – At least once each year the hot water boiler or converter should be opened, and the waterside brushed, or power sprayed to clean. At least once every three years the Contractor should chemically cleaned the closed system for the removal of dirt and other harmful deposits brought into the system by the make-up water.
- F. The Contractor shall submit a waterside written report to the Contract Administrator after inspection and cleaning of Cooling tower, Condenser and Closed system

1.4 Repair

- A. The Contractor shall furnish labor, technician, parts, supplies, materials, tools and equipment necessary to perform the repair services for the equipment listed in this Scope of work and all other HVAC system located at City owned locations on as needed basis.
- B. Repair parts and components must conform to original equipment manufacturer specification.
- C. The Contractor shall perform repairs to the mechanical and electrical components of the HVAC system including but not limited to
 1. Gas absorption chillers up to 100 tons
 2. Water cooled chillers up to 100 tons
 3. Air Cooled Chillers up to 100 tons
 4. Boilers
 5. Split Systems up to 50 tons
 6. RTU systems
 7. Mini-split systems
 8. Dehumidifier systems
 9. Ice machines
 10. Walk-in coolers/freezers
 11. Associated pumps, motor, valves, drives, electronic components
- D. The Contractor shall perform repairs only after the Contractor receives a work order and notice to proceed unless the repair cost is less than \$300 or service call is deemed an emergency.
- E. Emergency service calls are defined as an event which requires immediate action to prevent a hazard to life, health, safety, property or to avoid failure of equipment. When an emergency arises, the Contract Administrator will notify Contractor of the emergency repair at the facility. The Contractor shall be on site within time frame agreed upon by the Contract Administrator.

- F. Replacement of parts shall only be performed when current parts cannot be repaired, not economical to repair the parts, or approved by the Contract Administrator.
- G. The Contractor shall submit a report justifying the replacement over repair of parts to the Contract Administrator for approval.
- H. The Contractor shall use parts specified by the manufacturer or approved equivalent. All parts shall be new and not refurbished.
- I. The Contractor shall provide justification if the equipment is beyond repair or not economical to repair the equipment. The City may decide to buy new equipment through new bid.
- J. During the term of the contract, if the City of Corpus Christi deems an estimate to be unreasonable, then the City of Corpus Christi reserves the right to request quotes from other Contractors for such service.
- K. The Contractor's vehicle used to respond to calls for service shall be stocked with commonly used HVAC supplies and equipment to eliminate delays and/or interruption in service.

1.5 Service Calls

- A. The Contractor shall be available to perform repair services on as needed basis. The Contractor shall be onsite within two hours or within an agreeable timeframe determined by the Contract Administrator.
- B. The Contractor shall call or check in with the Contract Administrator before commencing work.
- C. Upon completion of service call, the Contractor shall provide a job ticket. The job ticket shall include, but not limited to – Company name, Name of technician and/or Apprentice, Date of service, Equipment details, Detailed description of the work performed, root cause of failure, parts used, work order number and total time spend on the job.
- D. If the Contractor is required to leave the premises to obtain parts or materials, the Contract Administrator must be notified.
- E. The Contractor shall only invoice city for time spent on property. The City shall not pay for time spent in route or traveling to acquire parts or supplies.

1.6 Service Personnel

- A. Any personnel assigned to this Service Agreement shall meet all applicable certification requirements of any regulatory agency having jurisdiction. The Contractor shall ensure that all personnel are continuously trained to meet the latest HVAC technology and industry standards.
- B. The Contractor shall assure that all crews are fully and properly equipped to perform services promptly and safely without delay. All personnel assigned to the service agreement shall wear a uniform, including safety equipment and any company issued photo identification. Contractor's employees working on site shall wear clothing with an identifiable logo bearing the name of the company

visible from 15 feet always. All personnel shall be neatly dressed in shirts, safety shoes, and long pants. Shorts or torn clothing are unacceptable.

- C. The Contractor shall conduct background check for all personnel before assigned to work under this contract. The Contract Administrator may ask background check report from the Contractor. The City reserves the right to approve or refuse employees because of an unsatisfactory background check. Background check will be done at the sole expense of the Contractor.

1.7 Site Control

- A. The Contractor shall barricade or place cones around the work area before commencing services. The Contractor shall safeguard the area while services are being performed. The Contractor shall try to minimize an interference to the building occupants with the day to day operations. The Contractor shall be responsible for assuring the safety of its employees, City employees, and the public during performance of all services under this agreement.
- B. The Contractor shall not store worn or defective parts on City premises at the end of the workday, unless otherwise approved by the Contract Administrator.
- C. The Contractor must clean work site from debris or hazards after completion of work.
- D. The Contractor shall dispose all worn/defective parts, oils, solvent, in accordance with all applicable laws, rules and regulations as to ensure the highest level of safety to the environment and public health.

1.8 Completion

- A. Upon completion of each preventative maintenance, repair, or replacement, the Contractor shall conduct careful inspection and shall correct all defective work to the satisfaction of the Contract Administrator.
- B. Remove all scrap, litter and debris resulting from operations specified herein and leave work and the premises in clean and satisfactory conditions.

1.9 Recordkeeping

The Contractor shall establish and maintain a log delineating complete and accurate records of all preventative maintenance, repairs, replacement, parts, supplies and materials for each location for the term of the Contract. The Contractor shall update the logs after each service defined in the Contract.

1.10 Warranty

- A. The Contractor shall warrant materials and workmanship against defects arising from faulty material, faulty workmanship for a period of 12 months following the final acceptance of the work and shall replace such defective materials or workmanship without cost to the City.
- B. Where items of equipment or material carry a manufacturer's warranty for any period in excess of 12 months, then the manufacturer's warranty shall apply for that piece of material or equipment. The Contractor shall replace such

defective equipment or materials, without cost to the City, within the manufacturer's warranty period.

- C. The Contractor shall clean the system at no additional charge if the condenser or boiler become fouled by calcium carbonate scale during the term of the contract.

1.11 Contract Pricing

- A. Preventative maintenance pricing for all location mentioned in the scope of work shall remain fixed during the term of the Contract.
- B. Repairs during the preventative maintenance or on call repairs shall be invoiced on hourly labor charge as established in this Contract.
- C. Parts/Materials installed shall be invoiced at the Contractor's actual cost to include any discount offered by the supplier and contract allowable markup. Material prices are subject to verification and receipts are required.

1.12 Contractor Quality Control and Superintendence

The Contractor shall establish and maintain a complete Quality Control Program that is acceptable to the Contract Administrator to assure that the requirements of the Contract are provided as specified. The Contractor will also provide supervision of the work to insure it complies with the contract requirements.

1.13 Preventative Maintenance Equipment list

1. Health Services - 1702 Horne Rd, Corpus Christi, TX 78416

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Air Cooled	A1			20X20X2	3
	A2		BP51	20X20X2	3
	A3		BX60-BP60	16X20X2	4
	A4		A42	24X24X2	4
	A5		A44	24X24X2	2
	A6		A34	18X24X2	1
	A7		AP36	18X24X2	1
	A8		A46	20X25X2	3
	A9		A43	24X24X2	2
	A10			16X20X2	2
	A11		AP34	18X24X2	2
	A12		A42	24X24X2	2

	A13		A13	16X20X2	3
	B1		B50	20X25X2	3
	B2		A44	24X24X2	2
	B3		A43	24X24X2	3
	C1		AX30(2)	25X25X2	2
	C2		AX30(2)	20X25X2	2
	C3				
	C4		A42	24X24X2	3
	C5				
	C6				
	C7				
	E1		AX44	24X24X2	2
	E2				
	E3		BP48	20X25X2	2
	E4		BP48	20X25X2	2

2. City Hall – 1201 Leopard St, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Water Cooled		250			
Water Cooled		250			
Water Cooled		50			
AHU-A	100		B140	24 x 24 x 2	20
AHU-B	100		B140	24 x 24 x 2	20
AHU-C	100		B140	24 x 24 x 2	20
AHU-D	100		B140	24 x 24 x 2	20
AHU-E	20		B63	24 x 24 x 2	8
Boiler	15 BTU				

3. Gas Department- 4225 S Port Ave, Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Robur Gas Absorption Chiller		4.8			
Robur Gas Absorption Chiller		4.8			
Robur Gas Absorption Chiller		4.8			
Robur Gas Absorption Chiller		4.8			
Robur Gas Absorption Chiller		4.8			
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Robur Gas Absorption Chiller		4.8			
Robur Gas Absorption Chiller		4.8			
AHU	50		BX99	20 x 24 x 2	4
				20 x 20 x 2	10

4. Police Department- 321 John Sartain St, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Water Cooled		136			
Water Cooled		136			
ACCU	3			18 x 20 x 2	1
ACCU	5			24 x 24 x 1	1
ACCU	7.5		AX35	20 x 25 x 1	2
AHU-1	5		A27	16x24x2 20x24x2	1,1
AHU-2	5		BX39	24x24x2	2
AHU-3	5		BX39	16x20x2	6
AHU-6	3		BX40	16x24x2	2
AHU-7	7.2		BX36	20x24x2	3
AHU-8	4		BX40	20x24x2	2
AHU-9	8		BX36	16x24x2	4
AHU-10	2		BX39	16x20x2	2
AHU-11	2.6		BX39	16x24x2	2
AHU-12	1.5		BX40	20x24x2	1
AHU-13	6.5		BX36	16x24x2	4
AHU-14	7.5		BX36	16x24x2	4
AHU-15	6		BX40	24x24x2	2
AHU-16	7		BX36	16x24x2	4
AHU-17	12.5		BX41	16x20x2 16x24x2	2/2
AHU-18	2		BX36	16x20x2	2
AHU-19	5		BX36	16x20x2	6
AHU-20	3		BX43	16x24x2	2
AHU-21	9.5		BX38	16x24x2	4
AHU-24	8.5		BX32	16x20x2	6

ACCU	3		NA	18x20x2	1
Boiler	15	300 BTU			
AHU-23			BX54	24x24x2	8
AHU-25			A49	20x24x2	4
AHU01			BX43	24x24x2	2
RTU	6.1		AX52	16x20x2	2
RTU	6.1		AX52	16x20x2	2
AHU-05			BX43	16x20x2	6
AHU	3		NA	20x20x2	1
AHU	7.5		AX35	20x25x1	2

5. Frost Building- 2406 Leopard St, Corpus Christi, TX 78408

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Air Cooled		110			
Air Cooled		110			
AHU-6	16.5		BP77	24x24x4 12x24x4	4 2
AHU-7	16.5		BP71	20x20x4	6
AHU-8	16.5		B90	24x24x2 12x24x2	4 5
AHU-9	16.5		BX100	24x24x2 12x24x2	8 2
AHU-10	16.5		BP90	24x24x2 12x24x2	4 4
AHU-11	16.5		B68	24x24x2	3
Boiler	15 BTUs				

6. Water Utilities Department- 2726 Holly Rd, Corpus Christi, 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Gas		50			
Split					
AHU	2		BP77	20x20x2	1
Split			BP71		
AHU	2.5		B90	15x20x1	1
AHU	10		BX100	16x24x2	4
AHU	13.5		BP90	16x20x2 20x24x2	1 1
AHU	13.5		B68	16x24x2 16x20x2	4 2
AHU	13.5			16x20x2	6
Boiler	500000 BTU				

7. Broadmoor Senior Center- 1651 Tartlon St. Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser					
AHU	5			20x25x4	1
Split	5			24x25x4	2
AHU	10		B59	16x24x2	4
Condenser					
Condenser					
Split	5			24x25x4	2
Condenser					
AHU	1.5			20x20x4	1
Condenser					

AHU	7.5		A35	24x24x4	1
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8. Ethel Eyerly Senior Center- 654 Graham Rd, Corpus Christi, TX 78418

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser					
AHU	10		AX39	16x20x2 16x25x2	2 2
Condenser					1
AHU	7.5		AX36	16x20x2 16x25x2	2 2
Condenser					1
Condenser					4
AHU	20			16x20x2 16x24x2	4 4

9. Garden Senior Center- 5325 Greely Dr, Corpus Christi, Tx 78412

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split					
AHU	2.5			20x20x2	1
Split					
AHU	2.5			20x20x2	1
Split					
AHU	5.0			20x20x2	1
Split					
AHU	5.0			20x20x2	1
Split					

AHU	5.0			20x20x2	1
Split					
AHU	5.0			20x20x2	1
Split	5.0			20x20x2	1
Split	5.0			20x20x2	1

10. Greenwood Senior Center- 4040 Greenwood Dr. Corpus Christi, Tx 78416

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
ACCU		4T			
AHU-1		5T		20x26x2	1
ACCU		4T			
AHU-2		5T		20x26x2	2
ACCU		10T			
ACCU		10T			
AHU-3		20T	BX42	20x25x2 20x20x2	6 2
ACCU		15T			
AHU-4		15T	BX57	20x25x2 16x25x2	4 1

11. Lindale Senior Center- 3135 Swatner St, Corpus Christi, TX 78404

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split					
	3.5			18x24x1	1
Split					
	25.0		BX42	20x20x2	10
Split	15.0				
			B40	16x20x2	7

				16x25x2	1
	4.0			20x25x2	
	4.0			20x25x2	

12. Northwest Senior Center- 9725 Upriver Rd, Corpus Christi, Tx 78410

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser	12.5				
AHU-3			AX32	16x25x2	3
Condenser					
AHU-1	25		BX36	20x25x2	3
Condenser	20				
Condenser					
AHU-2	20		A36	16x25x2 20x25x2	2 1

13. Oveal Williams Senior Center- 1414 Martin Luther King

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split					
AHU	3.5			20x20x1	1
Split					
AHU	20		B64	16x25x2	5
Spilt					
AHU	3.5			20x20x1	1
Split					
AHU	1.5			16x20x1	1
Split					
AHU	5.0			20x25x1	1
Split					

AHU	5.0			20x25x1	1
Condenser					
AHU	2.0			16x20x1	1
Condenser					
AHU				20x25x1	1

14. Zavala Senior Center- 510 Osage Dr, Corpus Christi, Tx 78405

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser					
AHU	15.0		B46	18x20x2	6
Condenser					
AHU	10.0		A54	14x20x2	4
Condenser					
Condenser					
AHU	12.5		AX33	24x30x2	2

15. La Retama Library- 805 Comanche St, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Air Cooled		120			
Air Cooled		120			
AHU	23		B53	16x25x2	18
AHU	35		BX68	16x25x2	28
AHU	43		B90	16x25x2	28
AHU	29		BX71	16x25x2	24
AHU				16x25x2	2
Boiler	1.25M BTU				
Split			A60		

16. Hopkins Public Library- 3202 Mckinzie Rd, Corpus Christi, Tx 78410

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split					
	7.5		A39	16x24x2	4
Split					
	15		B40	16x20x2	4
				16x24x2	4
Split	3			16x25x2	3
Split	5			20x25x2	1
Split	6		AX41	20x24x2	4
	6		AX41	16x24x2	4
RTU			B44	20x25x2	2

17. Neyland Public Library- 1230 Carmel Pkwy, Corpus Christi, Tx 78411

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split	10.0		A50	20x25x2	2
AHU					
BOILER					
AHU	7.5		A46	16x20x2	4
AHU	40		5VX1060	20x24x2	10

18. McDonald Library- 4044 Greenwood RD, Corpus Christi, Tx 78416

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Air Cooled		150			
Air Cooled		150			
AHU	50			16x25x2	25
AHU	50			16x25x2	25

AHU	50			16x25x2	25
AHU	50			16x25x2	25
AHU	50			16x25x2	25
Split	50			24x24x2	5
Boiler	4 BTUS				

19. O.N Stevens WWTP-13101 Leopard St, Corpus Christi, Tx 78410

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Wall mount				20x30x1	1
Wall Mount				20x20x1	2
RTU			AX48	20x20x2	4
RTU				16x20x2 16x25x2	7 21
RTU			BX60	20x25x2	8
RTU			AX55	20x24x2	4
RTU			AX52	20x20x2	4
Condenser					
Condenser					
AHU	4.0				
AHU	3.5				
Wall Mount				12x20x1	1
RTU			AX47	16x20x2	4
Wall Mount				20x30x1	1
Wall Mount				12x20x1	1
Wall Mount				20x30x1	1
Wall Mount				20x30x2	1

20. Solid Waste- 2525 Hygeia St. Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
RTU			AX54	20x25x2	4
RTU			AX54	20x25x2	4
RTU			AX58	20x25x2	4
RTU			AX39	14x20x2 20x20x2	2 2
RTU					
RTU				14x20x2	4
Split	2				
Split	2				

21. Animal Care-2626 Holly Rd. Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
AHU-1			4L240	16x20x2	2
AHU-2	10		AX34	20x25x2	2
AHU-3	5			20x25x2	1
AHU-4	6.0		A41	16x25x2 16x16x2	1 1
AHU-5	2			14x20x2	1
AHU-6	3.5		4L230	14x20x2	1
AHU-7				16x16x2 16x20x2	1 1
AHU-8			4L250	16x20x2 16x16x2	1 1
AHU-9	5			20x20x2	1
AHU-10	3.0			20x20x2	1
AHU-11	2.5			16x20x2	1

AHU-12	2.5			16x20x2	1
AHU				24x18x2	4

22. Signs and Signals Building- 2525 Hygeia St, Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
RTU				20x25x2	6
RTU				20x25x2	4

23. PD Holly Warehouse- 1501 Holly Rd, Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split	7.5			20x24x2	3
Split	7.5			20x24x2	3
Split	12.5			20x24x2	5
Split	2				1
Mini-Split				20x24x2	1
Mini-Split				20x24x2	1

24. PD Internal Affairs- 5805 Williams Dr, Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split	4			24x24x2	2
Split	5			24x24x2	2

25. PD Flour Bluff- 1456 Waldron Rd, Corpus Christi, Tx

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
RTU	3			24x24x2	2
RTU	3			24x24x2	2

RTU	3			24x24x2	2
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26. Park Ops- 5352 Ayers St, Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split	3			24x24x2	2
Split	3			24x24x2	2
Split	5			24x24x2	2
AHU	7.5			16x25x2	3
				20x20x1	2
Condenser					

27. Fleet Services- 5352 Ayers St, Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split	3			24x24x2	2
Split	3			24x24x2	2
Condenser	5			24x24x2	2
RTU				20x30x2	2
RTU				16x25x2	4
RTU				20x30x2	2

28. Facility Maintenance- 5352 Ayers St, Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split	3			24x24x2	2
Split	3			24x24x2	2
Split	3			24x24x2	2

29. Ben Garza Gym- 1815 Howard St. Corpus Christi, Tx 78408

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
RTU		3T	AX40	16x16x2	4
RTU		4T	AX40	16x16x2	4
RTU		3T	AX40	16x16x2	4
RTU		3T	AX40	16x25x2	2
RTU					
RTU					
RTU					
RTU					
RTU					

30.Litchenstein House- 1581 N Chaparral, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser					
Condenser					
AHU	8T		AX29	28x28x1 20x18x2	2 2

31. Sidbury House- 1581 N Chaparral, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser					
Condenser					
Condenser					
Condenser					
AHU	1.5T				
AHU	1.5T			18x24x1	1
AHU	2T			18x24x1	1

AHU	3.5T			20x24x1	1
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32. Littles Martin House- 1581 N Chaparral, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser					
AHU	3.5			20x20x1	1

33. Gugenheim House- 1581 N Chaparral, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Package Unit				14x24x1	
Package Unit				12x18x1	1
				14x14x1	1

34. Galvan House- 1581 N Chaparral, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser					
Package Unit				25x25x1	8
Condenser					
AHU	3T			18x20x1	1
AHU	3T			18x20x1	1

35. Merriman-Boby's House- 1581 N Chaparral St, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser					
Condenser					
AHU	4T			18x24x1	1

AHU	5T			18x24x1	2
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36. Grande-Grossman Heritage Park-1581 N Chaparral St, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
AHU				16x20x2	1
AHU				16x20x2	1
Condenser					
Condenser					

37. Jaluka-Gavatos House- 1581 N Chaparral St, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser		5T			
AHU	5T		NA	18x36x1	1

38. McCampbell House- 1581 N Chaparral St, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Package Unit		4T		16x18x1	2
Condenser		3T	NA	NA	NA
AHU	3T		NA	20x25x1	1

40. Woolridge Liff Station, 6610 Woolridge Rd, Corpus Christi, Tx 78414

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser	NA	3T	NA	NA	NA
AHU	3T	3T	NA	20x20x2	NA

41. Sunrise Beach- 22825 State Park Rd 25-Mathis Texas

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
AHU	3T		NA	20x25x1	1
Condenser		3T	NA	NA	NA
Condenser		2.5T	NA	NA	NA
AHU	2.5		NA	16x20x1	2

42. Wesley Seale Dam, CR365 Sandia, Tx

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
AHU	4T			20x20x2	1
AHU				20x30x1	1
Condenser		4T	NA	NA	NA
Condenser		5T	NA	NA	NA
Condenser		5T	NA	NA	N
Condenser		2.5T	NA	NA	NA
AHU	5T			20x30x1	1
AHU	5T			20x30x1	1
AHU	2.5T			20x20x1	1
AHU	2.5T			20x20x1	1
Condenser	2.5T				
Condenser	3T				
AHU	3T			20x25x1	1

43. Carrol House, 1621 N Mesquite, Corpus Christi, Tx 78401

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser		4T	NA	NA	NA
AHU	4T		NA	20x30x1	1

44. Bayfront Kiosk Restroom, 1400 N Shoreline, Corpus Christi, Tx

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
SCAC		3T		20X20X1	1

45. Bayfront Kiosk, 1401 N Shoreline, Corpus Christi, Tx

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
SCAC		3T		20X20X1	1

46. Oso WWTP, 501 Nile St, Corpus Christi, Tx

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser	NA	5T	NA	NA	NA
Wall Mount		10T	NA	24x24x1	2
Wall Mount		10T	NA	24x24x1	2
RTU		3T	NA	16x20x2	4
RTU		3T	NA	16x20x2	4
Wall Mount		5T		24x24x1	1
Wall Mount		5T		24x24x1	1
Wall Mount		2T		20x20x1	1
Wall Mount		5T		20x20x1	1
Wall Mount		5T		16x25x1	1
Wall Mount		3T		20x24x1	1
Wall Mount		3T		20x24x1	1
RTU		7.5	AX35	20x25x2	4
AHU	5T		NA	20x20x2	1

47. Greenwood WWTP- 6451 Greenwood St, Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
RTU		7.5	AX51	16x20x2	4
RTU		6T	AX52	16x20x2	4
Condenser		3T			
AHU	5T			18x24x1	1
AHU	5T			18x24x1	1
AHU	3T			20x20x2	1
RTU		3.5T	NA	20x20x2	4
RTU		4T		16x20x2	4
RTU		4T	AX35	16x25x2	5
Condenser		5T			
Condenser		5T			
Condenser		3T			

48. Williams Lift Station, 6522 Williams Dr, Corpus Christi, Tx 78415

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Condenser	NA	3T	NA	NA	NA
AHU	3T	NA	NA	20X20X2	

49. Fire Stations #1-#18

#	Address	System	AH Size	Belt Size	Air Filter Size	Air Filter Quantity
1	514 Belden, CC, TX, 78401	Split	5	NA	18x20x1	1
		Split	5	NA	18x20x1	1
		Split	5	NA	18x20x1	1
2	13421 Leopard St, CC, TX, 78410	Split	3	NA	16x25x2	1
		Split	4	NA	20x25x2	1
3	1401 Morgan Ave, CC, TX, 78404	Split	5	NA	12x24x1	1

		Split	5	NA	22x24x1	1
		Split	5	NA	20x24x1	1
4	2338 Rodd Field Rd, CC, TX, 78414	Split	4	NA	16x25x1	1
		Split	4	NA	20x25x1	1
5	3105 Leopard St, CC, TX, 78408	RTU		AX54	20x25x2	4
		RTU		AX52	14x20x2	4
		RTU		A39	20x20x2	4
6	6713 Weber Rd, CC, TX, 78413	Split	3	NA	413 AP	1
		Split	4	NA	213 AP	1
7	3722 S Staples St, CC, TX, 78411	Split	4	NA	20x20x1	2
		Split	5	NA	20x20x1	2
8	4645 Kostoryz Rd, CC, TX, 78415	Split	4	NA	16X25X2	1
		Split	5	NA	20X25X2	1
9	501 Navigation Rd, CC, TX, 78408	Split	3	NA	12x24x1	2
		Split	4	NA	18x36x1	1
10	1550 Horne Rd, CC, TX, 78416	Split	7.5	NA	20x25x1	1
		Split	7.5	NA	20x25x1	1
11	910 Airline Rd, CC, TX, 78412	Split	3	NA	18X30X1	1
		Split	5	NA	16X20X1	2
12	2120 Rand Morgan Rd, CC, TX, 78410	Split	5	NA	20X25X1	1
		Split	5	NA	20X25X1	1
13	1802 Waldron Rd, CC, TX, 78418	Split	3.5	NA	13.5X33.5X1	1
		Split	5	NA	20X20X1/20x25x1	1
14	5901 S Staples St, CC, TX, 78413	Split	5	NA	20X20X1	1
		Split	5	NA	20X20X1	1
15	14202 Commodores Dr, CC, TX, 78418	Split	5	NA	PMAC-20C 25X20X6	1
		Split	5	NA	PMAC-20C 25X20X6	1

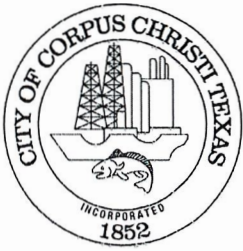
16	8185 State Hwy 361, CC, TX, 78373	Split	6	NA	24x24x1	1
		Split	6	NA	12x24x1	1
17	6869 Yorktown Blvd, CC, TX, 78414	Split	5	NA	20X25X1	1
		Split	5	NA	20X25X1	1
18	6226 Ayers St, CC, TX, 78415	Split	4	NA	20X25X2	1
		Split	4	NA	20X25X2	1

50. Fire Station Warehouse, 1501 Holly Rd, Corpus Christi, Texas 78417

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split	3			20x20x1	1
Split	3			20x20x1	1
Split	7.5		A48	20x20x1	2
Split	7.5		A48	20x20x1	2
Split	7.5		A48	20x20x1	2
Split	7.5		A48	20x20x1	2
Split	7.5			20x20x1	1

51. Hazmat Central, 3312 Leopard, Corpus Christi, Tx 78408

System	AH Size	Tonnage	Belt Sizes	Air Filter Size	Air Filter QTY
Split	4			20x24x1	1

ATTACHMENT B - BID PRICING

**CITY OF CORPUS CHRISTI
CONTRACTS AND PROCUREMENT
BID FORM**

RFB No. 4031

HVAC Preventative Maintenance and Repairs

PAGE 1 OF 1

Date: 02/22/2022

Bidder: Coastline Refrigeration & Service, LLC. Authorized Signature: _____

1. Refer to "Instructions to Bidders" and Contract Terms and Conditions before completing bid.
2. Quote your best price for each item.
3. In submitting this bid, Bidder certifies that:
 - a. the prices in this bid have been arrived at independently, without consultation, communication, or agreement with any other Bidder or competitor, for the purpose of restricting competition with regard to prices.
 - b. Bidder is an Equal Opportunity Employer, and the Disclosure of Interest information on file with City's Contracts and Procurement office, pursuant to the Code of Ordinances, is current and true.
 - c. Bidder is current with all taxes due and company is in good standing with all applicable governmental agencies.
 - d. Bidder acknowledges receipt and review of all addenda for this RFB.

Item	Location	Unit	Qty 3 Years	Unit Price	PRICE TOTAL
1	Health Services	Year	3	\$ 9,585	\$ 28,755
2	City Hall	Year	3	\$ 25,590	\$ 76,770
3	Gas Department	Year	3	\$ 8,592	\$ 25,776
4	Police Department	Year	3	\$ 19,920	\$ 59,760
5	Frost Building	Year	3	\$ 7,451	\$ 22,353
6	Water Utilities Department	Year	3	\$ 9,480	\$ 28,440
7	Broadmoor Sr Center	Year	3	\$ 990	\$ 2,970
8	Ethel Eyerly Senior Center	Year	3	\$ 990	\$ 2,970
9	Garden Senior Center	Year	3	\$ 1,035	\$ 3,105

10	Greenwood Senior Center	Year	3	\$ 1,035	\$ 3,105
11	Lindale Senior Center	Year	3	\$ 1,035	\$ 3,105
12	Northwest Senior Center	Year	3	\$ 1,035	\$ 3,105
13	Oveal Williams Senior Center	Year	3	\$ 1,320	\$ 3,960
14	Zavala Senior Center	Year	3	\$ 1,320	\$ 3,960
15	La Retama Library	Year	3	\$ 5,400	\$ 16,200
16	Hopkins Library	Year	3	\$ 1,305	\$ 3,905 \$3915
17	Neyland Library	Year	3	\$ 1,920	\$ 5,760
18	McDonald Library	Year	3	\$ 2,700	\$ 8,100
19	O.N Stevens WWTP	Year	3	\$ 3,090	\$ 9,270
20	Solid Waste Department	Year	3	\$ 1,290	\$ 3,870
21	Animal Care Department	Year	3	\$ 2,400	\$ 7,200
22	Signs and Signals Building	Year	3	\$ 855	\$ 2,565
23	Police Warehouse	Year	3	\$ 990	\$ 2,970
24	Police Internal Affairs	Year	3	\$ 990	\$ 2,970
25	Police Flour Bluff	Year	3	\$ 990	\$ 2,970
26	Park Operations	Year	3	\$ 810	\$ 2,430
27	Fleet Services	Year	3	\$ 990	\$ 2,970
28	Facility Maintenance	Year	3	\$ 60	\$ 180
29	Ben Garza Gym	Year	3	\$ 2,490	\$ 7,470
30	Litchenstein House	Year	3	\$ 330	\$ 990
31	Sidbury House	Year	3	\$ 660	\$ 1,980
32	Littles-Martin House	Year	3	\$ 660	\$ 1,980
33	Guggenheim House	Year	3	\$ 750	\$ 2,250
34	Galvan House	Year	3	\$ 900	\$ 2,700

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35	Merriman-Boby's House	Year	3	\$ 330	\$ 990
36	Grande-Grossman House	Year	3	\$ 330	\$ 990
37	Jalufka House	Year	3	\$ 330	\$ 990
38	McCampbell House	Year	3	\$ 330	\$ 990
39	Wooldridge Lift Station	Year	3	\$ 360	\$ 1,080
40	Sunrise Beach	Year	3	\$ 1,050	\$ 3,150
41	Wesley Seale Dam	Year	3	\$ 2,050	\$ 6,150
42	Carroll House	Year	3	\$ 360	\$ 1,080
43	Bayfront Kiosk Restroom	Year	3	\$ 630	\$ 1,890
44	Bayfront Kiosk	Year	3	\$ 630	\$ 1,890
45	Oso WWTP	Year	3	\$ 3,300	\$ 9,900
46	Greenwood WWTP	Year	3	\$ 2,160	\$ 6,480
47	Williams Lift Station	Year	3	\$ 360	\$ 1,080
48	Fire Station #1	Year	3	\$ 1,404	\$ 4,212
49	Fire Station #2	Year	3	\$ 1,101	\$ 3,303
50	Fire Station #3	Year	3	\$ 1,404	\$ 4,212
51	Fire Station #4	Year	3	\$ 1,101	\$ 3,303
52	Fire Station #5	Year	3	\$ 1,404	\$ 4,212
53	Fire Station #6	Year	3	\$ 1,101	\$ 3,303
54	Fire Station #7	Year	3	\$ 1,101	\$ 3,303
55	Fire Station #8	Year	3	\$ 1,101	\$ 3,303
56	Fire Station #9	Year	3	\$ 1,101	\$ 3,303
57	Fire Station #10	Year	3	\$ 1,404	\$ 4,212
58	Fire Station #11	Year	3	\$ 1,101	\$ 3,303
59	Fire Station #12	Year	3	\$ 1,101	\$ 3,303
60	Fire Station #13	Year	3	\$ 1,101	\$ 3,303
61	Fire Station #14	Year	3	\$ 1,101	\$ 3,303
62	Fire Station #15	Year	3	\$ 1,101	\$ 3,303
63	Fire Station #16	Year	3	\$ 1,404	\$ 4,212
64	Fire Station #17	Year	3	\$ 1,101	\$ 3,303
65	Fire Station #18	Year	3	\$ 1,101	\$ 3,303
66	Fire Warehouse	Year	3	\$ 1,500	\$ 4,500

67	Hazmat Central	Year	3	\$ 500	\$ 1,500
	Description	Unit	QTY 3 Years	Unit Price	Total Price
68	HVAC Technician Normal Hours (M-F 8AM to 5PM)	Hours	5,000	\$ 50.00	\$ 250,000
69	HVAC Helper Normal Hours (M-F 8AM to 5PM)	Hours	5,000	\$ 25.00	\$125,000
70	HVAC Technician Afterhours, Weekends and Holidays	Hours	100	\$ 50.00	\$ 5000
71	HVAC Helper Afterhours, Weekends and Holidays	Hours	100	\$ 25.00	\$ 2500
		Estimated Spend	Markup <u>5</u> %		Markup + Est. Spend
72	Parts/Materials	\$800,000	\$ 40,000		\$ 840,000
TOTAL					\$-1,686,483- \$1,686,033.00

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Attachment C: Insurance and Bond Requirements

I. CONTRACTOR'S LIABILITY INSURANCE

- A. Contractor must not commence work under this agreement until all insurance required has been obtained and such insurance has been approved by the City. Contractor must not allow any subcontractor Agency to commence work until all similar insurance required of any subcontractor Agency has been obtained.
- B. Contractor must furnish to the City's Risk Manager and Contract Administer one (1) copy of Certificates of Insurance (COI) 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 is required on all applicable policies. Endorsements must be provided with COI. Project name and or number must be listed in Description Box of COI.

TYPE OF INSURANCE	MINIMUM INSURANCE COVERAGE
30-written day notice of cancellation, required on all certificates or by applicable policy endorsements	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
AUTO LIABILITY (including) 1. Owned 2. Hired and Non-Owned 3. Rented/Leased	\$500,000 Combined Single Limit
WORKERS' COMPENSATION	Statutory
EMPLOYER'S LIABILITY	\$500,000 /\$500,000 /\$500,000
INSTALLATION FLOATER	Value of the equipment

- C. In the event of accidents of any kind related to this agreement, 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 an amount sufficient to assure that all workers' compensation obligations incurred by the Contractor will be promptly met.
- 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 a copy of the replacement certificate of insurance to City at the address provided below within 10 days of the requested change. Contractor shall pay any costs incurred resulting from said changes. All notices under this Article 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, volunteers, and elected representatives as additional insured by endorsement, as respects operations, completed operation 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 suspension, cancellation, non-renewal or material change 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 suspension, cancellation, or non-renewal 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 remove the exhibit hereunder, and/or withhold any payment(s) if any, 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 agreement.
- 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 agreement.
- I. It is understood and agreed that the insurance required is in addition to and separate from any other obligation contained in this agreement.

Bond Requirements:

No bonds are required.

2021 Insurance Requirements

Ins. Req. Exhibit 4-B

Contracts for General Services – Services Performed Onsite

05/10/2021 Risk Management – Legal Dept.

ATTACHMENT D: WARRANTY REQUIREMENTS

Warranty	
Labor/Workmanship	1 year
Materials	1 year

- A. The Contractor shall warrant materials and workmanship against defects arising from faulty material, faulty workmanship for a period of 12 months following the final acceptance of the work and shall replace such defective materials or workmanship without cost to the City.
- B. Where items of equipment or material carry a manufacturer's warranty for any period in excess of 12 months, then the manufacturer's warranty shall apply for that piece of material or equipment. The Contractor shall replace such defective equipment or materials, without cost to the City, within the manufacturer's warranty period.
- C. The Contractor shall clean the system at no additional charge if the condenser or boiler become fouled by calcium carbonate scale during the term of the contract.
- D. Any additional service call to repair deficiencies previously addressed will not be considered for payment