

MEMORANDUM

TO: Judge Robert Hebert
County Judge

FROM: Debbie Kaminski
Assistant Purchasing Agent

SUBJECT: Please sign the attached contracts approved in Commissioners Court
on 09/08/09. Thank you.

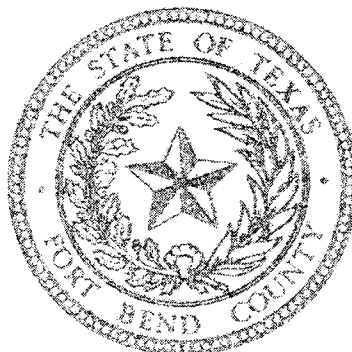
DATE: September 15, 2009

RETURN TO: Purchasing Department
Rosenberg Annex
4520 Reading Road, Suite A
Rosenberg

9-8-09
AGENDA ITEM
22

9-16-09 orig. ret. to Cheryl at Purchasing

**Fort Bend County, Texas
Invitation for Bid**



**Term Contract for HVAC Services
for Fort Bend County Libraries
BID 10-003**

SUBMIT BIDS TO:

Fort Bend County
Purchasing Department
Rosenberg Annex
4520 Reading Road, Suite A
Rosenberg, TX 77471

****NOTE:**
All correspondence must include the term
"Purchasing Department" in address to assist in
proper delivery

SUBMIT NO LATER THAN:

Thursday, August 13, 2009
1:30 PM (Central)

MARK ENVELOPE:

BID 10-003
HVAC Libraries

**ALL BIDS MUST BE RECEIVED IN COUNTY PURCHASING OFFICE
BEFORE RECEIVING DATE AND TIME SPECIFIED.
BIDS RECEIVED WILL THEN BE OPENED AND PUBLICLY READ.
BIDS RECEIVED AFTER THE SPECIFIED TIME WILL BE RETURNED
UNOPENED.**

Results will not be given by phone.
Results will be provided to bidders in writing
after Commissioners Court award.

Fort Bend County is always conscious
and extremely appreciative of your effort
in the preparation of this bid. Requests for
information must be in writing and directed
to:
Debbie Kaminski, CPPB
Assistant County Purchasing Agent
[kaminsk@co.fort-bend.tx.us](mailto:kaminskd@co.fort-bend.tx.us) or
Fax:281-341-8645

B

Vendor Information

RDI Mechanical Inc
Legal Name of Contracting Company

Federal ID Number (Company or Corporation) or Social Security Number (Individual)

281-448-1700 Telephone Number 281-448-1768 Facsimile Number

7150 Breen Rd
Complete Mailing Address (for Correspondence)

Houston, Texas 77086
City, State and Zip Code

Complete Remittance Address (if different from above)

City, State and Zip Code

Todd Sherrill Service Manager
Authorized Representative and Title (printed)


todd@rdimechanical.com
Authorized Representative's Email Address

Todd Sherrill
Signature of Authorized Representative


Initials of Bidder: B

1.0 GENERAL REQUIREMENTS:


- 1.1 Read this entire document carefully. Follow all instructions. You are responsible for fulfilling all requirements and specifications. Be sure you understand them.
- 1.2 General Requirements apply to all advertised bids, however, these may be superseded, whole or in part, by the scope, special requirements, specifications, special specifications or other data contained herein.
- 1.3 Governing Law: Bidder is advised that these requirements shall be fully governed by the laws of the State of Texas and that Fort Bend County may request and rely on advice, decisions and opinions of the Attorney General of Texas and the County Attorney concerning any portion of these requirements.
- 1.4 Bid Form Completion: Fill out, sign, and return to the Fort Bend County Purchasing Department ONE (1) complete bid form. An authorized representative of the bidder must sign the Contract Sheet. The contract will be binding only when signed by the County Judge, Fort Bend County and a purchase order authorizing the item(s) desired has been issued. The use of liquid paper is not acceptable and may result in the disqualification of bid. If an error is made, vendor must draw a line through error and initial each change.
- 1.5 Bid Returns: Bidders must return all completed bids to the Fort Bend County Purchasing Department at 4520 Reading Road, Suite A, Rosenberg, Texas no later than 1:30 P.M. on the date specified. Late bids will not be accepted. Bids must be submitted in a sealed envelope, addressed as follows: Fort Bend County Purchasing Agent, Rosenberg Annex, 4520 Reading Road, Suite A, Rosenberg, Texas 77471.
- 1.6 Governing Forms: In the event of any conflict between the terms and provisions of these requirements and the specifications, the specifications shall govern. In the event of any conflict of interpretation of any part of this overall document, Fort Bend County's interpretation shall govern.
- 1.7 Addendums: When specifications are revised, the Fort Bend County Purchasing Department will issue an addendum addressing the nature of the change. Bidders must sign and include it in the returned bid package.

Initials of Bidder: 


- 1.8 **Hold Harmless Agreement:** Contractor shall indemnify and hold Fort Bend County harmless from all claims for personal injury, death and/or property damage arising from any cause whatsoever, resulting directly or indirectly from contractor's performance. Contractor shall procure and maintain, with respect to the subject matter of this bid, appropriate insurance coverage including, as a minimum, public liability and property damage with adequate limits to cover contractor's liability as may arise directly or indirectly from work performed under terms of this bid. Certification of such coverage must be provided to the County upon request.
- 1.9 **Waiver of Subrogation:** Bidder and bidder's insurance carrier waive any and all rights whatsoever with regard to subrogation against Fort Bend County as an indirect party to any suit arising out of personal or property damages resulting from bidder's performance under this agreement.
- 1.10 **Severability:** If any section, subsection, paragraph, sentence, clause, phrase or word of these requirements or the specifications shall be held invalid, such holding shall not affect the remaining portions of these requirements and the specifications and it is hereby declared that such remaining portions would have been included in these requirements and the specifications as though the invalid portion had been omitted.
- 1.11 **Bonds:** If this bid requires submission of bid guarantee and performance bond, there will be a separate page explaining those requirements. Bids submitted without the required bid bond or cashier's checks are not acceptable.
- 1.12 **Taxes:** Fort Bend County is exempt from all federal excise, state and local taxes unless otherwise stated in this document. Fort Bend County claims exemption from all sales and/or use taxes under Chapter 20, Title 122a, Vernon's Texas Civil Statutes, as amended. Texas Limited Sales Tax Exemption Certificates will be furnished upon written request to the Fort Bend County Purchasing Department.
- 1.13 **Fiscal Funding:** A multi-year lease or lease/purchase arrangement (if requested by the specifications), or any contract continuing as a result of an extension option, must include fiscal funding out. If, for any reason, funds are not appropriated to continue the lease or contract, said lease or contract shall become null and void. After expiration of the lease, leased equipment shall be removed by the bidder from the using department without penalty of any kind or form to Fort Bend County. All charges and physical activity related to delivery, installation, removal and redelivery shall be the responsibility of the bidder.

Initials of Bidder: 

- 1.14 Pricing: Prices for all goods and/or services shall be firm for the duration of this contract and shall be stated on the bid sheet. Prices shall be all inclusive. No price changes, additions, or subsequent qualifications will be honored during the course of the contract. All prices must be written in ink or typewritten. Pricing on all transportation, freight, and other charges are to be prepaid by the contractor and included in the bid prices. If there are any additional charges of any kind, other than those mentioned above, specified or unspecified, bidder MUST indicate the items required and attendant costs or forfeit the right to payment for such items.
- 1.15 Silence of Specifications: The apparent silence of specifications as to any detail, or the apparent omission from it of a detailed description concerning any point, shall be regarded as meaning that only the best commercial practice is to prevail and that only material and workmanship of the finest quality are to be used. All interpretations of specifications shall be made on the basis of this statement. The items furnished under this contract shall be new, unused of the latest product in production to commercial trade and shall be of the highest quality as to materials used and workmanship. Manufacturer furnishing these items shall be experienced in design and construction of such items and shall be an established supplier of the item bid.
- 1.16 Supplemental Materials: Bidders are responsible for including all pertinent product data in the returned bid package. Literature, brochures, data sheets, specification information, completed forms requested as part of the bid package and any other facts which may affect the evaluation and subsequent contract award should be included. Materials such as legal documents and contractual agreements, which the bidder wishes to include as a condition of the bid, must also be in the returned bid package. Failure to include all necessary and proper supplemental materials may be cause to reject the entire bid.
- 1.17 Material Safety Data Sheets: Under the "Hazardous Communication Act", commonly known as the "Texas Right To Know Act", a bidder must provide to County and using departments, with each delivery, material safety data sheets, which are, applicable to hazardous substances defined in the Act. Bidders are obligated to maintain a current, updated file in the Fort Bend County Purchasing Department. Failure of the bidder to maintain such a file will be cause to reject any bid applying thereto.
- 1.18 Name Brands: Specifications may reference name brands and model numbers. It is not the intent of Fort Bend County to restrict these bids in such cases, but to establish a desired quality level of merchandise or to meet a pre-established standard due to like existing items. Bidders may offer items of equal stature and the burden of proof of such stature rests with them. Fort Bend County shall act as sole judge in determining equality and acceptability of products offered.


Initials of Bidder: 

- 1.19 **Color Selection:** Determination of colors of materials is a right reserved by the using department unless otherwise specified in the bid. Unspecified colors shall be quoted as standard colors, not colors, which require up charges or special handling. Unspecified fabrics or vinyl should be construed as medium grade. If bidder fails to get color/material approvals prior to delivery of merchandise, the using department may refuse to accept the items and demand correct shipment without penalty, subject to other legal remedies.
- 1.20 **Evaluation:** Evaluation shall be used as a determinant as to which bid items or services are the most efficient and/or most economical for the County. It shall be based on all factors, which have a bearing on price and performance of the items in the user environment. All bids are subject to tabulation by the Fort Bend County Purchasing Department and recommendation to Fort Bend County Commissioners Court. Compliance with all bid requirements, delivery and needs of the using department are considerations in evaluating bids. Pricing is NOT the only criteria for making a recommendation. The Fort Bend County Purchasing Department reserves the right to contact any bidder, at any time, to clarify, verify or request information with regard to any bid.
- 1.21 **Inspections:** Fort Bend County reserves the right to inspect any item(s) or service location for compliance with specifications and requirements and needs of the using department. If a bidder cannot furnish a sample of a bid item, where applicable, for review, or fails to satisfactorily show an ability to perform, the County can reject the bid as inadequate.
- 1.22 **Testing:** Fort Bend County reserves the right to test equipment, supplies, material and goods bid for quality, compliance with specifications and ability to meet the needs of the user. Demonstration units must be available for review. Should the goods or services fail to meet requirements and/or be unavailable for evaluation, the bid is subject to rejection.
- 1.23 **Disqualification of Bidder:** Upon signing this bid document, a bidder offering to sell supplies, materials, services, or equipment to Fort Bend County certifies that the bidder has not violated the antitrust laws of this state codified in section 15.01, et seq., Business & Commerce Code, or the federal antitrust laws, and has not communicated directly or indirectly the bid made to any competitor or any other person engaged in such line of business. Any or all bids may be rejected if the County believes that collusion exists among the bidders. Bids in which the prices are obviously unbalanced may be rejected. If multiple bids are submitted by a bidder and after the bids are opened, one of the bids is withdrawn, the result will be that all of the bids submitted by that bidder will be withdrawn; however, nothing herein prohibits a vendor from submitting multiple bids for different products or services.

Initials of Bidder: 

- 1.24 Awards: Fort Bend County reserves the right to award this contract on the basis of lowest and best bid in accordance with the laws of the State of Texas, to waive any formality or irregularity, to make awards to more than one bidder, to reject any or all bids. In the event the lowest dollar bidder meeting specifications is not awarded a contract, the bidder may appear before the Commissioners Court and present evidence concerning his responsibility.
- 1.25 Assignment: The successful vendor may not assign, sell or otherwise transfer this contract without written permission of Fort Bend County Commissioners Court.
- 1.26 Term Contracts: If the contract is intended to cover a specific time period, said time will be given in the specifications under scope.
- 1.27 Maintenance: Maintenance required for equipment bid should be available in Fort Bend County by a manufacturer authorized maintenance facility. Costs for this service shall be shown on the bid sheet as requested or on a separate sheet, as required. If Fort Bend County opts to include maintenance, it shall be so stated in the purchase order and said cost will be included. Service will commence only upon expiration of applicable warranties and should be priced accordingly.
- 1.28 Contract Obligation: Fort Bend County Commissioners Court must award the contract and the County Judge or other person authorized by the Fort Bend County Commissioners Court must sign the contract before it becomes binding on Fort Bend County or the bidders. Department heads are not authorized to sign agreements for Fort Bend County. Binding agreements shall remain in effect until all products and/or services covered by this purchase have been satisfactorily delivered and accepted.
- 1.29 Title Transfer: Title and Risk of Loss of goods shall not pass to Fort Bend County until Fort Bend County actually receives and takes possession of the goods at the point or points of delivery. Receiving times may vary with the using department. Generally, deliveries may be made between 8:30 a.m. and 4:00 p.m., Monday through Friday. Bidders are advised to consult the using department for instructions. The place of delivery shall be shown under the "Special Requirement" section of this bid document and/or on the Purchase Order as a "Ship To:" address.


- 1.30 Purchase Order and Delivery: The successful bidder shall not deliver products or provide services without a Fort Bend County Purchase Order, signed by an authorized agent of the Fort Bend County Purchasing Department. The fastest, most reasonable delivery time shall be indicated by the bidder in the proper place on the bid sheet. Any special information concerning delivery should also be included, on a separate sheet, if necessary. All items shall be shipped F.O.B. inside delivery unless otherwise stated in the specifications. This shall be understood to include bringing merchandise to the appropriate room or place designated by the using department. Every tender or delivery of goods must fully comply with all provisions of these requirements and the specifications including time, delivery and quality. Nonconformance shall constitute a breach, which must be rectified prior to expiration of the time for performance. Failure to rectify within the performance period will be considered cause to reject future deliveries and cancellation of the contract by Fort Bend County without prejudice to other remedies provided by law. Where delivery times are critical, Fort Bend County reserves the right to award accordingly.
- 1.31 Contract Extension: Extensions may be made only by written agreement between Fort Bend County and the bidder. Any price escalations are limited to those stated by the bidder in the original bid.
- 1.32 Termination: Fort Bend County reserves the right to terminate the contract for default if Seller breaches any of the terms therein, including warranties of bidder or if the bidder becomes insolvent or commits acts of bankruptcy. Such right of termination is in addition to and not in lieu of any other remedies, which Fort Bend County may have in law or equity. Default may be construed as, but not limited to, failure to deliver the proper goods and/or services within the proper amount of time, and/or to properly perform any and all services required to Fort Bend County's satisfaction and/or to meet all other obligations and requirements. Contracts may be terminated without cause upon thirty (30) days written notice to either party unless otherwise specified.
- 1.33 Recycled Materials: Fort Bend County encourages the use of products made of recycled materials and shall give preference in purchasing to products made of recycled materials if the products meet applicable specifications as to quantity and quality. Fort Bend County will be the sole judge in determining product preference application.
- 1.34 Interlocal Participation: Additional governmental entities, within Fort Bend County, may purchase from this bid. Vendor agrees to accept purchase orders from those participating entities and to invoice each entity separately.

Initials of Bidder: 

- 1.35 Escalation Clause: Successful bidder may apply for a price increase to the Fort Bend County Commissioners Court. Price increase will be the amount increased to the vendor from his supplier. Written documentation of the increase must be provided to the Purchasing Agent. No application for a price increase may be submitted within the first four (4) months of this contract. Increases of more than 25% of the original bid price will not be considered.

2.0 TERMS AND CONDITIONS:

- 2.1 Seller to Package Goods: Seller will package goods in accordance with good commercial practice. Each delivery container shall be clearly and permanently marked as follows (a) Seller's name and address; (b) Consignee's name, address and purchase order number and the bid number if applicable; (c) Container number and total number of containers (e.g. box 1 of 4 boxes); and (d) the number of the container bearing the packing slip. Seller shall bear cost of packaging unless otherwise provided. Goods shall be suitably packed to secure lowest transportation costs and to conform to requirements of common carriers and any applicable specifications. Fort Bend County's count or weight shall be final and conclusive on shipments not accompanied by packing list.
- 2.2 Shipment Under Reservation Prohibited: Seller is not authorized to ship goods under reservation and no tender of a bill of lading will operate as a tender of goods.
- 2.3 Title and Risk of Loss: The title and risk of loss of the goods shall not pass to the County until a County employee actually receives and takes possession of the goods at the point or points of delivery.
- 2.4 Delivery Terms: F.O.B. Destination Freight Prepaid, Inside Delivery, unless delivery terms are specified otherwise on Purchase Order.
- 2.5 No Replacement of Defective Tender: Every tender or delivery of goods must fully comply with all provisions of the Purchase Order as to time of delivery, quality and the like. If a tender is made which does not fully conform, this shall constitute a breach and Seller shall not have the right to substitute a conforming tender.
- 2.6 Place of Delivery: The place of delivery shall be that set forth in the block of the purchase order entitled "Ship To". Any change thereto shall be effective by modification as provided for in Clause number 2.20 "Modifications", hereof. The terms of this agreement are "no arrival, no sale", at the discretion of Fort Bend County.

Initials of Bidder: 

2.7 Invoices and Payments:

2.7.1 Seller shall submit separate invoices, in duplicate. Invoices shall indicate the purchase order number and the bid number if applicable. Invoices shall be itemized and transportation charges, if any, shall be listed separately. A copy of the bill of lading, and the freight waybill when applicable should be attached to the invoice.

2.7.2 Fort Bend County's obligation is payable only and solely from funds available for the purpose of this purchase. Lack of funds shall render the order null and void to the extent funds are not available and any delivered but unpaid goods will be returned to Seller by the county.

2.7.3 Do not include Federal Excise, State, or City Sales Tax. Fort Bend County is a tax-exempt governmental entity.

2.8 Gratuities: Fort Bend County may, by written notice to the Seller, cancel any order without liability, if it is determined by the County that gratuities, in the form of entertainment, gifts, or otherwise were offered or given by the Seller, or any agent or representative of the Seller to any officer or employee of Fort Bend County with a view toward securing an order. In the event an order is canceled by the County pursuant to this provision, the County shall be entitled, in addition to any other rights and remedies, to recover or withhold the amount of the cost incurred by Seller in providing such gratuities.


2.9 Special Tools and Test Equipment: If the price stated on the face of an order includes the cost of any special tooling or special test equipment fabricated or required by Seller for the purpose of filing this order, such special tooling equipment and any process sheets related thereto shall become the property of the County and to the extent feasible shall be identified by the Seller as such.

2.10 Warranty/Price:


2.10.1 The price to be paid by the County shall be that contained in Seller's quote or bid which Seller warrants to be no higher than Seller's current prices on orders by others for products of the kind and specification covered by an order for similar quantities under similar or like conditions and methods of purchase. In the event Seller breaches this warranty the prices of the items shall be reduced to the Seller's current prices on orders by others. Fort Bend County may cancel this contract without liability.

Initials of Bidder: BS

- 2.10.2 The Seller warrants that no person or selling agency has been employed or retained to solicit or secure any County order based upon any agreement or understanding for commission, percentage, brokerage, or contingent fee excepting bona fide employees of bona fide established commercial or selling agencies maintained by the Seller for the purpose of securing business. A breach or violation of this warranty gives the County the right, in addition to any other right or rights, to cancel this contract without liability.
- 2.11 **Warranty Product:** Seller shall not limit or exclude any implied warranties and any attempt to do so shall render an order voidable at the option of the County. Seller warrants that the goods furnished will conform to the specifications, drawings, and description listed in the bid invitation and purchase order as applicable, and to the sample(s) furnished by Seller if any. In the event of a conflict between the specifications, drawings, and descriptions, the specifications shall govern.
- 2.12 **Safety Warranty:** Seller warrants that the product sold to Fort Bend County shall conform to the standards promulgated by the U.S. Department of Labor under the Occupational Safety and Health Act of 1970. In the event the product does not conform to OSHA standards, the County may return the product for correction or replacement at the Seller's expense. In the event Seller fails to make the appropriate correction within 10 days, correction made by the County will be at Seller's expense.
- 2.13 **No Warranty by Fort Bend County Against Infringements:** As part of a contract for sale Seller agrees to ascertain whether goods manufactured in accordance with the specifications will give rise to the rightful claim of any third person by way of infringement. Fort Bend County makes no warranty that the production of goods according to the specification will not give rise to such a claim and in no event shall Fort Bend County be liable to Seller for indemnification in the event the Seller is sued on the grounds of infringement or the like. If Seller is of the opinion that an infringement will result, he will notify Fort Bend County to this effect in writing within two days after the receiving Purchase Order. If the County does not receive notice and is subsequently held liable for the infringement, Seller will defend and save the County harmless. If Seller in good faith ascertains that production of the goods in accordance with the specifications will result in infringement, this contract shall be null and void except that the County will pay Seller the reasonable cost of his search as to infringements.
- 2.14 **Right of Inspection:** The County shall have the right to inspect the goods at delivery before accepting them.

Initials of Bidder: 

- 2.15 Cancellation: Fort Bend County shall have the right to cancel for default all or any part of the undelivered portion of an order if Seller breaches any of the terms hereof including warranties of Seller, or if the Seller becomes insolvent or files for protection under the bankruptcy laws. Such rights of cancellation are in addition to and not in lieu of any other remedies, which Fort Bend County may have in law or equity.
- 2.16 Termination: The performance of work under a Purchase Order may be terminated in whole or in part by the County in accordance with this provision. Termination of work there under shall be effected by the delivery to the Seller of a "Notice of Termination" specifying the extent to which performance of work under the order is terminated and the date upon which such termination becomes effective. Such right of termination is in addition to and not in lieu of rights of Fort Bend County set forth in Clause 15 herein.
- 2.17 Force Majeure: Force Majeure means a delay encountered by a party in the performance of its obligations under this Agreement, which is caused by an event beyond the reasonable control of that party. Without limiting the generality of the foregoing, "Force Majeure" shall include but not be restricted to the following types of events: acts of God or public enemy; acts of governmental or regulatory authorities; fires, floods, epidemics or serious accidents; unusually severe weather conditions; strikes, lockouts, or other labor disputes; and defaults by subcontractors. In the event of a Force Majeure, the affected party shall not be deemed to have violated its obligations under this Agreement, and the time for performance of any obligations of that party shall be extended by a period of time necessary to overcome the effects of the Force Majeure, provided that the foregoing shall not prevent this Agreement from terminating in accordance with the termination provisions. If any event constituting a Force Majeure occurs, the affected party shall notify the other parties in writing, within twenty-four (24) hours, and disclose the estimated length of delay, and cause of the delay.
- 2.18 Assignment-Delegation: No right or interest in an order shall be assigned or delegation of any obligation made by Seller without the written permission of Fort Bend County. Any attempted assignment or delegation by Seller shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.
- 2.19 Waiver: No claim or right arising out of a breach of any contract can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waived or renunciation is supported by consideration and is in writing signed by the aggrieved party.
- 2.20 Modification: A Purchase Order can be modified or rescinded only by a writing signed by both of the parties or their duly authorized agents.

Initials of Bidder: 

- 2.21 Parol Evidence: This writing is intended by the parties as a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of this agreement. No course of prior dealings between the parties and no usage of the trade shall be relevant to supplement or explain any terms rendered under this agreement and shall not be relevant to determine the meaning of this agreement even though the accepting or acquiescing party has knowledge of the performance and opportunity for objection. Whenever a term defined by the Uniform Commercial Code is used in this agreement, the definition contained in the Code is to control.
- 2.22 Applicable Law: This agreement shall be governed by the Uniform Commercial Code. Whenever the term "Uniform Commercial Code" is used it shall be construed as meaning the Uniform Commercial Code as adopted in the State of Texas and in effect on the date of the purchase order.
- 2.23 Advertising: Seller shall not advertise or publish, without the County's prior consent the fact that Fort Bend County has entered into any contract, except to the extent necessary to comply with proper requests for information from an authorized representative of the federal, state, or local government.
- 2.24 Right to Assurance: Whenever the County in good faith has reason to question the other party's intent to perform. The County may demand that the other party give written assurance of his intent to perform. In the event that a demand is made and no assurance is given within five (5) days, the County may treat this failure as an anticipatory repudiation of the contract.
- 2.25 Venue: Both parties agree that venue for any litigation arising from this contract shall lie in Richmond, Fort Bend County, Texas.
- 2.26 Prohibition Against Personal Interest in Contracts: No officer or employee of the County shall have a financial interest, direct or indirect, in any contract with the County, or shall be financially interested, directly or indirectly, in the sale to the County of any land, materials, supplies, or service, except on behalf of the County as an officer or employee. Any willful violation of this section shall constitute malfeasance in office, and any officer or employee guilty thereof shall be subject to disciplinary action under applicable laws, statutes and codes of the State of Texas. Any violation of this section, with the knowledge, expressed or implied of the person or corporation contracting with the County shall render the contract involved voidable by the County Commissioners Court.

Initials of Bidder: B

3.0 SCOPE:

It is the intent of Fort Bend County to contract with one (1) vendor to furnish all labor, parts, test equipment, electronic, electric and pneumatic temperature controls, water treatment equipment and chemicals, electric motors, related switch gear, refrigerant, lubrication and major mechanical equipment to perform a hereinafter described full service maintenance program on all maintainable parts of the HVAC systems for the indicated locations. The service shall include: Inspection; Calibration; Scheduled Maintenance; Scheduled and Breakdown Repair; Logging; Reporting; and Non-Destructive Testing.

4.0 PERIOD OF CONTRACT:

This contract is for the period **1 October 2009 through 30 September 2010**, renewable annually for four (4) years (through 30 September 2014) under the same terms and conditions if mutually agreeable by both parties. This contract may be terminated by either party for any reason by giving thirty (30) days written notice of the intent to terminate.

5.0 BID FORM COMPLETION:

Fill out, initial each page, SIGN CONTRACT SHEET, and return to the Fort Bend County Purchasing Department ONE (1) complete bid form. An authorized representative of the bidder MUST sign the contract sheet. The contract will be binding only when signed by the County Judge, Fort Bend County and a purchase order authorizing the item(s) desired has been issued. The use of liquid paper is **NOT** acceptable and may result in the disqualification of bid. If an error is made, vendor **MUST** draw a line through error and initial each change.

6.0 REFERENCES:

All bidders **MUST** submit with bid, the names, contact information and length of service for three (3) current clients with similar equipment who can comment on your service relationship. Include one (1) client with at least a two (2) year relationship with the company as presently named and chartered. Experience with the coordination of energy management systems is required.

7.0 PERFORMANCE SECURITY:

The successful bidder must within ten (10) calendar days after notification of bid award, provide the Fort Bend County Purchasing Agent with a Performance Security in the amount equal to one month bid price of awarded contract. Performance Security must be in the form of a Surety Bond, Cashier's Check or Certified Check payable to Fort Bend County.

8.0 INSURANCE:

8.1 All bidders must submit, with bid, a certificate of insurance indicating coverage in the amounts stated below. In lieu of submitting a certificate of insurance, bidders may submit, with bid, a notarized statement from an Insurance company, authorized to conduct business in the State of Texas, and acceptable to the County, guaranteeing the issuance of an insurance policy, with the coverage stated below, to the contractor named therein, if successful, upon award of this contract. Failure to provide insurance certificate or notarized statement may result in disqualification of bid.

8.2 The successful bidder shall obtain at its sole expense, and shall submit to the Office of the County Purchasing Agent, certificates of insurance satisfactory to the County demonstrating that by policy endorsement the County, and its employees are named as an additional insured and that the policy (ies) shall provide for waiver of subrogation in favor of the County:

8.2.1 Workers Compensation: According to state law (see section 10.0)

8.2.2 Employer's Liability: \$500,000

8.2.3 General liability including:

8.2.3.1 Premises/Operations

8.2.3.2 Products/Completed Operation

8.2.3.3 Contractual

8.2.3.4 Owner's Protective

8.2.3.5 Personal Injury/Advertising Liability

8.2.3.6 Mobile Equipment

8.2.4 General liability limits shall be equal to or greater than:

8.2.4.1 \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage, if Commercial General Liability general aggregate limit is used, the general aggregate limit shall be \$2,000,000.

8.2.4.2 Claims - made polices shall not be acceptable. All policies shall be written on occurrence basis.

8.2.5 Automobile Liability:

All owned, non-owned or hired vehicles must be covered. Liability limits shall be greater than or equal to:

8.2.5.1 \$1,000,000 combined single limit per accident for bodily injury and property damage.

- 8.2.6. Excess Liability Coverage shall be greater than or equal to \$1,000,000 combined, single limit. Specify aggregate, if any.
- 8.3 Contractor shall not commence any portion of the work under this Agreement until it has obtained the insurance required herein and certificates of such insurance have been filed with and approved by the County.
- 8.4 No cancellation of or changes to the certificates, or the policies, may be made without sixty (60) days prior, written notification to the County.
- 8.5 Approval of the insurance by the County shall not relieve or decrease the liability of the Contractor.

9.0 INDEMNIFICATION:

Contractor agrees to indemnify, defend and hold the County harmless from each and every claim, demand, suit, action, proceeding, lien or judgment caused by or arising out of, directly or indirectly, or in connection with the acts and omissions of Contractor pursuant to this Agreement.

- 9.1 Contractor shall timely report all such matters to the County and shall, upon the receipt of any such claim, demand, suit, action, proceeding, lien or judgment, not later than the fifteenth day of each month; provide the County with a written report on each such matter covered by this paragraph and by paragraph 2. below, setting forth the status of each matter, the schedule or planned proceedings with respect to each matter and the cooperation or assistance, if any, of the County required by Contractor in the defense of each matter.
- 9.2 The County shall timely forward to Contractor copies of any and all claims, demands, suits, actions, proceedings or judgments which it may receive and which it may contend is covered by this section. Thereafter, the County shall fully cooperate with Contractor in its defense of each such matter.
- 9.3 Contractor's duty to defend indemnifies and hold the County harmless shall be absolute. It shall not abate or end by reason of the expiration or termination of this Agreement unless otherwise agreed by the County in writing. The provisions of this section shall survive the termination of the Agreement and shall remain in full force and effect with respect to all such matters no matter when they arise.

- 9.4 In the event of any dispute between the parties as to whether a claim, demand, suit, action, proceeding, lien or judgment appears to have been caused by or appears to have arisen out of or in connection with acts or omissions of Contractor, Contractor shall never-the-less fully defend such claim, demand, suit, action, proceeding, lien or judgment until and unless there is a determination by a court of competent jurisdiction that the acts and omissions of Contractor are not at issue in the matter. In such event, the County shall promptly reimburse Contractor for its costs of defense.
- 9.5 In the event that any such matter being so defended by Contractor also involves any claim of negligence or wrongful action by the County, the County shall have the obligation to participate in the defense of the matter through separate counsel.
- 9.6 Contractor shall have full authority to resolve all matters being defended by it providing such settlement(s) shall not involve any findings adverse to the County or and shall not involve or require any payments or contributions by the County.
- 9.7 In the event of any final judicial determination or award of any matter covered by this section the County shall be responsible to third parties, pro rata, for any negligence determined to have been caused by the County.
- 9.8 Contractor's indemnification shall cover, and Contractor agrees to indemnify the County, in the manner provided for and to the extent described above, in the event the County is found to have been negligent for having selected Contractor to perform the work described in this Agreement.
- 9.9 The provision by Contractor of insurance shall not limit the liability of Contractor under this Agreement.
- 9.10 Contractor shall cause all Trade Contractors and any other Contractor who may have a contract to perform construction or installation work in the area where work will be performed under this Agreement, to agree to indemnify the County and to hold it harmless from all claims for bodily injury and property damage that arise may from said Contractor's operations. Such provisions shall be in form satisfactory to the County.
- 9.11 Loss Deduction Clause - The County shall be exempt from, and in no way liable, for, any sums of money, which may represent a deductible in any insurance policy. The payment of deductibles shall be the sole responsibility of Contractor and/or Trade Contractor providing such insurance.


10.0 WORKERS COMPENSATION INSURANCE:

The Texas Department of Insurance, Division of Workers' Compensation has adopted Rule 110.110 effective with all bids advertised after September 1, 1994 and this does affect your bid on this project. The DWC has stated that it is aware that statutory requirements for worker's compensation insurance coverage are not being met. Rule 110.110 is designed to achieve compliance from both contractors and governmental entities. This affects both of us on this project. Providing false or misleading certificates of coverage, failing to provide or maintain required coverage, or failing to report any change that materially affects the coverage may subject the contractor(s) or other persons providing services on this project to legal penalties. This affects your subcontractors. Therefore, the attached is provided in accordance with the requirements on governmental entities. Please read carefully and prepare your bid in full compliance with DWC Rule 110.110. Failure to provide the required certificates upon submission of a bid could result in your bid being declared non-responsive. According to DWC, "This rule does not create any duty or burden on anyone which the law does not establish." Therefore, Fort Bend County should not experience any increase in cost because of the need to comply with the Texas Worker's Compensation law. Additional questions may be addressed to the Texas Department of Insurance, Division of Workers' Compensation, 333 Guadalupe, Austin, Texas 78701 (512) 463-6169.

10.1 Definitions:

- 10.1.1 Certificate of coverage ("certificate")- A copy of a certificate of insurance, a certificate of authority to self-insure issued by the commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the project.
- 10.1.2 Duration of the project - includes the time from the beginning of the work on the project until the contractor's/person's work on the project has been completed and accepted by the governmental entity.
- 10.1.3 Persons providing services on the project ("subcontractor" in §406.096) - includes all persons or entities performing all or part of the services the contractor has undertaken to perform on the project, regardless of whether that person contracted directly with the contractor and regardless of whether that person has employees. This includes, without limitation, independent contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

- 10.2 The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the contractor providing services on the project, for the duration of the project.
- 10.3 The Contractor must provide a certificate of coverage to the governmental entity prior to being awarded the contract.
- 10.4 If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the project, the Contractor must, prior to the end of the coverage period, file a new certificate of coverage with the governmental entity showing that coverage has been extended.
- 10.5 The Contractor shall obtain from each person providing services on a project, and provide to the governmental entity:
 - 10.5.1 A certificate of coverage, prior to that person beginning work on the project, so the governmental entity will have on file certificates of coverage showing coverage for all persons providing services on the project; and
 - 10.5.2 No later than seven days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.
- 10.6 The Contractor shall retain all required certificates of coverage for the duration of the project and for one year thereafter.
- 10.7 The Contractor shall notify the governmental entity in writing by certified mail or personal delivery, within 10 days after the contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project.
- 10.8 The Contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

Initials of Bidder: 

- 10.9 The Contractor shall contractually require each person with whom it contracts to provide services on a project to:
- 10.9.1 Provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;
 - 10.9.2 Provide the Contractor, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the project, for the duration of the project;
 - 10.9.3 Provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 - 10.9.4 Obtain from each other person with whom it contracts, and provide to the Contractor:
 - 10.9.4.1 A certificate of coverage, prior to the other person beginning work on the project; and
 - 10.9.4.2 A new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 - 10.9.5 Retain all required certificates of coverage on file for the duration of the project and for one year thereafter;
 - 10.9.6 Notify the governmental entity in writing by certified mail or personal delivery, within 10 days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing service on the project; and
 - 10.9.7 Contractually require each person with whom it contracts, to perform as required by paragraphs (1) - (7), with the certificates of coverage to be provided to the person for whom they are providing services.

- 10.10 By signing this Contract or providing or causing to be provided a certificate of coverage, the Contractor is representing to the governmental entity that all employees of the Contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.
- 10.11 The Contractor's failure to comply with any of these provisions is a breach of contract by the contractor which entitles the governmental entity to declare the contract void if the contractor does not remedy the breach within ten days after receipt of notice of breach from the governmental entity.

11.0 REQUIREMENTS OF SERVICE:

- 11.1 Vendor is to provide a full service repair contract on all maintainable equipment to include all needed test equipment, labor and materials, except as specified for inspections, routine maintenance and repairs. Repair service may be required during Library hours of operation, six days a week: Monday thru Thursday 9 am to 9 pm, Friday and Saturday 9 am to 5 pm. Sundays from 1pm to 5 pm will also be included at George Memorial Library in Richmond. Up to two (2) hours of emergency service involving overtime, for two (2) men, is specified to be included as part of the agreement. Additional overtime for emergency service, if authorized by the Owner, will be reimbursed at the difference between the regular and the premium labor rates.
- 11.2 Provide servicing materials, including, but not limited to: contact cleaner, clean up materials, caulking, gasketing, sealant, refrigerant, lubricants, compressor oil, oil filters and air filters.
- 11.3 Repair or replace worn, failed or doubtful components and parts. These replacements shall be factory authorized and of like or current design to retard system depreciation and obsolescence.
- 11.4 Where system analysis indicated that the failure point is approaching for any component, such component shall be repaired or replaced in advance to prevent a system failure.
- 11.5 Provide a warranty on materials and parts to the extent the same are warranted by the suppliers. All warranties shall be extended to the owner.

11.6 Inspections: Provide preventive maintenance inspections such that the equipment receives at least twelve (12) inspections on about thirty day intervals to meet industry standards and to consist of but not limited to the services as specified herein. One of the inspections (Annual) will be more comprehensive than the others and may require system down time that will be coordinated with the library. Upon completion of each inspection, the servicing technician shall present a written report to the designated staff member for signature. At that time any existing and/or potential problems shall be discussed with authorized personnel and repairs/modifications will be scheduled. A record of completed repairs should also be given to designated staff. Any unusual repairs outside of the scope of this agreement shall be performed only upon approval of the library's representative as authorized by the County Purchasing Agent.

11.7 Service requirements: Apply requirements to applicable equipment at site.

11.7.1 Air handling units:

11.7.1.1 Inspect air filters for cleanliness and serviceability, supply and change at least bimonthly.

11.7.1.2 Check coils, drain pans and drain lines. Clean as needed. Supply chemical tabs as needed.

11.7.1.3 Check operation of blower motor (starter and any loose connections).

11.7.1.4 Inspect drive belts and associated components for wear and adjustment. Adjust tension and replace belts and sheaves as needed. Tension must be in compliance with motor amps.

11.7.1.5 Lubricate motor and drive assembly bearings; dampers and linkage.

11.7.1.6 Check and clean fan assembly. Lubricate bearings according to manufacturer.

11.7.1.7 Check electrical connections, motor mounts and vibrations pads.

11.7.1.8 Make any needed adjustments/repairs.

11.7.2 Heating system: boiler or electric duct heaters:

11.7.2.1 Check operation of boiler and burner and make adjustments as required for seasonal change.

- 11.7.2.2 Check electric duct heaters (heat strips, amps, connections).
- 11.7.2.3 Check operating and safety controls.
- 11.7.2.4 Test low water cut-off and pressure relief valve.
- 11.7.2.5 Make any needed adjustments/repairs.
- 11.7.3 Pumps:
 - 11.7.3.1 Check operation of all pumps--chilled water, condenser water and hot water, etc., lubricate as needed.
 - 11.7.3.2 Inspect pump motor starter, check operation and for loose connections.
 - 11.7.3.3 Lubricate bearings per manufacturer.
 - 11.7.3.4 Inspect seals, gauges, packing.
 - 11.7.3.5 Make any needed adjustments/repairs.
- 11.7.4 Fans - supply and exhaust:
 - 11.7.4.1 Check operation of fans.
 - 11.7.4.2 Inspect motor starters, if applicable.
 - 11.7.4.3 Adjust and lubricate drive assemblies as required.
 - 11.7.4.4 Make any needed adjustments/repairs.
- 11.7.5 Air compressor and drier:
 - 11.7.5.1 Check operation of duplex air compressor.
 - 11.7.5.2 Check oil level of compressor.
 - 11.7.5.3 Check condensate disposal operation.
 - 11.7.5.4 Check operation of air drier, pressure and temperature.
 - 11.7.5.5 Check drain trap and bypass valves.
 - 11.7.5.6 Make any needed adjustments/repairs.

- 11.7.6. Chiller:
 - 11.7.6.1 Check operation of chillers.
 - 11.7.6.2 Observe starting sequence, motor and starter operation, oil pressure and refrigerant levels and operating pressures.
 - 11.7.6.3 Check electrical, all controls and safeties.
 - 11.7.6.4 Check operation of lubricating system.
 - 11.7.6.5 Check operation of purge assembly.
 - 11.7.6.6 Log necessary data and discuss daily operations with maintenance staff.
 - 11.7.6.7 Clean coils as needed.
 - 11.7.6.8 Test water in closed loop system and chemically treat, as needed (minimum of semi-annually).
 - 11.7.6.9 Make any needed adjustments/repairs.
- 11.7.7 Two (2) packaged rooftop units: George Memorial Library Genealogy Room and 2nd Floor Computer Room:
 - 11.7.7.1 Check overall operation of unit.
 - 11.7.7.2 Inspect operational and safety controls.
 - 11.7.7.3 Check air filters - replace at least every quarter.
 - 11.7.7.4 Check evaporator and condenser coils for cleanliness.
 - 11.7.7.5 Check refrigeration system for proper compressor operation and refrigerant level. Adjust as necessary.
 - 11.7.7.6 Check operation of heating section and associated components in October thru April.
 - 11.7.7.7 Make any needed adjustments/repairs.
- 11.7.8 Liebert 3 System: Computer Room, George Memorial Library:
 - 11.7.8.1 Check operation of the system.

- 11.7.8.2 Check air filter, replace at least every quarter.
- 11.7.8.3 Make any needed adjustments/repairs.
- 11.7.9 Carrier condenser unit and air handler: Computer room, George Memorial Library:
 - 11.7.9.1 Check operation of the system and grease zerts.
 - 11.7.9.2 Inspect operational and safety controls.
 - 11.7.9.3 Check air filters - replace at least every quarter.
 - 11.7.9.4 Check evaporator and condenser coils for cleanliness.
 - 11.7.9.5 Check refrigeration system for proper compressor operation and refrigeration level. Adjust as necessary.
 - 11.7.9.6 Make any needed adjustments/repairs.
- 11.7.10 Annual inspection/air cooled:
 - 11.7.10.1 Make any preparations as needed for seasonal change.
 - 11.7.10.2 Take oil samples for lab testing.
 - 11.7.10.3 Change oil in compressor. Remove used oil from premises.
 - 11.7.10.4 Change refrigerant driers.
 - 11.7.10.5 Check the system for leaks. Add refrigerant as required.
 - 11.7.10.6 Check electrical contactors, relays, voltage, amperage, etc.
 - 11.7.10.7 Check and adjust all temperature controls, etc.
 - 11.7.10.8 Clean air-cooled condensers as needed.
 - 11.7.10.9 Pump compressor down and check valves.
 - 11.7.10.10 Check main starter and control panel.
 - 11.7.10.11 Furnish full written report and review operations. Leave the area clean.
 - 11.7.10.12 Make needed adjustments and repairs.

- 11.7.11 Annual inspection/water cooled:
 - 11.7.11.1 Analyze oil. Replace with new oil and purge filters.
 - 11.7.11.2 Remove old oil from machine and clean sump. Remove used oil from premises.
 - 11.7.11.3 Clean and thoroughly inspect purge assembly.
 - 11.7.11.4 Megg motor windings for indication of insulation break down.
 - 11.7.11.5 Inspect starter contacts for wear, tighten all connections.
 - 11.7.11.6 Inspect oil in dashpots, if applicable.
 - 11.7.11.7 Check all controls and calibrate.
 - 11.7.11.8 Open and check condenser tubs for possible fouling. Provide acidized cleaning if needed.
 - 11.7.11.9 Drain and clean cooling tower basins.
 - 11.7.11.10 Clean and inspect condenser water strainers.
 - 11.7.11.11 Check and set condenser and chilled water flow.
 - 11.7.11.12 Check and calibrate condenser water by-pass valves or other means of water temperature regulation.
 - 11.7.11.13 Take oil samples from each machine. Have them analyzed for worn metals content. Forward and discuss report with the library.
 - 11.7.11.14 Make needed adjustments/repairs.
- 11.7.12 Boiler combustion testing - annual inspection:
 - 11.7.12.1 Test for the following items as applicable: firing rate, fuel/air ratio, CO₂, CO smoke test.
 - 11.7.12.2 Adjust burner controls as required to obtain proper combustion.
 - 11.7.12.3 Make needed adjustments/repairs.
- 11.7.13 Cooling towers: George Memorial Library-monthly and annual inspections:

- 11.7.13.1 Supply all labor, equipment and chemicals for the testing and chemical treatment of cooling tower water on a continuous basis to prevent scale, slime, algae or corrosion. The frequency of testing should be as least bi-weekly. Provide the services of a qualified water program manager, reporting and Consultation. Use only non-polluting biodegradable chemicals.
- 11.7.13.2 Supply analysis to show current conditions in balance per industry standards. Proper treatment will result in condenser tubes w/o fouling at annual inspection. Fouled tubes well be cleaned at contractor's expense.
- 11.7.13.3 Check and clean strainers, bleed, nozzles, overflow and drain.
- 11.7.13.4 Lubricate fan and motor bearings per manufacturer's recommendation.
- 11.7.13.5 Check gear reducer components. Change oil per manufacturer.
- 11.7.13.6 Check motor mounts.
- 11.7.13.7 Check motor operation conditions.
- 11.7.13.8 Clean float valve assembly and check for proper operation.
- 11.7.13.9 Check fan blade and attaching hardware.
- 11.7.13.10 Make needed adjustments/repairs.
- 11.7.14 Duct terminal box controls:
 - 11.7.14.1 Check PE switches, solenoid air valves, limit controls, gauges, transmitters, and all auxiliary control devices.
 - 11.7.14.2 Calibrate/adjust/replace as needed.

12.0 EXCLUSIONS: Repairs or replacement of items not normally mechanically maintainable.

- 12.1 The replacement or repair of non-moving parts of HVAC equipment, such as ductwork, grilles, or unit cabinets.
- 12.2 Metal components of cooling tower. Mechanical parts of tower are included.
- 12.3 Rebalancing of the system unless improper conditions are directly due to the failure of the equipment.

12.4 New attachments or additional controls required by insurance or governmental authority.

13.0 ON-SITE INSPECTIONS:


Listed below is a schedule for on-site inspections. Raul Cardenas, Library Maintenance Coordinator, will be at each site to answer questions.

August 6, 2009:	1:00 pm - 1:30 pm	First Colony Branch Library
August 6, 2009:	2:00 pm - 2:30 pm	Sugar Land Branch Library
August 6, 2009:	3:00 pm - 3:30 pm	Missouri City Branch Library
August 6, 2009:	4:00 pm - 4:30 pm	George Memorial Library
August 7, 2009:	1:30 pm - 2:00 pm	Fulshear Branch Library
August 7, 2009:	2:30 pm - 3:00 pm	Cinco Ranch Branch Library

14.0 EQUIPMENT LIST:

George Memorial Library


Qty	Make	Model Number	Serial Number
1	Carlyle OEM Screw Compressor	06NW925057NB	4602US1233
1	York Chiller	YTB2B2B1CFAO	PM239336
1	Quincy Air Compressor	Qhpr5-10-115	QH510A115080 1003
1	Carrier Chiller	30HXC146RY-600	4097f99414
1	York Packaged Roof Top Unit	D4PF060A46A	NLMP293213
1	York Air Handling Unit	CS4D2FOFCMP	84916631AH1
1	York Air Handling Unit	CS336MFCLP	84916631BH2
1	York Air Handling Unit	CS336FOFCLP	84916631CH2
1	York Air Handling Unit	CS270MFCLP	84916631DH4
1	York Air Handling Unit	CS217MFCLP	84916631EH5
1	Evapco Cooling Tower Belt 3B-148	AT-8-3188	975303M
1	Bell & Gossett Pump	2000	84151922032
1	Allis Chalmers Pump	2000	84151922011
1	Allis Chalmers Pump	2000	84151922012
1	Allis Chalmers Pump	2000	84151922022

Initials of Bidder: 

1	Allis Chalmers Pump	2000	84151922021
1	Allis Chalmers Pump	2000	84151992031
1	Allis Chalmers Pump	2000	84151992032
5	Loren Cook Fans (5 each)	4 - #14 CVB 1 - #16 CV	
7	Jenn-Air Fans (7 each)	5 - #141 BCR 1 - #72 CR 1 - #142 BCR	
1	Smith Boiler		7FDA3854-0884
1	a. Liebert 3 System (Computer Room)	FH200C-AOO	P23511
1	b. Carrier Condensing Unit	38HDC060321	4197X48788
1	c. Carrier Air Handler	FA4ANF060	1998A14354
1	Rheem packaged rooftop unit	RAWD-100DAZ	6240-G3098-00205

First Colony Branch Library

Qty	Make	Model Number	Serial Number
1	Carrier Chiller	30GT-090-600KA	4692F25039
1	Carrier Air Handling Unit	39EB23	0493T39977
1	Temtrol Air Handling Unit	BT-28	55853
2	Weinman Chiller Pumps	B032A	
14	Redd Electric Duct Heaters	R	CBK 480V 3PH
2	Dristeem Vapor Steam Electric	VPC 16-16 VPC 12-12	1014192VEC 1014192VPC
4	Mechanical Repts Exhaust Fans	G95E	92K12711
4	Supply Air Fans	FH1-18X18	92L00654


Initials of Bidder: 

Missouri City Branch Library

Qty	Make	Model Number	Serial Number
1	Carrier Chiller	30RBA08064-50-3	0509Q72533
1	Peerless Boiler	211A-05	
2	York Air Handling Units	CS27OMLPD CS336MLPD	91-916720A 91-916720B
1	Acme Exhaust Fan	PNN135E3	NQE765701
3	Acme Supply Air Fans	LQ12 LW18 AFS106E	NQE804301 NQE765705 NQE765708
1	Curtis Pneumatic Air Compressor (2 motors)	3DA2F	16X41
1	Hawkinson Air Dryer	8005	0331-1-9203-569N
1	Bell & Gossett Chill Water Pump	1510	1729761
1	Bell & Gossett Hot Water Pump	1510	1727704

Bob Lutts Fulshear Branch Library

Qty	Make	Model Number	Serial Number
1	Carrier Chiller Liquid Chiller Self Contained Unit	30GT-040---610KA	4097F98967
1	Carrier Air Handler 11 Electrical Duct Heaters	39TH26AA-GJP-A	4597F07151
2	Auror Chiller Pumps	341A	
2	Exhaust Fans	Fan #1 = Green Heck Model SQ100-B Fan #2 = Green Heck Model BSQ-200-7	
4	Motorized Dampers 120V Actuators	Motor = Model 61- Control Dampers (1) 72X24, (1) 12X30, (1) 12X12, (1) 24X24	

Initials of Bidder: 

Sugar Land Branch Library

Qty	Make	Model Number	Serial Number
1	Carrier Chiller	30RBA11062-00-3	2807Q83888
2	Air Handler Unit	39T49 AND 39T32	
12	Electric Duct Heater		
2	Chilled Water Pumps	7.5 HP	
2	Ventilation O/A Fans		
2	Exhaust Fans		

Cinco Ranch Branch Library

Qty	Make	Model Number	Serial Number
1	Trane Chiller Series R Rotary liquid chiller	RTAA1104XP01A3DOBFKN	U03JOZ198
2	Aurora Chiller Pumps	MAX SE 3 Phase Motor Teco Westinhouse	3ZA0680004 3ZA0680003
1	Trane M Series Air Handler	MCCB017UAOCOUB	K03H11117A
1	Trane M Series Air Handler	MCCB010UAOCOUB	K03H11071A
1	Trane M Series Air Handler	MCCB017UAOCOUB	K03H11094A
1	Trane M Series Air Handler	MCCB0Z1UAOCOUB	K03H11122A
1	Telecomm Room AC 1 st Floor Data Air	DAMA-1.512-P	2003-1884-A
1	Telecomm Room AC 1 st Floor Data Air	DAPA-2.534-P	2003-1886-A
1	Telecomm Room AC 2 nd Floor Data Air	DAPA-2.534-P	2003-1885-A

Initials of Bidder: 

15.0 BIDDER COMPLETE THE FOLLOWING:

Total monthly bid price for George Memorial Library, as specified, FOB Fort Bend County:

\$ 2175.00 /month

Total monthly bid price for First Colony Branch Library, as specified, FOB Fort Bend County:

\$ 765.⁰⁰ /month.

Total monthly bid price for Missouri City Branch Library, as specified, FOB Fort Bend County:

\$ 695.00 /month

Total monthly bid price for Bob Lutts Fulshear Branch Library, as specified, FOB Fort Bend County:

\$ 650.00 /month

Total monthly bid price for Sugar Land Branch Library, as specified, FOB Fort Bend County:

\$ 1450.⁰⁰ /month

Total monthly bid price for Cinco Ranch Branch Library, as specified, FOB Fort Bend County:

\$ 715.⁰⁰ /month

Total all six (6) Libraries: \$ 6,450.⁰⁰ /month

Initials of Bidder: B

CONTRACT SHEET

THE STATE OF TEXAS
COUNTY OF FORT BEND

This memorandum of agreement made and entered into on the 8th day of September, 2009, by and between Fort Bend County in the State of Texas (hereinafter designated County), acting herein by County Judge Robert Hebert, by virtue of an order of Fort Bend County Commissioners Court, and RDI Mechanical Inc.
(company name)
(hereinafter designated Contractor).

WITNESSETH:

The Contractor and the County agree that the bid and specifications for the **HVAC Libraries** which are hereto attached and made a part hereof, together with this instrument and the bond (when required) shall constitute the full agreement and contract between parties and for furnishing the items set out and described; the County agrees to pay the prices stipulated in the accepted bid.

It is further agreed that this contract shall not become binding or effective until signed by the parties hereto and a purchase order authorizing the items desired has been issued.

Executed at Richmond, Texas this 8th day of September 2009.

By: Robert Hebert Fort Bend County, Texas
County Judge

By: Todd Sherrill
Signature of Contractor

By: Todd Sherrill Service Manager
Printed Name and Title



Customer reference list:

**St. Luke's United Methodist Church
Bill Roig
713-622-5710
8 years**

**Huntsman Chemical
Lang Thompson
936-760-6211
10 years**

**Silver Eagle Distributors
Greg Stephens
713-866-6327
8 years**

**City of Houston
Danny Gonzales
713-302-0522
6 months**

PRODUCER:

Hotchkiss Insurance Agency, Inc
12105 NW Freeway, Suite 850
Houston TX 77040-6312
Phone: 713-956-9800 Fax: 713-956-0331

INSURED

RDI Mechanical, Inc.
7150 Breen Dr
Houston TX 77086

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Allied Property & Casualty	
INSURER B: Depositors Insurance Company	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
B	GENERAL LIABILITY	DCTO7203704543	11/09/08	11/09/09	EACH OCCURRENCE	\$ 1000000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 5000
					PERSONAL & ADV INJURY	\$ 1000000
					GENERAL AGGREGATE	\$ 2000000
					PRODUCTS - COMP/OP AGG	\$ 2000000
					GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	
A	AUTOMOBILE LIABILITY	BAPC7203704546	11/09/08	11/09/09	COMBINED SINGLE LIMIT (Ea accident)	\$ 1000000
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE (Per accident)	\$
	<input checked="" type="checkbox"/> NON-OWNED AUTOS					
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC AGG	\$
A	EXCESS/UMBRELLA LIABILITY	CAD7203704543	11/09/08	11/09/09	EACH OCCURRENCE	\$ 5000000
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$ 5000000
	<input type="checkbox"/> DEDUCTIBLE					\$
	<input checked="" type="checkbox"/> RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				E.L. EACH ACCIDENT	\$
	OTHER				E.L. DISEASE - EA EMPLOYEE	\$
A	Equipment Floater	CIMP7203704543	11/09/08	11/09/09	Any 1Item	100000
	LEASED/RENTED				Any 1Occ	100000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Fax Number (713)754-0260
Description Richard Godwin, Texas License No. TACLAO16771C

CERTIFICATE HOLDER

City of Houston
A/C Boiler Section
PO Box 1562
Houston TX 77251

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Douglas B. Hotchkiss