Contract No.: _____
Approved: _____

AGREEMENT

"CITYWIDE HVAC PREVENTATIVE MAINTENANCE AND REPAIRS"

THIS AGREEMENT is made and entered into this 2nd day of December, 2025 by and between THE CITY OF CHINO, a municipal corporation, hereinafter called "**City**", and C.E. MECHANICAL, INC., hereinafter called "**Contractor**".

WITNESSETH, that the parties hereto mutually agree as follows:

ARTICLE I: For and in consideration of the payments and agreements hereinafter mentioned to be made and performed by City, Contractor agrees to perform and complete all of the work for the project entitled "**CITYWIDE HVAC PREVENTATIVE MAINTENANCE AND REPAIRS**" in a good and workmanlike manner in accordance with all plans and specifications therefor, to furnish at Contractor's sole cost and expense all tools, equipment, labor, and materials necessary therefor, except such materials and equipment as are expressly stipulated to be furnished by City, and to do everything required by the Contract Documents.

ARTICLE II: Contractor shall be responsible for furnishing all labor, materials, equipment, tools, and services, furnishing and removing all plants, temporary structures, tools, and equipment, and doing everything required by this Agreement and by the Contract Documents. Contractor shall also be responsible for all losses and damages arising out of the performance of the Work, from the action of the elements, or from any unforeseen difficulties that may arise during the prosecution of the Work until its acceptance by City; for all risks of every description associated with the Work; and for all expenses resulting from the suspension or discontinuance of the Work. City shall pay Contractor, and Contractor shall receive, for completing the Work in accordance with the requirements of the Contract Documents and in full compensation therefor, the price named in the Bid Proposal. Subject to any additions or deductions that may be made by change order or amendment, and any penalties or damages that may be assessed against Contractor, Contractor shall receive a total contract amount of One Million Three Hundred Seventy-Six Thousand Dollars and Zero Cents ($1,376,000.00) for completion of the contract work.

ARTICLE III: The City hereby employs said Contractor to perform the work according to the terms of this Agreement for the above-mentioned price(s), and agrees to pay the same at the time, in the manner, and upon the conditions stipulated in the Contract Documents; and the said parties for themselves, their heirs, executors, administrators, successors and assignees, do hereby agree to the full performance of the covenants herein contained.

ARTICLE IV: The term of this Agreement shall commence as of January 1, 2026. The term of this Agreement shall expire on June 30, 2028, unless the City exercises its option to renew for two (2) additional one (1) year terms.

ARTICLE V: The Notice Inviting Bids, the Summary of Work, the Instructions to Bidders, the Bid Documents, the Required Post-Bid Documents, the General Provisions, the Special Provisions, the Technical Specifications, and all other drawing, plans, or specifications for the Work (collectively, "**Contract Documents**") are hereby incorporated into and made part of this Agreement.

ARTICLE VI: Contractor shall indemnify, defend with legal counsel approved by City, and hold harmless City, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable legal counsel fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with Contractor's negligence, recklessness or willful misconduct in the performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole or active negligence or willful misconduct of the City. In instances where City is shown to have been actively negligent and where City's active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of City. Should conflict of interest principles preclude a single legal counsel from representing both City and Contractor, or should City otherwise find Contractor's legal counsel unacceptable, then Contractor shall reimburse the City its costs of defense, including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation. The Contractor shall promptly pay any final judgment rendered against the City (and its officers, officials, employees and volunteers) with respect to claims determined by a trier of fact to have been the result of the Contractor's negligent, reckless or wrongful performance. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

ARTICLE VII: No officer or employee of the City shall have any financial interest in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects his financial interest or the financial interest of any corporation, partnership or association in which he is interested, in violation of any State statute or regulation. Similarly, Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

ARTICLE VIII: This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of San Bernardino, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of San Bernardino, State of California.

ARTICLE IX: Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Contractor shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

ARTICLE X: No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms

of this Agreement.

ARTICLE XI: The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

ARTICLE XII: In the course of its work under this Agreement, the Contractor, its agents and employees shall be bound by and comply with all applicable federal, state and local laws and requirements.

ARTICLE XIII: The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed on the day and year first above written.

Approved as to Form:

City Attorney

Approved as to Content:

Silvia Avalos, Director of Community Services, Parks & Recreation

CONTRACTOR

Dated: _____

By: _____
(Signature)

Name: _____
(Please Type or Print Name)

Title: _____
(Please Type or Print Title)

CITY OF CHINO

Dated: _____

Linda Reich, City Manager

ATTEST:

Natalie Gonzaga, City Clerk

Date

Request for Proposal No. 2025-0015A
CITYWIDE HVAC PREVENTATIVE MAINTENANCE AND REPAIRS

CITY OF CHINO / PURCHASING

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INTRODUCTION

A1 OVERVIEW

The City of Chino ("City") is seeking proposals from qualified firms ("Proposers") to establish a contract for **Citywide HVAC Preventative Maintenance and Repairs RFP#2025-0015A**. Work provided shall be in accordance with the Scope of Service requirements herein. The City welcomes proposals from all qualified firms.

A2 About the City

The City of Chino was incorporated as a general law City on February 28, 1910. Chino has a separately elected Mayor and four Council members, each elected to overlapping four-year terms. The Mayor and Council appoint the City Manager and City Attorney, with department directors appointed by the City Manager.

The City provides a full range of services for its citizens, including police services, parks and recreation programs, planning and development, and street maintenance and lighting. It also operates water, sewer, and storm drain utilities and provides for refuse collection, and cable television through outside contracts. The City also provides its citizens with a wide range of recreational opportunities through activities at the Senior Citizens Center and youth activities at the Neighborhood Activity Center, as well as providing a unique balance of human services programs that assist youth and families with a comprehensive counseling program. In addition, the City's Public Works Department provides many street and infrastructure improvements.

A3 Proposed Schedule

Timeline	Dates	
Mandatory Pre-Bid Meeting	July 18, 2025	Time: 8:00 a.m.
Address: Chino City Hall 13220 Central Avenue, Chino, CA 91710 **Public Entrance near Flagpoles/Fountain** ***Meeting mandatory if you did not attend the pre-bid meeting on 06/06/25 (under RFP# 2025-0015). Attendance at both pre-bid meetings is not necessary.**		
Questions Due Date	July 24, 2025	Time: 10:00 a.m.
Proposals Due Date	August 7, 2025	Time: 10:00 a.m.
Electronic proposals are due on or before the date and time specified above. **LATE PROPOSALS WILL NOT BE ACCEPTED REGARDLESS OF CIRCUMSTANCES.**		
City Council Award Date (Tentative)	September 16, 2025	

B. INSTRUCTIONS TO PROPOSERS

B1	**SUBMISSION OF RFP**
	All proposals must be submitted online via PlanetBids at https://www.planetbids.com/portal/portal.cfm?CompanyID=26384. The City will only accept proposals submitted online via PlanetBids on or before the Proposal Due Date specified in this RFP. Interested firms must be registered on the City's PlanetBids portal in order to participate in this RFP. All documents specified in Section C, "Proposal Requirements," shall be scanned and uploaded to PlanetBids including the fee proposal. Any proposal submitted other than in the manner specified in this RFP will be rejected.
B2	**QUESTIONS AND ADDENDA**
	All questions or requests for interpretation regarding this RFP must be submitted online through PlanetBids. **Proposers are not to contact City personnel with any questions or clarifications concerning this RFP other than through PlanetBids.** Any City response for this RFP that is not posted through PlanetBids is unauthorized and will be considered invalid. If clarification or interpretation of this solicitation is considered necessary by the City, a written addendum shall be issued. Any interpretation of or correction to this solicitation will be made only by addendum issued through PlanetBids. It is the responsibility of each Proposer to ensure that they have received and reviewed any and all addenda to this RFP. **For technical support with the PlanetBids system, contact PlanetBids at (818) 992-1771.**
B3	**VALIDITY OF PROPOSALS**
	Proposals must be valid for a period of at least 120 calendar days from the closing date and time for receipt of proposals.
B4	**CONFIDENTIALITY**
	Proposals are not to be marked as confidential or proprietary. City may refuse to consider any proposal so marked. Proposals submitted in response to this RFP may become subject to public disclosure. The City shall not be liable in any way for disclosure of any such records. Additionally, all proposals shall become the property of the City.
B5	**PROPOSER RFP EXAMINATION**
	By submitting a proposal, Proposer represents that it has thoroughly examined City's requirements and is familiar with the services required under this RFP and that it is qualified and capable of providing the services to achieve City's objectives.
B6	**PROPOSAL COMPLIANCE**
	Each Proposer must submit its proposal in strict accordance with all requirements of this RFP and compliance must be stated in the proposal. Deviations, clarifications and/or exceptions must be clearly identified and listed separately as alternative items for the City's consideration.

B. INSTRUCTIONS TO PROPOSERS

B7 PROPOSAL REJECTION

Any proposal may be rejected if it is conditional, incomplete, or deviates from specifications in this RFP. The City reserves the right to waive, at its discretion, any procedural irregularity, immaterial defects, or other improprieties which City deems reasonably correctable or otherwise not warranting rejection of the proposal. Any waiver of a requirement in this RFP will not excuse a Proposer from full compliance with the City's requirements for the work.

B8 PRE-CONTRACTUAL EXPENSES

The City shall not, in any event, be liable for any pre-contractual expense incurred by the Proposer in the preparation of its proposal. Pre-contractual expenses are defined as expenses incurred by the Proposer in:

- Preparing its proposal in response to this RFP
- Submitting its proposal to the City
- Negotiating with the City on any matter related to the proposal
- Any other expenses incurred by the Proposer prior to date of contract award

B9 NEGOTIATIONS

The City reserves the right to: a) negotiate the final Contract with any Proposer(s); b) withdraw this RFP in whole or in part at any time without prior notice and, furthermore, makes no representations that any Contract will be awarded to any Proposer responding to this RFP; c) award its total requirements to one Proposer or to apportion those requirements among two or more Proposers; or d) reject any proposal if it is conditional, incomplete or deviates significantly from the requirements in this RFP. In addition, negotiations may or may not be conducted with Proposer; therefore, the proposal submitted should contain Proposer's most favorable terms and conditions, since the selection and award may be made without discussion with any Proposer.

B10 CONTRACT

It is anticipated that the contract(s) resulting from this RFP, if awarded, will be effective for one (1) year, with the option to renew for four (4) additional one-year periods, unless otherwise stated in this RFP. The City reserves the right to cancel the contract at any time, with or without cause, upon thirty (30) days' prior written notice to Consultant of its intent to terminate.

Proposers shall provide firm, fixed pricing for the initial one-year term. For Years 2 through 5, proposers must include proposed annual pricing and any applicable price escalation methodology, such as Consumer Price Index (CPI) adjustments. CPI-based increases must reference a specific index (e.g., CPI-U, Los Angeles-Riverside-Orange County) and include a not-to-exceed cap of __% per year. All renewal periods are contingent upon City approval, contractor performance, and budget availability.

B. INSTRUCTIONS TO PROPOSERS

B11 PROTEST PROCEDURES

Only a Proposer who has actually submitted a proposal in response to this RFP is eligible to submit a protest. The City will not accept or entertain RFP protests from anyone who did not submit a proposal for the project or work being protested.

Proposers may file a protest of an RFP with the Finance Department – Purchasing Division, City of Chino, 13220 Central Avenue, Chino, CA 91710, no later than 4:00 p.m. on the fifth business day from the date the Notice of Intent to Award was announced.

At the time of the filing, the protest shall:

a. Be submitted on the Proposer's formal letterhead and include the Proposer's company name, address, phone number and the name and title of the individual filing the protest;

b. List the reasons for the protest including the specific section of the documents or technical specifications being disputed; and

c. Site any statutes or case law supporting or serving as the basis for the protest and describe how they support the item(s) being disputed.

If the protest does not meet these requirements, the City will reject it without further review. If the protest is submitted on time and complies with all the above requirements, the Director of Finance or his designee, shall review the protest and all relevant information submitted by the protestor. The City will provide a written response to the protestor. The City has the right to respond to any protest until the date on which the contract is awarded by the Chino City Council.

The procedure and time limits set forth in this paragraph are mandatory and are the sole and exclusive remedy in the event of an RFP protest. Failure to comply with these procedures shall constitute a failure to exhaust administrative remedies and a waiver of any right to further pursue the proposal protest, including filing a Government Code Claim or legal proceedings.

If the City determines that the protest is frivolous, the party originating the protest may be determined to be non-responsible and may be determined to be ineligible for future contract awards.

C. PROPOSAL REQUIREMENTS

Proposal shall be up to a TOTAL page limit of twenty-five (25) pages (NOT INCLUDING dividers, transmittal letter, table of contents, and required forms). Proposers should not include any unnecessarily elaborate promotional material. Lengthy narrative is discouraged, and proposal should be brief, clear and concise.

C1	**COVER LETTER/ LETTER OF INTRODUCTION**
	Proposals must be signed and include a letter of introduction along with firm name, website, address, telephone number, email, and name of person authorized to submit the proposal and who will have contractual responsibility with the City of Chino, along with the person's title. If the firm operates from more than one location, please specify the office to which this project will be assigned. Identify all sub-consultants that will be involved. Include a statement that the proposal shall remain valid for a period of not less than 120 days from the date of submittal. Include a statement attesting that all information submitted with the proposal is true and correct.
C2	**EXPERIENCE AND QUALIFICATION OF THE FIRM**
	Proposals must describe the firm's qualifications possessed to perform services under the engagement. Include information about pertinent prior experience, number of years the firm has been in business, specialized expertise, and experience with California municipalities. This section of the proposal should establish that the contractor can satisfactorily perform the required work, the requisite previous experience on similar assignments, and the stability and professional standing of the firm. The proposal must include the firm's valid California Contractor License (C-20), including the license number, issue date, and current license status. Firms must also confirm their financial capacity and bonding ability to furnish 100% Payment and Performance bonds, as required for this contract.
C3	**PROJECT TEAM QUALIFICATIONS/QUALIFICATIONS OF KEY PERSONNEL**
	Proposals must include a brief description of the proposed representative(s) and key staff. Include a chart identifying the key personnel assigned to the project and their respective resume(s). Identify any consultants/sub-consultants that you would expect to use, noting relevant disciplines. Include information regarding those firm(s) qualifications.
C4	**REFERENCES**
	The proposal must include the firm and sub-consultant(s) references. Please provide reference information and brief project descriptions for at least three (3) current clients. Reference projects should have been completed within the last four (4) years and similar in nature to those described in this RFP. Please include the following: 1. Name of client. 2. Name and title of client's primary contact. 3. Telephone number, email address, and mailing address of the client's primary contact. 4. A brief description of the type of services provided, the overall scope of services, duration of the project and status of the project.

C. PROPOSAL REQUIREMENTS

C5	**PLAN METHODOLOGY/PROJECT APPROACH**
	Describe the services and activities that your firm proposes to provide to the City. Include a statement of your understanding of the assignment(s). Describe your approach and methodology for tasks and scope of services. Contractors are strongly encouraged to suggest refinements and innovative methodologies that ultimately achieve the work products described in the RFP.
C6	**SEALED FEE PROPOSAL**
	The sealed fee proposals must be submitted, **in a separate cost file**, electronically in PlanetBids. **Do not include fees within the body of the proposal.** Provide all fees for which compensation is expected. Proposed fees structure must be clearly itemized to reflect all fees by task, position, rate and hours, as well as miscellaneous billing fees. This original fee proposal must be received by the RFP due date and time specified. Please ensure that prevailing wage is included, if applicable. It is anticipated that the contract(s) resulting from this RFP, if awarded, will be effective for one (1) year, with the option to renew for four (4) additional one-year periods, unless otherwise stated in this RFP. The City reserves the right to cancel the contract at any time, with or without cause, upon thirty (30) days' prior written notice to Consultant of its intent to terminate. Proposers shall provide firm, fixed pricing for the initial one-year term. For Years 2 through 5, proposers must include proposed annual pricing and any applicable price escalation methodology, such as Consumer Price Index (CPI) adjustments. CPI-based increases must reference a specific index (e.g., CPI-U, Los Angeles-Riverside-Orange County) and include a not-to-exceed cap of __% per year. All renewal periods are contingent upon City approval, contractor performance, and budget availability.
C7	**CONFLICT OF INTEREST STATEMENT**
	Complete and submit the Conflict of Interest Statement (Attachment A) with the proposal.
C8	**ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS**
	Complete and submit the Acknowledgement of Insurance Requirements (Attachment A) with the proposal.
C9	**ACKNOWLEDGEMENT OF TERMS AND CONDITIONS**
	Complete and submit the Acknowledgement of Terms and Conditions (Attachment A) with the proposal. Any requests for exceptions to the terms of the RFP and Professional Services Agreement (Attachment B) must be noted and submitted on this required attachment. If no exceptions to the terms are requested, please confirm by stating "none."
C10	**APPENDICES**
	Information considered by Proposer to be pertinent to this RFP and which has not been specifically solicited in any of the aforementioned sections may be placed in a separate appendix section. **Proposers are cautioned, however, that this does not constitute an invitation to submit large amounts of extraneous materials. Appendices shall be relevant and brief.**

D. EVALUATION CRITERIA

All proposals will be reviewed by a Selection Committee established by the City. The City's final selection will not be based on any single factor, including price. A firm may be eliminated from consideration for failure to comply with any of the requirements of this RFP, depending upon the critical nature of such requirements. Proposal will be evaluated on the criteria specified below:

D1	**EXPERIENCE/QUALIFICATIONS 30%**
	Proposer's experience in performing work of a similar nature, experience working with public agencies and particularly California municipalities, and strength, resources, and stability of the firm. This will include an assessment of whether the proposal provides detailed information about key personnel and whether such personnel meet established experience requirements and have sufficient training and credentials. This will also include an assessment of whether the allocation of personnel to the project is appropriate for meeting project expectations.
D2	**PLAN METHODOLOGY/PROJECT APPROACH 20%**
	This will include an assessment of the detailed description of the approach and methodology to be used to accomplish the Scope of Services of the RFP, including whether the work plan provided is clear and detailed and demonstrates ability to meet the City's objectives, and whether the work plan includes identified benchmarks and practices. This will also include an assessment of whether the Proposer is capable of performing the services promptly, within the time specified, and without delay.
D3	**PAST PERFORMANCE/REFERENCES 20%**
	This will include an assessment of the Proposer's prior experience in performing similar services for other public entities based on provided references, including an assessment of the character, integrity, reputation, and judgment of the Proposer.
D4	**QUALITY OF RESPONSIVENESS OF PROPOSAL 15%**
	This will include an assessment of the completeness of the Proposer's response in accordance with the RFP instructions and the thoroughness of proposal, including whether all required information is provided in the format specified.
D5	**COMPETITIVE PRICING 15%**
	This will include an assessment of whether the price proposal is fair, reasonable, and competitive, and whether the cost schedule aligns with the project schedule.

E. SELECTION PROCESS

E1 SELECTION

All proposals will be reviewed by a Selection Committee established by the City. The City will review proposals and check references. Each reviewer will use the evaluation criteria set forth in this RFP and score each RFP independently. The highest-ranking proposals may be invited to the City for interviews with the Selection Committee.

It is the City's intent to select one (1) Proposer to provide services; however, the City may, in its sole discretion, enter into contracts with multiple qualified Proposer's or may reject all proposals and not award a contract at this time.

The City reserves the right to make final decisions regarding the selected Proposer and the number of selected Proposers based on the quantity and quality of the RFPs received. This right extends to modifying the selection process to eliminate interviews if an insufficient number of qualified Proposer's submit an RFP.

E2 AWARD

The award is based on the criteria in Section D. City shall send a Notice of Intent to Award to all Proposers via PlanetBids, to announce the City's intent to award the contract to the top-ranked selected Proposer.

E3 IMPLEMENTATION

1. **Kick-off Meeting:** A Kick-off meeting may be held after award of contract. Consultant and its team will meet with the City staff to conduct introduction, discuss scope of services, and implementation process. The consultant shall plan on monthly meetings to update City staff on project progress.
2. **Notice to Proceed:** Following the kick-off meeting a formal Notice to Proceed (NTP) may be issued after the agreement is fully executed and all insurance documents and other required documents have been received and approved.

E4 INSURANCE REQUIREMENT

City of Chino insurance requirements for Citywide HVAC Preventative Maintenance and Repairs Contract:

Contractor shall procure and maintain for the duration of the contract, *and for 5 years thereafter*, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees, or subcontractors.

MINIMUM SCOPE AND LIMIT OF INSURANCE
Coverage shall be at least as broad as:

1. **Commercial General Liability** (CGL): Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
2. **Automobile Liability**: Insurance Services Office Form CA 0001 covering Code 1 (any auto), with limits no less than **$1,000,000** per accident for bodily injury and property damage.

3. **Workers' Compensation** insurance as required by the State of California, with Statutory Limits, and Employers' Liability insurance with a limit of no less than **$1,000,000** per accident for bodily injury or disease.

If the contractor maintains broader coverage and/or higher limits than the minimums shown above, the Entity requires and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Entity.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the Entity. The Entity may require the Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or Entity. The CGL and any policies, including Excess liability policies, may not be subject to a self-insured retention (SIR) or deductible that exceeds $25,000 unless approved in writing by Entity. Any and all deductibles and SIRs shall be the sole responsibility of Contractor or subcontractor who procured such insurance and shall not apply to the Indemnified Additional Insured Parties. Entity may deduct from any amounts otherwise due Contractor to fund the SIR/deductible. Policies shall NOT contain any self-insured retention (SIR) provision that limits the satisfaction of the SIR to the Named Insured. The policy must also provide that Defense costs, including the Allocated Loss Adjustment Expenses, will satisfy the SIR or deductible. Entity reserves the right to obtain a copy of any policies and endorsements for verification.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **The Entity, its officers, officials, employees, and volunteers are to be covered as additional insureds** on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired, or borrowed by or on behalf of the Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10, CG 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).
2. For any claims related to this project, the **Contractor's insurance coverage shall be primary and non-contributory** insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the Entity, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Entity, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.
3. Each insurance policy required by this clause shall provide that coverage shall not be canceled, except with notice to the Entity.

Claims Made Policies

If any coverage required is written on a claims-made coverage form:

1. The retroactive date must be shown, and this date must be before the execution date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
3. If coverage is cancelled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective, or start of work date, the Contractor must purchase extended reporting period coverage for a minimum of five (5) years after completion of contract work.
4. A copy of the claims reporting requirements must be submitted to the Entity for review.

5. If the services involve lead-based paint or asbestos identification/remediation, the Contractors Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

Umbrella or Excess Policies: The Contractor may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions (SIRs), indemnity, and defense requirements. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.

Acceptability of Insurers: Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best rating of no less than A: VII, unless otherwise acceptable to the Entity.

Waiver of Subrogation: **Contractor hereby agrees to waive rights of subrogation which any insurer of Contractor may acquire** from Contractor by virtue of the payment of any loss. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation. **The Workers' Compensation policy shall be endorsed with a waiver of subrogation** in favor of the Entity for all work performed by the Contractor, its employees, agents and subcontractors.

Verification of Coverage: Contractor shall furnish the Entity with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause **and a copy of the Declarations and Endorsements Pages of the CGL and any Excess policies listing all policy endorsements**. All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by the Entity before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The Entity reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. Entity reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Subcontractors: Contractor shall require and verify that all subcontractors maintain insurance meeting all requirements stated herein, and Contractor shall ensure that Entity is an additional insured on insurance required from subcontractors. For CGL coverage, subcontractors shall provide coverage with a form at least as broad as CG 20 38 04 13.

Duration of Coverage: CGL & Excess liability policies **for any construction related work, including, but not limited to, maintenance, service, or repair work**, shall continue coverage for a minimum of 5 years for Completed Operations liability coverage. Such Insurance must be maintained and evidence of insurance must be provided ***for at least five (5) years after completion of the contract of work.***

Special Risks or Circumstances: Entity reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

F. SCOPE OF SERVICES

Citywide HVAC Preventative Maintenance, Repairs, and Automation Scope of Work/Specifications

It shall be the Contractor's responsibility to develop and implement a routine maintenance program to effectively maintain, to the satisfaction of the City representative, all aspects of HVAC systems in City commercial facilities. For the purpose of this contract, routine preventative HVAC maintenance shall be defined as quarterly scheduled routine inspection and proactive servicing of HVAC systems to facilitate heating/cooling with a minimal downtime. On-call, as-needed services (24 hours, 7 days a week, 365 days per year) will be for unplanned, and/or emergency repair services, as listed herein.

The routine maintenance and all repairs shall be provided in accordance with the highest standards of the industry, skill, workmanship, applicable trade practices, meet warranties and in conformance to all applicable laws, codes, and regulations. The Contractor's maintenance program and repairs shall, at a minimum, include but not limited to the specifications outlined herein.

Preventative maintenance and repairs described in this Scope of Work are to be performed on the HVAC equipment at the following locations in City of Chino:

1. Chino Police Department – 5450 Guardian Way
2. City Hall – 13220 Central Ave.
3. City Hall South- 13250 Central Ave.
4. Neighborhood Activity Center (NAC) – 5201 D. St.
5. Children's Youth Museum – 13191 6th St.
6. Chino Branch Library – 13180 Central Ave.
7. Assemblymember Office - 13160 7th St.
8. Gray Building (Chamber of Commerce) – 13150 7th St.
9. 7th Street Theatre – 13123 7th St.
10. Senior Center – 13170 Central Ave.
11. Carolyn Owens Community Center (COCC) – 13201 Central Ave.
12. Family Services – 13271 Central Ave.
13. Community Building – 5443 B. St.
14. Old School House Museum – 5493 B. St.
15. Public Works Services (Yard) - 5050 Schaefer Ave.
16. Ayala Park Operation Center (APOC) – 5575 Edison Ave.
17. Monte Vista Park – 13196 Monte Vista Ave.
18. Liberty Park – 11860 Telephone Ave.
19. Chino Champion – 13179/13191 9th St.
20. Chaffey Tech Center - 13170 7th St, Chino, CA 91710
21. EPIC Building - 13106 Central Ave, Chino, CA 91710

I. SERVICE SPECIFICATIONS

Preventative maintenance will include any and all costs for providing the necessary labor, tools, travel, equipment, mobilization/demobilization, licenses and incidental materials such as fluids, belts and filters, etc. per the Preventative Maintenance lists below to test, maintain, and diagnose the specified HVAC equipment, including but not limited to air flow analysis, water flow, delta T, humidity, Freon and electronic conditions.

Preventative Maintenance activities shall also specifically include but not limited to the following:

1. Test and Inspection – All labor to visually inspect and search for worn, failed and/or doubtful parts. Visually check coil surfaces, fan blades, fan belts, couplings, equipment housings, motor mounts, dampers, valves, fluid levels, VAV boxes, heat exchangers, etc. Make recommendations to the City of any necessary replacements and/or adjustments.
2. Preventative Maintenance and Predictive Maintenance – Labor to perform preventative maintenance on the equipment included. Maintenance intervals for systems and equipment are determined by run time, system use, application, location, and manufacturer's recommendations.
3. Consumable Materials – Normal consumable materials and supplies, such as lubricants, grease, towels/rags, wire nuts, cleaning solutions, oil and clean-up materials.
4. Air Filter Media and Service – Includes regular air filter changing per the manufacturer's specifications. Includes monitoring of air filter conditions. Should additional changes be required, Air Filter Media and Service includes notifying the City of any recommended adjustments to the maintenance program.
5. Coil Service – Two (2) Semi-annual cleaning of each condenser coil during the contract year and or per manufacture's recommendations. Should additional cleaning be required, Coil Service includes notifying the City of any necessary adjustments to this program.
6. Belt Service – This agreement will include one (1) annual belt change for each belt in the system at the beginning of the contract year or per the manufacture's recommendations. Should additional belt changes be required, Belt Service includes notifying the City of any necessary adjustments to this program. Contractor to provide all belts.

II. PREVENTATIVE MAINTENANCE

Quarterly Service Activities: Along with Preventative Maintenance Regularly Scheduled Activities (see section below), the Quarterly Service Activities will be the City's primary maintenance program normally scheduled during the month of July, October, January, and April unless otherwise specified by the Maintenance Supervisor or Authorized City Representative.

1. Spring Inspection/Service: The Contractor shall schedule and perform a pre-cooling season maintenance service call. The following services shall be performed in addition to Preventative Maintenance Regularly Scheduled Activities.

    A. Cycle units and check pressures and refrigerant charge
    B. Ensure condensate lines are clean and pump is working properly
    C. Visually inspect all wiring
    D. Check and clean the indoor and outdoor coil if needed
    E. Replace filters, inspect belts, replace as needed

2. Summer Inspection/Service: The Contractor shall schedule and perform the following in addition to Preventative Maintenance Regularly Scheduled Activities:

    A. Replace filters, inspect belts, replace as needed
    B. Visually inspect all wiring

3. Fall Inspection/Service: The Contractor shall schedule and perform a Pre-Heating season maintenance service call. The following services shall be performed in addition to Preventative Maintenance Regularly Scheduled Activities:
    A. Cycle and check each unit for proper heating operation
    B. Check and clean pilot lights and bearings if needed
    C. Replace filters, inspect belts, replace as needed
    D. Visually inspect all wiring
    E. Inspect and service or repair gas radiant tube and space heaters

4. Winter Inspection / Service: The Contractor shall schedule and perform the following services in addition to Preventative Maintenance Regularly Scheduled Activities.

    A. Replace filters, inspect belts, replace as needed
    B. Visually inspect all wiring

5. Preventative Maintenance Regularly Scheduled Activities: Preventative Maintenance shall be comprehensive and consist (at minimum) of the following:

    A. Heating and Air Conditioning Equipment

        a) Check with Facility Maintenance Supervisor for operational deficiencies
        b) Check area around equipment
        c) Examine each piece of equipment and device to see that it is functioning properly and is in good operational condition
        d) Clean all components of dust, old lubricants, etc. to allow the equipment to function as designed
        e) Lubricate all equipment where needed to permit bearings, gears, and all contact wearing points to operate freely and without undue wear
        f) Adjust all linkages, motors, drives, etc. that have drifted from the initial design settings and positions
        g) Calibrate all sensing, monitoring, output, safety, and readout devices for proper ranges, settings, and optimum efficiencies
        h) Check system thermostat operation, temperature and pressure controls and adjust as necessary
        i) Inspect and tighten all electrical connections
        j) Check for proper voltage and amp draw
        k) Inspect safeties
        l) Inspect all contacts and relays
        m) Inspect all wiring for chafing, burning, or deteriorated insulation
        n) Inspect all breakers
        o) Inspect capacitors
        p) Check rain guards
        q) Check insulation and clamps
        r) Check and adjust dampers
        s) Lubricate all motors, bearings, and other moving parts
        t) Inspect air filters and clear or replace as needed (air filters to be provided by Contractor)

u) Check all applicable belts for proper condition; replace all belts once beginning of each contract year and then as necessary
v) Check all applicable belt tension and adjust as necessary
w) Check drives and pulleys for tightness and alignment
x) Inspect fan control
y) Inspect and adjust all valves
z) Inspect oil in compressors and add as necessary
aa) Wash fans at beginning of each contract year
bb) Any applicable VAV Boxes are to be serviced once per year
cc) Check for unusual noises, vibration, and wear
dd) Carry out other preventative maintenance procedures recommended by the equipment manufacturer
ee) Test and cycle all equipment as a system after it has been cleaned, lubricated, adjusted, and calibrated to see that it is in good operational condition and at optimum efficiency
ff) Provide itemized checklist documentation of preventative maintenance activities per location and report observations and any unusual or out of scope conditions to the Maintenance Supervisor
gg) Recommend the repair of the device by the addition of replacement parts, should the describe maintenance not be adequate
hh) Recommend the replacement of the device if needed, in view of its condition, age, and cost of previous subsequent repair
ii) Provide service tag on all service units, containing the information listed per specifications

B. Heating Equipment
a) Inspect all pilot lights and operation of the ignition system
b) Inspect and clean the flame sensor
c) Inspect and adjust burner assembly
d) Inspect flue pipe, diverter, and flue connections
e) Inspect the heat exchanger
f) Inspect heating coils
g) Inspect temperature rise
h) Inspect furnace safety controls
i) Inspect fuel input
j) Inspect for gas leaks
k) Inspect gas valve operation
l) Inspect gas pressure and set factory specifications
m) Inspect backup heat elements
n) Inspect sequencer operation
o) Inspect actual amperage draw on motors
p) Inspect actual voltage to the unit
q) Inspect oil filter and oil pressure switches
r) Inspect all high limits and safety controls
s) Inspect reversing valve operation
t) Inspect valves, step traps, and belts

u) Inspect any applicable hot water heaters, boilers, and related pumps. Inspection shall include annual tune-up of burners and cleaning of boilers as required

C. Air Conditioning Equipment
   a) Check refrigerant systems for leaks and operation
   b) Inspect temperature drop
   c) Check condenser general operation and condition and clean condenser coil thoroughly at the beginning of each contract year and then as necessary
      i. Check for scaling or corrosion of water-cooled condensers, clean as required
      ii. Check condition of air-cooled condensers, clean as required
   d) Check and adjust condensate pumps and drains as necessary
   e) Inspect and clean condensate drain pan, drains, and traps to ensure proper draining. Inform the Facility Maintenance Supervisor of unusual or discolored drain pan accumulations
   f) Inspect condenser fans – blade conditions, clearances, etc.
   g) Lubricate condenser fan motors and bearings
   h) Inspect amp and voltage draw
   i) Inspect evaporator coils and clean at the beginning of each contract year, then as necessary
   j) Inspect evaporator drip pan, drains, and filters
   k) Inspect all compressors and starter – contacts and free movement
   l) Inspect compressor general operation and condition, oil level, head pressure, and suction pressures
   m) Inspect refrigerant pressure and change
   n) Inspect refrigerant system for leaks and for potential leak points – chafing lines, cap tubes, etc.
   o) Record amount of refrigerant. If applicable, remove from system and replace appropriate amount
   p) Inspect unit disconnect system. Record unit voltage – rated and actual
   q) Inspect “economizer”, if applicable
   r) Megohm or oil test compressors – record readings
   s) Inspect compressor terminals
   t) Inspect disconnect power box
   u) Inspect all coils for cleanliness, fin condition
   v) Check for leaks in air supply if applicable
   w) Inspect the system to avoid the correct freeze up

D. Air Handlers
   a) Check and change filters as necessary
   b) Replace all belts one time per year
   c) Check drive components for wear and alignment
   d) Check blower wheels – conditions and cleanliness
   e) Inspect blower housing, deck mountings – cracks, loose bolts, etc.
   f) Check fan bearings
   g) Check blower bearings
   h) Check blower motor bearings

i) Lubricate all bearings at least once at the beginning of each contract year and then as necessary
j) Record supply fan amperage – rated and actual
k) Record return fan amperage – rated and actual
l) Inspect and service VFDs located at each AHU per the following:
    i. Clean with dry nitrogen, blowing out the permanent air filter
    ii. Wipe down cabinet interior, check for proper electrical ground
    iii. Check with Triac for voltage leakage, tighten connections, and check and reset any alarms (replace/repair parts when necessary)
m) Inspect all wiring for chafing, burning, and deteriorated insulation
n) Record overall condition of equipment
o) Check heat and cooling coils for cleanliness and clean if needed

E. Residential Refrigerant Type A/C Units, Heat Pumps
- Check economizer operation
- Check compressor crankcase heater(s)
- Record:
    i. Compressor voltage
    ii. Compressor amperage
    iii. Operating suction pressure
    iv. Operating head pressure
    v. Operating superheat
    vi. Operating oil level
    vii. Operating oil pressure
        1. Check unloader function, if applicable
        2. Check hot gas bypass function, if applicable
        3. Check all controls for proper function and set points
        4. Check and record discharge air temperature
        5. Record overall condition of equipment

F. Forced Hot Air Heaters, Gas
a) Check combustion controls
b) Check room air intake system
c) Check contacts
d) Check mercury bulbs
e) Inspect all wiring for chafing, burning, and deteriorated insulation
f) Clean internal surfaces, if necessary
g) Clean external surfaces
h) Clean burner assembly, if necessary
i) Clean fireside
j) Clean flue
k) Inspect refractory
l) Prepare heater for winter conditions
m) Do efficiency test and record
n) Log heater condition at departure

G. Controls – Temperature, Humidity HVAC Sensors
a) Check alarms

b) Check the operation of all controls, thermostats, starters, relays, pressure switches, disconnect switches and fuses
c) Perform programming adjustments where needed
d) Clean where needed
e) Check for any overrides
f) Check set points, make adjustments where needed
g) Check contacts and relays, clean and tighten contact where necessary
h) Check thermostats, calibrate if necessary
i) Check sensors and adjust if necessary

H. Chillers and Boilers
a) Visual inspections of:
i. Fan assemblies
ii. Belts and sheaves
iii. Motor mounts and vibration pads
iv. Electrical connections and contactors
v. Heating and cooling coils
vi. Filter media and racks
vii. Sign glass condition
viii. Bearings
ix. Spray nozzles and pans
x. Igniter and flame assembly
xi. Heat exchanger
xii. Compressor sections
xiii. Condensing sections
xiv. Heating sections
xv. Humidifiers and strainers
xvi. Seals and packing
xvii. Condensate drains and pans
xviii. Flame composition
b) Physical check and/or test of components including but not limited to:
i. Lubrication requirements
ii. Oil sump, heaters, and temperatures
iii. Starter operations
iv. Water flows
v. Alignment on couplings
vi. Motor operating conditions
vii. Suction and discharge pressures
viii. Flow switch operations
ix. Control interlocks
x. Flue stack assembly
xi. Damper operations
xii. External interlocks
xiii. Motor voltage and amperage
xiv. Refrigerant charges
xv. System(s) leaks
xvi. Oil and fluid levels
xvii. Pressure and temperatures

xviii. Outside air intakes
xix. Refrigerant pump down

c) Perform air filter replacements provided by the Contractor

I. Raypak Boilers

a) Replace air filters
b) Replace the hot surface igniter and flame rod if necessary
c) Inspect the gas pressure, combustion pressure, flue, and operating controls
d) Calibrate temperature sensors
e) Perform operating check and log performance data
f) Observe operation of related pumps
g) Take external bearing temperature readings with laser thermometer, grease bearings

J. Screw Chillers

Water-cooled Trane RTCH Chiller annual to include but not limited to the following:

a) Mega-Ohm (megger) readings of the main compressor motor
b) Contractor to conduct an EPA refrigerant leak check and audit per California State Law, AB32
c) Condenser tube brushing
d) Oil filter replacement and oil sample for laboratory Spectro analysis and report
e) Check operation of oil heater, controls, and safeties
f) Calibrate temperature and pressure sensors
g) Perform operating check and log performance data
h) Check and record approach in both evaporator and condenser
i) Observe operation of related pumps
j) Take external bearing temperature readings with laser thermometer, grease bearings as needed

K. Air Cooled Chiller

Air-cooled Carrier 30RAN Chiller annual to include but not limited to the following:

a) Mega-Ohm (megger) readings of the compressor motors
b) Contractor to conduct an EPA refrigerant leak check and audit per California Law, AB32
c) Condenser tube brushing
d) Check operation of the oil heaters, controls, and safeties
e) Calibrate temperature and pressure sensors
f) Perform operating check and log performance data
g) Check and record approach in both evaporator and condenser
h) Observe operation of related pumps
i) Take external bearing temperature readings with laser thermometer, grease bearings as needed
j) Wash condenser coils with water and an EPA approved coil cleaner

L. Cooling Tower

a) Basin cleaning
b) Tower strainer cleaning
c) Float assembly adjustment
d) Inspection of make-up water system
e) Check fan belt, adjust and replace if needed. Contractor to provide matched drive belts, inspect and grease bearings
f) Remove debris from tower basin and remove from site for proper disposal

M. Smardt Turbocor Air Cooled Chiller (Police Department)
a) Check for visible mechanical damage to compressor
b) Check for excessive vibration from other rotating equipment
c) Connect to the compressor using the Service Monitoring Tools software and download fault and event logs. Review and save logs for future reference
d) Check main power supply voltages
e) Check for signs of hotspots/discoloration on power cables
f) Check amperages as per design
g) Check DC bus voltage
h) Check capacitor mid bus voltage
i) Check all communication cables are secure and tight
j) Check all electronic modules are secure
k) Check physical condition of all exposed printed circuit boards (PCBs)
l) Check system refrigeration charge
m) Check system and motor cooling liquid line to ensure sufficient sub-cooling
n) Verify discharge check valve operation
o) Check airflow is not obstructed
p) Check fin surfaces are clean
q) Check fan rotation (direction)
r) Annual service to include:
i. Contractor to conduct an EPA refrigerant leak check and audit per California State Law AB32
ii. Check electrical terminals are tight
iii. Check operation of all system safety devices and interlocks
iv. Check for oil in the system (compressor must operate in an oil-free environment)
v. Check all exposed PCBs for dust build-up and clean if necessary
vi. Check calibration of pressure/temperature sensors
vii. Check operation of IGV assembly
viii. Check superheat level/control, if applicable
ix. Check EXV winding resistance
x. Check fan motor overload devices
xi. Perform moisture-prevention measures
xii. Clean condenser coils with water and an EPA approved coil cleaner
xiii. Check fan blades for tightness on shaft
xiv. Check fans for loose rivets and cracks
xv. Check coil fins for damage
xvi. Check and record approach in both evaporator and condenser for each circuit
xvii. Take external bearing temperature readings with laser thermometer

xviii. Observe operation of related pumps
xix. Check bladder-type expansion tanks for proper air pressure, adjust as required

N. Ajax Boilers (Police Department)
a) Test operating and temperature controls
b) Observe noise level
c) Check for water leaks and lockout codes
d) Test operating control
e) Check pilot/main flame signal using a voltmeter
f) Inspect and clean air filter
g) Observe condition of main flame
h) Annual service to include:
i. Lubricate pilot blower
ii. Check the burner
iii. Clean the coils
iv. Clean gas inlet screen
v. Examine vent system
vi. Examine connections
vii. Check for corrosion
viii. Test for gas leaks
ix. Perform a pilot spark test (every 6 mo.)
x. Perform combustion test (check CO, CO2, excess air, nox, and combustion chamber pressure)
xi. Calibrate temperature sensors, perform operating check and log performance data
xii. Observe operation of related pumps
xiii. Check bladder-type expansion tanks for proper air pressure, adjust as required

O. Chilled Water Air Handling Units, except the firing range units (Police Department)
a) Inspect the air handling units for operation
b) Check supply and return fan motors for proper operation
c) Check unit for abnormal vibration or broken supports
d) Check wiring for burnt or chafed conductors
e) Check belts, bearings, and sheaves for wear, damage, and alignment
f) Check contactors and relays for pitting, wear, and damage
g) Check heating and cooling coils for leaks, lint, and dirt condition
h) Check and clean coil drain pans
i) Check and adjust air dampers (outside, mixed, and return)
j) Replace all air filters (Contractor to provide filters)
k) Check air filter housing integrity
l) Check P-trap, prime as needed to ensure proper operation
m) Check drive alignment, wear, seating, and operation
n) Annual service to include:
i. Wash cooling coil
ii. Perform and log full load performance check
iii. Meg-Ohm (check motors [20Hp and greater] log values)
iv. Disassemble and clean magnetic motor starters

v. Check and tighten electrical connections
vi. Lubricate supply, return fan and motor bearings
vii. Check operation of dampers and actuators
viii. Check integrity of all panels on equipment, replace fasteners as needed
ix. Inspect for evidence of moisture carryover beyond the drain pan from cooling coils
x. Visually inspect exposed ductwork and external piping for insulation and vapor barrier for integrity
xi. Check, make appropriate adjustments and if needed, replace fan belts (Contractor to provide belts)

P. Variable Frequency Drives VFDs (Police Department)
a) Clean cabinet with nitrogen and vacuum
b) Confirm operation of muffin fan
c) Tighten all electrical connections
d) Return unit to normal operation
e) Annual service to include:
i. Clean the permanent air filter
ii. Check for proper electrical ground
iii. Check the Triac for voltage leakage
iv. Tighten connections
v. Check and reset any alarms

Q. Trane Condensing Units (Police Department)
a) Check compressors and fan motors for proper operation
b) Check refrigerant tubing for chafing, vibration, or broken supports
c) Check wiring for burnt or chafed conductors
d) Check refrigerant system for proper charge and operation
e) Check contactors and relays for pitting, wear, and damage
f) Annual service to include:
i. Perform leak check
ii. General cleaning and lubrication
iii. Check and tighten electrical connections
iv. Clean condenser coils with water and an EPA approved coil cleaner

R. DX Air Handling Units (Police Department)
a) Inspect the air handling units for proper operation
b) Check supply and return fan motors for proper operation
c) Check unit for abnormal vibration or broken supports
d) Check wiring for burnt or chafed conductors
e) Check belts, bearings, and sheaves for wear, damage, and alignment
f) Check contactors and relays for pitting, wear, and damage
g) Check heating and cooling coils for leaks, lint, and dirt condition
h) Check and clean coil drain pans
i) Check and adjust air dampers (outside, mixed, and return)
j) Replace all air filters (Contractor to provide filters)
k) Check air filter housing integrity

l) Check P-trap, prime as needed to ensure proper operation
m) Check drive alignment, wear, seating, and operation
n) Annual service to include:
    i. Wash cooling coil
    ii. Perform and log load performance check
    iii. Meg-Ohm (check motors [20Hp and greater] log values)
    iv. Disassemble and clean magnetic motor starters
    v. Check and tighten electrical connections
    vi. Lubricate supply, return fan and motor bearings
    vii. Check operation of dampers and actuators
    viii. Check integrity of all panels on equipment, replace fasteners as needed
    ix. Inspect for evidence of moisture carryover beyond the drain pan from cooling coils
    x. Visually inspect exposed ductwork and external piping for insulation and vapor barrier for integrity
    xi. Check, make appropriate adjustments and if needed, replace fan belts (Contractor to provide belts)
    xii. Inspect/replace hot and cold water line actuators when necessary

Note: City is responsible for the monthly chilled water treatment for the chiller.

6. Biannual Maintenance - Indoor and Outdoor Coil cleaning is to be completed on a bi-annual basis (twice per year), regularly scheduled in April and October, unless otherwise specified by the Facility Maintenance Supervisor or Authorized City Representative.

7. Annual Maintenance – Contractor will perform scheduled annual preventative maintenance in accordance equipment manufacturer's instructions and recommendations, with a program of standard routines as determined by your experience, equipment application, and equipment operating hours and location. This service is designed to optimize the reliability and efficiency of the equipment, extend the useful life of the City's equipment, and provide proactive indications of excessive wear and damage to HVAC systems before a catastrophic failure occurs during the next operating season.

8. Contractor will troubleshoot and/or diagnose HVAC/Mechanical problems and recommend emergency or routine repair programs as required. Contractor will also provide recommendations for additional service(s) that will better enhance equipment performance. Annual maintenance and repairs will be performed on an hourly basis under the On-call HVAC Services portion of the Agreement. Services include, but not limited to:

    A. Eddy Current Testing - Contractor will perform non-destructive eddy current tests on the chiller equipment listed. Testing will be conducted on the condenser and evaporator tub bundles every other year, with the first test completed within six (6) months of the Agreement being executed and every other year thereafter. A report will be submitted on each piece of equipment tested identifying the procedures used to test the equipment, the equipment, calibration methods, test results with description of any abnormal conditions that may exist, recommendations and photographs of the equipment, tubes and tube sheets.

B. Oil Analysis - Contractor will perform oil analysis on equipment listed. Testing will be conducted every other year, with the first test completed within six (6) months of the Agreement being executed and every other year thereafter. A report will be submitted on sample tested identifying the test date, chiller location, manufacturer, model system, serial number, oil type, and oil information, test results with description of any abnormal conditions that may exist and recommendations.

C. Vibration Analysis - Contractor will perform vibration analysis on equipment listed. Testing will be conducted every other year, with the first test completed within six (6) months of the Agreement being executed and every other year thereafter. A report will be submitted on each piece of equipment tested identifying the procedures used to test the equipment, the equipment, calibration methods, and test results with description of any abnormal conditions that may exist, recommendations and photographs of the equipment.

9. Building Automation Services – Quarterly services will be provided by the Contractor starting within two weeks of contract award or per the discretion of the City Facility Supervisor. Building automated services will be provided at the following locations:

    - City Hall: 13220 Central Ave.
    - Police Department: 5450 Guardian Way

Contractor is to conduct a complete inspection, improve equipment operations, increase energy efficiency and other necessary services to reduce or eliminate all premature equipment failure or downtime per the list below:

- Clean control panels and verify the ambient temperature within the panels is not extreme.
- Verify electrical connections in the panels are secure and not loose.
- Check and verify that all controllers are online and their programs are intact and are running properly.
- Maintain the system graphical displays and make changes as facilities personnel require.
- Perform software maintenance, file maintenance and database backups (on-site and remote).
- Check and remove conditions or situations that reduce system optimization.
- Review historical logs to determine control effectiveness and efficiency.
- Field sensor (temperature, humidity, pressure, flow, etc.) accuracy verification and calibration based on spot checks.
- Perform hardware communication tests to determine functional verifications of proper and consistent digital communication.
- Evaluate program control loops and implement modifications and tuning in an effort to enhance system performance.
- Provide supplemental training for system users and operators on an as needed basis.
- Address issues and problems discovered by the City between visits that have been recorded in an on-site trouble log.
- Implement free software system upgrades when these upgrades are released by the manufacture.
- Verify the following:

- Proper operation of dampers.
- Proper operations of valves.
- Equipment (fan, pump, etc.) variable frequency drive (VFD) operation is working correctly.
- Economizers are not jammed or stuck and exhaust fans are operating correctly.
- Make recommendations to City regarding potential modifications of the existing operating hardware and software to enhance performance and increase efficiency. Provide the City with a cost for any upgrades. Upon approval, the City will issue a separate purchase order for the upgrade.
- Inform the City of any control system hardware or software upgrades which may be beneficial to the system operation.
- Provide a equipment performance report which is to be submitted to the City after each preventative maintenance visit.

III. ON-CALL HVAC SERVICES

On-call Non-Emergency and Emergency HVAC Service calls shall be performed on a 24-hour, 7-day- a-week basis, and unrelated to preventative maintenance activities. The on-call services bid item will provide qualified manpower and equipment on an hourly basis to perform routine HVAC/Mechanical repairs or replacements that do not fall under the description of Preventative Maintenance.

1. On-call non-emergency HVAC service calls: When notified, the Contractor will respond by telephone within thirty (30) minutes after the request is placed. At the discretion of the Facility Maintenance Supervisor, the Contractor shall physically respond to repair calls during normal business hours (Monday – Friday, 6:00 a.m. – 6:00 p.m.) within four (4) hours of receiving the call. Repair calls that occur between 6:00 p.m. through 6:00 a.m., or on weekends and holidays, will be billed at the appropriate premium time rate differential. The Contractor has to provide a written estimate for non-emergency service calls within two (2) days and begin repair work within five (5) days of the original request if the proposed repairs are approved.

    A. The Parks and Facilities Manager will authorize all non-emergency work. The Contractor will provide written “not-to-exceed” estimates on all non-emergency work. The estimate will include the number of hours, hourly rate, number and type of employees required, estimated material cost and completion date.
    B. It will be the Contractor’s responsibility to ensure they have all information to prepare accurate estimates, at no additional cost to the City.
    C. Work will only be performed with the City’s written authorization within the time agreed upon between the City and the Contractor. Upon authorization, actual work will not exceed the Contractor’s estimate. Unreasonable estimates will be deemed cause to terminate this contract.

2. Emergency HVAC Service Calls: When notified, the contractor will respond by telephone within thirty (30) minutes and provide service at the affected site within two (2) hours after the request is placed. The Contractor shall provide a twenty-four (24) hour emergency phone number. The City reserves the right to contract with any vendor in the case of an emergency if no response or untimely response has been made by the contractor. The Parks and Facilities Manager will authorize all emergency work.

IV. INITIAL SERVICES

1. First Preventative Maintenance Visit: The Contractor shall make arrangements with the Facility Maintenance Supervisor, once the contract is awarded, to perform the Preventative Maintenance seasonal service visit necessary for the current time of the year, within four weeks of the contract documents being completed. The Contractor shall then provide a preventative maintenance and inspections program covering all City HVAC equipment to the Maintenance Supervisor, within ten (10) calendar days of the first service visit. The remaining quarterly visits shall then be scheduled as listed herein or as determined by both parties.
2. First Preventative Maintenance Visit Inventory: The first service for each unit will include confirmation, in writing, of each unit's location, type, model number, serial number, size and filter. The Contractor shall manually write-in any updates/changes needed for the HVAC Equipment Inventory and submit it to the Facility Maintenance Supervisor within four (4) months from the contract being executed. Contractor shall submit updated inventory list to the Facility Maintenance Supervisor annually at the beginning of the contract year.
3. Annual Audit: At the request of the Facility Maintenance Supervisor, Contractor to provide a detailed audit of the condition of equipment and provide recommendations.

V. NOTIFICATIONS

The Contractor will notify at least one City representative in the order listed below for impacts to each related activity, a minimum of forty-eight (48) hours before start of any maintenance service.

Martin Soto	Facility Maintenance Supervisor	(909) 536-8769
Jeff Benson	Parks and Facilities Manager	(909) 334-3479

VI. SERVICE HOURS

The Contractor shall be prepared to respond to all requests for service 24 hours per day, 365 days per year including unscheduled or emergency work during the following time periods below. The following service hours shall be the basis for the On-call HVAC Services portion of the Agreement.

1. Business Hours: Shall be work performed between 6:00 AM and 6:00 PM, Monday through Friday, excluding legal holidays,
2. Emergency and After-Hour Services: Refers to services/repairs that must be made to continue the uninterrupted operations of the City during regular business hours requiring a response time outside of standard business hours. Work after hours shall be performed after regular business hours, Saturdays, Sundays, or during any City holiday requiring immediate response for any emergency situations that arise.
3. Hours outside the designated regular business hours will be allowed by the City if deemed necessary and approved in advance and in writing by the City's designated representative.
4. Work performed in excess of regular work hours or on weekends or holidays shall be based on the appropriate premium time rate differential. Contractor shall submit a total hourly and rate price for labor that includes, but not be limited to, all costs for labor, overhead charges, travel, and payroll expenses.

A. Contractor shall try to complete work during the service call in order to prevent follow up work. If follow up work is required to correct recent work, including improper repairs, installation, or substandard parts, the City shall not be charged.
B. If a job cannot be completed during regular business hours and the Contractor can make a temporary repair, the Contractor will be allowed to finish the repair during regular business hours.

VII. RESPONSE TIME

All planned service under this Agreement will be performed during the City's regular business hours from 6:00 AM to 6:00 PM, Monday to Friday.

1. Preventative Maintenance Service Visits: The Contractor shall notify the Facility Maintenance Supervisor a minimum of 48 hours prior to appearing onsite for a preventative maintenance service. Routine services shall be performed from 6:00 AM to 6:00 PM Monday through Friday.
2. The City expects the Contractor to give "priority" service to any call for repairs in the City. Contractors responding to this bid must be able to provide service within the times noted herein 24 hours a day, 7 days a week, 365 days a year, including holidays for the duration of this contract.
3. The Contractor must regularly report to the Facility Maintenance Supervisor to keep the City informed of the status of work being performed. Time shall be based on actual time spent on the job site(s). Travel charges to the job site will not be allowed. Lunch break time periods will also not be allowed to be charged.

VIII. TOOLS AND EQUIPMENT

The Contractor shall furnish and maintain all equipment necessary for properly maintaining HVAC systems in City facilities. The City reserves the right to inspect equipment to be used to perform services under this contract. Any equipment determined to be in poor condition must be replaced immediately, at the Contractor's expense. Failure to provide suitable equipment for carrying out all requirements of this contract may be grounds for termination.

At the request of the City, the Contractor must be able to provide rental equipment if necessary while repairs or replacements are being made.

IX. SERVICE TAG

All technicians shall complete a service tag/sticker and attach it to the serviced equipment after completion of work. The service tag/sticker shall be used to document the following information: the date serviced, the name of the technician(s), and a description of the service(s) performed. The service tag/sticker must contain adequate space to document future repairs and must be placed in a location to prevent weather related damages. The technician shall not place the new service tag over pre-existing service tags, including tags that have previous history and repairs.

X. WARRANTY SERVICE

Contractor material and workmanship guarantee for one (1) year after acceptance. Where parts or material becomes defective during this warranty period, the Contractor shall notify the City so that the warranty may be exercised. The Contractor shall be responsible for exercising maintenance and replacement covered by the warranty.

XI. PAYMENT

All payments will be made within thirty (30) days after an invoice has been approved for payment by the City's designated representative. Copies of all invoices for supplies, materials, and installed equipment should be included with the sent invoice. For cost accounting purposes, the invoice should be emailed to the City's accounts payable at ap@cityofchino.org.

XII. WAGES PAID TO CONTRACTOR'S WORKERS

Pursuant to California Labor Code Article 2, Wages, Section 1770 et seq., the work described herein is a "public work" as defined by this Article of the Labor Code and requires payment of prevailing wages pursuant to Labor Code Section 1771. Contractors are advised to familiarize themselves with this provision and with Department of Industrial Relations opinions and interpretations relative to HVAC maintenance. Failure to comply with Labor Code 2, Wages, of the Labor Code may result in imposition of statutory penalties enumerated in Labor Code Section 1775.

XIII. CONTRACT PERIOD, RENEWAL, AND PRICE ADJUSTMENTS

The facilities HVAC contract will be for three (3) years. This contract may be extended by the City for additional two (2) years after the initial contract period. Before the contract renewal period, the maximum total hourly rate increase for that contract period may be increased up to 5% from the preceding term based on approval by the City. The City in its discretion may base increases in the contract price on relevant fluctuations in the Construction Price Index ("CPI") for the Riverside-San Bernardino-Ontario metropolitan area.

XIV. INVENTORY LIST

LOCATION	ADDRESS	TYPE/ITEM DESCRIPTION	MANUFACTURER	MODEL NUMBER
CITY HALL SALLY PORT	13250 Central Ave	BOILER	RYPAK	H7-2004
CITY HALL SALLY PORT	13250 Central Ave	CHILLER	TRANE	RTHC1B1F0H0B1LFVQUCD
CITY HALL SALLY PORT	13250 Central Ave	CHILLER	CARRIER	30HXC186R--640--
CITY HALL ROOF TOP	13220 Central Ave	CHILLER	CARRIER	30RAN015---511PT
CITY HALL ROOF TOP	13220 Central Ave	AIR HANDLER	MCQUAY	RDS800BY
CITY HALL ROOF TOP	13220 Central Ave	AIR HANDLER	MCQUAY	RDS800BY
CITY HALL COUNCIL CHAMBERS	13220 Central Ave	AIR HANDLER	TRANE	4YCC4036A1070AB
CITY HALL COUNCIL CHAMBERS	13220 Central Ave	AIR HANDLER	TRANE	4YCC4036A1070AB
CITY HALL BASEMENT	13220 Central Ave	AIR HANDLER	YORK	39MN08B00561N11XXS
NAC	5201 D. St.	PACKAGED GAS/ELECTRIC	CARRIER	48HJD006
NAC	5201 D. St.	PACKAGED GAS/ELECTRIC	CARRIER	48HJD006
NAC	5201 D. St.	PACKAGED GAS/ELECTRIC	CARRIER	48HJD006
NAC	5201 D. St.	PACKAGED GAS/ELECTRIC	CARRIER	48HJD012
NAC	5201 D. St.	PACKAGED GAS/ELECTRIC	CARRIER	48HJD025
CHILDREN'S YOUTH MUSEUM	13191 6th St..	PACKAGED GAS/ELECTRIC	CARRIER	48HJD006--531--
CHILDREN'S YOUTH MUSEUM	13191 6th St..	PACKAGED GAS/ELECTRIC	CARRIER	48HJD006--531--

CHILDREN'S YOUTH MUSEUM	13191 6th St..	PACKAGED GAS/ELECTRIC	CARRIER	48HJD006--531--
CHILDREN'S YOUTH MUSEUM	13191 6th St..	PACKAGED GAS/ELECTRIC	CARRIER	48HJD006--531--
LIBARAY	13180 Central Ave.	BOILER	RYPAK	H3-HD401
LIBRARY	13123 libaray Ra.	CHILLER	CARRIER	30RAP0405JC4DF10
LIBRARY	13180 Central Ave.	AIR HANDLER	PACE	A-30 AF SI
7TH ST THEATER	13123 7th St.	PACKAGED GAS/ELECTRIC	CARRIER	48GPN024040311
7TH ST THEATER	13123 7th St.	PACKAGED GAS/ELECTRIC	CARRIER	48GPN024040311
7TH ST THEATER	13123 7th St.	PACKAGED GAS/ELECTRIC	CARRIER	48GPN024040311
7TH ST THEATER	13123 7th St.	PACKAGED HEAT PUMP	YORK	50FCQM17A3A5A0A0A0
7TH ST THEATER	13123 7th St.	SPLIT SYSTEM HEAT PUMP	YORK	38YCC060540/FB4RNF050
PUBLIC WORKS ADMIN	5050 Schaefer Ave.	PACKAGED GAS/ELECTRIC	YORK	ZJ090510N2EZZ50001A
PUBLIC WORKS ADMIN	5050 Schaefer Ave.	PACKAGED HEAT PUMP	YORK	XP090C00R2A1BAA1A2
PUBLIC WORKS ADMIN	5050 Schaefer Ave.	PACKAGED HEAT PUMP	YORK	B1HX036A06A
PUBLIC WORK WAREHOUSE	5050 Schaefer Ave.	SPLIT SYSTEM HEAT PUMP	YORK	CZH02411CA/MC35B3XH1H
PUBLIC WORK WAREHOUSE	5050 Schaefer Ave.	SPLIT SYSTEM HEAT PUMP	YORK	CZH02411CA/MC35B3XH1H
PUBLIC WORK WAREHOUSE	5050 Schaefer Ave.	SPLIT SYSTEM HEAT PUMP	YORK	YZH036311B/AM480CT
FLEET	5050 Schaefer Ave.	COOLER	REZNOR	RDH350
FLEET	5050 Schaefer Ave.	COOLER	REZNOR	RDH350
COMMUNITY BUILDING	5443 B. St.	PACKAGED GAS/ELECTRIC	YORK	ZJ061S07N2EZZ50001A
COMMUNITY BUILDING	5443 B. St.	PACKAGED GAS/ELECTRIC	YORK	ZJ061S07N2EZZ50001A
COMMUNITY BUILDING	5443 B. St.	PACKAGED GAS/ELECTRIC	YORK	ZJ061S07N2EZZ50001A
COMMUNITY BUILDING	5443 B. St.	PACKAGED GAS/ELECTRIC	YORK	ZJ061S07N2EZZ50001A
COMMUNITY BUILDING	5443 B. St.	SPLIT SYSTEM HEAT PUMP	YORK	YHJF24S41S1A
COMMUNITY BUILDING	5443 B. St.	SPLIT SYSTEM HEAT PUMP	YORK	YCS36B22SA
OLD SCHOOL HOUSE	5493 B. St.	SPLIT SYSTEM HEAT PUMP	YORK	YHE48B21SA/AX480CT
OLD SCHOOL HOUSE BARN	5493 B. St.	MINI SPLIT SYSTEM	SAMSUNG	AM048TXMDCH
FAMILY SERVICES	13271 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	580BPZ240255AAAV
APOC	5575 Edison Ave.	SPLIT SYSTEM HEAT PUMP	YORK	YHJD60S44S4A/AHX60D3XH21A
CITY HALL SOUTH	13250 Central Ave.	PACKAGED HEAT PUMP	YORK	B1HH060A25B
CITY HALL SOUTH	13250 Central Ave.	PACKAGED HEAT PUMP	YORK	B1HH060A25B
CITY HALL SOUTH	13250 Central Ave.	AIR HANDLER	MCQUAY	RDS802BY
CITY HALL SOUTH	13250 Central Ave.	AIR HANDLER	MCQUAY	RDS802BY
GREY BUILDING	13150 7th St.	SPLIT SYSTEM GAS	YORK	CZH06011CA/TM9X060B12MP11A
GREY BUILDING	13150 7th St.	SPLIT SYSTEM GAS	YORK	CZH06011CA/TM9X060B12MP11A

LIBERTY PARK	11860 Telephone Ave.	PACKAGED HEAT PUMP	BARD	W36H1-AOOVP4
LIBERTY PARK	11860 Telephone Ave.	PACKAGED HEAT PUMP	BARD	W36H1-AOOVP4
MONTE VISTA PARK	13196 Monte Vista Ave.	SPLIT SYSTEM	YORK	YCJD60S41S2A
MONTE VISTA PARK	13196 Monte Vista Ave.	PACKAGED HEAT PUMP	YORK	HA120C00A2AAA1A
SENIOR CENTER	13170 Central Ave.	PACKAGED GAS/ELECTRIC	YORK	ZJO90S10N2EZZ50001A
SENIOR CENTER	13170 Central Ave.	PACKAGED GAS/ELECTRIC	YORK	ZJO90S10N2EZZ50001A
SENIOR CENTER	13170 Central Ave.	PACKAGED GAS/ELECTRIC	YORK	ZJ061S07N2EZZ50001A
SENIOR CENTER	13170 Central Ave.	PACKAGED GAS/ELECTRIC	YORK	ZJ061S07N2EZZ50001A
SENIOR CENTER	13170 Central Ave.	PACKAGED GAS/ELECTRIC	YORK	ZJ061507N2EZZ50001A
SENIOR CENTER	13170 Central Ave.	PACKAGED GAS/ELECTRIC	YORK	ZJ300S32J2EZZ10001B
SENIOR CENTER	13170 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	48HJM004
SENIOR CENTER	13170 Central Ave.	MINI SPLIT SYSTEM	MITSUBISHI ELECTRIC	PUZ-836NK37
COCC	13201 Central Ave.	CHILLER	YORK	YCAL0055EC46XDBSDT
COCC	13201 Central Ave.	BOILER	AO SMITH	GB0 750 E42N020000
COCC	13201 Central Ave.	AIR HANDLER	MAGIC AIRE	090-BRW-4-C
COCC	13201 Central Ave.	AIR HANDLER	MAGIC AIRE	60-BR-C
COCC	13201 Central Ave.	AIR HANDLER	MAGIC AIRE	60-BR-C
COCC	13201 Central Ave.	AIR HANDLER	MAGIC AIRE	60-BR-C
CHAFFEY/ASSEMBLY BUILDING	13160 7th St.	PACKAGED HEAT PUMP	YORK	WP078C00R4AABAA1A
CHAFFEY/TECH CENTER	13170 7th St.	PACKAGED GAS/ELECTRIC	LENNOX	LGA088HH2G
CHAFFEY/TECH CENTER	13171 7th St.	PACKAGED GAS/ELECTRIC	LENNOX	LGC072SH1G
CHAFFEY/TECH CENTER	13172 7th St.	PACKAGED GAS/ELECTRIC	LENNOX	LGC120SH1G
CHAFFEY/TECH CENTER	13173 7th St.	PACKAGED GAS/ELECTRIC	LENNOX	LGC102SH1G
CHAFFEY/TECH CENTER	13174 7th St.	PACKAGED GAS/ELECTRIC	LENNOX	LGC150SH1G
EPIC BUILDING	13106 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	50HJQ006- - -501
EPIC BUILDING	13107 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	50HJQ006- - -501
EPIC BUILDING	13108 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	50HJQ006- - -501
EPIC BUILDING	13109 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	50HJQ006- - -501
EPIC BUILDING	13110 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	50HJQ006- - -501
EPIC BUILDING	13111 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	50HJQ006- - -501
EPIC BUILDING	13112 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	50HJQ006- - -501
EPIC BUILDING	13113 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	50HJQ006- - -501
EPIC BUILDING	13114 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	50HJQ006- - -501
EPIC BUILDING	13115 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	50HJQ006- - -501

EPIC BUILDING	13116 Central Ave.	PACKAGED GAS/ELECTRIC	CARRIER	50GCQM06A2A5A0A0A0
PD	5450 Guardian Way	CHILLER #1	Smardt	SAA059-2BG6-2A5V
PD	5450 Guardian Way	CHILLER #2	Smardt	SAA059-2BG6-2A5V
PD	5450 Guardian Way	BOILER #1	Ajax	WCP-2001-N
PD	5450 Guardian Way	BOILER #2	Ajax	WCP-2001-N
PD	5450 Guardian Way	SPLIT SYSTEM	Trane	TWE240E40TAA
PD	5450 Guardian Way	SPLIT SYSTEM	Trane	TTA240E40TAA
PD	5450 Guardian Way	SPLIT SYSTEM	Trane	4TEC3F60B1000AA
PD	5450 Guardian Way	SPLIT SYSTEM	Trane	4TWA3060A4000BB
PD	5450 Guardian Way	AIR HANDLER	Trane	CSAA010UAC00
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7603/ X13170900230
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7608/ X13170900270
PD	5450 Guardian Way	AIR HANDLER	Trane	CSAA010UAC00
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7599/ X13170900190
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7608/ X13170900270
PD	5450 Guardian Way	AIR HANDLER	Trane	CSAA021UAC00
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7608/ X13170900270
PD	5450 Guardian Way	AIR HANDLER	Trane	177U0802/ X13170900301
PD	5450 Guardian Way	AIR HANDLER	Trane	CSAA010UACOO
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7603/ X13170900230
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7608/ X13170900270
PD	5450 Guardian Way	AIR HANDLER	Trane	CSAA010UAC00
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7603/ X13170900230
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7608/ X13170900270
PD	5450 Guardian Way	AIR HANDLER	Trane	CSAA003UAC00
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7595/ X13170900150
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7599/ X13170900190
PD	5450 Guardian Way	AIR HANDLER	Trane	CSAA006UAC00
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7599/ X13170900190
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7603/ X13170900230
PD	5450 Guardian Way	AHU RANGE SUPPLY	Team Air	CAH21600S
PD	5450 Guardian Way	AIR HANDLER	Trane	CSAA014UAC00
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7608/ X13170900270
PD	5450 Guardian Way	AIR HANDLER	Trane	174F7608/ X13170900270

PD	5450 Guardian Way	AIR HANDLER	Trane	CSAA017UAC00
PD	5450 Guardian Way	AHU RANGE EXHAUST	Team Air	CAH28500S

ATTACHMENT A

Conflict of Interest Statement

Provide in this section a statement disclosing any past, ongoing or potential conflict of interest that your firm, proposed staff, or any subcontractors may have as a result of performing this work. **If there is no conflict of interest, then state "None."**

If there is a real or perceived conflict of interest that exists with the submission of a proposal, or would exist if the Proposer entered into an Agreement with the City of Chino in this proposal, full details should be provided in this section. Detail a plan to manage the conflict of interest.

Acknowledgement of Insurance Requirements

I, _____ (Printed Name), the _____(Title)

of _____(Company Name), certify that the Insurance Requirements set forth in the Proposed Agreement for this RFP have been read and understood. I certify that _____

_____(Company Name) (is/are) able to provide the coverages specified.

Exemptions to RFP

Proposers shall make a commitment to accept the terms and conditions in the RFP and Professional Services Agreement, including acknowledgement of receipt of all amendments and/or addenda to the RFP. Any requests for exceptions to the terms of the RFP and Professional Services Agreement (Attachment B) must be noted and submitted in a separate sheet marked "EXCEPTIONS TO RFP." City Attorney will review any exceptions submitted.

_____ _____

Signature of President, Secretary, Partner, Owner or Authorized Representative Date

CE Mechanical, Inc.™
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

Citywide HVAC Preventative Maintenance and Repairs

City of Chino
RFP#2025-0015A

PRESENTED TO:

City of Chino Purchasing Division

PRESENTED BY:

Nick Tickenoff

C.E. MECHANICAL, INC. 13327 ELLIOT AVE CHINO CA 91710 CSLB #: 765670

AUGUST 2025

Cover Letter

CE Mechanical, Inc.™
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

City of Chino – Purchasing Division
13220 Central Avenue
Chino, CA 91710

C.E. Mechanical, Inc.
13327 Elliot Ave Chino, CA 91710
Phone: (909) 548-0925
www.cemech.com · service@cemech.com

Subject: Proposal Submission - RFP #2025-0015 Citywide HVAC Preventative Maintenance and Repairs

To the City of Chino Evaluation Committee:

On behalf of C.E. Mechanical, Inc., we are pleased to submit this proposal in response to the City of Chino's Request for Proposals No. 2025-0015A. We appreciate the opportunity to support the City's municipal facilities with professional, reliable, and fully code-compliant HVAC maintenance and emergency services.

As a Chino-based contractor operating from our office at 13327 Elliot Avenue, we take pride in supporting our community with responsive service, strong local presence, and an unwavering commitment to safety, sustainability, and performance. C.E. Mechanical, Inc. is a fully licensed, bonded, and DIR-registered California mechanical contractor (CSLB License No. 765670, DIR No. 2000001498) with a 25-year track record of successful execution for public agencies across Southern California.

We acknowledge the City's need for dependable quarterly maintenance, time-sensitive emergency response, seasonal equipment optimization, and specialized BAS support. Our proposal affirms our readiness to mobilize within 14 calendar days of award and complete initial service within the City's required window. We maintain 24/7/365 emergency dispatch capacity with guaranteed on-site response within two hours for urgent calls.

This proposal, including all attachments and the separately submitted sealed cost file, shall remain valid for a period of no less than 120 calendar days from the RFP deadline. We confirm that all information is true and correct, and that we take no exceptions to the RFP terms unless explicitly stated in Attachment A. We also affirm that no conflicts of interest exist in connection with this proposal. We also confirm receipt and acknowledge Addendum 1 and 1A.

We thank the Evaluation Committee for this opportunity and look forward to the potential of continuing our service to the City of Chino. Should additional detail or clarification be required, please do not hesitate to contact me directly.

Nick Tickenoff

Nick Tickenoff
C.E. Mechanical, Inc.
(909) 230-2113
ntickenoff@cemech.com

Experience & Qualifications

CE Mechanical, Inc.™
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

C.E. MECHANICAL, INC.

(A C-20 LICENSED CALIFORNIA CORPORATION)

13327 ELLIOT AVE
CHINO, CA 91710

24/7 Service

Phone: (909) 548-0925
E-Mail: service@cemech.com

C.E. Mechanical, Inc. is a licensed, bonded, and DIR-registered California mechanical contractor (CSLB License No. 765670, DIR Registration No. 2000001498) headquartered in Chino, California. Our City of Chino Business License number is 24360.

For over 25 years, we have delivered professional, code-compliant HVAC and building automation services throughout Southern California, with a primary focus on serving municipal, institutional, and public agency clients. Our firm has developed a reputation for reliability, responsiveness, and technical excellence across a wide range of mechanical systems, including chillers, boilers, air handlers, pumps, controls, and energy-efficient retrofits.

Our experience spans the full lifecycle of HVAC system management - ranging from preventive maintenance and predictive diagnostics to capital equipment replacement and control system integration. We are familiar with the operational demands of public-sector facilities, including critical environments such as police departments, administrative centers, and community buildings. Our services consistently align with California Title 24 energy efficiency mandates, CALGreen building standards, and South Coast AQMD and CARB environmental compliance requirements.

C.E. Mechanical has proudly supported the City of Chino through multiple mechanical service contracts, including HVAC repairs, emergency callouts, and seasonal maintenance tasks. This longstanding relationship has given us deep familiarity with the City's equipment inventory, service expectations, and operational protocols. We have also delivered HVAC solutions for other municipalities and public agencies, giving us extensive knowledge of prevailing wage compliance, public works documentation, and California procurement practices. Our technicians are trained in ASHRAE 180 maintenance standards, EPA refrigerant management rules, and Cal/OSHA safety regulations. Field staff maintain current EPA 608 certifications and participate in ongoing manufacturer-specific training for systems including Trane, Carrier, and others.

We maintain deep expertise in optimizing integrated HVAC systems, including air- and water-cooled chillers, high-efficiency boilers, variable-frequency air handlers, rooftop units, split systems, and duct-mounted ventilation and filtration equipment. Our team also delivers control system diagnostics and BAS optimization services to ensure alignment with facility schedules, thermal performance targets, and fault detection protocols. Each service is backed by quality assurance procedures and a field-proven workflow that prioritizes energy performance, occupant comfort, and mechanical reliability.
As a Chino-based firm, we are uniquely positioned to respond rapidly to service requests, dispatch local technicians, and maintain hands-on oversight from our management team. We are very experienced working in occupied and sensitive civic environments and have coordinated closely with City staff to avoid disruptions, maintain safety, and ensure transparent communication.

C.E. Mechanical's combination of local experience, technical strength, and public agency familiarity enables us to meet the performance and reliability standards required under RFP #2025-0015A. We are fully prepared to support the City of Chino's infrastructure with trusted, compliant, and sustainable mechanical services.

Project Team Qualifications

CE Mechanical, Inc.™
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

JEFF LAKSO
LEAD FIELD PERSONNEL
JEFF.LAKSO@CEMECH.COM
(909) 270-6409

Jeff brings 26 years of experience in HVAC service and electrical work, specializing in compressors, dryers, package units of various tonnages, built-up systems, chillers, comfort cooling, process cooling, and retrofits. He has been a valuable part of C.E. Mechanical, Inc. for the past three years.

BRYAN WAKEFIELD
LEAD FIELD PERSONNEL
BRYAN.WAKEFIELD@CEMECH.COM
(562) 394-3515

Bryan brings over seven years of hands-on HVAC experience, with substantial involvement in municipal projects for the City of Chino, City and County of Riverside, and Los Angeles County. He has developed comprehensive knowledge of complex mechanical systems, including chillers, building automation controls, and integrated HVAC networks. Bryan holds certifications in Turbocor and Trane overhaul procedures, as well as LG and Mitsubishi VRF systems.

MIGUEL GUTIERREZ
SERVICE TECHNICIAN
MIGUEL.GUTIERREZ@CEMECH.COM
(909) 261-2136

Miguel has been with C.E. Mechanical for 6 years and is a reliable and trusted service technician. He has worked on City of Chino and Riverside County maintenance projects/scopes previously. His expertise in HVAC equipment will be vital for the routine procedures required by the RFP.

NICK TICKENOFF
CONSTRUCTION MANAGER
NTICKENOFF@CEMECH.COM
(909) 230-2113

With over a decade of experience experience, Nick is a Local 250 JJATC graduate (2010-2015) and Leon Maxwell Award winner. He specializes in diagnosing and resolving equipment issues, reverse engineering problematic systems, and leading projects from package unit change-outs (1-100 tons) to central plant installations. His expertise spans package unit maintenance, cooling tower overhauls (25-500 tons), and system retrofits.

ASSIGNED EMPLOYEES	DESIGNATION	PROJECT ROLE
Jeff Lakso	Lead Field Personnel	Primary HVAC Mechanic
Bryan Wakefield	Lead Field Personnel	Primary HVAC Mechanic
Miguel Gutierrez	Service Technician	Secondary HVAC Mechanic
Nick Tickenoff	Construction Manager	Supervisor
Apprentice Technicians (to be assigned)	Service Technician	General Low-Level Maintenance

All proposed primary technicians and supervisory personnel are based out of our central office at 13327 Elliot Avenue, Chino, CA 91710, and reside locally to ensure rapid response to all service and emergency calls. Our team is available 24 hours a day, 7 days a week, and is fully capable of meeting the City's specified two-hour emergency response requirement. Each team member is experienced in supporting public-sector facilities and possesses the technical qualifications required to service the City's diverse HVAC inventory, including chillers, boilers, BAS-integrated systems, and packaged units. Detailed resumes and references for staff are available upon request.

Plan Methodology and Project Approach

CE Mechanical, Inc.™
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

Project Understanding

C.E. Mechanical, Inc. understands that the City of Chino seeks a qualified mechanical contractor to deliver comprehensive, proactive HVAC preventative maintenance and on-call repair services across its public facilities. We recognize that this assignment is essential to supporting occupant comfort, energy efficiency, and uninterrupted operations across a diverse portfolio of City buildings. The RFP's scope - including quarterly preventative maintenance, biannual and annual specialized services, emergency response, and building automation support - requires a structured, accountable, and responsive program executed by experienced professionals.

Our approach combines field-tested maintenance procedures with smart scheduling, performance reporting, and technician continuity. We tailor each task to the specific equipment type, manufacturer guidelines, operational schedules, and code compliance requirements of the facility. Our service delivery model is built around four key principles: preventive action, operational transparency, systems optimization, and regulatory alignment.

We fully understand that the City's HVAC inventory includes a range of packaged rooftop units, split systems chillers, boilers, air handling units, and specialized equipment such as Smardt Turbocor chillers and integrated BAS platforms. These systems operate across police, administrative, and civic buildings with varying levels of criticality, occupancy schedules, and equipment access challenges.

The RFP specifies quarterly HVAC preventative maintenance at all covered facilities, with additional biannual coil cleaning, annual belt replacement, and emergency response with a two-hour arrival commitment. Building automation system inspections and adjustments are required quarterly at City Hall and the Police Department. Also included are specialized services such as oil analysis, vibration testing, and eddy current tube inspections for chiller systems.

C.E. Mechanical is fully prepared to fulfill all required tasks while maintaining detailed records, minimizing service interruptions, and proactively identifying issues that may impact performance or compliance. Our internal protocols exceed ASHRAE 180 and EPA 608 standards and incorporate manufacturer-specific PM schedules and reporting methods.

Preventive Maintenance Strategy

Each quarterly preventative maintenance visit follows a structured, equipment-specific checklist based on ASHRAE 180-2018 standards and OEM maintenance protocols. Our technicians begin with a complete visual and mechanical inspection of HVAC system components to identify wear, corrosion, or signs of degradation. Filters are replaced with a minimum MERV-10 rated media (and V-Belt MERV 14 for the Police Station Shooting Range AHU's), per City specifications, to maintain indoor air quality and protect internal coil surfaces. Belts are inspected, adjusted, and lubricated at each visit, with full replacements performed annually or sooner if wear thresholds are exceeded.

Plan Methodology and Project Approach

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System performance is verified through refrigerant pressure readings, subcooling evaluations, and delta-T temperature checks across coils and heat exchangers. Technicians record voltage and amp draw measurements for motors, compressors, and fan assemblies to detect imbalance or early-stage failure. Thermostats and local control interfaces are tested for accuracy and functionality.

For City Hall and the Police Department, where building automation systems are in place, our technicians perform point-to-point verification of sensors and outputs, validate alarm functions, and confirm that setpoints and schedules align with occupant usage patterns. All inspection results, readings, and findings are documented electronically and reviewed by a field supervisor prior to submittal to City personnel.

All tasks are recorded digitally using our field service platform, allowing for photo documentation, timestamped task completion, and digital reporting. Work orders are submitted within 48 hours and can be formatted to match City reporting preferences. For chillers, boilers, and central plant equipment, our team performs detailed inspections using temperature delta readings, flow rate analysis, and trending of historical operational data when available. Critical components such as expansion valves, oil levels, condenser cleanliness, and compressor envelope readings are verified and logged.

Emergency Response and Dispatch Protocol

We provide 24/7/365 emergency service with a live dispatcher and technician on call at all times. Upon receiving an emergency request, our dispatcher verifies access conditions and technician availability and mobilizes a qualified service technician within minutes. All emergency calls are tracked in our internal system and followed by a completed service report within 24 hours. Because our team is based in Chino, we can meet the RFP's two-hour on-site response requirement without exception. We also pre-position tools and common spare parts for high-priority facilities such as police and administrative offices to minimize downtime.

Building Automation and Controls Support

Our BAS-qualified technicians perform quarterly inspections of control panels and user interface settings at City Hall and the Police Department. We verify sensor calibration, alarm functionality, time-of-day scheduling, and demand-response logic. Control sequences are adjusted as needed in accordance with Title 24 and occupant schedules. If trend data or occupancy feedback identifies inefficiencies, our team provides recommendations for minor logic edits, setpoint adjustments, or component replacement. For any systems operating on Tridium/Niagara, Carrier i-Vu, or equivalent open platforms, we are capable of performing deeper programming-level diagnostics. Our controls team works under the direction of our field supervisor to align automation system behavior with HVAC equipment health and energy goals.

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Quality Control, Communication, and Reporting

Each preventative maintenance and repair task is logged through our digital service platform, which generates a completed checklist, photographic documentation of equipment and any identified deficiencies, and technician notes on observed conditions or developing trends. Recommendations for corrective actions are clearly noted, and each report includes timestamps and technician credentials.

All PMs are reviewed by a field supervisor prior to submittal, with a running log of completed work maintained by site. We also offer quarterly summary reports to support capital planning and budgeting. Regular coordination meetings with City staff are recommended to review service history, open repair items, and upcoming scheduling needs—ensuring proactive alignment and continuous improvement.

Innovations and Refinements

To enhance system performance and asset planning, C.E. Mechanical provides several refinements beyond the base scope. These include integration with existing BAS platforms to monitor trend data and detect system faults early, and advanced diagnostics for chillers and s based on temperature delta patterns and compressor cycling behavior. We also offer annual condition scorecards to support long-term equipment replacement strategies. Where applicable, we adjust PM schedules based on actual runtime or demand instead of fixed calendar intervals.

These innovations improve reliability, reduce reactive costs, and support the City's sustainability and operational resilience goals.

C.E. Mechanical, Inc. affirms without exception that we will perform the full scope of services defined in Section F of RFP #2025-0015A. This includes, but is not limited to, quarterly HVAC maintenance; biannual coil cleaning; annual belt replacement; chiller oil analysis, vibration testing, and eddy current inspections; BAS functionality checks at City Hall and the Police Department; and routine service of filters, refrigerant systems, dampers, heat exchangers, and so on. Our emergency team guarantees two-hour on-site response, and all service activities will be documented with photographic verification and technician credentials.

All work will be performed in strict compliance with Title 24, CALGreen, ASHRAE 180, SCAQMD, CARB, and Cal/OSHA requirements. Our pricing fully reflects the scope as written, with no exclusions. Should the City request additional refinements during the contract term, we are prepared to implement them promptly and in full regulatory alignment. C.E. Mechanical is committed to delivering responsive, compliant, and performance-driven HVAC services that meet the City of Chino's long-term operational goals.

Annual Escalation Clause

Pricing submitted herein shall remain firm for the initial twelve (12) months of the contract term. Thereafter, on an annual basis, pricing may be adjusted to reflect increases in the cost of labor and materials, based on the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U), Los Angeles-Long Beach-Anaheim, CA, All Items, as published by the U.S. Bureau of Labor Statistics (BLS).

Any adjustment shall be calculated using the most recent 12-month period available prior to contract renewal, and shall not exceed 3.5% per year unless otherwise approved in writing by the City of Chino.

If the CPI reflects a negative value (deflation), no increase will be granted. The contractor shall provide a written request for any adjustment, including supporting CPI data, no less than 30 days prior to the renewal date. No retroactive pricing changes will be permitted.

F. SCOPE OF SERVICES

Citywide HVAC Preventative Maintenance, Repairs, and Automation Scope of Work/Specifications

It shall be the Contractor's responsibility to develop and implement a routine maintenance program to effectively maintain, to the satisfaction of the City representative, all aspects of HVAC systems in City commercial facilities. For the purpose of this contract, routine preventative HVAC maintenance shall be defined as quarterly scheduled routine inspection and proactive servicing of HVAC systems to facilitate heating/cooling with a minimal downtime. On-call, as-needed services (24 hours, 7 days a week, 365 days per year) will be for unplanned, and/or emergency repair services, as listed herein.

The routine maintenance and all repairs shall be provided in accordance with the highest standards of the industry, skill, workmanship, applicable trade practices, meet warranties and in conformance to all applicable laws, codes, and regulations. The Contractor's maintenance program and repairs shall, at a minimum, include but not limited to the specifications outlined herein.

Preventative maintenance and repairs described in this Scope of Work are to be performed on the HVAC equipment at the following locations in City of Chino:

1. Chino Police Department – 5450 Guardian Way
2. City Hall – 13220 Central Ave.
3. City Hall South- 13250 Central Ave.
4. Neighborhood Activity Center (NAC) – 5201 D. St.
5. Children's Youth Museum – 13191 6th St.
6. Chino Branch Library – 13180 Central Ave.
7. Assemblymember Office - 13160 7th St.
8. Gray Building (Chamber of Commerce) – 13150 7th St.
9. 7th Street Theatre – 13123 7th St.
10. Senior Center – 13170 Central Ave.
11. Carolyn Owens Community Center (COCC) – 13201 Central Ave.
12. Family Services – 13271 Central Ave.
13. Community Building – 5443 B. St.
14. Old School House Museum – 5493 B. St.
15. Public Works Services (Yard) - 5050 Schaefer Ave.
16. Ayala Park Operation Center (APOC) – 5575 Edison Ave.
17. Monte Vista Park – 13196 Monte Vista Ave.
18. Liberty Park – 11860 Telephone Ave.
19. Chino Champion – 13179/13191 9th St.
20. Chaffey Tech Center - 13170 7th St, Chino, CA 91710
21. EPIC Building - 13106 Central Ave, Chino, CA 91710

I. SERVICE SPECIFICATIONS

Preventative maintenance will include any and all costs for providing the necessary labor, tools, travel, equipment, mobilization/demobilization, licenses and incidental materials such as fluids, belts and filters, etc. per the Preventative Maintenance lists below to test, maintain, and diagnose the specified HVAC equipment, including but not limited to air flow analysis, water flow, delta T, humidity, Freon and electronic conditions.

Preventative Maintenance activities shall also specifically include but not limited to the following:

1. Test and Inspection – All labor to visually inspect and search for worn, failed and/or doubtful parts. Visually check coil surfaces, fan blades, fan belts, couplings, equipment housings, motor mounts, dampers, valves, fluid levels, VAV boxes, heat exchangers, etc. Make recommendations to the City of any necessary replacements and/or adjustments.
2. Preventative Maintenance and Predictive Maintenance – Labor to perform preventative maintenance on the equipment included. Maintenance intervals for systems and equipment are determined by run time, system use, application, location, and manufacturer's recommendations.
3. Consumable Materials – Normal consumable materials and supplies, such as lubricants, grease, towels/rags, wire nuts, cleaning solutions, oil and clean-up materials.
4. Air Filter Media and Service – Includes regular air filter changing per the manufacturer's specifications. Includes monitoring of air filter conditions. Should additional changes be required, Air Filter Media and Service includes notifying the City of any recommended adjustments to the maintenance program.
5. Coil Service – Two (2) Semi-annual cleaning of each condenser coil during the contract year and or per manufacture's recommendations. Should additional cleaning be required, Coil Service includes notifying the City of any necessary adjustments to this program.
6. Belt Service – This agreement will include one (1) annual belt change for each belt in the system at the beginning of the contract year or per the manufacture's recommendations. Should additional belt changes be required, Belt Service includes notifying the City of any necessary adjustments to this program. Contractor to provide all belts.

II. PREVENTATIVE MAINTENANCE

Quarterly Service Activities: Along with Preventative Maintenance Regularly Scheduled Activities (see section below), the Quarterly Service Activities will be the City's primary maintenance program normally scheduled during the month of July, October, January, and April unless otherwise specified by the Maintenance Supervisor or Authorized City Representative.

1. Spring Inspection/Service: The Contractor shall schedule and perform a pre-cooling season maintenance service call. The following services shall be performed in addition to Preventative Maintenance Regularly Scheduled Activities.

    A. Cycle units and check pressures and refrigerant charge
    B. Ensure condensate lines are clean and pump is working properly
    C. Visually inspect all wiring
    D. Check and clean the indoor and outdoor coil if needed
    E. Replace filters, inspect belts, replace as needed

2. Summer Inspection/Service: The Contractor shall schedule and perform the following in addition to Preventative Maintenance Regularly Scheduled Activities:

    A. Replace filters, inspect belts, replace as needed
    B. Visually inspect all wiring

3. Fall Inspection/Service: The Contractor shall schedule and perform a Pre-Heating season maintenance service call. The following services shall be performed in addition to Preventative Maintenance Regularly Scheduled Activities:
    A. Cycle and check each unit for proper heating operation
    B. Check and clean pilot lights and bearings if needed
    C. Replace filters, inspect belts, replace as needed
    D. Visually inspect all wiring
    E. Inspect and service or repair gas radiant tube and space heaters

4. Winter Inspection / Service: The Contractor shall schedule and perform the following services in addition to Preventative Maintenance Regularly Scheduled Activities.

    A. Replace filters, inspect belts, replace as needed
    B. Visually inspect all wiring

5. Preventative Maintenance Regularly Scheduled Activities: Preventative Maintenance shall be comprehensive and consist (at minimum) of the following:

    A. Heating and Air Conditioning Equipment

        a) Check with Facility Maintenance Supervisor for operational deficiencies
        b) Check area around equipment
        c) Examine each piece of equipment and device to see that it is functioning properly and is in good operational condition
        d) Clean all components of dust, old lubricants, etc. to allow the equipment to function as designed
        e) Lubricate all equipment where needed to permit bearings, gears, and all contact wearing points to operate freely and without undue wear
        f) Adjust all linkages, motors, drives, etc. that have drifted from the initial design settings and positions
        g) Calibrate all sensing, monitoring, output, safety, and readout devices for proper ranges, settings, and optimum efficiencies
        h) Check system thermostat operation, temperature and pressure controls and adjust as necessary
        i) Inspect and tighten all electrical connections
        j) Check for proper voltage and amp draw
        k) Inspect safeties
        l) Inspect all contacts and relays
        m) Inspect all wiring for chafing, burning, or deteriorated insulation
        n) Inspect all breakers
        o) Inspect capacitors
        p) Check rain guards
        q) Check insulation and clamps
        r) Check and adjust dampers
        s) Lubricate all motors, bearings, and other moving parts
        t) Inspect air filters and clear or replace as needed (air filters to be provided by Contractor)

u) Check all applicable belts for proper condition; replace all belts once beginning of each contract year and then as necessary
v) Check all applicable belt tension and adjust as necessary
w) Check drives and pulleys for tightness and alignment
x) Inspect fan control
y) Inspect and adjust all valves
z) Inspect oil in compressors and add as necessary
aa) Wash fans at beginning of each contract year
bb) Any applicable VAV Boxes are to be serviced once per year
cc) Check for unusual noises, vibration, and wear
dd) Carry out other preventative maintenance procedures recommended by the equipment manufacturer
ee) Test and cycle all equipment as a system after it has been cleaned, lubricated, adjusted, and calibrated to see that it is in good operational condition and at optimum efficiency
ff) Provide itemized checklist documentation of preventative maintenance activities per location and report observations and any unusual or out of scope conditions to the Maintenance Supervisor
gg) Recommend the repair of the device by the addition of replacement parts, should the describe maintenance not be adequate
hh) Recommend the replacement of the device if needed, in view of its condition, age, and cost of previous subsequent repair
ii) Provide service tag on all service units, containing the information listed per specifications

B. Heating Equipment
a) Inspect all pilot lights and operation of the ignition system
b) Inspect and clean the flame sensor
c) Inspect and adjust burner assembly
d) Inspect flue pipe, diverter, and flue connections
e) Inspect the heat exchanger
f) Inspect heating coils
g) Inspect temperature rise
h) Inspect furnace safety controls
i) Inspect fuel input
j) Inspect for gas leaks
k) Inspect gas valve operation
l) Inspect gas pressure and set factory specifications
m) Inspect backup heat elements
n) Inspect sequencer operation
o) Inspect actual amperage draw on motors
p) Inspect actual voltage to the unit
q) Inspect oil filter and oil pressure switches
r) Inspect all high limits and safety controls
s) Inspect reversing valve operation
t) Inspect valves, step traps, and belts

u) Inspect any applicable hot water heaters, boilers, and related pumps. Inspection shall include annual tune-up of burners and cleaning of boilers as required

C. Air Conditioning Equipment
   a) Check refrigerant systems for leaks and operation
   b) Inspect temperature drop
   c) Check condenser general operation and condition and clean condenser coil thoroughly at the beginning of each contract year and then as necessary
      i. Check for scaling or corrosion of water-cooled condensers, clean as required
      ii. Check condition of air-cooled condensers, clean as required
   d) Check and adjust condensate pumps and drains as necessary
   e) Inspect and clean condensate drain pan, drains, and traps to ensure proper draining. Inform the Facility Maintenance Supervisor of unusual or discolored drain pan accumulations
   f) Inspect condenser fans – blade conditions, clearances, etc.
   g) Lubricate condenser fan motors and bearings
   h) Inspect amp and voltage draw
   i) Inspect evaporator coils and clean at the beginning of each contract year, then as necessary
   j) Inspect evaporator drip pan, drains, and filters
   k) Inspect all compressors and starter – contacts and free movement
   l) Inspect compressor general operation and condition, oil level, head pressure, and suction pressures
   m) Inspect refrigerant pressure and change
   n) Inspect refrigerant system for leaks and for potential leak points – chafing lines, cap tubes, etc.
   o) Record amount of refrigerant. If applicable, remove from system and replace appropriate amount
   p) Inspect unit disconnect system. Record unit voltage – rated and actual
   q) Inspect “economizer”, if applicable
   r) Megohm or oil test compressors – record readings
   s) Inspect compressor terminals
   t) Inspect disconnect power box
   u) Inspect all coils for cleanliness, fin condition
   v) Check for leaks in air supply if applicable
   w) Inspect the system to avoid the correct freeze up

D. Air Handlers
   a) Check and change filters as necessary
   b) Replace all belts one time per year
   c) Check drive components for wear and alignment
   d) Check blower wheels – conditions and cleanliness
   e) Inspect blower housing, deck mountings – cracks, loose bolts, etc.
   f) Check fan bearings
   g) Check blower bearings
   h) Check blower motor bearings

i) Lubricate all bearings at least once at the beginning of each contract year and then as necessary
j) Record supply fan amperage – rated and actual
k) Record return fan amperage – rated and actual
l) Inspect and service VFDs located at each AHU per the following:
    i. Clean with dry nitrogen, blowing out the permanent air filter
    ii. Wipe down cabinet interior, check for proper electrical ground
    iii. Check with Triac for voltage leakage, tighten connections, and check and reset any alarms (replace/repair parts when necessary)
m) Inspect all wiring for chafing, burning, and deteriorated insulation
n) Record overall condition of equipment
o) Check heat and cooling coils for cleanliness and clean if needed

E. Residential Refrigerant Type A/C Units, Heat Pumps
- Check economizer operation
- Check compressor crankcase heater(s)
- Record:
    i. Compressor voltage
    ii. Compressor amperage
    iii. Operating suction pressure
    iv. Operating head pressure
    v. Operating superheat
    vi. Operating oil level
    vii. Operating oil pressure
        1. Check unloader function, if applicable
        2. Check hot gas bypass function, if applicable
        3. Check all controls for proper function and set points
        4. Check and record discharge air temperature
        5. Record overall condition of equipment

F. Forced Hot Air Heaters, Gas
a) Check combustion controls
b) Check room air intake system
c) Check contacts
d) Check mercury bulbs
e) Inspect all wiring for chafing, burning, and deteriorated insulation
f) Clean internal surfaces, if necessary
g) Clean external surfaces
h) Clean burner assembly, if necessary
i) Clean fireside
j) Clean flue
k) Inspect refractory
l) Prepare heater for winter conditions
m) Do efficiency test and record
n) Log heater condition at departure

G. Controls – Temperature, Humidity HVAC Sensors
a) Check alarms

b) Check the operation of all controls, thermostats, starters, relays, pressure switches, disconnect switches and fuses
c) Perform programming adjustments where needed
d) Clean where needed
e) Check for any overrides
f) Check set points, make adjustments where needed
g) Check contacts and relays, clean and tighten contact where necessary
h) Check thermostats, calibrate if necessary
i) Check sensors and adjust if necessary

H. Chillers and Boilers
a) Visual inspections of:
i. Fan assemblies
ii. Belts and sheaves
iii. Motor mounts and vibration pads
iv. Electrical connections and contactors
v. Heating and cooling coils
vi. Filter media and racks
vii. Sign glass condition
viii. Bearings
ix. Spray nozzles and pans
x. Igniter and flame assembly
xi. Heat exchanger
xii. Compressor sections
xiii. Condensing sections
xiv. Heating sections
xv. Humidifiers and strainers
xvi. Seals and packing
xvii. Condensate drains and pans
xviii. Flame composition
b) Physical check and/or test of components including but not limited to:
i. Lubrication requirements
ii. Oil sump, heaters, and temperatures
iii. Starter operations
iv. Water flows
v. Alignment on couplings
vi. Motor operating conditions
vii. Suction and discharge pressures
viii. Flow switch operations
ix. Control interlocks
x. Flue stack assembly
xi. Damper operations
xii. External interlocks
xiii. Motor voltage and amperage
xiv. Refrigerant charges
xv. System(s) leaks
xvi. Oil and fluid levels
xvii. Pressure and temperatures

xviii. Outside air intakes
xix. Refrigerant pump down

c) Perform air filter replacements provided by the Contractor

I. Raypak Boilers

a) Replace air filters
b) Replace the hot surface igniter and flame rod if necessary
c) Inspect the gas pressure, combustion pressure, flue, and operating controls
d) Calibrate temperature sensors
e) Perform operating check and log performance data
f) Observe operation of related pumps
g) Take external bearing temperature readings with laser thermometer, grease bearings

J. Screw Chillers

Water-cooled Trane RTCH Chiller annual to include but not limited to the following:

a) Mega-Ohm (megger) readings of the main compressor motor
b) Contractor to conduct an EPA refrigerant leak check and audit per California State Law, AB32
c) Condenser tube brushing
d) Oil filter replacement and oil sample for laboratory Spectro analysis and report
e) Check operation of oil heater, controls, and safeties
f) Calibrate temperature and pressure sensors
g) Perform operating check and log performance data
h) Check and record approach in both evaporator and condenser
i) Observe operation of related pumps
j) Take external bearing temperature readings with laser thermometer, grease bearings as needed

K. Air Cooled Chiller

Air-cooled Carrier 30RAN Chiller annual to include but not limited to the following:

a) Mega-Ohm (megger) readings of the compressor motors
b) Contractor to conduct an EPA refrigerant leak check and audit per California Law, AB32
c) Condenser tube brushing
d) Check operation of the oil heaters, controls, and safeties
e) Calibrate temperature and pressure sensors
f) Perform operating check and log performance data
g) Check and record approach in both evaporator and condenser
h) Observe operation of related pumps
i) Take external bearing temperature readings with laser thermometer, grease bearings as needed
j) Wash condenser coils with water and an EPA approved coil cleaner

L. Cooling Tower

a) Basin cleaning
b) Tower strainer cleaning
c) Float assembly adjustment
d) Inspection of make-up water system
e) Check fan belt, adjust and replace if needed. Contractor to provide matched drive belts, inspect and grease bearings
f) Remove debris from tower basin and remove from site for proper disposal

M. Smardt Turbocor Air Cooled Chiller (Police Department)
a) Check for visible mechanical damage to compressor
b) Check for excessive vibration from other rotating equipment
c) Connect to the compressor using the Service Monitoring Tools software and download fault and event logs. Review and save logs for future reference
d) Check main power supply voltages
e) Check for signs of hotspots/discoloration on power cables
f) Check amperages as per design
g) Check DC bus voltage
h) Check capacitor mid bus voltage
i) Check all communication cables are secure and tight
j) Check all electronic modules are secure
k) Check physical condition of all exposed printed circuit boards (PCBs)
l) Check system refrigeration charge
m) Check system and motor cooling liquid line to ensure sufficient sub-cooling
n) Verify discharge check valve operation
o) Check airflow is not obstructed
p) Check fin surfaces are clean
q) Check fan rotation (direction)
r) Annual service to include:
i. Contractor to conduct an EPA refrigerant leak check and audit per California State Law AB32
ii. Check electrical terminals are tight
iii. Check operation of all system safety devices and interlocks
iv. Check for oil in the system (compressor must operate in an oil-free environment)
v. Check all exposed PCBs for dust build-up and clean if necessary
vi. Check calibration of pressure/temperature sensors
vii. Check operation of IGV assembly
viii. Check superheat level/control, if applicable
ix. Check EXV winding resistance
x. Check fan motor overload devices
xi. Perform moisture-prevention measures
xii. Clean condenser coils with water and an EPA approved coil cleaner
xiii. Check fan blades for tightness on shaft
xiv. Check fans for loose rivets and cracks
xv. Check coil fins for damage
xvi. Check and record approach in both evaporator and condenser for each circuit
xvii. Take external bearing temperature readings with laser thermometer

xviii. Observe operation of related pumps
xix. Check bladder-type expansion tanks for proper air pressure, adjust as required

N. Ajax Boilers (Police Department)
a) Test operating and temperature controls
b) Observe noise level
c) Check for water leaks and lockout codes
d) Test operating control
e) Check pilot/main flame signal using a voltmeter
f) Inspect and clean air filter
g) Observe condition of main flame
h) Annual service to include:
i. Lubricate pilot blower
ii. Check the burner
iii. Clean the coils
iv. Clean gas inlet screen
v. Examine vent system
vi. Examine connections
vii. Check for corrosion
viii. Test for gas leaks
ix. Perform a pilot spark test (every 6 mo.)
x. Perform combustion test (check CO, CO2, excess air, nox, and combustion chamber pressure)
xi. Calibrate temperature sensors, perform operating check and log performance data
xii. Observe operation of related pumps
xiii. Check bladder-type expansion tanks for proper air pressure, adjust as required

O. Chilled Water Air Handling Units, except the firing range units (Police Department)
a) Inspect the air handling units for operation
b) Check supply and return fan motors for proper operation
c) Check unit for abnormal vibration or broken supports
d) Check wiring for burnt or chafed conductors
e) Check belts, bearings, and sheaves for wear, damage, and alignment
f) Check contactors and relays for pitting, wear, and damage
g) Check heating and cooling coils for leaks, lint, and dirt condition
h) Check and clean coil drain pans
i) Check and adjust air dampers (outside, mixed, and return)
j) Replace all air filters (Contractor to provide filters)
k) Check air filter housing integrity
l) Check P-trap, prime as needed to ensure proper operation
m) Check drive alignment, wear, seating, and operation
n) Annual service to include:
i. Wash cooling coil
ii. Perform and log full load performance check
iii. Meg-Ohm (check motors [20Hp and greater] log values)
iv. Disassemble and clean magnetic motor starters

v. Check and tighten electrical connections
vi. Lubricate supply, return fan and motor bearings
vii. Check operation of dampers and actuators
viii. Check integrity of all panels on equipment, replace fasteners as needed
ix. Inspect for evidence of moisture carryover beyond the drain pan from cooling coils
x. Visually inspect exposed ductwork and external piping for insulation and vapor barrier for integrity
xi. Check, make appropriate adjustments and if needed, replace fan belts (Contractor to provide belts)

P. Variable Frequency Drives VFDs (Police Department)
a) Clean cabinet with nitrogen and vacuum
b) Confirm operation of muffin fan
c) Tighten all electrical connections
d) Return unit to normal operation
e) Annual service to include:
i. Clean the permanent air filter
ii. Check for proper electrical ground
iii. Check the Triac for voltage leakage
iv. Tighten connections
v. Check and reset any alarms

Q. Trane Condensing Units (Police Department)
a) Check compressors and fan motors for proper operation
b) Check refrigerant tubing for chafing, vibration, or broken supports
c) Check wiring for burnt or chafed conductors
d) Check refrigerant system for proper charge and operation
e) Check contactors and relays for pitting, wear, and damage
f) Annual service to include:
i. Perform leak check
ii. General cleaning and lubrication
iii. Check and tighten electrical connections
iv. Clean condenser coils with water and an EPA approved coil cleaner

R. DX Air Handling Units (Police Department)
a) Inspect the air handling units for proper operation
b) Check supply and return fan motors for proper operation
c) Check unit for abnormal vibration or broken supports
d) Check wiring for burnt or chafed conductors
e) Check belts, bearings, and sheaves for wear, damage, and alignment
f) Check contactors and relays for pitting, wear, and damage
g) Check heating and cooling coils for leaks, lint, and dirt condition
h) Check and clean coil drain pans
i) Check and adjust air dampers (outside, mixed, and return)
j) Replace all air filters (Contractor to provide filters)
k) Check air filter housing integrity

l) Check P-trap, prime as needed to ensure proper operation
m) Check drive alignment, wear, seating, and operation
n) Annual service to include:
    i. Wash cooling coil
    ii. Perform and log load performance check
    iii. Meg-Ohm (check motors [20Hp and greater] log values)
    iv. Disassemble and clean magnetic motor starters
    v. Check and tighten electrical connections
    vi. Lubricate supply, return fan and motor bearings
    vii. Check operation of dampers and actuators
    viii. Check integrity of all panels on equipment, replace fasteners as needed
    ix. Inspect for evidence of moisture carryover beyond the drain pan from cooling coils
    x. Visually inspect exposed ductwork and external piping for insulation and vapor barrier for integrity
    xi. Check, make appropriate adjustments and if needed, replace fan belts (Contractor to provide belts)
    xii. Inspect/replace hot and cold water line actuators when necessary

Note: City is responsible for the monthly chilled water treatment for the chiller.

6. Biannual Maintenance - Indoor and Outdoor Coil cleaning is to be completed on a bi-annual basis (twice per year), regularly scheduled in April and October, unless otherwise specified by the Facility Maintenance Supervisor or Authorized City Representative.

7. Annual Maintenance – Contractor will perform scheduled annual preventative maintenance in accordance equipment manufacturer's instructions and recommendations, with a program of standard routines as determined by your experience, equipment application, and equipment operating hours and location. This service is designed to optimize the reliability and efficiency of the equipment, extend the useful life of the City's equipment, and provide proactive indications of excessive wear and damage to HVAC systems before a catastrophic failure occurs during the next operating season.

8. Contractor will troubleshoot and/or diagnose HVAC/Mechanical problems and recommend emergency or routine repair programs as required. Contractor will also provide recommendations for additional service(s) that will better enhance equipment performance. Annual maintenance and repairs will be performed on an hourly basis under the On-call HVAC Services portion of the Agreement. Services include, but not limited to:

    A. Eddy Current Testing - Contractor will perform non-destructive eddy current tests on the chiller equipment listed. Testing will be conducted on the condenser and evaporator tub bundles every other year, with the first test completed within six (6) months of the Agreement being executed and every other year thereafter. A report will be submitted on each piece of equipment tested identifying the procedures used to test the equipment, the equipment, calibration methods, test results with description of any abnormal conditions that may exist, recommendations and photographs of the equipment, tubes and tube sheets.

B. Oil Analysis - Contractor will perform oil analysis on equipment listed. Testing will be conducted every other year, with the first test completed within six (6) months of the Agreement being executed and every other year thereafter. A report will be submitted on sample tested identifying the test date, chiller location, manufacturer, model system, serial number, oil type, and oil information, test results with description of any abnormal conditions that may exist and recommendations.

C. Vibration Analysis - Contractor will perform vibration analysis on equipment listed. Testing will be conducted every other year, with the first test completed within six (6) months of the Agreement being executed and every other year thereafter. A report will be submitted on each piece of equipment tested identifying the procedures used to test the equipment, the equipment, calibration methods, and test results with description of any abnormal conditions that may exist, recommendations and photographs of the equipment.

9. Building Automation Services – Quarterly services will be provided by the Contractor starting within two weeks of contract award or per the discretion of the City Facility Supervisor. Building automated services will be provided at the following locations:

    - City Hall: 13220 Central Ave.
    - Police Department: 5450 Guardian Way

Contractor is to conduct a complete inspection, improve equipment operations, increase energy efficiency and other necessary services to reduce or eliminate all premature equipment failure or downtime per the list below:

- Clean control panels and verify the ambient temperature within the panels is not extreme.
- Verify electrical connections in the panels are secure and not loose.
- Check and verify that all controllers are online and their programs are intact and are running properly.
- Maintain the system graphical displays and make changes as facilities personnel require.
- Perform software maintenance, file maintenance and database backups (on-site and remote).
- Check and remove conditions or situations that reduce system optimization.
- Review historical logs to determine control effectiveness and efficiency.
- Field sensor (temperature, humidity, pressure, flow, etc.) accuracy verification and calibration based on spot checks.
- Perform hardware communication tests to determine functional verifications of proper and consistent digital communication.
- Evaluate program control loops and implement modifications and tuning in an effort to enhance system performance.
- Provide supplemental training for system users and operators on an as needed basis.
- Address issues and problems discovered by the City between visits that have been recorded in an on-site trouble log.
- Implement free software system upgrades when these upgrades are released by the manufacture.
- Verify the following:

- Proper operation of dampers.
- Proper operations of valves.
- Equipment (fan, pump, etc.) variable frequency drive (VFD) operation is working correctly.
- Economizers are not jammed or stuck and exhaust fans are operating correctly.
- Make recommendations to City regarding potential modifications of the existing operating hardware and software to enhance performance and increase efficiency. Provide the City with a cost for any upgrades. Upon approval, the City will issue a separate purchase order for the upgrade.
- Inform the City of any control system hardware or software upgrades which may be beneficial to the system operation.
- Provide a equipment performance report which is to be submitted to the City after each preventative maintenance visit.

III. ON-CALL HVAC SERVICES

On-call Non-Emergency and Emergency HVAC Service calls shall be performed on a 24-hour, 7-day- a-week basis, and unrelated to preventative maintenance activities. The on-call services bid item will provide qualified manpower and equipment on an hourly basis to perform routine HVAC/Mechanical repairs or replacements that do not fall under the description of Preventative Maintenance.

1. On-call non-emergency HVAC service calls: When notified, the Contractor will respond by telephone within thirty (30) minutes after the request is placed. At the discretion of the Facility Maintenance Supervisor, the Contractor shall physically respond to repair calls during normal business hours (Monday – Friday, 6:00 a.m. – 6:00 p.m.) within four (4) hours of receiving the call. Repair calls that occur between 6:00 p.m. through 6:00 a.m., or on weekends and holidays, will be billed at the appropriate premium time rate differential. The Contractor has to provide a written estimate for non-emergency service calls within two (2) days and begin repair work within five (5) days of the original request if the proposed repairs are approved.

    A. The Parks and Facilities Manager will authorize all non-emergency work. The Contractor will provide written “not-to-exceed” estimates on all non-emergency work. The estimate will include the number of hours, hourly rate, number and type of employees required, estimated material cost and completion date.
    B. It will be the Contractor’s responsibility to ensure they have all information to prepare accurate estimates, at no additional cost to the City.
    C. Work will only be performed with the City’s written authorization within the time agreed upon between the City and the Contractor. Upon authorization, actual work will not exceed the Contractor’s estimate. Unreasonable estimates will be deemed cause to terminate this contract.

2. Emergency HVAC Service Calls: When notified, the contractor will respond by telephone within thirty (30) minutes and provide service at the affected site within two (2) hours after the request is placed. The Contractor shall provide a twenty-four (24) hour emergency phone number. The City reserves the right to contract with any vendor in the case of an emergency if no response or untimely response has been made by the contractor. The Parks and Facilities Manager will authorize all emergency work.

IV. INITIAL SERVICES

1. First Preventative Maintenance Visit: The Contractor shall make arrangements with the Facility Maintenance Supervisor, once the contract is awarded, to perform the Preventative Maintenance seasonal service visit necessary for the current time of the year, within four weeks of the contract documents being completed. The Contractor shall then provide a preventative maintenance and inspections program covering all City HVAC equipment to the Maintenance Supervisor, within ten (10) calendar days of the first service visit. The remaining quarterly visits shall then be scheduled as listed herein or as determined by both parties.
2. First Preventative Maintenance Visit Inventory: The first service for each unit will include confirmation, in writing, of each unit's location, type, model number, serial number, size and filter. The Contractor shall manually write-in any updates/changes needed for the HVAC Equipment Inventory and submit it to the Facility Maintenance Supervisor within four (4) months from the contract being executed. Contractor shall submit updated inventory list to the Facility Maintenance Supervisor annually at the beginning of the contract year.
3. Annual Audit: At the request of the Facility Maintenance Supervisor, Contractor to provide a detailed audit of the condition of equipment and provide recommendations.

V. NOTIFICATIONS

The Contractor will notify at least one City representative in the order listed below for impacts to each related activity, a minimum of forty-eight (48) hours before start of any maintenance service.

Martin Soto	Facility Maintenance Supervisor	(909) 536-8769
Jeff Benson	Parks and Facilities Manager	(909) 334-3479

VI. SERVICE HOURS

The Contractor shall be prepared to respond to all requests for service 24 hours per day, 365 days per year including unscheduled or emergency work during the following time periods below. The following service hours shall be the basis for the On-call HVAC Services portion of the Agreement.

1. Business Hours: Shall be work performed between 6:00 AM and 6:00 PM, Monday through Friday, excluding legal holidays,
2. Emergency and After-Hour Services: Refers to services/repairs that must be made to continue the uninterrupted operations of the City during regular business hours requiring a response time outside of standard business hours. Work after hours shall be performed after regular business hours, Saturdays, Sundays, or during any City holiday requiring immediate response for any emergency situations that arise.
3. Hours outside the designated regular business hours will be allowed by the City if deemed necessary and approved in advance and in writing by the City's designated representative.
4. Work performed in excess of regular work hours or on weekends or holidays shall be based on the appropriate premium time rate differential. Contractor shall submit a total hourly and rate price for labor that includes, but not be limited to, all costs for labor, overhead charges, travel, and payroll expenses.

A. Contractor shall try to complete work during the service call in order to prevent follow up work. If follow up work is required to correct recent work, including improper repairs, installation, or substandard parts, the City shall not be charged.
B. If a job cannot be completed during regular business hours and the Contractor can make a temporary repair, the Contractor will be allowed to finish the repair during regular business hours.

VII. RESPONSE TIME

All planned service under this Agreement will be performed during the City's regular business hours from 6:00 AM to 6:00 PM, Monday to Friday.

1. Preventative Maintenance Service Visits: The Contractor shall notify the Facility Maintenance Supervisor a minimum of 48 hours prior to appearing onsite for a preventative maintenance service. Routine services shall be performed from 6:00 AM to 6:00 PM Monday through Friday.
2. The City expects the Contractor to give "priority" service to any call for repairs in the City. Contractors responding to this bid must be able to provide service within the times noted herein 24 hours a day, 7 days a week, 365 days a year, including holidays for the duration of this contract.
3. The Contractor must regularly report to the Facility Maintenance Supervisor to keep the City informed of the status of work being performed. Time shall be based on actual time spent on the job site(s). Travel charges to the job site will not be allowed. Lunch break time periods will also not be allowed to be charged.

VIII. TOOLS AND EQUIPMENT

The Contractor shall furnish and maintain all equipment necessary for properly maintaining HVAC systems in City facilities. The City reserves the right to inspect equipment to be used to perform services under this contract. Any equipment determined to be in poor condition must be replaced immediately, at the Contractor's expense. Failure to provide suitable equipment for carrying out all requirements of this contract may be grounds for termination.

At the request of the City, the Contractor must be able to provide rental equipment if necessary while repairs or replacements are being made.

IX. SERVICE TAG

All technicians shall complete a service tag/sticker and attach it to the serviced equipment after completion of work. The service tag/sticker shall be used to document the following information: the date serviced, the name of the technician(s), and a description of the service(s) performed. The service tag/sticker must contain adequate space to document future repairs and must be placed in a location to prevent weather related damages. The technician shall not place the new service tag over pre-existing service tags, including tags that have previous history and repairs.

X. WARRANTY SERVICE

Contractor material and workmanship guarantee for one (1) year after acceptance. Where parts or material becomes defective during this warranty period, the Contractor shall notify the City so that the warranty may be exercised. The Contractor shall be responsible for exercising maintenance and replacement covered by the warranty.

Section	Type	UnitOfMeasure	Quantity	Manufacturer	ModelNum	DeliveryLoc	UnitPrice	TotalPrice
BASE BID - PM	BOILER	QUARTERLY	4	RYPAK	H7-2004	13250 Central Ave		$ -
BASE BID - PM	CHILLER	QUARTERLY	4	TRANE	RTHC1B1F0H0B1LFVQUCD	13250 Central Ave		$ -
BASE BID - PM	CHILLER	QUARTERLY	4	CARRIER	30HXC186R--640--	13250 Central Ave		$ -
BASE BID - PM	CHILLER	QUARTERLY	4	CARRIER	30RAN015---511PT	13220 Central Ave		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	MCQUAY	RDS800BY	13220 Central Ave		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	MCQUAY	RDS800BY	13220 Central Ave		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	4YCC4036A1070AB	13220 Central Ave		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	4YCC4036A1070AB	13220 Central Ave		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	YORK	39MN08B00561N11XXS	13220 Central Ave		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	DATA AIR	DACD-1132	13220 Central Ave		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	DATA AIR	DACD-1132	13220 Central Ave		$ -
BASE BID - PM	COOLING TOWER	QUARTERLY	4	RECOLD	15125a	13220 Central Ave		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48HJD006	5201 D. St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48HJD006	5201 D. St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48HJD006	5201 D. St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48HJD012	5201 D. St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48HJD025	5201 D. St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48HJD006--531--	13191 6th St..		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48HJD006--531--	13191 6th St..		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48HJD006--531--	13191 6th St..		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48HJD006--531--	13191 6th St..		$ -
BASE BID - PM	BOILER	QUARTERLY	4	RYPAK	H3-HD401	13180 Central Ave.		$ -
BASE BID - PM	CHILLER	QUARTERLY	4	CARRIER	30RAP0405JC4DF10	13123 libaray Ra.		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	PACE	A-30 AF SI	13180 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48GPN024040311	13123 7th St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48GPN024040311	13123 7th St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48GPN024040311	13123 7th St.		$ -
BASE BID - PM	PACKAGED HEAT PUMP	QUARTERLY	4	YORK	50FCQM17A3A5A0A0A0	13123 7th St.		$ -
BASE BID - PM	SPLIT SYSTEM HEAT PUMP	QUARTERLY	4	YORK	38YCC060540/FB4RNF050	13123 7th St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	YORK	ZJ090510N2EZZ50001A	5050 Schaefer Ave.		$ -
BASE BID - PM	PACKAGED HEAT PUMP	QUARTERLY	4	YORK	XP090C00R2A1BAA1A2	5050 Schaefer Ave.		$ -
BASE BID - PM	PACKAGED HEAT PUMP	QUARTERLY	4	YORK	B1HX036A06A	5050 Schaefer Ave.		$ -
BASE BID - PM	SPLIT SYSTEM HEAT PUMP	QUARTERLY	4	YORK	CZH02411CA/MC35B3XH1H	5050 Schaefer Ave.		$ -
BASE BID - PM	SPLIT SYSTEM HEAT PUMP	QUARTERLY	4	YORK	CZH02411CA/MC35B3XH1H	5050 Schaefer Ave.		$ -
BASE BID - PM	SPLIT SYSTEM HEAT PUMP	QUARTERLY	4	YORK	YZH036311B/AM480CT	5050 Schaefer Ave.		$ -
BASE BID - PM	COOLER	QUARTERLY	4	REZNOR	RDH350	5050 Schaefer Ave.		$ -
BASE BID - PM	COOLER	QUARTERLY	4	REZNOR	RDH350	5050 Schaefer Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	YORK	ZJ061S07N2EZZ50001A	5443 B. St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	YORK	ZJ061S07N2EZZ50001A	5443 B. St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	YORK	ZJ061S07N2EZZ50001A	5443 B. St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	YORK	ZJ061S07N2EZZ50001A	5443 B. St.		$ -
BASE BID - PM	SPLIT SYSTEM HEAT PUMP	QUARTERLY	4	YORK	YHJF24S41S1A	5443 B. St.		$ -
BASE BID - PM	SPLIT SYSTEM HEAT PUMP	QUARTERLY	4	YORK	YCS36B22SA	5443 B. St.		$ -
BASE BID - PM	SPLIT SYSTEM HEAT PUMP	QUARTERLY	4	YORK	YHE48B21SA/AX480CT	5493 B. St.		$ -
BASE BID - PM	MINI SPLIT SYSTEM	QUARTERLY	4	SAMSUNG	AM048TXMDCH	5493 B. St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	580BPZ240255AAAV	13271 Central Ave.		$ -
BASE BID - PM	SPLIT SYSTEM HEAT PUMP	QUARTERLY	4	YORK	YHJD60S44S4A/AHX60D3XH21A	5575 Edison Ave.		$ -
BASE BID - PM	PACKAGED HEAT PUMP	QUARTERLY	4	YORK	B1HH060A25B	13250 Central Ave.		$ -
BASE BID - PM	PACKAGED HEAT PUMP	QUARTERLY	4	YORK	B1HH060A25B	13250 Central Ave.		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	MCQUAY	RDS802BY	13250 Central Ave.		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	MCQUAY	RDS802BY	13250 Central Ave.		$ -
BASE BID - PM	SPLIT SYSTEM GAS	QUARTERLY	4	YORK	CZH06011CA/TM9X060B12MP11A	13150 7th St.		$ -
BASE BID - PM	SPLIT SYSTEM GAS	QUARTERLY	4	YORK	CZH06011CA/TM9X060B12MP11A	13150 7th St.		$ -
BASE BID - PM	PACKAGED HEAT PUMP	QUARTERLY	4	BARD	W36H1-AOOVP4	11860 Telephone Ave.		$ -
BASE BID - PM	PACKAGED HEAT PUMP	QUARTERLY	4	BARD	W36H1-AOOVP4	11860 Telephone Ave.		$ -
BASE BID - PM	SPLIT SYSTEM	QUARTERLY	4	YORK	YCJD60S41S2A	13196 Monte Vista Ave.		$ -

BASE BID - PM	PACKAGED HEAT PUMP	QUARTERLY	4	YORK	HA120C00A2AAA1A	13196 Monte Vista Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	YORK	ZJO90S10N2EZZ50001A	13170 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	YORK	ZJO90S10N2EZZ50001A	13170 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	YORK	ZJ061S07N2EZZ50001A	13170 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	YORK	ZJ061S07N2EZZ50001A	13170 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	YORK	ZJ061507N2EZZ50001A	13170 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	YORK	ZJ300S32J2EZZ10001B	13170 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48HJM004	13170 Central Ave.		$ -
BASE BID - PM	MINI SPLIT SYSTEM	QUARTERLY	4	MITSUBISHI ELECTRIC	PUZ-836NK37	13170 Central Ave.		$ -
BASE BID - PM	CHILLER	QUARTERLY	4	YORK	YCAL0055EC46XDBSDT	13201 Central Ave.		$ -
BASE BID - PM	BOILER	QUARTERLY	4	AO SMITH	GB0 750 E42N020000	13201 Central Ave.		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	MAGIC AIRE	090-BRW-4-C	13201 Central Ave.		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	MAGIC AIRE	60-BR-C	13201 Central Ave.		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	MAGIC AIRE	60-BR-C	13201 Central Ave.		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	MAGIC AIRE	60-BR-C	13201 Central Ave.		$ -
BASE BID - PM	PACKAGED HEAT PUMP	QUARTERLY	4	YORK	WP078C00R4AABAA1A	13160 7th St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	LENNOX	LGA088HH2G	13170 7th St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	LENNOX	LGC072SH1G	13171 7th St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	LENNOX	LGC120SH1G	13172 7th St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	LENNOX	LGC102SH1G	13173 7th St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	LENNOX	LGC150SH1G	13174 7th St.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	50HJQ006- - -501	13106 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	50HJQ006- - -501	13107 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	50HJQ006- - -501	13108 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	50HJQ006- - -501	13109 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	50HJQ006- - -501	13110 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	50HJQ006- - -501	13111 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	50HJQ006- - -501	13112 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	50HJQ006- - -501	13113 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	50HJQ006- - -501	13114 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	50HJQ006- - -501	13115 Central Ave.		$ -
BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	50GCQM06A2A5A0A0A0	13116 Central Ave.		$ -
BASE BID - PM	CHILLER #1	QUARTERLY	4	SMARDT	SAA059-2BG6-2A5V	5450 Gardian Way		$ -
BASE BID - PM	CHILLER #2	QUARTERLY	4	SMARDT	SAA059-2BG6-2A5V	5450 Gardian Way		$ -
BASE BID - PM	BOILER #1	QUARTERLY	4	AJAX	WCP-2001-N	5450 Gardian Way		$ -
BASE BID - PM	BOILER #2	QUARTERLY	4	AJAX	WCP-2001-N	5450 Gardian Way		$ -
BASE BID - PM	SPLIT SYSTEM	QUARTERLY	4	TRANE	TWE240E40TAA	5450 Gardian Way		$ -
BASE BID - PM	SPLIT SYSTEM	QUARTERLY	4	TRANE	TTA240E40TAA	5450 Gardian Way		$ -
BASE BID - PM	SPLIT SYSTEM	QUARTERLY	4	TRANE	4TEC3F60B1000AA	5450 Gardian Way		$ -
BASE BID - PM	SPLIT SYSTEM	QUARTERLY	4	TRANE	4TWA3060A4000BB	5450 Gardian Way		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA010UAC00	5450 Gardian Way		$ -
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7603/ X13170900230~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7608/ X13170900270~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA010UAC00	5450 Gardian Way		$ -
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7599/ X13170900190~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7608/ X13170900270~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA021UAC00	5450 Gardian Way		$ -
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7608/ X13170900270~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~177U0802/ X13170900301~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA010UACOO	5450 Gardian Way		$ -
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7603/ X13170900230~~	~~5450 Gardian Way~~	~~N/A~~	N/A
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7608/ X13170900270~~	~~5450 Gardian Way~~	~~N/A~~	N/A
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA010UAC00	5450 Gardian Way		$ -
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7603/ X13170900230~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7608/ X13170900270~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA003UAC00	5450 Gardian Way		$ -
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7595/ X13170900150~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~

~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7599/ X13170900190~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA006UAC00	5450 Gardian Way		$ -
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7599/ X13170900190~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7603/ X13170900230~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
BASE BID - PM	AHU RANGE SUPPLY	QUARTERLY	4	TEAM AIR	CAH21600S	5450 Gardian Way		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA014UAC00	5450 Gardian Way		$ -
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7608/ X13170900270~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
~~BASE BID - PM~~	~~AIR HANDLER~~	~~QUARTERLY~~	~~N/A~~	~~TRANE~~	~~174F7608/ X13170900270~~	~~5450 Gardian Way~~	~~N/A~~	~~N/A~~
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA017UAC00	5450 Gardian Way		$ -
BASE BID - PM	AHU RANGE EXHAUST	QUARTERLY	4	TEAM AIR	CAH28500S	5450 Gardian Way		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA012UAC00	5450 Gardian Way		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA017UAC00	5451 Gardian Way		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA010UAC00	5452 Gardian Way		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA010UAC00	5453 Gardian Way		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA003UAC00	5454 Gardian Way		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA006UAC00	5455 Gardian Way		$ -
BASE BID - PM	AIR HANDLER	QUARTERLY	4	TRANE	CSAA010UAC00	5456 Gardian Way		$ -
BASE BID - BUILDING AUTOMATION CITY HALL	CHILLER/BOIILER/VAV/AHU	Month	12	N/A	N/A	13250 Central Ave		$ -
BASE BID - BUILDING AUTOMATION PD	CHILLER/BOILER/VAV/AHU	Month	12	N/A	N/A	5450 Gardian Way		$ -
BASE BID - EXTRA WORK	REGULAR WORKING HOURS	Hour	1	N/A	N/A	N/A		$ -
BASE BID - EXTRA WORK	HOLIDAY HOURS	Hour	1	N/A	N/A	N/A		$ -
BASE BID - EXTRA WORK	AFTER HOURS	Hour	1	N/A	N/A	N/A		$ -
ALTERNATE BID - ANNUAL AUDIT	ALL EQUIPMENT	YEAR	1	ALL EQUIPMENT	ALL EQUIPMENT	CITYWIDE		$ -
ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	TRANE	4YCC4030A1070AA	13179/13191 9th St.		$ -
ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	TRANE	4YCC4030A1070AA	13179/13191 9th St.		$ -
ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	TRANE	4YCC4030A1070AA	13179/13191 9th St.		$ -
ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	TRANE	4YCC4024A1060AB	13179/13191 9th St.		$ -
ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	TRANE	4YCC4024A1060AB	13179/13191 9th St.		$ -
ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	CARRIER	48GSN030040301	13179/13191 9th St.		$ -

Experience and References

CE Mechanical, Inc.™
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

Over the past five years and beyond, C.E. Mechanical, Inc. has successfully completed numerous contracts as the lead contractor for local Southern California companies, governments, institutions, and more, demonstrating our capability to handle projects of similar scope and complexity.

City of Riverside

(Contact: Ron Herrero, 951-710-5007, rherrero@riversideca.gov)

- Job 1: Five Year Air Compressor and Drier Maintenance. Location: RERC 3&4 and Springs Power Plant. Manufacturer: Ingersoll Rand. Model Numbers: Sierra-H100A, HL6001HE0AA, SSR-EP100S, and TZ1050-EMS.
- Our team completed comprehensive Five-Year Preventive Maintenance on Ingersoll Rand compressed air systems at RERC 3&4 and Springs Power Plant, in strict accordance with manufacturer IOM protocols and site-specific operational requirements. The scope included full-service inspections and OEM-specified component replacements for models Sierra-H100A, HL6001HE0AA, SSR-EP100S, and TZ1050-EMS. Key tasks performed encompassed oil analysis and changeout, separator and inlet valve servicing, drive motor alignment verification, desiccant and filter media replacement in dryers, and thorough inspection of heat exchangers, control systems, and condensate management components. All work was executed with equipment de-energized under lockout/tagout (LOTO) conditions, ensuring Cal/OSHA compliance. Detailed service records were logged, with post-maintenance performance benchmarks recorded to verify reliability, efficiency, and continued uptime of critical air supply infrastructure supporting power generation operations.

Hyundai Corporate

(Contact: Peter Lutgen, Building Engineer, 909-569-3994, plutgen@hatci.com)

- Full preventative maintenance for multiple Hyundai Southern California Facilities for many years. Location: Hyundai Engineering America Technical Center - 81 Bunsen Irvine CA 92618; 12610 East End Ave China CA 91710; 3668 Placentia Ct Chino CA 91710; 14011/14091 12th Street Chino CA 91710; 101 Peters Canyon Rd Irvine CA 92606. Equipment covered: All HVAC/mechanical system equipment types that are listed in City of Chino's RFP#2025-0015A and beyond.

Many other preventative maintenance references available upon request.

Public Agency References

CE Mechanical, Inc.™
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

Experience on Public Works Contracts

City of Chino (Reference Contact: Griselda Lara, Buyer, 909-334-3481, GLara@cityofchino.org):

- Job 1: Unit Repairs and Unit Replacement. Location: Public Works Yard. Manufacturer: York. Model Number: ZJ090S10.
- Job 2: Unit Service and Repairs. Location: 7th St Theater. Manufacturer: Carrier Model Number: 48GPN0300.
- Job 3: Chiller Replacement and Servicing. Location: Chino Library. Manufacturer: Carrier. Model Number: 30GT050510KA.
- Job 4: VFD Replacement. Location: 7th St Theater Manufacturer: ABB. Model Number: ACH58001031A-2.

County of Riverside (Reference Contact: Daniel Ayala, Facilities Management, 951-295-6625, dayala@rivco.org):

- Job 1: Chiller Service, Repairs, and Maintenance. Location: 911 Call Center. Manufacturer: Trane. Model Number: CGAFC404AAA1T.
- Job 2: Controls, Service, Repairs, and Maintenance. Location: 911 Call Center. Manufacturer: Carrier (Chiller 1 & 2). Model Numbers: 30RPD10064
- Job 3: Service and Repair Existing Tridium Controls System. Location: 911 Call Center. Manufacturer: Tridium Controls. Model Number: N/A
- Job 4: Service Repair and Replacement of Boiler. Location: Public Defenders Office. Manufacturer: Lochinvar. Model Number: CH-0752.

Department of Transportation (Contact: Denyel Lanik, Procurement, 909-806-3982, denyel.lanik@dot.ca.gov):
Location: Caltrans San Bernardino, Rosa Parks Memorial Building:

- Job 1: Equipment: CRAC (Computer Room Air Conditioning) Unit, Manufacturer: Leibert. Model Number: MND18A-PR074.
- Job 2: Replacement of 230/240HP Pumps with addition of VFDs. Chilled water and condenser water pumps. Manufacturer: Peerless Pumps. Model Number: F2-12505F.
- Job 3: Chillers 1-3 Service, Repair, and Maintenance. Manufacturer: Trane Chiller 1 Model Number: RT8A0304M. Chiller 2 Model Number: CVHE450. Chiller 3 Model Number: CVHF650.

Controls References

CE Mechanical, Inc.™
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

13327 Elliot Ave Chino, CA 91710
Phone: (909) 548-0925
Website: www.cemech.com
Email: service@cemech.com

Reference 1 - Elite Property Management - 801 S Chevy Chase Dr, Glendale, CA 91205

Contact: Eric Johnson - ejohnson@elitepmllc.com - 323-448-8671

Description: The building automation system for 801 Chevy Chase was upgraded with ABB BACnet controls, replacing outdated JCI and Delta mechanical systems. The upgrade involved installing BACnet MSTP controllers, sensors, and related devices to enable efficient control of HVAC systems, including boilers, AHUs, and VAVs throughout the building. Operator's Workstation software was implemented, providing system configuration, a graphical interface, flexible scheduling, and alarm reporting.

A new HMI touchscreen was installed in the penthouse, with provisions for secure remote access to the system. Existing wiring, sensors, and enclosures were reused where feasible to optimize costs and minimize waste. The scope included all programming, commissioning, and engineering work, with a two-year warranty provided for labor and materials.

Reference 2 - Northrup Grumman - 9401 Corbin Ave, Los Angeles, CA 91324

Contact: Alicia Wilkerson - Alicia.Wilkerson@ngc.com - 818-224-0266

Description: The existing Carrier IVU system was successfully replaced with a new ABB automation system, designed with standalone zones to comply with security requirements. Each secured zone was equipped with an Aspect control engine, complete with RS-485 protocol support, housed in dedicated electrical cabinets, and operated via touchscreen interfaces. Up to four control engines were installed along with their respective control panels and touch screens, while 112 BACnet IP VAV controllers and temperature/humidity sensors were also added. Additionally, up to 36 hot water valve actuators were replaced, and air balance was performed in line with the latest building drawings.

Integration was completed for four large package units and four small package units, covering functionalities like start/stop, temperature control, and fan settings. Nine humidifiers and four exhaust fans were also successfully integrated into the automation system with status monitoring capabilities. The graphics package was included, and all necessary wiring was completed to meet Northrop Grumman security standards. Onsite training was provided to ensure operational readiness.

Reference 3 - City Commercial Management - 3350 Shelby St, Ontario, CA 91764

Contact: Marlon Ferman - marlon@city-commercial.com - 909-948-1662

Description: This work involved the furnishing and installation of 46 ABB/Cylon controllers, temperature and humidity wall sensors, duct sensors, four RIB 100va transformers, a 5-port POE switch, and 25 Belimo actuators with 2-way hot water valves. Additionally, conduit and low voltage wire were provided and installed, along with controls programming and a floor plan. Comfort balance and 120v electrical work with conduit were completed, with all tasks performed during normal business hours.

Evidence of Insurance

CE Mechanical, Inc.™
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

CEMECHA-01 JREEVES

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/23/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jennifer Reeves
Milik & Associates Insurance Services Inc. 917 S. Village Oaks Dr. Covina 91724	PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: jennifer@milikinsurance.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
C. E. Mechanical, Inc. 13327 Elliot Ave. Chino, CA 91710	INSURER A : The Travelers Indemnity Company of Connecticut	25682
	INSURER B : The Travelers Property Casualty Company of America	25674
	INSURER C : StarStone Specialty Insurance Company	44776
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			CO9P43864A	7/16/2024	7/16/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			8109P434049	7/16/2024	7/16/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			CUP9P739841	7/16/2024	7/16/2025	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		UB9P433077	7/16/2024	7/16/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	2nd Layer Excess			716890240ALI	7/16/2024	7/16/2025	Each Occ.	5,000,000
C	2nd Layer Excess			716890240ALI	7/16/2024	7/16/2025	Aggregate	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
*30 day notice of cancellation except in the event of nonpayment of premium 10 day notice of cancellation.

PROOF ONLY CERTIFICATE OF INSURANCE

CERTIFICATE HOLDER

C.E. Mechanical, Inc.
PROOF ONLY CERTIFICATE OF INSURANCE
13327 Elliot Avenue
Chino, CA 91710

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Certifications

CE Mechanical, Inc.™
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

Printed on: 6/17/2025 10:56:38 AM

To verify most current certification status go to: https://www.caleprocure.ca.gov

DGS
CALIFORNIA DEPARTMENT OF GENERAL SERVICES

Office of Small Business & DVBE Services

Certification ID: 39113

Legal Business Name:
C.E. Mechanical, Inc.

Doing Business As (DBA) Name 1:
C.E. Mechanical, Inc.

Doing Business As (DBA) Name 2:
C.E. Mechanical, Inc.

Address:
13327 Elliot Avenue
CA
Chino
CA 91710

Email Address:
CTICKENOFF@CEMECH.COM

Business Web Page:
cemechanical.com

Business Phone Number:
909/548-0925

Business Fax Number:
909/548-0926

Business Types:
Construction , Service

Certification Type	Status	From	To
SB-PW	Approved	01/21/2025	01/31/2027

Stay informed! KEEP YOUR CERTIFICATION PROFILE UPDATED!
-LOG IN at CaleProcure.CA.GOV

Questions?
Email: OSDSHELP@DGS.CA.GOV
Call OSDS Main Number: 916-375-4940
707 3rd Street, 1-400, West Sacramento, CA 95605

ATTACHMENT A

Conflict of Interest Statement

Provide in this section a statement disclosing any past, ongoing or potential conflict of interest that your firm, proposed staff, or any subcontractors may have as a result of performing this work. **If there is no conflict of interest, then state "None."**

If there is a real or perceived conflict of interest that exists with the submission of a proposal, or would exist if the Proposer entered into an Agreement with the City of Chino in this proposal, full details should be provided in this section. Detail a plan to manage the conflict of interest.

None.

Acknowledgement of Insurance Requirements

I, David Tickenoff (Printed Name), the CEO and Treasurer (Title)

of C.E. Mechanical, Inc. (Company Name), certify that the Insurance Requirements set forth in the Proposed Agreement for this RFP have been read and understood. I certify that C.E. Mechanical, Inc. (Company Name) (is/are) able to provide the coverages specified.

Exemptions to RFP

Proposers shall make a commitment to accept the terms and conditions in the RFP and Professional Services Agreement, including acknowledgement of receipt of all amendments and/or addenda to the RFP. Any requests for exceptions to the terms of the RFP and Professional Services Agreement (Attachment B) must be noted and submitted in a separate sheet marked "EXCEPTIONS TO RFP." City Attorney will review any exceptions submitted.

Signature of President, Secretary, Partner, Owner or Authorized Representative

08/04/2025
Date

Pricing Information

C.E. Mechanical, Inc.
13327 Elliot Ave Chino, CA 91710
Phone: (909) 548-0925

For hardware components, including compressors, inverters, control boards, fan coils, electrical components, exhaust fans, miscellaneous hardware, and replacement motors, and other repair parts pricing will be determined based on verified market rates at the time of procurement.

An industry standard markup of 18% will be applied to cover procurement, logistics, and handling. Market rates will be substantiated through supplier quotations, manufacturer invoices, or publicly available price indexes to ensure transparency and fairness for both parties. Documentation of market rates will be provided upon request. This markup accounts for potential fluctuations in market conditions, availability, and vendor pricing while ensuring the use of high-quality, manufacturer-approved components.

The pricing structure applies exclusively to the aforementioned hardware and parts not explicitly priced or specified in the RFP response. Labor, service fees, and other non-material costs will be billed as per the agreed rates in the cost proposal with a standard 8.75% tax that is not reflected in our pricing.

Pricing submitted herein shall remain firm for the initial twelve (12) months of the contract term. Thereafter, on an annual basis, pricing may be adjusted to reflect increases in the cost of labor and materials, based on the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U), Los Angeles-Long Beach-Anaheim, CA, All Items, as published by the U.S. Bureau of Labor Statistics (BLS).

Any adjustment shall be calculated using the most recent 12-month period available prior to contract renewal, and shall not exceed 3.5% per year unless otherwise approved in writing by the City of Chino.

If the CPI reflects a negative value (deflation), no increase will be granted. The contractor shall provide a written request for any adjustment, including supporting CPI data, no less than 30 days prior to the renewal date. No retroactive pricing changes will be permitted.

Discounted PM labor:
$167.00/hr Apprentice and $187.00/hr Journeyman (limited to year 1); truck charge: $125.00

Filters (price per) - examples:

- 20” x 24” x 1”: $5.98 cost with 18% markup
- 10” x 10” x 1”: $4.35 cost with 18% markup
- 20” x 22” x 1”: $4.57 cost with 18% markup
- 16” x 20” x 1”: $5.09 cost with 18% markup
- 16” x 24” x 2”: $5.42 cost with 18% markup
- 12” x 20” x 1”: $4.80 cost with 18% markup

Belts - example:

- B44: $14.38 cost with 18% markup

Coil Cleaning - example:

- $25-50

CE Mechanical, Inc.
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

C.E. Mechanical, Inc.
13327 Elliot Ave Chino, CA 91710
Phone: (909) 548-0925

	Examples:			$
30	Air Filters	20x25x2" pleated filters Merv 10	each	$6.35
31	Refrigerant	R-410A Refrigerant	per pound	$10.00
32	Belts	A-48 Belt	each	$13.50
33	Thermostats	Ventstar T-8850	each	$203.50
34	Motor	10HP Weg Motor	each	$990.00
35	Copper Pipe	1" Copper Pipe Type L	per foot	$7.70
36	Duct	14" Bare Spiral Pipe (7')	each	$55.00
37	Grilles	10" 24x24 Perforated Face	each	$38.50
38	Duct Sealant	Duct Sealant DP1010	each	$22.00
39	Building Automation Controller	ABB Controller	each	$330.00
40	Wall Sensor	Fusion Wall Sensor	each	$110.00
41	Air Filters	20"x25"x2" pleated Merv 10	each	$6.35
42	Refrigerant	R-410A Refrigerant	per pound	$10.00
43	Belts	A-48 Belt	each	$13.50
44	Thermostat	Ventstar T8850	each	$203.50
45	Motor	10HP Weg Motor	each	$990.00
46	Copper Pipe	3/4" Copper Type L	per foot	$7.70
47	Copper Fittings	3/4" Copper Fittings	each	$3.00
48	Duct Sealant	DP1010	each	$22.00
49	Wall Sensor	Fusion Wall Sensor	each	$330.00
50	Grease	Multi Purpose Lithium Grease	each	$10.00
51	Coil Cleaner	Evap Foam Coil Cleaner	each	$17.75
52	Degreaser	1 Gal Green Clean Degreaser	each	$42.70
53	Rags	5lb Box Blue Towels	each	$51.75
54	PVC Glue	8oz All Purpose PVC Cement	each	$21.60
55	PVC Pipe	3/4" Sch 40 PVC	per foot	$2.57
56	PVC Fittings	3/4" Sch 40 PVC Fittings	each	$2.25
57	Capacitors	Run Capacitors	each	$12.65
58	Fan Motor	3/4hp Indoor Blower Motor	each	$189.75
59	Contactors	30A 3-pole 240v Contactor	each	$45.00
60	Relays	DPDT 24 Vac Coil w/OVR	each	$12.65
61	Cork Tape	2" x 1/8" x 30'	each	$41.00
62	Fuses	15amp 600V Time Delay	each	$15.00
63	Clamps	7/8" cushion clamp	each	$3.15
64	Recovery	Small Recovery Unit	each	$115.00
65	Vacuum Pump	Vacuum Pump	each	$34.50
66	Brazing	Brazing Charge	each	$143.75
67	Welding	Welding Charge	each	$201.25
68	Gantry	Gantry Usage	each	$115.00
69	Dollies	Dollies	each	$34.50
70				

Pricing Information - Year 1

C.E. Mechanical, Inc.
13327 Elliot Ave Chino, CA 91710
Phone: (909) 548-0925

Examples:

City Hall: $38,507.80
NAC: $3,919.60
Children's Youth Museum: $4,711.00
Library: $8,384.72
7th St Theater: $3,134.76
Public Works Admin, Warehouse, Fleet: $6,198.32

Pricing summaries are fully matrixed in the attached pages.

BASE BID - PM	Asset	Frequency	Qty	Frequency Cost	Total Annual Cost Year 1		Make	Model
1	BOILER	QUARTERLY	4	$953.00	$3,812.00	Yes	RYPAK	H7-2004
2	CHILLER	QUARTERLY	4	$2,054.51	$8,218.04	Yes	TRANE	RTHC1B1F0H0B1L…
3	CHILLER	QUARTERLY	4	$2,054.51	$8,218.04	Yes	CARRIER	30HXC186R--640--
4	CHILLER	QUARTERLY	4	$2,054.51	$8,218.04	Yes	CARRIER	30RAN015---511PT
5	AIR HANDLER	QUARTERLY	4	$318.32	$1,273.28	Yes	MCQUAY	RDS800BY
6	AIR HANDLER	QUARTERLY	4	$318.32	$1,273.28	Yes	MCQUAY	RDS800BY
7	AIR HANDLER	QUARTERLY	4	$318.32	$1,273.28	Yes	TRANE	4YCC4036A1070AB
8	AIR HANDLER	QUARTERLY	4	$318.32	$1,273.28	Yes	TRANE	4YCC4036A1070AB
9	AIR HANDLER	QUARTERLY	4	$318.32	$1,273.28	Yes	YORK	39MN08B00561N11…
10	AIR HANDLER	QUARTERLY	4	$318.32	$1,273.28	Yes	DATA AIR	DACD-1132
11	AIR HANDLER	QUARTERLY	4	$318.32	$1,273.28	Yes	DATA AIR	DACD-1132
12	COOLING TOWER	QUARTERLY	4	$600.50	$2,402.00	Yes	RECOLD	15125a
13	PACKAGED GAS/E…	QUARTERLY	4	$195.98	$783.92	Yes	CARRIER	48HJD006
14	PACKAGED GAS/E…	QUARTERLY	4	$195.98	$783.92	Yes	CARRIER	48HJD006
15	PACKAGED GAS/E…	QUARTERLY	4	$195.98	$783.92	Yes	CARRIER	48HJD006
16	PACKAGED GAS/E…	QUARTERLY	4	$195.98	$783.92	Yes	CARRIER	48HJD012
17	PACKAGED GAS/E…	QUARTERLY	4	$195.98	$783.92	Yes	CARRIER	48HJD025
18	PACKAGED GAS/E…	QUARTERLY	4	$235.55	$942.20	Yes	CARRIER	48HJD006--531--
19	PACKAGED GAS/E…	QUARTERLY	4	$235.55	$942.20	Yes	CARRIER	48HJD006--531--
20	PACKAGED GAS/E…	QUARTERLY	4	$235.55	$942.20	Yes	CARRIER	48HJD006--531--
21	PACKAGED GAS/E…	QUARTERLY	4	$235.55	$942.20	Yes	CARRIER	48HJD006--531--
22	BOILER	QUARTERLY	4	$840.59	$3,362.36	Yes	RYPAK	H3-HD401
23	CHILLER	QUARTERLY	4	$840.59	$3,362.36	Yes	CARRIER	30RAP0405JC4DF10
24	AIR HANDLER	QUARTERLY	4	$415.00	$1,660.00	Yes	PACE	A-30 AF SI
25	PACKAGED GAS/E…	QUARTERLY	4	$148.03	$592.12	Yes	CARRIER	48GPN024040311
26	PACKAGED GAS/E…	QUARTERLY	4	$148.03	$592.12	Yes	CARRIER	48GPN024040311
27	PACKAGED GAS/E…	QUARTERLY	4	$148.03	$592.12	Yes	CARRIER	48GPN024040311
28	PACKAGED HEAT …	QUARTERLY	4	$211.85	$847.40	Yes	YORK	50FCQM17A3A5A0…
29	SPLIT SYSTEM HE…	QUARTERLY	4	$202.75	$811.00	Yes	YORK	38YCC060540/FB4…
30	PACKAGED GAS/E…	QUARTERLY	4	$212.72	$850.88	Yes	YORK	ZJ090510N2EZZ50…
31	PACKAGED HEAT …	QUARTERLY	4	$196.11	$784.44	Yes	YORK	XP090C00R2A1BA…
32	PACKAGED HEAT …	QUARTERLY	4	$196.11	$784.44	Yes	YORK	B1HX036A06A
33	SPLIT SYSTEM HE…	QUARTERLY	4	$182.24	$728.96	Yes	YORK	CZH02411CA/MC3…
34	SPLIT SYSTEM HE…	QUARTERLY	4	$182.24	$728.96	Yes	YORK	CZH02411CA/MC3…
35	SPLIT SYSTEM HE…	QUARTERLY	4	$182.24	$728.96	Yes	YORK	YZH036311B/AM48…
36	COOLER	QUARTERLY	4	$198.96	$795.84	Yes	REZNOR	RDH350
37	COOLER	QUARTERLY	4	$198.96	$795.84	Yes	REZNOR	RDH350
38	PACKAGED GAS/E…	QUARTERLY	4	$212.31	$849.24	Yes	YORK	ZJ061S07N2EZZ50…
39	PACKAGED GAS/E…	QUARTERLY	4	$212.31	$849.24	Yes	YORK	ZJ061S07N2EZZ50…
40	PACKAGED GAS/E…	QUARTERLY	4	$212.31	$849.24	Yes	YORK	ZJ061S07N2EZZ50…
41	PACKAGED GAS/E…	QUARTERLY	4	$212.31	$849.24	Yes	YORK	ZJ061S07N2EZZ50…
42	SPLIT SYSTEM HE…	QUARTERLY	4	$198.97	$795.88	Yes	YORK	YHJF24S41S1A
43	SPLIT SYSTEM HE…	QUARTERLY	4	$198.97	$795.88	Yes	YORK	YCS36B22SA
44	SPLIT SYSTEM HE…	QUARTERLY	4	$190.64	$762.56	Yes	YORK	YHE48B21SA/AX48…
45	MINI SPLIT SYSTEM	QUARTERLY	4	$190.64	$762.56	Yes	SAMSUNG	AM048TXMDCH
46	PACKAGED GAS/E…	QUARTERLY	4	$221.12	$884.48	Yes	CARRIER	580BPZ240255AAAV
47	SPLIT SYSTEM HE…	QUARTERLY	4	$198.12	$792.48	Yes	YORK	YHJD60S44S4A/AH…
48	PACKAGED HEAT …	QUARTERLY	4	$211.85	$847.40	Yes	YORK	B1HH060A25B
49	PACKAGED HEAT …	QUARTERLY	4	$211.85	$847.40	Yes	YORK	B1HH060A25B
50	AIR HANDLER	QUARTERLY	4	$318.32	$1,273.28	Yes	MCQUAY	RDS802BY
51	AIR HANDLER	QUARTERLY	4	$318.32	$1,273.28	Yes	MCQUAY	RDS802BY
52	SPLIT SYSTEM GAS	QUARTERLY	4	$198.38	$793.52	Yes	YORK	CZH06011CA/TM9…
53	SPLIT SYSTEM GAS	QUARTERLY	4	$198.38	$793.52	Yes	YORK	CZH06011CA/TM9…

54	PACKAGED HEAT …	QUARTERLY	4	$227.47	$909.88	Yes	BARD	W36H1-AOOVP4
55	PACKAGED HEAT …	QUARTERLY	4	$227.47	$909.88	Yes	BARD	W36H1-AOOVP4
56	SPLIT SYSTEM	QUARTERLY	4	$201.69	$806.76	Yes	YORK	YCJD60S41S2A
57	PACKAGED HEAT …	QUARTERLY	4	$201.69	$806.76	Yes	YORK	HA120C00A2AAA1A
58	PACKAGED GAS/E…	QUARTERLY	4	$209.76	$839.04	Yes	YORK	ZJO90S10N2EZZ50…
59	PACKAGED GAS/E…	QUARTERLY	4	$209.76	$839.04	Yes	YORK	ZJO90S10N2EZZ50…
60	PACKAGED GAS/E…	QUARTERLY	4	$209.76	$839.04	Yes	YORK	ZJ061S07N2EZZ50…
61	PACKAGED GAS/E…	QUARTERLY	4	$209.76	$839.04	Yes	YORK	ZJ061S07N2EZZ50…
62	PACKAGED GAS/E…	QUARTERLY	4	$209.76	$839.04	Yes	YORK	ZJ061507N2EZZ50…
63	PACKAGED GAS/E…	QUARTERLY	4	$209.76	$839.04	Yes	YORK	ZJ300S32J2EZZ10…
64	PACKAGED GAS/E…	QUARTERLY	4	$209.76	$839.04	Yes	CARRIER	48HJM004
65	MINI SPLIT SYSTEM	QUARTERLY	4	$185.00	$740.00	Yes	MITSUBISHI ELEC…	PUZ-836NK37
66	CHILLER	QUARTERLY	4	$985.50	$3,942.00	Yes	YORK	YCAL0055EC46XD…
67	BOILER	QUARTERLY	4	$985.50	$3,942.00	Yes	AO SMITH	GB0 750 E42N020000
68	AIR HANDLER	QUARTERLY	4	$265.03	$1,060.12	Yes	MAGIC AIRE	090-BRW-4-C
69	AIR HANDLER	QUARTERLY	4	$265.03	$1,060.12	Yes	MAGIC AIRE	60-BR-C
70	AIR HANDLER	QUARTERLY	4	$265.03	$1,060.12	Yes	MAGIC AIRE	60-BR-C
71	AIR HANDLER	QUARTERLY	4	$265.03	$1,060.12	Yes	MAGIC AIRE	60-BR-C
72	PACKAGED HEAT …	QUARTERLY	4	$225.75	$903.00	Yes	YORK	WP078C00R4AABA…
73	PACKAGED GAS/E…	QUARTERLY	4	$213.33	$853.32	Yes	LENNOX	LGA088HH2G
74	PACKAGED GAS/E…	QUARTERLY	4	$213.33	$853.32	Yes	LENNOX	LGC072SH1G
75	PACKAGED GAS/E…	QUARTERLY	4	$213.33	$853.32	Yes	LENNOX	LGC120SH1G
76	PACKAGED GAS/E…	QUARTERLY	4	$213.33	$853.32	Yes	LENNOX	LGC102SH1G
77	PACKAGED GAS/E…	QUARTERLY	4	$213.33	$853.32	Yes	LENNOX	LGC150SH1G
78	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	50HJQ006- - -501
79	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	50HJQ006- - -501
80	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	50HJQ006- - -501
81	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	50HJQ006- - -501
82	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	50HJQ006- - -501
83	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	50HJQ006- - -501
84	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	50HJQ006- - -501
85	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	50HJQ006- - -501
86	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	50HJQ006- - -501
87	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	50HJQ006- - -501
88	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	50GCQM06A2A5A0…
89	CHILLER #1	QUARTERLY	4	$1,900.37	$7,601.48	Yes	SMARDT	SAA059-2BG6-2A5V
90	CHILLER #2	QUARTERLY	4	$1,900.37	$7,601.48	Yes	SMARDT	SAA059-2BG6-2A5V
91	BOILER #1	QUARTERLY	4	$985.99	$3,943.96	Yes	AJAX	WCP-2001-N
92	BOILER #2	QUARTERLY	4	$985.99	$3,943.96	Yes	AJAX	WCP-2001-N
93	SPLIT SYSTEM	QUARTERLY	4	$181.50	$726.00	Yes	TRANE	TWE240E40TAA
94	SPLIT SYSTEM	QUARTERLY	4	$181.50	$726.00	Yes	TRANE	TTA240E40TAA
95	SPLIT SYSTEM	QUARTERLY	4	$181.50	$726.00	Yes	TRANE	4TEC3F60B1000AA
96	SPLIT SYSTEM	QUARTERLY	4	$181.50	$726.00	Yes	TRANE	4TWA3060A4000BB
97	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA010UAC00
98	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA010UAC00
99	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA021UAC00
100	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA010UACOO
101	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA010UAC00
102	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA003UAC00
103	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA006UAC00
104	AHU RANGE SUPP…	QUARTERLY	4	$188.88	$755.52	Yes	TEAM AIR	CAH21600S
105	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA014UAC00
106	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA017UAC00

107	AHU RANGE EXHA…	QUARTERLY	4	$188.88	$755.52	Yes	TEAM AIR	CAH28500S
108	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA012UAC00
109	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA017UAC00
110	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA010UAC00
111	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA010UAC00
112	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA003UAC00
113	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA006UAC00
114	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	TRANE	CSAA010UAC00
BASE BID - BUILDING AUTOMATION CITY HALL								
115	CHILLER/BOIILER/…	Month	12	$307.52	$3,690.24	Yes	N/A	N/A
BASE BID - BUILDING AUTOMATION PD								
116	CHILLER/BOILER/V…	Month	12	$307.52	$3,690.24	Yes	N/A	N/A
BASE BID - EXTRA WORK								
117	REGULAR WORKI…	Hour	1	$197.00	$197.00	Yes	N/A	N/A
118	HOLIDAY HOURS	Hour	1	$394.00	$394.00	Yes	N/A	N/A
119	AFTER HOURS	Hour	1	$295.50	$295.50	Yes	N/A	N/A
ALTERNATE BID - ANNUAL AUDIT								
120	ALL EQUIPMENT	YEAR	1		$158,190.40	excluding automation and alternative PM below	ALL EQUIPMENT	ALL EQUIPMENT
ALTERNATE BID - PM					$4,092.00			
121	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	TRANE	4YCC4030A1070AA
122	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	TRANE	4YCC4030A1070AA
123	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	TRANE	4YCC4030A1070AA
124	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	TRANE	4YCC4024A1060AB
125	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	TRANE	4YCC4024A1060AB
126	PACKAGED GAS/E…	QUARTERLY	4	$170.50	$682.00	Yes	CARRIER	48GSN030040301

Contract Documents

City of Chino
Bid Results for Project CITYWIDE HVAC PREVENTATIVE MAINTENANCE AND REPAIRS (RFP#2025-0015A)
Issued on 07/10/2025
Bid Due on August 07, 2025 10:00 AM (PDT)
Exported on 09/04/2025

Line Totals (Unit Price * Quantity)

Item Num	Section	Item Code	Description	Reference	Unit of Measure	Quantity	C.E. Mechanical, Inc. - Unit Price	C.E. Mechanical, Inc. - Line Total	C.E. Mechanical, Inc. - Response	C.E. Mechanical, Inc. - Comment
1	BASE BID - PM		BOILER		QUARTERLY	4	$953.00	$3,812.00	Yes	
2	BASE BID - PM		CHILLER		QUARTERLY	4	$2,054.51	$8,218.04	Yes	
3	BASE BID - PM		CHILLER		QUARTERLY	4	$2,054.51	$8,218.04	Yes	
4	BASE BID - PM		CHILLER		QUARTERLY	4	$2,054.51	$8,218.04	Yes	
5	BASE BID - PM		AIR HANDLER		QUARTERLY	4	$318.32	$1,273.28	Yes	
6	BASE BID - PM		AIR HANDLER		QUARTERLY	4	$318.32	$1,273.28	Yes	
7	BASE BID - PM		AIR HANDLER		QUARTERLY	4	$318.32	$1,273.28	Yes	
8	BASE BID - PM		AIR HANDLER		QUARTERLY	4	$318.32	$1,273.28	Yes	
9	BASE BID - PM		AIR HANDLER		QUARTERLY	4	$318.32	$1,273.28	Yes	
10	BASE BID - PM		AIR HANDLER		QUARTERLY	4	$318.32	$1,273.28	Yes	
11	BASE BID - PM		AIR HANDLER		QUARTERLY	4	$318.32	$1,273.28	Yes	
12	BASE BID - PM		COOLING TOWER		QUARTERLY	4	$600.50	$2,402.00	Yes	
13	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$195.98	$783.92	Yes	
14	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$195.98	$783.92	Yes	
15	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$195.98	$783.92	Yes	
16	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$195.98	$783.92	Yes	
17	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$195.98	$783.92	Yes	
18	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$235.55	$942.20	Yes	
19	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$235.55	$942.20	Yes	
20	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$235.55	$942.20	Yes	
21	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$235.55	$942.20	Yes	
22	BASE BID - PM		BOILER		QUARTERLY	4	$840.59	$3,362.36	Yes	
23	BASE BID - PM		CHILLER		QUARTERLY	4	$840.59	$3,362.36	Yes	
24	BASE BID - PM		AIR HANDLER		QUARTERLY	4	$415.00	$1,660.00	Yes	
25	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$148.03	$592.12	Yes	
26	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$148.03	$592.12	Yes	
27	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$148.03	$592.12	Yes	
28	BASE BID - PM		PACKAGED HEAT PUMP		QUARTERLY	4	$211.85	$847.40	Yes	
29	BASE BID - PM		SPLIT SYSTEM HEAT PUMP		QUARTERLY	4	$202.75	$811.00	Yes	
30	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$212.72	$850.88	Yes	
31	BASE BID - PM		PACKAGED HEAT PUMP		QUARTERLY	4	$196.11	$784.44	Yes	
32	BASE BID - PM		PACKAGED HEAT PUMP		QUARTERLY	4	$196.11	$784.44	Yes	
33	BASE BID - PM		SPLIT SYSTEM HEAT PUMP		QUARTERLY	4	$182.24	$728.96	Yes	
34	BASE BID - PM		SPLIT SYSTEM HEAT PUMP		QUARTERLY	4	$182.24	$728.96	Yes	
35	BASE BID - PM		SPLIT SYSTEM HEAT PUMP		QUARTERLY	4	$182.24	$728.96	Yes	
36	BASE BID - PM		COOLER		QUARTERLY	4	$198.96	$795.84	Yes	
37	BASE BID - PM		COOLER		QUARTERLY	4	$198.96	$795.84	Yes	
38	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$212.31	$849.24	Yes	
39	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$212.31	$849.24	Yes	
40	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$212.31	$849.24	Yes	
41	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$212.31	$849.24	Yes	
42	BASE BID - PM		SPLIT SYSTEM HEAT PUMP		QUARTERLY	4	$198.97	$795.88	Yes	
43	BASE BID - PM		SPLIT SYSTEM HEAT PUMP		QUARTERLY	4	$198.97	$795.88	Yes	
44	BASE BID - PM		SPLIT SYSTEM HEAT PUMP		QUARTERLY	4	$190.64	$762.56	Yes	
45	BASE BID - PM		MINI SPLIT SYSTEM		QUARTERLY	4	$190.64	$762.56	Yes	
46	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$221.12	$884.48	Yes	
47	BASE BID - PM		SPLIT SYSTEM HEAT PUMP		QUARTERLY	4	$198.12	$792.48	Yes	
48	BASE BID - PM		PACKAGED HEAT PUMP		QUARTERLY	4	$211.85	$847.40	Yes	
49	BASE BID - PM		PACKAGED HEAT PUMP		QUARTERLY	4	$211.85	$847.40	Yes	
50	BASE BID - PM		AIR HANDLER		QUARTERLY	4	$318.32	$1,273.28	Yes	
51	BASE BID - PM		AIR HANDLER		QUARTERLY	4	$318.32	$1,273.28	Yes	
52	BASE BID - PM		SPLIT SYSTEM GAS		QUARTERLY	4	$198.38	$793.52	Yes	
53	BASE BID - PM		SPLIT SYSTEM GAS		QUARTERLY	4	$198.38	$793.52	Yes	
54	BASE BID - PM		PACKAGED HEAT PUMP		QUARTERLY	4	$227.47	$909.88	Yes	
55	BASE BID - PM		PACKAGED HEAT PUMP		QUARTERLY	4	$227.47	$909.88	Yes	
56	BASE BID - PM		SPLIT SYSTEM		QUARTERLY	4	$201.69	$806.76	Yes	
57	BASE BID - PM		PACKAGED HEAT PUMP		QUARTERLY	4	$201.69	$806.76	Yes	
58	BASE BID - PM		PACKAGED GAS/ELECTRIC		QUARTERLY	4	$209.76	$839.04	Yes	

59	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$209.76	$839.04	Yes	
60	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$209.76	$839.04	Yes	
61	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$209.76	$839.04	Yes	
62	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$209.76	$839.04	Yes	
63	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$209.76	$839.04	Yes	
64	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$209.76	$839.04	Yes	
65	BASE BID - PM	MINI SPLIT SYSTEM	QUARTERLY	4	$185.00	$740.00	Yes	
66	BASE BID - PM	CHILLER	QUARTERLY	4	$985.50	$3,942.00	Yes	
67	BASE BID - PM	BOILER	QUARTERLY	4	$985.50	$3,942.00	Yes	
68	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$265.03	$1,060.12	Yes	
69	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$265.03	$1,060.12	Yes	
70	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$265.03	$1,060.12	Yes	
71	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$265.03	$1,060.12	Yes	
72	BASE BID - PM	PACKAGED HEAT PUMP	QUARTERLY	4	$225.75	$903.00	Yes	
73	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$213.33	$853.32	Yes	
74	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$213.33	$853.32	Yes	
75	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$213.33	$853.32	Yes	
76	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$213.33	$853.32	Yes	
77	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$213.33	$853.32	Yes	
78	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes	
79	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes	
80	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes	
81	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes	
82	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes	
83	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes	
84	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes	
85	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes	
86	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes	
87	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes	
88	BASE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes	
89	BASE BID - PM	CHILLER #1	QUARTERLY	4	$1,900.37	$7,601.48	Yes	
90	BASE BID - PM	CHILLER #2	QUARTERLY	4	$1,900.37	$7,601.48	Yes	
91	BASE BID - PM	BOILER #1	QUARTERLY	4	$985.99	$3,943.96	Yes	
92	BASE BID - PM	BOILER #2	QUARTERLY	4	$985.99	$3,943.96	Yes	
93	BASE BID - PM	SPLIT SYSTEM	QUARTERLY	4	$181.50	$726.00	Yes	
94	BASE BID - PM	SPLIT SYSTEM	QUARTERLY	4	$181.50	$726.00	Yes	
95	BASE BID - PM	SPLIT SYSTEM	QUARTERLY	4	$181.50	$726.00	Yes	
96	BASE BID - PM	SPLIT SYSTEM	QUARTERLY	4	$181.50	$726.00	Yes	
97	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
98	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
99	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
100	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
101	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
102	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
103	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
104	BASE BID - PM	AHU RANGE SUPPLY	QUARTERLY	4	$188.88	$755.52	Yes	
105	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
106	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
107	BASE BID - PM	AHU RANGE EXHAUST	QUARTERLY	4	$188.88	$755.52	Yes	
108	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
109	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
110	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
111	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
112	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
113	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
114	BASE BID - PM	AIR HANDLER	QUARTERLY	4	$255.24	$1,020.96	Yes	
						$158,190.40		
115	BASE BID - BUILDING AUTOMATION CITY HALL	CHILLER/BOIILER/VAV/AHU	Month	12	$307.52	$3,690.24	Yes	
						$3,690.24		
116	BASE BID - BUILDING AUTOMATION PD	CHILLER/BOILER/VAV/AHU	Month	12	$307.52	$3,690.24	Yes	
						$3,690.24		
117	BASE BID - EXTRA WORK	REGULAR WORKING HOURS	Hour	1	$197.00	$197.00	Yes	
118	BASE BID - EXTRA WORK	HOLIDAY HOURS	Hour	1	$394.00	$394.00	Yes	
119	BASE BID - EXTRA WORK	AFTER HOURS	Hour	1	$295.50	$295.50	Yes	
						$886.50		
120	ALTERNATE BID - ANNUAL AUDIT	ALL EQUIPMENT	YEAR	1			No	Base total is $158,190.40 without auton

						$0.00	
121	ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes
122	ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes
123	ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes
124	ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes
125	ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes
126	ALTERNATE BID - PM	PACKAGED GAS/ELECTRIC	QUARTERLY	4	$170.50	$682.00	Yes
						$4,092.00	
						$170,549.38	

Contract Cost Summary

CONTRACT TOTAL 2.5 YEARS		
1 full year bid proposal base bid:	$	165,570.88
6 month base bid w/automation and bonds:	**$**	**125,000.00**
Year 2 (with 3.5% CPI)	**$**	**172,000.00**
Year 3 (with 3.5% CPI)	**$**	**179,000.00**
Total PM:	**$**	**476,000.00**
Total Extra Repairs:	**$**	**900,000.00**
CONTRACT TOTAL 2.5 YEARS:	**$**	**1,376,000.00**