

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.31
(ID # 17653)

MEETING DATE:

Tuesday, January 11, 2022

FROM : SHERIFF-CORONER-PA:

SUBJECT: SHERIFF-CORONER-PA-PSEC: Approve a Master Service Agreement with Weatherite Corporation for Heating, Ventilation, Air Conditioning (HVAC) Preventative Maintenance and Repair for five years through December 31, 2026 [All Districts], [Total Aggregate Cost \$1,500,000, Up to \$150,000 in Additional Compensation, - 100% PSEC operating budget]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Master Service Agreement with Weatherite Corporation for Heating, Ventilation, Air Conditioning (HVAC) Preventative Maintenance and Repair for an annual amount of \$300,000 and a total aggregate amount of \$1,500,000 for five years through December 31, 2026 and authorize the Chair of the Board to sign the Agreement on behalf of the County.
2. Authorize the Purchasing Agent, in accordance with Ordinance 459, based on the availability of funding and as approved by County Counsel to: a) sign amendments that exercise the options of the agreement including modifications of the statement of work that stay within the intent of the Agreement; and b) sign amendments to the compensation provisions that do not exceed 10% of the total cost of the contract.

ACTION:Policy


Dennis Vrooman, Assistant Sheriff 12/29/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 11, 2022
xc: Sheriff-Coroner-PA

Kecia R. Harper
Clerk of the Board

By 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 300,000	\$ 300,000	\$1,500,000	\$0
NET COUNTY COST	\$0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% PSEC Operating Budget			Budget Adjustment: No	
			For Fiscal Year: 21/22-25/26	

C.E.O. RECOMMENDATION: Approve

BR: 22-049

Prev. Agn. Ref.: 3.26 04/18/2017

BACKGROUND:

Summary

PSEC sites are temperature-controlled rooms and shelters housing critical hardware and equipment necessary to operate the county-wide PSEC communication system. Air conditioning units run continually in most county areas to ensure temperatures meet requirements recommended for radio system equipment. This results in frequent air conditioning service, more than most commercial units. East end units sustain elevated temperatures and without appropriate servicing, break down more often than the west end County sites.

West end County units will be serviced every 3 months. East end County units will be serviced every other month, due to greater heat and wind conditions.

Impact on Residents and Businesses

Approval of this contract will enable continued public safety communication operations for the safety of the residents and businesses within Riverside County.

SUPPLEMENTAL

Contract History and Price Reasonableness

The Purchasing Department on behalf of RCIT issued Request for Quote (RFQ) PEARC-325, for Heating, Ventilation, Air Conditioning (HVAC) Maintenance & Repair. The RFQ was posted publicly and viewed by (12) vendors with only one vendor submitting a bid response to the RFQ. The bid response was reviewed by the PSEC project managers and evaluated based on the criteria set forth in the RFQ requirements, discounts offered and overall cost to the County.

Weatherite Corporation was determined to be the lowest most responsive and responsible bidder and it is therefore recommended that an inclusive contract be awarded to Weatherite Corporation for services needed at all PSEC tower locations.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Repairs will be performed on an as needed basis. Weatherite provided the lowest labor rate for regular service hours (\$110) and the repair call-out fee (\$50) will remain the same, regardless of requests for an emergency response requiring a technician to be on-site within three hours or a normal call scheduled at the earliest agreed upon time.

ATTACHMENTS

Master Service Agreement – 3 copies



Suzanna Hockley, Assistant Director of Purchasing and Fleet Service

12/28/2021



Gregory L. Priaplos, Director County Counsel

12/16/2021

MASTER SERVICE AGREEMENT

for

HEATING, VENTALATION, AIR CONDITIONING (HVAC)

PREVENTIVE MAINTENANCE & REPAIR

between

COUNTY OF RIVERSIDE

and

WEATHERITE CORPORATION



JAN 11 2022 3.31

TABLE OF CONTENTS

<u>SECTION HEADING</u>	<u>PAGE</u>
<u>NUMBER</u>	
1. Description of Services	4
2. Period of Performance	4
3. Compensation	4
4. Alteration or Changes to the Agreement	6
5. Termination.....	6
6. Ownership/Use of Contract Materials and Products	7
7. Conduct of Contractor	8
8. Inspection of Service: Quality Control/Assurance	8
9. Independent Contractor/Employment Eligibility.....	9
10. Subcontract for Work or Services.....	11
11. Disputes	11
12. Licensing and Permits	11
13. Use by Other Political Entities.....	12
14. Non-Discrimination	12
15. Records and Documents	12
16. Confidentiality	12
17. Administration/Contract Liaison	13
18. Notices	13
19. Force Majeure	13
20. EDD Reporting Requirements	14
21. Hold Harmless/Indemnification	14
22. Insurance	15

23. General18

24. Prevailing Wage24

Exhibit A-Scope of Service22

Exhibit A-1 Scope of Service34

Exhibit B- Payment Provisions37

This Agreement, made and entered into this 1st day of January, 2022, by and between WEATHERITE CORPORATION, (herein referred to as "CONTRACTOR"), and the COUNTY OF RIVERSIDE, a political subdivision of the State of California, (herein referred to as "COUNTY"). The parties agree as follows:

1. Description of Services

1.1 CONTRACTOR shall provide all services as outlined and specified in Exhibit A, A-1 Scope of Services, at the prices stated in Exhibit B, Payment Provisions to the Agreement.

1.2 CONTRACTOR represents that it has the skills, experience, and knowledge necessary to perform under this Agreement and the COUNTY relies upon this representation. CONTRACTOR shall perform to the satisfaction of the COUNTY and in conformance to and consistent with the highest standards of firms/professionals in the same discipline in the State of California.

1.3 CONTRACTOR affirms this it is fully apprised of all of the work to be performed under this Agreement; and the CONTRACTOR agrees it can properly perform this work at the prices stated in Exhibit B. CONTRACTOR is not to perform services or provide products outside of the Agreement.

1.4 Acceptance by the COUNTY of the CONTRACTOR's performance under this Agreement does not operate as a release of CONTRACTOR's responsibility for full compliance with the terms of this Agreement.

2. Period of Performance

2.1 This Agreement shall be effective upon signature of this Agreement by both parties and continues in effect through December 31, 2026, unless terminated earlier. CONTRACTOR shall commence performance upon signature of this Agreement by both parties and shall diligently and continuously perform thereafter. The Riverside County Board of Supervisors is the only authority that may obligate the County for a non-cancelable multi-year agreement.

3. Compensation

3.1 The COUNTY shall pay the CONTRACTOR for services performed, products provided and expenses incurred in accordance with the terms of Exhibit B, Payment Provisions. Maximum payments by COUNTY to CONTRACTOR shall not exceed the total contract amount of one million five hundred dollars (\$1,500,000) including all expenses. The COUNTY is not responsible for any fees or costs incurred above or beyond the contracted amount and shall have no

obligation to purchase any specified amount of services or products. Unless otherwise specifically stated in Exhibit B, COUNTY shall not be responsible for payment of any of CONTRACTOR's expenses related to this Agreement.

3.2 No price increases will be permitted during the first three years of this Agreement (If applicable). All price decreases (for example, if CONTRACTOR offers lower prices to another governmental entity) will automatically be extended to the COUNTY. The COUNTY requires written proof satisfactory to COUNTY of cost increases prior to any approved price adjustment. After the first year of the award, a minimum of 30-days advance notice in writing is required to be considered and approved by COUNTY. No retroactive price adjustments will be considered. Any price increases must be stated in a written amendment to this Agreement. The net dollar amount of profit will remain firm during the period of the Agreement. Annual increases shall not exceed the Consumer Price Index- All Consumers, All Items - Greater Los Angeles, Riverside and Orange County areas and be subject to satisfactory performance review by the COUNTY and approved (if needed) for budget funding by the Board of Supervisors.

3.3 CONTRACTOR shall be paid only in accordance with an invoice submitted to COUNTY by CONTRACTOR within fifteen (15) days from the last day of each calendar month, and COUNTY shall pay the invoice within thirty (30) working days from the date of receipt of the invoice. Payment shall be made to CONTRACTOR only after services have been rendered or delivery of materials or products, and acceptance has been made by COUNTY. Prepare invoices in duplicate. For this Agreement, send the original and duplicate copies of invoices to:

Public Safety Enterprise Communications

Attn: Accounts Payable

7195 Alessandro Blvd.

Riverside, CA 92506

- a) Each invoice shall contain a minimum of the following information: invoice number and date; remittance address; bill-to and ship-to addresses of ordering department/division; Agreement number (PEARC-94155-001-12/26); quantities; item descriptions, unit prices, extensions, sales/use tax if applicable, and an invoice total.

b) Invoices shall be rendered monthly in arrears.

3.4 The COUNTY obligation for payment of this Agreement beyond the current fiscal year end is contingent upon and limited by the availability of COUNTY funding from which payment can be made, and invoices shall be rendered “monthly” in arrears. In the State of California, Government agencies are not allowed to pay excess interest and late charges, per Government Codes, Section 926.10. No legal liability on the part of the COUNTY shall arise for payment beyond June 30 of each calendar year unless funds are made available for such payment. In the event that such funds are not forthcoming for any reason, COUNTY shall immediately notify CONTRACTOR in writing; and this Agreement shall be deemed terminated, have no further force, and effect.

4. Alteration or Changes to the Agreement

4.1 The Board of Supervisors and the COUNTY Purchasing Agent and/or his designee is the only authorized COUNTY representatives who may at any time, by written order, alter this Agreement. If any such alteration causes an increase or decrease in the cost of, or the time required for the performance under this Agreement, an equitable adjustment shall be made in the Agreement price or delivery schedule, or both, and the Agreement shall be modified by written amendment accordingly.

4.2 Any claim by the CONTRACTOR for additional payment related to this Agreement shall be made in writing by the CONTRACTOR within 30 days of when the CONTRACTOR has or should have notice of any actual or claimed change in the work, which results in additional and unanticipated cost to the CONTRACTOR. If the COUNTY Purchasing Agent decides that the facts provide sufficient justification, he may authorize additional payment to the CONTRACTOR pursuant to the claim. Nothing in this section shall excuse the CONTRACTOR from proceeding with performance of the Agreement even if there has been a change.

5. Termination

5.1. COUNTY may terminate this Agreement without cause upon 30 days written notice served upon the CONTRACTOR stating the extent and effective date of termination.

5.2 COUNTY may, upon five (5) days written notice terminate this Agreement for CONTRACTOR's default, if CONTRACTOR refuses or fails to comply with the terms of this

Agreement or fails to make progress that may endanger performance and does not immediately cure such failure. In the event of such termination, the COUNTY may proceed with the work in any manner deemed proper by COUNTY.

5.3 After receipt of the notice of termination, CONTRACTOR shall:

- (a) Stop all work under this Agreement on the date specified in the notice of termination; and
- (b) Transfer to COUNTY and deliver in the manner as directed by COUNTY any materials, reports or other products, which, if the Agreement had been completed or continued, would have been required to be furnished to COUNTY.

5.4 After termination, COUNTY shall make payment only for CONTRACTOR's performance up to the date of termination in accordance with this Agreement.

5.5 CONTRACTOR's rights under this Agreement shall terminate (except for fees accrued prior to the date of termination) upon dishonesty or a willful or material breach of this Agreement by CONTRACTOR; or in the event of CONTRACTOR's unwillingness or inability for any reason whatsoever to perform the terms of this Agreement. In such event, CONTRACTOR shall not be entitled to any further compensation under this Agreement.

5.6 If the Agreement is federally or State funded, CONTRACTOR cannot be debarred from the System for Award Management (SAM). CONTRACTOR must notify the COUNTY immediately of a debarment. Reference: System for Award Management (SAM) at <https://www.sam.gov> for Central Contractor Registry (CCR), Federal Agency Registration (Fedreg), Online Representations and Certifications Application, and Excluded Parties List System (EPLS)). Excluded Parties Listing System (EPLS) (<http://www.epls.gov>) (Executive Order 12549, 7 CFR Part 3017, 45 CFR Part 76, and 44 CFR Part 17). The System for Award Management (SAM) is the Official U.S. Government system that consolidated the capabilities of CCR/FedReg, ORCA, and EPLS.

5.7 The rights and remedies of COUNTY provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or this Agreement.

6. Ownership/Use of Contract Materials and Products

The CONTRACTOR agrees that all materials, reports or products in any form, including electronic, created by CONTRACTOR for which CONTRACTOR has been compensated by COUNTY pursuant to this Agreement shall be the sole property of the COUNTY. The material, reports or products may be used by the COUNTY for any purpose that the COUNTY deems to be appropriate, including, but not limit to, duplication and/or distribution within the COUNTY or to third parties. CONTRACTOR agrees not to release or circulate in whole or part such materials, reports, or products without prior written authorization of the COUNTY.

7. Conduct of Contractor

7.1 The CONTRACTOR covenants that it presently has no interest, including, but not limited to, other projects or contracts, and shall not acquire any such interest, direct or indirect, which would conflict in any manner or degree with CONTRACTOR's performance under this Agreement. The CONTRACTOR further covenants that no person or subcontractor having any such interest shall be employed or retained by CONTRACTOR under this Agreement. The CONTRACTOR agrees to inform the COUNTY of all the CONTRACTOR's interests, if any, which are or may be perceived as incompatible with the COUNTY's interests.

7.2 The CONTRACTOR shall not, under circumstances which could be interpreted as an attempt to influence the recipient in the conduct of his/her duties, accept any gratuity or special favor from individuals or firms with whom the CONTRACTOR is doing business or proposing to do business, in accomplishing the work under this Agreement.

7.3 The CONTRACTOR or its employees shall not offer gifts, gratuity, favors, and entertainment directly or indirectly to COUNTY employees.

8. Inspection of Service; Quality Control/Assurance

8.1 All performance (which includes services, workmanship, materials, supplies and equipment furnished or utilized in the performance of this Agreement) shall be subject to inspection and test by the COUNTY or other regulatory agencies at all times. The CONTRACTOR shall provide adequate cooperation to any inspector or other COUNTY representative to permit him/her to determine the CONTRACTOR's conformity with the terms of this Agreement. If any services performed or products provided by CONTRACTOR are not in conformance with the terms of this Agreement, the COUNTY shall have the right to require the CONTRACTOR to

perform the services or provide the products in conformance with the terms of the Agreement at no additional cost to the COUNTY. When the services to be performed or the products to be provided are of such nature that the difference cannot be corrected; the COUNTY shall have the right to: (1) require the CONTRACTOR immediately to take all necessary steps to ensure future performance in conformity with the terms of the Agreement; and/or (2) reduce the Agreement price to reflect the reduced value of the services performed or products provided. The COUNTY may also terminate this Agreement for default and charge to CONTRACTOR any costs incurred by the COUNTY because of the CONTRACTOR's failure to perform.

8.2 CONTRACTOR shall establish adequate procedures for self-monitoring and quality control and assurance to ensure proper performance under this Agreement; and shall permit a COUNTY representative or other regulatory official to monitor, assess, or evaluate CONTRACTOR's performance under this Agreement at any time, upon reasonable notice to the CONTRACTOR.

9. Independent Contractor/Employment Eligibility

9.1 The CONTRACTOR is, for purposes relating to this Agreement, an independent contractor and shall not be deemed an employee of the COUNTY. It is expressly understood and agreed that the CONTRACTOR (including its employees, agents, and subcontractors) shall in no event be entitled to any benefits to which COUNTY employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. There shall be no employer-employee relationship between the parties; and CONTRACTOR shall hold COUNTY harmless from any and all claims that may be made against COUNTY based upon any contention by a third party that an employer-employee relationship exists by reason of this Agreement. It is further understood and agreed by the parties that CONTRACTOR in the performance of this Agreement is subject to the control or direction of COUNTY merely as to the results to be accomplished and not as to the means and methods for accomplishing the results.

9.2 CONTRACTOR warrants that it shall make its best effort to fully comply with all federal and state statutes and regulations regarding the employment of aliens and others and to ensure that employees performing work under this Agreement meet the citizenship or alien status

requirement set forth in federal statutes and regulations. CONTRACTOR shall obtain, from all employees performing work hereunder, all verification and other documentation of employment eligibility status required by federal or state statutes and regulations including, but not limited to, the Immigration Reform and Control Act of 1986, 8 U.S.C. §1324 et seq., as they currently exist and as they may be hereafter amended. CONTRACTOR shall retain all such documentation for all covered employees, for the period prescribed by the law.

9.3 Ineligible Person shall be any individual or entity who: Is currently excluded, suspended, debarred or otherwise ineligible to participate in the federal health care programs; or has been convicted of a criminal offense related to the provision of health care items or services and has not been reinstated in the federal health care programs after a period of exclusion, suspension, debarment, or ineligibility.

9.4 CONTRACTOR shall screen prospective Covered Individuals prior to hire or engagement. CONTRACTOR shall not hire or engage any Ineligible Person to provide services directly relative to this Agreement. CONTRACTOR shall screen all current Covered Individuals within sixty (60) days of execution of this Agreement to ensure that they have not become Ineligible Persons unless CONTRACTOR has performed such screening on same Covered Individuals under a separate agreement with COUNTY within the past six (6) months. Covered Individuals shall be required to disclose to CONTRACTOR immediately any debarment, exclusion or other event that makes the Covered Individual an Ineligible Person. CONTRACTOR shall notify COUNTY within five (5) business days after it becomes aware if a Covered Individual providing services directly relative to this Agreement becomes debarred, excluded or otherwise becomes an Ineligible Person.

9.5 CONTRACTOR acknowledges that Ineligible Persons are precluded from providing federal and state funded health care services by contract with COUNTY in the event that they are currently sanctioned or excluded by a federal or state law enforcement regulatory or licensing agency. If CONTRACTOR becomes aware that a Covered Individual has become an Ineligible Person, CONTRACTOR shall remove such individual from responsibility for, or involvement with, COUNTY business operations related to this Agreement.

9.6 CONTRACTOR shall notify COUNTY within five (5) business days if a Covered Individual or entity is currently excluded, suspended or debarred, or is identified as such after being sanction screened. Such individual or entity shall be promptly removed from participating in any activity associated with this Agreement.

10. Subcontract for Work or Services

No contract shall be made by the CONTRACTOR with any other party for furnishing any of the work or services under this Agreement without the prior written approval of the COUNTY; but this provision shall not require the approval of contracts of employment between the CONTRACTOR and personnel assigned under this Agreement, or for parties named in the proposal and agreed to under this Agreement.

11. Disputes

11.1 The parties shall attempt to resolve any disputes amicably at the working level. If that is not successful, the dispute shall be referred to the senior management of the parties. Any dispute relating to this Agreement, which is not resolved by the parties, shall be decided by the COUNTY's Purchasing Department's Compliance Contract Officer who shall furnish the decision in writing. The decision of the COUNTY's Compliance Contract Officer shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, capricious, arbitrary, or so grossly erroneous to imply bad faith. The CONTRACTOR shall proceed diligently with the performance of this Agreement pending the resolution of a dispute.

11.2 Prior to the filing of any legal action related to this Agreement, the parties shall be obligated to attend a mediation session in Riverside County before a neutral third party mediator. A second mediation session shall be required if the first session is not successful. The parties shall share the cost of the mediations.

12. Licensing and Permits

CONTRACTOR shall comply with all State or other licensing requirements, including but not limited to the provisions of Chapter 9 of Division 3 of the Business and Professions Code. All licensing requirements shall be met at the time proposals are submitted to the COUNTY. CONTRACTOR warrants that it has all necessary permits, approvals, certificates, waivers and exemptions necessary for performance of this Agreement as required by the laws and regulations

of the United States, the State of California, the County of Riverside and all other governmental agencies with jurisdiction, and shall maintain these throughout the term of this Agreement.

13. Use By Other Political Entities

The CONTRACTOR agrees to extend the same pricing, terms, and conditions as stated in this Agreement to each and every political entity, special district, and related non-profit. It is understood that other entities shall make purchases in their own name, make direct payment, and be liable directly to the CONTRACTOR; and COUNTY shall in no way be responsible to CONTRACTOR for other entities' purchases.

14. Non-Discrimination

CONTRACTOR shall not be discriminate in the provision of services, allocation of benefits, accommodation in facilities, or employment of personnel on the basis of ethnic group identification, race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status or sex in the performance of this Agreement; and, to the extent they shall be found to be applicable hereto, shall comply with the provisions of the California Fair Employment and Housing Act (Gov. Code 12900 et. seq), the Federal Civil Rights Act of 1964 (P.L. 88-352), the Americans with Disabilities Act of 1990 (42 U.S.C. S1210 et seq.) and all other applicable laws or regulations.

15. Records and Documents

CONTRACTOR shall make available, upon written request by any duly authorized Federal, State, or COUNTY agency, a copy of this Agreement and such books, documents and records as are necessary to certify the nature and extent of the CONTRACTOR's costs related to this Agreement. All such books, documents and records shall be maintained by CONTRACTOR for at least five years following termination of this Agreement and be available for audit by the COUNTY. CONTRACTOR shall provide to the COUNTY reports and information related to this Agreement as requested by COUNTY.

16. Confidentiality

16.1 The CONTRACTOR shall not use for personal gain or make other improper use of privileged or confidential information which is acquired in connection with this Agreement. The term "privileged or confidential information" includes but is not limited to: unpublished or

sensitive technological or scientific information; medical, personnel, or security records; anticipated material requirements or pricing/purchasing actions; COUNTY information or data which is not subject to public disclosure; COUNTY operational procedures; and knowledge of selection of contractors, subcontractors or suppliers in advance of official announcement.

16.2 The CONTRACTOR shall protect from unauthorized disclosure names and other identifying information concerning persons receiving services pursuant to this Agreement, except for general statistical information not identifying any person. The CONTRACTOR shall not use such information for any purpose other than carrying out the CONTRACTOR’s obligations under this Agreement. The CONTRACTOR shall promptly transmit to the COUNTY all third party requests for disclosure of such information. The CONTRACTOR shall not disclose, except as otherwise specifically permitted by this Agreement or authorized in advance in writing by the COUNTY, any such information to anyone other than the COUNTY. For purposes of this paragraph, identity shall include, but not be limited to, name, identifying number, symbol, or other identifying particulars assigned to the individual, such as finger or voice print or a photograph.

17. Administration/Contract Liaison

The COUNTY Purchasing Agent, or designee, shall administer this Agreement on behalf of the COUNTY. The Purchasing Department is to serve as the liaison with CONTRACTOR in connection with this Agreement.

18. Notices

All correspondence and notices required or contemplated by this Agreement shall be delivered to the respective parties at the addresses set forth below and are deemed submitted two days after their deposit in the United States mail, postage prepaid:

<u>COUNTY OF RIVERSIDE</u>	<u>CONTRACTOR</u>
Public Safety Enterprise Communications	Weatherite Corporation
7195 Alessandro Blvd.	21211 Commerce Pointe Dr.
Riverside, CA 92506	Walnut, CA 91789

19. Force Majeure

If either party is unable to comply with any provision of this Agreement due to causes beyond its reasonable control, and which could not have been reasonably anticipated, such as acts

of God, acts of war, civil disorders, or other similar acts, such party shall not be held liable for such failure to comply.

20. EDD Reporting Requirements

In order to comply with child support enforcement requirements of the State of California, the COUNTY may be required to submit a Report of Independent Contractor(s) form **DE 542** to the Employment Development Department. The CONTRACTOR agrees to furnish the required data and certifications to the COUNTY within 10 days of notification of award of Agreement when required by the EDD. This data will be transmitted to governmental agencies charged with the establishment and enforcement of child support orders. Failure of the CONTRACTOR to timely submit the data and/or certificates required may result in the contract being awarded to another contractor. In the event a contract has been issued, failure of the CONTRACTOR to comply with all federal and state reporting requirements for child support enforcement or to comply with all lawfully served Wage and Earnings Assignments Orders and Notices of Assignment shall constitute a material breach of Agreement. If CONTRACTOR has any questions concerning this reporting requirement, please call (916) 657-0529. CONTRACTOR should also contact its local Employment Tax Customer Service Office listed in the telephone directory in the State Government section under "Employment Development Department" or access their Internet site at www.edd.ca.gov.

21. Hold Harmless/Indemnification

21.1 CONTRACTOR shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as Indemnitees) from any liability, action, claim or damage whatsoever, based or asserted upon any services of CONTRACTOR, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature. CONTRACTOR shall defend the Indemnitees at its sole expense including all costs and fees (including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards) in any claim or action based upon such acts, omissions or services.

21.2 With respect to any action or claim subject to indemnification herein by CONTRACTOR, CONTRACTOR shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes CONTRACTOR indemnification to Indemnitees as set forth herein.

21.3 CONTRACTOR'S obligation hereunder shall be satisfied when CONTRACTOR has provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or claim involved.

21.4 The specified insurance limits required in this Agreement shall in no way limit or circumscribe CONTRACTOR'S obligations to indemnify and hold harmless the Indemnitees herein from third party claims.

22. Insurance

22.1 Without limiting or diminishing the CONTRACTOR'S obligation to indemnify or hold the COUNTY harmless, CONTRACTOR shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents, or representatives as Additional Insureds.

A. Workers' Compensation:

If the CONTRACTOR has employees as defined by the State of California, the CONTRACTOR shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of The County of Riverside.

B. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and

advertising injury, and cross liability coverage, covering claims which may arise from or out of CONTRACTOR'S performance of its obligations hereunder. Policy shall name the COUNTY as Additional Insured. Policy's limit of liability shall not be less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit.

C. Vehicle Liability:

If vehicles or mobile equipment is used in the performance of the obligations under this Agreement, then CONTRACTOR shall maintain liability insurance for all owned, non-owned, or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the COUNTY as Additional Insureds.

D. Professional Liability Contractor shall maintain Professional Liability Insurance providing coverage for the Contractor's performance of work included within this Agreement, with a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate. If Contractor's Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this Agreement and CONTRACTOR shall purchase at his sole expense either 1) an Extended Reporting Endorsement (also, known as Tail Coverage); or 2) Prior Dates Coverage from new insurer with a retroactive date back to the date of, or prior to, the inception of this Agreement; or 3) demonstrate through Certificates of Insurance that CONTRACTOR has Maintained continuous coverage with the same or original insurer. Coverage provided under items; 1), 2), or 3) will continue as long as the law allows.

E. General Insurance Provisions - All lines:

1) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If the County's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

2) The CONTRACTOR must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds \$500,000 per occurrence each such retention shall have the prior written consent of the County Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the County's Risk Manager, CONTRACTOR'S carriers shall either; 1) reduce or eliminate such self-insured retention as respects this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

3) CONTRACTOR shall cause CONTRACTOR'S insurance carrier(s) to furnish the County of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by the County Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. CONTRACTOR shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. An individual authorized by the insurance carrier shall sign the original endorsements for each policy and the Certificate of Insurance.

4) It is understood and agreed to by the parties hereto that the CONTRACTOR'S insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

5) If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of work; or, the term of this Agreement, including any extensions thereof, exceeds five (5) years; the COUNTY reserves the right to adjust the types of insurance and the monetary limits of liability required under this Agreement, if in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the CONTRACTOR has become inadequate.

6) CONTRACTOR shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

7) The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to the COUNTY.

8) CONTRACTOR agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

23. General

23.1 CONTRACTOR shall not delegate or assign any interest in this Agreement, whether by operation of law or otherwise, without the prior written consent of COUNTY. Any attempt to delegate or assign any interest herein shall be deemed void and of no force or effect.

23.2 Any waiver by COUNTY of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term of this Agreement. Failure on the part of COUNTY to require exact, full, and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms or preventing COUNTY from enforcement of the terms of this Agreement.

23.3 In the event the CONTRACTOR receives payment under this Agreement, which is later disallowed by COUNTY for nonconformance with the terms of the Agreement, the CONTRACTOR shall promptly refund the disallowed amount to the COUNTY on request; or at its option the COUNTY may offset the amount disallowed from any payment due to the CONTRACTOR.

23.4 CONTRACTOR shall not provide partial delivery or shipment of services or products unless specifically stated in the Agreement.

23.5 CONTRACTOR shall not provide any services or products subject to any chattel mortgage or under a conditional sales contract or other agreement by which an interest is retained by a third party. The CONTRACTOR warrants that it has good title to all materials or products used by CONTRACTOR or provided to COUNTY pursuant to this Agreement, free from all liens, claims, or encumbrances.

23.6 Nothing in this Agreement shall prohibit the COUNTY from acquiring the same type or equivalent equipment, products, materials or services from other sources, when deemed by the COUNTY to be in its best interest. The COUNTY reserves the right to purchase more or less than the quantities specified in this Agreement.

23.7 The COUNTY agrees to cooperate with the CONTRACTOR in the CONTRACTOR's performance under this Agreement, including, if stated in the Agreement, providing the CONTRACTOR with reasonable facilities and timely access to COUNTY data, information, and personnel.

23.8 CONTRACTOR shall comply with all applicable Federal, State and local laws and regulations. CONTRACTOR will comply with all applicable COUNTY policies and procedures. In the event that there is a conflict between the various laws or regulations that may apply, the CONTRACTOR shall comply with the more restrictive law or regulation.

23.9 CONTRACTOR shall comply with all air pollution control, water pollution, safety and health ordinances, statutes, or regulations, which apply to performance under this Agreement.

23.10 CONTRACTOR shall comply with all requirements of the Occupational Safety and Health Administration (OSHA) standards and codes as set forth by the U.S. Department of Labor and the State of California (Cal/OSHA).

23.11 This Agreement shall be governed by the laws of the State of California. Any legal action related to the performance or interpretation of this Agreement shall be filed only in the Superior Court of the State of California located in Riverside, California, and the parties waive any provision of law providing for a change of venue to another location. In the event any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

23.12 This Agreement, including any attachments or exhibits, constitutes the entire Agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing. This Agreement may be changed or modified only by a written amendment signed by authorized representatives of both parties.

24. Prevailing Wage

24.1 CONTRACTOR is aware of the requirements of California Labor Code Sections 1720, et seq., and 1770 et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" work. Since the heating, ventilation, air conditioning preventative maintenance and repair services are being performed as part of an applicable "public works" or "maintenance" work, as defined by the Prevailing Wage Laws, CONTRACTOR agrees to fully comply with and to require any contractors or subcontractors to fully comply with such Prevailing Wage Laws.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Agreement.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

By: Jeff Hewitt
JEFF HEWITT, Chair
Board of Supervisors

WEATHERITE CORPORATION

By: Stan Smith
Name:
Title:

Dated: JAN 11 2022

Dated: November 29, 2021

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: [Signature]
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

By: [Signature]
A. Bell Valdes
Deputy County Counsel

**EXHIBIT A
SCOPE OF SERVICES**

A1. Site Entry:

A1.1. Before entering and on departure of a site, CONTRACTOR's personnel are to report in by calling during regular business hours. Regular business hours are Monday through Friday, 7:00 AM to 4:30PM. The number to call is: 951-955-3580. CONTRACTOR will be given entry procedures at initial kickoff meeting prior to scheduling services.

A1.2. CONTRACTOR will provide the COUNTY personnel that answer the call with the following information: company's name, technician's name, telephone numbers where both the technician and company may be reached, and the site at which they are currently located to perform service, and the service they are performing (maintenance or repair).

A2. Waste Disposal:

CONTRACTOR is solely responsible for disposal of all hazardous materials. These include, but are not limited to: oil, antifreeze, or any other hazardous materials associated with the HVAC systems wet cell batteries, etc. Disposal must meet all State and Federal guidelines and regulations, and CONTRACTOR shall provide documentation of proper disposal upon request by COUNTY.

A3. Emergency Response for Repairs:

A3.1 CONTRACTOR must be available for after-hours emergency response when repair work is required. CONTRACTOR will have quick and immediate access to portable air conditioning units capable of being both transported and connected to any of the COUNTY's remote radio sites and will be allowed to charge the COUNTY for such services as listed in the contracted rates (Exhibit B) or as quoted per repair incident. Due to the critical nature of the COUNTY communication network and the public safety aspect of the equipment that operates these sites, response time to the site shall not exceed three (3) hours from initiation for an emergency repair request.

A3.2 The COUNTY shall have preferential service in cases whereby limited personnel or resources are required by the CONTRACTOR's other customers and clients. Due to the critical nature of the COUNTY communication network, COUNTY will have priority in obtaining portable air conditioning equipment, technicians, and any other service, equipment, or material necessary for the uninterrupted operation of public safety facilities.

A4. CHARGES:

Billable hours paid under this Agreement shall be for only productive hours at the job site. Time spent for transportation of workers, materials acquisition, handling, and delivery, or for movement of the contractor' owned or rental equipment shall not be chargeable directly but should be considered contractor's overhead and shall be included in the hourly rates quoted for labor or services.

A5. CONTRACTOR Shall:

A5.1 Provide emergency repair service availability 24 hours a day, 7 days a week, 365 days per year.

A5.2 Provide an approved schedule of routine maintenance to the Communication Site's Supervisor or assigned designee prior to commencing inspections.

A5.3 Accomplish all scheduled preventative maintenance during the regular business hours of Monday through Friday, between the hours of 7:00 AM and 4:30PM.

A5.4 Understand that maintenance will be conducted based on recorded maintenance and in-service date. For sites located in severe weather conditions (such as the desert locations) maintenance may be required more frequently.

A5.5 Completely fill out the site inspection list provided by PSEC Communication Site Supervisor. The list will be located on site and once filled out, will be left in the designated folder at the site of inspection. The CONTRACTOR will provide a soft copy, via email to the Communication Site Supervisor along with the invoices after service is complete.

A5.6 Provide all labor, travel, testing equipment, and supervision necessary to service, test and repair HVAC units and all related components. Maintenance rate must be all inclusive of the CONTRACTOR's cost.

A5.7 Provide all filters when necessary, and not charge the COUNTY separately for these items. All materials and labor provided by the CONTRACTOR shall be as an inclusive price per site for maintenance service and not charged separately based on the number of units at each site.

A5.8 Provide a written report of all findings, via email, to the PSEC Communication Site Supervisor within ten (10) working days of completion of all maintenance and repair work.

A5.9 Provide technicians with 4 wheel-drive vehicles capable of transporting staff, tools and equipment to all COUNTY sites.

A5.10 Provide technicians with water tanks readily available for washing down equipment as part of the maintenance process.

A5.11 Maintain current, valid State of California Contractor's license, Classification C-20 Warm-Air Heating, Ventilating and Air-Conditioning. CONTRACTOR shall pay their employees the general prevailing rate of pay for each craft or type of workman or mechanic needed to execute the Agreement.

A5.12 Follow all posted speed limits on all United States Forest Service (USFS) and Bureau of Land Management (BLM) roads.

A5.13 Be advised work may take place in a secure environment where background checks shall be required of all workers. CONTRACTOR must be able to supply labors that have not been convicted of a felony or first-degree misdemeanor and pass a background check when working in these designated areas if requested by COUNTY.

A6. Staffing and References:

A6.1 CONTRACTOR shall have sufficient staffing to respond to concurrent issues throughout the COUNTY as repairs may be needed at one site at the same time scheduled maintenance is taking place at a different location. During the summer months, increased staffing may be required in the east end of the County due to extreme heat.

A7. Preventive Maintenance:

The following preventative maintenance will be performed on the west county sites a minimum of every ninety (90) days and on the east county sites a minimum of every sixty (60) days (could be more frequent depending on extreme weather conditions). See Section A7.14 for locations list. All amperage and voltage values must be within the manufacturer's required ranges. If the values are outside the manufacturers range, the information must be documented on the site checklist and the PSEC Communication Site Supervisor notified.

A7.1 AIR COOLED CONDENSER

- a. Check condenser fan motor voltage and amps and document on site checklist. Values must be within the manufacturer's requirements. Lubricate all motor and fan bearings as required.
- b. Check coil surface for scale and dirt, Remove rodent droppings/rodents/nests where applicable
- c. Check for refrigerant leaks.
- d. Check frame for damage, rust and corrosion.
- e. Lubricate motor bearings.
- f. Examine motor mount resiliency.
- g. Tighten all electrical connections.
- h. Inspect motor starter coils and contacts.

A7.2 AIR FILTERS

- a. Change filters when the pressure drop across the filters exceeds the recommended allowable pressure drop. The media used for replacement shall be equal to or shall exceed the efficiency rating of the original equipment.

A7.3 AIR HANDLERS

- a. Check blower mounting and tighten if necessary.
- b. Check shaft alignment to motor.
- c. Check blower rotation.
- d. Oil or grease blower bearing.

- e. Check blower scroll for dirt and clean.
- f. Check housing for rust and repair as necessary.

A7.4 CONTROL PANEL

- a. Check starter timer operation.
- b. Check control indicator lights.
- c. Check high pressure cutout, calibrate as necessary.
- d. Check all sight glasses.
- e. Check operation and condition of all relays.
- f. Check operation of anti-recycle timer.
- g. Check operation of crankcase heater.
- h. Tighten all electrical connections.
- i. Check low temperature control, calibrate as necessary.

A7.5 DAMPERS

- a. Lubricate dampers.
- b. Check for proper travel and close off, adjust as required.
- c. Tighten linkage and ball joints.
- d. Check operator bellows.

A7.6 ELECTRIC MOTORS

- a. Check motor mounting and tighten if necessary.
- b. Check motor pulley for security, alignment and tighten if necessary.
- c. Check bearing wear.
- d. Check wiring and conduit (from motor to starter) for condition.
- e. Check rotation of motor.
- f. Check motor for excessive heat and noise.
- g. Check air passages and winding.
- h. Check starter and contacts.
- i. Oil or grease motor bearing(s) as required.

- j. Measure current draw and record.
- k. Check amp draw on electric motors

A7.7 EVAPORATOR COIL

- a. Check and clean tubes or fins as required.
- b. Check for rust and scale.
- c. Blow out coils with CO2 and wash down with water annually.

A7.8 EXHAUST FANS AND BLOWERS

- a. Lubricate all moving parts as required.
- b. Adjust tension on all belts as required.
- c. Replace belts when necessary. (The cost for exhaust fan belts will be priced separately as a repair when applicable to this function of the unit and will not be included in preventive maintenance.)
- d. Check blower scroll for dirt and clean if needed.
- e. Check motor for excessive heat and noise

A7.9 EXPANSION VALVE

- a. Check all valves for evidence of sticking.
- b. Check expansion valve bulb to see that it has good contact with suction line.
- c. Check operation of all solenoid valves.
- d. Check the seats of all valves for erosion.
- e. Check TXV adjustments for superheat and packing for leaks.

A7.10 CONDENSOR COIL

- a. Check for leaks.
- b. Check condensate pans and drains.
- c. Blow out coils with CO2 and wash down with water when filters are changed.

A7.11 REFRIGERATION COMPRESSOR

- a. Check main voltage on the load side of the disconnect to the unit and document on site checklist–
 - i. range should be $-5\% + 10\%$ at 208V/230V (197.6V – 253V)
- b. Check winding resistance while the compressor is cool, on both start and run and document on site checklist
 - i. C&NF = C should be at .76 ohms and NF should be .87ohms
 - ii. C&R = C should be .48ohms and R should be at .55ohms
- c. Check current on common terminal and document on site checklist
- d. Check ground resistance and document on site checklist
- e. Check startup and running amps and document on site checklist
 - i. Startup (LRA) amps should not exceed 117amps
 - ii. Running (RLA) amps should not exceed 23.9 amps
- b. Check for oil, refrigeration compressor, and refrigeration piping leaks.
- c. Check refrigerant charge condition through sight glass.
- d. Check condition of refrigeration insulation.
- e. Check for unusual noise or vibration.
- f. Check operation of safety and capacity controls for proper operation, including high and low pressure cut –outs.
- g. Check compressor mounting.
- h. Perform start-up procedure per manufacturer’s recommendation and document the results on the site checklist. After maintenance is complete, document supply and return air temperature.
- i. Perform efficiency test and record results.
- j. Check operation pressure of system.

A7.12 RELAYS

- a. Energize relay to insure operation.
- b. Inspect contacts and clean if required.
- c. Replace if necessary.

A7.13 THERMOSTATS

- a. Remove cover and remove all foreign particles.
- b. Clean thermostat cover.
- c. Check set point of control.
- d. Check throttling range and reset.
- e. Calibrate as necessary.
- f. Check all pilot bleed ports.
- g. Check general condition.
- h. Check electrical connections.

A7.14 Locations list:

East County Sites		West County Sites	
Name	City	Name	City
Arlington	Riverside	Snow Peak	Morongo Valley
Avocado Flats	Fallbrook	Sunnyslope	Riverside
Banning	Banning	Temescal	Corona
Beacon Hill	Norco	Timoteo	Moreno Valley
Billy Goat	Aguanga	Vaquero	Temecula
Blue Mountain	Grand Terrace	Whitewater	Banning
Box Springs	Riverside	Winchester	Hemet
Brookside	Beaumont	Belle NPS	Joshua Tree National Park
Buena Vista	Corona	Big Maria	Blythe
Cajalco	Corona	Black Eagle	Desert Center
Clinton Keith	Murrieta	Black Jack	Desert Center
El Cariso	Lake Elsinore	Black Rock	Blythe
Elsinore Peak	Lake Elsinore	Blythe	Blythe
Estelle	Perris	Box Canyon	Desert Center
Glen Avon	Riverside	Cactus City	Indio
Green River	Corona	Chuckwalla	Desert Center
Hemet	Hemet	Corn Springs	Desert Center
Homeland (FS54)	Homeland	Edom Hill	Desert Hot Springs
Lake Hemet	Mountain Center	Hidden Valley	Parker
Lake Mathews	Riverside	Indio Hill	Indio
Lake Riverside	Aguanga	Indio Prime	Indio
Leona	Perris	Iron Mtn. LADWP	Earp

Margarita	Temecula	Joshua Tree	Joshua Tree
Marion Ridge	Idyllwild	Line	Mecca
Marshall	Perris	Mecca Land Fill	Desert Center
Mead Valley	Perris	Midland	Desert Center
Menifee	Menifee	Palen McCoy	Desert Center
Morongo	Cabazon	Paradise	Norco
Mt. David	Beaumont	Quail Mesa	Parker
North Mt.	San Jacinto	Rice	Desert Center
Perris	Perris	Road 177	Desert Center
Quail Valley	Quail Valley	Road 62	Desert Center
Ranger Peak	Idyllwild	Santa Rosa Peak	Mountain Center
Red Mountain	Hemet	Spring Hill	Desert Center
Redondo Mesa	Murrieta	Toro Peak	Mountain Center
Ridge Road	Lake Elsinore	Vidal Junction	Earp
Santiago Peak	Corona	Wiley's Well	Desert Center

A8. Repairs:

A8.1 In the event that necessary repairs are discovered during regular maintenance, CONTRACTOR will advise PSEC Communication Site Supervisor prior to any work being conducted. Some minor repairs can be done on site. These repairs should be billed separately.

A8.2 CONTRACTOR shall quote a not to exceed amount for repairs as needed, including labor, travel and materials. Quote will note regular hours, after hours, holiday, weekend and emergency rates (call out fees) for as needed for each repair service.

- a) Regular Hours are defined as: Monday through Friday, between the hours of 7:00 AM and 4:30PM
- b) After Hours is defined as: 4:30 PM through 7:00 AM
- c) Weekend Hours are defined as: Any work done on Saturday and Sunday
- d) Holiday Hours are defined as: Any work done on the County Observed Holidays. See Section 8.
- e) Emergency Service is defined as: An additional fee (if any) for service technician to be on-site within 3 hours of emergency request call.
- f) **Comprehensive quotes will be requested from the CONTRACTOR for each repair needed.**

- g) All repairs or projects estimated to exceed \$25,000 will require competitive bidding, including the CONTRACTOR and other HVAC service providers.
 - h) Rental rates for portable HVAC units are included in Exhibit B.
- i) COUNTY may choose to use the CONTRACTOR’S repair quote or seek additional quotes as needed based on the operational needs and direction provided by the PSEC Communication Site Supervisor.

A9. County Observed Holidays:

HOLIDAY	DAY OBSERVED
x New Year's Day	January 1
Martin Luther King Jr's Birthday	Third Monday in January
Lincoln’s Birthday	Second Tuesday in February
Washington’s Birthday	Third Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4
Labor Day	First Monday in September
Columbus Day	Second Monday in October
Veterans' Day	November 11
xThanksgiving Day	Fourth Thursday in November
x Following Thanksgiving	Friday following the fourth Thursday in November
xChristmas Day	December 25

*** Note:**

- Thanksgiving Day, which shall be the fourth Thursday in November unless otherwise appointed.
- Friday following Thanksgiving Day.
- December 24 and 31 when they fall on Monday.
- December 26 and January 2, when they fall on Friday.
- Friday proceeding January 1, February 12, July 4, November 11 or December 25, when such date falls on Saturday, the Monday following such date when such date falls on a Sunday.

A10. Equipment List:

LOCATION	AC: MAKE - MODEL - SERIAL #	FILTER SIZE & QTY	4x4
Arlington	marvair avp48aca050nu--by-f117505-0-27/7506-0-4	21.5 x 36.5 x 2 (2)	no
Avocado Flats	marvair avp48aca050nu--az-f120266-0-50/0266-0-64	21.5 x 36.5 x 2 (2)	no
Banning	marvair avp48aca050nu--my-f119165010/9165015	21.5 x 36.5 x 2 (2)	no
Beacon Hill	marvair avpa48aca050nu--aa-f123397-0-12/3397-0-4	21.5 x 36.5 x 2 (2)	yes

LOCATION	AC: MAKE - MODEL - SERIAL #	FILTER SIZE & QTY	4x4
Belle Min	marvair avpa48ava050nu-azf120209022/209019	21.5 x 36.5 x 2 (2)	yes
Big Maria	Bard / 20WA1 / 61K83315171	18 x 25 x 2 (2)	yes
Billy Goat	marvair avpa24aca050nu-ka-f1255902-0-1/ 5902-0-8	18 x 25 x 2 (2)	no
Black Eagle	Marvair avpa48aca050nu Gz f121606033/ GZ f121604016	21.5 x 36.5 x 2 (2)	yes
Black Jack	marvair avpa60aca-az-f120209-0-11/209013	21.5 x 36.5 x 2 (2)	yes
Black Rock	marvair avpa60aca-ky-f119535-0-1/azf12015405/57402	21.5 x 36.5 x 2 (3)	no
Blue Mountain	marvair avp48aca050nu--jy-f119165-0-14/9165-0-12	21.5 x 36.5 x 2 (2)	yes
Blythe	goodman cpc120xxxx3bxxxxaa--0909684051/ax51	18 x 24 x 2 (4)	no
Box Canyon	marvair avpa24aca050nu ka-f12590206/ 902011	18x25x2 (2)	yes
Box Springs	Carrier / 50E2-A48-30 / 3410C99359 Carrier / 50NQ030306 / 1490C585	16 x 16 x 1 (2) 16 x 16 x 1 (2)	yes
Brookside	marvair avp48aca050nu--by-f117505-0-30/7505-0-18	21.5 x 36.5 x 2 (2)	no
Buena Vista	marvair avp48aca050nu--by-f117506-0-16/7506-0-11	21.5 x 36.5 x 2 (2)	no
Cactus City	marvair avp60ava050nu--hy-f114044-0-2/hzft120209023/ kyf11953402	21.5 x 36.5 x 2 (2)	no
Cajalco	marvair avpa48aca050nu---az-f120155-0-76/0155-0-8	21.5 x 36.5 x 2 (2)	no
Chuckwalla	marvair avp48aca050nu jy f119165011 jy f1916505	21.5 x 36.5 x 2 (2)	yes
Clinton Keith	marvair avpa60aca050cu hb-f12906305/ gbft12889103	21.5 x 36.5 x 2 (2)	no
Corn Springs	marvair avp48aca050nu--jy-f119165-0-9/9165-0-7	21.5 x 36.5 x 2 (2)	no
Edom Hill	All Units Marvair / AVPA60ACA050CU-100 Serial Numbers: Unit 1 - unclear Unit 2 - GB-F128891-0-1 Unit 3 - GB-F128891-0-4 Unit 4 - GB-F128891-0-5	21.5 x 36.5 x 2 (2) 21.5 x 36.5 x 2 (2) 21.5 x 36.5 x 2 (2) 21.5 x 36.5 x 2 (2)	yes
El Cariso	marvair avpa48ava050nu--ba-f123891-0-6/3891-0-7	21.5 x 36.5 x 2 (2)	no
Elisnore Peak	marvair avpa60aca050nu--(1a)azf120209012/(2a) 021 marvair avapa60aca058nu-(1B) azf12015401/(2B)20908	21.5 x 36.5 x 2 (2)	yes
Estelle Mountain	marvair avpa48aca050nu--aa-f123397-0-13/3397-0-5	21.5 x 36.5 x 2 (2)	yes
Glen Avon	marvair avpa60aca050nu--az-f120154-0-14/0154-0-2	21.5 x 36.5 x 2 (2)	no
Grape Hill	Bard M: wa372-a10 s: 225b092605623-02	18 x 30 x 1 pleated	yes
Green River	marvair goval8aca0365--aatf123298-0-2/3298-0-1/ lz- f122977-0-4/2977-0-3	none	no
Hidden Valley	marvair Avpa48aca050nu--ba-f123891-0-4/3891-0-5	21.5 x 36.5 x 2 (2)	no
Homeland	avp48aca050nu By f117505021/ By f117505024	21.5 x 36.5 x 2 (2)	no
Indio Hill	All Units Bard / WA602-A0ZXP4XXJ Serial Numbers: Unit 1 - 153M062255153-02 Unit 2 - 153P062279625-02 Unit 3 - 153H0622202612-02 Unit 4 - 153P0622279627-02	20 x 30 x 2 (2) 20 x 30 x 2 (2) 20 x 30 x 2 (2) 20 x 30 x 2 (2)	yes
Iron Mountain	marvair avpa48aca050nu--gz-f121606-0-26/1606-0-9	21.5 x 36.5 x 2 (2)	yes
Joshua Tree	marvair avpa36aca050nu azf120156018/156020	21.5 x 36.5 x 2 (2)	yes
Lake Hemet	Marvair / AVA24ACA050NU-A1-100 / KA-F12590-0-12 Marvair / AVPA24ACA05NU-A1-100 / KA-F125902-0-13	16x 25 x 2 (2) 16 x 25 x 2 (2)	yes
Lake Matthews	marvair avpa48aca050nu--jy-f119165-0-13/165-0-3	21.5 x 36.5 x 2 (2)	no

4x4	AC: MAKE - MODEL - SERIAL #	FILTER SIZE & QTY	LOCATION
no	marvait avp48aca050nu--by-f117506-0-12/7506-0-6	21.5 x 36.5 x 2 (2)	Lake Riverside
no	marvait avp48aca05nu--by f1175056010/7505023	21.5 x 36.5 x 2 (2)	Leona
no	marvait avp48aca05nu---az-f120266-0-62/0266-0-63	21.5 x 36.5 x 2 (2)	Line
yes	marvait avpa 48aca050nu--aaft123397-0-10/2863-0-7	21.5 x 36.5 x 2 (2)	Margarita
yes	Bard / WA602-A00XP4XXJ / 153P062285897-02	20 x 30 x 2 (2)	Marion Ridge
yes	Bard / WA602-A00XP4XXJ / 153P062285898-02	20 x 30 x 2 (2)	Marion Ridge
no	marvait avp48aca050nu--by-f117505-0-7/7505-0-5	21.5 x 36.5 x 2 (2)	Marshall
no	marvait avp48aca050nu--kv-f0116313-000-29/313-00-22	21.5 x 36.5 x 2 (2)	Mead Valley
no	marvait avp48aca050nu--by-f117506-0-5/7505-0-22	21.5 x 36.5 x 2 (2)	Mecca Landfill
no	marvait avap48aca050nu--by-f117505-0-19/7505-0-25	21.5 x 36.5 x 2 (2)	Mentfee
no	marvait avpa24aca050nu--ka-f125902-0-7/5902-0-2	16 x 25 x 2 (2)	Midland
yes	marvait avp48aca050nu--by-f117506-0-2/7506-0-26	21.5 x 36.5 x 2 (2)	Morongo
no	marvai ar avpa60aca050nu--gb f12889102/gb f12889106	21.5 x 36.5 x 2 (2)	Mount David
yes	marvait avpa60aca050nu--az f120209-0-15/hyfi1904401	21.5 x 36.5 x 2 (2)	North Mt
yes	marvait avpa24aca050nu ka-f12590203/ 902014	16 x 25 x 2 (2)	Palen McCoy
no	marvait avp48aca050nu--jy-f12847707/47709	21.5 x 36.5 x 2 (2)	Perris
yes	Marvait avbpa48aca050nu BA F123838020/ BA F123838015	21.5 x 36.5 x 2 (2)	Quail Mesa
yes	marvait avp 48ava050nu--byfi17505-0-28/7505-0-14	21.5 x 36.5 x 2 (2)	Quail Valley
no	marvait avpa48aca050nu--az-f120266-0-74/0266-0-65	21.5 x 36.5 x 2 (2)	Ranger Peak
yes	marvait avpa60aca050nu--az12029020/20904	21.5 x 36.5 x 2 (2)	Red Mountain
no	marvait avp48aca05nu byfi17596012/505027	21.5 x 36.5 x 2 (2)	Redondo Mesa
no	Marvait avpa48050nu fb f12811803/ fb f12811805	21.5 x 36.5 x 2 (2)	Ridge Road
no	marvait avpa48aca050nu--az-f120266-0-77/0266-0-61	21.5 x 36.5 x 2 (2)	Rice
no	marvait avp48aca050nu--by-f117506-0-15/7506-0-13	16 x 25 x 2 (2)	Road 177
no	marvait avpa24aca050nu--ka-f1255902-0-9/ 5902-0-18	16 x 25 x 2 (2)	Road 62
no	Bard PH136021 -(1a) 289K02542886/(2a) 289h082510713 (1b) 289j082532616/ (2b) 289h082510708	16 x 20 x 1 (8)	Santiago Peak
yes	Marvait / AVPA24ACA050NU-A1-100 / KA-F125902-0-10	16 x 25 x 2 (2)	Snow Peak
yes	Marvait / AVPA24ACA050NU-A1-100 / KA-F125902-0-5	16 x 25 x 2 (2)	Snow Peak
no	marvait avpa48aca05nu---az-f20266-0-80/10a536a92	21.5 x 36.5 x 2 (2)	Sunny Slope
no	marvait avpa048aca05nu--gb-f128477-0-6/477-0-10	21.5 x 36.5 x 2 (2)	Temescal
no	marvait avp48aca050nu--az-f120155-0-5/0155-0-6	21.5 x 36.5 x 2 (2)	Timoteo
yes	Marvait / AVPA24ACA050NU-A1-100 / KA-F12902-0-16	18 x 25 x 2 (2)	Toro Peak
no	marvait avp48ava050nu--az-f120266-0-71/0266-0-9	21.5 x 36.5 x 2 (2)	Vaquero
no	marvait avp48aca050nu--jy-f119165-0-1/ 9165-0-18	21.5 x 36.5 x 2 (2)	Vidal Junction
no	marvait avpa60aca050nu--az-f120209-0-7/0209-0-1	21.5 x 36.5 x 2 (2)	Whitewater
no	Marvait avp48aca050nu--jy-f119165-0-6/9165-0-8	21.5 x 36.5 x 2 (2)	Wiley's Well
no	marvait avpa48aca050n Az f12015502/ Az f12015501	21.5 x 36.5 x 2 (2)	Winchester

**EXHIBIT A-1
(SCOPE OF SERVICES ALESANDRO)**

A11. Preventative Maintenance for Alessandro Site:

The following preventative maintenance will be performed at 7195 Alessandro Boulevard Riverside, CA 92506 (Alessandro Site) a minimum of every thirty (30) days (could be more depending on extreme weather conditions).

A11.1 CARRIER AIR-COOLED CHILLER

a. CHILLER ANNUAL SERVICE:

- i. SCAQMD mandated chiller leak test (Rule 1415) including report
- ii. Check and calibration of pressure and temperature controls & gauges
- iii. Oil sample analysis as applicable
- iv. Inspection, cleaning and tightening of all electrical connections
- v. Megger test of chiller compressor motors
- vi. Check refrigerant driers for excessive pressure drop
- vii. Check accuracy of transducers
- viii. Check accuracy of thermistors
- ix. Inspection of all contactors & relays
- x. Clean condenser coils

b. CHILLER SEMI-ANNUAL SERVICE:

- i. Check general operation of chiller
- ii. Check safety and operating controls
- iii. Check starter and contacts
- iv. Check gauges and indicator lights
- v. Log cooler temp and pressures
- vi. Log refrigerant temps and pressures
- vii. Log oil level and motor temp

c. CHILLER QUARTERLY SERVICE:

- i. Check operations of water flow switch
- ii. Check operations of condenser fan motors

- iii. Check operations of crankcase heater
 - iv. Check refrigerant charge
 - v. Check oil level of compressor
- d. **CHILLER MONTHLY SERVICE:**
- i. Check coils for debris
 - ii. Check sight glass

A11.2 LIEBERT CHILLED WATER UNIT

- a. **FILTERS:**
- i. Check for unrestricted airflow
 - ii. Check filter switch operation
 - iii. Wipe clean filter rack section
 - iv. Check and clean condensate pan
 - v. Replace pleated filters (Checked Quarterly)
- b. **BLOWER SECTION:**
- i. Inspect blower wheel for debris, remove and clean when found
 - ii. Check/verify bearings for proper operation
 - iii. Check belt tension and condition
 - iv. Check motor mounts Replace belts (Checked Annually)
 - v. Inspect and tighten electrical connections
- c. **REHEAT:**
- i. Check reheat element for proper operation
 - ii. Inspect elements for cleanliness and corrosion
- d. **HUMIDIFIER:**
- i. Check canister for deposits – Note: Replacement canisters to be quoted separately
 - ii. Check condition of steam hoses
 - iii. Check water make-up valve for operation and leaks
 - iv. Tighten electrical connections
- e. **ELECTRICAL PANEL:**
- i. Check fuses – Replacement fuses to be quoted separately
 - ii. Inspect and tighten electrical connections

- iii. Check contactors
- iv. Check operation sequence

f. CHILLED WATER PUMP (Monthly)

- i. Inspect for unusual noise/vibration in bearings and motors
- ii. Lubricate bearings as needed per manufacturer’s recommendation Check couplings
- iii. Check coupling guards are in place and functional
- iv. Inspect insulation and report any damage
- v. Check all gauges and report any damage Meggar motor windings and report findings
- vi. Clean pump strainer

A11.3 EQUIPMENT LIST FOR ALESSANDRO SITE - CHILLED WATER UNIT

EQUIPMENT	DESCRIPTION	MFR	MODEL	SERIAL	SIZE
CHWP-1	CHILLED WATER PUMP	TBD	TBD	TBD	TBD
CHWP-2	CHILLED WATER PUMP	TBD	TBD	TBD	TBD
CH-1	AIR COOLED CHILLER	CARRIER	30RBD10064-LGGH3	0712Q77014	TBD
CH-2	AIR COOLED CHILLER	CARRIER	30RBD10064-LGGH3	0712Q77012	TBD
CRAC-1A	WATER COOLED SERVER AC	LIEBERT	CW084DC1A2A868	12A150042	24 TONS
CRAC-1B	WATER COOLED SERVER AC	LIEBERT	CW084DC1A2A869	12A150045	24 TONS
CRAC-1C	WATER COOLED SERVER AC	LIEBERT	CW084DC1A2A869	12A150044	24 TONS
CRAC-2A	WATER COOLED SERVER AC	LIEBERT	CW084DC1A2A868	12A150041	24 TONS
CRAC-2B	WATER COOLED SERVER AC	LIEBERT	CW084DC1A2A868	12A150043	24 TONS
CRAC-3A	WATER COOLED SERVER AC	LIEBERT	CW084DC1A2A870	12A150034	24 TONS
CRAC-3B	WATER COOLED SERVER AC	LIEBERT	CW084DC1A2A870	12A150064	24 TONS

**EXHIBIT B
PAYMENT PROVISIONS**

B1 – Site Location and Cost

Site Name	Qty	Unit	Per Site Price	Extended Price
East County Site: every 60 days and West County Site: every 90 days minimum (Service may be scheduled more often depending on need) HVAC per site cost for scheduled preventative maintenance (PM) includes materials, labor, travel, etc. to complete each service.				
Alessandro	12	Each	\$1595.00	\$19,140.00
Arlington	4	Each	\$165.00	\$660.00
Avocado Flats	4	Each	\$165.00	\$660.00
Banning	4	Each	\$160.00	\$640.00
Beacon Hill	4	Each	\$268.00	\$1072.00
Belle Mtn	6	Each	\$386.00	\$2,316.00
Big Maria	6	Each	\$357.50	\$2,142.00
Billy Goat	4	Each	\$128.00	\$512.00
Black Eagle	6	Each	\$386.00	\$2,316.00
Black Jack	6	Each	\$389.00	\$2,334.00
Black Rock	6	Each	\$386.00	\$2,316.00
Blue Mountain	4	Each	\$215.00	\$860.00
Blythe	6	Each	\$389.00	\$2,334.00
Box Canyon	6	Each	\$241.00	\$1,446.00
Box Springs	4	Each	\$182.00	\$728.00

Brookside	4	Each	\$160.00	\$640.00
Buena Vista	4	Each	\$163.00	\$652.00
Cactus City	6	Each	\$269.00	\$1,614.00
Cajalco	4	Each	\$162.00	\$648.00
Chuckwalla	6	Each	\$330.00	\$1,980.00
Clinton Keith	4	Each	\$160.00	\$640.00
Corn Springs	6	Each	\$274.00	\$1,644.00
Edom Hill	6	Each	\$312.00	\$1,872.00
El Cariso	4	Each	\$163.00	\$652.00
Elsinore Peak	4	Each	\$282.00	\$1,128.00
Estelle Mountain	4	Each	\$282.00	\$1,128.00
Glen Avon	4	Each	\$160.00	\$640.00
Grape Hill	4	Each	\$148.00	\$592.00
Green River	4	Each	\$115.00	\$460.00
Hidden Valley	6	Each	\$382.00	\$2,292.00
Homeland	4	Each	\$159.00	\$636.00
Indio Hill	6	Each	\$247.00	\$1,482.00
Iron Mountain	6	Each	\$386.00	\$2,316.00
Joshua Tree	6	Each	\$273.00	\$1,638.00

Lake Hemet	4	Each	\$177.00	\$708.00
Lake Matthews	4	Each	\$163.00	\$652.00
Lake Riverside	4	Each	\$218.00	\$872.00
Leona	4	Each	\$162.00	\$648.00
Line	6	Each	\$276.00	\$1,656.00
Margarita	4	Each	\$218.00	\$872.00
Marion Ridge	4	Each	\$188.00	\$752.00
Marshell	4	Each	\$163.00	\$652.00
Mead Valley	4	Each	\$160.00	\$640.00
Mecca Landfill	6	Each	\$214.00	\$1,284.00
Menifee	4	Each	\$162.00	\$648.00
Midland	6	Each	\$348.00	\$2,088.00
Morongo	4	Each	\$159.00	\$636.00
Mount David	4	Each	\$212.00	\$848.00
North Mt	4	Each	\$220.00	\$880.00
Palen McCoy	6	Each	\$348.00	\$2,088.00
Perris	4	Each	\$163.00	\$652.00
Quail Mesa	6	Each	\$385.00	\$2,310.00
Quail Valley	4	Each	\$378.00	\$1,512.00

Ranger Peak	4	Each	\$268.00	\$1072.00
Red Mountain	4	Each	\$273.00	\$1,092.00
Redondo Mesa	4	Each	\$163.00	\$652.00
Ridge Road	4	Each	\$159.00	\$636.00
Rice	6	Each	\$384.00	\$2,304.00
Road 177	6	Each	\$348.00	\$2,088.00
Road 62	6	Each	\$348.00	\$2,088.00
Santiago Peak	4	Each	\$264.00	\$1,056.00
Snow Peak	4	Each	\$242.00	\$968.00
Sunny Slope	4	Each	\$159.00	\$636.00
Temescal	4	Each	\$163.00	\$652.00
Timoteo	4	Each	\$268.00	\$1,072.00
Toro Peak	6	Each	\$220.00	\$1,320.00
Vaquero	4	Each	\$160.00	\$640.00
Vidal Junction	6	Each	\$273.00	\$1,638.00
Whitewater	4	Each	\$275.00	\$1,100.00
Wiley's Well	6	Each	\$275.00	\$1,650.00
Winchester	4	Each	\$163.00	\$652.00
REPAIR RATES				

Regular Hourly Rate (Prevailing Wage)	Hourly	\$122.00
After Hours Hourly Rate (Prevailing Wage)	Hourly	\$183.00
Weekend Hourly Rate (Prevailing Wage)	Hourly	\$183.00
Holiday Hourly Rate (Prevailing Wage)	Hourly	\$244.00
Emergency Call Out Fee	Each	\$63.00
Regular Call Out Fee	Each	\$63.00

B2 - Emergency portable HVAC rental costs

B2.1 Due to the various jobsite locations and environments, CONTRACTOR proposes that all delivery and installation along with disconnect and return costs to be billed under a time and material contract.

B2.2 Time and material amounts will not exceed the costs below:

- a) Delivery average: \$440.00 (This is based on the farthest drive time from CONTRACTORS Walnut warehouse to Vidal Junction is approximately 4 hours)
- b) Installation average: \$110.00+ (1 hour -2 hours)
- c) Material - \$50-\$100.00
- d) Daily Rate- \$50.00
- e) Disconnect Fee \$250.00
- f) Removal: \$440.00 (This is based on the farthest drive time from CONTRACTORS Walnut warehouse to Vidal Junction is approximately 4 hours)
- g) Removal time: \$110.00 (1 hour -2 hours)

B2.3 Cost per day for all portable AC units will be \$50.00.