

AGREEMENT

26-0107-ITB

Boiler Maintenance and Repair

This Agreement (the "agreement" or "contract"), is entered into on the date last executed below ("Effective Date"), by and between Pinellas County, a subdivision of the State of Florida whose primary address is 315 Court Street, Clearwater, Florida 33756 ("COUNTY") and Daikin Applied Americas Inc. DBA Daikin Applied whose primary address is 13600 Industrial Park Blvd, Minneapolis, MN 55441 (hereinafter "CONTRACTOR") (jointly, the "Parties").

NOW THEREFORE, the Parties agree as follows:

A. Documents Comprising Agreement

1. This Agreement, including the documents listed below, constitutes the entire agreement and understanding of the Parties with respect to the transactions and services contemplated hereby and supersedes all prior agreements, arrangements, and understandings relating to the subject matter of the Agreement. The documents listed below are hereby incorporated into and made a part of this Agreement:
 - a. Pinellas County Standard Terms & Conditions, located on Pinellas County Purchasing's website, effective 4/10/2025, posted at <https://pinellas.gov/county-standard-terms-conditions/>
 - b. Solicitation Section 4, titled Special Conditions attached as Exhibit C.
 - c. Solicitation Section 5, titled Insurance Requirements attached as Exhibit D.
 - d. Solicitation Section 6, titled Scope of Work / Specifications attached as Exhibit E.
 - e. Solicitation Pricing Spreadsheet, titled Pricing Proposal attached as Exhibit F.
2. In the case of a conflict, the terms of this document govern, followed by the terms of the attached Exhibits, which control in the order listed above.

B. Term

1. The initial term of this Agreement is for 60 months from the Effective Date ("Contract Term"). At the end of the initial term of this contract. Extensions are not available for this contract.

C. Expenditures Cap

- D. Payment and pricing terms for the initial and renewal terms are subject to Exhibit F – Pricing Proposal. County expenditures under the Agreement will not exceed \$1,360,569.21 for the Contract Term without a written amendment to this Agreement

E. Entire Agreement

1. This Agreement constitutes the entire agreement between the Parties.

EXHIBIT C – SPECIAL TERMS & CONDITIONS

4.1. INTENT

In accordance with attached specifications, it is the intent of Pinellas County to establish a contract for Boiler Maintenance and Repair services to be ordered, as and when required.

4.2. NON-NEGOTIABLE TERMS

While the County prefers that no exceptions to its contract terms be taken, the solicitation does authorize respondent to take exception to terms as part of its submittal. The County has deemed the following contract terms in the County's Standard Terms & Conditions <https://pinellas.gov/county-standard-terms-conditions/> to be non-negotiable:

Section 3: Compliance with Applicable Laws (all terms)

Section 7: Indemnification & Liability (all terms)

Section 8: Insurance & Conditions Precedent

Section 10(G): Governing Law & Venue

Section 12(A): Fiscal Non-Funding

Section 13: Confidential Records, Public Records, & Audit (all terms)

Section 19: Digital Content (all terms) (if the Agreement includes software, online, or digital content services) Any terms required by law

4.3. PRICING/PERIOD OF CONTRACT

Duration of the Agreement will be for a period of 60 Months with unit prices adjustable at 12 months after the date of award and thereafter annually for the life of the contract, in an amount not to exceed the average of the Consumer Price Index (CPI) or 5%, whichever is less, for all Urban Consumers, Series Id: CUUR0000SA0, Not Seasonally Adjusted, Area: U.S. city average, Item: All items, Base Period: 1982-84=100 for the twelve months prior. All pricing will be submitted, by the respondent, using the attached Exhibit F - Pricing Spreadsheet.

It is the Contractor's responsibility to request any pricing adjustment under this provision. For any adjustment to commence annually, the Contractor's request for adjustment must be submitted between 90-120 days prior to Agreement anniversary date, utilizing the available index at the time of request. The Contractor adjustment request will not be in excess of the relevant pricing index change. If no adjustment request is received from the Contractor, the County will assume the Contractor has agreed to continue without a pricing adjustment. Any adjustment request received outside of the 90-120 day period above will not be considered.

4.4. TERM EXTENSION(S) OF CONTRACT

Not Applicable

4.5. PRE-COMMENCEMENT MEETING

Upon award of the Agreement, the County will coordinate a pre-commencement meeting with the successful Contractor. The meeting will require Contractor and the County Representative to review specific Agreement details and deliverable documents at this meeting to ensure the scope of work and work areas are understood.

4.6. ORDERS

Within the term of this Agreement, County may place one or more orders for goods and/or services at the prices listed on the Pricing Proposal section of this solicitation, which is incorporated by reference hereto.

4.7. ASBESTOS MATERIALS

The Contractor must perform all Work in compliance with Federal, State and local laws, statutes, rules, regulations and ordinances, including but not limited to the Department of Environmental Protection (DEP)'s asbestos requirements, 40 CFR Part 61, Subpart M, and OSHA Section 29 CFR 1926.58. Additionally, the Contractor must be properly licensed and/or certified for asbestos removal as required under Federal, State and local laws, statutes, rules, regulations and ordinances. The County is responsible for filing all DEP notifications and furnish a copy of the DEP notification and approval for demolition to the successful Contractor. The County will furnish a copy of the asbestos survey to the successful

Agreement (A) #26-0107-ITB
Title: Boiler Maintenance and Repair

Contractor. The Contractor must keep this copy on site at all times during the actual demolition.

4.8. SERVICES

The terms below are applicable if the Solicitation includes the provision of SERVICES:

ADD/DELETE LOCATIONS SERVICES - The County reserves the right to unilaterally add or delete locations/services, either collectively or individually, at the County's sole option, at any time after award has been made as may be deemed necessary or in the best interests of the County. In such case, the Contractor(s) will be required to provide services to this agreement in accordance with the terms, conditions, and specifications.

4.9. GOODS & PRODUCTS

The terms below are applicable if the Solicitation includes the purchase of GOODS or PRODUCTS:

DELIVERY/CLAIMS - Prices quoted will be FOB Destination, freight included and unloaded to location(s) within Pinellas County. Actual delivery address(s) will be identified at time of order. Successful Contractor(s) will be responsible for making any and all claims against carriers for missing or damaged items.

4.10. QUANTITIES

Any quantities stated are an estimate only and no guarantee is given or implied as to quantities that will be used during the Agreement period. Estimated quantities are based upon previous use and/or anticipated needs.

4.11. PERFORMANCE SECURITY

Not Applicable

EXHIBIT D – INSURANCE REQUIREMENTS

5.1. INSURANCE (General)

The Vendor must provide a certificate of insurance and endorsement in accordance with the insurance requirements listed below, prior to recommendation for award. The Vendor shall obtain and maintain, and require any subcontractor to obtain and maintain, at all times during its performance of the Agreement in Phase 1 insurance of the types and in the amounts set forth. For projects with a Completed Operations exposure, Vendor shall maintain coverage and provide evidence of insurance for 2 years beyond final acceptance. All insurance policies shall be from responsible companies duly authorized to do business in the State of Florida and have an AM Best rating of VIII or better.

5.2. INSURANCE (Requirements)

Submittals should include, the Vendor's current Certificate(s) of Insurance. If Vendor does not currently meet insurance requirements, Vendor shall also include verification from their broker or agent that any required insurance not provided at that time of submittal will be in place prior to the award of contract. Upon selection of Vendor for award, the selected Vendor shall email certificate that is compliant with the insurance requirements. If the certificate received is compliant, no further action may be necessary. The Certificate(s) of Insurance shall be signed by authorized representatives of the insurance companies shown on the Certificate(s).

The Certificate holder section shall indicate Pinellas County, a Political Subdivision of the State of Florida, 400 S Fort Harrison Ave, Clearwater, FL 33756. Pinellas County, a Political Subdivision shall be named as an Additional Insured for General Liability. A Waiver of Subrogation for Workers Compensation shall be provided if Workers Compensation coverage is a requirement.

Approval by the County of any Certificate(s) of Insurance does not constitute verification by the County that the insurance requirements have been satisfied or that the insurance policy shown on the Certificate(s) of Insurance is in compliance with the requirements of the Agreement. County reserves the right to require a certified copy of the entire insurance policy, including endorsement(s), at any time during the Bid and/or contract period.

If any insurance provided pursuant to the Agreement expires or cancels prior to the completion of the Work, you will be notified by CTrax, the authorized vendor of Pinellas County. Upon notification, renewal Certificate(s) of Insurance and endorsement(s) shall be furnished to Pinellas County Risk Management at InsuranceCerts@pinellascounty.org and to CTrax c/o JDi Data at PinellasSupport@ididata.com by the Vendor or their agent prior to the expiration date.

Vendor shall also notify County within twenty-four (24) hours after receipt, of any notices of expiration, cancellation, nonrenewal or adverse material change in coverage received by said Vendor from its insurer Notice shall be given by email to Pinellas County Risk Management at InsuranceCerts@pinellascounty.org. Nothing contained herein shall absolve Vendor of this requirement to provide notice.

Should the Vendor, at any time, not maintain the insurance coverages required herein, the County may terminate the Agreement,.

If subcontracting is allowed under this Bid, the Primary Vendor shall obtain and maintain, at all times during its performance of the Agreement, insurance of the types and in the amounts set forth; and require any subcontractors to obtain and maintain, at all times during its performance of the Agreement, insurance limits as it may apply to the portion of the Work performed by the subcontractor; but in no event will the insurance limits be less than \$500,000 for Workers' Compensation/Employers' Liability, and \$1,000,000 for General Liability and Auto Liability if required below.

All subcontracts between the Vendor and its Subcontractors shall be in writing and are subject to the County's prior written approval. Further, all subcontracts shall

Require each Subcontractor to be bound to the Vendor to the same extent the Vendor is bound to the County by the terms of the Contract Documents, as those terms may apply to the portion of the Work to be performed by the Subcontractor;

Provide for the assignment of the subcontracts from the Vendor to the County at the election of Owner upon termination of the Contract;

Agreement (A) #26-0107-ITB
Title: Boiler Maintenance and Repair

Provide that County will be an additional indemnified party of the subcontract;

Provide that the County will be an additional insured on all insurance policies required to be provided by the Subcontractor except workers compensation and professional liability;

Provide a waiver of subrogation in favor of the County and other insurance terms and/or conditions

Assign all warranties directly to the County; and

Identify the County as an intended third-party beneficiary of the subcontract. The Vendor shall make available to each proposed Subcontractor, prior to the execution of the subcontract, copies of the Contract Documents to which the Subcontractor will be bound by this Section C and identify to the Subcontractor any terms and conditions of the proposed subcontract which may be at variance with the Contract Documents.

Each insurance policy and/or certificate shall include the following terms and/or conditions:

The Named Insured on the Certificate of Insurance and insurance policy must match the entity's name that responded to the solicitation and/or is signing the agreement with the County.

Companies issuing the insurance policy, or policies, shall have no recourse against County for payment of premiums or assessments for any deductibles which all are at the sole responsibility and risk of Vendor.

The term "County" or "Pinellas County" shall include all Authorities, Boards, Bureaus, Commissions, Divisions, Departments and Constitutional offices of County and individual members, employees thereof in their official capacities, and/or while acting on behalf of Pinellas County.

All policies shall be written on a primary, non-contributory basis.

The minimum insurance requirements and limits for this Agreement, which shall remain in effect throughout its duration and for two (2) years beyond final acceptance for projects with a Completed Operations exposure, are as follows:

5.3. WORKERS' COMPENSATION INSURANCE

Worker's Compensation Insurance is required if required pursuant to Florida law. If, pursuant to Florida law, Worker's Compensation Insurance is required, employer's liability, also known as Worker's Compensation Part B, is also required in the amounts set forth herein.

Limits

Employers' Liability Limits Florida Statutory

Per Employee \$ 500,000

Per Employee Disease \$ 500,000

Policy Limit Disease \$ 500,000

If Vendor is not required by Florida law, to carry Workers Compensation Insurance in order to perform the requirements of this Agreement, County Waiver Form for workers compensation must be executed, submitted, and accepted by Risk Management. The County Waiver Form is found at <https://pinellas.gov/services/submit-a-workers-compensation-waiver-request/>. Failure to obtain required Worker's Compensation Insurance without submitting and receiving a waiver from Risk Management constitutes a material breach of this Agreement.

5.4. COMMERCIAL GENERAL LIABILITY INSURANCE

Includes, but not limited to, Independent Vendor, Contractual Liability Premises/Operations, Products/Completed Operations, and Personal Injury.

Limits

Combined Single Limit Per Occurrence \$ 1,000,000

Products/Completed Operations Aggregate \$ 2,000,000

Personal Injury and Advertising Injury \$ 1,000,000

General Aggregate \$ 2,000,000

5.5. BUSINESS AUTOMOBILE OR TRUCKER'S/GARAGE LIABILITY INSURANCE

To cover owned, hired, and non- owned vehicles. If the Vendor does not own any vehicles, then evidence of Hired and Non-owned coverage is sufficient. Coverage shall be on an "occurrence" basis, such insurance to include coverage for loading and unloading hazards, unless Vendor can show that this coverage exists under the Commercial General Liability policy.

Limit

Combined Single Limit Per Accident \$1,000,000

5.6. EXCESS OR UMBRELLA LIABILITY INSURANCE

Excess of the primary coverage required, in paragraphs above.

Limits

Each Occurrence \$ 2,000,000

General Aggregate \$ 2,000,000

5.7. POLLUTION LEGAL/ENVIRONMENTAL LEGAL LIABILITY INSURANCE

For pollution losses arising from all services performed to comply with this contract. Coverage shall apply to sudden and gradual pollution conditions including the discharge, dispersal, release or escape of smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids or gases, waste materials or other irritants, contaminants or pollutants into or upon land, the atmosphere or any watercourse or body of water, which results in Bodily Injury or Property Damage. If policy is written on a Claims Made form, a retroactive date is required, and coverage must be maintained for 3 years after completion of contract or "tail coverage must be purchased. Coverage should include and be for the at least the minimum limits listed below:

Bodily injury, sickness, disease, mental anguish or shock sustained by any person, including death; property damage including physical injury to or destruction of tangible property including the resulting loss of use thereof, cleanup costs, and the loss of use of tangible property that has not been physically injured or destroyed;

Agreement (A) #26-0107-ITB
Title: Boiler Maintenance and Repair

Defense including costs, charges and expenses incurred in the investigation, adjustment or defense of claims for such compensation damages.

Cost of Cleanup/Remediation.

Limits

Per Claim or Occurrence \$ 2,000,000

General Aggregate \$ 2,000,000

For acceptance of Pollution Legal/Environmental Legal Liability coverage included within another policy coverage required herein, a statement notifying the certificate holder must be included on the certificate of insurance and the total amount of said coverage per occurrence must be greater than or equal to the amount of Pollution Legal/Environmental Legal Liability and other coverage combined.

5.8. PROPERTY INSURANCE

Vendor will be responsible for all damage to its own property, equipment and/or materials.

EXHIBIT E – SCOPE OF WORK

6.1. OBJECTIVE/JUSTIFICATION

The purpose of this invitation to bid is to establish a contract for Boiler Maintenance and Repair Services for various locations in Pinellas County. This is a sixty (60) month contract and will consist of scheduled inspections, including one (1) major annual inspection and three (3) minor inspections (or quarterly safety inspections) for each boiler, per calendar year.

6.2. SCHEDULING WORK

Before work can begin, the awarded vendor will be required to submit a Schedule of Maintenance for each boiler and present to Facility Operations for their information.

6.3. SECURITY REQUIREMENTS / BACKGROUND CHECKS / IDENTIFICATION

BADGES Security Requirements:

All Contractor employees are required to submit to a background check. The background check process shall be completed at least ten (10) days prior to the start of the project. The Contractor shall be responsible for all costs associated with the background checks. A valid driver license and Social Security card are required for completing the background check and obtaining security clearance.

Step One – The Contractor shall obtain a Level One Criminal History Records Check through the Florida Department of Law Enforcement (FDLE) for each assigned employee.

Step Two – The Contractor shall submit the FDLE Records Check along with a copy of the driver license, Social Security card and completed Sheriff's Office Security Clearance Application, for each employee, to the Facility Manager.

The Pinellas County Sheriff's Office shall have and exercise full and complete control over granting, denying, withholding, withdrawing, or terminating security clearances for Contractor employees.

Additional Requirements for Contract 1, Group sfaC (Southeast – CJC): The Contractor will submit the Sheriff's Office Fingerprint Card Information to the Facility Manager (CJC - State's Attorney office only) along with items defined in

Step Two. The Contractor will schedule through the Facility Manager a time for his employees to be fingerprinted by the Sheriff's Office.

Additional Requirements for Young-Rainey STAR Center facilities – The Contractor will submit to the Raytheon representative the following:

1. Original birth certificate, or
2. Original passport (proof that subject is a naturalized citizen of the United States of America)

No copies will be accepted. The Contractor will schedule through the Facility Manager at the STAR Center a time for his employees to present their documents to the Raytheon representative.

The Contractor is responsible to pay for this added clearance requirement. The Raytheon representative shall have and exercise full and complete control over granting, denying, withholding, withdrawing, or terminating security clearances for Contractor employees for the Raytheon locations only.

Step Three - The Facility Manager will communicate the results of the Sheriff's Office review to the Contractor.

A list of all assigned personnel, showing the employee's full name, address, telephone number, date and place of birth, and driver license number shall be submitted to the Facility Manager. This list is to be kept current by the Contractor and promptly submitted to the Facility Manager at the beginning of each month, or immediately, if any changes are made to Contractor's personnel.

The Contractor shall provide an updated FDLE Level One Criminal History Records Check for all personnel on an annual basis. The annual updates are to be sent to the respective Facility Manager for review by the Sheriff Office. Background check updates shall remain on file at the Contractor's location for three (3) years from the date of the last invoice.

The Contractor shall make the employees available for photographs on a schedule to be worked out with the Facility Manager. Access to sites not managed by the Real Estate Management Department needs to be coordinated with the County site representative for the specific department. The badges shall be made by the County before an individual may begin work and only after a favorable security

clearance has been received. Contractor employees shall sign each badge at the time of receipt.

All Contractor employees are required to wear picture identification (ID) badges, to be furnished by Pinellas County for the various facility sections.

The Contractor will notify the respective Facility Manager when an employee badge is lost. It shall be the responsibility of the Contractor to pay for replacement badges at the rate of \$10.00 per badge. No employee shall be allowed to work without a current badge. Any Contractor's employee who does not have proper identification shall be cause for the County to require removal of that employee from the property. The Contractor shall see that all badges are returned to the Facility Manager when employees are dismissed or terminated.

Emergency Requirements

Vendors shall respond to any emergency service calls within four (4) hours, at no additional cost to the County. Emergency service calls will be provided twenty-four (24) hours per day, seven (7) days per week. Vendor shall provide the County with an on call 24-hour telephone number for emergency services.

6.4. SCOPE OF WORK

This is a sixty (60) month contract and will consist of four (4) scheduled inspections per boiler, including one (1) major annual inspection and three (3) minor inspections (or quarterly safety inspections) for each boiler, per calendar year. These inspections are to be performed at three-month intervals, starting at the beginning of the contract period, per boiler, with the timing of the major inspection at the discretion of the vendor. All inspection services will be performed during normal daytime working hours, Monday - Friday, 7:00 A.M - 3:30 P.M. or as scheduled with the Facility Manager or designee. Replacement parts will be reimbursed based on the list price minus a discount, as submitted on the pricing spreadsheet. Proof of List Prices for parts must be submitted with the final invoice.

Annual Major Inspection Includes:

Open fireside and waterside of boilers. Wash out waterside and inspect tubes for scale and / or oxygen attack. Clean firesides as needed.

Check all firesides refractory. Repair cracks, patch and wash coat all refectories as necessary.

Reseal both fireside and waterside of units with new gaskets.

Remove, clean and inspect burner assemblies. Clean and set gas pilot electrodes.

Fire boilers and adjust air/fuel ratio for optimum efficiency. (Flue gas analysis)

Check operation of all operating and safety controls.

Remove and clean strainers at pump suction (steam boilers ONLY).

Check and lubricate all circulator pumps and motors. Inspect couplings (hot water heaters and hot water boilers ONLY).

Clean strainers on automatic fill valves (hot water boilers ONLY).

B. Quarterly Minor Inspections Include:

Remove and inspect complete burner assemblies, clean, and set gas pilot electrode.

Analyze a sample of stack gas and adjust air/fuel ratio for optimum efficiency.

Check and test operation of all operating and safety controls.

Check operation of feed water pumps and motors, circular pumps and motors.

Review boiler room log sheets and check with Facility Manager or designee to identify / correct any problems as needed.

EXCLUSIONS TO THE CONTRACT AND CLARIFICATION

The following are NOT included in this contract:

Any repair to the boiler pressure vessel and / or hot water storage vessel, its components or the outer shell. This includes tube replacement, complete unit replacement, OR re-lining of any hot water storage tanks.

Any MAJOR refractory replacement/ repair (i.e. rear door, furnace throat and/or liner tile) caused by anything OTHER THAN "normal" wear and operation (such as a leaking boiler that is allowed to operate, thus water damage and erosion results

– this IS NOT “normal wear”). In the event such work becomes necessary, estimates are required.

Any repair to, or replacement of, EXTERNAL boiler piping or hydronic specialties, such as blow down piping, feed water piping, steam lines, heating hot water pumps and associated suction diffusers/ discharge valves, expansion tanks, air separators. In the event such work becomes necessary, estimates are required.

“Normal” daily maintenance to be performed by Pinellas County Facility Operations personnel, as follows:

Daily boiler blow downs

Checking of soft water

Monitoring chemical use / insuring proper chemical treatment

6.5. MISCELLANEOUS

At Detention locations, all vendors’ representatives must carry a tool list at all times and are required to keep track of their own tools. Facility Representatives may request a copy of a tool list and check for accuracy before and after entering any Detention location.

All vendors must check in at Facility Operators’ office before beginning work and obtain a vendor badge. All Vendor badges will be turned into Facility Operations at the end of each visit.

Prior to taking a unit out of service, vendor must notify Facility Operations so that appropriate measures can be followed with the site staff. No lock-out / tag-out is needed if this procedure is followed for isolation coordination of boilers in each building.

Written inspection reports are to be provided, by the vendor, after each inspection. Reports must be filed with the facility manager responsible, according to the chart in Section 6.6.

Agreement (A) #26-0107-ITB
 Title: Boiler Maintenance and Repair

6.6. CONTACTS

The following are the names and phone numbers for Facility Operations contacts for each of the boiler locations, and the addresses of each location

DET - 14400 49th St N, Clearwater - Detention Campus	John Miller	727-464-6365
MID - 10900 Ulmerton Rd, Largo - Medical Examiner	Jason Dearsman	727-464-6479
MID - 12450 Ulmerton Rd, Largo - Animal Services - Admin/Hospital		
MID - 12211-A Walsingham Rd, Largo - Main - Gulf Coast Museum of Art		
MID - 12376 Ulmerton Rd, Largo - Vet Tech		

6.7. UNSPECIFIED

Unspecified funds are for services and materials that are not included in the contract specifications but may be needed, as authorized by the County Representative, during the term of the contract. Unspecified funds are not guaranteed to be used and have no impact on contract award.

Agreement (A) #26-0107-ITB
 Title: Boiler Maintenance and Repair

EXHIBIT F – PRICING PROPOSAL

Line	CPM Locations	Description	Quantity	Unit Price	QTY	Annual Cost	5 years
GROUP A - DET							
1	DET - 14400 49th St N, Clearwater - Central Division	Patterson-Kelly AK20-98-8969	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
2	DET - 14400 49th St N, Clearwater - Central Division	Patterson-Kelly AK20-98-8969	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
3	DET - 14400 49th St N, Clearwater - Central Division	Rite Hot Water 26589	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
4	DET - 14400 49th St N, Clearwater - Central Division	Rite Hot Water 26589	Quarterly	\$ 257.14	3	\$ 771.42	\$ 3,857.10
5	DET - 14400 49th St N, Clearwater - Central Division	Rite Hot Water 26588	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
6	DET - 14400 49th St N, Clearwater - Central Division	Rite Hot Water 26588	Quarterly	\$ 257.14	3	\$ 771.42	\$ 3,857.10
7	DET - 14400 49th St N, Clearwater - Max Security Kitchen	Aldrich, LP Steam 99E-7739	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
8	DET - 14400 49th St N, Clearwater - Max Security Kitchen	Aldrich, LP Steam 99E-7739	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
9	DET - 14400 49th St N, Clearwater - Max Security Kitchen	Aldrich, LP Steam 98E-7394	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
10	DET - 14400 49th St N, Clearwater - Max Security Kitchen	Aldrich, LP Steam 98E-7394	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
11	DET - 14400 49th St N, Clearwater - Phase 1	Patterson- Kelley AA46-88-0529	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
12	DET - 14400 49th St N, Clearwater - Phase 1	Patterson- Kelley AA46-88-0529	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
13	DET - 14400 49th St N, Clearwater - Phase 2	Patterson-Kelley AR39-05-28654	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
14	DET - 14400 49th St N, Clearwater - Phase 2	Patterson-Kelley AR39-05-28654	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
15	DET - 14400 49th St N, Clearwater - Healthcare	Patterson-Kelley AR36-05-28553	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
16	DET - 14400 49th St N, Clearwater - Healthcare	Patterson-Kelley AR36-05-28553	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
17	DET - 14400 49th St N, Clearwater - Healthcare	Patterson- Kelley AR36-05-28555	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
18	DET - 14400 49th St N, Clearwater - Healthcare	Patterson-Kelley AR36-05-28555	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
19	DET - 14400 49th St N, Clearwater - Infrastructure Bldg	Bryan 101290	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
20	DET - 14400 49th St N, Clearwater - Infrastructure Bldg	Bryan 101290	Quarterly	\$ 257.14	3	\$ 771.42	\$ 3,857.10
21	DET - 14400 49th St N, Clearwater - Infrastructure Bldg	Bryan 101297	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
22	DET - 14400 49th St N, Clearwater - Infrastructure Bldg	Bryan 101297	Quarterly	\$ 257.14	3	\$ 771.42	\$ 3,857.10
23	DET - 14400 49th St N, Clearwater - South Division	Lochinvar 1921114934879	Yearly	\$ 2,197.00	1	\$ 2,197.00	\$ 10,985.00
24	DET - 14400 49th St N, Clearwater - South Division	Lochinvar 1921114934879	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
25	DET - 14400 49th St N, Clearwater - South Division	Lochinvar 1921114934880	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
26	DET - 14400 49th St N, Clearwater - South Division	Lochinvar 1921114934880	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00

Agreement (A) #26-0107-ITB
 Title: Boiler Maintenance and Repair

27	DET - 14400 49th St N, Clearwater - Infrastructure Bldg	Lochinvar 1719106085715, Mod# SNA501-125	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
28	DET - 14400 49th St N, Clearwater - Infrastructure Bldg	Lochinvar 1719106085715, Mod# SNA501-125	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
29	DET - 14400 49th St N, Clearwater - Infrastructure Bldg	Lochinvar 1719106085716, Mod# SNA501-125	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
30	DET - 14400 49th St N, Clearwater - Infrastructure Bldg	Lochinvar 1719106085715, Mod# SNA501-125	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
31	DET - 14400 49th St N, Clearwater - Infrastructure Bldg	Lochinvar 171916085717, Mod# SNA501-125	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
32	DET - 14400 49th St N, Clearwater - Infrastructure Bldg	Lochinvar 171916085717, Mod# SNA501-125	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
DET - GROUP A - ANNUAL TOTAL						\$ 44,408.38	
DET - GROUP A - TERM TOTAL (5 years)						\$ 222,041.90	

GROUP B - MID							
33	MID - 12211-A Walsingham Rd, Largo - Main - Gulf Coast Museum of Art	Futrua III 11981815	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
34	MID - 12211-A Walsingham Rd, Largo - Main - Gulf Coast Museum of Art	Futrua III 11981815	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
35	MID - 12450 Ulmerton Rd, Largo - Animal Services - Admin/Hospital	Raypak Gas 1409385205	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
36	MID - 12450 Ulmerton Rd, Largo - Animal Services - Admin/Hospital	Raypak Gas 1409385205	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
37	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	Raypak Gas 302205826	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
38	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	Raypak Gas 302205826	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
39	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	Raypak Gas 302205827	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
40	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	Raypak Gas 302205827	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
41	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	Raypak Gas 302205829	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
42	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	Raypak Gas 302205829	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
43	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	Raypak Gas 302205828	Yearly	\$ 2,197.00	1	\$ 2,197.00	\$ 10,985.00
44	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	Raypak Gas 302205828	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
45	MID - 12376 Ulmerton Rd, Largo - Vet Tech	Raypak Gas V372500526, Mod# H7-0800B	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
46	MID - 12376 Ulmerton Rd, Largo - Vet Tech	Raypak Gas V372500526, Mod# H7-0800B	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
47	MID - 12376 Ulmerton Rd, Largo - Vet Tech	Raypak Gas V372500527, Mod# H7-0800B	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
48	MID - 12376 Ulmerton Rd, Largo - Vet Tech	Raypak Gas V372500527, Mod# H7-0800B	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
GROUP B - ANNUAL TOTAL						\$ 21,686.86	
GROUP B - TERM TOTAL (5 years)						\$ 108,434.30	

GROUP C - UTILITIES							
49	Utilities - Logan Lab, Building B, 1620 Ridge Road, Largo	Mighty Therm II, MT2H1000PACK1CJX	Yearly	\$ 2,197.98	1	\$ 2,197.98	\$ 10,989.90
50	Utilities - Logan Lab, Building B, 1620 Ridge Road, Largo	Raypak Gas V372500527, Mod# H7-0800B	Quarterly	\$ 171.00	3	\$ 513.00	\$ 2,565.00
GROUP C - ANNUAL TOTAL						\$ 2,710.98	
GROUP C - TERM TOTAL (5 years)						\$ 13,554.90	

SERVICE CALLS				
Service Call Type	Rate	Annual Service Hours	Annual	5-Years
Regular Hourly Rate (7:00 AM - 3:30 PM)	\$ 128.57	500	\$ 64,285.00	\$ 321,425.00
After Hours Rate (Including evenings, weekends, & holidays)	\$ 128.57	500	\$ 64,285.00	\$ 321,425.00
Service Calls - ANNUAL TOTAL			\$ 128,570.00	
Service Calls - TERM TOTAL (5 years)			\$ 805,603.90	

Agreement (A) #26-0107-ITB
 Title: Boiler Maintenance and Repair

PARTS			
Discount % off List	12.00%	ESTIMATED ANNUAL PARTS SPEND	\$ 50,000.00
		Five Year Total	\$ 250,000.00
	Annual	TERM (5-Year)	
GROUP A - DET	\$ 44,408.38	\$ 222,041.90	
GROUP B - MID	\$ 21,686.86	\$ 108,434.30	
GROUP C - UTILITIES	\$ 2,710.98	\$ 13,554.90	
Service Calls - Regular Hours	\$ 64,285.00	\$ 321,425.00	
Service Calls - After Hours	\$ 64,285.00	\$ 321,425.00	
Parts	\$ 50,000.00	\$ 250,000.00	
ANNUAL CONTRACT TOTAL	\$ 247,376.22		
TERM (5 year) CONTRACT TOTAL		\$ 1,236,881.10	
UNSPECIFIED 10% of Contract Total	\$ 123,688.11		
(Will not be used to determine award)	Contract NTE	\$ 1,360,569.21	

Cost for Preventative Maintenance (PM) Services include the following: Monthly site visits; Quarterly PM, Annual PM, and all reporting requirements (i.e. written reports and monthly logs).

Note: All other repairs, equipment or parts not associated with the requirements for the Preventative Maintenance (PM) Program, discovered during routine inspections will require separate invoicing and prior Pinellas County approval before any of the work is conducted by the vendor for that service.

Note: one quarterly maintenance will be performed during the annual inspection