

AGREEMENT

26-0009-RFP

HVAC-Systems and Related Services

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 Harper Limbach, LLC whose primary address is 5102 W Laurel St #800 Tampa, FL 33607 (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 April 2025, posted at <https://pinellas.gov/county-standard-terms-conditions/>
 - b. Insurance Requirements attached as Exhibit C.
 - c. Scope of Work attached as Exhibit D.
 - d. Pricing attached as Exhibit E.
 - e. HVAC Checklist & Condition Assessments attached as Exhibit F.
2. In the case of a conflict, the terms of this document govern, followed by the terms of the documents listed above, which control in the order listed.

B. Term

1. The initial term of this Agreement is for 36 months from the Effective Date ("Contract Term"). At the end of the initial term of this contract, this Agreement may be extended for two (2), additional twelve (12) month terms, or such other renewal terms agreed to by the Parties.

C. Expenditures Cap

1. Payment and pricing terms for the initial and renewal terms are subject to the Pricing Proposals in Exhibit F. County expenditures under the Agreement will not exceed \$911,007.00 for the Contract Term without a written amendment to this Agreement.
2. In no event will annual expenditures exceed \$303,669.00 in any given fiscal year without a written amendment to the Agreement.

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D. Entire Agreement

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

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their undersigned officials, who are duly authorized to bind the Parties to the Agreement.

For Contractor:

DocuSigned by:

Signature:

Tim Barnes

09A31A357BFE4BD...

Print Name and Title: Tim Barnes VP / Branch Manager

Date: 5/29/2026

For County:

Signature:

Print Name and Title:

Date:

APPROVED AS TO FORM

By: Keiah Townsend
Office of the County Attorney

EXHIBIT C INSURANCE REQUIREMENTS

The following insurance requirements are included in this agreement:

1. INSURANCE

The Vendor shall obtain and maintain, and require any sub-contractors to obtain and maintain, at all times during its performance of the Agreement, 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 two (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 A- VIII or better.

Vendor shall provide 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 of the State of Florida 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.**

A. 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. The County reserves the right to require a certified copy of the entire insurance policy, including endorsement(s), at any time during the 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 COI360, the authorized Vendor of Pinellas County. Upon notification, renewal certificate(s) of Insurance and endorsement(s) should be furnished to Pinellas County Risk Management at InsuranceCerts@pinellas.gov and to COI360 c/o MDi Data at PinellasSupport@MDiclaims.io by the Vendor or their agent prior to the expiration date.

1) The Vendor shall also notify the County within seventy-two (72) 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@pinellas.gov. Nothing contained herein shall absolve Vendor of this requirement to provide notice. Regardless of notification, it remains the Vendor's obligation to, at all times, maintain the requisite insurance.

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

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B. If subcontracting is allowed under this Agreement, the 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:

1) 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.

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

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

4) 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.

5) Provide a waiver of subrogation in favor of the County.

6) Assign all warranties directly to the County.

7) 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 Exhibit B and identify to the subcontractor any terms and conditions of the proposed subcontract which may be at variance with the Contract Documents.

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

- 1) 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.

- 2) 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.

- 3) 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.

- 4) 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:

- 1) **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 Policy Limit	\$ 500,000
Disease	\$ 500,000

If Vendor/Contractor 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. Failure to obtain required Worker’s Compensation Insurance without submitting and receiving a waiver from Risk management constitutes a material breach of this Agreement.

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- 2) **Commercial General Liability Insurance** including, 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

- 3) **Business Automobile or Trucker’s/Garage Liability Insurance** covering owned, hired, and non-owned vehicles. If the Consultant 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 Consultant can show that this coverage exists under the Commercial General Liability policy.

Limit

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

- 4) **Excess or Umbrella Liability Insurance** excess of the primary coverage required, in paragraphs (1), (2), and (3) above.

Limits

Each Occurrence	\$ 5,000,000
General Aggregate	\$ 5,000,000

- 5) **Professional Liability (Errors and Omissions) Insurance** with at least minimum limits as follows. If “claims made” coverage is provided, “tail coverage” extending three (3) years beyond completion and acceptance of the project with proof of “tail coverage” to be submitted with the invoice for final payment. In lieu of “tail coverage”, Proposer may submit annually to the County, for a three (3) year period, a current certificate of insurance providing “claims made” insurance with prior acts coverage in force with a retroactive date no later than commencement date of this contract.

Limits

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Each Occurrence or Claim	\$ 1,000,000
General Aggregate	\$ 1,000,000

For acceptance of Professional Liability coverage included within another policy 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 Professional Liability and other coverage combined.

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

EXHIBIT D

SCOPE OF WORK

OBJECTIVE/JUSTIFICATION

The Construction and Property Management (CPM) Department of Pinellas County is establishing a comprehensive Chiller Preventive Maintenance and Condition Assessment program to enhance system reliability, reduce operational risk, and support long-term asset lifecycle planning. This Contract requires structured preventive maintenance scheduling, defined response expectations, and equipment-specific maintenance requirements aligned with manufacturer standards and HVAC industry best practices. Our goals for this program include strengthening asset stewardship, improve documentation quality, enhances data-driven maintenance planning, and support critical County facility operations.

CPM seeks to procure these services for our HVAC systems which encompasses nearly 4.5 million square feet across more than 150 facilities. An important consideration regarding service continuity is a vendor's capacity, staffing depth, service response capability, and ability to manage a geographically dispersed and operationally diverse portfolio. The scope requires structured preventive maintenance, defined emergency and routine response expectations, specialized services such as Eddy Current testing for water-cooled chillers, and robust documentation and asset condition reporting to support lifecycle planning and capital forecasting.

BACKGROUND

Pinellas County operates multiple chiller systems that support critical facility cooling needs. These assets represent significant capital investment and are essential to safe, reliable, and efficient operations. Aging equipment, varying system conditions, and the need for improved consistency in maintenance practices have highlighted the importance of establishing a formal, standardized preventive maintenance framework.

This program is designed to align with industry standards, improve service reliability, ensure consistent documentation, support compliance and performance oversight, and provide meaningful condition data for capital and lifecycle planning.

REQUIREMENTS

1. SERVICE SCHEDULE & RESPONSE REQUIREMENTS

Preventive maintenance services shall be scheduled and performed in accordance with the following requirements:

- Preventive maintenance shall be performed during regular business hours (Monday – Friday, 7:00 AM – 5:00 PM) unless otherwise approved by the County.
- The Contractor shall coordinate scheduling with the designated County Representative(s) to ensure operational impact is minimized and facility needs are considered.
- The first annual service shall occur one (1) year from the previous service date. The County will provide historical service dates after contract award.
- The Contractor shall be responsible for maintaining a proactive preventive maintenance schedule to ensure timely completion of required services.

Response Requirements

- The Contractor shall provide unscheduled regular service response between 7:00 AM – 5:00 PM, Monday through Friday, with a three (3) hour on-site response time.
- Services requested outside regular business hours (after hours, weekends, or holidays) shall maintain the same three (3) hour response time, require County approval, and will be considered overtime services.

General Requirements

- The Contractor shall provide all labor, supervision, tools, equipment, materials, chemicals, transportation, and effort necessary to support compliance with these requirements.
- Replacement parts shall be billed at Contractor cost plus contract markup, with supporting cost documentation required.

2. DOCUMENTATION, REPORTING & LOGGING

Proper documentation is essential to support County asset management, performance oversight, compliance tracking, and long-term facilities planning. The Contractor shall comply with the documentation, reporting, and logging requirements detailed in this section.

Operations Log (Unit-Level Performance History)

For each covered unit, the Contractor shall complete a manufacturer-approved operations log during preventive maintenance and any subsequent service activities. The log shall:

- Record key operational values including, at minimum:
 - Temperatures
 - Pressures
 - Amperages
 - Load Conditions
- Be maintained on the unit in a sealed protective sleeve
- Remain available for County review for at least one (1) year
- Support trend analysis and condition-based maintenance decisions

The purpose of this requirement is to provide ongoing visibility into system health and establish a documented performance history for each unit.

Annual Reporting Package (Formal Documentation Submission Requirement)

Within thirty (30) days of completing annual preventive maintenance for each covered location, the Contractor shall submit a complete Annual Reporting Package to the designated County Representative.

- The Annual Reporting Package shall include:
 - Annual Preventive Maintenance Report on company letterhead summarizing work performed and system status, including pertinent test results
 - Completed Inspection Checklist and Condition Assessment

This requirement ensures annual documentation directly supports asset management, lifecycle planning, and County maintenance documentation records.

Condition Assessment Requirements (Asset Management Support)

As part of the Annual Reporting Package, the Contractor shall complete – Condition Assessment for each covered unit.

- Please use the HVAC Checklist & Condition Assessments for directions on choosing an assigned condition rating using the County's approved rating scale

Condition Assessments will be used by the County to support:

- Capital planning
- Asset lifecycle management
- Prioritization of maintenance investments
- Reduce risk and improve reliability

Documentation Integrity & Consistency

All documentation provided under this Agreement shall:

- Be accurate, complete, and legible
- Reflect actual site conditions, testing outcomes, and professional observations
- Clearly align each report to the correct asset, location, and serial number
- Be consistent with industry standards and manufacturer requirements

Submission of incomplete, inaccurate, or generic documentation may be considered non-performance.

Invoice Documentation / Payment Eligibility

Payment for annual preventive maintenance services shall be contingent upon successful completion of required preventive maintenance and submission of all required documentation.

- The Contractor shall submit, with each invoice:

- Annual Preventive Maintenance Report
- Completed Inspection Checklist and Condition Assessment

Invoices submitted without required documentation will be rejected and returned unpaid.

3. PREVENTIVE MAINTENANCE SCOPE

The preventive maintenance scope is tailored to the specific operational demands, risk profiles, and maintenance characteristics of the equipment covered under this contract. Chiller systems, pumps, and cooling towers each have unique performance requirements, mechanical configurations, and industry-recognized maintenance standards.

Accordingly, the County requires equipment-specific preventive maintenance activities that align with manufacturer recommendations, recognized HVAC industry best practices, and asset management objectives. This ensures system reliability, protects County infrastructure investments, reduces the risk of unplanned outages, and supports long-term lifecycle planning.

Water-Cooled Chillers

Contractor shall perform comprehensive preventive maintenance for water-cooled chillers that includes, at minimum:

- Mechanical inspections and component condition verification
- Lubrication and adjustments per manufacturer recommendations
- Calibration of controls and operating setpoints
- Safety device testing and verification
- Electrical inspection, tightening, torque verification, and megger testing as appropriate
- Leak detection and refrigerant integrity evaluation
- Performance testing to confirm operating efficiency and system stability
- Vibration analysis and oil analysis as applicable

Eddy Current Testing & Tube Cleaning (Water-Cooled Chillers Only)

- This requirement applies only to water-cooled chiller condenser and evaporator tube bundles. The Contractor shall perform the following:
 - Eddy Current Testing – 100% of condenser tubes every 3 years
 - Eddy Current Testing – 10% of condenser tubes every 2 years

- Eddy Current Testing – 100% of evaporator tubes every 5 years
- Tube Brushing – Condenser tubes annually
- Tube Brushing – Evaporator tubes every 5 years
- Technicians performing Eddy Current testing shall possess Level II Eddy Current Certification. Testing may be subcontracted at no additional cost to the County. Reports shall include tube condition assessment, test results, identified defects, and an estimated remaining useful life evaluation to support County asset management and capital planning.
- Test results shall be documented in the written report that includes:
 - Condition assessment
 - Test findings
 - Identified deficiencies
 - Recommended actions
 - Estimated remaining useful life
 - Reports shall be submitted as part of the required documentation package to support County asset management

All work shall be performed in accordance with the manufacturer's standards and established HVAC industry best practices.

Air-Cooled Chillers

Annual preventive maintenance shall include, at minimum:

- Oil analysis and oil service as required
- Coil cleaning
- Refrigerant level verification and leak detection
- Electrical inspection and tightening
- Safety and operating control testing and calibration
- Lead/Lag verification and operational sequencing review
- Functional testing of motors, starters, and related components
- Completion of performance logs and documentation of readings

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All work shall be performed in accordance with the manufacturer's standards and established HVAC industry best practices.

Pumps

Annual preventive maintenance shall include:

- Operational and performance verification
- Flow and pressure condition checks
- Alignment, mounting, and support integrity inspection
- Electrical inspection and megger testing
- Lubrication of moving components per manufacturer specifications
- Vibration analysis where applicable

All work shall be performed in accordance with the manufacturer's standards and established HVAC industry best practices.

Cooling Towers

Annual preventive maintenance shall include:

- Interior and exterior structural condition evaluation
- Drift eliminator and nozzle condition assessment and cleaning
- Cleaning of interior surfaces and debris removal
- Inspection of mechanical drive assemblies, shaft, bearings, and motor
- Vibration testing and operational verification
- Electrical inspection and testing
- Gear oil service as applicable

All work shall be performed in accordance with the manufacturer's standards and established HVAC industry best practices.

4. COUNTY RESPONSIBILITIES

The County shall be responsible for several activities in support of this contract. These responsibilities do not relieve the Contractor of any obligations under this Scope but ensure appropriate coordination and support for successful service delivery.

The County shall be responsible for the following activities in support of this contract:

- Maintaining reasonable and safe access to all covered equipment and associated mechanical areas
- Ensuring mechanical rooms and service areas remain free of excessive obstruction that would restrict Contractor performance
- Providing operational coordination, including scheduling assistance and access facilitation as needed
- Maintaining responsibility for water treatment services under a separate County contract
- Providing previously available historical service records and/or prior maintenance dates, where available, to support scheduling and asset planning

5. UNSPECIFIED SERVICES

Unspecified work refers to materials, repairs, services, or tasks not expressly included within the defined Scope of Work that may become necessary due to unexpected conditions or operational requirements.

Unspecified services:

- Are not guaranteed under this contract
- Shall not be performed without prior written authorization from the County
- Must be quoted, priced accurately, and approved before work begins

The County reserves the right to authorize or decline any unspecified services at its sole discretion.

6. VENDOR PERFORMANCE & CONTRACT MANAGEMENT

Vendor Representation & Quarterly Performance Meetings

The Contractor shall assign a Designated Contractor Representative with authority to address performance, scheduling, documentation, invoicing, and issue resolution.

The Contractor shall attend Quarterly Vendor Performance Meetings with the County. At a minimum, meetings shall include discussion of:

- Preventive maintenance completion status
- Outstanding corrective actions
- Customer service or operational concerns
- Documentation and invoicing performance

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- Review of performance metrics
- Anticipated challenges or resource needs

Preventive Maintenance Performance Metric

To support accountability and ensure timely delivery of services, the Contractor shall complete not less than twenty-five percent (25%) of total annual required preventive maintenance inspections each quarter.

Completion credit requires:

- Preventive maintenance conducted and completed
- Documentation submitted
- Condition Assessment completed as required

Failure to meet performance expectations may result in corrective action.

Continuous Improvement Expectation

The Contractor shall maintain proactive communication, identify risks early, recommend improvements as appropriate, and maintain professional service standards throughout the contract period.

7. PERFORMANCE DEFICIENCY, CORRECTIVE ACTION & CURE PROCESS

If the contractor fails to meet requirements, the County may issue a Notice of Performance Deficiency. The contractor must submit a Corrective Action Plan within 10 business days.

If the issue is not corrected, the County may issue a Cure Notice, establishing a final opportunity and timeframe to correct performance.

If the contractor still fails to correct the problem, the County may take additional actions including withholding payment, enhanced monitoring, suspension of services, declaration of default, termination, procuring services elsewhere, and recovering County costs or damages. Repeated failures may be considered a material breach. County rights are not waived based on past leniency.

9. SECURITY CLEARANCE AND BACKGROUND CHECKS

All Contractor employees providing services on Pinellas County grounds are required to submit a background check. The background check process shall be completed at least thirty (30) days prior to the start of the services. 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.

The Contract Specialist assigned to this contract will coordinate the background checks between the Contractor and the Pinellas County Sheriff's Office. The step-by-step process is listed below.

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- Contractor Initiates Background Check
- Contractor will collect the documents listed below and submit them to the Contract Specialist for approval.
 - Upon approval the documents will be submitted to the Pinellas County Sheriff's Office.
 - Valid Driver's License
 - Valid Social Security Card
 - A completed Sheriff's Office Security Clearance Application

Contractor employees entering restricted areas will require an additional background check titled the Florida Department of Law Enforcement (FDLE) Level One Criminal History Records Check. For Contractor employees that will be servicing the locations listed below, please submit this document with the documents listed above.

- DET - 14400 49th St N, Clearwater - Wing, A
- DET - 14400 49th St N, Clearwater - Healthcare
- DET - 14500 49th St N, Clearwater - Sheriff Administrative Support Bldg
- DET - 14808 49th St N, Clearwater - Bayside Clinic
- DET - 14400 49th St N, Clearwater - Sheriff Purchasing Warehouse
- DET - 14400 49th St N, Clearwater - Infrastructure Bldg
- DET - 14400 49th St N, Clearwater - Central Division

Changes to the Contractor's Personnel

- Changes to existing personnel such as adding or removing an employee must be reported immediately to the Contract Specialist.
- New employees will be required to go through the above background check policy and employees leaving employment with the Contractor must return their badge to the Contractor to be returned to the Contract Specialist.

DELIVERABLES

The Contractor shall provide the following deliverables in support of this contract:

- Completion of required annual preventive maintenance services for all covered assets
- Completed Inspection Checklist & Annual Condition Assessment for each covered unit/location including assigned condition rating and remaining useful life

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- Required test results, readings, and technical documentation
- Annual Reporting Package submitted within thirty (30) days of preventive maintenance completion
- Any recommended repairs, corrective actions, or risk advisories identified during service

All deliverables shall be submitted electronically in a format acceptable to the County and submitted with invoices to ensure prompt payment.

10. POINT OF CONTACT FOR CONTRACTS AND FACILITY OPERATIONS

The tables below provide contact information for questions and concerns regarding the contract, scheduling, and technical questions. For questions concerning the contract, contact Contract Specialist. Contact one of the Facility Managers for technical, scheduling, or maintenance questions. You may reference the building location in the Pricing Proposal to identify which section the building is in and who to call.

Contracts Specialist:

Email
cpm_contracts@pinellas.gov

Contacts for Facility Managers:

Section	Contact	Phone Number	Email
NW	Larry Markunas	(727) 464-3916	lmarkuna@pinellas.gov
MID	Jason Dearsman	(727) 464-6479	dearsman@pinellas.gov
SEC	John Miller	(727) 464-7948	jomiller@pinellas.gov
SES	John Miller	(727) 464-7948	jomiller@pinellas.gov
DET	Frank Terry	(727) 464-6690	fterry@pinellas.gov

[HARPER LIMBACH, LLC] RESPONSE DOCUMENT REPORT
 ALL No. 26-0009-RFP
 HVAC-Systems and Related Services

EXHIBIT E PRICING

PRICE TABLES

AIR COOLED CHILLERS MID SECTION

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	Ton	Install Year
1	MID - 10750 Ulmerton Rd, Largo - PCSO Campus	3	Annual	\$1,563.00	\$4,689.00	Trane	RTAC5004UY0N	U13E06120	500	2013
2	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	3	Annual	\$924.00	\$2,772.00	Carrier	30RBB130655	3110Q74662	125.7	2010
3	MID - 12211-A Walsingham Rd, Largo - Main - Gulf Coast Museum of Art	3	Annual	\$924.00	\$2,772.00	Carrier	30RAP0905A08300	2012Q77463	95	2010
4	MID - 12450 Ulmerton Rd, Largo - Animal Services - Admin/Hospital	3	Annual	\$924.00	\$2,772.00	Carrier	30RAP0605FAG0100	4212Q46375	60	2013
5	MID - 12490 Ulmerton Rd, Largo - EMS/Sunstar/Medical Director Main Facility	3	Annual	\$924.00	\$2,772.00	Carrier	30RAP0506FA02F04	2812Q45564	50	2009
6	MID - 12490 Ulmerton Rd, Largo - EMS/Sunstar/Medical Director Main Facility	3	Annual	\$924.00	\$2,772.00	Carrier	30RAP0506FA02F04	2812Q45566	50	2009

[HARPER LIMBACH, LLC] RESPONSE DOCUMENT REPORT
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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	Ton	Install Year
7	MID - 13001 Starkey Rd, Largo - Supervisor of Elections	3	Annual	\$924.00	\$2,772.00	York	YLAA0120SE46XFBXT	11531D5360722	116	2015
8	MID - 13001 Starkey Rd, Largo - Supervisor of Elections	3	Annual	\$924.00	\$2,772.00	York	YLAA0120SE46XFBXT	11531D5360722	116	2015
9	MID - 12376 Ulmerton Rd, Largo - Vet Tech	3	Annual	\$924.00	\$2,772.00	Trane	CGAM 060F 2C02 AXD2 A1A1 B1DX XA1C 1A2X XXXX XA1A	U11C20785	60	2011
10	MID - 12376 Ulmerton Rd, Largo - Vet Tech	3	Annual	\$924.00	\$2,772.00	Trane	CGAM 060F 2C02 AXD2 A1A1 B1DX XA1C 1A2X XXXX XA1A	U11C20784	60	2011
11	MID - 12376 Ulmerton Rd, Largo - Vet Tech	3	Annual	\$924.00	\$2,772.00	Trane	CGAM 060F 2C02 AXD2 A1A1 B1DX XA1C 1A2X XXXX XA1A	U11C20783	60	2011
12	MID - 12450 Ulmerton Rd, Largo - Animal Services - Admin/Hospital	3	Annual	\$924.00	\$2,772.00	Daikin	AGZ180ETHEPVJ0B	SL2U240500546	177	2025
TOTAL					\$35,181.00					

AIR COOLED CHILLERS DETENTION (DET)

[HARPER LIMBACH, LLC] RESPONSE DOCUMENT REPORT

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	Ton	Install Year
13	DET - 14840 49th St N, Clearwater - Safe Harbor	3	Annual	\$924.00	\$2,772.00	York	YLAA0120SE46VSD	N/A	120	201'9
TOTAL					\$2,772.00					

AIR COOLED CHILLERS SOUTHEAST SOUTH (SES)

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	Ton	Install Year
14	SES - 647 1st Ave N, St. Petersburg - Social Services Building	3	Annual	\$924.00	\$2,772.00	York	YCAL0056EE17XEBBXTXA	2HXM012880	60	2011
15	SES - 2500 34th St N, St. Petersburg - Tax Collector Property Appraiser	3	Annual	\$924.00	\$2,772.00	Carrier	30RBF10065-LQ-33	4719Q90153	400	2019
16	SES - 2500 34th St N, St. Petersburg - Tax Collector Property Appraiser	3	Annual	\$924.00	\$2,772.00	Carrier	30RBF10065-LQ-34	4719Q90150	400	2019
TOTAL					\$8,316.00					

AIR COOLED CHILLERS NORTHWEST (NW)

[HARPER LIMBACH, LLC] RESPONSE DOCUMENT REPORT

Solicitation - HVAC-Systems and Related Services

[HARPER LIMBACH, LLC] RESPONSE DOCUMENT REPORT

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	Ton	Install Year
17	NW - 22211 US Hwy 19 N, Clearwater - Public Works	3	Annual	\$924.00	\$2,772.00	York	YLAA0156HE46X	2HVM004270	150	2010
18	NW - 22211 US Hwy 19 N, Clearwater - Public Works	3	Annual	\$924.00	\$2,772.00	York	YLAA0156HE46X	2HVM004271	150	2010
19	NW - 3940 Keystone Rd, Tarpon Springs - Booker Creek	3	Annual	\$924.00	\$2,772.00	Carrier	30RAP0606KA08F00	2012Q45037	55	2013
20	NW - 509 East Ave, Clearwater - CPM & Air Quality	3	Annual	\$1,563.00	\$4,689.00	York	YCIV0197VA46VABB	RM5M02948	205	2008
TOTAL					\$13,005.00					

COOLING TOWERS MID SECTION

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	Ton	Install Year
21	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	3	Annual	\$3,053.00	\$9,159.00	Marley	NC8305J2SS	NC227886-A1	40	2003
22	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	3	Annual	\$3,053.00	\$9,159.00	Marley	NC8305J2SS	NC227886-A2	40	2003

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	Ton	Install Year
23	MID - 12490 Ulmerton Rd, Largo - EMS/Sunstar/Medical Director Main Facility	3	Annual	\$3,053.00	\$9,159.00	Clearwater Tower	1LA92154YK60	K06T0089CE7	10	2008
TOTAL					\$27,477.00					

COOLING TOWERS SOUTHEAST CENTRAL (SEC)

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	Ton	Install Year
24	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$3,053.00	\$9,159.00	Marley	NC5211SM	1278800198	25	1998
25	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$3,053.00	\$9,159.00	Marley	NC5211SM	12478800298	25	1998
26	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$3,053.00	\$9,159.00	Evapco	AT12218B	930203	25	1998
27	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$3,053.00	\$9,159.00	Evapco	AT12218B	930204	25	1995

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	Ton	Install Year
28	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$3,053.00	\$9,159.00	Evapco	AT12218B	930205	25	1995
TOTAL					\$45,795.00					

COOLING TOWERS SOUTHEAST DETENTION (DET)

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	Ton	Install Year
29	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$3,053.00	\$9,159.00	BAC	JE728A	U054111101	40	2006
30	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$3,053.00	\$9,159.00	BAC	S3E-1424-14R- 2	U1753160	50	2018
TOTAL					\$18,318.00					

COOLING TOWERS SOUTHEAST SOUTHEAST SOUTH (SES)

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	Ton	Install Year
31	SES - 545 1st Ave N, St. Petersburg - South County Judicial Building	3	Annual	\$3,053.00	\$9,159.00	Evapco	AT29928	T011730	40	N/A
TOTAL					\$9,159.00					

CHILLED WATER PUMPS MID SECTION

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
32	MID - 10750 Ulmerton Rd, Largo - PCSO Campus	3	Annual	\$57.00	\$171.00	Crane	4066299	DC1619160	1200	75
33	MID - 10750 Ulmerton Rd, Largo - PCSO Campus	3	Annual	\$57.00	\$171.00	Crane	6L1	11619702	1140	75
34	MID - 10750 Ulmerton Rd, Largo - PCSO Campus	3	Annual	\$57.00	\$171.00	Crane	5L1	11619703	1140	75
35	MID - 10750 Ulmerton Rd, Largo - PCSO Campus	3	Annual	\$57.00	\$171.00	Crane	5L1	11619704	1140	75
36	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	3	Annual	\$57.00	\$171.00	Aurora	411BF	03-845191-1	704	25
37	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	3	Annual	\$57.00	\$171.00	Aurora	411BF	03-845191-2	704	25

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
38	MID - 12211-A Walsingham Rd, Largo - Main - Gulf Coast Museum of Art	3	Annual	\$57.00	\$171.00	Baldor	JMM3710T	N/A	N/A	7.5
39	MID - 12211-A Walsingham Rd, Largo - Main - Gulf Coast Museum of Art	3	Annual	\$57.00	\$171.00	Baldor	JMM3710T	N/A	N/A	7.5
40	MID - 12490 Ulmerton Rd, Largo - EMS/Sunstar/Medical Director Main Facility	3	Annual	\$57.00	\$171.00	AMW Weiman	4095CV	141391-1	290	10
41	MID - 12490 Ulmerton Rd, Largo - EMS/Sunstar/Medical Director Main Facility	3	Annual	\$57.00	\$171.00	Bell & Gossett	1510	C151551- 02F21	320	10
42	MID - 12490 Ulmerton Rd, Largo - EMS/Sunstar/Medical Director Main Facility	3	Annual	\$57.00	\$171.00	Bell & Gossett	1510	C151551- 01F21	320	10
43	MID - 12490 Ulmerton Rd, Largo - EMS/Sunstar/Medical Director Main Facility	3	Annual	\$57.00	\$171.00	AMW Weiman	4095CV	141391-2	290	10
44	MID - 13001 Starkey Rd, Largo - Supervisor of Elections	3	Annual	\$57.00	\$171.00	Bell & Gossett	SSF 9.5	C203331- 01C51	198.2	5
45	MID - 13001 Starkey Rd, Largo - Supervisor of Elections	3	Annual	\$57.00	\$171.00	Bell & Gossett	SSF 9.5	C203832- 01D51	198.2	5

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
46	MID - 12376 Ulmerton Rd, Largo - Vet Tech	3	Annual	\$57.00	\$171.00	AURORA PUMP	3804 SFF	11-2155021-2	252.0	7
47	MID - 12376 Ulmerton Rd, Largo - Vet Tech	3	Annual	\$57.00	\$171.00	AURORA PUMP	3804 SSF	11-2155021-1	252.0	7
48	MID - 12376 Ulmerton Rd, Largo - Vet Tech	3	Annual	\$57.00	\$171.00	AURORA PUMP	344A BF	11-2059712-3	94.0	2
49	MID - 12376 Ulmerton Rd, Largo - Vet Tech	3	Annual	\$57.00	\$171.00	AURORA PUMP	344A BF	11-2059712-2	94.0	2
50	MID - 12376 Ulmerton Rd, Largo - Vet Tech	3	Annual	\$57.00	\$171.00	AURORA PUMP	344A BF	11-2059712-1	94.0	2
51	MID - 12376 Ulmerton Rd, Largo - Vet Tech	3	Annual	\$57.00	\$171.00	AURORA PUMP	344A BF	11-2059712-4	94.0	2
52	MID - 12450 Ulmerton Rd, Largo - Animal Services	3	Annual	\$57.00	\$171.00	ARMSTRONG	IVS-4392	1024131052	304.0	10
53	MID - 12450 Ulmerton Rd, Largo - Animal Services	3	Annual	\$57.00	\$171.00	ARMSTRONG	IVS-4392	1024131051	304.0	10
TOTAL					\$3,762.00					

CHILLED WATER PUMPS SOUTHEAST CENTRAL (SEC)

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
54	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Baldor	EM1253IT	394C-931	1760	25
55	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Baldor	EM253IT	981005	1775	25
56	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Baldor	EM253IT	Z0811170516	1770	25
57	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Baldor	EM252IT	193C-931	1760	25
58	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Baldor	EM2543T	594C-28	1780	50
59	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Baldor	EM2543T	Z0205290257	1775	50

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
60	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Baldor	EM2543T	594C-26	1780	50
61	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	US Electric Motors	C700/R01P309R010R- 1	C700/R01P309R010R- 2	N/A	30
62	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	US Electric Motors	C700/R01P309R010R- 2	C700/R01P309R010R- 1	N/A	30
TOTAL					\$1,539.00					

CHILLED WATER PUMPS SOUTHEAST DETENTION (DET)

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
63	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	Bell & Gossett	8X8.75 BFS	2113459	2040	40
64	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	Bell & Gossett	8X8.75 BFS	2113473	2040	40

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
65	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	Armstrong	8X6X10 4030	C533135	825	7.5
66	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	Armstrong	6X6X10 4030	C533136	845	15
67	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	Bell & Gossett	1510 BF 8.125	C042815-02- E70	283	5
68	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	Bell & Gossett	1510 BF 8.125	C042815-01	283	5
69	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	TACO	F18013E2SCN1LOA	EC79265/2	3600	125
70	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	TACO	F18013E2SCN1LOA	EC79265/2	3600	125

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
71	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	TACO	KS1013AE2NAJA388M	503947/2/1	1500	80
72	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	TACO	K5123BE2NJA985M	503947/1/1	1500	80
73	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	TACO	GT30066GDJAA4A2MB2252D	39171666	2000	225
74	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	TACO	GT30037GDJAA4A2MB2252D	X1709M48816	5000	225
TOTAL					\$2,052.00					

CHILLED WATER PUMPS SOUTHEAST SOUTH (SES)

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
75	SES - 2500 34th St N, St. Petersburg - Tax Collector Property Appraiser	3	Annual	\$57.00	\$171.00	Weg	00518ET3E184T-SG	1045193844	240	N/A

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HVAC-Systems and Related Services

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
76	SES - 2500 34th St N, St. Petersburg - Tax Collector Property Appraiser	3	Annual	\$57.00	\$171.00	Weg	00518ET3E184T-SG	1045193840	240	N/A
77	SES - 2500 34th St N, St. Petersburg - Tax Collector Property Appraiser	3	Annual	\$57.00	\$171.00	Weg	00518ET3E184T-SG	1045193846	240	N/A
78	SES - 545 1st Ave N, St. Petersburg - South County Judicial Building	3	Annual	\$57.00	\$171.00	Bell & Gossett	1347	CL1009-001J10	592	7.5
79	SES - 545 1st Ave N, St. Petersburg - South County Judicial Building	3	Annual	\$57.00	\$171.00	Bell & Gossett	1347	CL1009-002J10	292	7.5
80	SES - 545 1st Ave N, St. Petersburg - South County Judicial Building	3	Annual	\$57.00	\$171.00	Bell & Gossett	2296	CL1011-002-J10	900	40

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
81	SES - 545 1st Ave N, St. Petersburg - South County Judicial Building	3	Annual	\$57.00	\$171.00	Bell & Gossett	2296	CL1011-001-J10	900	40
82	SES - 647 1st Ave N, St. Petersburg - Social Services Building	3	Annual	\$57.00	\$171.00	Taco	FE3010EZ2H1F210	220173	130	7.5
TOTAL					\$1,368.00					

CHILLED WATER PUMPS NORTHWEST (NW)

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
83	NW - 22211 US Hwy 19 N, Clearwater - Public Works	3	Annual	\$57.00	\$171.00	Taco	F13009EZGCI1L0A	F0907011055	10	N/A
84	NW - 22211 US Hwy 19 N, Clearwater - Public Works	3	Annual	\$57.00	\$171.00	Taco	F13009EZGCI1L0A	F0904290465	10	N/A
85	NW - 22211 US Hwy 19 N, Clearwater - Public Works	3	Annual	\$57.00	\$171.00	Taco	F13009EZGCI1L0A	N/A	N/A	N/A

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
86	NW - 22211 US Hwy 19 N, Clearwater - Public Works	3	Annual	\$57.00	\$171.00	Taco	FI3009EZGCI1L0A	N/A	N/A	N/A
87	NW - 3940 Keystone Rd, Tarpon Springs - Booker Creek	3	Annual	\$57.00	\$171.00	Taco	2004	69549	182	5
88	NW - 509 East Ave, Clearwater - CPM & Air Quality	3	Annual	\$57.00	\$171.00	McQuay	LSL108CV	38D00618-06	N/A	N/A
89	NW - 509 East Ave, Clearwater - CPM & Air Quality	3	Annual	\$57.00	\$171.00	McQuay	LSL114DV	38D00624-04	N/A	N/A
TOTAL					\$1,197.00					

CONDENSER WATER PUMPS MID SECTION

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
90	MID - 10750 Ulmerton Rd, Largo - PCSO Campus	3	Annual	\$57.00	\$171.00	Crane	6L2	T1619700	1565	50
91	MID - 10750 Ulmerton Rd, Largo - PCSO Campus	3	Annual	\$57.00	\$171.00	Crane	6L2	T1619701	1565	50

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
92	MID - 10750 Ulmerton Rd, Largo - PCSO Campus	3	Annual	\$57.00	\$171.00	Crane	6L2	6L2	1565	50
93	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	3	Annual	\$57.00	\$171.00	Aurora	411BF	03-845191-1	1230	25
94	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	3	Annual	\$57.00	\$171.00	Aurora	411BF	03-845191-2	1230	25
95	MID - 12490 Ulmerton Rd, Largo - EMS/Sunstar/Medical Director Main Facility	3	Annual	\$57.00	\$171.00	AMW Weinman	3K2A- 75PN24G	141228-1	300	7.5
96	MID - 12490 Ulmerton Rd, Largo - EMS/Sunstar/Medical Director Main Facility	3	Annual	\$57.00	\$171.00	AMW Weinman	3K2A- 75PN24G	141288-2	300	7.5
TOTAL					\$1,197.00					

CONDENSER WATER PUMPS SOUTHEAST CENTRAL (SEC)

Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
97	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Marathon	AVM324TTFC4026AB-S	N/A	N/A	40

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
98	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Marathon	AVM324TTFC4026AB-S	N/A	N/A	40
99	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Marathon	AVM324TTFC4026AB-S	N/A	N/A	40
100	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Baldor	EM2539T	Z0208150221	N/A	40
101	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	Baldor	EM2539T	Z0910220631	N/A	25
102	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$57.00	\$171.00	US Electric Motors	C123/R01P329R014F	N/A	N/A	25
TOTAL					\$1,026.00					

CONDENSER WATER PUMPS DETENTION (DET)

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Line Item	Location	Quantity	Unit of Measure	Unit Cost	Total	Manufacturer	Model #	Serial #	GPM	HP
103	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	Bell & Gossett	1510	21112330	N/A	50
104	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	Bell & Gossett	1510	N Plate	N/A	50
105	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	Armstrong	8X6X104030	533577	1600	40
106	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	TACO	K51213BE2GJC116M	503947/3/1	1500	80
107	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	TACO	K51213BE2GJC116M	503947/4/1	1500	80
108	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$57.00	\$171.00	TACO	K51213BE2GJC116M	503947/4/1	1500	80
TOTAL					\$1,026.00					

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WATER COOLED CHILLERS MID SECTION

Line Item	Location	Quantity	Unit of Measure	Eddy Current Cost	Total	Manufacturer	Model #	Serial #	Ton	Year Installed
109	MID - 10750 Ulmerton Rd, Largo - PCSO Campus	3	Annual	\$2,452.00	\$7,356.00	Trane	CVHF485	L13C01335	500	2013
110	MID - 10750 Ulmerton Rd, Largo - PCSO Campus	3	Annual	\$2,452.00	\$7,356.00	Trane	CVHF485	L13C01336	500	2013
111	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	3	Annual	\$2,452.00	\$7,356.00	Carrier	19XR4040	0603Q67804	410	2003
112	MID - 10900 Ulmerton Rd, Largo - Medical Examiner	3	Annual	\$2,452.00	\$7,356.00	Carrier	19XR4040	0603Q67805	410	2003
113	MID - 12490 Ulmerton Rd, Largo - EMS/Sunstar/Medical Director Main Facility	3	Annual	\$1,784.00	\$5,352.00	York	2FYM003317- 46X	YCWL0132SE	132	2009
TOTAL					\$34,776.00					

WATER COOLED CHILLERS SOUTHEAST CENTRAL (SEC)

Line Item	Location	Quantity	Unit of Measure	Eddy Current Cost	Total	Manufacturer	Model #	Serial #	Ton	Year Installed
114	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$2,452.00	\$7,356.00	McQuay	PEH087	5ZG8103800	400	1995

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Line Item	Location	Quantity	Unit of Measure	Eddy Current Cost	Total	Manufacturer	Model #	Serial #	Ton	Year Installed
115	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$2,452.00	\$7,356.00	McQuay	PEH087	5ZG8103701	400	1995
116	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$2,452.00	\$7,356.00	McQuay	PEH087	5ZG8103400	400	1995
117	SEC - 14250 49th St N, Clearwater - County Justice Center (CJC)	3	Annual	\$2,231.00	\$6,693.00	York	HYP744XH30B- 46	SEYM-302070	400	2013
TOTAL					\$28,761.00					

WATER COOLED CHILLERS DETENTION (DET)

Line Item	Location	Quantity	Unit of Measure	Eddy Current Cost	Total	Manufacturer	Model #	Serial #	Ton	Year Installed
118	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$2,452.00	\$7,356.00	Carrier	19XRV5051387CQH64	72152	500	2006
119	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$2,452.00	\$7,356.00	York	YKR3RSK3-FBGS	SEEM-826870	1500	2018

[HARPER LIMBACH, LLC] RESPONSE DOCUMENT REPORT
 ALL No. 26-0009-RFP
 HVAC-Systems and Related Services

Line Item	Location	Quantity	Unit of Measure	Eddy Current Cost	Total	Manufacturer	Model #	Serial #	Ton	Year Installed
120	DET - 14400 49th St N, Clearwater - Detention Campus	3	Annual	\$2,452.00	\$7,356.00	York	YKR3RSK3-FBGS	SEEM-826670	1500	2018
TOTAL					\$22,068.00					

WATER COOLED CHILLERS SOUTHEAST SOUTH (SES)

Line Item	Location	Quantity	Unit of Measure	Eddy Current Cost	Total	Manufacturer	Model #	Serial #	Ton	Year Installed
121	SES - 545 1st Ave N, St. Petersburg - South County Judicial Building	3	Annual	\$2,452.00	\$7,356.00	McQuay	WSCO79EAAA	STNV010900044	350	2001
122	SES - 545 1st Ave N, St. Petersburg - South County Judicial Building	3	Annual	\$2,452.00	\$7,356.00	McQuay	WSCO79EAAA	STO1V01900032	350	2001
TOTAL					\$14,712.00					

REPAIRS

[HARPER LIMBACH, LLC] RESPONSE DOCUMENT REPORT
 ALL No. 26-0009-RFP
 HVAC-Systems and Related Services

Line Item	Description	Estimated Hours for Three (3) Years	Unit of Measure	Unit Cost	Total
123	Standard hourly repair rate	3,200	Hours	\$125.00	\$400,000.00
124	Overtime/Emergency hourly repair rate	400	Hours	\$162.50	\$65,000.00
TOTAL					\$465,000.00

PARTS

Line Item	Description	Unit of Measure	Unit Cost	Markup (%)
125	Estimated Parts at Cost Plus Percentage Markup	Lump Sum	\$160,000.00	15%

OVERHAUL SERVICES

Line Item	Description	Estimated Hours Three (3) Year	Unit of Measure	Standard Hourly	Total
126	Water Cooled Chillers	120	Hours	\$125.00	\$15,000.00
127	Air Cooled Chillers	120	Hours	\$125.00	\$15,000.00
128	Cooling Towers	120	Hours	\$125.00	\$15,000.00
129	Chilled Water Pumps	120	Hours	\$125.00	\$15,000.00
130	Condenser Water Pumps	120	Hours	\$125.00	\$15,000.00
TOTAL					\$75,000.00

[HARPER LIMBACH, LLC] RESPONSE DOCUMENT REPORT
ALL No. 26-0009-RFP
HVAC-Systems and Related Services

OVERHAUL SERVICES

Line Item	Description	Estimated Hours Three (3) Year	Unit of Measure	Overtime/Emergency	Total
131	Water Cooled Chillers	120	Hours	\$162.50	\$19,500.00
132	Air Cooled Chillers	120	Hours	\$162.50	\$19,500.00
133	Cooling Towers	120	Hours	\$162.50	\$19,500.00
134	Chilled Water Pumps	120	Hours	\$162.50	\$19,500.00
135	Condenser Water Pumps	120	Hours	\$162.50	\$19,500.00
TOTAL					\$97,500.00

Exhibit F**HVAC Checklist & Condition Assessment**Page **1** of **3****Air Cooled Chillers**

	INSTRUCTIONS FOR COMPLETING – CHECKLIST AND CONDITION ASSESSMENT The Contractor shall complete for each asset and its associated components covered under this contract. This form must be completed annually and submitted as part of the Annual Preventive Maintenance documentation package. Check off next to each completed task.
Location	
Description	
	Oil Analysis: This will include a full spectrum analysis to be collected under EPA guidelines. The spectrochemical analysis will test for wear and corrosion elements in the oil sample. This will include, but not limited to: iron, chromium, aluminum, lead, silicon, tin, and zinc. Reported results
	Check oil level in compressor(s) and add as required or change oil if required (after the oil analysis in 1) above is completed).
	Provide all oil filter(s) and driers changes per manufacturers' recommendation.
	Clean condenser coils with metal safe coil cleaner.
	Complete leak check of unit.
	Perform Megger Insulation Test on compressor(s) per manufacturer's specifications and schedule
	Inspect all wiring and connections for tightness and signs of overheating and discoloration.
	Check and tighten all electrical terminals (motor and control panel including starters) and check contacts for wear. Clean contacts with approved cleaner, cost of cleaner included in the contract. Replace if required.
	Check crankcase heater for proper operation.
	Lubricate condenser fan motors if required, cost of lubricant is included in contract.

Air Cooled Chillers

	Functionally test and calibrate safety and operating controls per manufacturer's specifications.
Notes	
	Check refrigerant level and add as required; refrigerant is considered a part.
	Check refrigerant pressures.
	Check superheat and adjust as required.
	Check the operation of all motors and starters including condenser fans and chilled water pump.
	Functionally check external interlocks, flow switch and pumps.
	Verify operation of lead/lag sequence and change if applicable.
	Create a complete operating log and record ambient temperature, operating temperatures, pressures, voltages and amperages, entering and leaving water temperatures, pressure drop across evaporator.
Start Value	Measure and record motor voltage and amperage and calculate the voltage and current imbalance. Compare amperage with rated amperage.
Finished Value	
Notes	
Date:	
Signature:	
County Representative Signature:	
Condition Rating Scale	
Notes	

Scale	Description of Condition Rating Scale
Very Good	Component is in new or like-new condition with full performance capability. No corrective actions are required beyond routine preventive maintenance.
Good	Component is in acceptable operating condition, performing as intended, with no immediate corrective work required outside of scheduled preventive maintenance.
Fair	Component remains functional but is degraded or showing measurable wear. Increased monitoring and prioritization for future capital planning is required.
Poor	Component condition is unacceptable or nearing failure. Significant deterioration or recurring issues exist and near-term replacement must be planned.
Failed	Component is nonfunctional, inoperable, or unsafe to operate. Immediate replacement or major corrective repair is required.

Exhibit FPage **1** of **3****HVAC Checklist & Condition Assessment
Cooling Towers**

	INSTRUCTIONS FOR COMPLETING – CHECKLIST AND CONDITION ASSESSMENT The Contractor shall complete for each asset and its associated components covered under this contract. This form must be completed annually and submitted as part of the Annual Preventive Maintenance documentation package. Check off next to each completed task.
Location	
Description	
	Inspect the condition/cleanliness of all interior and exterior surfaces.
	Check the integrity of drift eliminators.
	Check spray nozzles water distribution. Clean nozzles and remove debris.
	Check fill for physical damage.
	Remove sump strainer, clean and re-install.
	Check condition and operation of ball float valve assembly (of electronic assembly). Reset to correct operational height allowing for pull down volume.
	Coordinate with water treatment provider to check bleed flow rate and reset if required.
	Check unit for unusual sound or vibration. Perform vibration analysis on tower fan.
	Check for any water leaks.
	Check fan motor, shaft and bearing operation.
	Check vibration cut-out switch.
	Lubricate bearings.
	Change oil in gear box using manufacturer specified lubricant.
	Perform Megger Insulation Test of motor per manufacturer's specifications and schedule.
Notes	
Start Value	Measure and record motor voltage and amperage and record the voltage and current imbalance. Compare amperage with rated amperage.
Finish Value	

Notes	
	It is understood that the service and maintenance provided for herein DOES NOT include the following:
	1) Responsibility for equipment room conditions or overall system performance.
	2) Water treatment and acid cleaning.
	3) Corrosion or erosion damage to the water side of equipment.
	4) Disconnect switches and circuit breakers.
	5) Complementary equipment (for example, but not confined to, the following: cabinets, fixtures, boxes, water supply lines, and drain lines).
Date:	
Signature:	
County Representative Signature:	
Condition Rating Scale	
Notes	

Scale	Description of Condition Rating Scale
Very Good	Component is in new or like-new condition with full performance capability. No corrective actions are required beyond routine preventive maintenance.
Good	Component is in acceptable operating condition, performing as intended, with no immediate corrective work required outside of scheduled preventive maintenance.

Cooling Towers

Fair	Component remains functional but is degraded or showing measurable wear. Increased monitoring and prioritization for future capital planning is required.
Poor	Component condition is unacceptable or nearing failure. Significant deterioration or recurring issues exist and near-term replacement must be planned.
Failed	Component is nonfunctional, inoperable, or unsafe to operate. Immediate replacement or major corrective repair is required.

Exhibit FPage **1** of **2****HVAC Checklist & Condition Assessment****Eddy Current Checklist**

	INSTRUCTIONS FOR COMPLETING – CHECKLIST AND CONDITION ASSESSMENT The Contractor shall complete for each asset and its associated components covered under this contract. This form must be completed annually and submitted as part of the Annual Preventive Maintenance documentation package. Check off next to each completed task.
Location	
Description	
	Test 100% of the condenser tubes
	Brush 100% of the evaporator tubes
	Brush 100% of the condenser tubes
	Eddy Current Test 100% of the evaporator tubes
Date:	
Signature:	
County Representative Signature:	
Condition Rating Scale	
Notes	

Scale	Description of Condition Rating Scale
Very Good	Component is in new or like-new condition with full performance capability. No corrective actions are required beyond routine preventive maintenance.
Good	Component is in acceptable operating condition, performing as intended, with no immediate corrective work required outside of scheduled preventive maintenance.
Fair	Component remains functional but is degraded or showing measurable wear. Increased monitoring and prioritization for future capital planning is required.

Eddy Current Checklist

Poor	Component condition is unacceptable or nearing failure. Significant deterioration or recurring issues exist and near-term replacement must be planned.
Failed	Component is nonfunctional, inoperable, or unsafe to operate. Immediate replacement or major corrective repair is required.

Exhibit F
HVAC Checklist & Condition Assessment
Pumps

	INSTRUCTIONS FOR COMPLETING – CHECKLIST AND CONDITION ASSESSMENT The Contractor shall complete for each asset and its associated components covered under this contract. This form must be completed annually and submitted as part of the Annual Preventive Maintenance documentation package. Check off next to each completed task.
Location	
Description	
	Check condition and operation of pump especially for signs of wear, corrosion or damage.
	Check and record flow, discharge and suction readings or pump shut off head against performance curve.
	Check condition and operation of associated valves and flexible connection especially for deterioration or leaks.
	Check condition and operation of connection between pump and motor.
	Check and clean exposed surfaces and touchup paint or protective coatings as required.
	Check condition and security of all anchors and mountings.
	Check and tighten all electrical terminals and check contacts for wear. Clean contacts with approved cleaner or replace if required.
	Perform Megger Insulation Test of motor per manufacturer's specifications and schedule.
	Check condition of and clean strainer.
	Lubricate motor and pump bearings as required.
	Record all results (including observations) on a log sheet.
	Perform vibration analysis on all condenser, primary, and secondary pumps.
Date:	

Pumps

Signature:	
County Representative Signature:	
Condition Rating Scale	
Notes	
Scale	Description of Condition Rating Scale
Very Good	Component is in new or like-new condition with full performance capability. No corrective actions are required beyond routine preventive maintenance.
Good	Component is in acceptable operating condition, performing as intended, with no immediate corrective work required outside of scheduled preventive maintenance.
Fair	Component remains functional but is degraded or showing measurable wear. Increased monitoring and prioritization for future capital planning is required.
Poor	Component condition is unacceptable or nearing failure. Significant deterioration or recurring issues exist and near-term replacement must be planned.
Failed	Component is nonfunctional, inoperable, or unsafe to operate. Immediate replacement or major corrective repair is required.

Exhibit F

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HVAC Checklist & Condition Assessment

Water Cooled Chillers

	INSTRUCTIONS FOR COMPLETING – CHECKLIST AND CONDITION ASSESSMENT The Contractor shall complete for each asset and its associated components covered under this contract. This form must be completed annually and submitted as part of the Annual Preventive Maintenance documentation package. Check off next to each completed task.
Location	
Description	
	Lubricate and adjust equipment as required by manufacturer's recommendations.
	Inspect and perform Megger testing of electric wiring from the line side starter to its respective motor including VFDs.
	Inspection of refrigerant piping between two or more pieces of equipment (excluding chilled water piping) and the insulation of the piping.
	Inspect all pressure and temperature controls, thermometers, gauges, linkages, control devices and thermostats located at equipment and calibrate as required.
	Inspect the starters; ensure proper torque and contact.
	Verify the working condition of all indicator/alarm lights and LED/LCD displays.
	Check all safety switches and alarms for proper operation. Calibrate or adjust as required.
	This shall include, but not limited to:
Set to:	High-pressure cutoff
Set to:	Low-pressure cutoff
	Low oil pressure switch
	Oil pump timers
	Flow switches
	Pump interlocks

	System monitor timers
	System freeze stats
	Vane closing switches
	Check operation of all operating controls and calibrate as required:
	Temperature control stats
	Motor load limit controls
	Vane operation controls
	Timers
	Variable frequency drive units (if applicable)
	Check compressor operation:
	Performance evaluation
	Check and record voltage imbalance
	Check and record amperage balance
	Check terminal lug torque to specifications
	Check lubricating system, oil levels, and temperatures
	Check vane operation under various loaded conditions
	Check operation of expansion valve, superheat settings
	Check and evaluate performance of purge compressor unit (if applicable)
	Check operation of chiller unit:
	Leak check compressor fittings and terminals
	Leak check purge compressor (if applicable)
	Leak check oil pump and fittings
	Leak check relief valves and rupture disk
	Leak check all service valves
	Locate leaks if refrigerant charge is low
	Check operation of main starter:
	Examine contacts on all electrical connections
	Verify overload and trip settings

Water Cooled Chillers

	Test all electrical connections per manufacturer's torque specifications
	Check terminal lug torque to specifications
	Check operation of chiller:
	Measure and record condenser and evaporator approach
Notes	
	Verify operation of the lead lag sequence and change if applicable
	Oil Analysis: This will include a full spectrum analysis to be collected under EPA guidelines. The spectrochemical analysis will test for wear and corrosion elements in the oil sample. This will include, but not limited to: iron, chromium, aluminum, lead, silicon, tin, and zinc. The Karl Fisher method shall determine the water content of the oil
	Vibration Analysis: Shall be conducted on an annual basis and a baseline trend established, charted, and compared with the manufacturer's specifications.
	Perform Megger Insulation Test on compressor motor per manufacturer's specifications and schedule.
Notes	
	Complete leak check of chiller and minor leak repairs. Calculate and report refrigerant loss.
Notes	
	Checks all seals and replace as needed.
	Change all filters per chiller maintenance recommendation.
	Inspect all wiring and connections for tightness and signs of overheating and discoloration.
	Inspect starter panel and main contacts for pitting/burring. Torque all connections and clean starter with approved cleaner.

Water Cooled Chillers

	Inspect internal piping, internal wiring, motor bearings, transmission gears and nuts and check for signs of moisture.
	Measure and record bearing clearings.
	Check all linkages for wear and for free and smooth operation.
Start Value	Measure and record motor voltage and amperage and calculate the voltage and current imbalance.
Finish Value	Compare amperage with rated amperage.
Notes	
Date:	
Contractor Signature:	
County Representative Signature:	
Condition Rating Scale	
Notes	

	Description of Condition Rating Scale
Very Good	Component is in new or like-new condition with full performance capability. No corrective actions are required beyond routine preventive maintenance.
Good	Component is in acceptable operating condition, performing as intended, with no immediate corrective work required outside of scheduled preventive maintenance.

Water Cooled Chillers

Fair	Component remains functional but is degraded or showing measurable wear. Increased monitoring and prioritization for future capital planning is required.
Poor	Component condition is unacceptable or nearing failure. Significant deterioration or recurring issues exist and near-term replacement must be planned.
Failed	Component is nonfunctional, inoperable, or unsafe to operate. Immediate replacement or major corrective repair is required.