

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

**SERVICES CONTRACT
FOR INSTALLATION COMPONENT OF
HVAC SYSTEM
(REQ # 99935) (TX-MAS-13-03FACC0110)**

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to Tex. Const. art. XI, § 7, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS CONTRACT is made and entered into by and between **Williamson County, Texas** (hereinafter "The County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and Mtech Comfort Systems USA (hereinafter "Service Provider"). The County agrees to engage Service Provider as an independent contractor, to assist in providing certain operational services pursuant to the following terms, conditions, and restrictions:

I.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with The County, nor shall Service Provider hold himself out as an agent or official representative of The County unless expressly authorized to do so by a majority of the Williamson County Commissioners Court. Service Provider shall be considered an independent contractor for the purpose of this agreement and shall in no manner incur any expense or liability on behalf of The County other than what may be expressly allowed under this agreement. The County will not be liable for any loss, cost, expense or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being provided. Service Provider agrees to indemnify, hold harmless, and defend The County against any claim, demand, loss, injury, damages, action, or liability of any kind against The County resulting from any services Service Provider perform on behalf of The County.

II.

No Waiver of Sovereign Immunity or Powers: Nothing in this agreement will be deemed to constitute a waiver of sovereign immunity or powers of The County, the Williamson County Commissioners Court, or the Williamson County Judge.

III.

No Assignment: Service Provider may not assign this contract.

IV.

Compliance With All Laws: Service Provider agrees and will comply with any and all local, state or federal requirements with respect to the services rendered.

V.

Consideration and Compensation: Service Provider will be compensated based on the attached Fee Proposal, dated July 16, 2014, which is marked as Exhibit "A" and incorporated herein as if copied in full. **The not-to-exceed amount under this agreement is \$65,000.00, unless amended by a change order and approved by the Williamson County Commissioners Court.** Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date The County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by The County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of The County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

VI.

Performance & Payment Bonds. Service Provider shall purchase and maintain the following:

Performance Bond. Service Provider shall provide a Performance Bond in the amount of 100% of the Contract Price for this project. The surety for a Performance Bond shall meet the requirements of Texas law.

Payment Bond. Service Provider shall provide a Payment Bond in the amount of 100% of the Contract Price for this project, as security for the true and faithful payment in full of all subcontractors and persons performing labor, services, materials, machinery, and fixtures in connection with the Work. The surety for a Payment Bond shall meet the requirements of Texas law.

The bonds are to be executed and delivered to Williamson County prior to this project commencing work. The bonds must be executed by a corporate surety or sureties in accordance with the Texas Insurance Code. For unit price contracts, the total contract price for this project shall be estimated and calculated by multiplying the estimated quantities to the Bidder's unit bid price.

VII.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he or she is not an employee of The County. The services include, but are not limited to the following items in order to complete the project:

As described in the Scope of Work for Installation, dated July 16, 2014, which is incorporated herein as if copied in full.

VIII.

Good Faith Clause: Service Provider agrees to act in good faith in the performance of this agreement.

IX.

Confidentiality: Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

X.

Termination: This agreement may be terminated at any time at the option of either party, without *future or prospective* liability for performance upon giving thirty (30) days written notice thereof.

XI.

Venue and Applicable Law: Venue of this contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XII.

Effective Date and Term: This contract shall be in full force and effect when signed by all parties and shall continue for a reasonable time period for the specific project and shall terminate upon project completion or when terminated pursuant to paragraph IX above.

XIII.

Severability: In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this agreement and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

XIV.

Right to Audit: Service Provider agrees that The County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that The County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

XV.

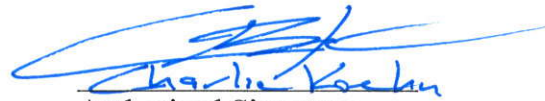
County Judge or Presiding Officer Authorized to Sign Contract: The presiding officer of The County's governing body who is authorized to execute this instrument by order duly recorded may execute this contract on behalf of The County.

WITNESS the signatures of all parties in duplicate originals this the _____ day of _____, 2014.

WILLIAMSON COUNTY:

Authorized Signature

SERVICE PROVIDER:



Authorized Signature

REQ 99935



**COMFORT
SYSTEMS USA.**

In Association With **South Central**

1720 Royston Lane, Round Rock, TX. 78664 A Phone: (512) 929-7090 A Fax: (512) 873-7142
TACLA021308C / M-18971 / TECL 25202

**BID TO: Williamson County
FOR THE PROJECT: Wilco Annex Building "A"
ATTENTION: Toby Bonnet
TXMAS-13-03FAC0110**

DATE: July 16, 2014

SCOPE OF WORK FOR INSTALLATION OF HVAC SYSTEM

Based on site visit

INCLUDED IN PRICE:

1. Furnish and install (2) Mitsubishi Ductless split system heat pumps w/ Interior wall mount units
2. Furnish and install (12) Lennox Gas split systems
3. Furnish and install New internally insulated supply air plenums
4. Disconnect gas flex from furnace, and replace with new gas flex.
5. Disconnect and reconnect Electrical at indoor and outdoor units
6. Disconnect and reconnect existing type "B" vent on furnaces.
7. Disconnect and reconnect existing condensate drains
8. Disconnect and reconnect existing refrigerant lines
9. Replace armaflex exposed outdoors, coat w/ UV resistant coating.
10. Pressure test, vacuum, charge systems
11. Allowance for 1 lb. of refrigerant per unit.
12. Start up
13. Owner Instructions
14. Remove and haul off trash, equipment.
15. Clean up
16. Normal work hours M-F 7a-330p.
17. Standard (1) year warranty

NOT INCLUDED IN PRICE:

1. Overtime
2. Drywall, Concrete, framing, permits
3. Bonds
4. Replacement of existing refrigerant lines
5. Platforms
6. Permit
7. Air Balance
8. Furnace supports
9. DDC controls (Performed by Wilco)
10. Sales tax

HVAC PRICE: *Wilco Annex Building "A" HVAC Replacement:* **\$56,086.00**

Austin Adair

Office Phone: (512) 908-1056 / Mobile: (512) 634-7118

Email: AUSTIN.ADAIR@CSUSA.US

PROPOSAL IS SUBJECT TO AND CONDITIONED UPON EACH OF THE FOLLOWING: 1. APPROVAL OF CONTRACTOR'S CREDIT BY MECHANICAL TECHNICAL SERVICES, INC. AND/OR RECEIPT OF A CERTIFICATE SHOWING A PAYMENT BOND IS IN PLACE FOR THE BENEFIT OF ALL SUBCONTRACTORS. 2. THE EXECUTION BY BOTH PARTIES OF A DEFINITIVE WRITTEN CONTRACT. NOTE: Quote may be withdrawn by us if not accepted within 30 days.
Regulated by the Texas Department of Licensing and Regulation, PO Box 12157, Austin, TX 78711 1-800-803-9202, 512-463-6599.
Licensed by the State Board of Plumbing Examiners (License # M-18971). Correspondence with this Board should be directed to P.O. Box 4200, Austin, TX 78767, 512-485-2145