



BID CONTRACT

Page 1 of 2

Corporate Office: 888 East Walnut Street, Pasadena, CA 91101

Principle Offices: Commerce Concord Sacramento Orange County Santa Clara San Diego San Leandro Seattle, WA

QUOTATION TO:

Mr. Jonathan Hall
Arrowhead Regional Medical Center
400 N. Pepper Ave.
Colton, CA 92324

BUYER:

County of San Bernardino on behalf of
Arrowhead Regional Medical Center
400 N. Pepper Ave.
Colton, CA 92324
Not to Exceed Contract
Maintenance and repair

THE CONDITIONS PRINTED EITHER ON THE REVERSE SIDE OR ATTACHED ARE PART HEREOF.

This work or price quotation does not include detection, abatement, encapsulation or removal of asbestos or products, materials, or equipment containing asbestos.

ACCO Engineered Systems is pleased to propose labor and material to perform maintenance and unexpected repairs for the HVACR system at Arrowhead Regional Medical Center from October 7th, 2020 through May 31st, 2021.

- Maintenance to be performed referencing Schedule "A". Not to exceed \$26, 271.00 in total.
- Unexpected repairs to be quoted individually per each project. Not to exceed \$500,000.00 in total for the duration of October 7, 2020 through May 31, 2021.

Contractors are required by law to be licensed and regulated by the Contractors' State License Board. Any questions concerning a contractor may be referred to the registrar of the board whose address is: 3132 Bradshaw Road, Sacramento, California. Mailing Address: P. O. Box 26000, Sacramento, CA 95826.

The Total price of this work is \$ NTE amounts shown above, including all applicable taxes. Terms of payment, unless modified above, are Net 60 days upon the receipt of invoice.

Your signed acceptance of this Bid Contract within 30 days from September 14, 2020 shall, upon the acceptance of the Seller, constitute a contract to perform the work described above, including all Terms and Conditions contained herein.

Seller shall be defined to mean ACCO Engineered Systems or its assigns.

Buyer shall be defined to mean County of San Benardino on behalf of Arrowhead Regional Medical Center.

Prepared for

ACCO Engineered Systems

By:

Patrick Shade – Project Manager
pshade@accoes.com (818) 482-4656

ACCEPTED for SELLER:

ACCEPTED for BUYER:

By: _____

(Authorized Signature)

Hugh Palmer, Risk Manager - Contracts

By: _____

(Authorized Signature)

Name/Title: Hugh Palmer, Risk Manager - Contracts

Name/Title: Curt Hagman/ Chairman, Board of Supervisors

GENERAL TERMS AND CONDITIONS TO BID CONTRACT

Page 2 of 2

1. All work shall be performed during normal working hours unless otherwise stated herein.

2. ACCO Engineered Systems (Seller) agrees to maintain the following insurance coverage at the following minimum limits for the term of this Contract:

- Workers' Compensation/Employer's Liability – A program of Workers' Compensation insurance or a state-approved, self-insurance program in an amount and form to meet all applicable requirements of the Labor Code of the State of California, including Employer's Liability with \$250,000 limits covering all persons.
- Commercial/General Liability Insurance – General Liability Insurance covering all operations performed by or on behalf of Seller providing coverage for bodily injury and property damage with a combined single limit of not less than one million dollars (\$1,000,000), per occurrence. The policy coverage shall include: Products and completed operations, Broad form property damage (including completed operations), Personal injury, Contractual liability, and a \$2,000,000 general aggregate limit.
- Automobile Liability Insurance – Primary insurance coverage shall be written on ISO Business Auto coverage form for all owned, hired and non-owned automobiles or symbol 1 (any auto). The policy shall have a combined single limit of not less than one million dollars (\$1,000,000) for bodily injury and property damage, per occurrence.

All policies, except for Worker's Compensation, shall contain additional endorsements naming Buyer as an additional named insured with respect to liabilities arising out of this Agreement. When applicable, and when requested by Buyer, evidencing proof of the foregoing coverage shall be furnished to Buyer.

Seller shall require the carriers of required coverages to waive all rights of subrogation against the Buyer, its officers, employees, agents, volunteers, contractors and subcontractors. All general or auto liability insurance coverage provided shall not prohibit Seller and Seller's employees or agents from waiving the right of subrogation prior to a loss or claim. Seller hereby waives all rights of subrogation against Buyer.

All policies required herein are to be primary and non-contributory with any insurance or self-insurance programs carried or administered by the Buyer.

Seller agrees to ensure that coverage provided to meet these requirements is applicable separately to each insured and there will be no cross liability exclusions that preclude coverage for suits between Seller and Buyer or between Buyer and any other insured or additional insured under the policy.

Unless otherwise approved by Buyer's Department of Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum "Best" Insurance Guide rating of "A- VII". Any and all deductibles or self-insured retentions in excess of \$10,000 shall be declared to and approved by Buyer's Department of Risk Management.

3. Buyer shall prepare the premises to permit free movement and erection of materials, providing necessary openings, supports, cutting, patching, necessary public utility and steam services, and pay all fees in accordance with codes and ordinances unless otherwise indicated in this Bid Contract.

4. In the event that the Seller encounters an asbestos product or material in the course of performing its work, the Seller shall have the right to immediately discontinue its work and remove its employees from the project, or that portion of the project wherein such product or materials were encountered, until such time as any hazards connected therewith are abated, encapsulated, or removed and/or it is determined that no hazard exists; further, Seller shall receive an extension of time to complete its work and compensation for delays encountered and compensation for any change in the sequence of method or its work occasioned as a consequence of said encounter.

5. ACCO Engineered Systems extends manufacturer's standard warranties on all new equipment, misuse or abuse excepted, for a period not to exceed one year from date of first beneficial use, which shall be defined as the Start-up Date. ACCO Engineered Systems guarantees all repaired materials, parts and labor for a period of ninety (90) days from the date of first beneficial use. There are no warranties, expressed or implied, other than the above unless so noted herein.

Neither party shall be liable to the other party for any consequential damages including, but not limited to, liquidated damages, loss of rent, interest expense, extended overhead or any other delay damages of any kind, nature or description. It is expressly understood and agreed that the only liability of Seller relating to its warranty is to replace defective workmanship or material as herein above set forth.

6. ACCO Engineered Systems agrees that for a period of ninety (90) days

following the initial operation of the installation, it will replace any refrigerant loss caused by defects in the equipment, material, parts, or workmanship furnished under this contract. Replacement of refrigerant due to failure or defects other than items furnished by Seller is not included as a part of this agreement.

7. ACCO Engineered Systems shall not be liable for the corrosive or erasive action of liquids and/or gases upon the equipment specified and no part of such equipment shall be deemed defective by reason of its failure to resist physical or chemical action of such elements or items upon such equipment.

8. This agreement shall not be binding until duly accepted by an authorized officer of ACCO Engineered Systems. No person has authority to make or claim any representation, warranty, term, promise, or condition, expressed or implied, statutory or otherwise, which is not expressed herein. This agreement constitutes the entire agreement between the parties and supersedes and revokes any previous agreement, written or oral, with respect to the labor and equipment covered hereby and may not be amended or modified except in writing executed by the parties hereto.

9. Except as to the indemnification obligations set forth in these General Terms and Conditions to Bid Contract, under no circumstances shall the liability of Seller arising out of the sale or erection of the equipment hereunder, or arising out of its use, whether on warranties or otherwise, in any case exceed the greater of the following: (a) Cost of correcting defects in the equipment or workmanship; or (b) (c) the difference in value between the installation as installed and the cost of the original installation thereof, if installed strictly as in the contract documents set forth. And in no event shall any claims be made by either party against the other for consequential damages.

10. The Seller shall not be bound by any plans and specifications or conditions, existing or otherwise, that have not been presented to or delivered to it for the purpose of submitting this bid, nor shall the Seller be bound by any city ordinances, State laws or other governmental regulations not in effect at the time of submitting this bid, or which had become obsolete and which no longer was enforced by such public body enacting the same.

11. The Seller shall be excused for any delay in completion of this Bid Contract caused by acts of God, including, but not limited to, wind, rain, flood, storm, landslide, subsidence, and earthquake; acts of neglect of owner or architect or by any employee or agent of either; acts of neglect of separate contractors employed by owner; acts of public utilities or governmental or public bodies or their agents; material shortages; labor trouble, labor slowdowns; strikes; union activity causing a reduction in productivity; fire; casualty; delay in transportation; changes ordered in the work; failure of Buyer to make payments to Seller as required under this Bid Contract, or other causes beyond the reasonable control of Seller, any of which shall automatically entitle Seller to reasonable or necessary extensions of the completion date of the work and to an equitable adjustment of the contract price to compensate Seller for all costs and expenses of additional labor, service, equipment, or material and extended overhead resulting from any such delay.

If any of the materials specified are not readily available, the Seller may substitute equally efficient materials or fixtures of generally similar character in lieu of the equipment, materials, or fixtures specified, and it shall allow any differential between the original cost of the materials specified and the materials furnished.

In the event of inability to obtain labor at union scale or without paying a premium above such scale, Seller may delay performance until same shall be obtainable without premium payment or at the option of the Buyer the latter may require the use of materials or labor requiring the payment of such excess cost, but upon condition that the Buyer shall pay such excess.

12. No additional work will be performed unless it is authorized in writing by the Buyer. If the Buyer refuses to sign a written work authorization or change order for the extra work, Seller reserves the right to refuse to perform the work.

13. Should either party hereto bring suit in court to enforce the terms hereof, each party is to bear their own court costs and reasonable attorney's fees.

14. Seller assumes no responsibility for the design on those jobs where Seller prepares working or shop drawings from designs furnished by others. Seller assumes no responsibility whatsoever for design or operative end result under any contract unless there is affirmatively stated on the obverse side of this Bid Contract, a direct undertaking on Seller's part to do so.

15. Seller may suspend further performance under this Bid Contract upon three (3) days written notice to the Buyer in the event the Buyer is in breach of this Bid Contract for breach other than non-payment. Notice need not be given if work is suspended due to non-payment or due to the failure of the Buyer to pay for change orders as provided herein.

16. This contract is entered into upon the understanding that in the prosecution of any work herein specified, Seller will be allowed sufficient time for the performance of said work on the basis of a normal eight-hour day, and, in the event that Buyer or any subcontractor require Seller to perform such labor on an overtime basis, then such additional expense of every kind and character as Seller may be required to incur on account of said overtime labor, shall constitute an additional charge herein.

17. It is agreed that Buyer is to provide without cost to Seller, proper hoisting conveyances and scaffolding (including the use of engineer) at times so as to not delay Seller's part of the work, unless otherwise indicated in this proposal.

18. Any loss or damage to Seller's work, materials, or equipment occurring at the site of the project occasioned by fire, flood, earthquake, windstorm, riot, or civil commotion shall be protected by Builders Risk Insurance procured by the contractor or owner without cost to Seller and Seller shall receive a proportionate share of the amount of any payment loss under any such policy or policies according as Seller's interest may appear.

19. Notwithstanding any provision in the plans, specifications, contract between prime contractor and owner, general conditions, or any contract documents executed by and between contractor and owner having to do with the subject now stated, Seller shall not be liable for the cost of correcting defects occasioned by the acts or omissions of employees of other subcontractors, the prime contractor, owner, or any segregated contractor, to work performed by Seller. Before Seller proceeds with any corrective work to repair such damage, the prime contractor, or other person contracting with Seller in this Bid Contract, shall give Seller an unqualified instruction to proceed with the work upon their responsibility to compensate Seller therefor as an extra.

20. The Seller may not assign all or any portion of its rights and/or duties under this Bid Contract without the written consent of the Buyer, which shall not be unreasonably withheld.

21. In the event of a conflict between the terms and conditions of this Bid Contract and terms and conditions stated in the plans and specifications, or any other contract document, including the prime contract between owner and prime contractor, the terms and conditions of this Bid Contract shall govern.

22. Seller agrees to indemnify, defend (with counsel reasonably approved by Buyer) and hold harmless the Buyer and its authorized officers, employees, agents and volunteers from any and all claims, actions, losses, damages and/or liability arising out of this Contract from any cause whatsoever, including the acts, errors or omissions of any person and for any costs or expenses incurred by the Buyer on account of any claim except where such indemnification is prohibited by law. This indemnification obligation shall not extend to acts of sole or active negligence or willful misconduct on the part of any intended indemnitees.

23. This Contract will be governed by and construed under the laws of the State of California without regard for principles of choice of law, and any action arising under this Agreement shall be venued in the San Bernardino County Superior Court.

24. Seller shall ensure that its personnel (a) are authorized to work in the jurisdiction in which they are assigned to perform services; (b) do not use legal or illegal substances in any manner which will impact their ability to provide services to the Buyer; and (c) are not otherwise disqualified from performing the services under applicable law. If requested by the Buyer and not in violation of applicable law, Seller shall conduct a background check, at Seller's sole expense, on all its personnel providing services. If requested by the Buyer, Contractor shall provide

the results of the background check of each individual to verify that the individual meets Seller's standards for employment. Such background check shall be in the form generally used by Seller in its initial hiring of employees or contracting for contractors or, as applicable, during the employment-screening process but must, at a minimum, have been performed within the preceding 12-month period. Seller personnel who do not meet the Buyer's hiring criteria, in Buyer's sole discretion, shall not be assigned to work on Buyer property or services, and Buyer shall have the right, at its sole option, to refuse access to any of Seller's personnel to any Buyer facility.

25. Seller hereby represents and warrants that it is not and at no time has been convicted of any criminal offense related to health care nor has been debarred, excluded, or otherwise ineligible for participation in any federal or state government health care program, including Medicare and Medicaid. Further, Seller represents and warrants that no proceedings or investigations are currently pending or to Seller's knowledge threatened by any federal or state agency seeking to exclude Seller from such programs or to sanction Seller for any violation of any rule or regulation of such programs.

26. Seller will furnish a Labor and Material Payment Bond and a Performance Bond (collectively the "Bonds") in an equal amount for the term of the Contract. The Bonds must comply with all requirements set forth in this Contract, be on Buyer approved bond forms, and be secured from a surety company satisfactory to the Buyer within ten (10) calendar days of the first day of the term of the Contract. The Bonds shall remain in full force and effect for the term of the Contract. The Performance Bond shall name the Buyer as beneficiary under the bond. Seller's failure to either furnish the Bonds or provide proof of the same shall constitute a breach of this Contract, and Buyer, in its sole discretion, may immediately suspend or terminate the Contract.

The bonds shall be executed by a California admitted surety with an A.M. Best's Company rating satisfactory to the Buyer. If an A.M. Best's rating is not available, the proposed surety must meet comparable standards of another rating service satisfactory to Buyer. Bonds issued by a California admitted surety listed in the latest versions of the U.S. Department of Treasury Circular 570 shall be deemed to be accepted unless specifically rejected by Buyer. Bonds from a California admitted surety not listed in Treasury Circular 570 must be accompanied by all of the documents enumerated in California Code of Civil Procedure Section 995.660(a). All bonds must comply with the Bond and Undertaking Law (Code of Civil Procedure Section 995.010 et. seq.).

All such bonds shall be accompanied by a power of attorney from the surety company authorizing the person executing the bond to sign on behalf of the company. If the bonds are executed outside the State of California, all copies of the bonds must be countersigned by a California representative of the surety. The signature of the person executing the bond shall be acknowledged by a Notary Public as the signature of the person designated in the power of attorney.

If, during the continuance of the Contract, any of the sureties, in the opinion of the Buyer, are or become non-responsible or otherwise unacceptable to Buyer, Buyer may require other new or additional sureties, which the Seller shall furnish to the satisfaction of Buyer within ten (10) days after notice, and in default thereof the Contract may be suspended or terminated, in the sole discretion of the Buyer.

Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Seller shall promptly furnish a copy of the bonds or shall permit a copy to be made.

27. If, in Seller's opinion, Buyer's credit becomes impaired, Seller may, at its option, suspend work and deliveries under this contract until it has received full settlement or security for services rendered and is satisfied as to Buyer's credit for further shipments. If Buyer fails or refuses to make such payment, or give such security, then the full amount due under this contract at such time, for labor and material and/or equipment furnished shall immediately become due and payable and Seller shall have the right and the option to terminate this agreement. In the event that a suspension of this contract is required because of Buyer's doubtful credit, an extension of the time fixed for the performance of this contract equal to the time of such suspension, shall automatically occur.

28. Seller shall ensure that it has all necessary licenses, permits and/or certifications required by Federal, State, County, and municipal laws, ordinances, rules and regulations. Seller shall maintain these licenses, permits and/or certifications in effect for the duration of this Contract. Seller will notify County immediately of loss or suspension of any such licenses, permits and/or certifications. Failure to maintain a required license, permit and/or certification may result in immediate termination of this Contract.

29. Seller shall comply with all air pollution control, water pollution, safety and health ordinances and statutes, which apply to the work performed pursuant to this Contract.

30. Seller certifies that it is aware of the requirements of California Labor Code sections 1720 et seq. and 1770 et seq. as well as California Code of Regulations, Title 8, section 16000 et seq. ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Section 1720 of the California Labor Code states in part: "For purposes of this paragraph, 'construction' includes work performed during the design, site assessment, feasibility study, and other preconstruction phases of construction including, but not limited to, inspection and land surveying work..." If the Services/Scope of Work are being performed as part

of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Seller agrees to fully comply with such Prevailing Wage Laws. Seller shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Seller's principal place of business and at the project site. Seller will also adhere to any other applicable requirements, including but not limited to, those regarding the employment of apprentices, travel and subsistence pay, retention and inspection of payroll records, workers compensation and forfeiture of penalties prescribed in the Labor Code for violations. Seller shall defend, indemnify and hold the Buyer, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with Prevailing Wage Laws.

SCHEDULE "A"



**engineered
systems**

Mechanical Services

323 / 201-0931 Voice
800 / 998-2226 Service
323 / 201-3674 Fax
6446 E. Washington Blvd.
Commerce, CA 90040

September 30, 2020

Mr. Jonathan Hall
County of San Bernardino
Arrowhead Regional Medical Center
400 North Pepper Avenue
Colton, CA 92324

Subject: **ACCOCare™ Maintenance** **Service Modification**

Dear Jon,

ACCO is pleased to have this opportunity to offer ARMC our proposal for **ACCOCare™** Maintenance at the subject facility. By selecting **ACCO** as your mechanical provider, you will have at your disposal the largest mechanical service, engineering and construction company in Southern California. With over 4,000 employees and annual revenues exceeding \$1.2 Billion, ACCO has the resources to meet the greatest needs of even our most demanding customers.

As part of the **ACCOCare™** preventive maintenance package, **ACCO** will perform in-depth inspections, diagnoses and cleaning of the systems included in this agreement. At the conclusion of each inspection a detailed report of our findings will be forwarded to you, highlighting any condition operating outside of specified parameters, along with specific recommendations for remedy.

Under this proposal, **ACCO** will be performing the preventive maintenance tasks as outlined in the attached scope of work. ACCO's contract price for this service is **\$26,271.00 to extend maintenance service through May 31st, 2021.**

We look forward to serving you. If you have any questions or concerns, please do not hesitate to contact me at (818) 482-4656.

For further questions, please contact the undersigned.

Respectfully,

Patrick Shade
Service Sales Engineer

SCHEDULE "A"

ARROWHEAD REGIONAL MEDICAL CENTER - EQUIPMENT LIST				
TAG	DESCRIPTION	MAKE	MODEL	Serial #
DT2.1C	DATA AIRE	CRAC	NA	NA
DT2.1B	DATA AIRE	CRAC	DAME-0434-AO/DRCU-0634	96-1730-A
DT1.1	DATA AIRE	CRAC	DAME-0434-AO/DRCU-0634	96-1733-A
DT2.1A	DATA AIRE	CRAC	DAME-0434-AO/DRCU-0634	9601731-A
MHG.1	PACE	FAN COIL	SCF165-A/16-U	95-77097-01
MHG.2	PACE	FAN COIL	SCF 135-A/13-U	95-77097-02
MHG.3	PACE	FAN COIL	SCF 97-A/8-U	95-77097-03
MHG.4	PACE	FAN COIL	SCF 97-A/9U	95-77097-04
NTB.1	PACE	FAN COIL	SCF165-A/15-U	95-77097-05
NTB.2	PACE	FAN COIL	PAH P-16	95-77097-06
NTB.3	PACE	FAN COIL	SCF85-A/8U	95-77097-07
NTB.4	PACE	FAN COIL	SCF97-A/9-U	95-77097-08
NTB.5	PACE	FAN COIL	SCF85-A/8-U	95-77097-09
NTB.6	PACE	FAN COIL	SCF 135-A/13-U	95-77097-10
NTB.7	PACE	FAN COIL	SCF79-A/6-U	95-77097-11
NT7.1	PACE	FAN COIL	PAH A-16	95-77097-12
NT7.2	PACE	FAN COIL	SCF 150-A/124-A	95-77097-13
NT7.3	PACE	FAN COIL	SCF 135-A/124-A	95-77097-14
NT7.4	PACE	FAN COIL	SCF 97-A/9-U	95-77097-15
NT7.5	PACE	FAN COIL	SCF 97-A/9-U	95-77097-16
DT4.1	PACE	FAN COIL	PAH A15	95-77097-17
DT4.2	PACE	FAN COIL	PAH A15	95-77097-18
DT4.3	PACE	FAN COIL	SCF 85-A/8-U	95-77097-19
DT4.4	PACE	FAN COIL	PAH A-20	95-77097-20
DT4.5	PACE	FAN COIL	PAH A-20	95-77097-21
DT4.6	PACE	FAN COIL	SCF 85-A/8-U	95-77097-22
MHR.1	PACE	FAN COIL	SCF 135-A/124-A	95-77097-23
CN3.1	PACE	FAN COIL	135-A/13-U	95-77097-24
CNB.1	PACE	FAN COIL	PAH A-16	95-77097-25
CNB.2	PACE	FAN COIL	PAH A-16	95-77097-26
CN-1.1	PACE	FAN COIL	PAH A-20	95-77097-27
CN-1.2	PACE	FAN COIL	PAH A-13	95-77097-28
CP.1	PACE	FAN COIL	PAH PF-33	95-77097-29
CP.2	PACE	FAN COIL	SCF 97-A/9-U	95-77097-30
M010262	PACIFIC	WALK IN COOLER	ADT104AJ	D96K01541/K0155
M010263	PACIFIC	WALK IN COOLER	ADT104AJ	D96k0545/K01539
M010264	PACIFIC	WALK IN COOLER	ADT104AJ	D96K01544/K10542
M010265	PACIFIC	WALK IN COOLER	LET160BJ	D96F00162/B02745
M010266	PACIFIC	WALK IN COOLER	LET120BJ	D96H00834/C04523
M010267	PACIFIC	WALK IN COOLER	ADT130AG	D96J06692
M010268	PACIFIC	WALK IN COOLER	ADT104AJ	D97A00626/K01540

M010269	PACIFIC	WALK IN COOLER	ADT208AJ	D96K02751/HO1106
M010315	COLDZONE	WALK IN COOLER	IRC-515H2-2T	C9722094-011
M010316	COLDZONE	WALK IN COOLER	IRC-510HS-2T	C97220094-071

SCHEDULE "A"

ARROWHEAD REGIONAL MEDICAL CENTER - EQUIPMENT LIST CONT				
TAG	DESCRIPTION	MAKE	MODEL	Serial #
M010317	COLDZONE	WALK IN COOLER	IRC-510H2-2T	C9722094-072
M010318	COLDZONE	WALK IN COOLER	IRC-520H2-2T	C9722094-121
M010319	COLDZONE	WALK IN COOLER	IRC-530H2-2T	C9722094-121
CH 1	CARRIER	CENTRIFUGAL CHILLER	19EX4343716DM621	3695J50022
CH 2	CARRIER	CENTRIFUGAL CHILLER	19EX4343716DM621	1296J50034
CH 3	CARRIER	CENTRIFUGAL CHILLER	19EX4343716DM621	1196J50023
CH 4	CARRIER	CENTRIFUGAL CHILLER	19EX4343515DP621	1096J50025
M010317	COLDZONE	WALK IN COOLER	IRC-510H2-2T	C9722094-072
M010318	COLDZONE	WALK IN COOLER	IRC-520H2-2T	C9722094-121

Arrowhead Regional Medical Center

SCOPE OF WORK

CRAC UNIT TASKING

Quarterly CRAC Tasking

Check coil condition
Check control set points
Check expansion valves
Check crank case heaters
Check condensate drain pan and line
Check motor operation
Check drive condition
Check fan condition
Check for proper fan rotation
Check for bearing play
Visually check alignment
Check contactor and points
Check electrical connections
Lubricate as required
Replace filters

Annual CRAC Tasking

Check coil condition
Check control set points
Check expansion valves
Check crank case heaters
Check condensate drain pan and line
Check motor operation
Check drive condition
Check fan condition
Check for proper fan rotation
Check for bearing play
Visually check alignment
Check contactor and points
Check electrical connections
Lubricate as required
Replace filters
Replace Fan Belts as needed
Wash Condenser coils

FAN COIL TASKING

Bi Annual Tasking

Verify proper operation of motors.
Inspect motor bearings and lubricate
Inspect pulley grooves and belts for alignment wear and tension
Inspect fan wheels for free rotation, cracks and alignment.
Check return air and outside air dampers and lubricate if needed
Check coils for cleanliness and report condition.
Check condensate drain pans for cleanliness and report condition
Record entering/leaving air temperatures and pressures.



SCHEDULE "A"



acco

Arrowhead Regional Medical Center

SCOPE OF WORK

Check operation of control valves.
Check all temperature and safety controls.
Inspect wiring for secureness and damage.
Inspect starter contacts for signs of wear, arcing etc.

SCHEDULE "A"

WALK IN COOLER TASKING

Bi Annual Walk in Cooler Tasking

General inspection of equipment.
Verify panels and guards are tight and secure.
Check door heaters.
Inspect coil for cleanliness.
Inspect for refrigerant leaks.
Inspect for vibrations and unusual noise.
Inspect fans for free rotation, cracks and alignment.
Verify proper operation of evaporator and condenser fan motor
Lubricate moving parts as required.
Check electrical connections.
Check condensate line piping for free flow.
Verify defrost timer operation.
Report any equipment issues or conditions that require attention

Annual Walk in Cooler Tasking

General inspection of equipment.
Verify panels and guards are tight and secure.
Check door heaters.
Inspect coil for cleanliness.
Inspect for refrigerant leaks.
Inspect for vibrations and unusual noise.
Inspect fans for free rotation, cracks and alignment.
Verify proper operation of evaporator and condenser fan motor
Lubricate moving parts as required.
Check electrical connections.
Check condensate line piping for free flow.
Verify defrost timer operation.
Report any equipment issues or conditions that require attention
Clean Condenser Coil
Clean Fan Blades
Verify refrigerant charge.

CENTRIFUGAL CHILLER TASKING

Quarterly Chiller Tasking

Visually check general condition of equipment.
Observe for unusual noise or vibration.
Visually inspect for evidence of leaks.
Visually inspect cabinet and panels for abnormalities.
Check purge log for indication of developing leaks.
Review all operating logs; check for trends.

Arrowhead Regional Medical Center

SCOPE OF WORK

Check display for alarms & alarm history.
Check oil level and appearance.
Run operational test and log readings as applicable:
Compressor starts and run time.
Entering/leaving condenser water temperatures & pressures.
Entering/leaving evaporator water temperatures & pressures.
Oil tank pressure, discharge pressure & temperature.
Motor % RLA L1, L2, L3.
Motor Amps L1, L2, L3.
Motor Volts AB, BC, CA.
Power (kW).
Winding temperatures.
Upon completion of maintenance, verify all panels are secure and tight

SCHEDULE "A"

Chiller annual service is performed in October and is not included in this contract.

BUYER

Accepted by & Approved:

Authorized Signature

Curt Hagman/ Chairman, Board of Supervisors/10-6-2020

Name / Title / Date

APPROVED AND ACCEPTED:

ACCO Engineered Systems

Authorized Signature

Patrick Shade / Project Manager / 09-14-2020

Name / Title / Date