CITY OF SANTA ROSA
GENERAL SERVICES AGREEMENT
WITH MATRIX HG, INC
AGREEMENT NUMBER F002957

This "Agreement" is made as of this ____day of_____, 2025, by and between the City of Santa Rosa, a municipal corporation ("City"), and Matrix HG, Inc., a California Corporation ("Contractor").

RECITALS

A. City desires to contract for HVAC Maintenance and Repair Services.

B. City desires to retain a qualified contractor to conduct the services described above in accordance with the terms of this Agreement.

C. Contractor represents to City that it is fully qualified to conduct the services described above.

D. The parties have negotiated upon the terms pursuant to which Contractor will provide such services and have reduced such terms to writing.

AGREEMENT

NOW, THEREFORE, City and Contractor agree as follows:

1. SCOPE OF SERVICES

Contractor shall provide to City the services described in Exhibit A and Exhibit B ("Scope of Services"). Contractor shall provide these services at the time, place, and in the manner specified in Exhibits A and B. Exhibits A and B are attached hereto solely for the purpose of defining the manner and scope of services to be provided by Contractor and is not intended to, and shall not be construed so as to, modify or expand the terms, conditions or provisions contained in this Agreement. The parties agree that any term contained in Exhibits A and B that adds to, varies or conflicts with the terms of this Agreement is null and void.

2. TIME FOR PERFORMANCE

The services described herein shall be provided as set forth in the Scope of Services. Contractor shall devote such time and effort to the performance of services as is necessary for the satisfactory and timely performance of Contractor's obligations under this Agreement. Neither party shall be considered in default of this Agreement, to the extent that party's performance is prevented or delayed by any cause, present or future, that is beyond the reasonable control of that party.

prejudice to any other rights or remedies it may have, to immediately terminate this Agreement. Any cost or expense incurred by City arising out of Contractor's breach or default hereunder, and for City's enforcement of these rights, shall be the obligation of Contractor and may, at City's discretion, be deducted from any amounts that may then be owing to Contractor under this Agreement, without any release or waiver of any other rights or remedies in law or equity to which City may be entitled.

8. INDEMNIFY AND HOLD HARMLESS AGREEMENT

Contractor shall indemnify, defend and hold harmless City and its employees, officials, and agents, from and against any liability, (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, interest, defense costs, and expert witness fees), where the same results from or arises out of the performance of this Agreement by Contractor, its officers, employees, agents, or sub-contractors, excepting only that resulting from the sole, active negligence or intentional misconduct of City, its employees, officials, or agents. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Contractor or its agents under workers' compensation acts, disability benefits acts, or other employees' benefits acts. The provisions of this Section 8 shall survive any expiration or termination of this Agreement.

9. INSURANCE REQUIREMENTS

Contractor shall maintain in full force and effect all of the insurance coverage described in, and in accordance with, Attachment One, "Insurance Requirements", which is attached hereto and hereby incorporated herein by this reference. Maintenance of the insurance coverages as set forth in Attachment One is a material element of this Agreement and a material part of the consideration provided by Contractor in exchange for the City's agreement to make the payments prescribed hereunder. Failure by Contractor to (i) maintain or renew coverage, (ii) provide the City notice of any changes, modifications, or reductions in coverage, or (iii) provide evidence of renewal, may be treated by the City as a material breach of this Agreement by Contractor, whereupon the City shall be entitled to all rights and remedies at law and in equity, including but not limited to the immediate termination of this Agreement. Notwithstanding the foregoing, any failure by Contractor to maintain required insurance coverage shall not excuse or alleviate Contractor from any of its other duties or obligations under this Agreement. In the event Contractor, with approval of the City pursuant to Section 11 below, retains or utilizes any subcontractors in the provision of any services to City under this Agreement, Contractor shall assure that any such subcontractor has first obtained, and shall maintain, all of the insurance coverage requirements set forth in Attachment One.

10. LEGAL REQUIREMENTS AND PERMITS; NONDISCRIMINATION

a. Legal Requirements and Permits. Contractor represents and warrants that Contractor has all licenses, permits, City Business Tax Certificate, qualifications, and approvals of whatsoever nature that are legally required for Contractor to practice its occupation and provide services under this Agreement. Contractor shall perform all services described herein in compliance with all applicable federal, state and local laws, rules, regulations, and ordinances, including but not limited to, (i) the Americans With Disabilities Act (ADA) of 1990, (42 U.S.C. 12101, et seq.),

and any regulations and guidelines issued pursuant to the ADA, which prohibits discrimination against individuals with disabilities and may require reasonable accommodations; (ii) and Labor Code Sections 1700-1775, which require prevailing wages (in accordance with DIR schedule at www.dir.ca.gov) be paid to any employee performing work covered by Labor Code Section 1720 et seq.; (iii) OSHA; and (iv) the Immigration Reform and Control Act of 1986. Contractor shall, if requested by City, provide certification and evidence of such compliance. If Contractor is an out-of-state corporation, Contractor warrants and represents that it possesses a valid certificate of qualification to transact business in the State of California issued by the California Secretary of State pursuant to Section 2105 of the California Corporations Code.

b. Non-Discrimination. With respect to the provision of goods or services under this Agreement, Contractor agrees not to discriminate against any person because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status of that person.

11. ASSIGNMENT AND SUBCONTRACTING

Contractor shall not subcontract or assign any right or obligation under this Agreement without the written consent of the City. Any attempted or purported subcontract or assignment without City's written consent shall be void and of no effect. No right under this Agreement, or claim for money due or to become due hereunder, shall be asserted against the City, or persons acting for the City, by reason of any so-called assignment of this Agreement or any part thereof and Contractor hereby agrees to indemnify and hold City harmless against any and all such claims. In the event Contractor obtains the prior written consent of City to assign monies due or to become due under this Agreement, Contractor shall provide City a copy of the instrument of assignment duly executed by Contractor, which shall contain a clause subordinating the claim of the assignee to all prior liens for services rendered or materials supplied for the performance of work. Upon notice and request by the City, Contractor shall promptly remedy, to include termination of any subcontract as appropriate and necessary, any default or failure to perform in a satisfactory manner the work undertaken by any subcontractor. Contractor shall be fully responsible and accountable to the City for the acts and omissions of its subcontractors, and of persons directly or indirectly employed by them, to the same extent that Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained in this Agreement shall create any contractual relation between any subcontractor and the City.

12. BINDING EFFECT

This Agreement shall be binding on the heirs, executors, administrators, successors, and assigns of the parties, subject to the provisions of Section 11, above.

13. RETENTION OF RECORDS

Contractor shall be required to retain any records necessary to document the charges for the services to be performed under this Agreement and make such records available to the City for inspection at the City's request for a period of not less than four (4) years.

14. ENTIRE AGREEMENT

This document, including all Exhibits and Attachment One, contains the entire agreement between the parties and supersedes whatever oral or written understanding the parties may have had prior to the execution of this Agreement. No alteration to the terms of this Agreement shall be valid unless approved in writing by Contractor, and by City, in accordance with applicable provisions of the Santa Rosa City Code.

15. SEVERABILITY

If any portion of this Agreement or the application thereof to any person or circumstance shall be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

16. WAIVER

Neither City acceptance of, or payment for, any service performed by Contractor, nor any waiver by either party of any default, breach or condition precedent, shall be construed as a waiver of any provision of this Agreement, nor as a waiver of any other default, breach or condition precedent or any other right hereunder.

17. ENFORCEMENT OF AGREEMENT

This Agreement shall be governed, construed and enforced in accordance with the laws of the State of California. Venue of any litigation arising out of or connected with this Agreement shall lie exclusively in the state trial court located in Sonoma County in the State of California, and the parties consent to jurisdiction over their persons and over the subject matter of any such litigation in such court, and consent to service of process issued by such court.

18. CONTRACTOR NOT AGENT

Except as City may specify in writing, Contractor and Contractor's personnel shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor and Contractor's personnel shall have no authority, express or implied, to bind City to any obligations whatsoever.

19. INDEPENDENT CONTRACTOR

a. It is understood and agreed that Contractor (including Contractor's employees) is an independent contractor and that no relationship of employer-employee exists between the parties hereto for any purpose whatsoever. Neither Contractor nor Contractor's assigned personnel shall be entitled to any benefits payable to employees of City. City is not required to make any deductions or withholdings from the compensation payable to Contractor under the provisions of this Agreement, and Contractor shall be issued a Form 1099 for its services hereunder. As an independent contractor, Contractor hereby agrees to indemnify and hold City harmless from any and all claims that may be made against City based upon any contention by any of Contractor's employees or by any third party, including but not limited to any state or federal agency, that an employer-employee relationship or a substitute therefor exists for any purpose whatsoever by reason of this Agreement or by reason of the nature and/or performance of any services under this Agreement.

b. It is further understood and agreed by the parties hereto that Contractor, in the performance of Contractor's obligations hereunder, is subject to the control and direction of City as to the designation of tasks to be performed and the results to be accomplished under this Agreement, but not as to the means, methods, or sequence used by Contractor for accomplishing such results. To the extent that Contractor obtains permission to, and does, use City facilities, space, equipment or support services in the performance of this Agreement, this use shall be at the Contractor's sole discretion based on the Contractor's determination that such use will promote Contractor's efficiency and effectiveness. Except as may be specifically provided elsewhere in this Agreement, the City does not require that Contractor use City facilities, equipment or support services or work in City locations in the performance of this Agreement.

c. If, in the performance of this Agreement, any third persons are employed by Contractor, such persons shall be entirely and exclusively under the direction, supervision, and control of Contractor. Except as may be specifically provided elsewhere in this Agreement, all terms of employment, including hours, wages, working conditions, discipline, hiring, and discharging, or any other terms of employment or requirements of law, shall be determined by Contractor. It is further understood and agreed that Contractor shall issue W-2 or 1099 Forms for income and employment tax purposes, for all of Contractor's assigned personnel and subcontractors.

d. The provisions of this Section 19 shall survive any expiration or termination of this Agreement. Nothing in this Agreement shall be construed to create an exclusive relationship between City and Contractor. Contractor may represent, perform services for, or be employed by such additional persons or companies as Contractor sees fit.

20. NOTICES

Except as otherwise specifically provided in this Agreement, any notice, submittal or communication required or permitted to be served on a party hereto, may be served by personal delivery to the person or the office of the person identified below. Service may also be made by mail, by placing first-class postage affixed thereto, and addressed as indicated below, and depositing said envelope in the United States mail to:

City

Purchasing Agent
635 First Street, 2nd Floor
Santa Rosa, California 95404
Phone: (707) 543-3709

Contractor

Joe Cabral
Matrix HG, Inc.
115 Mason Circle
Concord, CA 94520
Phone: (707) 731-9538

21. AUTHORITY; SIGNATURES REQUIRED FOR CORPORATIONS

Contractor hereby represents and warrants to the City that it is (a) a duly organized and validly existing corporation, formed and in good standing under the laws of the State of California, (b) has the power and authority and the legal right to conduct the business in which it is currently engaged, and (c) has all requisite power and authority and the legal right to consummate the transactions contemplated in this Agreement. Contractor hereby further represents and warrants that this Agreement has been duly authorized, and when executed by the signatory or signatories listed below, shall constitute a valid agreement binding on Contractor in accordance with the terms hereof.

If this Agreement is entered into by a corporation, it shall be signed by two corporate officers, one from each of the following two groups: a) the chairman of the board, president or any vice-president; b) the secretary, any assistant secretary, chief financial officer, or any assistant treasurer. The title of the corporate officer shall be listed under the signature.

22. COUNTERPARTS AND ELECTRONIC SIGNATURES

This Agreement and future documents relating thereto may be executed in two or more counterparts, each of which will be deemed an original and all of which together constitute one Agreement. Counterparts and/or signatures delivered by facsimile, pdf or City-approved electronic means have the same force and effect as the use of a manual signature. Both City and Contractor wish to permit this Agreement and future documents relating thereto to be electronically signed in accordance with applicable federal and California law. Either Party to this Agreement may revoke its permission to use electronic signatures at any time for future documents by providing notice pursuant to the Agreement. The Parties agree that electronic signatures, by their respective signatories are intended to authenticate such signatures and to give rise to a valid, enforceable, and fully effective Agreement. The City reserves the right to reject any signature that cannot be positively verified by the City as an authentic electronic signature.

Executed as of the day and year first above stated.

CONTRACTOR:

Name of Firm: Matrix HG, Inc.

TYPE OF BUSINESS ENTITY *(check one)*:
_____ Individual/Sole Proprietor
_____ Partnership
__x__ Corporation
_____ Limited Liability Company
_____ Other (please specify: _____)

Signatures of Authorized Persons:

By: _____

Print Name: Art Hoover

Title: President

By: _____

Print Name: Daniel Greeson

Title: Vice President / Secretary

City of Santa Rosa Business Tax Cert. No.

_____065000516_____

Attachments:

Attachment One - Insurance Requirements
Exhibit A - Scope of Services
Exhibit B – List of HVAC Units
Exhibit C – Compensation/Rates

CITY OF SANTA ROSA
a Municipal Corporation

By: _____

Print Name: Mark Stapp

Title: Mayor

APPROVED AS TO FORM:

_____
Office of the City Attorney

ATTEST:

_____
City Clerk

ATTACHMENT ONE
INSURANCE REQUIREMENTS FOR
GENERAL SERVICES AGREEMENTS

A. Insurance Policies: Contractor shall, at all times during the term of this Agreement, maintain and keep in full force and effect, the following policies of insurance with minimum coverage as indicated below and issued by insurers with AM Best ratings of no less than A-:VI or otherwise acceptable to the City.

	Insurance	Minimum Coverage Limits	Additional Coverage Requirements
1.	Commercial general liability	$ 1 million per occurrence $ 2 million aggregate	Coverage must be at least as broad as ISO CG 00 01 and must include completed operations coverage. If insurance applies separately to a project/location, aggregate may be equal to per occurrence amount. **Coverage may be met by a combination of primary and umbrella or excess insurance but umbrella and excess shall provide coverage at least as broad as specified for underlying coverage**. **Coverage shall not exclude subsidence.**
2.	Business auto coverage	$ 1 million	ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, then hired, (Code 8) and non-owned autos (Code 9), with limit no less than $ 1 million per accident for bodily injury and property damage.
3.	Workers' compensation and employer's liability	$ 1 million	As required by the State of California, with Statutory Limits and Employer's Liability Insurance with limit of no less than $ 1 million per accident for bodily injury or disease. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Contractor, its employees, agents and subcontractors.
4.	Pollution Liability	(contact Risk Mgmt for limits and whether pollution insurance required – if not required, remove this requirement)	If the work involves lead-based paint or asbestos identification/remediation, the policy must not contain lead-based paint or asbestos exclusions. If the work involves mold identification, the policy must not contain mold exclusion and the definition of "Pollution" in the policy must include microbial matter, including mold.

B. Endorsements:

1. All policies shall provide or be endorsed to provide that coverage shall not be canceled by either party, except after prior written notice has been provided to the entity in accordance with the policy provisions.

2. Liability, umbrella and excess policies shall provide or be endorsed to provide the following:

   a. For any claims related to this project, Contractor's insurance coverage shall be primary and any insurance or self-insurance maintained by City shall be excess of the Contractor's insurance and shall not contribute with it; and,

   b. **The City of Santa Rosa, its officers, agents, employees and volunteers are to be covered as additional insureds on the CGL policy**. General liability coverage can be provided in the form of an endorsement to Contractor's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used.

C. Verification of Coverage and Certificates of Insurance: Contractor shall furnish City with original certificates and endorsements effecting coverage required above. Certificates and endorsements shall make reference to policy numbers. All certificates and endorsements are to be received and approved by the City before work commences and must be in effect for the duration of the Agreement. The City reserves the right to require complete copies of all required policies and endorsements.

D. Other Insurance Provisions:

1. No policy required by this Agreement shall prohibit Contractor from waiving any right of recovery prior to loss. Contractor hereby waives such right with regard to the indemnitees.

2. All insurance coverage amounts provided by Contractor and available or applicable to this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement limits the application of such insurance coverage. Defense costs must be paid in addition to coverage amounts.

3. Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be satisfied by either Contractor or City. Self-insured retentions above $10,000 must be approved by City. At City's option, Contractor may be required to provide financial guarantees.

4. Sole Proprietors must provide a representation of their Workers' Compensation Insurance exempt status.

5. City reserves the right to modify these insurance requirements while this Agreement is in effect, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Exhibit A
GENERAL SCOPE OF WORK

1. Contractor shall furnish complete maintenance service for all HVAC equipment listed herein including:

   - preventive maintenance,
   - emergency call-out service (trouble-call)

2. This agreement shall include maintenance and repair service for all HVAC equipment listed herein bi-annually (October and April) to be performed by the contractor including but is not limited to the following:

   - Routine, recurring and usual work of preservation, protection and keeping of ALL equipment associated with the continuous functionality of the HVAC systems for its intended purposes in a safe and continually useable condition for which it has been designed, improved, constructed, altered or repaired.
   - Testing as related to the equipment including the calibration of all HVAC equipment controls, thermostats, VAV box controllers, economizers, and any other equipment associated with the HVAC systems by the contractor. Calibration shall be completed with the first 90 days of contract award.
   - All necessary chemical treatment for cooling tower(s), air conditioning, and heating systems shall be provided as part of this agreement and any cost associated therewith shall be the responsibility of the contractor. Said treatment shall be supplied and administered by a recognized company in the water chemical treatment business or the contractor, all as approved by the City.
   - Any necessary feed equipment shall be provided by the contractor and included in this agreement.
   - All necessary action shall be taken to assure minimum sealing of system.
   - All testing as related to the equipment shall be performed within accordance of two times per year, within the first 15 days of May and within the first 15 days of November, and the test results are to be forwarded to the Facilities Maintenance and Operations Coordinator, 65 Stony Circle, Santa Rosa, CA 95401.

3. All scheduled repairs of the HVAC equipment shall be performed during the City's normal work hours of 7:00am-5:00pm, Monday through Friday, excluding regular scheduled City holidays. Contractor must be accompanied by City staff while on City property. Contractor shall fill out electronic "work tickets" for each site on each visit denoting work performed. Contractor will receive a copy of the work ticket, as well as a copy will be forwarded to the Facilities Maintenance and Operations Coordinator prior to leaving City Property during each visit. Any additional work recommended shall be submitted to the Facilities Maintenance and Operations Coordinator on a separate electronic "quote sheet" within 24 hours from the last visit.

4. After award of bid and issuance of notice to proceed, it shall be the responsibility of the contractor to make a thorough survey of the HVAC equipment designated herein. This survey should be completed within the first 90 days of the contract. Should it be found that any equipment requires extensive or major repairs, the contractor shall submit to the Facilities Maintenance Coordinator a complete description of the repairs needed and an estimated cost for said repairs including labor and materials. The City shall be required to solicit bids for all repairs exceeding $5,000.00. Survey can be done during the first PM visit.

5. The City of Santa Rosa will be responsible for all equipment repairs including labor and materials that are not covered under routine maintenance. The City reserves the right to have said repairs made and/or parts replaced by other contractors should it be for the best interest of the City. The City is required to solicit bids for all work exceeding $5,000.00.

6. The City is going to require the contractor to utilize a web-based access verification system to track and report services provided. The use of such system will provide the documentation necessary to confirm that services were provided at the time invoiced. The City will determine what system will be utilized at a later date and provide contractor with access and training for use of this system.

- If bidders have availability of such system already existing, please provide information included in your bid response for review and City approval. If the system does not meet the criteria identified herein, the City may elect the contract to use the City provided system.

Such systems will include but are not limited to the following:

- Use of RFID tags, bar codes, QR codes or other approved devices
- Trackable hours of services through individual scans on each unit
- Use GPS to validate the position of the devices when scanned.

Exhibit "B" HVAC Unit List

Building	Manufacturer	Model #	Serial #	City ID
Transit Operations Building				
45 Stony Point Road	Carrier	48HGK024QC-611AR	0605G20013	TOB 01
Santa Rosa, CA 95401				
	Carrier	F10p-300---611GA	0605U10432	TOB 02
MSCN Facilities				
55 Stony Point Road	Carrier	30RANO25-S-613DT	0208QO4156	MSCN 01
Santa Rosa, CA 95401				
	Carrier	30RA-900---001	0302-00001	MSCN 02
	Tempstar	PGA30D1K6	L0052 33150	MSCN 03
	Carrier	48HJE004---531	3199620284	MSCN 04
	Carrier	48JD005---531	3595021088	MSCN 05
Materials Lab	Mitsubishi	MUV-D36NA	900264T	ML 01
MSCS Facilities				
69 Stony Circle	Trane	YSC072A3ELAIMC 0000A300	513100302L	MSCS 01
Santa Rosa, CA 95401				
	Trane	5XH004040055A55 D3AOTNB6	J86L60667	MSCS 02
	Trane	5X004040055A55 D3AOTNB6	J86L60668	MSCS 03
	E-Z-Aire	EZA-3070	61088-01	MSCS 04 HE

	E-Z-Aire	EZA-3070	61088-02	MSCS 05 HE
City Hall Facilities				
100 Santa Rosa Ave.				
Santa Rosa, CA 95404				
Wing 7	Trane	YCH061C4LOBE	L07103523D	CH 01 (AC 21)
	Trane	YCH091D4LOBE	L07103547D	CH 02 (AC 19)
	Trane	YCH061C4LOBE	L07103520D	CH 03 (AC 18)
	Day/Night	576AEX240000AAAA	2193F52003	CH 04
	Trane	YCH061C4LOBE	L07103529D	CH 05 (AC 20)
Wing 8	Trane	YCH06104LOBE	L07103524D	CH 06 (AC 22)
	Trane	YCH091D4LOBE	L07103541D	CH 07 (AC 23)
	Trane	YCH091D4LOBE	L07103546D	CH 08 (AC 25)
	Trane	YCH061C4LOBE	L08102734D	CH 09 (AC 24)
	Carrier	38TH060300	4590E00846	CH 10
Room 9	Trane	YCH061C4LOBE	L07103526D	CH 11 (AC 26)
	Trane	YCH061C4LOBE	L07103518D	CH 12 (AC 27)
	Trane	YCH091D4LOBE	L07103543D	CH 13 (AC 28)

Room 10	Trane	YCH061C4LOBE	L07103522D	CH 14 (AC 29)
	Trane	YCH091D4LOBE	K471006070	CH 15 (AC 30)
	Trane	YCH091D4LOBE	L07103548D	CH 16 (AC 31)
	Trane	YCH061C4LOBE	L07103519D	CH 17 (AC 32)
			180C400CC	CH 18 (CU-1)
		38AB044630	8273071	CH 19
Room 2	Trane	YCH061C4LOBE	L07103531D	CH 20 (AC 3)
	Trane	YCH061C4LOBE	L07103527D	CH 21 (AC 2)
	Trane	YCH091D4LOBE	K47100606D	CH 22 (AC 1)
Room 3	Trane	YCH061C4LOBE	L07103521D	CH 23 (AC 6)
	Trane	YCH09104LOBA	H431426130	CH 24 (AC 33)
	Trane	YCH091D4LOBE	L07103544D	CH 25 (AC 5)
	Trane	YCH061C4LOBE	L07103517D	CH 26 (AC 4)
Room 4	Trane	YCH061C4LOBE	L071035	CH 27 (AC 7)
	Trane	YCH061C4LOBE	L07103530D	CH 28
	Trane	YCH061C4LOBE	L07103534D	CH 29 (AC 9)
Room 5	Trane	YCH061C4LOBE	L07103532D	CH 30 (AC 10)

	Trane	YCH091D4LOBE	L08103560D	CH 31 (AC 11)
	Trane	YCH091D4LOBD	K47106090	CH 32 (AC 12)
	Trane	YCH061C4LOBE	L07103528D	CH 33 (AC 13)
Room 6	Trane	YCY06CF4MOAA	J25152529	CH 34 (AC 14)
	Trane	YCH091D4LOBE	L08103561D	CH 35 (AC 15)
	Trane	YCH091D4LOBE	L071035405D	CH 36 (AC 16)
	Trane	YCH061C4LOBE	L07103533D	CH 37 (AC 17)
City Hall Annex				
90 Santa Rosa Ave.	Carrier	48LCE005A2A5A0A5	1515C85477	ANX 01
Santa Rosa, CA 95404				
	Carrier	48VGNB3006030TP	1215C04515	ANX 02
	Carrier	30RAPO505KA08F64	2115Q53737	ANX 03
	Carrier	48XPN042060311	5005G41134	ANX 04
	Carrier	48VGNB3006030TP	1215C04517	ANX 05
	Carrier	48VGNB3006030TP	1215C04523	ANX 06
	Liebert	CSFO83-P	0806C08336	ANX 07
	Liebert	CSF083-P	0806C08334	ANX 08

Public Safety Building and Fire Station 1				
955/965 Sonoma Avenue	Trane	WAHAE6S40B5A54D JOSP	B81A00014	PSB 1
Santa Rosa, CA 95404				
	Trane	WAHAJ6S4OBSS454 DUOSP	B81A00012	PSB 2
	Trane	F6S40BSSA35DJOSP	B81A00012	PSB 3
	Trane	A06A2A6A0A0A0	4909G20257	PSB 4
	Trane	C4E40B34A27DJOSP	B81A00011	PSB 5
	Carrier	48HJD007---651	3308G50322	PSB 6
	Mcquay Perfex	RW5800BY	3KB0063005	PSB 7
	Mcquay Perfex	RWS800BY	3KB0063005	PSB 8
PSB Boiler Room				
	Trane	U97DO1713	RTWA12544B01C 3 D1W1H	PSB 9
	Evapco	WO37190	LSTA4126	PSB 10
	Trane	CGWA0604RC		PSB 11
	Intec Solutions	64078925	ACH401601632	PSB 12

Chamber Building				
631 – 637 1st Street	Carrier	N/A	N/A	CB 1
Santa Rosa, CA 95404				
	Carrier	N/A	N/A	CB 2
	Bryant	2502G50341	581BPV060072AJ	CB 3
	Carrier	N/A	N/A	CB4
	Carrier	5097620920	48TJD006---501QE	CB 5
	Carrier	1115C59867	48TCDA06A2A5A 0A	CB 6
	Carrier	N/A	N/A	CB 7
Railroad Depot	Carrier	6096F22690	HAI546OC210B25 2300	RR1
6 4th Street, Santa rosa, CA 95401				
Person Senior Wing				
2060 W College Avenue	Bryant	2412U25859	580JE17D310A2D 0 AAA	PW 1
Santa Rosa, CA 95401				
	Bryant	1912G10258	580JE12D180A2B0 AAA	PW2

	Carrier	3113C89407	48TCLA042A6AO 1	PW 3
			A0	
	Carrier	3113C89471	48TCLA06A2A6A 0A	PW 4
			1A0	
	Bryant	1112E22515	22513NA042000	PW 5
			BAAA	
	Bryant	1512E22469	225BNA024	PW 6
	Carrier	3113C89406	48TCLA04A2A6A 01	PW 7

	Bryant	2412U25860	N/A	PW 8
	Carrier	0113C13447	48ESNA240430	PW 9
	Bryant	1212E17036	225BNA024	PW 10
	Bryant	1012E17036	225BNA0036	PW 11
	Bryant	1012E17029	225BNA0036A	PW 12
	Carrier	311C89408	48TCLA04A2A6A 01	PW 13
			A0	
	Carrier	3113C89408	48TCLA04A2A6A 01	PW 14
			A0	
	Carrier	3113C89409	48TCLA04A2A6A O	PW 15
			1AO	
	Carrier	251E23059	25HBC524A300	PW 16

	Bryant	112E23163	225BNA018-A	PW 17
	Carrier	0113C13451	48ESNA2404030	PW 18
Finley Community Center				
2060 W College Avenue				
Santa Rosa, CA 95401	Trane	G30142580D	YCH048C4L0AA	F 1
	Trane	A92D07397	GRNCC20EE12S10	F2
(closet access)	Trane	G301426070	YCH060C4LOAA	F3

(Manzanita Rm)				
	Trane	G291425480	YCD090C4LOAA	F4
	Trane	G301436450	YCH120B4LOBA	F5
(Office Break Rm)	Trane	530100712D	YCH241C4LOCA	F6
(Access)				
	Trane	G301434450	YCD120B4LOBA	F7
(Janitor closet)	Trane	416100862D	YCH241C4LOCA	F8
(access near oak rm)				
Finley Aquatic Center				
2060 W College Avenue				
Santa Rosa, CA 95401	Sterling	C171515432001001	E3P-RT20C1BO3B6 IL20B4G2	AQ1

	Trane	JO2198910	TTA09A400CA	AQ2
	Trane	N/A	N/A	AQ3
	Trane	N/A	N/A	AQ4
Fire Administration Building				
and Fire Station 10				
2373 Circadian Way, Santa Rosa, CA 95407				
	Carrier	0508G10001	48PGFM03BA 30-LA	FA 1 (AC 5)

	Carrier	0508G1005	48PGDM04BA-60LA	FA 2 (AC 4)
	Carrier	0508G40029	48PGDM08BA-60LA	FA 3 (AC 10)
	Carrier	0508G10028	48PGDM06BA-60LN	FA 4 (AC 10)
	Carrier	0508G10026	48PGDM06BA-60LN	FA 5 (AC 7)
	Carrier	0508G10030	48PGDM06BA-60LN	FA 6 (AC 8)
	Carrier	0508G10006	48PGDM04BA-60LA	FA 7 (AC 6)

	Carrier	0508G50014	48PGDM04BA-60LA	FA 8 (AC3)
	Carrier	0508G10029	48PGDM06BA-60LN	FA 9 (AC 2)
Fire Station 2				
69 Stony Point Road, Santa Rosa, CA 95401	No label for brand	2302E03B	563CN048-F	S2
Fire Station 3				
3311 Coffey Lane, Santa Rosa, CA 95403	AHRI	X144169698	WCA3482GKR2	S3
Fire Station 4				
1775 Yulupa Ave, Santa Rosa, CA 95405	AHRI	X123963906	WCA3422GKR2	S4
Fire Station 5	Bard	WA31-A00XX4XXX	125KOO1512804-01	FSPH 1
3480 Parkerhill Road, Santa Rosa, CA 95404	Bard	WA361-A00XX4XXX	125KOO1512796-01	FSPH 2
Fire Station 6				
205 Calistoga Rd, Santa Rosa, CA 95409	AHRI	E122221040	NXA648GKA100	S6
Fire Station 7				
6590 Stonebridge Ave, Santa rosa, CA 95409	Tempstar	N/A	N/A	S7
Fire Station 8				
830 Burbank Ave, Santa Rosa, CA 95407	Trane	11185JNK9H	41CC3048A1096AB	S 8

Fire Station 11				
550 Lewis Road, Santa Rosa, CA 95404	Bryant	1108021095	604ANX030000AA	S 11 A
	Bryant	1108G21093	604ANX030000AA	S 11 B
	Bryant	1108G21093	604ANX030000AA	S 11 C
Apparatus Bay	Mitsubishi	N/A	N/A	FS 11
Sam Jones Hall				
4020 Finley Avenue Santa Rosa, CA 95401	Sterling Natural Vent Rooftop Unit RTU-1	RT10	RT10A6B03B13J2A A1B5E 2H2K5	RTU-1
	2- Carrier Roof-top Package units	48TC	48TCDD14A2A5-0A2G0	RTU-2 and RTU-4
	2- Carrier roof-top package units	48FC	48FCDM07A3A5-0A2A0	RTU-3&5
	MicroMetl	PECD		
	Micrometl	ECE		
	Evaporative cooler Champion	#75/855		WFC-1
Annex Building	2- AAON	RNB	RN-015-2-0-E609-000	
Fire Training Tower	Bard	WG301-ANBVX4X	255DO2172157-1	TA
2126 West College Ave				

Santa rosa, CA 95401	Bard	256DO21721547-1	WG241-ANAXX4X	TB
	Bard	2555DOZ1721577	WG301-ANDOX	TC
	Bard	36MO21956215	WG491-AN2UX4	Tf,TG
Church of One Tree	Daikin	RXYMQ48PVJU	E000338	COT A
492 Sonoma Avenue				
Santa Rosa, CA 95404	NTI	07TI-32002		COT B
Sonoma County Museum	Carrier	38AQS008	1797G00132	M A
425 7th Street				
Santa Rosa, CA 95404				

	Trane (Heat Pump)	TWA036C300A2	L234X5JCF	M B (D)
	Carrier	38YCB036	2097E26034	M C (B)
	Carrier	38QB036500	N401526	M D (office unit)
	Carrier	CA0227	200106-CCB	M E ©
			34	
	AAON	WCH3242GKR4	X14506627	M F
	Mitsubishi	PUZ-A24NHA2	80UOO492	M G
Steele Lane Community Center	Carrier	48HJD005-551NB	27404G20424	SL A (1)
415 Steele Lane				
Santa Rosa, CA 95403	Bryant	581BPV048071AK	0203G5008	SL B (2)

	Carrier	38MVC009-1	0308V02237	SLB 2 (CU 1)
	Carrier	48HJE005-55NB1	27014G20364	SL C (3)
	Trane	YCX060G1M0AA	R105S9X2H	SL D (4)
	Carrier	48PGDM12-A-50	4507G10006	SL E (5)
	Carrier	48HJD012-551	3799G30630	SL F (6)
	Bryant	58BPV048071AK	1203G10243	SL G (7)
	Carrier	48PGDM04-A_50	4207G10005	SL H (8)
Franklin Park and Preschool	Bryant	5+61CJ060-H	4601E02944	FC A
2095 Franklin Street				
Santa Rosa, CA 95404	Bryant	38CK048	3605E307	FC B
Apple Valley	Bard	WH482-A00VX4	149201160777-02	AV 1
2852 Apple Valley Ln				
Santa Rosa, CA 95403				
Willow Creek/4-C's Daycare	Bryant		5117C49377	4 C 1
2536 Marlow Road,				
Santa Rosa, CA 95404				
Doyle Park Clubhouse	Reznor	ALF62JN5N37099	CXL60-3-E	DC A

1700 Hoen Ave				
Santa Rosa, CA 95405				
Ridgeway Swim Center	Carrier	58RAV050-08	0996A09723	RW A
455 Ridgeway Ave				
Santa Rosa, CA 95401		TMPLO75B1232	A094844711	RW B
DeTurk Round barn	Knight	KBN399	C10H10128652	D T A
819 Donahue Street,				
Santa Rosa, CA 95401				
Parking Garage #9				
Annual Service	Bryant	577CPWC60090NA	0618C28985	G9
Santa Rosa, CA 95404	Bryant	574DNWA24040NATP	1913C04417	G9

EXHIBIT C
COMPENSATION SCHEDULE

Bi-ANNUAL MAINTENANCE AND REPAIR OF HEATING, VENTILATING AND AIR CONDITIONING (HVAC) EQUIPMENT AT VARIOUS CITY FACILITIES AND ONE ICE MACHINE

Bid Item	Qty	Unit	Description	Per Service	Total Amount
1.	2	Ea	City Hall, 100 Santa Rosa Ave. Santa Rosa, CA 95404	$ 2,441	$ 4,882
2.	2	Ea	City Hall Annex, 90 Santa Rosa Ave. Santa Rosa, CA 95404	$ 956	$ 1,912
3.	2	Ea	Sonoma Co. Historical Museum 425 7th Street, Santa Rosa, CA 95404	$ 956	$ 1,912
4.	2	Ea	Public Safety Building Police 955/965 Sonoma Avenue Santa Rosa, CA 95404	$ 4,381.50	$ 8,763
5.	2	Ea	Municipal Services Center South, 69 Stony Circle Santa Rosa, CA 95401	$ 4,002.50	$ 8,005
6.	2	Ea	Municipal Services Center North, 55 Stony Point Road Santa Rosa, CA 95401	$ 960.50	$ 1,921
7.	2	Ea	Finley Community Center, Aquatic Center & Person Senior Wing 2060 W College Avenue Santa Rosa, CA 95401	$ 1,955	$ 3,910
8.	1	Ea	Parking Garage #9 – Annual Service 97 D Street, Santa Rosa, CA 95404	$ 1,388	$ 1,388
9.	2	Ea	Steele Lane Community Center 415 Steele Lane Santa Rosa, CA 95403	$ 816.50	$ 1,633
10.	2	Ea	Railroad Depot 6 4th Street, Santa Rosa, CA 95401	$ 677	$ 1,354
11.	2	Ea	Ridgway Swim Center 455 Ridgway Avenue Santa Rosa, CA 95401	$ 698	$ 1,396
12.	2	Ea	Church of One Tree 492 Sonoma Ave, Santa Rosa, CA 95404	$ 694	$ 1,388
13.	2	Ea	Franklin Clubhouse 2095 Franklin Street, Santa Rosa 95404	$ 503.50	$ 1,007
14.	2	Ea	Doyle Park Clubhouse 1700 Hoen Avenue Santa Rosa, CA 95405	$ 677	$ 1,354

15.	2	Ea	Apple Valley 2852 Apple Valley Ln Santa Rosa, CA 95403	$ 681.50	$ 1,363
16.	2	Ea	Chamber Building 631 – 637 1st Street Santa Rosa, CA 95404	$ 1,193.50	$ 2,387
17.	2	Ea	Transit Operations Building 45 Stony Point Road Santa Rosa, CA 95401	$ 977.50	$ 1,955
18.	2	Ea	Sam Jones Hall 4020 Finley Avenue Santa Rosa, CA 95401	$ 889	$ 1,778
19.	2	Ea	Fire Training Center 2126 West College Avenue Santa Rosa, CA 95401	$ 1,100.50	$ 2,201
20.	2	Ea	Fire Station 2 65 Stony Point Road Santa Rosa, CA 95401	$ 1,117.50	$ 2,235
21.	2	Ea	Fire Station 3 3311 Coffey Lane Santa Rosa, CA 95403	$ 482.50	$ 965
22.	2	Ea	Fire Station 4 1775 Yulupa Avenue Santa Rosa, CA 95405	$ 482.50	$ 965
23.	2	Ea	Fire Station 5 3480 Parker Hill Road Santa Rosa, CA 95404	$ 482.50	$ 965
24.	2	Ea	Fire Station 6 205 Calistoga Road Santa Rosa, CA 95409	$ 499.50	$ 999
25.	2	Ea	Fire Station 7 6590 Stonebridge Road Santa Rosa, CA 95409	$ 482.50	$ 965
26.	2	Ea	Fire Station 8 830 Burbank Avenue Santa Rosa, CA 95407	$ 508	$ 1,016
27.	2	Ea	Fire Station 10/Admin 2373 Circadian Way Santa Rosa, CA 95407	$ 486.50	$ 973
28.	2	Ea	Fire Station 11 550 Lewis Road Santa Rosa, CA 95404	$ 1,151	$ 2,302
29.	2	Ea	Church of One Tree 492 Sonoma Avenue Santa Rosa, CA 95404	$ 931.50	$ 1,863
30.	2	Ea	Willow Creek Day Care 2536 Marlow Road, Santa Rosa, CA 95404	$ 677	$ 1,354
31.	2	Ea	Deturk Round Barn 819 Donahue Street, Santa Rosa, CA 95401	$ 677	$ 1,354

				Total for One Year Item 1-31 $	66,465
				Grand Total for a 2 Year Period $	132,930

MISCELLANEOUS CALL OUT/REPAIR RATES** (Prevailing Wage) MARK UP ON PARTS	
a. 8:00 a.m. to 5:00 p.m.	$ 198 /hour
b. 5:00 p.m. to 8:00 a.m.	$ 297 /hour
c. Weekends & Holidays	$ 396 /hour
d. 15 % Markup on filters and misc. parts.	
Quantities for Items a, b, c & d cannot be pre-determined, but shall be on an "as needed" basis.	