

**FIFTH AMENDMENT
TO GENERAL SERVICES AGREEMENT NUMBER F001312
WITH ALAN TROXEL, DBA TROXEL HVAC**

This Fifth Amendment to Agreement number F001312, dated December 13, 2016, ("Agreement") is made as of this _____ day of _____, 2018, by and between the City of Santa Rosa, a municipal corporation ("City"), and Alan Troxel, dba Troxel HVAC, a Sole Proprietor ("Contractor").

RECITALS

- A. City and Contractor entered into the Agreement for Contractor to provide maintenance and repair of HVAC equipment at various sites, as previously amended.
- B. City and Contractor now desire to amend the Agreement for the purpose of extending the term of the agreement for an additional year, with an increase to the miscellaneous call out hourly rate to \$145 per hour, and increasing compensation.

AMENDMENT

NOW, THEREFORE, the parties agree to amend the Agreement as follows:

1. **TERM, SUSPENSION, TERMINATION**

Pursuant to Section 6(a) of the Agreement, the parties hereby agree to extend the term of the Agreement for an additional year, commencing December 13, 2018 and ending December 12, 2019.

2. **COMPENSATION**

Effective December 13, 2018 the call out Rate in Exhibit A to the agreement is changed to \$145 per hour under Exhibit A-1.

Section 4 of the Agreement is amended to increase the compensation payable to the contractor as Exhibit A-1 under the Agreement by \$126,000 to read as follows:

"The total of all fees paid to Contractor for the satisfactory performance and completion of all services set forth in the Agreement shall not exceed the total sum of \$771,000. The Chief Financial Officer is authorized to pay all proper claims from various department Charge Numbers."

All other terms of the Agreement shall remain in full force and effect.

Executed as of the day and year first above stated.

CONTRACTOR:

Name of Firm: Alan Troxel, dba Troxel HVAC,
a Sole Proprietor

CITY OF SANTA ROSA

a Municipal Corporation

TYPE OF BUSINESS ENTITY:

- Individual/Sole Proprietor
- Partnership
- Corporation
- Limited Liability Company
- Other (please specify: _____)

By: _____

Print Name: _____

Title: _____

Signatures of Authorized Persons:

By: Alan Troxel

Print Name: Alan Troxel

Title: _____

By: _____

Print Name: _____

Title: _____

APPROVED AS TO FORM:

Angela Casagrand
Office of the City Attorney

ATTEST:

City Clerk

City of Santa Rosa Business Tax Cert. No.

9997081202

Attachments: Exhibit A-1 - Compensation

EXHIBIT A-1
CONTRACT ITEMS/COMPENSATION SCHEDULE

MAINTENANCE AND REPAIR OF HEATING, VENTILATING AND AIR
CONDITIONING (HVAC) EQUIPMENT, INCLUDING ICE MACHINES,
AT VARIOUS CITY FACILITIES

Bid Item	Qty	Unit	Description	Unit Cost	Total Amount
1.	12	Mo	City Hall, 100 Santa Rosa Ave. Santa Rosa, CA 95404	\$ 625	\$ 7,500
2.	12	Mo	City Hall Annex, 90 Santa Rosa Ave. Santa Rosa, CA 95404	\$ 625	\$ 7,500
3.	12	Mo	Sonoma Co. Historical Museum 425 7 th Street, Santa Rosa, CA 95404	\$ 83.34	\$ 1,000
4.	12	Mo	Public Safety Building Police 955/965 Sonoma Avenue Santa Rosa, CA 95404	\$ 1,250	\$15,000
5.	12	Mo	Municipal Services Center South, 69 Stony Circle Santa Rosa, CA 95401	\$ 416.67	\$ 5,000
6.	12	Mo	Municipal Services Center North, 55 Stony Point Road Santa Rosa, CA 95401	\$ 625	\$ 7,500
7.	12	Mo	Finley Community & Aquatic Centers 2060 W College Avenue Santa Rosa, CA 95401	\$ 500	\$6,000
8.	12	Mo	Railroad Depot 6 th & 4 th Streets Santa Rosa, CA 95402	\$ 66.67	\$ 800
9.	12	Mo	Senior Center 704 Bennett Valley Road Santa Rosa, CA 95404	\$ 416.67	\$ 5,000
10.	12	Mo	Steele Lane Community Center 415 Steele Lane Santa Rosa, CA 95403	\$ 208.34	\$ 2,500
11.	12	Mo	Ridgway Swim Center 455 Ridgway Avenue Santa Rosa, CA 95401	\$ 41.67	\$ 500
12.	12	Mo	Clubhouses: 2095 Franklin Street, Santa Rosa 1055 Benton Street, Santa Rosa 1700 Doyle Avenue, Santa Rosa	\$ 54.17	\$ 650

13.	12	Mo	Bennett Valley Golf Course, Pro Shop and Clubhouse 3328 Bennett Valley Road Santa Rosa, CA 95405	\$ 250	\$ 3,000
14.	12	Mo	Chamber Building 631 – 637 1 st Street Santa Rosa, CA 95404	\$ 150	\$ 1,800
15.	12	Mo	Transit Operations Building 45 Stony Point Road Santa Rosa, CA 95401	\$1,000	\$12,000
16.	12	Mo	Sam Jones Hall 4020 Finley Avenue Santa Rosa, CA 95401	\$ 150	\$ 1,800
17.	12	Mo	655 1 st Street Santa Rosa, CA 95404	\$ 62.50	\$ 750
18.	12	Mo	Fire Training, Stations and Administration Services: Training Center 2126 West College Avenue Fire Station 2 65 Stony Point Road Fire Station 3 3311 Coffey Lane Fire Station 4 1775 Yulupa Avenue Fire Station 5 3480 Parker Hill Road Fire Station 6 205 Calistoga Road Fire Station 7 6590 Stonebridge Road Fire Station 8 830 Burbank Avenue Fire Station 10/Admin 2373 Circadian Way Fire Station 11 550 Lewis Road	\$ 625	\$ 7,500

19.	12	MO	Church of One Tree 492 Sonoma Avenue Santa Rosa, CA 95404 Includes 3 filter changes and 1 coil washing	\$ 33.34	\$ 400
20.	12	Mo	Willow Creek Day Care 2536 Marlow Road, Santa Rosa, CA 95404 Includes 3 filter changes and 1 coil washing	\$ 41.67	\$ 500
21.	12	Mo	Deturk Round Barn 819 Donahue Street, Santa Rosa, CA 95401 Includes 3 Filter changes and 1 coil washing	\$ 41.67	\$ 500
22.	4	Times	<u>Utilities IT Server Room</u> at new UFO building. 35 Stony Point Road Santa Rosa, CA 95401 Maintain Liebert units 4 times per year to include change filters, check belts and adjust or advise to replace, check overall operation and settings, check evaporator for cleanliness and leaks and acid wash 1 time per year.	\$ 41.67	\$ 500
23.	4	Times	New Utilities Building (UFO) 35 Stony Point Road Santa Rosa, CA 95401 Quarterly maintenance on HVAC systems including offices and shops. Excludes server room unit. <ul style="list-style-type: none"> • Replace pre filters on rooftop unit, customer supplied filters • Cleaning filters on shops mini-split heat pumps • Replacing filters in evaporative cooling unit on roof. Customer supplies filters • Check belts and adjust tension or advise to replace on all belt drive units including air compressor. • Grease all bearings including water pump and blower shafts. 	\$ 616.67	\$ 7,400

			<ul style="list-style-type: none"> • Check all evaporators and condensers for leaks and cleanliness. Including air compressor drier, kitchen units, and ice machine. • Check Y strainer and clean if needed. • Test chemicals in hot water loop • Clean ice machine 2 times per year and change filter • Open all electrical panels and check contractor points, loose wires, and wasps • Address all concerns related to temperature imbalance 		
24.	12	Mo	<p>Pump Station #4 Sonoma Avenue Perform quarterly maintenance on HVAC</p>	\$ 62.50	\$ 750
25.	12	Mo	<p>Bennett Valley Senior Center 704 Bennett Valley Road Santa Rosa, CA 95401 Service low pressure steam boiler with chemicals, 1 time per month for 8 months a year (October –May)</p>	\$ 366.67	\$ 4,400
26.	12	Mo	<p>Laguna Treatment Plant -- 4300 Llano Road Santa Rosa, CA 95407 Service and maintain ice machine one time per year. To include changing water filter, clean ice grid and bin, and clean condenser</p>	\$ 62.50	\$ 750
27.	12	Mo	<p>Laguna Treatment Plant 4300 Llano Road Santa Rosa, CA 95407 Service and Maintain designated HVAC units at Laguna including air handlers, chillers, boilers, package units, and split systems</p>	\$ 1,250	\$15,000
28.	12	Mo	<p>Finley Senior Wing 2060 West College Avenue Santa Rosa, CA 95401 Service and maintain designated HVAC units at Finley Senior Wing to include 3 rooftop Carrier package units and 6 Carrier split systems 4 times per year with 3 filter changes and 1 condenser</p>	\$ 333.34	\$ 4,000

			cleaning and service Cogen closed loop water system with chemicals		
			Service and Maintain designated HVAC units at Finley Senior Wing, 2 nd Floor, to include 8 new air conditioner units and exhaust fans		
29.	12	Mo	Geysers Operations Building	\$ 500	\$ 6,000
Total: \$126,000					

MISCELLANEOUS CALL OUT/REPAIR RATES**
(Prevailing Wage)
MARK UP ON PARTS

a. 8:00 a.m. to 5:00 p.m.	\$ ___ 145 ___ /hour
b. 5:00 p.m. to 8:00 a.m.	\$ ___ 180 ___ /hour
c. Weekends & Holidays	\$ ___ 180 ___ /hour
d. ___ 20 ___ % 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.