

PROFESSIONAL CONSULTANT SERVICES AGREEMENT

C.E. MECHANICAL, INC.

Air Compressor Maintenance at RERC 1 & 2 (RFP No. 2051)

THIS PROFESSIONAL CONSULTANT SERVICES AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2021 ("Effective Date"), by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation ("City"), and C.E. MECHANICAL, INC., a California corporation ("Consultant").

1. **Scope of Services.** City agrees to retain and does hereby retain Consultant and Consultant agrees to provide the services more particularly described in Exhibit "A," "Scope of Services" ("Services"), attached hereto and incorporated herein by reference, in conjunction with Air Compressor Maintenance at RERC 1 & 2 (RFP No. 2051) ("Project").

2. **Term.** This Agreement shall be effective on the date first written above and shall remain in effect until December 31, 2029, unless otherwise terminated pursuant to the provisions herein.

3. **Compensation/Payment.** Consultant shall perform the Services under this Agreement for the total sum not to exceed Four Hundred Eighty-Two Thousand Six Hundred Forty Dollars (\$482,640.00), payable in accordance with the terms set forth in Exhibit "B." Said payment shall be made in accordance with City's usual accounting procedures upon receipt and approval of an itemized invoice setting forth the services performed. The invoices shall be delivered to City at the address set forth in Section 4 hereof.

4. **Notices.** Any notices required to be given, hereunder shall be in writing and shall be personally served or given by mail. Any notice given by mail shall be deemed given when deposited in the United States Mail, certified and postage prepaid, addressed to the party to be served as follows:

To City

Riverside Public Utilities
City of Riverside
Attn: James Perez
5901 Payton Avenue
Riverside, CA 92504

To Consultant

C.E. Mechanical, Inc.
Attn: Jason Witten
13327 Elliot Avenue
Chino, CA 91710

5. **Prevailing Wage.** If applicable, Consultant and all subcontractors are required to pay the general prevailing wage rates of per diem wages and overtime and holiday wages determined by the Director of the Department of Industrial Relations under Section 1720 et seq. of the California Labor Code and implemented by Resolution No. 13346 of the City Council of the City of Riverside. The Director's determination is available on-line at www.dir.ca.gov/dlsr/DPreWageDetermination.htm and is referred to and made a part hereof; the wage rates therein ascertained, determined, and specified are referred to and made a part hereof as though fully set forth herein.

6. **Contract Administration.** A designee of the City will be appointed in writing by the City Manager or Department Director to administer this Agreement on behalf of City and shall be referred to herein as Contract Administrator.

7. **Standard of Performance.** While performing the Services, Consultant shall exercise the reasonable professional care and skill customarily exercised by reputable members of Consultant's profession practicing in the Metropolitan Southern California Area, and shall use reasonable diligence and best judgment while exercising its professional skill and expertise.

8. **Personnel.** Consultant shall furnish all personnel necessary to perform the Services and shall be responsible for their performance and compensation. Consultant recognizes that the qualifications and experience of the personnel to be used are vital to professional and timely completion of the Services. The key personnel listed in Exhibit "C" attached hereto and incorporated herein by this reference and assigned to perform portions of the Services shall remain assigned through completion of the Services, unless otherwise mutually agreed by the parties in writing, or caused by hardship or resignation in which case substitutes shall be subject to City approval.

9. **Assignment and Subcontracting.** Neither party shall assign any right, interest, or obligation in or under this Agreement to any other entity without prior written consent of the other party. In any event, no assignment shall be made unless the assignee expressly assumes the obligations of assignor under this Agreement, in a writing satisfactory to the parties. Consultant acknowledges that any assignment may, at the City's sole discretion, require City Manager and/or City Council approval. Consultant shall not subcontract any portion of the work required by this Agreement without prior written approval by the responsible City Contract Administrator. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement, including without limitation, the insurance obligations set forth in Section 12. The Consultant acknowledges and agrees that the City is an intended beneficiary of any work performed by any subcontractor for purposes of establishing a duty of care between any subcontractor and the City.

10. **Independent Contractor.** In the performance of this Agreement, Consultant, and Consultant's employees, subcontractors and agents, shall act in an independent capacity as independent contractors, and not as officers or employees of the City of Riverside. Consultant acknowledges and agrees that the City has no obligation to pay or withhold state or federal taxes or to provide workers' compensation or unemployment insurance to Consultant, or to Consultant's employees, subcontractors and agents. Consultant, as an independent contractor, shall be responsible for any and all taxes that apply to Consultant as an employer.

11. Indemnification.

11.1 Design Professional Defined. For purposes of this Agreement, "Design Professional" includes the following:

- A. An individual licensed as an architect pursuant to Chapter 3 (commencing with Section 5500) of Division 3 of the Business and Professions Code, and a business entity offering architectural services in accordance with that chapter.
- B. An individual licensed as a landscape architect pursuant to Chapter 3.5 (commencing with Section 5615) of Division 3 of the Business and Professions Code, and a business entity offering landscape architectural services in accordance with that chapter.
- C. An individual registered as a professional engineer pursuant to Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code, and a business entity offering professional engineering services in accordance with that chapter.
- D. An individual licensed as a professional land surveyor pursuant to Chapter 15 (commencing with Section 8700) of Division 3 of the Business and Professions Code, and a business entity offering professional land surveying services in accordance with that chapter.

11.2 Defense Obligation For Design Professional Liability. Consultant agrees, at its cost and expense, to promptly defend the City, and the City's employees, officers, managers, agents and council members (collectively the "Parties to be Defended") from and against any and all claims, allegations, lawsuits, arbitration proceedings, administrative proceedings, regulatory proceedings, or other legal proceedings to the extent the same arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant, or anyone employed by or working under the Consultant or for services rendered to the Consultant in the performance of the Agreement, notwithstanding that the City may have benefited from its work or services and whether or not caused in part by the negligence of an Indemnified Party. Consultant agrees to provide this defense immediately upon written notice from the City, and with well qualified, adequately insured and experienced legal counsel acceptable to City. Consultant will reimburse City for reasonable defense costs for claims arising out of Consultant's professional negligence based on the percentage of Consultant's liability. This obligation to defend as set forth herein is binding on the successors, assigns and heirs of Consultant and shall survive the termination of Consultant's Services under this Agreement.

11.3 Indemnity For Design Professional Liability. When the law establishes a professional standard of care for Consultant's services, to the fullest extent permitted by law, Consultant shall indemnify, protect and hold harmless the City and the City's employees, officers, managers, agents, and Council Members ("Indemnified Parties") from and against any and all claim for damage, charge, lawsuit, action, judicial, administrative, regulatory or arbitration proceeding, damage, cost, expense (including counsel and expert fees), judgment, civil fines and penalties,

liabilities or losses of any kind or nature whatsoever to the extent the same arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant, or anyone employed by or working under the Consultant or for services rendered to the Consultant in the performance of the Agreement, notwithstanding that the City may have benefited from its work or services and whether or not caused in part by the negligence of an Indemnified Party.

11.4 Defense Obligation For Other Than Design Professional Liability.

Consultant agrees, at its cost and expense, to promptly defend the City, and the City's employees, officers, managers, agents and council members (collectively the "Parties to be Defended") from and against any and all claims, allegations, lawsuits, arbitration proceedings, administrative proceedings, regulatory proceedings, or other legal proceedings which arise out of, or relate to, or are in any way connected with: 1) the Services, work, activities, operations, or duties of the Consultant, or of anyone employed by or working under the Consultant, or 2) any breach of the Agreement by the Consultant. This duty to defend shall apply whether or not such claims, allegations, lawsuits or proceedings have merit or are meritless, or which involve claims or allegations that any or all of the Parties to be Defended were actively, passively, or concurrently negligent, or which otherwise assert that the Parties to be Defended are responsible, in whole or in part, for any loss, damage or injury. Consultant agrees to provide this defense immediately upon written notice from the City, and with well qualified, adequately insured and experienced legal counsel acceptable to City. This obligation to defend as set forth herein is binding on the successors, assigns and heirs of Consultant and shall survive the termination of Consultant's Services under this Agreement.

11.5 Indemnity For Other Than Design Professional Liability. Except as to the sole negligence or willful misconduct of the City, Consultant agrees to indemnify, protect and hold harmless the Indemnified Parties from and against any claim for damage, charge, lawsuit, action, judicial, administrative, regulatory or arbitration proceeding, damage, cost, expense (including counsel and expert fees), judgment, civil fine and penalties, liabilities or losses of any kind or nature whatsoever whether actual, threatened or alleged, which arise out of, pertain to, or relate to, or are a consequence of, or are attributable to, or are in any manner connected with the performance of the Services, work, activities, operations or duties of the Consultant, or anyone employed by or working under the Consultant or for services rendered to Consultant in the performance of this Agreement, notwithstanding that the City may have benefited from its work or services. This indemnification provision shall apply to any acts, omissions, negligence, recklessness, or willful misconduct, whether active or passive, on the part of the Consultant or anyone employed or working under the Consultant.

12. Insurance.

12.1 General Provisions. Prior to the City's execution of this Agreement, Consultant shall provide satisfactory evidence of, and shall thereafter maintain during the term of this Agreement, such insurance policies and coverages in the types, limits, forms and ratings required herein. The rating and required insurance policies and coverages may be modified in writing by the City's Risk Manager or City Attorney, or a designee, unless such modification is prohibited by law.

12.1.1 Limitations. These minimum amounts of coverage shall not constitute any limitation or cap on Consultant's indemnification obligations under Section 11 hereof.

12.1.2 Ratings. Any insurance policy or coverage provided by Consultant or subcontractors as required by this Agreement shall be deemed inadequate and a material breach of this Agreement, unless such policy or coverage is issued by insurance companies authorized to transact insurance business in the State of California with a policy holder's rating of A or higher and a Financial Class of VII or higher.

12.1.3 Cancellation. The policies shall not be canceled unless thirty (30) days' prior written notification of intended cancellation has been given to City by certified or registered mail, postage prepaid. Ten (10) day notice of cancellation in the event of non-payment of premium.

12.1.4 Adequacy. The City, its officers, employees and agents make no representation that the types or limits of insurance specified to be carried by Consultant pursuant to this Agreement are adequate to protect Consultant. If Consultant believes that any required insurance coverage is inadequate, Consultant will obtain such additional insurance coverage as Consultant deems adequate, at Consultant's sole expense.

12.2 Workers' Compensation Insurance. By executing this Agreement, Consultant certifies that Consultant is aware of and will comply with Section 3700 of the Labor Code of the State of California requiring every employer to be insured against liability for workers' compensation, or to undertake self-insurance before commencing any of the work. Consultant shall carry the insurance or provide for self-insurance required by California law to protect said Consultant from claims under the Workers' Compensation Act. Prior to City's execution of this Agreement, Consultant shall file with City either 1) a certificate of insurance showing that such insurance is in effect, or that Consultant is self-insured for such coverage, or 2) a certified statement that Consultant has no employees, and acknowledging that if Consultant does employ any person, the necessary certificate of insurance will immediately be filed with City. Any certificate filed with City shall provide that City will be given ten (10) days' prior written notice before modification or cancellation thereof. Thirty (30) day notice of cancellation, except in the event of non-payment of premium ten (10) day notice of cancellation.

12.3 Commercial General Liability and Automobile Insurance. Prior to City's execution of this Agreement, Consultant shall obtain, and shall thereafter maintain during the term of this Agreement, commercial general liability insurance and automobile liability insurance as required to insure Consultant against damages for personal injury, including accidental death, as well as from claims for property damage, which may arise from or which may concern operations by anyone directly or indirectly employed by, connected with, or acting for or on behalf of Consultant. The City, and its officers, employees and agents, shall be named as additional insureds under the Consultant's insurance policies.

12.3.1 Consultant's commercial general liability insurance policy shall cover both bodily injury (including death) and property damage (including, but not limited to, premises operations liability, products-completed operations liability, independent contractor's liability, personal injury liability, and contractual liability) in an amount not less than \$1,000,000 per occurrence and a general aggregate limit in the amount of not less than \$2,000,000.

12.3.2 Consultant's automobile liability policy shall cover both bodily injury and property damage in an amount not less than \$1,000,000 Combined Single Limit. All of Consultant's automobile and/or commercial general liability insurance policies shall cover all vehicles used in connection with Consultant's performance of this Agreement, which vehicles shall include, but are not limited to, Consultant owned vehicles, Consultant leased vehicles, Consultant's employee vehicles, non-Consultant owned vehicles and hired vehicles.

12.3.3 Prior to City's execution of this Agreement, copies of insurance policies or original certificates along with additional insured endorsements acceptable to the City evidencing the coverage required by this Agreement, for both commercial general and automobile liability insurance, shall be filed with City and shall include the City and its officers, employees and agents, as additional insureds. Said policies shall be in the usual form of commercial general and automobile liability insurance policies, but shall include the following provisions:

It is agreed that the City of Riverside, and its officers, employees and agents, are added as additional insureds under this policy, solely for work done by and on behalf of the named insured for the City of Riverside.

12.3.4 The insurance policy or policies shall also comply with the following provisions:

- a. The policy shall be endorsed to waive any right of subrogation against the City and its sub-consultants, employees, officers and agents for services performed under this Agreement.
- b. If the policy is written on a claims made basis, the certificate should so specify and the policy must continue in force for one year after completion of the services. The retroactive date of coverage must also be listed.
- c. The policy shall specify that the insurance provided by Consultant will be considered primary and not contributory to any other insurance available to the City and Endorsement No. HG 00 01 09 16 shall be provided to the City.

12.4 **Subcontractors' Insurance.** Consultant shall require all of its subcontractors to carry insurance, in an amount sufficient to cover the risk of injury, damage or loss that may be caused by the subcontractors' scope of work and activities provided in furtherance of this Agreement, including, but without limitation, the following coverages: Workers Compensation, Commercial General Liability, and Automobile liability. Upon City's request, Consultant shall provide City with satisfactory evidence that Subcontractors have obtained insurance policies and coverages required by this section.

13. **Business Tax.** Consultant understands that the Services performed under this Agreement constitutes doing business in the City of Riverside, and Consultant agrees that Consultant will register for and pay a business tax pursuant to Chapter 5.04 of the Riverside Municipal Code and keep such tax certificate current during the term of this Agreement.

14. **Time of Essence.** Time is of the essence for each and every provision of this Agreement.

15. **City's Right to Employ Other Consultants.** City reserves the right to employ other Consultants in connection with the Project. If the City is required to employ another consultant to complete Consultant's work, due to the failure of the Consultant to perform, or due to the breach of any of the provisions of this Agreement, the City reserves the right to seek reimbursement from Consultant.

16. **Accounting Records.** Consultant shall maintain complete and accurate records with respect to costs incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

17. **Confidentiality.** All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other materials either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant, except as otherwise directed by City's Contract Administrator. Nothing furnished to Consultant which is otherwise known to the Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production, website, or other similar medium without the prior written consent of the City.

18. **Ownership of Documents.** All reports, maps, drawings and other contract deliverables prepared under this Agreement by Consultant shall be and remain the property of City. Consultant shall not release to others information furnished by City without prior express written approval of City.

19. **Copyrights.** Consultant agrees that any work prepared for City which is eligible for copyright protection in the United States or elsewhere shall be a work made for hire. If any such work is deemed for any reason not to be a work made for hire, Consultant assigns all right, title and interest in the copyright in such work, and all extensions and renewals thereof, to City, and agrees to provide all assistance reasonably requested by City in the establishment, preservation and enforcement of its copyright in such work, such assistance to be provided at City's expense but without any additional compensation to Consultant. Consultant agrees to waive all moral rights relating to the work developed or produced, including without limitation any and all rights of identification of authorship and any and all rights of approval, restriction or limitation on use or subsequent modifications.

20. **Conflict of Interest.** Consultant, for itself and on behalf of the individuals listed in Exhibit "C," represents and warrants that by the execution of this Agreement, they have no interest, present or contemplated, in the Project affected by the above-described Services. Consultant further

warrants that neither Consultant, nor the individuals listed in Exhibit "C" have any real property, business interests or income interests that will be affected by this project or, alternatively, that Consultant will file with the City an affidavit disclosing any such interest.

21. **Solicitation.** Consultant warrants that Consultant has not employed or retained any person or agency to solicit or secure this Agreement, nor has it entered into any agreement or understanding for a commission, percentage, brokerage, or contingent fee to be paid to secure this Agreement. For breach of this warranty, City shall have the right to terminate this Agreement without liability and pay Consultant only for the value of work Consultant has actually performed, or, in its sole discretion, to deduct from the Agreement price or otherwise recover from Consultant the full amount of such commission, percentage, brokerage or commission fee. The remedies specified in this section shall be in addition to and not in lieu of those remedies otherwise specified in this Agreement.

22. **General Compliance With Laws.** Consultant shall keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect those employed by Consultant, or in any way affect the performance of services by Consultant pursuant to this Agreement. Consultant shall at all times observe and comply with all such laws, ordinances and regulations, and shall be solely responsible for any failure to comply with all applicable laws, ordinances and regulations. Consultant represents and warrants that Consultant has obtained all necessary licenses to perform the Scope of Services and that such licenses are in good standing. Consultant further represents and warrants that the services provided herein shall conform to all ordinances, policies and practices of the City of Riverside.

23. **Waiver.** No action or failure to act by the City shall constitute a waiver of any right or duty afforded City under this Agreement, nor shall any such action or failure to act constitute approval of or acquiescence in any breach thereunder, except as may be specifically, provided in this Agreement or as may be otherwise agreed in writing.

24. **Amendments.** This Agreement may be modified or amended only by a written agreement and/or change order executed by the Consultant and City.

25. **Termination.** City, by notifying Consultant in writing, shall have the right to terminate any or all of Consultant's services and work covered by this Agreement at any time. In the event of such termination, Consultant may submit Consultant's final written statement of the amount of Consultant's services as of the date of such termination based upon the ratio that the work completed bears to the total work required to make the report complete, subject to the City's rights under Sections 15 and 26 hereof. In ascertaining the work actually rendered through the termination date, City shall consider completed work, work in progress and complete and incomplete reports and other documents only after delivered to City.

25.1 Other than as stated below, City shall give Consultant thirty (30) days' prior written notice prior to termination.

25.2 City may terminate this Agreement upon fifteen (15) days' written notice to Consultant, in the event:

25.2.1 Consultant substantially fails to perform or materially breaches the Agreement; or

25.2.2 City decides to abandon or postpone the Project.

26. **Offsets.** Consultant acknowledges and agrees that with respect to any business tax or penalties thereon, utility charges, invoiced fee or other debt which Consultant owes or may owe to the City, City reserves the right to withhold and offset said amounts from payments or refunds or reimbursements owed by City to Consultant. Notice of such withholding and offset, shall promptly be given to Consultant by City in writing. In the event of a dispute as to the amount owed or whether such amount is owed to the City, City will hold such disputed amount until either the appropriate appeal process has been completed or until the dispute has been resolved.

27. **Successors and Assigns.** This Agreement shall be binding upon City and its successors and assigns, and upon Consultant and its permitted successors and assigns, and shall not be assigned by Consultant, either in whole or in part, except as otherwise provided in paragraph 9 of this Agreement.

28. **Venue.** Any action at law or in equity brought by either of the parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in the Superior Court, County of Riverside, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county. In the event either party hereto shall bring suit to enforce any term of this Agreement or to recover any damages for and on account of the breach of any term or condition of this Agreement, it is mutually agreed that each party will bear their own attorney's fees and costs.

29. **Nondiscrimination.** During Consultant's performance of this Agreement, Consultant shall not discriminate on the grounds of race, religious creed, color, national origin, ancestry, age, physical disability, mental disability, medical condition, including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sex, genetic information, gender, gender identity, gender expression, or sexual orientation, military and veteran status, in the selection and retention of employees and subcontractors and the procurement of materials and equipment, except as provided in Section 12940 of the California Government Code. Further, Consultant agrees to conform to the requirements of the Americans with Disabilities Act in the performance of this Agreement.

30. **Severability.** Each provision, term, condition, covenant and/or restriction, in whole and in part, of this Agreement shall be considered severable. In the event any provision, term, condition, covenant and/or restriction, in whole and/or in part, of this Agreement is declared invalid, unconstitutional, or void for any reason, such provision or part thereof shall be severed from this Agreement and shall not affect any other provision, term, condition, covenant and/or restriction of this Agreement, and the remainder of the Agreement shall continue in full force and effect.

31. **Authority.** The individuals executing this Agreement and the instruments referenced herein on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions hereof and thereof.

32. **Entire Agreement.** This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement, and supersedes all prior and contemporaneous understandings or agreements of the parties. Neither party has been induced to enter into this Agreement by and neither party is relying on, any representation or warranty outside those expressly set forth in this Agreement.

33. **Interpretation.** City and Consultant acknowledge and agree that this Agreement is the product of mutual arms-length negotiations and accordingly, the rule of construction, which provides that the ambiguities in a document shall be construed against the drafter of that document, shall have no application to the interpretation and enforcement of this Agreement.

33.1 Titles and captions are for convenience of reference only and do not define, describe or limit the scope or the intent of the Agreement or any of its terms. Reference to section numbers, are to sections in the Agreement unless expressly stated otherwise.

33.2 This Agreement shall be governed by and construed in accordance with the laws of the State of California in effect at the time of the execution of this Agreement.

33.3 In the event of a conflict between the body of this Agreement and Exhibit "A" - Scope of Services hereto, the terms contained in Exhibit "A" shall be controlling.

34. **Exhibits.** The following exhibits attached hereto are incorporated herein to this Agreement by this reference:

Exhibit "A" - Scope of Services

Exhibit "B" - Compensation

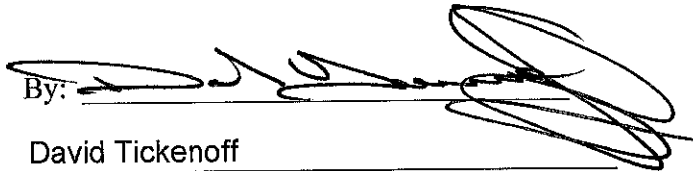
Exhibit "C" - Key Personnel

IN WITNESS WHEREOF, City and Consultant have caused this Agreement to be duly executed the day and year first above written.

CITY OF RIVERSIDE, a California
charter city and municipal corporation


C.E. MECHANICAL, INC.,
a California corporation

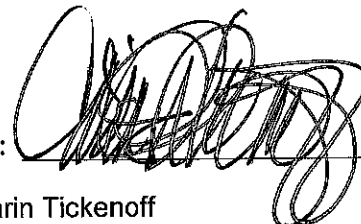
By: _____
City Manager

By: 
David Tickenoff
[Printed Name]
President
[Title]

Attest: _____
City Clerk

Certified as to Availability of Funds:

By: 
Chief Financial Officer

By: 
Carin Tickenoff
[Printed Name]
Corporate Secretary
[Title]

Approved as to Form:

By: 
Assistant City Attorney

EXHIBIT "A"

SCOPE OF SERVICES

After the first year, either the City or Consultant may terminate the Agreement by providing sixty (60) days' written notice to the other party.

Cover Letter

C.E. Mechanical is excited about the opportunity to again work for the County of Riverside. We have developed a factory recommended maintenance program to serve the (3) Kobelco air compressors and (2) Great Lakes air dryer's at the RERC location over the next 5 years. With the options for an additional 1-year annual contract for 3-year more years, if both sides are in agreeance with the terms and cost for each additional year. We have calculated the annual average usage of the air compressors and infused that information with the manufacturer's recommendation to develop a 5 year plan that will adhere to exceeding expectations on all requirements such as 24 hour response time on emergency calls, maintaining parts and replace parts with only OEM approved parts (unless provided with plant approval for aftermarket or equivalent parts), provide a labor rate for the next 8 years, provide a detailed maintenance report after each visit, conduct work during the provided business hours, and most importantly comply with all safety and environmental regulations. C.E. Mechanical has been performing work for our customers for over 20 years now, with many union certified technicians. We look forward to working with the County of Riverside and understand all terms and conditions described in the RFP. If you elect to move forward, please feel free to contact me at your convenience.

- Jason Witten

Jason Witten
Service Manager

j.witten@cemech.com

Office: 909-548-0925
Cell: 909-306-8748



CE Mechanical, Inc:

COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

Statement of Understanding and Approach

The services to be provided are understood by both parties to perform factory recommended maintenance and as needed repair services for three Kobelco KNW series Air Compressors and two Great Lakes GPS air dryers located at RERC.

In order to perform the maintenance accordingly to the manufacturer's recommendations, semiannual visits will be made at this location. We have contacted Kobelco to confirm all necessary parts required for annuals and maintenance that reflects the operating hours for all units mentioned above. We will have two skillful technicians dedicated to the account that are both certified through the union and both have an extensive history with air compressors and air dryers.



CE Mechanical, Inc:

COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

Company Information

C.E. Mechanical

Jason Witten

13327 Elliot Avenue, Chino CA 91710

Office: 909-548-0925

Cell: 909-306-8748

Email: j.witten@cemech.com

C.E. Mechanical is a Corporation

License Number: 765670



CE Mechanical, Inc:

COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

Company Personnel

Dave Tickenoff (CEO) 909-548-0925

- Contractor's License No. 765670
- 35 years of related experience
- EPA and OSHA certification

Jason Witten (Service Manager) 909-306-8748

- 25 years of related experience

Nicholas Tickenoff (Lead Technician) 909-230-2113

- Service Foreman
- 10 years of related experience
- JJATC Instructor for Union Local 250
- Graduated Apprentice JJATC Local 250

Armando Cosio (Support Technician) 909-573-6712

- Service Foreman
 - 30 years of related experience
 - Graduated Apprentice JJATC Local 250
- Leo Oregel (Support Technician) 909-578-4709
- Service Foreman
 - 30 years of related experience
 - Graduated Apprentice JJATC Local 250



CE Mechanical, Inc:

COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

Experience and References

1. The Swig Company

Phil Hernandez (Chief Building Engineer) 443

South Raymond Avenue, Pasadena, CA 91105

Phernandez@swigco.com (213) 362-0552

Services Provided: Compressor maintenance, Compressor annual, Compressor Re-Build

2. Tishman Speyer

Rudy Ocon (Chief Building Engineer)

345 N. Maple Drive, Los Angeles, CA 90210

ROcon@tishmanspeyer.com (3 10) 863-6908

Services Provided: Furnish and install new air compressor, Compressor annuals, Compressor Service calls

3. The Rader Company

Blossom Young (Property Manager)

8901 S. La Cienega Blvd, Inglewood, CA 90301

B.Young@theradarcompany.com (3 10) 489-6267

Services Provided: Furnish and install new air compressor, Compressor annuals

4. Brookfield Properties

Christ Benavidez (Chief Building Engineer) 555

W. 5th street, Los Angeles, CA 90013

chris.benavidez@brookfield.com (213) 613-4421

Services Provided: Compressor Repair, Compressor Replacement

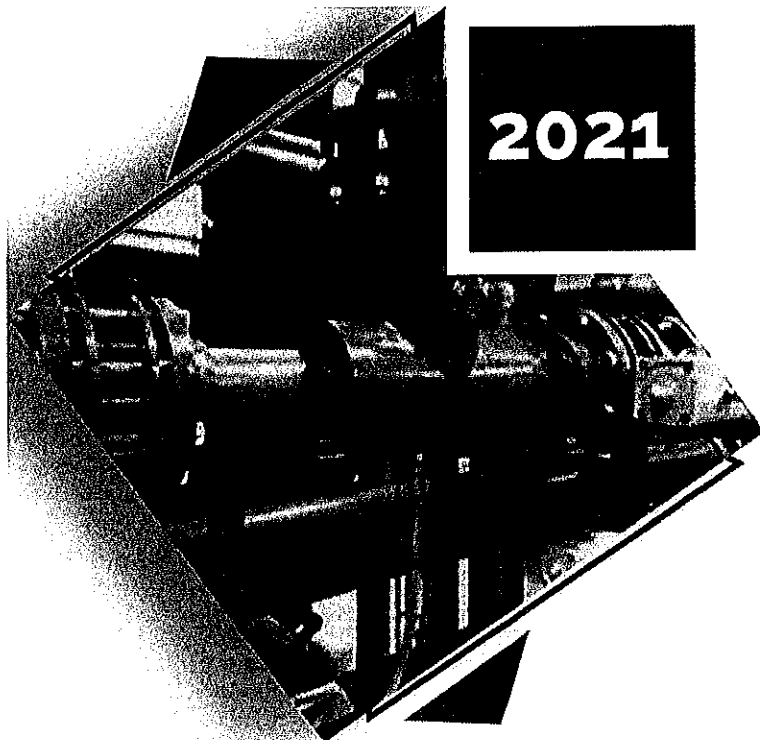


CE Mechanical, Inc:

COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION



CE Mechanical, Inc.TM
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION



PROJECT PROPOSAL

City of Riverside Public Utilities

RERC 2051

September 01, 2021

JASON WITTEN

C.E. Mechanical | 13327 Elliot Ave. | Chino, CA 91710

License No. 765670

Email: j.witten@cemech.com

Office: (909) 548-0925

Mobile: (909) 306-8748



CE Mechanical, Inc.™
COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

September 01, 2021
RERC - 2051

PROJECT PROPOSAL

September 01, 2021
C.E. Mechanical, Inc.
13327 Elliot Ave. -and Chino, CA 91710
(909) 548-0925

Proposal Number: PA-883-799431
City of Riverside Public Utilities
3900 Main Street (6th Floor)
Riverside, CA 92522
Attn: Jairo Cortez

Thank you for allowing C.E. Mechanical the opportunity to submit the following Proposal. C.E. Mechanical will perform the scope of work detailed below.

Location - 3900 Main Street (6th Floor), Riverside, CA 92522

Scope of Work

Kobelco Air Compressor Maintenance:

- Review events list for alerts and unreported shutdowns (Semi-Annually)
- Perform oil analysis on air compressors (Semi-Annually)
- Inspect inlet air filter element (Semi-Annually)
- Inspect oil filter element (Semi-Annually)
- Inspect sump breather element (Semi-Annually)
- Inspect interior of compressor cabinet for abnormal conditions including excessive dust, leaks, and loose parts (Semi-Annually)
- Drain sump and fill with new oil (Annually) • Replace oil sump breather element (Annually)
- Replace oil filter element (Annually)
- Inspect discharge check valve for wear (Annually)
- Clean Y-strainer on intercooler condensate drain piping (Annually)
- Lubricate motor (Annually)
- Replace check valve (Every 2 Years)
- Replace dust filters (Every 2 Years)
- Replace capacity control valve (Every 2 Years)
- Replace discharge check valve (Every 2 Years)
- Replace discharge separator (Every 2 Years)
- Perform a performance evaluations test (Annually)



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September 01, 2021
RERC 2051

Great Lakes Air Dryer Maintenance:

- Take sample of activated alumina desiccant (3-years) and test
- Replace activated alumina desiccant material inside cannisters (1st year and 6th year)
- Replace Muffler (Every 100 Hours)
- Replace Pre-After filter element (Annually) or if Differential is 10-PSIG
- Replace control air filter same time as after filter
- Check operation of purge exhaust system
- Check operation of filtration, drains and valves



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September 01, 2021
RERC - 2051

This Proposal describes the rights and obligations of the Company and the Customer. It constitutes the entire Proposal between these parties and shall not be altered except in a writing signed by both parties. This Proposal sets forth all of the terms and conditions that are binding upon these parties. No person has the authority to make any claim, representation, promise or condition on behalf of the Company which is not expressed herein.

This Proposal is the Company's proprietary property, and it is provided for the Customer's use only.

RERC 2051

Labor	\$34,853.00
Material	\$106,580.92
Taxes on material at 8.75%	\$10,220.08
Total Base Scope per RFP	\$151,654.00

The payment terms: Annual payment of \$30,330.00 to be invoiced in the starting month of the agreement and in the same month for the following years. NET 30



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September 01, 2021
RERC - 2051

Cost for 1-Annual each additional year for the next 3 years.

Labor	\$6,970.00
Material	\$21,316.00
Taxes on material at 8.75%	\$2,044.00
Total Base Scope per RFP	\$30,330.00

The payment terms: Annual payment of \$30,330.00 to be invoiced in the starting month of the agreement and in the same month for the following years. NET 30

Thank you again for the opportunity to earn your business.

This Proposal is valid for 120 days and shall become an enforceable contract when Company and Customer have executed it. Thank you again for the opportunity to earn your business. All work is to be completed during normal business hours unless otherwise noted.



CE Mechanical, Inc.™

COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

City of Riverside Rate Sheet

These rates will not affect the Annual billing of \$30,330.00 over the 8 years and is only applied to service calls and repairs outside of preventative maintenance. **As-needed repairs not to exceed \$30,000 per year**

(2021)

Service rates: M-F, 7am-4pm\$132.00 per hour
Overtime (including Sunday)....\$198.00 per hour
Holidays.....\$264.00per hour
Truck Charge.....\$ 85.00 per trip

(2022)

Service rates: M-F, 7am-4pm\$134.00 per hour
Overtime (including Sunday)....\$201.00 per hour
Holidays.....\$268.00per hour
Truck Charge.....\$ 88.00 per trip

(2023)

Service rates: M-F, 7am-4pm\$136.00 per hour
Overtime (including Sunday)....\$204.00 per hour
Holidays.....\$272.00per hour
Truck Charge.....\$ 91.00 per trip

(2024)

Service rates: M-F, 7am-4pm\$138.00 per hour
Overtime (including Sunday)....\$207.00 per hour
Holidays.....\$276.00per hour
Truck Charge.....\$ 97.00 per trip

(2025)

Service rates: M-F, 7am-4pm\$140.00 per hour
Overtime (including Sunday)....\$210.00 per hour
Holidays.....\$280.00per hour
Truck Charge.....\$ 97.00 per trip



CE Mechanical, Inc.™

COMMERCIAL AIR CONDITIONING AND BUILDING AUTOMATION

(2026)

Service rates: M-F, 7am-4pm\$142.00 per hour
Overtime (including Sunday)....\$213.00 per hour
Holidays.....\$284.00 per hour
Truck Charge.....\$ 99.00 per trip

(2027)

Service rates: M-F, 7am-4pm\$144.00 per hour
Overtime (including Sunday)....\$216.00 per hour
Holidays.....\$288.00 per hour
Truck Charge.....\$ 102.00 per trip

(2028)

Service rates: M-F, 7am-4pm\$146.00 per hour
Overtime (including Sunday)....\$219.00 per hour
Holidays.....\$292.00 per hour
Truck Charge.....\$ 104.00 per trip

(2029)

Service rates: M-F, 7am-4pm\$148.00 per hour
Overtime (including Sunday)....\$222.00 per hour
Holidays.....\$296.00 per hour
Truck Charge.....\$ 106.00 per trip

EXHIBIT "B"
COMPENSATION



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EXHIBIT "C"

KEY PERSONNEL

Dave Tickenoff, CEO
Jason Witten, Service Manager
Nicholas Tickenoff, Lead Technician
Armando Cosio, Support Technician