



Robert Johnson, Esq. Director

Office of Purchasing and Supply Services  
Facilities Administration Building  
13300 Old Marlboro Pike, Room 20  
Upper Marlboro, MD 20772  
301-952-6560 Fax: 301-952-6605

**NOTICE OF CONTRACT AWARD**

November 15, 2018

**EMCOR Services Combustioneer Corporation**  
4420 Lottsford Vista Drive  
Lanham, MD 20706  
Telephone: 301.340.2290  
Contact: Rob Boyer  
Contact Email: rboyer@combustioneer.com

**Donna Parks**  
Telephone: 301.952.6567  
Fax: 301.952.6605  
Email: Donna.Parks@pgcps.org

**SUBJECT: RFP 014-18: Chiller and Cooling Tower Maintenance and Repairs at Specified Locations**

**EMCOR Services Combustioneer Corporation** has been selected as the vendor to provide services in accordance with the above-mentioned **RFP**. This contract sets forth the terms and conditions and is provided for your review and acceptance. Any changes or additions made by your company must first be accepted by the Purchasing Division before the contract is valid.

The intent of this contract is to provide the Board with an expedited means of procuring supplies and/or services at the lowest cost. This contract is for the convenience of the Board and is considered by Purchasing Department to be a "Non-Exclusive" use contract. The Board does not guarantee any usage. The Board will not be held to purchase any particular Brand, in any groups, prices or discount ranges, but reserves the right to purchase any item/items listed in the price schedule submitted.

Until the contract is signed by **EMCOR Services Combustioneer Corporation** and the BOARD, authorization for commence to service sites on behalf of the contract is forbidden. Please sign below and return all documents to the PURCHASING OFFICE within Ten (10) business days. Failure to sign the contract award and return all required documents within the specified time, shall rule your offer null and void and, therefore, award shall be made to the next low responsive bidder.

**INITIAL CONTRACT TERM**

The initial term of the contract will be for the following contracted period. Prices shall remain firm for the initial term of the contract. This contract is effective from **December 1, 2018 – November 30, 2021**.

**OPTION TO RENEW CONTRACT**

Upon satisfactory service and by mutual agreement the BOARD OF EDUCATION OF PRINCE GEORGE'S COUNTY reserves the right to renew the contract. The term of renewal shall not exceed two (2) additional one (1) year periods.

**CONTRACT AWARD ESTIMATED AMOUNT**

The estimated amount of award is

\$166,986.00 *annually*  
*DS*

**THIS NOTICE OF AWARD IS NOT AN ORDER TO COMMENCE SERVICE/WORK OR TO MAKE DELIVERIES** at this time. Commence service/work/deliveries only after receipt of a purchase order(s) signed by the Purchasing Agent.

ALL PURCHASE ORDERS placed throughout the terms of the contract will require delivery/service in accordance with the offered time(s).

#### **PERFORMANCE/PAYMENT BOND**

If required the successful Respondents shall submit a performance bond, Cashier's or Certified Check in the amount of one hundred percent (100%) as determined by the BOARD and specified in the RFP, of all phases of the contract to ensure the satisfactory completion of the work for which a contract or purchase order is awarded that exceed \$100K. (Comar 21.06.07.03) The Board reserves the right to request performance bond for amount under or over \$1000.00. The performance bond shall be submitted with the return of the signed contract award WITHIN TEN (10) BUSINESS DAYS.

#### **LIQUIDATED DAMAGES/FAILURE TO PERFORM WORK**

The successful Awardee accepts this contract with the understanding that should they fail to complete the work in an acceptable manner and in the time stated; the awardee shall be subject to the payment of liquidated damages as stated in the solicitation documents.

#### **AVAILABILITY OF FUNDS**

The contract shall be deemed executory only to the extent of appropriations available to the BOARD for the purchase of such articles. The obligation of the BOARD on all contracts, including those which envision funding through current and successive fiscal years, shall be contingent upon actual Board appropriations for the fiscal year(s) involved.

This notice of award, plus the solicitation, your offer and any pertinent documents will constitute the entire contract after acceptance by your firm and the BOARD. Please refer to the **RFP 014-18** for all applicable terms and conditions.

#### **FINGERPRINTING AND CRIMINAL BACKGROUND CHECKS**

Employees Having Direct Contact with and/or Uncontrolled Access to Students:

- A. Any and all current and future employees of the Vendor who have direct contact with students must have a fingerprinting criminal background check conducted by the Maryland Criminal Justice Information System (CJIS) and the FBI, a Child Protective Services clearance conducted by the Prince George's County Department of Social Services, and complete the Safe Schools training module – Prince George's County Child Abuse: Mandatory Reporting and any other required training as appropriate.
- B. All background checks must be completed 15 business days prior to beginning work in and around PGcps property or engaging in any authorized activities involved PGcps students. The background checks must be completed by the Fingerprinting Office in the Sasscer Administrative Building or by the PGcps satellite fingerprinting offices located in Prince George's County. No person may begin working in PGcps until 15 days after completing the background clearance process (fingerprint and CPS) and required online training through Safe Schools.
- C. Prior to initiating any work at a school building, current and future employees, contractors, subcontractors, agents, volunteers, outsourced temporary staff, consultants and instructors of the Vendor must sign in and sign out via the Raptor Visitor Management System, which requires a copy of their government issued identification.

Restrictions on Employee Assignments:

Vendors are prohibited from assigning the following persons from working at a PGCPs location:

- A. Registered sex offenders (Maryland Code, Criminal Procedure Article Section 11-722)
- B. Individuals convicted of a crime involving third or fourth degree sexual offence under sections 3-307 or 3-308 of the Criminal Law Article; child sexual abuse under Section 3-602 of the Criminal Law Article; a crime of violence as defined in Section 14-101 of the Criminal law Article; or comparable offenses in another state. (Annotated Code of Maryland, Education Article Section 6-113)
- C. Individuals identified as an alleged abuse or neglect or following completion of a Child Protective Services investigation with a finding of "indicated" child abuse or neglect.

**CRIMINAL BACKGROUND CHECKS****1. GENERAL PROVISIONS**

- A. It is the responsibility of the Vendor to make certain that its employees, contractors, subcontractors, agents, volunteers, outsourced temporary staff, consultants and any instructors meet the background check and training requirements specified below.
- B. The Vendor agrees to provide the designated PGCPs representative with a list of all current employees and an immediate update of changes in personnel, employees, contractors, subcontractors, agents, volunteers, outsourced temporary staff and any instructors. All correspondence should include the following information as applicable:
  - i. title of the project
  - ii. school/office
  - iii. solicitation number
  - iv. contract number; and
  - v. PGCPs representative/project manager
- C. An Executed Contract will not be issued by the PGCPs Purchasing Department until proof has been provided that the background check and training requirements below have been completed 15 days following the issuance of Notice of Award.

**Compliance with Laws**

Vendors shall comply with all federal, state, and local laws, statutes, ordinances, rules, and regulations applicable to the services to be rendered under this Contract. Vendors' violation of any of these laws, statutes, ordinances, rules or regulations constitutes a breach of this Contract and entitles the Board to terminate this Contract immediately upon delivery of written notice of termination to Vendor.

**CRIMINAL BACKGROUND CHECK/PHOTO IDENTIFICATION BADGE**

It is the responsibility of the Consultant to make certain that its employees, agents, volunteers, and contractors who have contact with students be fingerprinted and have a background check in compliance with Title 5, Subtitle 5, Part VI, of the Family Law Article of the Maryland Code.

A. Employees Having Direct Contact with Students:

Any and all current and future employees of Consultant/Contractors who may have direct contact with students must have a criminal background check and fingerprinting conducted by the Finger Printing Office of the Board before 14 days before beginning work. Previous background checks will not be accepted. The fee for the background check shall be paid by the Consultant/Contractors by check or money order at the time the fingerprinting is performed. No employee can begin work in a PGCPs Schools until results have been received. Violation of this provision may result in Termination for Cause.

B. Employees Do Not Have Direct Contact With Students:

Employees of Consultant/Contractor who will be placed in a PGCPs Schools but will not have direct contact with students must have on record a Criminal Justice Information Service (CJIS) and NCIC background checks. Copies of the background checks must be forwarded to the Contract Officer before services can commence. Every two years the Consultant shall submit copies of background checks to the Contract Officer. Should any employee be flagged during the term of this agreement, the Consultant shall contact the Contract Officer within 24 hours of notification. Violation of this provision may result in Termination for Cause.

C. Employment of Child Sex Offenders:

The Consultant/Contractor shall at all times be compliant with the Criminal Procedure Article of Annotated Code of Maryland Section 11-722 that states that a person who enters a contract with a County Board of Education or a nonpublic school may not knowingly employ an individual to work at a school if the individual is a registered child sex offender. If a registered child sex offender is employed by the Consultant/Contractor, the Consultant/Contractor is prohibited from assigning that employee to perform management, delivery, installation, repair, construction or any other type of services on any The Board property. Violation of this provision may result in Termination for Cause.

**INSURANCE**

A Certificate of Insurance, made in favor of the Board of Education of Prince George's County, Upper Marlboro, Maryland 20772-9983, must be submitted to the PURCHASING OFFICE with the returned signed NOTICE OF AWARD within ten (10) business days. The certificate should reference the Solicitation Number as shown herein. It will be the responsibility of the contractor to ensure that a current Certificate of Insurance is on file in the Purchasing Office during the entire period of the contract.


This notice of award, plus the solicitation and any pertinent documents will constitute the entire contract after acceptance by your firm and the BOARD. Please refer to the **RFP 014-18** for all applicable terms and conditions.

ACCEPTED BY:

**FOR THE FIRM:**

**FOR THE BOARD OF EDUCATION:**

  
\_\_\_\_\_  
SIGNATURE

 12/4/18  
\_\_\_\_\_  
SIGNATURE DATE

VILMA DAPKUTE  
\_\_\_\_\_  
NAME

Robert Johnson, Esq.  
\_\_\_\_\_  
NAME:

CFO  
\_\_\_\_\_  
TITLE

Director, Purchasing & Supply Services  
\_\_\_\_\_  
TITLE

EMCOR SERVICES COMBUSTIONEER  
\_\_\_\_\_  
FIRM

FOR THE BOARD OF EDUCATION  
OF PRINCE GEORGE'S COUNTY  
UPPER MARLBORO, MARYLAND 20772-998

**CONTRACT PRICING**

Location	Manufacturer	Type	Preventative Maintenance Monthly Cost to Service Chiller and Cooling Tower	Annual Winter Maintenance	Total Cost
Howard B. Owens Science Center	McQuay	Air Cooled	\$ 3,714.00	\$ 5,130.00	\$ 8,844.00
Kettering ES	McQuay	Air Cooled	\$ 3,714.00	\$ 5,166.00	\$ 8,880.00
Berwyn Heights ES	Trane	Air Cooled	\$ 3,714.00	\$ 5,166.00	\$ 8,880.00
Bonnie Johns	Trane	Air Cooled Roof Mounted YEAR ROUND CHILLER	\$ 3,714.00	\$ 4,566.00	\$ 8,280.00
Greenbelt ES	Trane	Air Cooled Chiller 1	\$ 7,428.00	\$ 9,372.00	\$ 16,800.00
	Trane	Air Cooled Chiller 2			
Matthew Henson Elementary School	Trane	Water Cooled	\$ 9,186.00	\$ 8,184.00	\$ 17,370.00
Northview ES	Trane	Air Cooled	\$ 3,714.00	\$ 5,346.00	\$ 9,060.00
Patuxent ES	Trane	Air Cooled, Roof Mounted	\$ 3,714.00	\$ 4,722.00	\$ 8,436.00
Tall Oaks HS	Trane	Air Cooled	\$ 3,714.00	\$ 5,166.00	\$ 8,880.00
Walker Mill MS	Trane	Water Cooled	\$ 9,186.00	\$ 8,454.00	\$ 17,640.00
Eleanor Roosevelt HS	York	Water Cooled YEAR ROUND CHILLER 1	\$ 8,372.00	\$ 17,688.00	\$ 36,060.00
	York	Water Cooled YEAR ROUND CHILLER 2			
Hollywood ES	York	Air Cooled	\$ 3,714.00	\$ 5,262.00	\$ 8,976.00
James Duckworth Regional	York	Air Cooled	\$ 3,714.00	\$ 5,166.00	\$ 8,880.00
<b>Total Annual Contract Value</b>					<b>\$166,986.00</b>

**Priority Calls**

	Priority 1	Priority 2	Priority 3
Response Time Within	2 Hours	4 - 6 Hours	24 Hours
Hourly Rate	\$132	\$132	\$132
After Hours Rate	\$185	\$185	N/A

**Additional Pricing**

Test	Cost Per Test
Legionella	\$1,079.46
Eddy Current	\$875.52



AGENCY CUSTOMER ID: 753356

LOC #: Norwalk



### ADDITIONAL REMARKS SCHEDULE

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AGENCY ***MARSH USA INC		NAMED INSURED COMBUSTIONEER CORPORATION D/B/A EMCOR SERVICES COMBUSTIONEER 4420 LOTTSFORD VISTA RD, STE 1 LANHAM, MD 20706	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

#### ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER: 25    FORM TITLE: Certificate of Liability Insurance**

Auto Physical Damage Comp / Coll Deductible \$500

In the event of cancellation or material change that reduces or restricts the insurance afforded by this Coverage Part (other than the reduction of aggregate limits through payment of claims as applicable), Insurer agrees to mail prior written notice of cancellation or material change to: Certificate Holder

Schedule

1. Number of days advance notice: For any statutorily permitted reason other than non-payment of premium, the number of days required for notice of cancellation as provided in paragraph 2 of either the Cancellation Common Policy Conditions or as amended by the applicable state cancellation endorsement is increased to the lesser of 60 days or the number of days required in a written contract.

For non-payment of premium, The greater of (1) the number of days required by state law or (2) the number of days required by written contract.

2. Name:

Notice will be mailed to: Certificate holder