



**CITY OF PHOENIX**

**PUBLIC WORKS DEPARTMENT  
Kristina Pylant  
Procurement Officer  
200 W Washington St 7<sup>th</sup> Floor  
Phoenix, AZ 85003  
(602) 495-7231  
kristina.pylant@phoenix.gov**

**INVITATION FOR BID  
IFB 22-FMD-019 (KP)**

**COOLING TOWER WATER TREATMENT SERVICES  
- REQUIREMENTS CONTRACT**



**TABLE OF CONTENTS**

**CITY OF PHOENIX**

**TABLE OF CONTENTS**

**SOLICITATION RESPONSE CHECK LIST ..... 3**  
**SECTION I – INSTRUCTIONS ..... 4**  
**SECTION II – STANDARD TERMS AND CONDITIONS ..... 14**  
**SECTION III – SPECIAL TERMS & CONDITIONS ..... 26**  
**SECTION IV – INSURANCE AND INDEMNIFICATION ..... 35**  
**SECTION V – SCOPE ..... 41**  
**SECTION VI – SUBMITTALS ..... 52**



## SECTION I - INSTRUCTIONS

CITY OF PHOENIX

**Please read before continuing to the offer document. This list may not include every requirement; the purpose is to assist vendors, but vendors are expected to read and comply with the entire solicitation.**

### **SOLICITATION RESPONSE CHECK LIST**

Check off each of the following as the necessary action is completed.

- All forms have been completed and signed, including Solicitation Disclosure form.
- All Submittals are included.
- Reviewed and verified prices offered.
- Checked price extensions and totals.
- Included any required drawings or descriptive literature.
- If required, checked and included the amount of the offer surety.
- Reviewed the insurance requirements, if any, to assure compliance.
- Included the specified number of copies of the offer as indicated in Submittal section.
- Included signed addenda, if any.
- Addressed the mailing envelope to the Procurement Officer on the solicitation front page, at the address listed.
- The mailing envelope clearly shows your company name and address, the solicitation number, solicitation title and the offer opening date.

**Mail the response timely – City must receive offers no later than the date and time indicated in the Schedule of Events or addenda.**



**SECTION I - INSTRUCTIONS**

**CITY OF PHOENIX**

**1. DESCRIPTION – STATEMENT OF NEED - TERM:**

- 1.1 The City of Phoenix invites sealed offers for Cooling Tower and Closed Loop Water Treatment Services for a one-year period, with four one-year options to extend for up to five years, commencing on or about December 1, 2021.
- 1.2 This solicitation is available through Arizona Relay Service 7-1-1. Please call TTY 800-367-8939 for assistance.
- 1.3 Notwithstanding the foregoing, this Agreement will terminate upon the earliest occurrence: by reaching the end of the term including any extensions exercised, or termination pursuant to the provisions of this Agreement.

**2. CITY’S VENDOR SELF-REGISTRATION AND NOTIFICATION:**

Vendors must be registered in the City’s procurePHX Self-Registration System at <https://www.phoenix.gov/procure> to respond to solicitations and access procurement information. The City may, at its sole discretion, reject any offer from an Offeror who has not registered.

**3. SCHEDULE OF EVENTS:**

ACTIVITY (All times are local Phoenix time)	DATE	LOCATION
Solicitation Issue Date	Monday, August 9, 2021	
Pre-Offer Conference	Tuesday, August 24, 2021 at 9:00 am	<p>The public will be able to join the WebEx by the meeting link or phone number noted below and listen to the Pre-Offer meeting live:</p> <p><b>Join by meeting link</b>  <a href="https://urldefense.com/v3/_http://phxpublicworks.webex.com/phxpublicworks/j.php?MTID=m718950af56d96934ebde994e202a81d6_!!LkjWUF49MRd51_ry!O0BJ6qb4ZXvmeq4ZZkfhIFBiln5t5pab4txEc6MbbqsmKysr7cOxBmy7-A01EW-YAo2UYNom\$">https://urldefense.com/v3/_http://phxpublicworks.webex.com/phxpublicworks/j.php?MTID=m718950af56d96934ebde994e202a81d6_!!LkjWUF49MRd51_ry!O0BJ6qb4ZXvmeq4ZZkfhIFBiln5t5pab4txEc6MbbqsmKysr7cOxBmy7-A01EW-YAo2UYNom\$</a></p> <p><b>Join by phone</b>  +1-415-655-0001 US Toll  Access Code: 146 130 5500</p>
Written Inquiries Due Date	Tuesday, August 31, 2021 at 1:00 pm	kristina.pylant@phoenix.gov



**SECTION I - INSTRUCTIONS**

**CITY OF PHOENIX**

Offer Due Date	Wednesday, September 15, 2021 at 1:00 pm	<p><b>See SECTION I – INSTRUCTIONS, Item 12, SUBMISSION OF OFFER</b></p> <p>The public will be able to call the WebEx phone number noted below and listen to the Bid Opening meeting live:</p> <p><b>Join by phone</b> +1-415-655-0001 US Toll</p> <p>Access Code: 146 126 2717</p>
----------------	--	---

The City reserves the right to change dates and/or locations as necessary, and the City does not always hold a Pre-Offer Conference or Site visit.

The bid opening meeting will start 5 min after the bids are due.

**4. PREPARATION OF OFFER:**

- 4.1. All forms provided in Submittal Section must be completed and submitted with the offer. The signed and completed Solicitation Disclosure form must be included or your offer may be deemed non-responsive.
- 4.2. It is permissible to copy Submittal forms if necessary. Erasures, interlineations, or other modifications of the offer must be initialed in original ink by the authorized person signing the offer. No offer will be altered, amended or withdrawn after the specified offer due date and time. The City is not responsible for Offeror’s errors or omissions.
- 4.3. All time periods stated as a number of days will be calendar days.
- 4.4. It is the responsibility of all Offerors to examine the entire solicitation and seek clarification of any requirement that may not be clear and to check all responses for accuracy before submitting an offer. Negligence in preparing an offer confers no right of withdrawal after due date and time. Offerors are strongly encouraged to:
  - 4.4.1. Consider applicable laws and/or economic conditions that may affect cost, progress, performance, or furnishing of the products or services.
  - 4.4.2. Study and carefully correlate Offeror’s knowledge and observations with the solicitation and other related data.
  - 4.4.3. Promptly notify the City of all conflicts, errors, ambiguities, or discrepancies that Offeror has discovered in or between the solicitation and other related documents.
  - 4.4.4. The City does not reimburse the cost of developing, presenting or providing any response to this solicitation. Offers submitted for consideration should be prepared simply and economically, providing



adequate information in a straightforward and concise manner. The Offeror is responsible for all costs incurred in responding to this solicitation. All materials and documents submitted in response to this solicitation become the property of the City and will not be returned.

- 4.4.5. Offerors are reminded that the specifications stated in the solicitation are the minimum level required and that offers submitted must be for products or services that meet or exceed the minimum level of all features specifically listed in this solicitation. Offers offering less than any minimum specifications or criteria specified are not responsive and should not be submitted.
- 4.4.6. Offer responses submitted for products considered by the seller to be acceptable alternates to the brand names or manufacturer's catalog references specified herein must be submitted with technical literature and/or detailed product brochures for the City's use to evaluate the products offered. Offers submitted without this product information may be considered as non-responsive and rejected. The City will be the sole judge as to the acceptability of alternate products offered.
- 4.4.7. Prices will be submitted on a per unit basis by line item, when applicable. In the event of a disparity between the unit price and extended price, the unit price will prevail unless obviously in error.

**5. OBTAINING A COPY OF THE SOLICITATION AND ADDENDA:**

Interested Offerors may download the complete solicitation and addenda from <https://solicitations.phoenix.gov/>. Internet access is available at all public libraries. Any interested offerors without internet access may obtain this solicitation by calling the Procurement Officer or picking up a copy during regular business hours at the City of Phoenix **Public Works, Procurement, 200 W Washington 7<sup>th</sup> Floor**, Phoenix, AZ. It is the Offeror's responsibility to check the website, read the entire solicitation, and verify all required information is submitted with their offer.

**6. EXCEPTIONS:**

Offeror must not take any exceptions to any terms, conditions or material requirements of this solicitation. Offers submitted with exceptions may be deemed non-responsive and disqualified from further consideration in the City's sole discretion. Offerors must conform to all the requirements specified in the solicitation. The City encourages Offerors to send inquiries to the procurement officer rather than including exceptions in their Offer. See Inquiries and Schedule of Events.

**7. INQUIRIES:**

All questions that arise relating to this solicitation should be directed via email to the Procurement Officer and must be received by the due date indicated in the Schedule of Events. The City will not consider questions received after the deadline.

No informal contact initiated by Offerors on the proposed service will be allowed with members of City's staff from date of distribution of this solicitation until after city council



awards the contract. All questions concerning or issues related to this solicitation must be presented **in writing**.

The Procurement Officer will answer written inquiries in an addendum and publish any addendums on the Procurement Website.

**8. ADDENDA:**

The City of Phoenix will not be responsible for any oral instructions made by any employees or officers of the City of Phoenix regarding this solicitation. Any changes will be in the form of an addendum. The Offeror must acknowledge receipt of any/all addenda by signing and returning the document with the offer submittal.

**9. BUSINESS IN ARIZONA:**

The City will not enter contracts with Offerors (or any company(ies)) not granted authority to transact business, or not in good standing, in the state of Arizona by the Arizona Corporation Commission, unless the offeror asserts a statutory exception prior to entering a contract with the City.

**10. LICENSES:**

If required by law for the operation of the business or work related to this Offer, Offeror must possess all valid certifications and/or licenses as required by federal, state or local laws at the time of submittal.

**11. CERTIFICATION:**

By signature in the offer section of the Offer and Acceptance page(s), Offeror certifies:

- The submission of the offer did not involve collusion or other anti-competitive practices.
- The Offeror must not discriminate against any employee, or applicant for employment in violation of Federal or State Law.
- The Offeror has not given, offered to give, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted offer.

**12. SUBMISSION OF OFFER:**

Offers must be in possession of the Department on or prior to the exact time and date indicated in the Schedule of Events. Late offers will not be considered. The prevailing clock will be the City Department's clock.

The City of Phoenix Public Works Department is accepting electronic Offers for this solicitation, in addition to other methods of submitting sealed Offer packages (hardcopy). Offerors are responsible for submitting the Offer (electronic or hardcopy) before the due date and time of the solicitation deadline.

The Offeror is responsible for managing potential delays due to delays caused by the Carrier or technical difficulties.

**12.1 For Electronic Submittal:** Please submit your response via email to [pwd.solicitations@phoenix.gov](mailto:pwd.solicitations@phoenix.gov). The date and time on the email will provide proof of submission and verification if the Offer was received on or prior to the due date



## SECTION I - INSTRUCTIONS

CITY OF PHOENIX

and time specified. **Please identify the solicitation number and title in the subject line of the email when submitting the Offer.**

The City email file size is limited to 150mb. To send larger files electronically, the upload and receipt time may take longer than expected. It is the responsibility of the Offeror to ensure that the Offer met the due date and time.

**12.2 For In-Person and Carrier Delivery:** Offers will be received at City of Phoenix City Hall located at 200 W. Washington St, 1<sup>st</sup> floor, Atrium, Phoenix, AZ 85003. The Atrium is just beyond the security checkpoint. The drop-off box is a grey bin marked Public Works Department. Delivery must be made during normal business hours (8:00 am – 5:00 pm, local Phoenix time, Monday – Friday) before the solicitation due date and time. Offers must be clearly marked on the outside of the package as designated in the solicitation.

**12.2.1 Delivery of Offers:** If the Offeror submits the Offer in a hardcopy format, then the Offer must be submitted in a sealed package/envelope marked with the following information:

- Offeror's Name
- Offeror's Address (as shown on the Certification Page)
- Solicitation Number
- Solicitation Title
- Offer Due Date

**13. WITHDRAWAL OF OFFER:**

At any time prior to the solicitation due date and time, an Offeror (or designated representative) may withdraw the offer by submitting a request in writing and signed by a duly authorized representative.

**14. OFFER RESULTS:**

Offers will be opened on the offer due date, time and location indicated in the Schedule of Events, at which time the name of each Offeror, and the prices may be read. Offers and other information received in response to the solicitation will be shown only to authorized City personnel having a legitimate interest in them or persons assisting the City in the evaluation. Offers are not available for public inspection until after the City has posted the award recommendation on the City's website.

The City will post a preliminary offer tabulation on the City's website, <https://solicitations.phoenix.gov/Awards> within five calendar days of the offer opening. The City will post the information on the preliminary tabulation as it was read during the offer opening. The City makes no guarantee as to the accuracy of any information on the preliminary tabulation. Once the City has reviewed the offers, the City will post an award recommendation on the website. The City will not provide any further notification to unsuccessful Offerors.

**15. PRE-AWARD QUALIFICATIONS:**

**15.1** Offeror must have been in operation a minimum of five years. The Offeror's normal business activity during the past five years will have been for providing





## SECTION I - INSTRUCTIONS

CITY OF PHOENIX

the goods or services in this solicitation. (This information must be provided in The Submittal section, Years in Business and Customer Reference Listing of this solicitation.)

- 15.2** Equipment. Offeror will own or have assured access to (through hire, lease, purchase agreement, availability of manufacturing equipment, or other means) the following key items or equipment in full working order, and must demonstrate that, based on known commitment, they will be available for use in the proposed contract.

**16. AWARD OF CONTRACT:**

- 16.1** Unless otherwise indicated, award(s) will be made to the most responsive, responsible Offeror(s) who are regularly established in the service, or providing the goods, contained in this solicitation and who have demonstrated the ability to perform in an acceptable manner.

- 16.2** Factors that may be considered by the City include:

- 16.3** Technical capability of the Offeror to accomplish the scope of work required in the Solicitation. This may include performance history on past and current government or industrial contracts; and,

- 16.4** Demonstrated availability of the necessary manpower (both supervisory and operational personnel) and necessary equipment to accomplish the scope of work in the Solicitation; and,

- 16.5** Safety record, including complaints or investigations; and,

- 16.6** Offeror history of complaints, and termination for convenience or cause, litigation or lawsuits.

- 16.7** Notwithstanding any other provision of this solicitation, the City reserves the right to: (1) waive any immaterial defect or informality; or (2) reject any or all offers or portions thereof; or (3) reissue a solicitation.

- 16.8** A response to a solicitation is an offer to contract with the City based upon the terms, conditions, and specifications contained in the City's solicitation. Offers do not become contracts until they are executed by the Deputy Finance Director or Department Director. A contract has its inception in the award, eliminating a formal signing of a separate contract. For that reason, all of the terms, conditions and specifications of the procurement contract are contained in the solicitation, and in any addendum or contract amendment.

**17. CITY'S RIGHT TO DISQUALIFY FOR CONFLICT OF INTEREST:**

The City reserves the right to disqualify any Offeror based on any real or apparent conflict of interest that is disclosed by the offer submitted or any other data available to the City. This disqualification is at the sole discretion of the City. Any Offeror submitting



an offer herein waives any right to object now or at any future time, before any agency or body, including but not limited to, the City Council of the City of Phoenix or any court.

**18. SOLICITATION TRANSPARENCY POLICY:**

- 18.1** Commencing on the date and time a solicitation is published, potential or actual offerors or respondents(including their representatives) shall only discuss matters associated with the solicitation with the Mayor, any members of City Council, the City Manager, any Deputy City Manager, or any department director directly associated with the solicitation (including in each case their assigned staff, except for the designated procurement officer) at a public meeting, posted under Arizona Statutes, until the resulting contract(s) are awarded to all offers or responses are rejected and the solicitation is cancelled without any announcement by the Procurement Officer of the City’s intent to reissue the same or similar solicitation
- 18.2** As long as the solicitation is not discussed, Offerors may continue to conduct business with the City and discuss business that is unrelated to the solicitation with the City staff.
- 18.3** Offerors may discuss their proposal or the solicitation with the Mayor or one or more members of the Phoenix City Council, provided such meetings are scheduled through the Procurement Officer, and are posted as open meetings with the City Clerk at least 24 hours prior to the scheduled meetings. The City Clerk will be responsible for posting the meetings. The posted notice shall identify the participants and the subject matter, as well as invite the public to participate.
- 18.4** With respect to the selection of the successful Offerors, the City Manager and/or City Manager's Office will continue the past practice of exerting no undue influence on the process. In all solicitations of bids and proposals, any direction on the selection from the City Manager and/or City Manager's Office and Department Head (or representative) to the proposal review panel or selecting authority must be provided in writing to all prospective Offerors.
- 18.5** This policy is intended to create a level playing field for all Offerors, assure that contracts are awarded in public, and protect the integrity of the selection process. **OFFERORS THAT VIOLATE THIS POLICY SHALL BE DISQUALIFIED.** After official Notice is received by the City for disqualification, the Offeror may follow the Protest process, unless the Solicitation is cancelled without notice of intent to re-issue.
- 18.6** “To discuss” means any contact by the Offeror, regardless of whether the City responds to the contact. Offerors that violate this policy will be disqualified until the resulting contract(s) are awarded, or all offers or responses are rejected and the solicitation is cancelled without any announcement by the Procurement Officer of the City’s intent to reissue the same or a similar solicitation. The City interprets the policy as continuing through a cancellation of a solicitation until Council award of the contract, as long as the City cancels with a statement that the City will rebid the solicitation.



**19. PROTEST PROCESS:**

- 19.1** Offeror may protest the contents of a solicitation no later than seven days before the solicitation deadline when the protest is based on an apparent alleged mistake, impropriety or defect in the solicitation. Protests filed regarding the solicitation may be addressed by an amendment to the solicitation or denied by the City. If denied, the opening and award will proceed unless the City determines that it is in the City's best interests to set new deadlines, amend the solicitation, cancel or re-bid.
- 19.2** Therefore, unless otherwise notified by a formal amendment, the Protester must adhere to all solicitation dates and deadlines, including timely filing of an offer, regardless of filing a protest.
- 19.3** Offeror may protest an adverse determination issued by the City regarding responsibility and responsiveness, within seven days of the date the Offeror was notified of the adverse determination.
- 19.4** Offeror may protest an award recommendation if the Offeror can establish that it had a substantial chance of being awarded the contract and will be harmed by the recommended award. The City will post recommendations on the City's website to award the contract(s) to an Offeror(s). Offeror must submit award protests within seven days after the posting of the award recommendation, with exceptions only for good cause shown, within the City's full and final discretion.
- 19.5** All protests will be in writing, filed with the Procurement Officer identified in the solicitation and include the following:

  - 19.5.1. Identification of the solicitation number;
  - 19.5.2. The name, address and telephone number of the protester;
  - 19.5.3. A detailed statement describing the legal and factual grounds for the protest, including copies of relevant documents;
  - 19.5.4. The form of relief requested; and
  - 19.5.5. The signature of the protester or its authorized representative.
- 19.6** The Procurement Officer will render a written decision within a reasonable period after the protest is filed. The City will not request City Council authorization to award the contract until the protest process is complete. All protests and appeals must be submitted in accordance with the City's Procurement Code, (Phoenix City Code, Ch. 43) and any protests or appeals not submitted within the time requirements will not be considered. Protests must be filed with the Procurement Officer.

**20. PUBLIC RECORD:**

All Offers submitted in response to this solicitation will become the property of the City and become a matter of public record available for review pursuant to Arizona State law. If an Offeror believes that a specific section of its Offer response is confidential, the Offeror will isolate the pages marked confidential in a specific and clearly labeled section of its Offer response. An Offeror may request specific information contained within its Offer is treated by the Procurement Officer as confidential provided the Offeror clearly



labels the information “confidential.” To the extent necessary for the evaluation process, information marked as “confidential” will not be treated as confidential. Once the procurement file becomes available for public inspection, the Procurement Officer will not make any information identified by the Offerors as “confidential” available to the public unless necessary to support the evaluation process or if specifically requested in accordance with applicable public records law. When a public records request for such information is received, the Procurement Officer will notify the Offeror in writing of any request to view any portion of its Offer marked “confidential.” The Offeror will have the time set forth in the notice to obtain a court order enjoining such disclosure. If the Offeror does not provide the Procurement Officer with a court order enjoining release of the information during the designated time, the Procurement Officer will make the information requested available for inspection.

**21. LATE OFFERS:**

Late Offers Late Offers must be rejected, except for good cause. If a late Offer is submitted, the Department will document the date and time of the submittal of the late Offer, keep the Offer and notify the Offeror that its Offer was disqualified for being late.

**22. RIGHT TO DISQUALIFY:**

The City reserves the right to disqualify any Offeror who fails to provide information or data requested or who provides materially inaccurate or misleading information or data. The City further reserves the right to disqualify any Offeror on the basis of any real or apparent conflict of interest that is disclosed by the Offeror submitted or any other data or information available to the City. This disqualification is at the sole discretion of the City. By submission of a solicitation response, the Offeror waives any right to object now or at any future time, before any agency or body including, but not limited to, the City Council of the City or any court as to the exercise by the City of such right to disqualify or as to any disqualification by reason of real or apparent conflict of interest determined by the City. The City reserves the right to replace the disqualified Offeror.

**23. SITE INSPECTION:**

Offeror agrees that submission of a offer indicates that the Offeror either 1. made a site inspection and is aware of all conditions that may affect performance and offer prices; or 2. Did not make a site inspection, but regardless is either aware of all conditions that may affect performance and offer prices, or accepts the risk and understands the scope of its binding Offer.

**24. CONTRACT AWARD:**

The City reserves the right to award a contract by individual line items, by group, all or none, or any other combination most advantageous to the City. The City reserves the right to multiple award.

**25. DETERMINING RESPONSIVENESS AND RESPONSIBILITY:**

**25.1** Offers will be reviewed for documentation of any required qualifications, and completeness and compliance with the solicitation requirements. The City reserves sole discretion to determine responsiveness and responsibility.

**25.2** Responsiveness: Nonresponsive Offers will not be considered in the evaluation process. The solicitation states criteria that determine responsiveness, and the



## SECTION I - INSTRUCTIONS

CITY OF PHOENIX

solicitation includes terms and conditions that if included or excluded from Offers will render an Offer nonresponsive.

- 25.3** Responsibility: To obtain true economy, the City must conduct solicitations to minimize the possibility of a subsequent default by the Offeror, late deliveries, or other unsatisfactory performance that may result in additional administrative costs. It is important that the Offeror be a responsible Offeror. Responsibility includes the Offeror's integrity, skill, capacity, experience, and facilities for conducting the work to be performed.

**26. EQUAL LOW OFFER:**

Contract award will be made by putting the names of the tied vendors in a cup for a blind drawing limited to those bidders with tied offers. If time permits, the offerors involved will be given an opportunity to attend the drawing. The drawing will be witnessed by at least three persons, and the contract file will contain the names and addresses of the witnesses.



SECTION II – STANDARD TERMS AND CONDITIONS

1. DEFINITION OF KEY WORDS USED IN THE SOLICITATION:

**Shall, Will, Must:** Indicates a mandatory requirement. Failure to meet these mandatory requirements may result in the rejection of Offer as non-responsive.

**Should:** Indicates something that is recommended but not mandatory. If the Contractor fails to provide recommended information, the City may, at its sole option, ask the Contractor to provide the information or evaluate the offer without the information.

**May:** Indicates something that is not mandatory but permissible.

For purposes of this solicitation, the following definitions will apply:

- "A.R.S."** Arizona Revised Statute
- "Buyer" or "Procurement Officer"** City of Phoenix staff person responsible for the solicitation. The City employee or employees who have specifically been designated to act as a contact person or persons to the Contractor, and responsible for monitoring and overseeing the Contractor's performance under this contract.
- "City"** The City of Phoenix
- "Contractor"** The individual, partnership, or corporation who, as a result of the competitive process, is awarded a contract by the City of Phoenix.
- "Contract" or "Agreement"** The legal agreement executed between the City of Phoenix, AZ and the Contractor.
- "Days"** Means calendar days unless otherwise specified.
- "Deputy Finance Director"** The contracting authority for the City of Phoenix, AZ, authorized to sign contracts and amendments thereto on behalf of the City of Phoenix, AZ.
- "Employer"** Any individual or type of organization that transacts business in this state, that has a license issued by an agency in this state and employs one or more employees in this state. Employer includes this state, any political subdivision of this state and self-employed persons. In the



case of an independent contractor, employer means the independent contractor and does not mean the person or organization that uses contract labor. (A.R.S. 23-211).

- “Offer” Means a response from a supplier, contractor or service provider to a solicitation request that, if awarded, binds the supplier, contractor or service provider to perform in accordance with the contract. Same as bid, proposal, quotation or tender.
- “Offeror” Any Vendor, Seller or Supplier submitting a competitive offer in response to a solicitation from the City. Same as Bidder or Proposer.
- “Solicitation” Means an Invitation for Bid (IFB), Request for Proposal (RFP), Request for Quotations (RFQ), Request for Qualifications (RFQu) and request for sealed bids, or any other type of formal procurement which the City makes public through advertising, mailings, or some other method of communication. It is the process by which the City seeks information, proposals, bids or quotes from suppliers.
- “Suppliers” Firms, entities or individuals furnishing goods or services to the City.
- “Vendor or Seller” A seller of goods or services.

**2. CONTRACT INTERPRETATION:**

- 2.1. APPLICABLE LAW:** This Contract will be governed by the law of the State of Arizona, and suits pertaining to this Contract will be brought only in Federal or State courts in Maricopa County, State of Arizona.
- 2.2. CONTRACT ORDER OF PRECEDENCE:** In the event of a conflict in the provisions of the Contract, as accepted by the City and as they may be amended, the following will prevail in the order set forth below:
  - 2.2.1. Special terms and conditions
  - 2.2.2. Standard terms and conditions
  - 2.2.3. Amendments
  - 2.2.4. Statement or scope of work
  - 2.2.5. Specifications
  - 2.2.6. Attachments
  - 2.2.7. Exhibits
  - 2.2.8. Instructions to Contractors
  - 2.2.9. Other documents referenced or included in the Solicitation





- 2.3. ORGANIZATION – EMPLOYMENT DISCLAIMER:** The Agreement resulting hereunder is not intended to constitute, create, give rise to or otherwise recognize a joint venture agreement or relationship, partnership or formal business organization of any kind, and the rights and obligations of the parties will be only those expressly set forth in the agreement. The parties agree that no persons supplied by the Contractor in the performance of Contractor’s obligations under the agreement are considered to be City’s employees and that no rights of City civil service, retirement or personnel rules accrue to such persons. The Contractor will have total responsibility for all salaries, wage bonuses, retirement, withholdings, workmen’s compensation, occupational disease compensation, unemployment compensation, other employee benefits and all taxes and premiums appurtenant thereto concerning such persons, and will save and hold the City harmless with respect thereto.
- 2.4. SEVERABILITY:** The provisions of this Contract are severable to the extent that any provision or application held to be invalid will not affect any other provision or application of the contract which may remain in effect without the invalid provision or application.
- 2.5. NON-WAIVER OF LIABILITY:** The City of Phoenix as a public entity supported by tax monies, in execution of its public trust, cannot agree to waive any lawful or legitimate right to recover monies lawfully due it. Therefore, any Contractor agrees that it will not insist upon or demand any statement whereby the City agrees to limit in advance or waive any right the City might have to recover actual lawful damages in any court of law under applicable Arizona law.
- 2.6. PAROL EVIDENCE:** This Agreement is intended by the parties as a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of this agreement. No course of prior dealings between the parties and no usage in the trade will be relevant to supplement or explain any term used in this Contract. Acceptance or acquiescence in a course of performance rendered under this contract will not be relevant to determine the meaning of this Contract even though the accepting or acquiescing party has knowledge of the nature of the performance and opportunity to object.
- 3. CONTRACT ADMINISTRATION AND OPERATION:**
- 3.1. RECORDS:** All books, accounts, reports, files and other records relating to the contract will be subject at all reasonable times to inspection and audit by the City for five years after completion of the contract. Such records will be produced at a City of Phoenix office as designated by the City. Confidentiality will be maintained, and City will not violate any proprietary or other confidentiality agreements vendor has in place.
- 3.2. DISCRIMINATION PROHIBITED:** Contractor agrees to abide by the provisions of the Phoenix City Code Chapter 18, Article V as amended.





Any contractor, in performing under this contract, will not discriminate against any worker, employee or applicant, or any member of the public, because of race, color, religion, sex, national origin, age or disability nor otherwise commit an unfair employment practice. The supplier and/or lessee will take action to ensure that applicants are employed, and employees are dealt with during employment without regard to their race, color, religion, sex, or national origin, age or disability and adhere to a policy to pay equal compensation to men and women who perform jobs that require substantially equal skill, effort and responsibility, and that are performed within the same establishment under similar working conditions. Such action will include but not be limited to the following: Employment, promotion, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training; including apprenticeship. The supplier further agrees that this clause will be incorporated in all subcontracts with all labor organizations furnishing skilled, unskilled and union labor, or who may perform any such labor or services in connection with this contract. Contractor further agrees that this clause will be incorporated in all subcontracts, job-contractor agreements or subleases of this agreement entered into by supplier/lessee.

- 3.3. EQUAL EMPLOYMENT OPPORTUNITY AND PAY:** In order to do business with the City, Contractor must comply with Phoenix City Code, 1969, Chapter 18, Article V, as amended, Equal Employment Opportunity Requirements. Contractor will direct any questions in regard to these requirements to the Equal Opportunity Department, (602) 262-6790.

**For a Contractor with 35 employees or fewer:** Contractor in performing under this Agreement shall not discriminate against any worker, employee or applicant, or any member of the public, because of race, color, religion, sex, national origin, age, or disability, nor otherwise commit an unfair employment practice. The Contractor will ensure that applicants are employed, and employees are dealt with during employment without regard to their race, color, religion, sex, national origin, age, or disability. Such action shall include but not be limited to the following: employment, promotion, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training; including apprenticeship. The Contractor further agrees that this clause will be incorporated in all subcontracts related to this Agreement that involve furnishing skilled, unskilled and union labor, or who may perform any such labor or services in connection with this Agreement. Contractor further agrees that this clause will be incorporated in all subcontracts, Contractor agreements or subleases of this agreement entered into by supplier/lessee.

**For a Contractor with more than 35 employees:** Contractor in performing under this Agreement shall not discriminate against any worker, employee or applicant, or any member of the public, because of race, color, religion, sex, national origin, age, or disability, nor otherwise commit an unfair employment practice. The Contractor will ensure that applicants are employed, and employees are dealt with during employment without regard to their race, color, religion, sex, national origin,



age, or disability, and shall adhere to a policy to pay equal compensation to men and women who perform jobs that require substantially equal skill, effort, and responsibility, and that are performed within the same establishment under similar working conditions. Such action shall include but not be limited to the following: employment, promotion, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training; including apprenticeship. The Contractor further agrees that this clause will be incorporated in all subcontracts with all labor organizations furnishing skilled, unskilled and union labor, or who may perform any such labor or services in connection with this contract. Contractor further agrees that this clause will be incorporated in all subcontracts, job-Contractor agreements or subleases of this Agreement entered into by supplier/lessee. The Contractor further agrees not to discriminate against any worker, employee or applicant, or any member of the public, because of sexual orientation or gender identity or expression and shall ensure that applicants are employed, and employees are dealt with during employment without regard to their sexual orientation or gender identity or expression.

3.3.1. Documentation: Suppliers and lessees may be required to provide additional documentation to the Equal Opportunity Department affirming that a nondiscriminatory policy is being utilized.

3.3.2. Monitoring: The Equal Opportunity Department shall monitor the employment policies and practices of suppliers and lessees subject to this article as deemed necessary. The Equal Opportunity Department is authorized to conduct on-site compliance reviews of selected firms, which may include an audit of personnel and payroll records, if necessary.

**3.4. LEGAL WORKER REQUIREMENTS:** The City of Phoenix is prohibited by A.R.S. § 41-4401 from awarding a contract to any Contractor who fails, or whose subcontractors fail, to comply with A.R.S. § 23-214(A). Therefore, Contractor agrees that:

3.4.1. Contractor and each subcontractor it uses warrants their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with A.R.S. § 23-214, subsection A.

3.4.2. A breach of a warranty under paragraph 1 will be deemed a material breach of the contract that is subject to penalties up to and including termination of the contract.

3.4.3. The City of Phoenix retains the legal right to inspect the papers of any Contractor or subcontractor employee who works on the contract to ensure that the Contractor or subcontractor is complying with the warranty under paragraph 1.

**3.5. HEALTH, ENVIRONMENTAL AND SAFETY REQUIREMENTS:** The Contractor's products, services and facilities will be in full compliance with all applicable Federal, State and local health, environmental and safety laws, regulations,



standards, codes and ordinances, regardless of whether or not they are referred to by the City.

At the request of City representatives, the Contractor will provide the City:

- 3.5.1. Environmental, safety and health regulatory compliance documents (written safety programs, training records, permits, etc.) applicable to services provided by the Contractor in this contract
- 3.5.2. A list of all federal, state, or local (EPA, OSHA, Maricopa County, etc.) citations or notice of violations issued against their firm or their subcontractors including dates, reasons, dispositions and resolutions.

The City will have the right, but not the obligation to inspect the facilities, transportation vehicles or vessels, containers and disposal facilities provided by the Contractor or subcontractor. The City will also have the right to inspect operations conducted by the Contractor or subcontractor in the performance of this agreement. The City further reserves the right to make unannounced inspections of the Contractor's facilities (during normal business hours).

- 3.6. **COMPLIANCE WITH LAWS:** Contractor agrees to fully observe and comply with all applicable Federal, State and local laws, regulations, standards, codes and ordinances when performing under this Contract regardless of whether they are being referred to by the City. Contractor agrees to permit City inspection of Contractor's business records, including personnel records to verify any such compliance.

Because the contractor will be acting as an independent contractor, the City assumes no responsibility for the Contractor's acts.

- 3.7. **LAWFUL PRESENCE REQUIREMENT:** Pursuant to A.R.S. §§ 1-501 and -502, the City of Phoenix is prohibited from awarding a contract to any natural person who cannot establish that he or she is lawfully present in the United States. In order to establish lawful presence, this person must produce qualifying identification and sign a City-provided affidavit affirming that the identification provided is genuine. This requirement will be imposed at the time of contract award. In the event the prevailing responder is unable to satisfy this requirement, the City will offer the award to the next-highest scoring responder. The law does not apply to fictitious entities such as corporations, partnerships and limited liability companies

- 3.8. **CONTINUATION DURING DISPUTES:** Contractor agrees that notwithstanding the existence of any dispute between the parties, insofar as is possible, under the terms of the contract, the Contractor will continue to perform the obligations required of Contractor during the continuation of any such dispute unless enjoined or prohibited by an Arizona Court of competent jurisdiction.



**3.9. EMERGENCY PURCHASES:** The City reserves the right to purchase from other sources those items which are required on an emergency basis and cannot be supplied immediately from stock by the Contractor.

**4. COSTS AND PAYMENTS:**

**4.1. GENERAL:** Any prompt payment terms offered must be clearly noted by the Contractor on all invoices submitted to the City for the payment of goods or services received. The City will make every effort to process payment for the purchase of material or services within thirty to forty-five calendar days after receipt of a correct invoice, unless a good faith dispute exists to any obligation to pay all or a portion of the account. Payment terms are specified in the Offer.

**4.2. PAYMENT DEDUCTION OFFSET PROVISION:** Contractor acknowledges that the City Charter requires that no payment be made to any Contractor as long as there is an outstanding obligation due to the City. Contractor agrees that any obligation it owes to the City will be offset against any payment due to the Contractor from the City.

**4.3. LATE SUBMISSION OF CLAIM BY CONTRACTOR:** The City will not honor any invoices or claims which are tendered one year after the last item of the account accrued.

**4.4. DISCOUNTS:** Payment discounts will be computed from the date of receiving acceptable products, materials and/or services or correct invoice, whichever is later to the date payment is mailed.

**4.5. NO ADVANCE PAYMENTS:** Advance payments are not authorized. Payment will be made only for actual services or commodities that have been received, unless addressed specifically in the Scope of work for subscription services.

**4.6. FUND APPROPRIATION CONTINGENCY:** The Vendor recognizes that any agreement entered into will commence upon the day first provided and continue in full force and effect until termination in accordance with its provisions. The Vendor and the City herein recognize that the continuation of any contract after the close of any given fiscal year of the City, which ends on June 30th of each year, will be subject to the approval of the budget of the City providing for or covering such contract item as an expenditure therein. The City does not represent that said budget item will be actually adopted, said determination being the determination of the City Council at the time of the adoption of the budget.

**4.7. MAXIMUM PRICES:** The City will not be invoiced at prices higher than those stated in any contract resulting from this Offer. Contractor certifies, by signing this Offer that the prices offered are no higher than the lowest price the Contractor charges other buyers for similar quantities under similar conditions, as applicable and shown by quotes for like services and goods. Contractor further agrees that any reductions in the price of the goods or services covered by this Offer and



occurring after award will apply to the undelivered balance. The Contractor will promptly notify the City of such price reductions.

- 4.8. F.O.B. POINT:** All prices are to be quoted F.O.B. delivered, unless specified elsewhere in this solicitation.

**5. CONTRACT CHANGES:**

**5.1. CONTRACT AMENDMENTS:** Contracts will be modified only by a written contract amendment signed persons duly authorized to enter into contracts on behalf of the Contractor. No verbal agreement or conversation with any officer, agent, or employee of the City either before or after execution of the contract, will affect or modify any of the terms or obligations contained or to be contained in the contract. Any such verbal agreements or conversation shall be considered as unofficial information and in no way binding upon the City or the Contractor. All agreements shall be in writing and contract changes shall be by written amendment signed by both parties.

**5.2. ASSIGNMENT - DELEGATION:** No right or interest in this contract nor monies due hereunder will be assigned in whole or in part without written permission of the City, and no delegation of any duty of Contractor will be made without prior written permission of the City, which may be withheld for good cause. Any assignment or delegation made in violation of this section will be void.

**5.3. NON-EXCLUSIVE CONTRACT:** Any contract resulting from this solicitation will be awarded with the understanding and agreement that it is for the sole convenience of the City. The City reserves the right to obtain like goods or services from another source when necessary.

**6. RISK OF LOSS AND LIABILITY:**

**6.1. TITLE AND RISK OF LOSS:** The title and risk of loss of material or service will not pass to the City until the City actually receives the material or service at the point of delivery; and such loss, injury, or destruction will not release seller from any obligation hereunder.

**6.2. ACCEPTANCE:** All material or service is subject to final inspection and acceptance by the City. Material or service failing to conform to the specifications of this contract will be held at Contractor's risk and may be returned to the Contractor. If so returned, all costs are the responsibility of the Contractor. Noncompliance will conform to the cancellation clause set forth in this document.

**6.3. FORCE MAJEURE:** Except for payment of sums due, neither party will be liable to the other nor deemed in default under this contract if and to the extent that such party's performance of this contract is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence. Force majeure will not include late performance by a subcontractor unless the delay arises out of a force majeure occurrence in accordance with this force majeure term and condition.



If either party is delayed at any time in the progress of the work by force majeure, the delayed party will notify the other party in writing of such delay, as soon as is practical, of the commencement thereof and will specify the causes of such delay in such notice. Such notice will be hand-delivered or mailed certified-return receipt and will make a specific reference to this provision, thereby invoking its provisions. The delayed party will cause such delay to cease as soon as practicable and will notify the other party in writing when it has done so. The time of completion will be extended by contract modification for a period of time equal to the time that results or effects of such delay prevent the delayed party from performing in accordance with this contract.

- 6.4. LOSS OF MATERIALS:** The City does not assume any responsibility, at any time, for the protection of or for loss of materials, from the time that the contract operations have commenced until the final acceptance of the work by the project manager.
- 6.5. CONTRACT PERFORMANCE:** Contractor will furnish all necessary labor, tools, equipment, and supplies to perform the required services at the City facilities designated, unless otherwise specifically addressed in the scope, or elsewhere in this Agreement. The City's authorized representative will decide all questions which may arise as to the quality and acceptability of any work performed under the contract. If, in the opinion of the City's authorized representative, performance becomes unsatisfactory, the City will notify the Contractor.

The Contractor will have 30 days from that time to correct any specific instances of unsatisfactory performance, unless a different amount of time is specified in the agreement. In the event the unsatisfactory performance is not corrected within the time specified, the City will have the immediate right to complete the work to its satisfaction and will deduct the cost to cover from any balances due or to become due the Contractor. Repeated incidences of unsatisfactory performance may result in cancellation of the agreement for default.

- 6.6. DAMAGE TO CITY PROPERTY:** Contractor will perform all work so that no damage to the building or grounds results. Contractor will repair any damage caused to the satisfaction of the City at no cost to the City.

Contractor will take care to avoid damage to adjacent finished materials that are to remain. If finished materials are damaged, Contractor will repair and finish to match existing material as approved by the City at Contractor's expense.

**7. CITY'S CONTRACTUAL RIGHTS:**

- 7.1.** Whenever one party to this contract in good faith has reason to question the other party's intent to perform, the former party may demand that the other party give a written assurance of this intent to perform. In the event that a demand is made and no written assurance is given within five days, the demanding party may treat this failure as an anticipatory repudiation of this contract.





## SECTION II – STANDARD TERMS AND CONDITIONS

CITY OF PHOENIX

- 7.2. NON-EXCLUSIVE REMEDIES:** The rights and remedies of the City under this Contract are non-exclusive.
- 7.3. DEFAULT IN ONE INSTALLMENT TO CONSTITUTE BREACH:** Each installment or lot of the agreement is dependent on every other installment or lot and a delivery of non-conforming goods or a default of any nature under one installment or lot will impair the value of the whole agreement and constitutes a total breach of the agreement as a whole.
- 7.4. ON TIME DELIVERY:** Because the City is providing services which involve health, safety and welfare of the general public, delivery time is of the essence. Delivery must be made in accordance with the delivery schedule promised by the Contractor.
- 7.5. DEFAULT:** In case of default by the Contractor, the City may, by written notice, cancel this contract and repurchase from another source and may recover the excess costs by (1) deduction from an unpaid balance due; (2) collection against the bid and/or performance bond, or (3) a combination of the aforementioned remedies or other remedies as provided by law.
- 7.6. COVENANT AGAINST CONTINGENT FEES:** Seller warrants that no person or selling agent has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employers or bona fide established commercial or selling agencies maintained by the seller for the purpose of securing business. For breach or violation of this warranty, the City will have the right to annul the contract without liability or in its discretion to deduct from the contract price a consideration, or otherwise recover the full amount of such commission, brokerage or contingent fee.
- 7.7. COST JUSTIFICATION:** In the event only one response is received, the City may require that the Contractor submit a cost proposal in sufficient detail for the City to perform a cost/price analysis to determine if the Offer price is fair and reasonable.
- 7.8. WORK PRODUCT, EQUIPMENT AND MATERIALS:** I work product, equipment, or materials created or purchased under this contract belongs to the City and must be delivered to the City at City's request upon termination of this contract. Contractor agrees to assign to City all rights and interests Contractor may have in materials prepared under this contract that are "works for hire" within the meaning of the copyright laws of the United States, including any right to derivative use of the material.
- 8. CONTRACT TERMINATION:**
- 8.1. GRATUITIES:** The City may, by written notice to the Contractor, cancel this contract if it is found that gratuities, in the form of entertainment, gifts or otherwise, were offered or given by the Contractor or any agent or representative of the Contractor, to any officer or employee of the City making any determinations with



respect to the performing of such contract. In the event this contract is canceled by the City pursuant to this provision, the City will be entitled, in addition to any other rights and remedies, to recover or withhold from the Contractor the amount of the gratuity.

**8.2. CONDITIONS AND CAUSES FOR TERMINATION:**

8.2.1 This contract may be terminated at any time by mutual written consent, or by the City, with or without cause, upon giving thirty-day written notice to Contractor. The City at its convenience, by written notice, may terminate this contract, in whole or in part. If this contract is terminated, the City will be liable only for payment under the payment provisions of this contract for services rendered and accepted material received by the City before the effective date of termination. Title to all materials, work-in-process and completed but undeliverable goods, will pass to the City after costs are claimed and allowed. The Seller will submit detailed cost claims in an acceptable manner and will permit the City to examine such books and records as may be necessary in order to verify the reasonableness of any claims.

8.2.2 The City reserves the right to cancel the whole or any part of this contract due to failure of Contractor to carry out any term, promise, or condition of the contract. The City will issue a written notice of default to Contractor for acting or failing to act as in any of the following:

- In the opinion of the City, Contractor provides personnel who do not meet the requirements of the contract;
- In the opinion of the City, Contractor fails to perform adequately the stipulations, conditions or services/specifications required in this contract;
- In the opinion of the City, Contractor attempts to impose on the City personnel or materials, products or workmanship, which is of an unacceptable quality.
- Contractor fails to furnish the required service and/or product within the time stipulated in the contract;
- In the opinion of the City, Contractor fails to make progress in the performance of the requirements of the contract and/or give the City a positive indication that Contractor will not or cannot perform to the requirements of the contract.

**8.3. CONTRACT CANCELLATION:** All parties acknowledge that this contract is subject to cancellation by the City of Phoenix pursuant to the provision of Section 38-511, Arizona Revised Statutes.





**9. STATE AND LOCAL TRANSACTION PRIVILEGE TAXES:**

In accordance with applicable state and local law, transaction privilege taxes may be applicable to this transaction. The state and local transaction privilege (sales) tax burden and legal liability to remit taxes are on the vendor that is conducting business in Arizona and the City of Phoenix. Any failure by the Contractor to collect applicable taxes from the City will not relieve the Contractor from its obligation to remit taxes. It is the responsibility of the prospective bidder to determine any applicable taxes. The City will look at the price or offer submitted and will not deduct, add or alter pricing based on speculation or application of any taxes, nor will the City provide advice or guidance. If you have questions regarding your tax liability, please seek advice from a tax professional prior to submitting your offer. You may also find information at <https://www.phoenix.gov/finance/plt> or <https://www.azdor.gov/Business.aspx>. Once your offer is submitted, the Offer is valid for the time specified in this Solicitation, regardless of mistake or omission of tax liability. If the City finds over payment of a project due to tax consideration that was not due, the Contractor will be liable to the City for that amount, and by contracting with the City, the Contractor agrees to remit any overpayments back to the City for miscalculations on taxes included in a offer price.

**10. TAX INDEMNIFICATION:**

Contractor will pay all federal, state and local taxes applicable to its operation and any persons employed by the Contractor and require the same of all subcontractors. Contractor will hold the City harmless from any responsibility for taxes, damages and interest, if applicable, contributions required under federal, and/or state and local laws and regulations and any other costs including transaction privilege taxes, unemployment compensation insurance, Social Security and Worker's Compensation, and require the same of all subcontractors.

**11. TAX RESPONSIBILITY QUALIFICATION:**

Contractor may be required to establish, to the satisfaction of City, that any and all fees and taxes due to the City or the State of Arizona for any License or Transaction Privilege taxes, Use Taxes or similar excise taxes, are currently paid (except for matters under legal protest). Contractor agrees to a waiver of the confidentiality provisions contained in the City Finance Code and any similar confidentiality provisions contained in Arizona statutes relative to State Transaction Privilege Taxes or Use Taxes. Contractor agrees to provide written authorization to the City Finance Department and to the Arizona State Department of Revenue to release tax information relative to Arizona Transaction Privilege Taxes or Arizona Use Taxes in order to assist the Department in evaluating Contractor's qualifications for and compliance with contract for duration of the term of contract.

**12. NO ISRAEL BOYCOTT:**

By entering into this contract, the Contractor certifies that they are not currently engaged in and agrees for the duration of the contract to not engage in, a boycott of goods or services from Israel.



**SECTION III – SPECIAL TERMS & CONDITIONS**

1. **FREE ON BOARD (FOB):** Prices quoted shall be FOB destination and delivered, as required, to the following point(s): Various City Locations.
2. **PRICE:** All prices submitted shall be firm and fixed for the initial one year of the contract. Thereafter, price increases will be considered annually provided the adjustments are submitted in writing with 30 days' notice to the Procurement Officer. Price increase requests shall be accompanied with written documentation to support the increase, such as a letter from the manufacturer, published price index, applicable change in law, etc. Price decrease requests do not require supporting documentation and are allowed at any time during the contract term.

The City will be the sole judge in determining the allowable increase amount. Price increases agreed to by any staff other than the Deputy Finance Director or Department Director are invalid. The Contractor acknowledges and agrees to repay all monies paid because of a requested price increase unless the increase was specifically approved, in writing, by the Deputy Finance Director or Department Director.

3. **METHOD OF ORDERING:** Contractor shall deliver items and/or services only upon receipt of a written purchase order. All Contractor invoices and packing/delivery tickets must include the City of Phoenix purchase order number.
4. **METHOD OF INVOICING:** Invoice must be emailed in .pdf format to [invoices@phoenix.gov](mailto:invoices@phoenix.gov) and must include the following:
  - City purchase order number or shopping cart number
  - Items listed individually by the written description and part number.
  - Unit price, extended and totaled.
  - Quantity ordered, back ordered, and shipped.
  - Applicable tax
  - Invoice number and date.
  - Delivery address.
  - Payment terms.
  - FOB terms.
  - Remit to address
  - Work Order number
5. **METHOD OF PAYMENT:** Payment to be made from Contractor's invoice and a copy of the signed delivery/service invoices ticket submitted to cover items received and accepted during the billing period.
6. **PARTIAL PAYMENTS:** Partial payments are not authorized on individual purchase orders. Payment will be made for actual goods and services received and accepted by the City.
7. **SUPPLIER PROFILE CHANGES:** It is the responsibility of the Contractor to promptly update their profile in procurePHX at [www.phoenix.gov/procure](http://www.phoenix.gov/procure). If Contractor's legal



**SECTION III – SPECIAL TERMS AND CONDITIONS**

**CITY OF PHOENIX**

identify has changed, the Procurement Officer must be notified immediately. Failure to do so may result in non-payment of invoices and contract termination.

- 8. **ESTIMATED QUANTITIES OR DOLLAR AMOUNTS (REQUIREMENTS CONTRACTS ONLY):** Quantities and dollar amounts listed are the City’s best estimate and do not obligate the City to order or accept more than City’s actual requirements during the period of this agreement, as determined by actual needs and availability or appropriated funds. It is expressly understood and agreed that the resulting contract is to supply the City with its complete actual requirement for the contract period.
- 9. **AUTHORIZED CHANGES:** The City reserves the right at any time to make changes in any one or more of the following: (a) specifications; (b) methods of shipment or packing; (c) place of delivery; (d) time of delivery; and/or (e) quantities. If the change causes an increase or decrease in the cost of or the time required for performance, an equitable adjustment may be made in the price or delivery schedule, or both. Any claim for adjustment will be deemed waived unless asserted in writing within thirty days from the receipt of the change. Price increases or extensions of delivery time will not be binding on the City unless evidenced in writing and approved by the Deputy Finance Director or Department Director prior to the institution of the change.
- 10. **SUSPENSIONS OF WORK:** The Procurement Officer and the project manager reserve the right to suspend work wholly or in part if deemed necessary for the best interest of the City. This suspension will be without compensation to the Contractor, other than to adjust the contract completion/delivery requirements.
- 11. **HOURS OF WORK:** All work under this contract shall be coordinated with the City’s project manager. Any changes to the established schedule must have prior written approval by the City’s project manager.
- 12. **POST AWARD CONFERENCE:** A post-award conference will be held by the Procurement Officer or project manager prior to commencement of any work on the project. The purpose of this conference is to discuss critical elements of the work schedule and operational problems and procedures.
- 13. **PERFORMANCE INTERFERENCE:** Contractor shall notify the City’s department contact immediately of any occurrence and/or condition that interferes with the full performance of the contract and confirm it in writing within 24 hours.

Department	Name	Phone Number
Public Works	Monica Treesh	(602)262-6820
Water Services	Renae Campos	(602)534-3286
Phoenix Convention Center	Don Haskins Enrique Yanez	(602)495-7162 (602)256-5613



## SECTION III – SPECIAL TERMS AND CONDITIONS

CITY OF PHOENIX

14. **COOPERATIVE AGREEMENT:** In addition to the City and with approval of the Contractor, this contract may be extended for use by other municipalities and government agencies in the State of Arizona.

A current listing of eligible entities may be found at [www.mesaaz.gov/business/purchasing/save](http://www.mesaaz.gov/business/purchasing/save). Any such usage by other entities must be in accordance with the ordinance, charter and/or procurement rules and regulations of the respective entity. Orders placed by other agencies and payment thereof will be the sole responsibility of that entity. The City shall not be responsible for any disputes arising out of transactions made by other entities who utilize this solicitation.

15. **ADVERTISING:** Contractor will not advertise or publish news releases concerning this contract without the prior written consent of the Deputy Finance Director or Department Director, and the City will not unreasonably withhold permission.
16. **EXCLUSIVE POSSESSION:** All services, information, computer program elements, reports, and other deliverables which may be created under this contract are the sole property of the City of Phoenix and will not be used by the Contractor or any other person except with prior written permission by the City.
17. **STRICT PERFORMANCE:** Failure of either party to insist upon the strict performance of any item or condition of the contract or to exercise or delay the exercise of any right or remedy provided in the contract, or by law, or the acceptance of materials or services, obligations imposed by this contract, or by law, will not be deemed a waiver of any right of either party to insist upon the strict performance of the contract.
18. **LICENSES AND PERMITS:** Contractor will keep current Federal, State, and local licenses and permits required for the operation of the business conducted by the Contractor as applicable to this contract.
19. **DELIVERY/SERVICE TICKET:** Contractor shall provide a packing list or service ticket for items delivered to the City or services provided to the City. Tickets should include the following and a legible copy shall be provided to the City:
- Date
  - City purchase order number
  - Written description of services which were provided
  - Itemized list of materials which were delivered, including quantity
  - A unique identification number and Contractor name
  - Signature of City employee who accepted for the materials/services
20. **MISCELLANEOUS FEES:** Additional charges for fuel surcharges, delivery charges, dealer prep, environmental fees, waste disposal, shop supplies, set-up, freight and/or shipping and handling, etc. will not be paid. These costs must be incorporated in the pricing provided in the bid price schedule.

Labor rates (Shop and On-site) shall be charged as a flat hourly rate and are allowed only in performance of services under this agreement. Travel hours and other incidental fees



## SECTION III – SPECIAL TERMS AND CONDITIONS

CITY OF PHOENIX

will not be permitted under this agreement. Labor hours will be from “check-in” to “check-out” at the worksite.

21. **COMMUNICATION IN ENGLISH:** It is mandatory that the Contractor’s lead person assigned to any City facility can speak, read, and write in English to effectively communicate with City staff.
22. **HAZARDOUS MATERIALS REQUIREMENT SDS:** Contractor shall provide a copy of the current Safety Data Sheet (SDS) for the product(s) offered. The SDS must include all chemical compounds present in concentrations greater than 0.1% for each product offered by CAS number; no “trade secret” or otherwise defined ingredients shall be accepted by the City. The Contractor shall provide required safety and health training for City employees on each product offered and for proper use, storage, and disposal, when requested by the City. The Contractor further agrees to accept returned empty containers for disposal purposes, if and when requested by the City. The cost for any requested training and disposal of used containers shall be included in the offered price for the product. The Contractor shall also accept returned product that was purchased as a result of this solicitation and for which the City no longer needs the product. Returned product will be in its original container(s), unopened, and must be returned to the Contractor at least 45 calendar days after the end of the project. All products must be labeled per 29CFR 1910.1200.
23. **LIQUIDATED DAMAGES:** If the Contractor fails to deliver the supplies or perform the services within the time specified in its contract, or any extension thereof, the actual damages to the City for the delay will be difficult or impossible to determine. Therefore, in lieu of actual damages, the Contractor shall pay to the City as fixed, agreed and liquidated damages for each calendar day of the delay, the amount of \$100. The City may terminate this contract in whole or in part as provided in the “Default” provision. In that event, the Contractor shall be liable for such liquidated damages accruing until the City may reasonably obtain delivery or performance of similar supplies and services. The Contractor shall not be charged with liquidated damages when the delay arises out of causes beyond its control and without fault or negligence, as determined by the City. The Deputy Finance Director or Department Director will be the sole judge in determining the liquidated damages.
24. **REPLACEMENT PARTS AVAILABILITY:** A response to this solicitation shall constitute a guarantee by the Contractor that a stock of replacement parts for the specified equipment is locally available. Captive parts must be available within 48 hours following the placement of an order. Contractor shall provide parts delivery, to include deliveries on Saturday. If special handling and/or freight are required, the Contractor will assume all charges.
25. **BACKGROUND SCREENING:**  
Contractor agrees that all Contractor and subcontractors’ workers (collectively “Contract Worker(s)”) pursuant to this Agreement will be subject to background and security checks and screening (collectively “Background Screening”) at Contractor’s sole cost and expense, unless otherwise provided for in the scope of work. Contractor’s background



screening will comply with all applicable laws, rules and regulations. Contractor further agrees that the background screening is necessary to preserve and protect the public health, safety and welfare. The City requires a completed Contract Worker Badge/Key/Intrusion Detection Responsibilities Agreement for each Contract Worker who requires a badge or key.

**25.1 Background Screening Risk Level:** The City has established two levels of risk: Standard and Maximum risk. If the scope of work changes, the City may amend the level of risk, which could require the Contractor to incur additional contract costs to obtain background screens or badges.

**25.2 Terms of This Section Applicable to all Contractor’s Contracts and Subcontracts:** Contractor will include Contract Worker background screening in all contracts and subcontracts for services furnished under this agreement.

**25.3 Materiality of Background Screening Requirements; Indemnity:** The background screening requirements are material to City’s entry into this agreement and any breach of these provisions will be deemed a material breach of this contract. In addition to the indemnity provisions set forth in this agreement, Contractor will defend, indemnify and hold harmless the City for all claims arising out of this background screening section including, but not limited to, the disqualifications of a Contract Worker by Contractor. The background screening requirements are the minimum requirements for the Agreement. The City in no way warrants that these minimum requirements are sufficient to protect Contractor from any liabilities that may arise out of the Contractor’s services under this Agreement or Contractor’s failure to comply with this section. Therefore, Contractor and its Contract Workers will take any reasonable, prudent and necessary measures to preserve and protect public health, safety and welfare when providing services under this Agreement.

**25.4 Continuing Duty; Audit:** Contractor’s obligations and requirements will continue throughout the entire term of this Agreement. Contractor will maintain all records and documents related to all background screenings and the City reserves the right to audit Contractor’s records.

**25.5 Variances and Exemptions:** Contract Workers who fall under the following areas may be considered exempt from this policy:

- Federal Homeland Defense Bureau.
- Transportation Security Administration.
- Federal Aviation Administration.
- Department of Public Safety (DPS) Administration – presenting a current Level One Department of Public Safety fingerprint card.
- Arizona or other State Bars.
- Other background checks performed within the last three to five years may be approved if they fit all required criteria herein, at the City’s discretion.





- 25.6 Contractor’s Default; Liquidated Damages; Reservation of Remedies for Material Breach:** If Contractor is required to access any City facilities without an escort, City badging is required. Contractor’s default under this section will include, but is not limited to, the following:
- Contract Worker gains access to a City facility(s) without the proper badge or key;
  - Contract Worker uses a badge or key of another to gain access to a City facility;
  - Contract Worker commences services under this agreement without the proper badge, key or background screening;
  - Contract Worker or Contractor submits false information or negligently submits wrong information to the City to obtain a badge, key or applicable background screening; or
  - Contractor fails to collect and timely return Contract Worker’s badge or key upon termination of Contract Worker’s employment, reassignment of Contract Worker to another City facility or upon the expiration, cancellation or termination of this Agreement.
  - Contractor acknowledges and agrees that the access control, badge and key requirements in this section are necessary to preserve and protect the public health, safety and welfare. Accordingly, Contractor agrees to properly cure any default under this section within three business days (excluding weekends and City holidays) from the date notice of default is sent by the City. The parties agree that Contractor’s failure to properly cure any default under this section will constitute a breach of this section. In addition to any other remedy available to the City at law or in equity, the Contractor will be liable for and pay to the City the sum of \$1,000.00 for each breach by Contractor in this section. The parties further agree that the sum fixed above is reasonable and approximates the actual or anticipated loss to the City at the time and making of this agreement if Contractor breaches this section. Further, the parties expressly acknowledge and agree to the fixed sum set forth above because of the difficulty of proving the City’s actual damages if Contractor breaches this section. The parties further agree that three breaches by Contractor in this section arising out of any default within a consecutive period of three months or three breaches by Contractor in this section arising out of the same default within a period of 12 consecutive months will constitute a material breach of this agreement by Contractor and the City expressly reserves all of its rights, remedies and interests under this agreement, at law and in equity including, but not limited to, termination of this agreement.

- 25.7 Employee Identification and Access:** Contract Workers are forbidden access to designated restricted areas. Access to each building will be as directed by the authorized Phoenix authorized representative. Contract Workers are not authorized access other than during scheduled hours. Access to the building will be directed by the City’s authorized representative.

Only authorized Contract Workers are allowed on the premises of the City facilities/buildings. Contract Workers are not to be accompanied in the work area



by acquaintances, family members, assistants or any other person unless said person is an authorized Contract Worker.

Unless otherwise provided for in the scope of work:

- Contract Workers must **always** have city issued badges and some form of verifiable company identification (badge, uniform, employee id).
- Contractor will supply a list of the names and titles of all employees requiring access to the buildings. It is the Contractor's responsibility to provide updates and changes of personnel as necessary.

**25.8 Key Access Procedures:** If the Contractor Worker's services require keyed access to enter a City facility(ies), a separate key issue/return form must be completed and submitted by the Contractor for each key issued. Contractor must submit the completed key issue/return form to the appropriate badging office.

**25.9 Stolen or Lost Badges or Keys:** Contractor must immediately report lost or stolen badges or keys to the City's appropriate badging office. If the badge/key was stolen, Contract Worker's must report the theft to their local police department. Prior to issuance of a new badge or key, a new badge application or key issue form must be completed, submittal of a police department report for stolen badges, and applicable payment of the fee(s) listed herein.

**25.10 Return of Badge or Key:** All badges and keys are the property of the City and must be returned to the City at the badging office within one business day (excluding weekends and City holidays) of when the Contract Worker's access to a City facility is no longer required to furnish the services under this agreement. Contractor will collect a Contract Worker's badge and key(s) upon the termination of the Contract Worker's employment; when the Contractor Worker's services are no longer required at a City facility(s); or upon termination, cancellation or expiration of this agreement.

**25.11 Badge and Key Fees:** The following constitute the badge and key fees under this agreement. The City reserves the right to amend these fees upon a 30-day prior written notice to Contractor.

Replacement Badge Fee:	\$55.00 per badge
Lost/Stolen Badge Fee:	\$55.00 per badge
Replacement Key Fee:	\$55.00 per key
Replacement Locks:	\$55.00 per lock

**26. BACKGROUND SCREENING – MAXIMUM RISK:**

**26.1** The current risk level and background screening required is **MAXIMUM RISK**.

**26.2 Maximum Risk Level:** A maximum risk background screening will be performed every five years when the Contract Worker's work assignment will:





- work directly with vulnerable adults or children, (under age 18); or
- any responsibility for the receipt of payment of City funds or control of inventories, assets, or records that are at risk of misappropriation; or
- unescorted access to:
  - City data centers, money rooms, high-valve equipment rooms; or
  - unescorted access to private residences; or
  - access to critical infrastructure sites/facilities; or
  - direct or remote access to Criminal Justice Information Systems (CJIS) infrastructure.

**26.3 Requirements:** The background screening for maximum risk level will include a background check for real identity/legal name and will include felony and misdemeanor records from any county in the United States, the State of Arizona, plus any other jurisdiction where the Contractor worker has lived at any time in the preceding seven years from the Contract Worker’s proposed date of hire. In addition, Maximum screening levels may require additional checks as included herein, depending on the scope of work, and may be amended if the scope of work changes.

**26.4 Additional Maximum Risk Background Checks:** Maximum screening will additionally require:

- Credit Check (for cash handling, accounting, and compliance positions only)
- Driving records (for driving positions only)
- Fingerprint verification (when Contract Worker is working directly with children or vulnerable adults or scope takes the individual to a City location with Criminal Justice Information System (CJIS) access.)

**26.5 Maximum Risk Background Criminal Justice Information Services (CJIS) Check Must Include:**

- Criminal records - Conviction of a misdemeanor(s) (not including traffic or parking violation) or felony(ies).
- Sexual offender search
- All outstanding warrants
- Currently the focus of a criminal investigation
- Currently on parole or probation

**26.6 Contractor Certification; City Approval of Maximum Risk Background Screening:** Unless otherwise provided for in the Scope of Work, Contractor will be responsible for:

- determining whether Contract Worker(s) are disqualified from performing work for the City for maximum risk level background checks; and,
- submitting pass/fail results to the City for approval; and,
- reviewing the results of the background check every three to five years, dependent on scope; and,
- to engage in whatever due diligence is necessary to make the decision on whether to disqualify a Contract Worker; and,



## SECTION III – SPECIAL TERMS AND CONDITIONS

CITY OF PHOENIX

- Submitting the list of qualified Contract Workers to the contracting department; and,
- If, upon review of the background information, the City will advise the Contractor if it believes a Contract Worker should be disqualified. The Contractor will evaluate the Contract Worker and if the Contractor believes that there are extenuating circumstances that suggest that the person should not be disqualified, the Contractor will discuss those circumstances with the contracting department. The contracting department decision on disqualification of a Contract Worker is final.
- For sole proprietors, the Contractor must comply with the background check for himself and any business partners, or members or employees who will assist on the contract and for whom the requirements of the Agreement apply.
- By executing this agreement, Contractor certifies and warrants that Contractor has read the background screening requirements and criteria in this section, and that all background screening information furnished to the City is accurate and current.
- The City final documented decision will be an “approve” or “deny” for identified Contract Workers.
- The City will not keep records related to background checks once they are confirmed. Information to verify the results will be returned to the Contractor, or any contracted agency that assists with review, after the City’s completed review.
- By executing this agreement, Contractor further certifies and warrants that Contractor has satisfied all such background screening requirements for the maximum risk background screening, and verified legal worker status, as required.
- Contract Workers will not apply for the appropriate City of Phoenix identification and access badge or keys until Contractor has received the City’s written acceptance of Contract Worker’s maximum risk background screening. The City may, in its sole discretion, accept or reject any or all the Contract Workers proposed by Contractor for performing work under this Agreement. A Contract Worker rejected for work at a maximum risk level under this agreement will not be proposed to perform work under other city contracts or engagements without city’s prior written approval.
- The Contractor will submit prior to scheduling any services, a current list of names, addresses, and social security numbers of all employees requiring access to the facility. The Contractor is responsible for obtaining security clearance from the Police Department for all employees. The City reserves the right to change the restricted areas as needed. The Contractor grants the rights to the Police Department to conduct background checks of all employees entering the building. All employees will submit to the background check before access to the facility is given.

**26.7** The City may, at any time, in its sole discretion, refuse to allow an employee access to an area for any of the following reasons, but not limited to:

- Conviction of a felony.
- Conviction of a misdemeanor (not including traffic or parking violation).



## SECTION III – SPECIAL TERMS AND CONDITIONS

CITY OF PHOENIX

- Any outstanding warrants (including traffic and parking violations).
- A person currently on parole or probation.
- A person currently involved in an investigation.

27. **CONFIDENTIALITY AND DATA SECURITY:** All data, regardless of form, including originals, images and reproductions, prepared by, obtained by, or transmitted to Contractor in connection with this Agreement is confidential, proprietary information owned by the City, the Contractor shall not disclose data generated in the performance of the service to any third person.

Contractor agrees to abide by all current applicable legal and industry data security and privacy requirements and subject to Payment Card Industry Standards, if applicable. A violation of this Section may result in immediate termination of this Agreement without notice. The obligations of Contractor under this Section shall survive the termination of this Agreement.

28. **SECURITY INQUIRIES:** Contractor acknowledges that all of the employees that it provides pursuant to this Contract shall, at Contractor's expense, be subject to background and security checks and screening at the request of the City. Contractor shall perform all such security inquiries and shall make the results available to the City for all employees considered for performing work (including supervision and oversight) under this Contract. City may make further security inquiries. Whether or not further security inquiries are made by the City, City may, at its sole, absolute and unfettered discretion, accept or reject any or all of the employees proposed by the Contractor for performing work under this Contract. Employees rejected by the City for performing services under this Contract may still be engaged by Contractor for other work not involving the City. An employee rejected for work under this Contract shall not be proposed to perform work under other City contracts or engagements without the City's prior approval.

The City, in its sole discretion, reserves the right, but not the obligation to:

- require an employee/prospective employee of the Contractor to provide fingerprints and execute such other documentation as may be necessary to obtain criminal justice information pursuant to A.R.S. 41-1750 (G) (4);
- act on newly acquired information whether or not such information should have been previously discovered;
- unilaterally change its standards and criteria relative to the acceptability of Contractor's employees and/or prospective employees; and
- object, at any time and for any reason, to an employee of Contractor performing work (including supervision and oversight) under this Agreement. Contractor will bear the costs of all inquiries requested by the City.

29. **HANDLING OF PHOTOGRAPHS:** The US Department of Homeland Security has designated water and wastewater treatment facilities as 'critical infrastructure/key resources. Because of federal directives, only persons authorized by the WSD Security Management Unit are permitted to photograph or film Water infrastructure, facilities, and assets which any include, but are not limited to: pay stations, warehouses, lift stations,



**SECTION III – SPECIAL TERMS AND CONDITIONS**

**CITY OF PHOENIX**

treatment plants, service yards, booster stations, well sites, vehicles and related equipment and supplies.



SECTION IV – INSURANCE AND INDEMNIFICATION

1. **DEFENSE AND INDEMNIFICATION CLAUSE:**

Contractor (“Indemnitor”) must defend, indemnify, and hold harmless the City of Phoenix and its officers, officials (elected or appointed), agents, and employees (“Indemnitee”) from and against any and all claims, actions, liabilities, damages, losses or expenses (including but not limited to court costs, attorney fees, expert fees, and costs of claim processing, investigation and litigation) of any nature or kind whatsoever (“Losses”) caused, or alleged to be caused, in whole or in part, by the wrongful, negligent or willful acts, or errors or omissions of Indemnitor or any of its owners, officers, directors, members, managers, agents, employees or subcontractors (“Indemnitor’s Agents”) arising out of or in connection with this Contract. This defense and indemnity obligation includes holding Indemnitee harmless for any Losses arising out of or recovered under any state’s Workers’ Compensation Law or arising out of the failure of Indemnitor or Indemnitor’s Agents to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. Indemnitor’s duty to defend Indemnitee accrues immediately at the time a claim is threatened or a claim is made against Indemnitee, whichever is first. Indemnitor’s duty to defend exists regardless of whether Indemnitor is ultimately found liable. Indemnitor must indemnify Indemnitee from and against any and all Losses, except where it is proven that those Losses are solely a result of Indemnitee’s own negligent or willful acts or omissions. Indemnitor will be responsible for primary loss investigation, defense and judgment costs where this indemnification applies. In consideration of the award of this Contract, Indemnitor waives all rights of subrogation against Indemnitee for losses arising from the work performed by Indemnitor or Indemnitor’s Agents for the City of Phoenix. The obligations of Indemnitor under this provision survive the termination or expiration of this Contract.

2. **CONTRACTOR’S INSURANCE:**

Contractor and subcontractors must procure insurance against claims that may arise from or relate to performance of the work hereunder by Contractor and its agents, representatives, employees and subcontractors. Contractor and subcontractors must maintain that insurance until all their obligations have been discharged, including any warranty periods under this Contract.

The City in no way warrants that the limits stated in this section are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this Contract by the Contractor, its agents, representatives, employees or subcontractors and Contractor may purchase additional insurance as they determine necessary.

2.1. **SCOPE AND LIMITS OF INSURANCE:** Contractor must provide coverage with limits of liability not less than those stated below. An excess liability policy or umbrella liability policy may be used to meet the liability limits provided that (1) the coverage is written on a “following form” basis, and (2) all terms under each line of coverage below are met.

2.1.1. **Commercial General Liability – Occurrence Form**

General Aggregate	\$2,000,000
Products – Completed Operations Aggregate	\$1,000,000
Personal and Advertising Injury	\$1,000,000



**SECTION IV – INSURANCE AND INDEMNIFICATION**

**CITY OF PHOENIX**

Each Occurrence

\$1,000,000

- The policy must name the City of Phoenix as an additional insured with respect to liability for bodily injury, property damage and personal and advertising injury with respect to premises, ongoing operations, products and completed operations and liability assumed under an insured contract arising out of the activities performed by, or on behalf of the Contractor related to this Contract.
- There shall be no endorsement or modification which limits the scope of coverage or the policy limits available to the City of Phoenix as an additional insured.
- City of Phoenix is an additional insured to the full limits of liability purchased by the Contractor.
- The Contractor’s insurance coverage must be primary and non-contributory with respect to any insurance or self-insurance carried by the City.

**2.1.2. Automobile Liability**

Bodily Injury and Property Damage coverage for any owned, hired, and non-owned vehicles used in the performance of this Contract.

Combined Single Limit (CSL)

\$1,000,000

- The policy must be endorsed to include the City of Phoenix as an additional insured with respect to liability arising out of the activities performed by, or on behalf of the Contractor, relating to this Contract.
- City of Phoenix is an additional insured to the full limits of liability purchased by the Contractor.
- The Contractor’s insurance coverage must be primary and non-contributory with respect to any insurance or self-insurance carried by the City.

**2.1.3. Worker’s Compensation and Employers’ Liability**

Workers’ Compensation

Statutory

Employers’ Liability:

Each Accident

\$100,000

Disease – Each Employee

\$100,000

Disease – Policy Limit

\$500,000

- Policy must contain a waiver of subrogation against the City of Phoenix.
- This requirement does not apply when a contractor or subcontractor is exempt under A.R.S. §23-902(E), **AND** when such contractor or



## SECTION IV – INSURANCE AND INDEMNIFICATION

CITY OF PHOENIX

subcontractor executes the appropriate sole proprietor waiver form.

- 2.2. **NOTICE OF CANCELLATION:** For each insurance policy required by the insurance provisions of this Contract, the Contractor must provide to the City, within 5 business days of receipt, a notice if a policy is suspended, voided or cancelled for any reason. Such notice must be mailed, emailed, or hand delivered to **(City of Phoenix Public Works Department, Kristina Pylant, 200 W. Washington St., 7th Floor, Phoenix, AZ 85003, kristina.pylant@phoenix.gov)**
- 2.3. **ACCEPTABILITY OF INSURERS:** Insurance is to be placed with insurers duly licensed or authorized to do business in the state of Arizona and with an “A.M. Best” rating of not less than B+ VI. The City in no way warrants that the required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.
- 2.4. **VERIFICATION OF COVERAGE:** Contractor must furnish the City with certificates of insurance (ACORD form or equivalent approved by the City) as required by this Contract. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

All certificates and any required endorsements are to be received and approved by the City before work commences. Each insurance policy required by this Contract must be in effect at or prior to commencement of work under this Contract and remain in effect for the duration of the project. Failure to maintain the insurance policies as required by this Contract or to provide evidence of renewal is a material breach of contract.

All certificates required by this Contract must be sent directly to: **(City of Phoenix Public Works Department, Kristina Pylant, 200 W. Washington St., 7th Floor, Phoenix, AZ 85003, kristina.pylant@phoenix.gov)**. The City project/contract number and project description must be noted on the certificate of insurance. The City reserves the right to review complete copies of all insurance policies required by this Contract at any time. **DO NOT SEND CERTIFICATES OF INSURANCE TO THE CITY’S RISK MANAGEMENT DIVISION.**

- 2.5. **SUBCONTRACTORS:** Contractor’s certificates shall include all subcontractors as additional insureds under its policies **OR** Contractor shall be responsible for ensuring and verifying that all subcontractors have valid and collectable insurance. At any time throughout the life of the contract, the City of Phoenix reserves the right to require proof from the Contractor that its subcontractors have insurance coverage. All subcontractors providing services included under this Contract’s Scope of Services are subject to the insurance coverages identified above and must include the City of Phoenix as an additional insured. In certain circumstances, the Contractor may, on behalf of its subcontractors, waive a specific type of coverage or limit of liability where appropriate to the type of work being performed under the subcontract. Contractor assumes liability for all subcontractors with respect to this Contract.



**SECTION IV – INSURANCE AND INDEMNIFICATION**

**CITY OF PHOENIX**

- 2.6. **APPROVAL:** Any modification or variation from the insurance coverages and conditions in this Contract must be documented by an executed contract amendment.



	<b>SECTION IV - SCOPE OF WORK</b>	<b>CITY OF PHOENIX</b>
--	-----------------------------------	------------------------

**SECTION V – SCOPE**

**1. SCOPE OF WORK**

Provide all chemicals and services necessary to maintain the water treatment of small, medium and large chilled water, heating hot water and condenser water loops. “Full Service” contract shall mean: the providing of all chemicals, testing, and complete cleaning of cooling towers. The existing controls, chemical pumps and delivery systems will continue to be utilized at the facilities under this agreement.

The water treatment shall prevent the fouling of the systems due to scale formation, limit corrosion, biological growth, slime and other general fouling of all water surfaces, passages, storage tanks, basins, heat exchangers, piping, pumps, valves and other associated equipment during the contract period.

**2. CHEMICALS**

- A. “Smart Release™” Dry Feed Cooling Tower Chemical Treatment regimen is currently utilized at many of City of Phoenix facilities and is the preferred method of meeting the performance criteria in this specification.
- B. The chemicals used shall be non-chromate and comply with the maximum allowable limits for discharge into the Phoenix Sanitary Sewer System, P-53 Ordinance G-1049, December 22, 1970, Section 28-21, 28-22, City Code and Maricopa County, State and Federal Waste Control Standards or its most current version.
- C. City of Phoenix has adopted “Best Management Practices” to reduce Molybdenum as a waste product in all water treatment products. Therefore, Contractor will not be allowed to utilize Molybdenum, even as a trace element in the application of water treatment under this contract.
- D. City of Phoenix will be responsible to purchase additional chemical products “only” when a chemical loss was caused by a large water leak in the systems and is deemed beyond the contractor’s control.
- E. City of Phoenix will also be responsible for purchasing conductivity controllers, minor system components, and chemical pumps that fail due to wear and tear.

**3. COOLING TOWER CHEMICALS**

The scale inhibitor shall have the ability to prevent scale from forming without Ph control. The tower chemicals shall also include a corrosion inhibitor, sludge dispersant, and anti-foulant. **Biocides must be registered with the State of Arizona chemists and be approved for intra-state use. This documentation must be provided with the bid submittal.** Alternating biocides with unrelated bases are to be used in the recommended treatment. Hot water boiler chemicals shall have the ability to prevent scale and corrosion. All boiler chemical shall conform to the boiler water additives published in the Federal Register, March 5, 1968, 33.F.R. 4138; May 1, 1980, F.R. 6654. Closed system chemicals shall be non-chromate, protective film forming treatment for the prevention of corrosion in chilled and hot water systems. The treatments deployed by Contractor must be compatible with the existing treatment.

	<b>SECTION IV - SCOPE OF WORK</b>	<b>CITY OF PHOENIX</b>
--	-----------------------------------	------------------------

City of Phoenix reserves the right to have any product used during the contract period independently analyzed to verify the chemical content and active ingredient.

**4. SERVICE**

A. At all “Full maintenance Service” locations, Contractor shall provide a weekly electronically generated service report to the Building Equipment Operator and other personnel as designated, consisting of the water testing results and system conditions. This report shall also contain any recommendations necessary to maintain properly functioning water treatment program.

**B. Phoenix Convention Center Only:**

- 1) The Phoenix Convention Center’s cooling towers require testing and treatment three times per week from May 1st through September 30th, and twice per week October 1st through April 30th. The Phoenix Convention Center's closed loops require testing and treatment quarterly.
- 2) Contractor is to conduct an annual lab analysis report for water analysis testing through an independent ISO 9001 certified testing lab on all chill water and hot water closed loop systems, and cooling tower water. Upon completion of this annual testing, a report of the results along with a narrative of the results and recommendations must be given to the contract manager or his authorized representative.

**5. REPAIRS**

- A. Contractor will notify the City Representative immediately upon finding any equipment requiring repair. All repairs must be approved by the City Representative prior to the repair being made.
- B. Contractor shall have the ability to repair or replace chemical feed and control equipment, dump valves.
- C. Contractor shall be able to repair or install closed loop filtration and corrosion coupon equipment.

**6. TESTING**

Any testing other than what is mentioned below will be conducted at no additional cost to the City of Phoenix.

Regular testing shall include, but is not limited to, the following as applicable to each system:

**A. Contractor shall conduct service visits and perform the following field analysis at a minimum of once per week:**

- 1) Make up and blow-down of each cooling tower system
- 2) Total hardness, PPM as CaCO<sub>3</sub>
- 3) Calcium hardness, PPM as CaCO<sub>3</sub>
- 4) “P” alkalinity, as PPM as CaCO<sub>3</sub>



**SECTION IV - SCOPE OF WORK**

**CITY OF PHOENIX**

- 5) Total alkalinity, as PPM as CaCO<sub>3</sub>
- 6) Chlorides, as PPM NaCl
- 7) Phosphate, as PPM total and ortho PO<sub>4</sub>
- 8) pH
- 9) Conductivity
- 10) Biological activity, i.e.; aerobic ATP
- 11) Flushing of all splash eliminators where applicable (induced draft counterflow towers)

**B. Chilled Water Loops, Closed Loops and Phoenix City Hall Thermal Storage Reservoir:  
The following tests shall be performed at least monthly:**

- 1) Conductivity
- 2) pH
- 3) Closed system inhibitor, in PPM active
- 4) Biological activity

**C. Field Calculations**

Based on the circulating condenser water chemistries, the pH and saturation for CaCO<sub>3</sub> and Langelier Saturation Index (LSI) for each system must be calculated and included in the service report.

**D. On-site Testing**

All on-site testing recommended shall be performed by Contractor and recorded on the system log sheet provided by Contractor. Contractor shall, at no additional cost to the City of Phoenix, provide all necessary test kits, test reagents, and test procedures used by City of Phoenix personnel.

**7. SYSTEM CONDITIONS AND PERFORMANCE LIMITS; FULL SERVICE**

<b>Recirculated Cooling Water (Cooling Tower) specifications</b>	<b>In Control</b>	<b>Out of control</b>
Corrosion - Steel	< 2 MPY	> 5 MPY
Corrosion - Copper	< 0.2 MPY	> 0.5 MPY
Biological - TBC	< 104	> 105
ATP / RUL	< 750	> 1500
Deposit - Scale	< 2 FF	> 3 FF
Turbidity	< 10 NYU	> 25 NTU
Cycles of Concentration	> 3 (BD / MU Ratios)	< 3 , > 4 (BD / MU Ratios)

<b>Closed Loop</b>	<b>In Control</b>	<b>Out of control</b>
Corrosion - Steel	< 0.2 MPY	> 0.4 MPY
Corrosion - Copper	< 0.1 MPY	> 0.2 MPY
Biological - TBC	10 k to 100 k	> 200 k
ATP / RUL	< 500	> 2500
Deposit - Scale	(1*)	(1*)
Turbidity	< 5 NTU (2*)	> 20 NTU (2*)



## SECTION IV - SCOPE OF WORK

CITY OF PHOENIX

- (1\*) Deposit is measured by decay of the heat transfer coefficient using NACE methodology and utilizing matching conditions, water velocity and temperature of the operating systems heat exchanger.
- (2\*) Turbidity measurements are accomplished using ASME methodology tolerable levels that are specific to every system and based on system tolerances to suspended materials.

- A. Penalties will be assessed and calculated with regard to Contractor being able to meet the quality control limits mentioned in the above table. If Contractor cannot meet this performance specification, this will result in a 20% credit / month per system while not meeting these performance specifications. In addition, a system considered "out of control" as stated in the above table for more than 60 days could result in termination of this contract.
- B. Public Works will not hold Contractor accountable to performance penalties above for system operations that are out of control due to equipment malfunctions (i.e., leaks, overflow, etc.), that are not in control of Contractor.

### 8. SUPPLIER / MANUFACTURER MUST BE ISO 9001 CERTIFIED

Supplier and Manufacture shall be ISO 9001 certified for product manufacturing, analytical service and customer service (customer satisfaction). Contractor must provide quarterly review of program performance, service program implementation, problem correction/response and program improvement objectives. A formal annual review of these areas and documentation of customer satisfaction for compliance is ISO 9001 standards will be performed.

### 9. FULL MAINTENANCE SERVICE PROGRAM CAPABILITIES

Contractor shall supply all labor, materials, supervision, tools and equipment necessary for treating and maintaining the water treatment for various facilities identified in the City of Phoenix.

- A. Contractor shall provide all chemical delivery, handling and disposal of containers.
- B. Contractor must provide cleaning of all cooling towers. Towers shall be cleaned in their entirety two (2) times per calendar year minimum. Proper cleaning includes the following:
  - 1) Suction debris from tower basins.
  - 2) At any time between cleanings there should be no more than .5 inch of dirt or debris in the cooling tower basins.
  - 3) Clean water distributors and spray heads, remove debris and ensure water is flowing freely.
  - 4) Inspect and clean tower fill/media.
- C. Contractor must keep hot water distribution pans, tower fill, splash eliminators and sumps clean of debris, foreign material and scale build up. Sumps may be cleaned by means of siphoning, filtering, etc. Contractor shall maintain no more than .5 inch of sludge/debris in the tower basins at all times.

	<b>SECTION IV - SCOPE OF WORK</b>	<b>CITY OF PHOENIX</b>
---	-----------------------------------	------------------------

- D. Contractor will be held responsible for properly remediating any excessive tower scale accumulations resulting from their failure to provide proper service under this contract. Remediation should be completed within forty-eight (48) hours of discovery.
- E. Contractor staff must be able to clearly speak and understand direction regarding critical shutdown aspects, lock-out/tag-out procedures in order to rotate equipment out of service before cleaning can commence.
- F. Contractor shall supply all tools, hoses, water nozzles, high-pressure sprayers, inflatable balloon plugs, brooms, squeegees, lock-out/tag-out kits, etc. necessary to properly clean the cooling towers.
- G. Contractor must be in direct communication with the Building Equipment Operator prior to and after the completion of tower cleaning, to properly coordinate the rotation of equipment back into service.
- H. Contractor will be held responsible for excessive corrosion, scale or biological conditions that are out of the control limits, and the resultant scaling or fouling of tube bundles. Contractor will have the option to remediate the problem themselves or will pay for the City to perform the repairs. Repairs should be performed within one (1) week.
- I. Contractor must be capable of deploying bore scope technologies and provide pictures and report analysis to the Public Works Department as needed.
- J. Provide filtration systems to filter closed loops until loops are clean of particulate and organic matter down to 5 microns, at no additional cost to the City of Phoenix. The Public Works Department and Contractor shall work in a partnership to determine the necessity of loop cleaning based upon standards of turbidity and clarity of water samples.
- K. Correction of deficiencies.

**10. REQUIRED REPORTING**

Contractor shall provide reports as follows:

- A. Report generation for: weekly service action, system conditions and recommendations.
- B. Efficiency monitoring report annually.
- C. Equipment inspection and documentation reports, digital images for critical equipment as needed.

**11. CONTROLS, MONITORING SYSTEMS AND SAFETY EQUIPMENT - FULL MAINTENANCE SERVICE**

- A. Contractor shall maintain the monitoring and control systems for all chemical additions and water conservation requirements.

	<b>SECTION IV - SCOPE OF WORK</b>	<b>CITY OF PHOENIX</b>
--	-----------------------------------	------------------------

- B. Contractor shall control residual chemistry in loops for scale and corrosion inhibition. Contractor shall maintain biological control standards as specified under system conditions and performance limits.
- C. Contractor shall provide usage inventory to the Public Works Department. This data must be contained in the Contractor’s weekly/monthly reports.
- D. Contractor shall inform the Contract Manager or Building Equipment Operator of any defective equipment that would hinder the ability to control or maintain the water treatment program. These items shall include, but not limited to:
  - 1) Chemical feed pumps
  - 2) Liquid level controls
  - 3) Tanks and containment basins
  - 4) Flowmeters
  - 5) Controllers
  - 6) Solenoid valves
  - 7) Coupon racks
- E. Replacement cost of monitoring and control system components listed above shall be the responsibility of the City of Phoenix. Contractor shall provide an itemized written proposal or quote for the replacement equipment. Quotes will be itemized. One line price quotes on multiple items will not be acceptable. Contractor shall invoice the replacement equipment at cost no mark up will be allowed. Contractor will submit copies of receipts for replacement equipment with their invoice.
- F. Labor for the repair or replacement of the above parts shall be incurred by Contractor as part of the “Full Maintenance Service Contract.”
- G. Repair or replacement of components that have been damaged due to negligence of Contractor (i.e.; allowing feed pumps to run dry, etc.) shall be the full responsibility of Contractor.

**12. EXPERIENCE OF SERVICE REPRESENTATIVES**

Contractor’s service representatives must have a minimum of five (5) years’ experience in the deployment of water treatment services and shall be fully trained in all aspects of water treatment protocols commonly used in the water treatment industry in the state of Arizona. In addition, Contractor shall have a support staff for assisting in troubleshooting of various water treatment issues, should they arise. Technical support staff shall be available for on and off site consultation and must have a minimum of a BS degree, with full training in all treatment programs and control systems required.

**13. PROGRAM ADMINISTRATION**

Organization is critical to a well-run water treatment program. In order to have quick access to all technical and safety information regarding the water treatment program, we require that the vendor provide an Administration Notebook. At the very least, this notebook must contain an outline of the chemical program, all-chemical control test procedures, log sheets, product bulletins, Material Safety Data Sheets, Feed and Control Equipment specifications and service



## SECTION IV - SCOPE OF WORK

CITY OF PHOENIX

reports. ***A two- (2) page summary of how your firm administers and manages a water treatment program, including a sample of your Administration Notebook and its contents will be required at the time of the bid.***

### 14. MATERIAL COMPATIBILITY

Contractor shall ensure that the chemicals used in the water treatment program shall have no detrimental effect on the metallic or non-metallic materials in the equipment being treated when used in accordance with vendor's instructions. The proposed chemical products must also be completely compatible with the existing chemical treatment program.

### 15. MONITORING AND CONTROL

Contractor must provide a comprehensive chemical testing program with written instructions and test procedures for all control tests. Contractor will provide a summary chart with frequency and time of day for each test in their weekly report.

### 16. IDLE SYSTEMS

Contractor representatives shall be responsible for recommending treatment dosages and methods for protecting idle systems such as laying up chillers, flat plates and other various systems maintained by Contractor.

### 17. SPECIAL STUDIES

Upon request, Contractor shall conduct corrosion studies in all systems; (i.e.; chilled water loops, condenser water loops, hot water loops, etc.) to ensure program performance. Contractor must outline other studies it might recommend, (i.e., coupon analysis). Reports shall be written by an ISO 9001 Certified Lab.

### 18. WATER CONSERVATION

Contractor shall maximize cycles of concentration to a minimum of 3.0 cycles in all cooling towers to minimize water, energy and chemical consumption.

### 19. HEALTH AND SAFETY

Contractor must provide Material Safety Data Sheets (MSDS) or Safety Data Sheets (SDS) for a safe work environment for personnel and to comply with all state and federal laws concerning the handling of hazardous materials. City of Phoenix requires that an MSDS accompany all first time orders and that Contractor maintain an ***in house***, 24-hour, 7 day per week, emergency phone number that can be called for emergency information regarding chemical spills and/or accidents involving your products. **Contractor shall provide a two-page summary of Contractor's MSDS program; include an emergency phone number and a sample copy of its Material Safety Data Sheet for any BIOCIDES you might use at the City's sites.**

All Contractor's representatives MUST BE safety trained and certified in all aspects of chemical handling associated with water treatment. **Documentation must be provided at the time of bid to certify vendor representative training completion date and follow up on-going training.**

### 20. TROUBLESHOOTING CAPABILITIES

Contractor must have American Chemical Society (ACS) certified laboratory facilities capable of performing a wide array of analytical work to facilitate monitoring, control and troubleshooting



	<b>SECTION IV - SCOPE OF WORK</b>	<b>CITY OF PHOENIX</b>
--	-----------------------------------	------------------------

our systems. Contractor shall provide all ACS-Certified laboratory services at no additional cost to City of Phoenix. **Subcontracted work or the use of independent laboratories is not allowed unless specifically authorized in writing by City representative.** Laboratory services that must be available include: corrosion coupon analysis, water analysis, deposit analysis, microbiological analysis and metallurgical analysis.

**21. CHEMICAL DELIVERY REQUIREMENTS**

- A. Chemical transport equipment must comply with DOT requirements for transporting hazardous material.
- B. No chemical transport equipment is to be stored on site.
- C. Deliveries must be made by chemical handlers who are:
  - 1) Certified in HAZMAT compliance.
  - 2) Equipped with PPE on site for delivery and transfer of chemical.
  - 3) Equipped with items required to handle spills and any unexpected incidents.
- D. Chemicals must be transportable up steps if needed.
- E. **VENDOR SHALL REMOVE ALL EMPTY CONTAINERS AND DISPOSE OF PROPERLY IN ACCORDANCE WITH ALL LAWS AND REGULATIONS.**

**22. MATERIALS REQUIRED FOR THIS CONTRACT**

- A. Tower Inhibitor
- B. Tower Dispersant
- C. Tower Antifoam
- D. Algacide
- E. Microbiocide
- F. Loop Inhibitor
- G. Test Reagents
- H. Test Equipment
- I. Chemical Feed Equipment
- J. Corrosion Coupon

**23. ADDING OR DELETING JOBSITES**

City of Phoenix reserves the right to add or delete job sites as may be required. If a cooling tower site is deleted, the monthly charge for that site will be deleted from the invoice amount. As new facilities are constructed, additional cooling towers may be added to the facility list by the City of Phoenix and the Contractor will be allowed to provide pricing for service at the additional facility.

**24. EMERGENCY SERVICE**

Contractor must be able to respond to emergency call-outs within two (2) hours of request for service.

- A. An emergency shall be declared if equipment is not capable of maintaining proper cooling of occupied facilities because of improper water treatment or missed routine service.

	<b>SECTION IV - SCOPE OF WORK</b>	<b>CITY OF PHOENIX</b>
---	-----------------------------------	------------------------

B. An emergency shall be declared if the system is operational but eminent danger of equipment failure is apparent to City of Phoenix personnel because of improper water treatment.

**25. THIS INFORMATION IS REQUIRED TO BE SUBMITTED WITHIN 10 DAYS OF NOTIFICATION OF AWARD:**

- A. Health and Safety; MSDS for all products (See item 19 above)
- B. Troubleshooting capabilities (See item 20 above)
- C. Support literature for all control equipment and proposed chemicals
- D. Sample Corrosion analysis
- E. Sample Biocide holding time and feed rates
- F. Copy of pesticide registration
- G. Training program

**26. SITE STANDARDS/ INITIAL CONDITIONS - FULL MAINTENANCE SERVICE**

On the initial visit by the successful contractor, the City of Phoenix Public Works Department and the Contractor shall ascertain what services are required to be performed in order to bring all sites to a mutually agreed upon "standard". These costs will be a separate and one-time charge, based upon bid labor rate and bid material mark-up rate. After the mutually agreed upon "standard" is established, the contractor shall be responsible for keeping these standards consistent at no additional cost to the City of Phoenix.

**GROUP A: FULL-SERVICE LOCATIONS:**

Item	Location	Tons	Type/SN
1	Arizona Science Center 600 E Washington Phoenix, AZ 85004	600 tons	Water cooled central plant (2 x 300 ton open circuit towers)
2	Burton Barr Public Library 1221 N Central Avenue Phoenix, 85004	800 tons	Water cooled central plant (2 x 400 ton open circuit towers)
3	Phoenix Art Museum / Phoenix Theatre 1625 N Central Avenue Phoenix, 85004	1000 tons	Water cooled central plant, 7,500 MBTU hot water heat loop (2x 500 ton open circuit towers)
4	Phoenix Police Property Bureau 100 E Elwood Phoenix, 85040	240 tons	Water cooled central plant (2 x 120 ton open circuit towers)
5	Fire Operations Center 150 S 12 <sup>th</sup> Street Phoenix, AZ 85003	270 tons	Water cooled central plant (2 x 135 ton open circuit towers)
6	23 <sup>rd</sup> Avenue WWTP 2470 S 22 <sup>nd</sup> Avenue Phoenix, 85009	750 tons	(2 x 300 ton closed loop towers, 2 x 75 ton open circuit towers)
7	Children's' Museum of Phoenix 215 N 7 <sup>th</sup> Street Phoenix, 85034	532 tons	Water Source Loop open circuit cooling towers (2 x 266 ton)



## SECTION IV - SCOPE OF WORK

CITY OF PHOENIX

8	Maryvale Community Center / Palo Verde Branch Library 4420 N 51 <sup>st</sup> Avenue Phoenix, AZ	450 tons	Water Source Loop; closed circuit towers (2 x 225 ton)
9	Phoenix City Hall 200 West Washington Street Phoenix AZ. 85003	3750 tons 1.6 million gallon*	Cooling towers Marley, 1 each, three 1250 ton sections Thermal storage reservoir
10	Adams Street Garage 300 West Adams Street Phoenix, AZ 85003	600 tons	Water cooled central plant (2 x 300 tons)
11	Phoenix Municipal Courts 300 West Washington Street Phoenix, AZ 85003	86 tons	Evapco closed circuit towers (2 x 43 ton)
12	Police Headquarters 620 West Washington Street Phoenix, AZ, 85003	900 tons 300 tons	Water cooled central plant, concrete built-up towers (3 x 300 tons) Evapco closed circuit towers (2x 150 tons)
13	Phoenix Crime Laboratory 621 West Washington Street Phoenix, AZ 85003	900 tons	Water cooled central plant (2 x 450 tons)
14	Phoenix Police Academy 10001 South 15th Avenue Phoenix, AZ, 85041	85 tons	Water cooled central plant (1x 85 ton open circuit cooling tower)
15	Cactus Park Police Precinct 12220 North 39th Avenue Phoenix, AZ, 85029	70 tons	Water source heat pump loop. Evapco closed circuit towers (2x 35 tons).
16	Water Customer Services Field Area 2 6202 North 24th Street Phoenix, AZ, 85016	55 tons	Water source heat pump loop. Evapco closed circuit tower (1x 55 tons).
17	McDowell Place Senior Center 1845 East McDowell Road Phoenix, AZ 85006	40 tons	RSD Fiberglass (1x 40 ton open circuit cooling tower)
18	Pecos Park Community Center 17010 South 48th Street Phoenix, AZ 85044	80 tons	Water source heat pump loop. Evapco closed circuit tower (1x80 ton)
19	91 <sup>st</sup> Ave WWTP 5615 S. 91 <sup>st</sup> Ave Tolleson, AZ 85353	500 tons	Closed loop heat exchanger fed from a well (2 x 250-ton chillers)



## SECTION IV - SCOPE OF WORK

CITY OF PHOENIX

### GROUP B: PHOENIX CONVENTION CENTER LOCATIONS

Item	Location	Tons	Type/SN
1	Regency Garage Rooftop 40 N. 2nd street, Phoenix, Az 85004	(2) Cooling Towers 150 Ton Ea.	Cooling Tower Open Loop
2	West Building 100 N 3rd street, Phoenix, Az 85004	(4) Heat Exchangers 3000 Tons  (10) Boilers 17MMBTU/HR total	Chilled Water closed Loop  Hot Water Loop
3	North Building 100 N 3rd street, Phoenix, Az 85004	(5) Heat Exchangers 5000 Tons  (3) Boilers 36MMBTU/HR Total	Chilled Water Closed Loop  Hot Water Loop
4	Herberger Theater 222 E. Monroe St, Phoenix, Az 85004	(2) Heat Exchangers 280 Tons	Chilled Water Closed Loop
5	Regency Garage 40 N 2nd street, Phoenix Az 85004	(1) 75 Ton Chiller  (1) Boilers 2MMBTU/HR	Chilled Water Closed Loop  Hot Water Loop



SECTION VI – SUBMITTALS

1. COPIES:

1.1 For In-Person and Carrier Delivery

If submitting a hardcopy offer to the City, please submit one original, 1 copy, and one electronic copy (portable thumb drive) of the Submittal Section and addenda(s). Please include updated W-9, a sample invoice and all other required documentation.

1.2 For Electronic Submittal via email

If submitting an electronic offer to the City via email, please submit one copy of the Submittal Section and addenda(s). Please include an updated W-9, a sample invoice and all other required documentation.

1.3 Please submit only the Submittal Section, do not submit a copy of the entire solicitation document. This offer will remain in effect for a period of 180 calendar days from the opening date and is irrevocable unless it is in the City’s best interest to release offer(s).

2. COSTS AND PAYMENTS:

2.1 PAYMENT TERMS & OPTIONS: Vendors must choose an option, if a box is not checked, the City will default to 0% - net 45 days:

Contractor offers a prompt payment discount of either \_\_\_\_\_% - 30 days or 0% – 45 days - to apply after receipt of invoice or final acceptance of the products (invoice approval), whichever date is later, starts the 30 days. If no prompt payment discount is offered, the default is 0%, net 45 days; effective after receipt of invoice or final acceptance of the products, whichever is later. Payment terms offering a discount will not be considered in the price evaluation of your offer.

Contractor may be paid immediately upon invoice approval, if enrollment is made to the Single Use Account (SUA) Program, administered by the City’s servicing bank (“Bank”). By checking this box, the vendor accepts transaction costs charged by their merchant bank and agrees not to transfer to the City those extra charges. The City will not pay an increase in our services for the SUA charges; if an audit uncovers an upcharge for the SUA charges the vendor will owe the City all costs. The vendor may opt-out of the SUA program once, but then may not rejoin during the same contract term. For more information about the SUA program or to enroll, send email to mailbox.sua@phoenix.gov.

3. BID PRICE SCHEDULE:

ALL OR NONE BID BY GROUP

Note: Prices offered shall not include applicable state and local taxes. The city will pay all applicable taxes. For the purposes of determining the lowest cost, the city will not take tax into consideration. Taxes must be listed as a separate item on all invoices.



**SECTION VI – SUBMITTAL**

**CITY OF PHOENIX**

**GROUP A:  
PUBLIC WORKS AND WATER DEPARTMENT FULL MAINTENANCE SERVICE**

Item No.	Location	Per Monthly Fee (Excluding Tax)
1	Arizona Science Center 600 East Washington	\$
2	Burton Barr Public Library 1221 North Central Avenue	\$
3	Phoenix Art Museum / Phoenix Theatre 1625 North Central Avenue	\$
4	Phoenix Police Property Bureau 100 East Elwood	\$
5	Fire Operations Center 150 South 12 <sup>th</sup> Street,	\$
6	23 <sup>rd</sup> Avenue WWTP 2470 South 22 <sup>nd</sup> Avenue	\$
7	Children’s Museum of Phoenix 215 North 7 <sup>th</sup> Street	\$
8	Maryvale Community Center/Palo Verde Branch Library, 4420 North 51 <sup>st</sup> Avenue	\$
9	Phoenix City Hall 200 West Washington Street	\$
10	Adams Street Garage 300 West Adams Street	\$
11	Phoenix Municipal Courts 300 West Washington Street	\$
12	Police Headquarters 620 West Washington Street	\$
13	Phoenix Crime Laboratory 621 West Washington Street	\$
14	Phoenix Police Academy 10001 South 15 <sup>th</sup> Avenue	\$
15	Cactus Park Police Precinct 12220 North 39 <sup>th</sup> Avenue	\$
16	Water Customer Services Field Area 2 6202 North 24 <sup>th</sup> Street	\$
17	McDowell Place Senior Center 1845 East McDowell Road	\$
18	Pecos Park Community Center 17010 South 48 <sup>th</sup> Street	\$
19	91 <sup>st</sup> Ave Wastewater Treatment Plant 5615 South 91 <sup>st</sup> Ave	\$
<b>GRAND TOTAL*</b>		\$

\*GROUP A Grand Total of Items 1-19 will be used to determine lowest bid for GROUP A.

Company Name _____	Page 53 of 62
Solicitation Due Date: September 15, 2021 at 1 pm	Solicitation No. 22-FMD-019







**SECTION VI – SUBMITTAL**

**CITY OF PHOENIX**

8	Chemicals at Discounted List Price	%
9	Parts at Discounted List Price	%

Parts, components, and additional chemicals NOT covered under Full-Service scope of work or the parts discount will be invoiced at cost. No markup will be accepted.

**4. EMERGENCY 24-HOUR SERVICE CONTACT:**

Name \_\_\_\_\_

Telephone Number \_\_\_\_\_

Alternate Contact \_\_\_\_\_

Telephone Number \_\_\_\_\_

**5. CONTRACTOR LICENSING REQUIREMENTS:**

Offeror shall comply with all statutes and rules of the State of Arizona and the Registrar of Contractors. In accordance with A.R.S. §. 32-1151, and unless otherwise exempted by A.R.S. § 32-1121, Offeror shall have the correct class of license as required by the Registrar of Contractors for the work specified, at the time of offer submission. Offeror certifies possession of the following license:

Licensed Contractor's Name \_\_\_\_\_

Class \_\_\_\_\_

License Number \_\_\_\_\_

Expiration Date \_\_\_\_\_

**6. YEARS IN BUSINESS AND REFERENCES:** Contractor certifies that they have provided complete cooling tower water treatment services for a period of five (5) years.

Contractor shall furnish the names, addresses, and telephone numbers of a minimum of three firms or government organizations for which the Contractor is currently furnishing or has furnished, completed service for Enter services requiring references.

**Company Name** \_\_\_\_\_

Address \_\_\_\_\_

Reference \_\_\_\_\_

Telephone Number \_\_\_\_\_



**SECTION VI – SUBMITTAL**

**CITY OF PHOENIX**

Email address \_\_\_\_\_

**Company Name** \_\_\_\_\_

Address \_\_\_\_\_

Reference \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email address \_\_\_\_\_

**Company Name** \_\_\_\_\_

Address \_\_\_\_\_

Reference \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email address \_\_\_\_\_

Company Name \_\_\_\_\_



SECTION VI – SUBMITTAL

CITY OF PHOENIX

**OFFER**

**TO THE CITY OF PHOENIX** - The Undersigned hereby offers and agrees to furnish the material and or service(s) in compliance with all terms, conditions, specifications, and addenda issued as a result of a solicitation.

Arizona Sales Tax No. \_\_\_\_\_

Use Tax No. for Out-of State Suppliers \_\_\_\_\_

City of Phoenix Sales Tax No. \_\_\_\_\_

Arizona Corporation Commission File No. \_\_\_\_\_

Taxpayer’s Federal Identification No.: If recommended for contract award, Bidder agrees to provide its federal taxpayer identification number or as applicable its social security number to the City of Phoenix for the purposes of reporting to appropriate taxing authorities, monies paid by the City of Phoenix under the awarded contract. If the Bidder provides its social security number, the City will only share this number with appropriate state and federal officials. This submission is mandatory under 26 U.S.C. § 6041A.

Enter City’s Registration System ID Number Located at City’s eProcurement website (see SECTION I – INSTRUCTIONS - CITY’S REGISTRATION)	
--	--

Offeror has read, understands, and will fully and faithfully comply with this solicitation, its attachments and any referenced documents. Offeror certifies that the prices offered were independently developed without consultation with any other Offeror or potential Offerors.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Verify Name and Type of Company  
(LLC, Inc., Sole Proprietor)

\_\_\_\_\_  
Printed Name and Title  
(Member, Manager, President)

Address \_\_\_\_\_

City, State and Zip Code \_\_\_\_\_

Telephone Number \_\_\_\_\_

Company’s Fax Number \_\_\_\_\_

Company’s Toll Free # \_\_\_\_\_

Email Address \_\_\_\_\_



**SECTION VI – SUBMITTAL**

**CITY OF PHOENIX**

**ACCEPTANCE OF OFFER**

The Offer is hereby accepted.

The Contractor is now bound to sell the material(s) or service(s) listed by the attached contract and based upon the solicitation, including all terms, conditions, specifications, amendments, etc. and the Contractor’s Offer as accepted by the City.

This contract shall henceforth be referred to as Contract No.\_\_\_\_\_. The Contractor has been cautioned not to commence any billable work or provide any material or service under this contract until Contractor receives purchase order, or contract documentation.

**CITY OF PHOENIX**

A Municipal Corporation  
Ed Zuercher, City Manager

\_\_\_\_\_  
Felissa Washington Smith  
Interim Public Works Director

Attest:

\_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_ 2021  
City Clerk

Approved as to form this 19<sup>th</sup> day of January 2017. This document has been approved as to form by the City Attorney and is on file with the City Clerk. It need not be submitted to the City Attorney for approval unless the form document is altered.



SECTION VI – SUBMITTAL

CITY OF PHOENIX

This form must be signed and submitted to the City and all questions must be answered (or N/A) or your Offer may be considered non-responsive.

1. Name of person submitting this disclosure form.

First	MI	Last	Suffix
-------	----	------	--------

2. Contract Information

Solicitation # or Name:

3. Name of individual(s) or entity(ies) seeking a contract with the City (i.e. parties to the Contract)

4. List any individuals(s) or entity(ies) that are owners, partners, parent, sublessees, joint venture, or subsidiaries of the individual or entity listed in Question 3. Please include all Board members, executive committee members and officers for each entry. If not applicable, indicate N/A.

5. List any individuals or entities that will be subcontractors on this contract or indicate N/A.

- Subcontractors may be retained, but not known as of the time of this submission.
- List of subcontracts, including the name of the owner(s) and business name:

6. List any attorney, lobbyist, or consultant retained by any individuals listed in Questions 3, 4, or 5 to assist in the proposal or seeking the resulting contract. If none, indicate N/A.

Company Name \_\_\_\_\_



**7. Disclosure of Conflict of Interest:**

**A. City Code Section 43-34**

Are you aware of any fact(s) with regard to this solicitation or resulting contract that would raise a “conflict of interest” issue under City Code Section 43-34?

“An elected City official or a City employee shall not represent any person or business for compensation before the City regarding any part of a procurement, including any resulting contract, if during the time the elected official is or was in office or the employee is or was employed by the City such elected official or employee played a material or significant role in the development of the solicitation, any other part of the procurement, or the contract award.”

- I am not aware of any conflict(s) of interest under City Code Section 43-34.
- I am aware of the following potential or actual conflict(s) of interest:

**B. ARS Sections 38-501 et. Seq. & City Charter Chapter 11**

State law and the Phoenix City Charter and Code prohibit public officers or employees, their close relatives, and any businesses they, or their relatives, own from (1) representing before the City any person or business for compensation, (2) doing business with the City by any means other than through a formal procurement, and (3) doing business with the City without disclosing that the person has an interest in the contract. This prohibition extends to subcontracts on City contracts and also applies to parent, subsidiary, or partner businesses owned by a public officer or employee. See A.R.S. Sections 38-501 through 38-511, for more information (City Charter, Chapter 11, applies the state conflict-of-interest law to City employees).

Please note that any contract in place at the time a person becomes a public officer or employee may remain in effect. But the contract may not be amended, extended, modified, or changed in any manner during the officer’s or employee’s city service without following city administrative regulations.

Company Name \_\_\_\_\_



Are you aware of any fact(s) with regard to this contract that would raise a “conflict of interest” issue under A.R.S. Sections 38-501 through 38-511 (See Arizona Revised Statutes regarding conflict of interest at [www.azleg.gov](http://www.azleg.gov)).

- I am not aware of any conflict(s) of interest under Arizona Revised Statutes Sections 38-501 through 38-511.
- I am aware of the following conflict(s) of interest:

**8. Acknowledgements**

**A.Solicitation Transparency Policy – No Contact with City Officials or Staff During Evaluation**

- I understand that a person or entity who seeks or applies for a city contract, or any other person acting on behalf of that person or entity, is prohibited from contacting city officials and employees regarding the contract after a solicitation has been posted.
- This “no-contact” provision only concludes when the contract is awarded at a City Council meeting. If contact is required with City official or employees, the contact will take place in accordance with procedures by the City. Violation of this prohibited contacts provision, set out in City Code Sections 2-190.4 and 43-36, by respondents, or their agents, will lead to **disqualification**.

**B.Fraud Prevention and Reporting Policy**

- I acknowledge that the City has a fraud prevention and reporting policy and takes fraud seriously. I will report fraud, suspicion of fraud, or any other inappropriate action to: telephone no. 602-261-8999 or 602-534-5500 (TDD); or [aud.integrity.line@phoenix.gov](mailto:aud.integrity.line@phoenix.gov).

The purpose of the fraud policy is to maintain the City's high ethical standards. The policy includes a way for our business partners to report wrongdoing or bad behavior. Suspected fraud should be reported immediately to the Phoenix Integrity Line. The City has adopted a zero-tolerance policy regarding fraud.

**OATH**

Company Name \_\_\_\_\_





**SECTION VI – SUBMITTAL**

**CITY OF PHOENIX**

I affirm that the statements contained in this form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.  
 Should any of the answers to the above questions change during the course of the contract, particularly as it relates to any changes in ownership, applicant agrees to update this form with the new information within 30 days of such changes. Failure to do so may be deemed a breach of contract.

PRINT NAME		TITLE	
SIGNATURE		DATE	
COMPANY (CORPORATION, LLC, ETC.) NAME and DBA			