

Laredo College McIntosh Campus  
Install New Crac unit in the Martin Building



**Buy Board # 720-23**

**April 8, 2026**

*Proposal is valid for 30 days*

**Industrial & Commercial Mechanical**

TACLA23943C

7418 Leopard St. Corpus Christi, TX 78408

**Phone (361) 371-5111**

**Fax (361) 929-5991**

<b>Location of Service:</b> Laredo College West End Washington Street Laredo, TX 78040	<b>Billing Account:</b> Laredo College West End Washington Street Laredo, TX 78040
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**Client Contact Information**

Site Contact: Rick Barrera

Cell: 956-251-2015

Email: Ricardo.barrera@laredo.edu

Industrial & Commercial Mechanical is pleased to submit the following proposal to provide the following services.

**Laredo Community College – Fort McIntosh Campus**

**CRAC Unit Replacement (Like-for-Like)**

Laredo Community College proposes the replacement of an existing Computer Room Air Conditioning (CRAC) unit at the Fort McIntosh Campus to ensure the continued reliability and protection of mission-critical IT infrastructure. The current CRAC unit has reached the end of its useful service life and presents an increased risk of failure that could result in equipment downtime, data loss, or disruption to campus operations.

The scope of this project consists of a **like-for-like replacement** of the existing CRAC unit. The new unit will match the current system's cooling capacity, electrical characteristics, physical footprint, airflow configuration, and control interfaces, minimizing the need for infrastructure modifications and reducing implementation risk. This approach allows for efficient execution while maintaining compatibility with existing mechanical, electrical, and building automation systems.

All work will include the safe removal and disposal of the existing unit, installation of the replacement CRAC unit, reconnection to existing utilities, and full system startup and commissioning. Installation will be coordinated with campus stakeholders to minimize operational disruption and will comply with all applicable manufacturer requirements, local codes, and safety standards.

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Upon completion, the new CRAC unit will restore dependable environmental control within the designated IT space, supporting stable temperature and humidity conditions required for sensitive equipment. This project represents a cost-effective and low-risk solution to maintain operational continuity, extend system reliability, and protect institutional assets at the Fort McIntosh Campus.

## Project Description

Provide all labor, materials, equipment, and supervision necessary to **remove and replace an existing Computer Room Air Conditioning (CRAC) unit on a like-for-like basis**, ensuring compatibility with existing electrical, piping, controls, and structural conditions. Work shall be performed to maintain continuity of cooling for critical IT environments.

## 1. General Requirements

- Replacement CRAC unit shall match existing unit **capacity, voltage, airflow configuration, cooling type (DX or chilled water), redundancy strategy, and physical footprint.**
- Installation shall comply with:
  - Manufacturer installation requirements
  - NEC, local mechanical and plumbing codes
  - ASHRAE standards for data center cooling
- Contractor shall perform work during **owner-approved outage windows.**
- Maintain a clean, safe work area at all times.

## 2. Pre-Installation Tasks

1. **Site Verification**
  - Verify existing CRAC unit make, model, capacity, voltage, refrigerant (if applicable), piping connections, condensate routing, and clearances.
  - Confirm floor loading and access paths.
2. **Coordination & Scheduling**
  - Coordinate outage schedule with Owner/IT staff.
  - Confirm delivery logistics and rigging strategy.
  - Conduct pre-installation meeting with Owner.
3. **Submittals**



- Equipment cut sheets and electrical data
  - Rigging and removal plan (if required)
  - Startup and commissioning checklist
- 

### 3. Removal of Existing CRAC Unit

1. Safely **power down** existing unit following lockout/tagout procedures.
  2. Recover refrigerant (DX units) in accordance with EPA regulations.
  3. Disconnect:
    - Electrical power and controls
    - Refrigerant or chilled water piping
    - Condensate piping
  4. Demolish and remove CRAC unit from site.
  5. Dispose of equipment and refrigerant per regulatory requirements.
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### 4. Installation of New Like-for-Like CRAC Unit

1. **Placement & Setting**
    - Set new CRAC unit in existing location.
    - Level and secure unit per manufacturer requirements.
  2. **Mechanical Connections**
    - Reconnect chilled water or refrigerant piping using existing stubs where possible.
    - Pressure test and leak check all piping.
    - Reconnect condensate piping and verify proper drainage.
  3. **Electrical & Controls**
    - Reconnect power using existing breaker and feeder.
    - Reconnect control wiring to existing BAS or unit controller.
    - Verify proper voltage, phase, and amperage.
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### 5. Startup & Commissioning

1. Factory-authorized or manufacturer-approved startup technician shall:
  - Verify airflow and temperature controls
  - Set supply air temperature and humidity setpoints

- Confirm alarms and safeties
  - 2. Perform operational testing under load conditions (if available).
  - 3. Adjust unit for stable operation within design parameters.
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## 6. Testing & Verification

- Confirm:
    - Proper cooling performance
    - No refrigerant or water leaks
    - Correct BAS communication (if applicable)
  - Demonstrate operation to Owner's representative.
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## 7. Closeout & Documentation

- Provide:
    - Startup reports
    - Warranty documentation
    - Updated equipment nameplate information
  - Remove debris and clean work area.
  - Final walkthrough with Owner.
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## 8. Exclusions (Typical – Modify as Needed)

- Upgrade to electrical infrastructure
  - Changes to ductwork or airflow distribution
  - BAS programming beyond point-to-point reconnection
  - Structural modifications
  - Temporary cooling unless explicitly stated
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## 9. Warranty

- Manufacturer's standard equipment warranty
- Contractor workmanship warranty for **one (1) year** from startup

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**Pricing and Acceptance**

**\$185,350.00**

Lead time: 13 to 15 Weeks  
Project Duration: 4 Days

Notes/Exclusions:

- Bid, Payment and Performance Bond
- Tax exempt certificate is required to be provided with signed proposal to remove tax

We appreciate the opportunity to submit a proposal for this project.

Respectfully,

Randy Rodriguez  
Account Manager- South Texas  
Industrial and Commercial Mechanical  
Cell 361-765-1270 | Office 361-371-5111 | Fax 361-929-5991  
7418 Leopard, Corpus Christi, Texas 78409  
[rarodriguez@ic-mechanical.com](mailto:rarodriguez@ic-mechanical.com) |  
<https://www.icmairconditioning.com/Corpus-Christi-1>

**Customer Acceptance**

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Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

PO#: \_\_\_\_\_

TACLA 23943C - Regulated by the Texas Department of Licensing and Regulation  
PO Box 12157  
Austin, TX 78711  
1-800-803-9202, 512-463-6599

**Industrial & Commercial Mechanical**  
TACLA23943C  
**361-371-5111**

## Agreement

This Service Agreement ("Agreement") is being made between you ("Customer") and Industrial & Commercial Mechanical, LLC (ICM) at 4445 Westpark Ave., Beaumont, TX 77705 (together, the "Parties"). By placing a service request with ICM, you agree to the terms outlined below.

### 1. Services

The service order/invoice is by and between Customer and ICM. The terms of each service order/invoice will begin on the effective date of the service order/invoice and continue for the term specified therein. Our certified technician will perform all work normal working hours/After hours and in accordance with the terms outlined in the service order/invoice. **Normal working hours: 7:00am – 3:30pm, Monday through Friday. After hours:** Holidays, weekends and hours not encompassed in normal working hours.

The Customer will provide reasonable access to the equipment being serviced and allow our personnel to stop and start all equipment necessary to perform the agreed upon maintenance/service or repair. The Customer will also establish that all work areas should be free of hazards and will clear the working area of any hazards that would inhibit the installation or repair. If the hazard is found during the time of service, all work by ICM will cease until the Customer has corrected the matter appropriately at Customer's expense. Also, after investigation, ICM reserves the right to automatically terminate the service order/invoice if the equipment that is to be serviced is found to be in extremely poor condition.

### 2. Credit Evaluation/Limits

The Arcticom Group's Accounts Receivable team establishes and maintains credit lines and payment terms for all new and existing customers. Credit is extended to customers who can demonstrate their ability to repay a debt. Creditworthiness is determined via third-party credit information from Dun & Bradstreet, trade references, previous payment trends on existing customers, and the customer's financial information (when required). Credit limit increases, on a project basis, can be approved by the Accounts Receivable team and credit re-evaluations completed annually or as needed.

### 3. Indemnification

Customer shall defend, indemnify and hold harmless ICM and its affiliates, parents and subsidiaries and each of their officers, directors, employees, and principals (collectively "Indemnitees") from and against any and all actions, suits, arbitrations, administrative proceedings, demands and claims for any and all damages, injunctive or any other relief based on any cause of action whatsoever, that may be brought, made against, or incurred by, Indemnitees on account of liabilities, damages, losses, cost, expenses, settlements, judgments, awards, and governmental penalties and sanctions, including reasonable attorneys' fees and expenses and experts' fees and expenses, including those attributable to bodily injury (including death), personal injury and property damage (sometimes individually "Liability" and sometimes collectively "Liabilities"), caused by, arising out of, or contributed to by any negligence, acts, errors, omissions or conduct of Customer, its employees, subcontractors, or agents, related in any way to the work or services provided herein.

### 4. Payment

Payments can be made by check, credit card or ACH.

*Check payments* must be made to Industrial & Commercial Mechanical, LLC. Mailing address is as follows:

Industrial & Commercial Mechanical, LLC  
PO Box 738920  
Dallas, TX 75373-8920



ACH payments – Please contact Accounts Receivable at AR@ic-mechanical.com for more information.

**\*Please note – checks mailed to main office instead of PO Box will cause delay in payment application and could result in credit hold due to late payment.**

**5. Terms**

The invoiced amount must be paid within **30** days from the invoice date, unless otherwise agreed to by ICM. Invoices exceeding **15** days past due will automatically place your account on credit hold, until past due invoice is resolved. Accounts not paid within terms are subject to a 2% monthly finance charge (or the maximum rate allowed by law).

**6. Dispute Resolution**

In the event of a dispute, the Parties agree to work towards a resolution through good faith negotiation. If a resolution cannot be reached within 30 days, the Parties will resolve the dispute through arbitration using an arbitrator selected by ICM. Please notify our office at [admin@ic-mechanical.com](mailto:admin@ic-mechanical.com) or (409) 842-3737, within **10 days of invoice date**, if you feel your bill is incorrect OR service work was incomplete.

**7. Not to Exceed Limits (NTE)/PO #'s**

If Customer requires a NTE limit or PO#, they must be provided at time-of-service request. Minimum NTE accepted is \$750.

**8. Delay In Delivery**

ICM is not to be accountable for delays in delivery occasioned by acts of God, failure of its suppliers to ship or deliver on time, or other circumstances beyond ICM's reasonable control. Factory shipment or delivery dates are the best estimate of our suppliers, and in no case shall ICM be liable for any consequential or special damages arising from any delay in shipment or delivery.

**9. Warranty Billing**

If Customer equipment is serviced by ICM, and is covered by Manufacturer warranty, ICM will bill the Manufacturer as a courtesy to Customer. Customer is responsible for the full cost of the services received. If requested by ICM, Customer will pay ICM at the completion of service and be refunded once the Manufacturer provides payments. If a balance is owed for services not covered by the warranty claim, or the Manufacturer company does not pay the submitted claim within 60 days, the invoice will be billed to Customer.

**10. Right To Lien**

The undersigned authorizes that ICM retains the right to place a lien at any time beyond the agreed upon terms (example Net 30), on all outstanding accounts irrespective of the lien act limitations.

**11. Quotes**

All service quotes are firm for 30 days and are subject to price change thereafter without signature. Only the treatments and services described in the quote are included within the price given. Any other work, labor or supply of materials outside of the scope of the quote given will be chargeable.

**12. Service Portals**

Any new request for ICM to submit invoices in a portal, on a customer's behalf, must be made known before service is requested and portal is approved by ICM. We reserve the right to charge an administrative fee for use of portals.

**13. Collections**

If an invoice has not been paid within **90** days from the invoice date, your account may be inactivated and turned over to our collection agency, D&S Ltd., unless prior payment arrangements have been made. A collection fee will be added to all invoices **over 90 days**, at the rate of 15% for regular collections and 25% for legal collections. Note that customer payment trends are reported to Dun & Bradstreet.

**14. Entire Agreement**

This Agreement and the service order/invoice reflect the entire agreement of the Parties and supersedes any other written or verbal communications between the Parties.

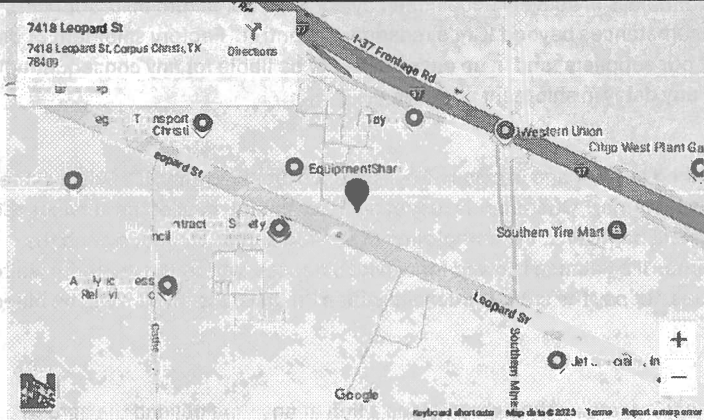
**15. Termination**

This Agreement is in effect until either party gives the other party written notice of the termination of this Agreement. ICM will be paid for all services provided pursuant to the terms of this Agreement and the service order/invoice until the date of termination. Where commitments have been made which become firm before any termination by Customer, ICM will be fully compensated by Customer for the costs of such commitments.

**16. Conflicting Terms**

If there is any conflict between the terms and conditions in this Agreement and in the service order/invoice, the terms and conditions of the service order/invoice shall prevail. Conflicting terms and conditions submitted by Customer do not modify the terms and conditions unless authorized and approved by ICM in writing. Neither performance of the work nor written acknowledgement of receipt of a service order/invoice are considered acceptance of terms and conditions submitted by Customer.

**CORPUS CHRISTI CONTACT INFO**



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**ICM Air Conditioning – Contact Us**

We are heating and cooling professionals! Contact Us at ICM Air Conditioning for all your HVAC sales and service needs.

**Visit Us**  
7418 Leopard Corpus Christi  
TX 78409  
**Call Us**  
(361) 371-5111  
**Fax Us**  
(361) 929-5991

**Email Us**  
jmesing@ic-mechanical.com

**Working Hours**  
Monday – Friday: 8:00AM to 5:00PM