Laredo College South Campus
400 Ton Chiller Operation Rate

Buy Board # 720-23

7/1-31/2026

Proposal is valid for 30 days

Industrial & Commercial Mechanical
TACLA23943C
7818 Leopard St. Corpus Christi, TX 78409
Phone (361) 371-5111
Fax (361) 929-5991

Location of Service:	**Billing Account:**
Laredo College 5500 S Zapata Hwy, Laredo, TX 78046 Laredo, TX 78040	Laredo Community College W End Washington St, Laredo, TX 78040

Client Contact Information
Person to Contact for Service: Cesar Gonzalez
Mobile Phone: 956-473-9652
E-Mail Address: Cesar.Gonzalez@laredo.edu

Industrial & Commercial Mechanical is pleased to submit the following proposal to provide the following services.
Scope of Service: Operational-Ready 400-Ton Chiller

Package includes:

400-ton chiller
350' service for electrical
7x female tails
2x 6' VIC to 6" 150# flange
2x 6" VIC 90
20X 6" VIC couplers
16x 6" VIC hoses X 25'

1. Overview
This scope outlines the responsibilities and requirements for maintaining a 400-Ton temporary chiller in operational-ready status. The intent is to ensure the chiller is fully connected, powered, and capable of immediate activation, allowing the system to be staged and brought online within 24 hours of notice.

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2. Equipment Setup & Operational Configuration
2.1 Chiller Unit

- **One (1) 400-Ton portable chiller, fully commissioned and maintained in operational-ready configuration.**
- **Chiller shall remain positioned in its designated staging area for the full duration of the operational period.**

2.2 Connected Hoses & Fittings (Active)
The following items shall remain connected, tested, and in place at all times:
- **8" supply and return flexible hoses, connected to designated system tie-ins.**
- **All required 8" hose adapters, cam-locks, gaskets, and specialty fittings, fully installed and leak-checked.**
- **Hose runs shall be supported, routed safely, and protected from damage or obstruction.**

2.3 Electrical Power Connections (Active)
Electrical infrastructure shall remain connected and ready:
- **Main power cables sized for full chiller load, completely installed and terminated.**
- **Cam-lock connectors properly mated and secured.**
- **Protective cable covers, weather protection, and grounding as required.**
- **Control wiring or communication cables connected and tested.**

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3. Operational-Ready Requirements
3.1 System Energization
- **Electrical circuits may remain energized in standby mode (per facility direction).**
- **Control panel, safeties, and monitoring points shall remain powered and accessible.**

3.2 Fluid Path Readiness
- **Hoses shall remain charged or evacuated per design requirements.**
- **Isolation valves shall be in the designated ready position.**
- **Strainers, filters, and drains kept clear and maintained.**

3.3 Mechanical & Electrical Checks
The contractor shall perform regular readiness checks including:
- **Visual inspection of hoses, cables, fittings, and connectors.**
- **Verification of chiller control readiness.**
- **Confirmation of electrical continuity, proper phase rotation, and grounding.**
- **Ensuring all equipment is clean, labeled, and functioning.**

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4. Activation Requirements
When activation is requested:
- **Verify system pressures and flows.**
- **Place controls into operational mode.**
- **Confirm chilled water supply/return temperatures.**
- **Perform operational safety checks.**
- **Bring chiller online and integrate with the existing system.**

The system shall be fully staged, tested, and operational within 24 hours of activation notice.

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5. Maintenance Responsibilities
- **Routine inspection of hoses, cables, insulation, and fittings.**
- **Maintaining all components in ready-to-operate condition.**
- **Ensuring weather protection and securing of all external components.**

- **Recording operational readiness data and inspection logs (if required).**

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6. Exclusions
(unless otherwise specified)

- **Additional piping modifications or tie-in changes**
- **Crane/rigging**
- **Generator or temporary power equipment**
- **Structural or civil modifications**
- **Chemical treatment or system water quality correction**
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General Exclusions:

- Smoke detector and connect to existing fire alarm systems.
- The repair of existing deficiencies, any work associated with equipment not scheduled to be on BACS, T&B, High Voltage work, I.T. or I.T. infrastructure, Life Safety, Fire Alarm & Security.
- EMT/Conduit work that is/could become necessary is excluded.
- Disconnects or 115 V Service outlets
- Roofing, Painting, Patching & Test and Balance are not included.
- Integration to any existing system non Trane that is not detailed within proposal is not included.
- All work to be performed during normal business hours (8 AM – 5 PM, Monday-Friday, non-holidays)
- No Guarantee of any performance, energy, operations, or other savings
- ANY parts, broken, not working at 100%, IS NOT included in Bid for replacement or repairs. But will be brought to facilities attention with recommendations.

Operational Rate on Laredo South Campus: Pricing and Acceptance: $40,850.00

Your Chiller Example:

Monthly rate: **$40,850.00**

Daily rate calculation
$40,850 ÷ 30 days = $1,362.00 per day

Daily Chiller Rental Rate: $1,362.00
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@arcticomgroup.com |
https://www.icmairconditioning.com/Corpus-Christi-1

Customer Acceptance

Name:______________________________

Title:______________________________

Date:______________________________

PO#:______________________________

CLA 23943C - Regulated by the Texas Department of Licensing and Regulation
PO Box 12157
Austin, TX 78711

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 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 **<u>90</u>** 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 **<u>over 90 days</u>**, 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.

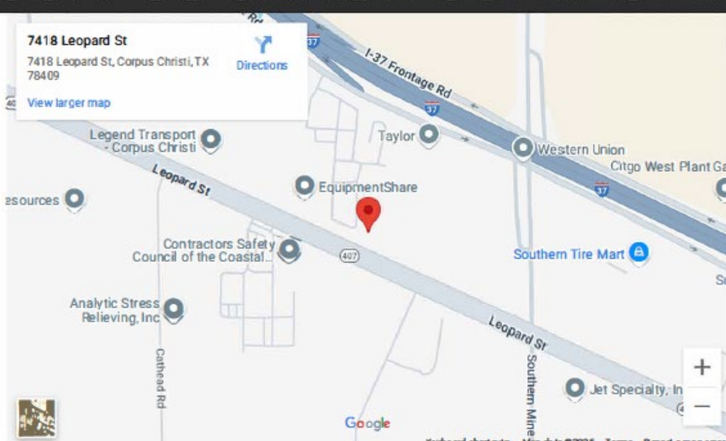
15. Termination

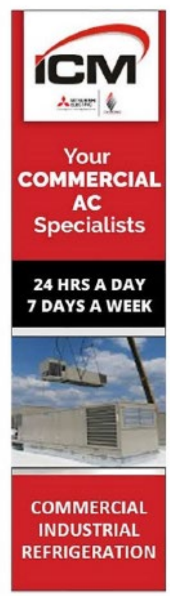
This Agreement is in effect until either party gives the other party written notice of the termination of this Agreement. ICM will be paid for all services provided pursuant to the terms of this Agreement and the service order/invoice until the date of termination. Where commitments have been made which 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





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
jbesing@ic-mechanical.com

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