



**CONTRACT NO: FAC HVAC 20-21-028  
CONTRACT MODIFICATION NO. 1**

**CONTRACT BETWEEN  
CENTRAL FLORIDA REGIONAL WORKFORCE DEVELOPMENT BOARD, INC. – REGION 12  
d/b/a CareerSource Central Florida (CSCF)  
AND  
Ferran Services & Contracting, Inc.**

**EFFECTIVE DATE OF CONTRACT:** September 1, 2020 – June 30, 2021

**DESCRIPTION OF CHANGE:** The purpose of Modification No. 1 to Contract No. FAC HVAC 20-21-028 between CareerSource Central Florida and **Ferran Services & Contracting, Inc.** is to:

- Add quarterly HVAC PM Services at CSCF's West Orange County location.
- Reserve right to add repair services at a later date, should need manifest, using rates established hereunder.
- Increase the Total-Not-to-exceed Budget (For Base Period) by \$1,888.00 from \$4,720.00 to \$6,608.00.

**OTHER CHANGES INCLUDED IN THIS MODIFICATION ARE AS FOLLOWS:**

- On page 2, within Section 1.0 – SERVICES AND ACTIVITIES, add the following CSCF location:

| LOCATION           | PHYSICAL ADDRESS                              | BUILDING SIZE      |
|--------------------|---|--------------------|
| West Orange County | 6401 West Colonial Drive<br>Orlando, FL 34761 | 12,041 square feet |

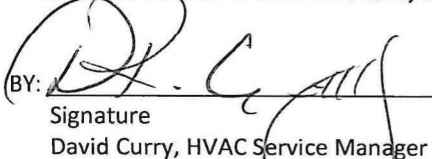
NOTE: During the base term, because the September quarterly service still needs to be performed, it should be accomplished by the Contractor as soon as possible. Contractor will schedule this service date by coordinating with CSCF upon execution of this modification (Mod #01).

- Delete **ATTACHMENT B - PAYMENT TERMS** in its entirety and substitute with same, as revised 10/9/2020 and attached hereto.
- Delete **APPENDIX A-1 - MECHANICAL AND CONTROL SYSTEM EQUIPMENT LISTING** in its entirety and substitute with the same, revised 10/9/2020, and is attached hereto.

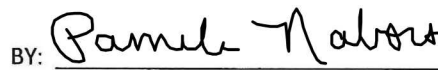
**No other changes are authorized by this modification.**

**IN WITNESS WHEREOF**, the Parties, intending to be legally bound, have caused their proper and duly authorized officers to execute and deliver this modified agreement.

**FERRAN SERVICES & CONTRACTING, INC.**

BY:   
Signature  
David Curry, HVAC Service Manager

**CAREERSOURCE CENTRAL FLORIDA**

BY:   
Signature  
Pamela Nabors, President and CEO

**Note: Unless otherwise stated, regardless of the date this modification is signed, it shall be effective October 15, 2020.**

**PAYMENT TERMS**

**HVAC PM SERVICES PLUS FIXED LABOR RATE FOR ANTICIPATED REPAIRS  
BY LOCATION**

Contractor shall invoice CSCF, in accordance with the terms listed in this Attachment. Per this Agreement, total costs for services provided by the Contractor will not exceed **\$6,608.00**. Business-related travel expenditures, including mileage, hotel accommodations, food, and beverages are not reimbursable under this Contract, regardless of purpose.

| TERMS           |   | PAYMENT AMOUNTS |                |
|-----------------|---|-----------------|----------------|
| Location        | PM Services (4 times per year)            | Annual Rate     | Quarterly Rate |
| Seminole County | Base Period (9-1-2020 thru 6-30-2021)     | \$ 2,480.00     | \$ 620.00      |
|                 | Option Period 1 (7-1-2021 thru 6-30-2022) | \$ 2,600.00     | \$ 650.00      |
|                 | Option Period 2 (7-1-2022 thru 6-30-2023) | \$ 2,728.00     | \$ 682.00      |

| TERMS                   |   | PAYMENT AMOUNTS |                |
|-------------------------|---|-----------------|----------------|
| Location                | PM Services (4 times per year)            | Annual Rate     | Quarterly Rate |
| Southeast Orange County | Base Period (9-1-2020 thru 6-30-2021)     | \$ 2,240.00     | \$ 560.00      |
|                         | Option Period 1 (7-1-2021 thru 6-30-2022) | \$ 2,352.00     | \$ 588.00      |
|                         | Option Period 2 (7-1-2022 thru 6-30-2023) | \$ 2,468.00     | \$ 617.00      |

(WITH BUDGET FOR WEST ORANGE COUNTY)

| TERMS              |   | PAYMENT AMOUNTS |                |
|--------------------|---|-----------------|----------------|
| Location           | PM Services (4 times per year)            | Annual Rate     | Quarterly Rate |
| West Orange County | Base Period (10-15-2020 thru 6-30-2021)   | \$ 1,888.00     | \$ 472.00      |
|                    | Option Period 1 (7-1-2021 thru 6-30-2022) | \$ 1,980.00     | \$ 495.00      |
|                    | Option Period 2 (7-1-2022 thru 6-30-2023) | \$ 2,080.00     | \$ 520.00      |

|  |                   |
|--|-------------------|
| <b>TOTAL NOT-TO- EXCEED BUDGET<br/>(FOR BASE PERIOD)</b> | <b>\$6,608.00</b> |
|--|-------------------|

**BILLING RATES FOR ADDITIONAL SERVICES OUTSIDE OF PM SERVICE  
(EMERGENCY & TROUBLESHOOTING SERVICES)**

For authorized additional troubleshooting and repair services, related to work outside of the HVAC PM agreement Contractor shall be billed for technician labor using hourly labor rates as specified below:

| <b>Technician Hourly Billing Rates</b>       | <b>Regular Time</b> | <b>Overtime</b> | <b>Holiday</b> |
|--|---------------------|-----------------|----------------|
| <b>Base Period (9-1-2020 thru 6-30-2021)</b> | <b>\$86.00</b>      | <b>\$86.00</b>  | <b>\$86.00</b> |
| Option Period 1 (7-1-2021 thru 6-30-2022)    | \$90.00             | \$90.00         | \$90.00        |
| Option Period 2 (7-1-2022 thru 6-30-2023)    | \$94.00             | \$94.00         | \$94.00        |

In accordance with the manufacturers' price list clause within the statement of work, Contractor shall invoice price of materials eligible for payment hereunder via separate invoice line item. Mark-up on actual incurred cost for any materials (parts and supplies) required shall not exceed 30%. Contractor shall provide all supporting documentation for all materials invoiced for any effort authorized by CSCF using billing rates within this agreement.

Contractor shall submit invoices to facilitate payments in accordance with the schedule outlined above. Invoices shall be submitted electronically to [accountspayable@careersourcecf.com](mailto:accountspayable@careersourcecf.com). Payment shall be payable by CSCF to Contractor within 30 days of invoice receipt.

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### MECHANICAL AND CONTROL SYSTEM EQUIPMENT LISTING

#### Equipment List for Seminole County

| TYPE/LOC       | Location         | Model       | Serial Number | Belt |
|----------------|------------------|-------------|---------------|------|
| Carrier AHU    | Above Ceiling    | FB4CNF060   | 4513A86784    | TBD  |
| Carrier AHU    | Above Ceiling    | FB4CNF036   | 4113A70589    | TBD  |
| Carrier AHU    | Above Ceiling    | FB4CNF060   | 4313A85454    | TBD  |
| Mitsubishi FCU | IT Room          | MS-A12WA    | 3001028       | TBD  |
| Payne AHU      | Above Ceiling    | PF4MNA030   | 3013A89878    | TBD  |
| Payne AHU      | Above Ceiling    | PF4MNA048   | 3013A89584    | TBD  |
| Payne AHU      | Above Ceiling    | PF4MNA048   | 3013A89572    | TBD  |
| Payne AHU      | Above Ceiling    | PF4MNA030   | 3013A87661    | TBD  |
| Payne CU       | Back of Building | PA13NA048-E | 1214X63043    | TBD  |
| Payne CU       | Back of Building | PA13NA048-E | 1214X63057    | TBD  |
| Payne CU       | Back of Building | PA13NA030-B | 0514X65015    | TBD  |
| Payne CU       | Back of Building | PA13NA030-E | 0614X65777    | TBD  |
| Payne CU       | Back of Building | PA13NA060-E | 0914X61182    | TBD  |
| Payne CU       | Back of Building | PA13NA060-E | 0914X61174    | TBD  |
| Mitsubishi CU  | Back of Building | MU-A12WA    | 2001427T      | TBD  |

|                    |                    |            |
|--------------------|--------------------|------------|
| <u>Filter Type</u> | <u>Description</u> | <u>QTY</u> |
| Pleated            | 20 x 20x 1         | 20         |

#### Equipment List for Southeast Orange County

| TYPE/LOC       | Location      | Model      | Serial Number | Belt |
|----------------|---------------|------------|---------------|------|
| Payne AHU      | Above Ceiling | FB4CNP060  | 3516A82399    | TBD  |
| Payne AHU      | Above Ceiling | FB4CNP060  | 3516A82170    | TBD  |
| Payne AHU      | Above Ceiling | FB4CNP060  | 3516A82402    | TBD  |
| Payne AHU      | Above Ceiling | FB4CNP060  | 3516A82180    | TBD  |
| Payne AHU      | Above Ceiling | FB4CNP060  | 3516A82412    | TBD  |
| Payne AHU      | Above Ceiling | FB4CNP060  | 3516A82415    | TBD  |
| Payne AHU      | Above Ceiling | FB4CNP060  | 3516A82179    | TBD  |
| Payne AHU      | Above Ceiling | FB4CNP060  | 3516A82169    | TBD  |
| Mitsubishi FCU | Server Room   | PKA-A18HA6 | 5ZA06482A     | TBD  |
| Payne CU       | Roof          | PA14NC060  | 1916X68316    | TBD  |
| Payne CU       | Roof          | PA14NC060  | 1916X68366    | TBD  |
| Payne CU       | Roof          | PA14NC060  | 1916X68359    | TBD  |
| Payne CU       | Roof          | PA14NC060  | 1916X68362    | TBD  |
| Payne CU       | Roof          | PA14NC060  | 1916X63592    | TBD  |
| Payne CU       | Roof          | PA14NC060  | 1916X68317    | TBD  |
| Payne CU       | Roof          | PA14NC060  | 1916X68331    | TBD  |
| Payne CU       | Roof          | PA14NC060  | 1916X68288    | TBD  |

|                    |                     |            |
|--------------------|---------------------|------------|
| <u>Filter Type</u> | <u>Description</u>  | <u>QTY</u> |
| Pleated            | 19 7/8 x 21 1/2 x 1 | 8          |

Equipment List for West Orange County

| TYPE/Unit #/BTU's | Location | Model                | Serial Number | Belt         |
|-------------------|----------|----------------------|---------------|--------------|
| RTU-400 / 36,300  | Roof Top | Carrier/50GCBM04A2   | 2120C85499    | Direct Drive |
| RTU-401 / 72,300  | Roof Top | Carrier/5DHCBA07C2A6 | 2120P96340    | AX52         |
| RTU-402 / 35,900  | Roof Top | Carrier/50GCBM048    | 2120C85498    | Direct Drive |
| RTU-403 / 117,800 | Roof Top | Carrier/50HCBD11C2A6 | 2120P96472    | AX49         |
| RTU-404 / 113,900 | Roof Top | Carrier/50HCBD11C2A  | 2120P96346    | AX49         |
| RTU-406 / 73,500  | Roof Top | Carrier/50HCBA07C2A6 | 2120P96339    | AX52         |

| <u>Filter Type</u> | <u>Description</u> | <u>QTY</u> |
|--------------------|--------------------|------------|
| Pleated            | 16x25x2            | 4          |
| Pleated            | 16x20x2            | 8          |
| Pleated            | 20x20x2            | 8          |

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