

CITY OF SANTA FE
PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made and entered into by and between the City of Santa Fe (the "City") and NCH Chemsearch (the "Contractor"). The date of this Agreement shall be the date when it is executed by the City and the Contractor, whichever occurs last.

1. SCOPE OF SERVICES

The Contractor shall provide the following services for the City:

Provide chemical treatment for the cooling tower at City Hall, 200 Lincoln Ave., for one year and to install a 30-Gallon Dual Walled Tank as part of the cooling tower system as described in Exhibit "A" attached hereto and incorporated herein.

2. STANDARD OF PERFORMANCE; LICENSES

A. The Contractor represents that it possesses the experience and knowledge necessary to perform the services described under this Agreement.

B. The Contractor agrees to obtain and maintain throughout the term of this Agreement, all applicable professional and business licenses required by law, for itself, its employees, agents, representatives and subcontractors.

3. COMPENSATION

A. The City shall pay to the Contractor in full payment for services rendered, a sum not to exceed five thousand eight hundred and forty-one dollars and fifty-two cents (\$5,841.52), inclusive of gross receipts taxes

B. The Contractor shall be responsible for payment of gross receipts taxes levied by the State of New Mexico on the sums paid under this Agreement.

C. Payment shall be made upon receipt, approval and acceptance by the City of detailed statements containing a report of services completed. Compensation shall be paid only for services actually performed and accepted by the City.

4. APPROPRIATIONS

The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the City for the performance of this Agreement. If sufficient appropriations and authorization are not made by the City, this Agreement shall terminate upon written notice being given by the City to the Contractor. The City's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final.

5. TERM AND EFFECTIVE DATE

This Agreement shall be effective when signed by the City and the Contractor, whichever occurs last, and shall terminate on June 30, 2018, unless sooner pursuant to Article 6 below.

6. TERMINATION

A. This Agreement may be terminated by the City and the Contractor upon 60 days written notice to the Contractor.

(1) The Contractor shall render a final report of the services performed up to the date of termination and shall turn over to the City original copies of all work product, research or papers prepared under this Agreement.

(2) If compensation is not based upon hourly rates for services rendered, therefore the City shall pay the Contractor for the reasonable value of services satisfactorily performed through the date Contractor receives notice of such termination, and for which compensation has not already been paid.

(3) If compensation is based upon hourly rates and expenses, Contractor shall be paid for services rendered and expenses incurred through the date Contractor receives notice of such termination.

7. STATUS OF CONTRACTOR; RESPONSIBILITY FOR PAYMENT OF EMPLOYEES AND SUBCONTRACTORS

A. The Contractor and its agents and employees are independent contractors performing professional services for the City and are not employees of the City. The Contractor, and its agents and employees, shall not accrue leave, retirement, insurance, bonding, use of City vehicles, or any other benefits afforded to employees of the City as a result of this Agreement.

B. Contractor shall be solely responsible for payment of wages, salaries and benefits to any and all employees or subcontractors retained by Contractor in the performance of the services under this Agreement.

C. The Contractor shall comply with City of Santa Fe Minimum Wage, Article 28-1-SFCC 1987, as well as any subsequent changes to such article throughout the term of this Agreement.

8. CONFIDENTIALITY

Any confidential information provided to or developed by the Contractor in the performance of this Agreement shall be kept confidential and shall not be made

available to any individual or organization by the Contractor without the prior written approval of the City.

9. CONFLICT OF INTEREST

The Contractor warrants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Agreement. Contractor further agrees that in the performance of this Agreement no persons having any such interests shall be employed.

10. ASSIGNMENT; SUBCONTRACTING

The Contractor shall not assign or transfer any rights, privileges, obligations or other interest under this Agreement, including any claims for money due, without the prior written consent of the City. The Contractor shall not subcontract any portion of the services to be performed under this Agreement without the prior written approval of the City.

11. RELEASE

The Contractor, upon acceptance of final payment of the amount due under this Agreement, releases the City, its officers and employees, from all liabilities, claims and obligations whatsoever arising from or under this Agreement. The Contractor agrees not to purport to bind the City to any obligation not assumed herein by the City unless the Contractor has express written authority to do so, and then only within the strict limits of that authority.

12. INSURANCE

A. The Contractor, at its own cost and expense, shall carry and

maintain in full force and effect during the term of this Agreement, comprehensive general liability insurance covering bodily injury and property damage liability, in a form and with an insurance company acceptable to the City, with limits of coverage in the maximum amount which the City could be held liable under the New Mexico Tort Claims Act for each person injured and for each accident resulting in damage to property. Such insurance shall provide that the City is named as an additional insured and that the City is notified no less than 30 days in advance of cancellation for any reason. The Contractor shall furnish the City with a copy of a Certificate of Insurance as a condition prior to performing services under this Agreement.

B. Contractor shall also obtain and maintain Workers' Compensation insurance, required by law, to provide coverage for Contractor's employees throughout the term of this Agreement. Contractor shall provide the City with evidence of its compliance with such requirement.

C. Contractor shall maintain professional liability insurance throughout the term of this Agreement providing a minimum coverage in the amount required under the New Mexico Tort Claims Act. The Contractor shall furnish the City with proof of insurance of Contractor's compliance with the provisions of this section as a condition prior to performing services under this Agreement.

13. INDEMNIFICATION

The Contractor shall indemnify, hold harmless and defend the City from all losses, damages, claims or judgments, including payments of all attorneys' fees and costs on account of any suit, judgment, execution, claim, action or demand whatsoever arising from Contractor's performance under this Agreement as well as the performance

of Contractor's employees, agents, representatives and subcontractors.

14. NEW MEXICO TORT CLAIMS ACT

Any liability incurred by the City of Santa Fe in connection with this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act, Section 41-4-1, et. seq. NMSA 1978, as amended. The City and its "public employees" as defined in the New Mexico Tort Claims Act, do not waive sovereign immunity, do not waive any defense and do not waive any limitation of liability pursuant to law. No provision in this Agreement modifies or waives any provision of the New Mexico Tort Claims Act.

15. THIRD PARTY BENEFICIARIES

By entering into this Agreement, the parties do not intend to create any right, title or interest in or for the benefit of any person other than the City and the Contractor. No person shall claim any right, title or interest under this Agreement or seek to enforce this Agreement as a third party beneficiary of this Agreement.

16. RECORDS AND AUDIT

The Contractor shall maintain, throughout the term of this Agreement and for a period of three years thereafter, detailed records that indicate the date, time and nature of services rendered. These records shall be subject to inspection by the City, the Department of Finance and Administration, and the State Auditor. The City shall have the right to audit the billing both before and after payment. Payment under this Agreement shall not foreclose the right of the City to recover excessive or illegal payments.

17. APPLICABLE LAW; CHOICE OF LAW; VENUE

Contractor shall abide by all applicable federal and state laws and regulations, and all ordinances, rules and regulations of the City of Santa Fe. In any

action, suit or legal dispute arising from this Agreement, the Contractor agrees that the laws of the State of New Mexico shall govern. The parties agree that any action or suit arising from this Agreement shall be commenced in a federal or state court of competent jurisdiction in New Mexico. Any action or suit commenced in the courts of the State of New Mexico shall be brought in the First Judicial District Court.

18. AMENDMENT

This Agreement shall not be altered, changed or modified except by an amendment in writing executed by the parties hereto.

19. SCOPE OF AGREEMENT

This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the services to be performed hereunder, and all such agreements, covenants and understandings have been merged into this Agreement. This Agreement expresses the entire Agreement and understanding between the parties with respect to said services. No prior agreement or understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.

20. NON-DISCRIMINATION

During the term of this Agreement, Contractor shall not discriminate against any employee or applicant for an employment position to be used in the performance of services by Contractor hereunder, on the basis of ethnicity, race, age, religion, creed, color, national origin, ancestry, sex, gender, sexual orientation, physical or mental disability, medical condition, or citizenship status.

21. SEVERABILITY

In case any one or more of the provisions contained in this Agreement or any application thereof shall be invalid, illegal or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained herein and any other application thereof shall not in any way be affected or impaired thereby.

22. NOTICES

Any notices required to be given under this Agreement shall be in writing and served by personal delivery or by mail, postage prepaid, to the parties at the following addresses:

City of Santa Fe:
Phillip Lujan
Facilities Division
2651 Siringo Road Bldg. D
Santa Fe, NM - 87505

Contractor:
Paul Farrier
NCH Chemsearch
2727 Chemsearch Blvd.
Irving, TX - 75062

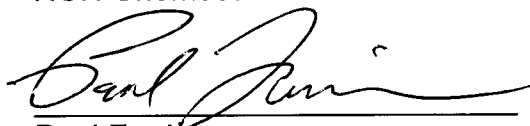
IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth below.

CITY OF SANTA FE:

CONTRACTOR:
NCH Chemsearch



BRIAN K. SNYDER, CITY MANAGER



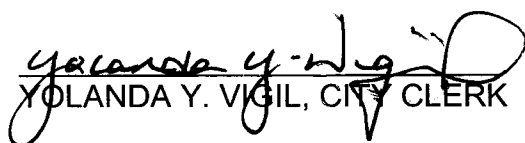
Paul Farrier

DATE: 03/07/2018

DATE: _____

CRS#01-600487-00-6
City of Santa Fe Business
Registration # 18-00132755

ATTEST:



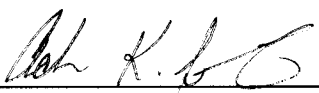
YOLANDA Y. VIGIL, CITY CLERK



APPROVED AS TO FORM:

 2/15
KELLEY A. BRENNAN, CITY ATTORNEY

APPROVED:

 3/6/18
ADAM K. JOHNSON, FINANCE DIRECTOR 

12035.510810
Business Unit Line Item

City of Santa Fe
Property Control
Facilities Maintenance Division

July 1, 2017 To June 30, 2018

Summary of Site Surveys and
Recommendations for Water Treatment
Cooling Tower Systems
At City Hall

Presented to Shaun Montoya
Facilities Maintenance Supervisor

By
Paul Farrier
Water Treatment Representative



Cost for treatment program ...

Chemical Treat per Year (Total)

Santa Fe City Hall – Cooling Tower System Chemical Treatment	\$5028.00/year
Freight Charges	<u>\$ 452.52/year</u>

<u>Total Chemical Treatment Cost:</u>	<u>\$5480.52/year</u>
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Equipment for City Hall.

Advantage DCT-30 Gallon Dual Walled Tank(s)	1 Units \$361 each	<u>Total \$361.00</u>
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<u>Total Equipment Cost:(Freight Included)</u>	<u>*\$5841.52</u>
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(*No price increase for 2016)

City Hall Cooling Tower Treatment System

System should be treated with biocides to prevent bio-fouling. It should also be treated with a scale, sludge and corrosion inhibitor to allow maximum heat transfer and efficiency as well as corrosion protection.

Product: Chemsearch 15000MT

A SCALE, SLUDGE, AND CORROSION INHIBITOR FOR INDUSTRIAL COOLING TOWERS. FORMULATED TO PREVENT SCALE ON HEAT EXCHANGER SURFACES IN SYSTEMS WHICH HAVE AN INCREASED SCALING TENDENCY DUE TO HIGH WATER HARDNESS, HIGH ALKALINITY, HIGH WATER TEMPERATURE, OR POOR WATER FLOW. THIS PRODUCT IS A UNIQUE MULTI-POLYMER FORMULATION ALSO CONTAINING DISPERSANTS. IT HAS A MOLYBDATE TRACER FOR EASE OF TESTING.

Product: Micro biocide 215

A GLUTARALDEHYDE BASE COOLING TOWER MICROBIOCIDE FOR USE IN CONTROLLING SLIME FORMING BACTERIA, SULFATE REDUCING BACTERIA, AND ALGAE IN AIRWASHERS AND INDUSTRIAL SCRUBBING SYSTEMS, SERVICE WATER AND AUXILIARY SYSTEMS, RECIRCULATING COOLING AND PROCESS WATER SYSTEMS INCLUDING THOSE THAT CONTAIN REVERSE OSMOSIS MEMBRANES, AND WASTEWATER SYSTEMS INCLUDING WASTEWATER SLUDGE AND HOLDING TANKS.

GENERAL USAGE:

IT IS FOR USE IN CONTROLLING SLIME-FORMING BACTERIA, SULFATE-REDUCING BACTERIA AND ALGAE IN AIR WASHERS, RECIRCULATING WATER COOLING TOWERS AND SYSTEMS, INCLUDING PASTUERIZER COOLING WATER SYSTEMS, RETORT WATER SYSTEMS AND INDUSTRIAL CLOSED, RECIRCULATING PROCESS WATER SYSTEMS. THIS PRODUCT IS MOST EFFECTIVE WHEN PH HAS BEEN LOWERED BELOW 8. THIS PRODUCT IS OFTEN USEFUL TO CONTROL BACTERIA THAT ARE RESISTANT TO SOME OTHER LIQUID BIOCIDES.

Equipment: 1) New Double-Walled Chemical Containment Tanks (2 units)

July 2017 thru June 2018

City of Santa Fe City Hall

Treatment Recommendations for 250 ton cooling tower system at city hall.

Treatment to be maintained on a monthly basis and all equipment and service to be provided by servicing agent

Equipment:

1 Chemical Containment Tanks

Equipment Cost (freight to be added on order): Total cost:\$447.10

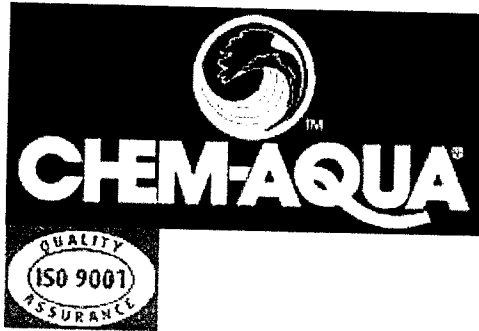
Chemical Treatment:

Treatment used...

Scale, Sludge, and Corrosion Inhibitor,
Micro Biocide

Chemical Treatment Cost: \$5667.00/year

Total Cost \$6093.36/year



Water Treatment
Recommendation
For
City Of Santa Fe
City Hall Building

July, 2017 Thru June 2018

Specifications:

250 Ton Cooling Tower

Treatment needed...

Chemical Treatment recommended:

Tower Treatment Microbiocide
(to control algae and general biological growth)

Annual cost	\$2527.16
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Tower Corrosion Inhibitor

Annual Cost	\$3462.00
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Total Cost of Treatment including service	<u>\$5989.16</u>
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Freight	\$ 502.00
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<u>Annual Treatment Costs</u>	<u>\$6491.16</u>
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