THE PORT AUTHORITY OF NY & NJ

PROCUREMENT DEPARTMENT
2 MONTGOMERY STREET, 3RD FL.
JERSEY CITY, NJ 07302

INVITATION FOR BID/PUBLIC BID OPENING

BID INFORMATION

ISSUED DATE: 12/20/2012

TITLE: MAINTENANCE, TESTING AND REPAIR SERVICES FOR HVAC SYSTEMS AT PATH'S JOURNAL SQUARE TRANSPORTATION CENTER, TRAIN CONTROL CENTER AND THE MACMILLAN BLOEDEL BUILDING, JERSEY CITY, NEW JERSEY

BID NO.: 0000031803

SUBMIT SEALED BIDS BEFORE THE DUE DATE AND TIME TO THE ABOVE ADDRESS WHERE THEY WILL BE PUBLICLY OPENED AND READ

BID DUE DATE: January 14, 2013 **TIME: 11:00 AM**

BUYER NAME: Dinesh M. Chheda

PHONE NO.: (201) 395-3432
FAX NO.: (201) 395-3425
EMAIL: dchheda@panynj.gov

BIDDER INFORMATION
(TO BE COMPLETED BY THE BIDDER)
(PLEASE PRINT)

_____
(NAME OF BIDDING ENTITY)

_____
(ADDRESS)

_____
(CITY, STATE AND ZIP CODE)

_____
(REPRESENTATIVE TO CONTACT-NAME & TITLE (TELEPHONE)

_____
(FEDERAL TAX I.D. NO.) (FAX NO.)

_____ BUSINESS CORPORATION _____PARTNERSHIP _____INDIVIDUAL

_____ OTHER (SPECIFY): _____

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PART I - STANDARD INFORMATION FOR BIDDERS

1. General Information: The Port Authority of New York and New Jersey

The Port Authority of New York and New Jersey (the "Port Authority" or the "Authority") is an agency of the States of New York and New Jersey, created and existing by virtue of the Compact of April 30, 1921, made by and between the two States, and thereafter consented to by the Congress of the United States. It is charged with providing transportation, terminal and other facilities of trade and commerce within the Port District. The Port District comprises and area of about 1,500 square miles in both States, centering about New York Harbor. The Port District includes the Cities of New York and Yonkers in New York State, and the cities of Newark, Jersey City, Bayonne, Hoboken and Elizabeth in the State of New Jersey, and over 200 other municipalities, including all or part of seventeen counties, in the two States. The Port Authority manages and/or operates all of the region's major commercial airports (Newark Liberty International, John F. Kennedy International, Teterboro, LaGuardia and Stewart International Airports), marine terminals in both New Jersey and New York (Port Newark and Elizabeth, Howland Hook and Brooklyn Piers); and its interstate tunnels and bridges (the Lincoln and Holland Tunnels; the George Washington, Bayonne, and Goethals Bridges; and the Outerbridge Crossing), which are vital "Gateways to the Nation."

In addition, the Port Authority operates the Port Authority Bus Terminal in Manhattan, the largest facility of its kind in the world, and the George Washington Bridge and Journal Square Transportation Center bus stations. A key link in interstate commuter travel, the Port Authority also operates the Port Authority Trans-Hudson Corporation (PATH), a rapid rail transit system linking Newark, and the Jersey City and Hoboken waterfronts, with midtown and downtown Manhattan. A number of other key properties are managed by the agency including but not limited to a large satellite communications facility (the Teleport) in Staten Island, and a resource recovery co-generation plant in Newark. Prior to September 11, 2001, the Port Authority's headquarters were located in the World Trade Center, and that complex is still owned and being partially redeveloped by the Authority.

2. Form and Submission of Bid

The Bidder shall review carefully every provision of this document, provide all the information required, and sign and return one entire copy to the Port Authority in accordance with the instructions on the Cover Sheet and Part II – Contract Specific Information for Bidders. The Bidder should retain one complete duplicate copy for its own use. The "Signature Sheet" contained herein must be completed and signed by the Bidder. The Pricing Sheet(s) contained herein must also be completed. The bid shall be sealed in the enclosed self-addressed envelope conspicuously marked with the Bidder's name, address, and Vendor Number, if available. In addition, the outside of the package must clearly state the Bid title, the Bid Collective Number and the Bid Due Date. Failure to properly label submissions may cause a delay in

identification, misdirection or disqualification of the submissions. In submitting this bid, the Bidder offers to assume the obligations and liabilities imposed upon it herein and expressly makes the representations and warranties required in this document.

All Bids must be received by the bid custodian on or before the due date and time specified on the cover page, at which time they will be publicly opened and read. Bids are only accepted Monday through Friday, excluding Port Authority holidays, between the hours of 8:00 a.m. and 5:00 p.m., via (1) regular mail, (2) express delivery service (e.g. UPS), or (3) hand delivery. If your bid is to be hand-delivered by messenger or you are planning to attend the formal bid opening, please note that only individuals with valid photo identification will be permitted access to the Authority's offices. Individuals without valid identification shall be turned away and their packages not accepted. Bids that are not received by the bid custodian by the scheduled bid opening date will be considered late.

3. Vendor Profile

To ensure maximum opportunities, it is vitally important that Bidders keep their vendor profiles up to date with an appropriate e-mail address, as this will enable their firm to receive timely notice of advertisements, reminders, solicitations and addenda. Bidders may update their vendor profile or register as a Port Authority Vendor by accessing the online registration system at https://panynjprocure.com/VenLogon.asp.

4. Acknowledgment of Addenda

If any Addenda are posted or sent as part of this Bid, the Bidder shall complete, sign and include with its Bid the addenda form(s). In the event any Bidder fails to conform to these instructions, its Bid will nevertheless be construed as though the Addenda had been acknowledged.

If the Bidder downloaded this solicitation document, it is the responsibility of the Bidder to periodically check the Port Authority website at http://www.panynj.gov/business-opportunities/bid-proposal-advertisements.html and download any addenda that might have been issued in connection with this solicitation.

5. Firm Offer

The Bidder offers to provide the Port Authority Trans-Hudson Corporation ("PATH") the services and to perform all Work in connection therewith required under this Contract, all as specified by the terms and conditions of the Contract, based on the Pricing Sheets provided herein. As used herein, the term "Port Authority" shall mean the Port Authority of New York and New Jersey acting on behalf of PATH.

EXCEPTIONS TAKEN OR CONDITIONS IMPOSED BY A BIDDER TO ANY PORTION OF THE CONTRACT DOCUMENTS WILL RESULT IN REJECTION OF THE BID.

6. Acceptance or Rejection of Bids

The acceptance of a bid will be by a written notice signed by an authorized representative on behalf of the Authority. No other act of the Port Authority, its Commissioners, officers, agents or employees shall constitute acceptance of a bid. The Port Authority reserves the unqualified right, in its sole and absolute discretion, to reject any or all bids or to accept any bid, which in its judgment will best serve the public interest and to waive defects in any bid. No rights accrue to any Bidder unless and until its bid is accepted.

7. Bidder's Questions

Any questions by prospective Bidders concerning the Work to be performed or the terms and conditions of the Contract may be addressed to the Contracts Specialist listed on the Cover Sheet of this document. The Contracts Specialist is only authorized to direct the attention of prospective Bidders to the portions of the Contract. No employee of the Port Authority is authorized to interpret any portion of the Contract or to give information in addition to that contained in the Contract. When Contract interpretation or additional information as to the Contract requirements is deemed necessary by the Port Authority, it will be communicated to all Bidders by written addenda issued under the name of the Manager, Purchasing Services Division of the Port Authority and may be posted on the Port Authority website. Addenda shall be considered part of the Contract.

8. Additional Information To and From Bidders

Should the Authority require additional information from the Bidder in connection with its bid, such information shall be submitted within the time frame specified by the Port Authority.

If the Bidder is a corporation, a statement of the names and residences of its officers should be submitted on the Name and Residence of Principals Sheet, directly following the Signature Sheet.

9. Union Jurisdiction

All prospective Bidders are advised to ascertain whether any union now represented or not represented at the Facility will claim jurisdiction over any aspect of the operations to be performed hereunder and their attention is directed to the paragraph entitled "Harmony" in the Standard Contract Terms and Conditions.

10. Assessment of Bid Requirements

The Bidder should carefully examine and study the entire contents of these bid documents and shall make its own determinations as to the services and materials to be supplied and all other things required to be done by the Contractor.

11. Bidder's Prerequisites

Only Bidders who can comply with the prerequisites specified in Part II hereof at the time of the submission of its bid should submit bids, as only bids submitted by such Bidders will be considered. By furnishing this document to the Bidder, the Port Authority has not made a determination that the Bidder has met the prerequisites or has otherwise been deemed qualified to perform the services. A determination that a Bidder has met the prerequisites is no assurance that it will be deemed qualified in connection with other bid requirements included herein.

12. Qualification Information

The Port Authority may give oral or written notice to the Bidder to furnish the Port Authority with information and to meet with designated representatives of the Port Authority relating to the Bidder's qualifications and ability to fulfill the Contractor's obligations hereunder. The requested information shall be submitted no later than three (3) days after said notice unless otherwise indicated. Matters upon which the Port Authority may inquire may include, but not be limited to, the following:

a. The Bidder may be required to demonstrate that it is financially capable of performing this Contract, and the determination of the Bidder's financial qualifications will be made by the Port Authority in its sole discretion. The Bidder shall submit such financial and other relevant information as may be required by the Port Authority from time to time including, but not limited to, the following:

1. (i) Certified financial statements, including applicable notes, reflecting the Bidder's assets, liabilities, net worth, revenues, expenses, profit or loss and cash flow for the most recent calendar year or the Bidder's most recent fiscal year.

   (ii) Where the certified financial statements set forth in (i) above are not available, then either reviewed or compiled statements from an independent accountant setting forth the aforementioned information shall be provided.

   (iii) Where neither certified financial statements nor financial statements from an independent accountant are available, as set forth in (i) and (ii) above, then financial statements containing such information prepared directly by the Bidder may be submitted; such financial statements, however, must be accompanied by a signed copy of the Bidder's most recent Federal income tax return and a statement in writing from the Bidder, signed by an executive officer or their authorized designee, that such statements accurately reflect the present financial condition of the Bidder.

Where the statements submitted pursuant to subparagraphs (i), (ii) or (iii) are dated prior to forty-five (45) days before the bid opening, then the Bidder shall submit a statement in writing, signed by an executive officer of the Bidder or

their designee, that the present financial condition of the Bidder is at least as good as that shown on the statements submitted.

2. Bidder's statement of work on hand, including any work on which a bid has been submitted, containing a description of the work, the annual dollar value, the location by city and state, the current percentage of completion, the expected date for completion, and the name of an individual most familiar with the Bidder's work on these jobs.

3. The name and address of the Bidder's banking institution, chief banking representative handling the Bidder's account, the Bidder's Federal Employer Identification Number (i.e., the number assigned to firms by the Federal Government for tax purposes), the Bidder's Dun and Bradstreet number, if any, the name of any other credit service to which the Bidder has furnished information, and the number, if any, assigned by such service to the Bidder's account.

b. Information relating to the Bidder's Prerequisites, if any, as set forth in this document.

c. If the Bidder is a corporation: (1) a copy of its Certificate of Incorporation and, if applicable, all Amendments thereto with a written declaration signed by the Secretary of the Corporation with the corporate seal affixed thereto, stating that the copy furnished is a true copy of the Certificate of Incorporation and any such Amendments as of the date of the opening of the bid and (2) if the Bidder is not incorporated under the laws of the state in which the service is to be performed, a certificate from the Secretary of State of said state evidencing the Bidder's legal qualification to do business in that state.

d. A statement setting forth the names of those personnel to be in overall charge of the service and those who would be exclusively assigned to supervise the service and their specific roles therein, setting forth as to each the number of years of experience and in which functions and capacities each would serve.

e. Information to supplement any statement submitted in accordance with the Standard Contract Terms and Conditions entitled "Contractor's Integrity Provisions."

f. In the event that the Bidder's performance on a current or past Port Authority or PATH contract or contracts has been rated less than satisfactory, the Manager, Purchasing Services Division, may give oral or written notice to the Bidder to furnish information demonstrating to the satisfaction of such Manager that, notwithstanding such rating, such performance was in fact satisfactory or that the circumstances which gave rise to such unsatisfactory rating have changed or will not apply to performance of this Contract, and that such performance will be satisfactory.

g. The Bidder recognizes that it may be required to demonstrate to the satisfaction of the Port Authority and PATH that it in fact can perform the services as called for in this Contract and that it may be required to substantiate

the warranties and representations set forth herein and the statements and assurances it may be required to give.

Neither the giving of any of the aforesaid notices to a Bidder, the submission of materials by a Bidder, any meeting which the Bidder may have with the Port Authority, nor anything stated by the Port Authority and/or PATH in any such meeting shall be construed or alleged to be construed as an acceptance of said Bidder's bid. Nothing stated in any such meeting shall be deemed to release any Bidder from its offer as contained in the bid.

13. Facility Inspection

Details regarding the Facility inspection for all parties interested in submitting a bid are stipulated in Part II hereof. All Bidders must present company identification and photo identification for access to the Facility.

14. Available Documents - General

Certain documents, listed in Part II hereof, will be made available for reference and examination by Bidders either at the Facility Inspection, or during regular business hours. Arrangements to review these documents at a time other than the Facility Inspection may be made by contacting the person listed in Part II as the contact for the Facility Inspection.

These documents were not prepared for the purpose of providing information for Bidders upon this Contract but they were prepared for other purposes, such as for other contracts or for design purposes for this or other contracts, and they do not form a part of this Contract. PATH makes no representation or guarantee as to, and shall not be responsible for, their accuracy, completeness or pertinence, and, in addition, shall not be responsible for the inferences or conclusions to be drawn there from.

15. Pre-award Meeting

The lowest qualified Bidder may be called for a pre-award meeting prior to award of the Contract.

16. Price Preference

A price preference may be available for Minority/Women Business Enterprises (M/WBEs) or Small Business Enterprises (SBEs) as set forth in the Standard Contract Terms and Conditions.

17. M/WBE Subcontracting Provisions

The Port Authority has a long-standing practice of making its business opportunities available to Minority Business Enterprises (MBEs) and Women-Owned Businesses

(WBEs) and has taken affirmative steps to encourage such firms to seek business opportunities with the Port Authority. The successful Bidder will use good faith efforts to provide for meaningful participation by the Port Authority certified M/WBEs as defined in this document, in the purchasing and subcontracting opportunities associated with this contract, including purchase of equipment, supplies and labor services.

Minority Business Enterprise (MBE) - shall mean a business entity which is at least 51% owned and controlled by one or more members of one or more minority groups, or, in the case of a publicly held corporation, at least 51% of the stock of which is owned by one or more minority groups, and whose management and daily business operations are controlled by one or more such individuals who are citizens or permanent resident aliens.

"Minority Group" means any of the following racial or ethnic groups:

(a) Black persons having origins in any of the Black African racial groups not of Hispanic origin;

(b) Hispanic persons of Mexican, Puerto Rican, Dominican, Cuban, Central or South American culture or origin, regardless of race;

(c) Asian and Pacific Islander persons having origins in any of the original peoples of the Far East, Southeast Asia, The Indian Subcontinent, or the Pacific Islands;

(d) Native American or Alaskan native persons having origins in any of the original peoples of North America and maintaining identifiable tribal affiliations through membership and participation or community identification.

Women-Owned Business Enterprise (WBE) - shall mean a business enterprise which is at least 51% owned by one or more women, or, in the case of a publicly held corporation, at least 51% of the stock of which is owned by one or more women and whose management and daily business operations are controlled by one or more women who are citizens or permanent or resident aliens.

Good faith efforts to include participation by M/WBEs shall include, but not be limited to the following:

1) Dividing the services and materials to be procured into small portions where feasible;
2) Giving reasonable advance notice of specific subcontracting and purchasing opportunities to such firms as may be appropriate;
3) Soliciting services and materials from M/WBEs, which are certified by the Port Authority;

4) Ensuring that provision is made for timely progress payments to the M/WBEs and;

5) Observance of reasonable commercial standards of fair dealing in the respective trade or business.

Bidders are directed to use form PA3749B as the recording mechanism for the M/WBE participation Plan, which may be downloaded at http://www.panynj.gov/business-opportunities/become-vendor.html

The M/WBE Plan submitted by the Contractor to the Port Authority shall contain, at a minimum, the following:

- Identification of M/WBE's: Provide the names and addresses of all M/WBEs included in the Plan. If none are identified, describe the process for selecting participant firms in order to achieve the good faith goals under this Contract.
- Level of Participation: Indicate the percentage of M/WBE participation expected to be achieved with the arrangement described in the Plan.
- Scope of Work: Describe the specific scope of work the M/WBE's will perform.
- Previous M/WBE Participation: Describe any previous or current M/WBE participation, which the Bidder has utilized in the performance of its contracts.

All M/WBE subcontractors listed on the M/WBE Participation Plan must be certified by the Port Authority in order for the Contractor to receive credit toward the M/WBE goals set forth in this Contract. Please go to www.panynj.gov/supplierdiversity to search for M/WBEs by a particular commodity or service. The Port Authority makes no representation as to the financial responsibility of such firms or their ability to perform Work under this Contract.

Bidders shall include their M/WBE Participation Plan with their Bids, to be reviewed and approved by the Authority's Office of Business Diversity and Civil Rights (OBDCR).

If the Contractor wishes to subcontract a portion of the Work through a firm not listed in the Directory, but which the Contractor believes should be eligible because it is (1) an M/WBE, as defined above and (2) competent to perform portions of the Work, the Contractor shall submit an M/WBE Uniform Certification Application to the Port Authority of New York and New Jersey, Office of Business Diversity and Civil Rights (OBDCR), 233 Park Avenue South, 4th Floor, New York, NY 10003. The application is available online at www.panynj.gov/supplierdiversity. In addition, to update your certification file and to advise OBDCR of changes to any information, please email these changes to OBJOcert@panynj.gov . Credit toward applicable goals will be granted only to Port Authority certified vendors. For more information about M/WBE Programs, call (212) 435-7819.

18. Certification of Recycled Materials

Bidders are requested to submit, with their bid, a written certification entitled "Certified Environmentally Preferable Products / Practices" attached hereto as "Attachment I-A", attesting that the products or items offered by the Bidder contain the minimum percentage of post-consumer recovered material in accordance with the most recent guidelines issued by the United States Environmental Protection Agency (EPA), or, for commodities not so covered, the minimum percentage of post-consumer recovered materials established by other applicable regulatory agencies. The data submitted by the Bidder in Attachment I-A is being solicited for informational purposes only.

Recycling Definitions:

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

a. Recovered Material" shall be defined as any waste material or by-product that has been recovered or diverted from solid waste, excluding those materials and by-products generated from, and commonly reused within, an original manufacturing process.

b. "Post-consumer Material" shall be defined as any material or finished product that has served its intended use and has been discarded for disposal or recovery having completed its life as a consumer item. "Post-consumer material" is included in the broader category of "Recovered Material".

c. "Pre-consumer Material" shall be defined as any material or by-product generated after the manufacture of a product but before the product reaches the consumer, such as damaged or obsolete products. Pre-consumer Material does not include mill and manufacturing trim, scrap, or broken material that is generated at a manufacturing site and commonly reused on-site in the same or another manufacturing process.

d. "Recycled Product" shall be defined as a product that contains the highest amount of post-consumer material practicable, or when post-consumer material is impracticable for a specific type of product, contains substantial amounts of Pre-consumer Material.

e. "Recyclable Product" shall be defined as the ability of a product and its packaging to be reused, reconditioned for use, or recycled through existing recycling collection programs.

f. "Waste Reducing Product" shall be defined as any product that will result in less waste generated due to its use rather than another product designed to serve the same function with an greater waste generation rate. This shall include, but not be limited to, those products that can be reused, refilled or have a longer life expectancy and contain a lesser amount of toxic constituents.

19. City Payroll Tax

Bidders should be aware of the payroll tax imposed by the:

a. City of Newark, New Jersey for services performed in Newark, New Jersey;

b. City of New York, New York for services performed in New York, New York; and

c. City of Yonkers, New York for services performed in Yonkers, New York.

These taxes, if applicable, are the sole responsibility of the Contractor. Bidders should consult their tax advisors as to the effect, if any, of these taxes. The Port Authority provides this notice for informational purposes only and is not responsible for either the imposition or administration of such taxes. The Port Authority exemption set forth in the Paragraph headed "Sales or Compensating Use Taxes", in the Standard Contract Terms and Conditions included herein, does not apply to these taxes.

20. Additional Bidder Information

Prospective Bidders are advised that additional vendor information, including but not limited to, forms, documents and other information, including protest procedures, may be found on the Port Authority website at: http://www.panynj.gov/business-opportunities/become-vendor.html

ATTACHMENT I-A - Certified Environmentally Preferable Products/Practices

Bidder Name: _____ Date: _____

In line with the Port Authority's efforts to promote products and practices which reduce our impact on the environment and human health, Bidders are encouraged to provide information regarding their environmentally preferable/sustainable business practices as they relate to this contract wherever possible. Bidders are requested to complete this form and submit it with their response, if appropriate. Bidders are requested to submit appropriate documentation to support the items for which the Bidder indicates a "Yes" and present this documentation, in the proper sequence of this Attachment.

1. Packaging

Has the Bidder implemented any of the following environmental initiatives? (A checkmark indicates "Yes")

____ Use of corrugated materials that exceed the required minimum EPA recommended post-consumer recycled content

____ Use of other packaging materials that contain recycled content and are recyclable in most local programs

____ Promotes waste prevention and source reduction by reducing the extent of the packaging and/or offering packaging take-back services, or shipping carton return

____ Reduces or eliminates materials which have been bleached with chlorine or chlorine derivatives

____ Eliminates any packaging that may contain polyvinyl chloride (PVC), or polystyrene or heavy metals.

If yes, a description of the practices being followed should be include with the submission.

2. Business Practices / Operations / Manufacturing

Does the Bidder engage in practices that serve to reduce or minimize an impact to the environment, including, but not necessarily limited to, the following items? (A checkmark indicates "Yes")

____ Recycles materials in the warehouse or other operations

____ Use of alternative fuel vehicles or vehicles equipped with diesel emission control devices for delivery or transportation purposes

____ Use of energy efficient office equipment or signage or the incorporation of green building design elements

____ Use of recycled paper (that meets federal specifications) in their marketing and/or resource materials

____ Other sustainable initiative

If yes, a description of the practices being followed should be included with the submission.

3. Training and Education

Does the Bidder conduct/offer a program to train or inform customers and employees of the environmental benefits of the products to be offered under this contract, and/or does the Bidder conduct environmental training of its own staff?

☐ Yes ☐ No If yes, Bidder shall attach a description of the training offered and the specific criteria targeted by the training.

4. Certifications

Has the Bidder or any of its manufacturers and/or subcontractors obtained any of the following product / industry certifications? (A checkmark indicates "Yes")

____ ISO 14000 or adopted some other equivalent environmental management system

____ Other industry environmental standards (where applicable), such as the CERES principles, LEED Certification, C2C Protocol, Responsible Care Codes of Practice or other similar standards

____ Third Party product certifications such as Green Seal, Scientific Certification Systems, Smartwood, etc.

If yes, Bidders should attach copies of the certificates obtained.

I hereby certify under penalty of law, the above statements are true and correct.

_____ _____ Name _____ Date

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PART II - CONTRACT SPECIFIC INFORMATION FOR BIDDERS

The following information may be referred to in other parts hereof, or further detailed in other parts hereof, if applicable.

1. **Service(s) Required**
   Inspection, Maintenance, Testing and Repair Services for HVAC Systems.

2. **Location(s) Services Required**
   PATH's Journal Square Transportation Center, Train Control Center and the MacMillan Bloedel Building, as more fully described in the definition of "Facility" in the Specifications.

3. **Expected Date of Commencement of Contract**
   On or about March 1, 2013

4. **Contract Type**
   Service

5. **Duration of Contract**
   A Base Term of three (3) years expiring on or about February 29, 2016

6. **Price Adjustment during Base Term (Index Based)**
   Not Applicable

7. **Option Period(s)**
   There shall be up to four (4), one (1) year Option Period(s).

8. **Price Adjustment during Option Period(s) (Index Based)**
   Price adjustment during the Option Period(s) shall be pursuant to the clause entitled "Price Adjustment" in Part III hereof.

9. **Extension Period**
   Up to 120 Days Applicable

10. **Facility Inspection**
    Date and Time: Thursday, January 3, 2013 at 10:00AM

    Facility inspection will be held at Journal Square Transportation Center, One PATH Plaza, 9th Floor Conference Room 9A, Jersey City, NJ 07306. Please contact Tim Ryan at 201-216-6203 or email at tryan@panynj.gov to confirm attendance and/or receive travel directions. Photo I.D. required.

11. **Specific Bidder's Prerequisites**
    a. The Bidder shall have had at least three (3) year(s) of continuous experience immediately prior to the date of submission of its bid in the management and

operation of inspection, maintenance, testing and repair services on HVAC systems and during that time shall have actually engaged in providing said or such services to commercial or industrial accounts under contract. The Bidder may fulfill this prerequisite if the Bidder can demonstrate to the satisfaction of the Port Authority that the persons or entities owning and controlling the Bidder have had a cumulative total of at least three (3) year(s) of experience immediately prior to the date of the submission of its bid in the management and operation of a business actually engaged in providing these services to commercial or industrial accounts under contract during that time, or have owned and controlled other entities which have actually engaged in providing the above described services during that time period.

b. During the time period stated in (a) above, the Bidder, or persons or entities owning and controlling the Bidder, shall have performed or be performing under at least one (1) contract(s) requiring similar services of similar scope to those required under this Contract.
c. Technicians must have an E.P.A. Chlorofluorocarbon (CFCs) license certification as required by 40CFR Part 82 Subpart F for 134A and R22 Refrigerants.

Proof that the above prerequisites are met should be submitted with the bid.

12. Available Documents

The following documents will be made available for reference and examination on the date and time of the Facility Inspection (see item 10 above):

Maintenance, Testing and Repair for HVAC Systems at JSTC, PATH. Bid #13605, Contract #4600006951

These documents were prepared not for the purpose of providing information for bidders upon the present Contract but for other purposes, and they do not form a part of this Contract. PATH makes no representation or guarantee as to and shall not be responsible for their accuracy, completeness or pertinence, and, in addition, shall not be responsible for conclusions drawn therefrom. They are made available to the bidders merely for the purpose of providing them with such information as is in the possession of the Authority, whether or not such information may be accurate, complete or pertinent or of any value to the bidders.

13. Contractor Staff Background Screening

The Contractor awarded this contract may be required to have its staff, and any subcontractor's staff working under this Contract, authorize the Authority or its designee to perform background checks. Such authorization shall be in a form acceptable to the Authority. The Contractor (and subcontractor) may also be required to use an organization designated by the Authority to perform the background checks. The cost for said background checks for staff that pass and are granted a credential shall be reimbursable to the Contractor (and its subcontractors) as an out-of-pocket expense. Staff that are rejected for a credential for any reason are not reimbursable.

As of January 29, 2007, the Secure Worker Access Consortium (S.W.A.C.) is the only Port Authority approved provider to be used to conduct background screening, except as otherwise required by federal law and/or regulation. Information about S.W.A.C., instructions, corporate enrollment, online applications, and location of processing centers can be found at http://www.secureworker.com, or S.W.A.C. may be contacted directly at (877)522-7922.

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PART III – CONTRACT SPECIFIC TERMS AND CONDITIONS

1. General Agreement

Subject to all of the terms and conditions of this Contract, the undersigned (hereinafter called the "Contractor") hereby offers and agrees to provide all the necessary supervision, personnel, equipment, materials and all other things necessary to perform the Work required by this Contract as specified in Part II, and fully set forth in the Specifications, at the location(s) listed in Part II, and fully set forth in the Specifications, and to do all other things necessary or proper therefore or incidental thereto, all in strict accordance with the provisions of the Contract Documents and any future changes therein; and the Contractor further agrees to assume and perform all other duties and obligations imposed upon it by this Contract.

In addition, all things not expressly mentioned in the Specifications but involved in the carrying out of their intent and in the complete and proper execution of the matters referred to in and required by this Contract are required by the Specifications, and the Contractor shall perform the same as though they were specifically delineated, described and mentioned therein.

2. Duration

a) The initial term of this Contract (hereinafter called the "Base Term") shall commence on or about the date specified in Part II hereof, on the specific date set forth in PATH's written notice of bid acceptance (hereinafter called the "Commencement Date"), and unless otherwise terminated, revoked or extended in accordance with the provisions hereof, shall expire as specified in Part II hereof, (hereinafter called the "Expiration Date").

b) If specified as applicable to this Contract and set forth in Part II hereof, PATH shall have the right to extend this Contract for additional period(s) (hereinafter referred to as the "Option Period(s)") following the Expiration Date, upon the same terms and conditions subject only to adjustments of charges, if applicable to this Contract, as may be hereinafter provided in the paragraph entitled "Price Adjustments". If PATH shall elect to exercise the Option(s) to extend this Contract, then, no later than thirty (30) days prior to the Expiration Date, PATH shall send a notice that it is extending the Base Term of this Contract, and this Contract shall thereupon be extended for the applicable Option Period. If the Contract provides for more than one Option Period, the same procedure shall apply with regard to extending the term of this Contract for succeeding Option Periods.

c) Unless specified as not applicable to this Contract in Part II hereof, PATH shall have the absolute right to extend the Base Term for an additional period of up to one hundred and twenty (120) days subsequent to the Expiration Date of the Base Term, or the Expiration Date of the final exercised Option Period (hereinafter called the "Extension Period"), subject to the same terms and conditions as the previous contract period. The prices quoted by the Contractor for the previous

contract period shall remain in effect during this Extension Period without adjustment. If it so elects to extend this Contract, PATH will advise the Contractor, in writing, that the term is so extended, and stipulate the length of the extended term, at least thirty (30) days prior to the expiration date of the previous contract period.

3. Payment

Subject to the provisions of this Contract, PATH agrees to pay to the Contractor and the Contractor agrees to accept from PATH as full and complete consideration for the performance of all its obligations under this Contract and as sole compensation for the Work performed by the Contractor hereunder, a compensation calculated from the actual quantities of services performed and the respective prices inserted by the Contractor in the Pricing Sheet(s), forming a part of this Contract, exclusive of compensation under the clause hereof entitled "Extra Work". The manner of submission of all bills for payment to the Contractor by PATH for Services rendered under this Contract shall be subject to the approval of the Superintendent/Manager in all respects, including, but not limited to, format, breakdown of items presented and verifying records. All computations made by the Contractor and all billing and billing procedures shall be done in conformance with the following procedures:

a) Payment shall be made in accordance with the prices for the applicable service (during the applicable Contract year) as they appear on the Pricing Sheet(s), as the same may be adjusted from time to time, minus any deductions for services not performed and/or any liquidated damages to which the invoice may be subject and/or any adjustments as may be required pursuant to increases and decreases in areas or frequencies, if applicable. All Work must be completed within the time frames specified or as designated by the Superintendent/Manager.

b) The Contractor shall submit to the Superintendent/Manager by the fifth day of each month following the month of commencement of this Contract and on or by the fifth day of each month thereafter (including the month following the termination, revocation or expiration of this Contract) a complete and correct invoice for the Work performed during the preceding month accompanied by such information as may be required by the Superintendent/Manager for verification. The invoice must show the Contractor's Federal Tax Identification Number. Payment will be made within thirty (30) days of PATH's verification of the invoice.

c) No certificate, payment, acceptance of any Work or any other act or omission of any representative of PATH shall operate to release the Contractor from any obligation under or upon this Contract, or to estop PATH from showing at any time that such certificate, payment, acceptance, act or omission was incorrect or to preclude PATH from recovering any monies paid in excess of those lawfully due and any damage sustained by PATH.

d) In the event an audit of received invoices should indicate that the correct sum due the Contractor for the relevant billing period is less than the amount actually paid by PATH, the Contractor shall pay to PATH the difference promptly upon receipt of PATH's statement thereof. PATH may, however, in its discretion elect

to deduct said sum or sums from any subsequent monthly payments payable to the Contractor hereunder.

"Final Payment", as the term is used throughout this Contract, shall mean the final payment made for services rendered in the last month of the Base Term or extended term. However, should this Contract be terminated for any reason prior to the last month of the Base Term or extended term, then Final Payment shall be the payment made for services rendered in the month during which such termination becomes effective. The Contractor's acceptance of Final Payment shall act as a full and complete release to PATH of all claims of and of all liability to the Contractor for all things done or furnished in connection with the Contract and for every act and neglect of PATH and others relating to or arising out of the Contract, including claims arising out of breach of contract and claims based on claims of third persons. No payment, however, final or otherwise shall operate to release the Contractor from any obligations in connection with this Contract.

4. Price Adjustment

All Contract prices submitted by the Contractor and agreed to by PATH shall be applicable to the three (3) years of the Base Term. For the Option Period(s) that are applicable to this Contract and are exercised hereunder, (excluding the 120 day Extension Period as described in the paragraph entitled "Duration" in Part III, hereof) PATH shall adjust the amounts due the Contractor utilizing the Consumer Price Index for all Urban Consumers; Series Id: CUURA101SA0L2; Not Seasonally Adjusted; New York-Northern New Jersey-Long Island, NY-NJ-CT-PA area; all items less shelter; 1982-1984=100, published by the Bureau of Labor Statistics of the United States Department of Labor (hereinafter called the "Price Index").

For the first one-year Option Period, the Price Index shall be determined for the months of September 2014 and September 2015. The amounts payable in the Base Term shall be multiplied by a fraction the numerator of which is the Price Index for September 2015 and the denominator of which is the Price Index for September 2014. The resulting product shall be the amounts payable in the first Option Period.

For the second one-year Option Period, the Price Index shall be determined for the months of September 2015 and September 2016. The amounts payable in the first Option Period shall be multiplied by a fraction the numerator of which is the Price Index for September 2016 and the denominator of which is the Price Index for September 2015. The resulting product shall be the amounts payable in the second Option Period.

For the third one-year Option Period, the Price Index shall be determined for the months of September 2016 and September 2017. The amounts payable in the second Option Period shall be multiplied by a fraction the numerator of which is the Price Index for September 2017 and the denominator of which is the Price Index for September 2016. The resulting product shall be the amounts payable in the third Option Period.

For the fourth one-year Option Period, the Price Index shall be determined for the months of September 2017 and September 2018. The amounts payable in the third Option Period shall be multiplied by a fraction the numerator of which is the Price Index for September

2018 and the denominator of which is the Price Index for September 2017. The resulting product shall be the amounts payable in the fourth Option Period.

In the event of a change in the basis for the computation of the said Index or the discontinuance of the publication by the United States Department of Labor of the Price Index, such other appropriate index shall be substituted as may be agreed to by the parties hereto as properly reflecting changes in value of the current United States money in a manner similar to that established in the said Price Index. In the event of the failure of the parties to so agree, PATH may select and use such index, as it deems appropriate. Notwithstanding the provisions of this section, in no event shall any adjustment hereunder be greater than three (3%) percent per annum. The percentage adjustment for materials, parts and components shall not be subject to adjustment.

The amounts payable to the Contractor during the 120-day Extension Period shall not be subject to adjustment. Labor and Service costs for the 120-day Extension Period shall be the same as are in effect during the current year prior to the start of the 120-day Extension Period.

If, after an adjustment referred to in this Section, the Index used for computing such adjustment shall be changed or adjusted, then the amounts payable to the Contractor for that period shall be recomputed. If such re-computation results in a smaller increase in the amount payable for such period, then after notification of the change or adjustment, the recomputed amounts shall be in effect and upon demand by PATH, the Contractor shall refund to PATH all excess amounts theretofore paid by PATH for such period.

5. Liquidated Damages

The Contractor's obligations for the performance and completion of the Work within the time or times provided for in this Contract are of the essence of this Contract. In the event that the Contractor fails to satisfactorily perform all or any part of the Work required hereunder in accordance with the requirements set forth in the Specifications (as the same may be modified in accordance with provisions set forth elsewhere herein) then, inasmuch as the damage and loss to PATH for such failure to perform includes items of loss whose amount will be incapable or very difficult of accurate estimation, the damages for such failure to perform shall be liquidated as follows:

a) In the event that during any period the Contractor fails to perform all or any part of the Services as specified in Exhibits A, B and C of Part IV of this Contract and as more fully described in Part V "Specifications" of this Contract as the same may, as hereinafter provided, be revised, satisfactorily or at the frequencies set forth herein, the compensation payable by PATH to the Contractor for said period shall be reduced by an amount equal to 200% of the charge per unit of measure for the applicable service for the item of work the Contractor fails to perform or unsatisfactorily performs.

b) If the Contractor fails to respond to an emergency within twenty-four (24) hours of notification by PATH, then the amount payable to the Contractor under this Contract shall be reduced by $150.00 per hour for each hour, or part thereof, past

the response time required hereunder that the Contractor fails to provide the required Service.

c) In the event that, for any reason, the Contractor fails to maintain or provide or have available when required or requested by PATH or fails to submit any documentation, reports or records as required, the amount payable by PATH to the Contractor hereunder shall be reduced by an amount equal to $50.00 per day multiplied by the number of days or major fractions thereof the Contractor fails to maintain or provide any documentation, reports or records, said amount or amounts to be deducted from any sums due and owing from PATH to the Contractor hereunder as PATH shall determine from time to time in its sole discretion.

The Superintendent/Manager shall determine whether the Contractor has performed in a satisfactory manner and his determination shall be final, binding and conclusive upon the Contractor.

Failure of the Superintendent/Manager or PATH to impose liquidated damages shall not be deemed PATH's acceptance of unsatisfactory performance or a failure to perform on the part of the Contractor or a waiver of PATH's remedies hereunder.

6. Insurance

The Contractor shall take out, maintain, and pay the premiums on Commercial General Liability Insurance, including but not limited to premises-operations, products-completed operations, coverage for work within fifty feet (50') of railroad and independent contractors coverage, with contractual liability language covering the obligations assumed by the Contractor under this Contract and, if vehicles are to be used to carry out the performance of this Contract, then the Contractor shall also take out, maintain, and pay the premiums on Automobile Liability Insurance covering owned, non-owned, and hired automobiles in the following minimum limits:

Commercial General Liability Insurance - $ 5 million combined single limit per occurrence for bodily injury and property damage liability.

Automobile Liability Insurance - $ 5 million combined single limit per accident for bodily injury and property damage liability.

In addition, the liability policy (ies) shall name "The Port Authority of New York and New Jersey and its related entities, (including but not limited to Port Authority Trans-Hudson Corp.) their commissioners, directors, officers, partners, employees and agents as additional insureds", including but not limited to premise-operations, products-completed operations on the Commercial General Liability Policy. Moreover, the Commercial General Liability Policy shall not contain any provisions for exclusions from liability other than provisions for exclusion from liability forming part of the most up to date ISO form or its equivalent unendorsed Commercial General Liability Policy. The liability policy (ies) and certificate of insurance shall contain separation of insured condition and severability of interests clause for all policies so that coverage will respond as if separate policies were in force for each insured. An act or omission of one of the insureds shall not

reduce or void coverage to the other insureds. Furthermore, the Contractor's insurance shall be primary insurance as respects to the above additional insureds. Any insurance or self-insurance maintained by the above additional insureds shall not contribute to any loss or claim. These insurance requirements shall be in effect for the duration of the contract to include any maintenance/warrantee/guarantee period.

The certificate of insurance and liability policy (ies) must contain the following endorsement for the above liability coverages:

> ***"The insurer(s) shall not, without obtaining the express advance written permission from the General Counsel of the Port Authority, raise any defense involving in any way the jurisdiction of the Tribunal over the person of the Port Authority, the immunity of the Port Authority, its Commissioners, officers, agents or employees, the governmental nature of the Port Authority, or the provisions of any statutes respecting suits against the Port Authority."***

The Contractor shall also take out, maintain, and pay premiums on Workers' Compensation Insurance in accordance with the requirements of law in the state(s) where work will take place, and Employer's Liability Insurance with limits of not less than $1 million each accident.

Each policy above shall contain an endorsement that the policy may not be canceled, terminated, or modified without thirty (30) days' prior written notice to the Port Authority of NY and NJ, Att: Facility Contract Administrator, at the location where the work will take place and to the General Manager, Risk Management.

The Port Authority may at any time during the term of this agreement change or modify the limits and coverages of insurance. Should the modification or change results in an additional premium, The General Manager, Risk Management for the Port Authority may consider such cost as an out-of-pocket expense.

Within five (5) days after the award of this agreement or contract and prior to the start of work, the Contractor must submit an original certificate of insurance, to the Port Authority of NY and NJ, Facility Contract Administrator, at the location where the work will take place. This certificate of insurance MUST show evidence of the above insurance policy (ies), including but not limited to the cancellation notice endorsement and stating the agreement/contract number prior to the start of work. The General Manager, Risk Management must approve the certificate(s) of insurance before any work can begin. Upon request by the Port Authority, the Contractor shall furnish to the General Manager, Risk Management, a certified copy of each policy, including the premiums.

If at any time the above liability insurance should be canceled, terminated, or modified so that the insurance is not in effect as above required, then, if the Manager shall so direct, the Contractor shall suspend performance of the contract at the premises. If the contract is so suspended, no extension of time shall be due on account thereof. If the contract is not suspended (whether or not because of omission of the Manager to order suspension),

then the Authority may, at its option, obtain insurance affording coverage equal to the above required, the cost of such insurance to be payable by the Contractor to the Port Authority.

Renewal certificates of insurance or policies shall be delivered to the Facility Contractor Administrator, Port Authority at least fifteen (15) days prior to the expiration date of each expiring policy. The General Manager, Risk Management must approve the renewal certificate(s) of insurance before work can resume on the facility. If at any time any of the certificates or policies shall become unsatisfactory to the Port Authority, the Contractor shall promptly obtain a new and satisfactory certificate and policy.

The requirements for insurance procured by the Contractor shall not in any way be construed as a limitation on the nature or extent of the contractual obligations assumed by the Contractor under this contract. The insurance requirements are not a representation by the Authority as to the adequacy of the insurance to protect the Contractor against the obligations imposed on them by law or by this or any other Contract. **[CITS#4158N]**

7. Increase and Decrease in Areas or Frequencies

The Superintendent/Manager shall have the right, at any time and from time to time in his sole discretion, to increase and/or decrease the frequencies of all or any part of the services required hereunder or to add areas not described herein in the Specifications or to remove areas or parts of areas which are hereunder so described. In the event the Superintendent/Manager decides to change any frequencies or areas such change shall be by not less than fifteen (15) days written notice, said changes to be effective upon the date specified in said notice.

In the event of an increase or decrease in areas or frequencies, the Contractor's compensation will be adjusted to reflect such change in areas or frequencies utilizing the applicable Unit Price for such services (for the applicable Contract year) as set forth on the Pricing Sheet(s).

Where no specific Unit Price has been quoted for the type of services to be increased or decreased, the Superintendant/Manager shall have the right to negotiate the compensation to reflect such change, whether it involves an increase or decrease in areas or frequencies, which, in the opinion of the Superintendant/Manager, are necessary to complete the work, by multiplying the increased or decreased amount by the negotiated rate.

In the event of a decrease, the Contractor shall not be entitled to compensation for Work not performed.

No such changes in areas or frequencies will be implemented which result in a total increase or decrease in compensation that is greater than 50% of the Total Estimated Contract Price for the Base Term or, if changes are to be implemented during an Option Period, 50% for that Option Period.

Any increases in frequencies or areas shall not constitute Extra Work and, as such, shall not be limited by the Extra Work provisions of this Contract.

8. Extra Work

The Contractor is required to provide separate materials, supplies, equipment and personnel for Extra Work when such is deemed necessary by the Superintendent/Manager. "Extra Work" as used herein shall be defined as work which differs from that expressly or impliedly required by the Specifications in their present form. Total Extra Work performed by the Contractor shall not exceed six percent (6%) of the Total Estimated Contract Price of this Contract for the entire Term of this Contract including extensions thereof.

An increase in area or frequency does not constitute Extra Work, but shall be compensable based on the prices in the Pricing Sheet(s) and the paragraph herein titled "Increase or Decrease in Areas or Frequencies".

The Contractor is required to perform Extra Work pursuant to a written order of the Superintendent/Manager expressly recognizing such work as Extra Work. If Lump Sum or Unit Price compensation cannot be agreed upon by the parties in writing prior to the start of Work, the Contractor shall perform such Extra Work and the Contractor's compensation shall be increased by the sum of the following amounts and such amounts only: (1) the actual net cost, in money, of the labor and material, required for such Extra Work; (2) ten percent (10%) of the amount under (1) above; (3) such rental as the Superintendent/Manager deems reasonable for plant and equipment (other than small tools) required for such Extra Work; (4) if the Extra Work is performed by a subcontractor, an additional five percent (5%) of the sum of the amounts under (1) through (3) above.

As used in this numbered clause (and in this clause only):

"Labor" means laborers, mechanics, and other employees below the rank of supervisor, directly employed at the Site of the Work subject to the Superintendent/Manager or his designee's authority to determine what employees of any category are "required for Extra Work" and as to the portion of their time allotted to Extra Work; and "cost of labor" means the wages actually paid to and received by such employees plus a proper proportion of (a) vacation allowances and union dues and assessments which the employer actually pays pursuant to contractual obligation upon the basis of such wages, and (b) taxes actually paid by the employer pursuant to law upon the basis of such wages and workers' compensation premiums paid pursuant to law. "Employees" as used above means only the employees of one employer.

"Net Cost" means the Contractor's actual cost after deducting all permitted cash and trade discounts, rebates, allowances, credits, sales taxes, commissions, and refunds (whether or not any or all of the same shall have been taken by the Contractor) of all parts and materials purchased by the Contractor solely for the use in performing its obligation hereunder provided, where such purchase has received the prior written approval of the Superintendent/Manager as required herein. The Contractor shall promptly furnish to the Superintendent/Manager such bills of sale and other instruments as the Superintendent/Manager may require, executed, acknowledged and delivered, assuring to the Superintendent/Manager title to such materials, supplies, equipment, parts and tools free of encumbrances.

"Materials" means temporary and consumable materials as well as permanent materials; and "cost of materials" means the price (including taxes actually paid by the Contractor pursuant to

law upon the basis of such materials) for which such materials are sold for cash by the manufacturers or producers thereof, or by regular dealers therein, whether or not such materials are purchased directly from the manufacturer, producer or dealer (or if the Contractor is the manufacturer or producer thereof, the reasonable cost to the Contractor of the manufacture and production), plus the reasonable cost of delivering such materials to the Site of the Work in the event that the price paid to the manufacturer, producer or dealer does not include delivery and in case of temporary materials, less their salvage value, if any.

The Superintendent/Manager shall have the authority to decide all questions in connection with the Extra Work. The exercise by the Superintendent/Manager of the powers and authorities vested in him/her by this section shall be binding and final upon PATH and the Contractor.

The Contractor shall submit all reports, records and receipts as are requested by the Superintendent/Manager so as to enable him/her to ascertain the time expended in the performance of the Extra Work, the quantity of labor and materials used therein and the cost of said labor and materials to the Contractor.

The provisions of this Contract relating generally to Work and its performance shall apply without exception to any Extra Work required and to the performance thereof. Moreover, the provisions of the Specifications relating generally to the Work and its performance shall also apply to any Extra Work required and to the performance thereof, except to the extent that a written order in connection with any particular item of Extra Work may expressly provide otherwise.

If the Contractor deems work to be Extra Work, the Contractor shall give written notice to the Superintendent/Manager within twenty-four (24) hours of performing the work that he so considers as Extra Work, and failure of the Contractor to provide said notice shall constitute a waiver of any claim to an increase in compensation for such work and a conclusive and binding determination that it is not Extra Work.

The Contractor shall supply the amount of materials, supplies, equipment and personnel required by the Superintendent/Manager within seven (7) days following the receipt of written or verbal notice from the Superintendent/Manager or, in the case of an emergency as determined by the Superintendent/Manager, within twenty-four (24) hours following receipt by the Contractor of the Superintendent/Manager's written or oral notification. Where oral notification is provided hereunder, the Superintendent/Manager will thereafter confirm the same in writing.

All Extra Work shall be billed to PATH on a separate invoice.

PART IV – SIGNATURE SHEET, NAME AND RESIDENCE OF PRINCIPALS SHEET AND PRICING SHEET(S), TABLE OF CONTENTS

1. SIGNATURE SHEET 2
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EXHIBIT F 10

PART IV – SIGNATURE SHEET, NAME AND RESIDENCE OF PRINCIPALS SHEET AND PRICING SHEET(S)

1. SIGNATURE SHEET

OFFER: The undersigned offers and agrees to furnish to the Port Authority of New York and New Jersey the services and/or materials in compliance with all terms, conditions, specifications and addenda of the Contract. Signature also certifies understanding and compliance with the certification requirements of the standard terms and conditions as contained in the Standard Contract Terms and Conditions. This offer shall be irrevocable for 120 days after the date on which the Port Authority opens this bid.

ONLY THE COMPANY NAMED AS THE BIDDING ENTITY BELOW WILL RECEIVE PAYMENT. THIS MUST BE THE SAME NAMED COMPANY AS INDICATED ON THE COVER SHEET

Bidding Entity_____

Bidder's Address_____

City, State, Zip_____

Telephone No._____ FAX_____

Email_____ EIN# _____

SIGNATURE_____ Date_____

Print Name and Title_____

ACKNOWLEDGEMENT:

STATE OF: _____

COUNTY OF: _____

On this ___day *of*_____, 20 , personally came before me, _____,who duly sworn by me, did depose that (s)he has knowledge of the matters herein stated, that they are in all respects true and that (s)he has been authorized to execute the foregoing offer and statement of irrevocability on behalf of said corporation, partnership or firm.

_____
Notary Public

NOTE: If a joint venture is bidding , duplicate this Signature Sheet and have each party to the joint venture sign separately and affix to the back of this Signature Sheet.

Bidder attention is called to the certification requirements contained in the Standard Contract Terms and Conditions, Part III. Indicate below if a signed, explanatory statement in connection with this section is attached hereto. ☐

If certified by the Port Authority as an SBE or MWBE: _____ (indicate which one and date).

2. NAME AND RESIDENCE OF PRINCIPALS SHEET

Names and Residence of Principals of Bidder. If general or limited partner, or individual, so indicate.

NAME	TITLE	ADDRESS OF RESIDENCE (Do not give business address)

3. PRICING SHEET(S)

Entry of Prices

a. The prices quoted shall be written in figures, in ink, preferably in black ink where required in the spaces provided on the Pricing Sheet(s) attached hereto and made a part hereof.

b. All Bidders are asked to ensure that all charges quoted for similar operations in the Contract are consistent.

c. Prices must be submitted for each Item required on the Pricing Sheet(s). Bidders are advised that the Items on the Pricing Sheet(s) correspond to the required services set forth in the Specifications hereunder.

d. Bidders must insert all figures as required and verify all computations for accuracy. The Port Authority in its sole judgment reserves the right to: (1) reject Bids without checking them for mathematical errors or omissions, (2) reject Bids that contain or appear to contain errors or omissions, and (3) supply corrections to Bids that contain or appear to contain mathematical errors and omissions, and in this case the Port Authority reserves the right to recompute the Estimated Contract Price based upon the Unit Prices or Charge Per Hour inserted by the Bidder, which amount shall govern in all cases.

e. In the event that a Bidder quotes an amount in the Estimated column but omits to quote a Unit Price or Charge Per Hour for that amount in the space provided, the Port Authority reserves the right to compute and insert the appropriate Unit Price.

f. The Total Estimated Contract Price is solely for the purpose of facilitating the comparisons of Bids. Compensation shall be in accordance with the section of this Contract entitled "Payment".

EXHIBIT A

MONTHLY INSPECTION AND MAINTENANCE

	SYSTEM DESCRIPTION	# of UNITS X	UNIT PRICE X	TOTAL VISITS =	ESTIMATED THREE (3) YEAR PRICE
1	50 ton Carrier emergency chiller system (JSTC)	1		33	
2	30 ton Carrier Aquasnap liquid chiller system (JSTC)	1		33	
3	Koldwave units model AVT120X34 (JSTC)	2		33	
4	Liebert datamates (JSTC)	4		33	
5	Liebert minimate (JSTC)	1		33	
6	Liebert system 3 (JSTC)	4		33	
7	Liebert challenger (JSTC)	1		33	
8	Carrier single package rooftop heating/cooling units, model # 48HJF008H-641RQ (MacMillan)	2		33	
9	30 ton Liebert CRAC units (PTCC)	4		33	
10	20 ton Liebert CRAC units (PTCC)	4		33	
11	41.7 ton Trane package rooftop heating/cooling unit (PTCC)	1		33	
12	10 ton Trane package rooftop heating/cooling unit (PTCC)	1		33	
13	EVAPCO cooling Tower model #ESWA-77-251-2 (PTCC)	1		33	
	TOTAL ESTIMATED THREE (3) YEAR CONTRACT PRICE (add items 1-13)				

*Carry-Over Sum to Exhibit F – Price Summary

Prices are firm for duration of the Contract.

EXHIBIT B

PERIODIC (MAY – OCTOBER) INSPECTION AND MAINTENANCE

	SYSTEM DESCRIPTION	# of UNITS X	UNIT PRICE X	TOTAL VISITS =	ESTIMATED THREE (3) YEAR PRICE
1	600 ton variable speed York Centrifugal Chiller systems (JSTC)	2		24	
2	600 ton fixed speed York Centrifugal Chiller system (JSTC)	1		24	
	TOTAL ESTIMATED THREE (3) YEAR CONTRACT PRICE (add items 1 & 2)				

*Carry-Over Sum to Exhibit F – Price Summary

Prices are firm for duration of the Contract.

EXHIBIT C
ANNUAL INSPECTION AND MAINTENANCE

	SYSTEM DESCRIPTION	# of UNITS X	UNIT PRICE X	TOTAL VISITS =	ESTIMATED THREE (3) YEAR PRICE
1	600 ton variable speed York Centrifugal Chiller systems (JSTC)	2		3	
2	600 ton fixed speed York Centrifugal Chiller system (JSTC)	1		3	
3	50 ton Carrier emergency chiller system (JSTC)	1		3	
4	60 ton Carrier chiller (JSTC)	1		3	
5	30 ton Carrier Aquasnap liquid chiller system (JSTC)	1		3	
6	60 ton Tanden chiller (JSTC)	1		3	
7	Bard wall mounted packaged air conditioners model WA4S1 (JSTC)	3		3	
8	Mitsubishi split system model PUY-A-NHA 3 w/ condensate pump (JSTC)	1		3	
9	Liebert unit (upon completion of installation) (JSTC)	2		3	
10	roof top package units Stulz (JSTC)	2		3	
11	Movin Cool model # Classic 14 plus (JSTC)	2		3	
12	Movin Cool model #24 HFU-1 (JSTC)	1		3	
13	Koldwave units model AVT120X34 (JSTC)	2		3	
14	Movin Cool model # Office Pro 60 (JSTC)	1		3	
15	Liebert datamate (JSTC)	4		3	
16	Liebert minimate (JSTC)	1		3	
17	Liebert system 3 (JSTC)	4		3	
18	Liebert challenger (JSTC)	1		3	
19	Carrier single package rooftop heating/cooling units, model # 48HJF008H-641RQ (MacMillan)	2		3	
20	30 ton Liebert CRAC units (PTCC)	4		3	
21	20 ton Liebert CRAC units (PTCC)	4		3	
22	41.7 ton Trane package rooftop heating/cooling unit (PTCC)	1		3	
23	10 ton Trane package rooftop heating/cooling unit (PTCC)	1		3	
24	EVAPCO cooling Tower model #ESWA-77-251-2 (PTCC)	1		3	
	TOTAL ESTIMATED THREE (3) YEAR CONTRACT PRICE (add items 1 - 24)				

*Carry-Over Sum to Exhibit F – Price Summary

Prices are firm for duration of the Contract.

EXHIBIT D
EMERGENCY SERVICE LABOR

LABOR	CHARGE PER HOUR	(X)	ESTIMATED HOURS	=	ESTIMATED THREE (3) YEAR CONTRACT PRICE
Regular** Working Hours	$_____		400		$_____
Overtime** Hours	$_____		100		$_____
Premium** Overtime Hours	$_____		100		$_____

Total Estimated Three (3) Year Contract Price (add entries in last column) $_____*

*Carry-Over Sum to Exhibit F – Price Summary

Labor indicated above is for Emergency Repairs to be performed as directed and approved by the Superintendent.

**See clause in Part V, "Specific Definitions" for definitions of "Regular Working Hours", "Overtime Hours" and "Premium Overtime Hours".

Estimated number of hours are no guarantee of actual required hours for the duration of the Contract.

NOTE: Charges per hour in Column 2 above are all-inclusive of wages and benefits and also include the Contractor's overhead, including tolls, travel time and cost of vehicle use and profit.

EXHIBIT E

MATERIALS, PARTS AND COMPONENTS

ESTIMATED THREE (3) YEAR NET COST	CONTRACTORS PRECENTAGE MARK-UP/MARK-DOWN	ESTIMATED THREE (3) YEAR COST OF MATERIAL

Bidder shall insert a percentage to be added/subtracted (Bidder shall circle the + or -) to the Net Cost of materials, parts and components. This % shall be firm for the duration of the Contract and any extension periods.

$200,000.00 X +/- _____% = $_____ + $200,000 = $_____*

*Carry-Over Sum to Exhibit F – Price Summary

EXHIBIT F
PRICE SUMMARY

1.	**Exhibit A**	**Monthly Inspection and Maintenance**	**$_____**
2.	**Exhibit B**	**Periodic Inspection and Maintenance**	**$_____**
3.	**Exhibit C**	**Annual Inspection and Maintenance**	**$_____**
4.	**Exhibit D**	**Emergency Service Labor**	**$_____**
5.	**Exhibit E**	**Material, Parts and Components**	**$_____**

TOTAL ESTIMATED THREE (3) YEAR CONTRACT PRICE **$_____**

For Items 1 thru 5 the Contractor shall insert the Estimated Three (3) Year Contract Price as indicated in the respective Exhibits A thru Exhibit E hereunder.

PART V – SPECIFICATIONS, TABLE OF CONTENTS

PART V – SPECIFICATIONS, TABLE OF CONTENTS 1
1. Specific Definitions 2
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3. Materials, Supplies and Equipment 4
4. Personal Requirements 5
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6. Uniform 5
7. Scheduling of Work 6

- **Appendix A**

1. Specific Definitions

To avoid undue repetition, the following terms, as used in this Contract, shall be construed as follows:

a. The term "Consolidated Shop" or "Con Shop" shall mean the construction and structures all of which are part of PATH's Consolidated Shop complex located at 120 Academy Street, Jersey City, NJ 07304.

b. "Journal Square Transportation Center" or "JSTC," located at One PATH Plaza, Jersey City, NJ 07306.

c. "PATH Train Control Center" or "PTCC," located at 96 Academy Street, Jersey City, NJ 07304.

d. "MacMillan Bloedel Building" located at 100 Academy Street, Jersey City, NJ 07304.

e. The term "Non-routine Work" shall mean work required by the Superintendent/Manager or his/her designee that is unscheduled repairs, Emergency Services, Extra Work.

f. The term "Routine Work" shall mean all scheduled work as outlined in Appendix A, "Maintenance Procedures (MP) and Roster of Routines."

g. "Regular Working Hours" under this Contract shall be the hours between 7:30 a.m. and 4:00 p.m., Monday through Friday, exclusive of holidays, as listed the Standard Contract Terms and Conditions, Part II, paragraph 39, section of this contract entitled "Holidays." All Routine Work shall be scheduled during regular working hours.

h. "Overtime Hours" under this Contract are hours other than regular or premium overtime hours and shall include the first 8 hours worked on Saturday.

i. "Premium Overtime Hours" under this Contract are hours other than regular or overtime hours and shall mean all hours in excess of 8 hours on Saturday and all day Sunday and holidays.

j. The term "workman" shall mean any employee of the Contractor or of a subcontractor who performs personal labor or personal services at the work site.

k. The term "notice" shall mean a written notice.

l. The term "Rosters of Routine" shall mean the procedures, frequencies and methods of planning and coordinating all maintenance for the equipment specified herein and

as more fully defined in Appendix A, "Maintenance Procedures (MP) and Roster of Routines."

m. The term "Frequencies of Routine" shall mean how often a task or routine is performed and/or repeated. See Appendix A, "Maintenance Procedures (MP) and Roster of Routines".

n. The term "Technician" shall mean an individual who has thorough formal training and extensive hand-on experience achieved competence in the field of HVAC Control System maintenance and repair as specified in section of the Contract entitled "Personnel Requirements".

2. Work Required by the Specifications

These Specifications relate generally to the performance of the maintenance and repairs hereunder and shall include, but shall not be limited to, maintenance and repairs performed on the systems listed below:

JSTC

Two 600 ton variable speed York Centrifugal Chiller systems	JSTC Boiler Rm.
One 600 ton fixed speed York Centrifugal Chiller system	JSTC Boiler Rm.
One 50 ton Carrier emergency chiller system	MER 315
One 60 ton Carrier chiller	Alley Parking
One 30 ton Carrier Aquasnap liquid chiller system	Rooftop Parking
One 60 ton Tanden chiller	Roof top Police
Three Bard wall mounted packaged A/C WA4S1	Police trailers
One Mitsubishi model PUY-A-NHA3 w/condensate pump	Lobby Ceiling
Two Liebert unit (upon completion of installation)	Pavonia roof
Two roof top package units Stulz	North Radio Rm.
Two Movin Cool model # Classic 14 plus	Pavonia Loading dock
One Movin Cool model #24 HFU-1	PATHVision Rm.
Two Koldwave units model AVT120X34	Hoban
One Movin Cool model # Office Pro 60	2nd fl Computer Rm.
One Liebert datamate	Hoban
One Liebert minimate	3rd Floor
Four Liebert system 3	Comm Room DCE
One Liebert challenger	wiltel/centrex
Two Liebert datamates	Fare Control Rm.
One Liebert datamate	police Computer Rm.

MacMillan Bloedel Building

Two Carrier single package rooftop heating/cooling units, model # 48HJF008H-641RQ

PTCC

Four30 ton Liebert CRAC units
Four 20 ton Liebert CRAC units

One 41.7 ton Trane package rooftop heating/cooling unit
One 10 ton Trane package rooftop heating/cooling unit
One EVAPCO cooling Tower model #ESWA-77-251-2

3. Maintenance of Equipment

Appendix A describes the minimum maintenance requirements for the HVAC Systems to be fulfilled by the Contractor to keep the Systems in operating condition at all times, twenty-four (24) hours per day, seven (7) days per week, including holidays. The Contractor shall perform the system maintenance service during the months specified herein. The work is subject to a schedule determined in advance by the Superintendent/Manager/Manager.

The Contractor shall perform the maintenance procedures as outlined in Appendix A, at a minimum, and shall supply, at the Contractor's expense, all cleaning materials, lubricants, glycol, air filters (high capacity pleated with not less than MERV Rating 8 and fan belts necessary for such maintenance, to include the proper removal and/or recycling of such items. All work performed on the refrigeration equipment shall meet all the requirements of E.P.A. Section 608 of the Clean Air Act of 1990.

The Contractor shall also replace, at PATH's expense for labor and materials, other worn or doubtful materials and parts and/or components requiring replacement under this Contract with new materials, parts and/or components of the same type and/or manufacture and of current design, or equal, unless otherwise agreed to or delineated by the Superintendent/Manager. All new parts and/or components shall be compatible with existing parts and/or components and shall be of equal quality and identical capabilities as the original equipment. Compensation for materials, parts and components shall be in accordance with the Contract's Price Sheets, Exhibit E. The Contractor shall be responsible for obtaining replacement parts for any or all units named herein whether standard (off-the-shelf) or proprietary.

Some equipment maintained under this Contract may require the replacement of refrigerant. It shall be the Contractor's responsibility to maintain access to a sufficient supply of that specific material to perform the requirements of this Contract. Compensation for this refrigerant shall be in accordance with the Contract's Price Sheets, Exhibit E.

4. Materials, Supplies and Equipment

When it becomes necessary for the Contractor to replace any material, parts and/or components during the performance of repair services under this Contract, the Contractor shall first submit to PATH for its approval the name of the item, the identifying number thereof, if any, the quantity needed, the name of the proposed supplier and the proposed purchase price or if supplied by the Contractor the price that PATH is to be billed therefor. PATH shall have the option of approving same or of supplying said material, parts and/or components to the Contractor itself.

5. Personal Requirements

The Contractor shall (and he shall ensure that any subcontractor does) furnish competent and adequately trained personnel to perform the work required hereunder to keep the HVAC Systems in a proper state of repair. If, in the opinion of the Superintendent/Manager, any employee so assigned is performing his/her functions unsatisfactorily, the Contractor shall take all steps necessary to ensure that defective performance is remedied and that all services required are satisfactorily provided.

Technicians providing maintenance and repairs of the HVAC Producing Systems, under this Contract must possess a minimum of five (5) years previous technician experience maintaining and repairing HVAC Producing Systems of similar type and complexity to those covered under this Contract.

All Contractor's employees performing work required hereunder shall have the ability to communicate in the English language to the extent necessary to comprehend directions given by either the Contractor's supervisory staff or by the Superintendent/Manager's staff.

The successful Contractor shall submit to PATH the names of employees who will perform maintenance and repair work under this Contract. No employee will be permitted to work under this Contract without the approval of PATH.

All workers performing refrigerant maintenance and repair services must have an E.P.A. license certification as required by Section 608 40CFR Part 82 Subpart F for applicable refrigerants. All personnel must meet this requirement. (See also Part II, paragraph 11c, page 3)

6. Service Form

The Contractor's employees shall report to the Superintendent/Manager at the start and completion of each service visit and said employee (s) shall keep the Superintendent/Manager informed of the work performed by furnishing the Superintendent/Manager with a completed "Contractor's Service Maintenance Form", the format of which shall be approved by the Superintendent/Manager and which shall include, in addition to any other pertinent data, the specific parts and/or components which were inspected, replaced and/or repaired and the employee's names.

A completed copy of the "Contractor's Service Maintenance Form" shall be attached to and submitted with each of the Contractor's invoices, including applicable any Federal (E.P.A.), state or municipal type of documentation resulting from any work performed.

7. Uniform

The Contractor shall provide for his/her personnel all necessary distinctive uniforms with woven identification insignia of a type and style which shall be subject to the prior and continuing approval of the Superintendent/Manager, and the Contractor's employees shall wear these uniforms or insignia at all times when performing the operations hereunder. Employees without proper uniforms shall not be permitted to work. The

Contractor shall be responsible to ensure that its employees are wearing proper shoes for the task being performed. The Superintendent/Manager shall have the right to require removal of any employee who shall fail to wear the proper uniform and shoes and the exercise of this right shall not limit the obligations of the Contractor to perform the work.

The Contractor shall establish a system of identification and control of the Contractor's employees subject to the approval of the Superintendent/Manager. Each employee of the Contractor shall prominently display an identification badge that, as a minimum, shall contain the following information: the employee's name, photograph, his signature and the employer. Updated photographic identifications must be issued with each and every extension of the Contract. Lost or stolen badges shall be immediately reported to the Superintendent/Manager. In addition, the Contractor shall ensure that employees who no longer work at the Facility return their badge to him/her.

8. Scheduling of Work

a. Schedule of Maintenance

The Contractor shall follow the schedule of maintenance for the next contract year as indicated herein on the month and day stipulated by the Superintendent/Manager. This schedule will be available to the Contractor a minimum of thirty (30) days in advance of the scheduled maintenance dates.

b. Work Order Tracking System

The existing Automated Work Order Tracking System (WOTS) and Maintenance Procedures (MP's) are a system of task assignment, reporting and control, the purpose of which is to instruct the Contractor and then to codify and report to PATH management the general and specific conditions encountered, the actions taken, and recommendations for subsequent activities. The schedule of task assignment will reflect the schedule of maintenance visits required to be submitted.

The WOTS is used to direct, audit and control the maintenance and repair of HVAC Producing Systems at the site of work. The principal components of the WOTS include the roster of routines for Monthly, Periodic and Annual maintenance and work orders for Non-routine (Extra Work, Emergency Work and/or unscheduled repair work) work, maintenance and repair records and Maintenance Procedures (MP's). MP's are used as the minimum work required and as guides to the Contractor's in his performance of his obligations contained in the Contract Specifications. The WOTS generated work order must be completed and submitted to PATH at the end of each service.

APPENDIX A

MAINTENANCE PROCEDURES (MP)
AND
ROSTER OF ROUTINES

MP-1 (JSTC)

Monthly Operating Inspection and Maintenance-Liebert System 3 Units, (LUS)

Frequency: Once per month (11X) Every Month Except April

Routine for Liebert System 3 Units-#100, 101, 102, 103

Work Order #_____ Routine #_____ Date_____

Description of work:

___ Report to Customer upon Arrival
___ Check Capacity Control Components
___ Check Condenser Coils & Clean If Necessary
___ Check That Condenser Motor Mounts Are Tight
___ Check Condition of Condenser Motor Bearings
___ Check Evaporator Coils & Clean If Necessary
___ Check Heating Coils & Clean If Necessary
___ Check Condenser Fans
___ Check Blower Section Fan Safety Switch Operation
___ Check Delta Ts across evaporator coil
___ Check Drier Components
___ Check Electrical Components
___ Check Blower Section Pulleys and Motor Mounts
___ Check Fan Rotation
___ Check Blower Section Impellers For Free Movement & Cleanliness
___ Check Motor Amperage
___ Check Blower Section Belt(s) Tension & Condition & Change as Required
___ Check Condition of Bearings in Blower Section
___ Check Air Flow and Filter(s) And Replace If Necessary
___ Check Air Filter Switch And Reset If Required
___ Wipe Air Filter Section Clean
___ Check for Glycol Levels, Leaks in Cooler, Pump & Piping were accessible
___ Verify Correct Operation of Pump As required.
___ Inspect Operation of Glycol Regulating Valves
___ Check Heat Exchanger Glycol Cooled Condenser as required.
___ Replenish Glycol as Applies.
___ Check General Operating Conditions of Humidifier
___ Inspect Humidifier Make Up Valve for Leaks.
___ Inspect Refrigerant Piping & Support Integrity
___ Replenish Refrigerant If Necessary

___ Check Steam Humidifier Components, Steam Hoses & Canister as Applies
___ Check Compressor For Oil Level, Leaks & Replenish As Necessary
___ Check Refrigeration Section for Moisture in Sight glasses
___ Check Refrigeration Section Suction, Discharge and Head Pressure
___ Check Refrigeration Section Hot Gas By -Pass Valve
___ Check Thermostatic Expansion Valve, and Refrigeration Section Superheat Temperature.
___ Check Air Distribution Section Grill Free Area For Restriction
___ Clean Up Work Station
___ Provide Report to Customer in Writing, Advise of Repairs & Obtain Signature on Report

Comments: _____

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MP-2 (JSTC)

Monthly Operating Inspection and Maintenance- Liebert Data Mate Systems (LDM)

Frequency: Once per month (11X) Every Month Except April

Routine for Liebert Data Mate Units-#104, 105

Work Order #_____ Routine #_____ Date_____

Description of work:

___ Report to Customer upon Arrival
___ Check Condenser Coils & Clean If Necessary
___ Check That Condenser Motor Mounts Are Tight
___ Check Condition of Condenser Motor Bearings
___ Check Evaporator Coils & Clean If Necessary
___ Check Condenser Fans
___ Check Crankcase Heater
___ Check Delta Ts across evaporator coil
___ Check Drier Components
___ Check Electrical Components
___ Check Fan Rotation
___ Check Blower Section Impellers For Free Movement & Cleanliness
___ Check Motor Amperage
___ Check Blower Section Belt(s) Tension & Condition & Change as Required
___ Check Condition of Bearings in Blower Section
___ Check Air Flow and Filter(s) And Replace If Necessary
___ Wipe Air Filter Section Clean
___ Inspect Refrigerant Piping & Support Integrity
___ Replenish Refrigerant If Necessary
___ Check Refrigeration Section for Moisture in Sight glasses
___ Check Refrigeration Section Suction, Discharge and Head Pressure
___ Check Thermostatic Expansion Valve, and Refrigeration Section Superheat Temperature
___ Check Air Distribution Section Grill Free Area For Restriction
___ Clean Up Work Station
___ Provide Report to Customer in Writing, Advise of Repairs & Obtain Signature on Report

Comments: _____

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MP-3 (JSTC)

Monthly Operating Inspection and Maintenance- Liebert Challenger System (LCS)

Frequency: Once per month (11X) Every Month Except April

Routine for Liebert Challenger Unit-#106

Work Order #_____ Routine #_____ Date_____

Description of work:

___ Report to Customer upon Arrival
___ Check Condenser Coils & Clean If Necessary
___ Check That Condenser Motor Mounts Are Tight
___ Check Condition of Condenser Motor Bearings
___ Check Evaporator Coils & Clean If Necessary
___ Check Heating Coils & Clean If Necessary
___ Check Condenser Fan
___ Check Crankcase Heater
___ Check Delta Ts across evaporator coil
___ Check Drier Components
___ Check Electrical Components
___ Check Blower Section Pulleys and Motor Mounts
___ Check Fan Rotation
___ Check Blower Section Impellers For Free Movement & Cleanliness
___ Check Motor Amperage
___ Check Blower Section Belt(s) Tension & Condition & Change as Required
___ Check Condition of Bearings in Blower Section
___ Check Air Flow and Filter(s) And Replace If Necessary
___ Wipe Air Filter Section Clean
___ Check for Glycol Levels, Leaks in Cooler, Pump & Piping were accessible
___ Verify Correct Operation of Pump As required
___ Inspect Operation of Glycol Regulating Valves
___ Check Heat Exchanger Glycol Cooled Condenser As required
___ Replenish Glycol as Applies
___ Inspect Operation of Infrared Humidifier Section Lamps as Applies
___ Check Infrared Humidifier Drainage Pan for Cleanliness & Blockage Applies
___ Check General Operating Conditions of Humidifier
___ Inspect Humidifier Make Up Valve for Leaks
___ Inspect Refrigerant Piping & Support Integrity

___ Replenish Refrigerant If Necessary
___ Check Refrigeration Section for Moisture in Sight glasses
___ Check Refrigeration Section Suction, Discharge and Head Pressure
___ Check Thermostatic Expansion Valve, and Refrigeration Section Superheat Temperature
___ Check Air Distribution Section Grill Free Area For Restriction
___ Clean Up Work Station
___ Provide Report to Customer in Writing, Advise of Repairs & Obtain Signature on Report

Comments: _____

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MP-4 (JSTC)

Periodic Operating Inspection and Maintenance of the Fixed Speed York Centrifugal Chiller (YCM)

Frequency: Once per month from May to October (6x)

Routine # 107

Work Order #_____ Routine #_____ Date_____

Description of Work:

___ Report To Customer Upon Arrival
___ Reclaim Solution
___ Check Operation of Purge System
___ Check Operation of Capacity Control Valve
___ Check Operation of Safety Controls and Interlocks
___ Check Operation of Cooling Tower by Pass Valve
___ Check Solution Level and Concentration
___ Take Complete Set of Log Readings
___ Perform A Running Vacuum Test Or Leak Rate Check
___ Check Amperage Draw On Motors
___ Check Low Temperature Cut Out Setting & Reset if required
___ Check Dilution Thermostat Cut Out Setting & Reset if required
___ Check Thermo-Switch Settings & Reset If Required
___ Review and Discuss Logs with Operating Personnel
___ Provide Service Report To Customer In Writing, Advise Of Repairs And Obtain Signature on Report

Comments: _____

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MP-5 (JSTC)

Periodic Operational Inspection & Maintenance of the 600-ton Variable Speed York Centrifugal Chillers (YCM)

Frequency: Once per month from May through October (6X)

Routine #s 108, 109

Work Order #_____ Routine #_____ Date_____

Description of Work:

___ Report To Customer Upon Arrival
___ Inspect Operation of Purge System
___ Check Operating Pressures
___ Check Vacuum and Operating Temperatures
___ Check Oil Levels
___ Check Operation Of The "Guide-Vane Close" Oil Pressure Switch (May & October only).
___ Check and Clean Water Strainer (May & October only).
___ Check Operating and Safety Controls per Original Equipment Manufacturer (May And October only)
___ Check Refrigerant Charge
___ Check Temperature Controls
___ Check Lubrication and oil reclaim systems for proper operation
___ Check For Leaks
___ Complete Report On Machine Conditions At Departure
___ Provide Service Report to Customer, In Writing, Advise and Obtain Signature on Report

Comments: _____

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MP-6 (JSTC)

Monthly Operational Inspection & Maintenance of the 50-ton Carrier Emergency Chillers (CEC)

Frequency: Once per month (11X) Every Month Except April

Routine # 110 and 126

Work Order #_____ Routine #_____ Date_____

Description of Work:

___ Report To Customer Upon Arrival
___ Check Blower Impellers For Free Movement And Cleanliness
___ Check Belt Tension and Condition
___ Check Condition Of Bearings
___ Check Pulleys and Motor Mounts
___ Check Compressor Oil Level and Oil Leakage
___ Verify Correct Operation of Pump
___ Inspect Make -Up Valve For Leaks
___ Inspect Refrigerant Lines
___ Check For Moisture In Sight glasses
___ Check Suction, Discharge and Head Pressure
___ Check Hot Gas By Pass Valve And Expansion Valve
___ Inspect Refrigerant Level
___ Inspect A/H filter and change as required
___ Check CW Flow Switch and Safety Switches for Proper Operation
___ Check operation refrigerant valves
___ Provide Service Report To Customer In Writing, Advise Of Repairs And Obtain Signature On Report.

Comments: _____

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MP-7 (JSTC)

Annual Seasonal Start-Up Inspection and Maintenance of the Liebert System 3 Units LUS

One time per year in March (1X)

Routine # for Liebert System 3 Units-#113, 114, 115, 116

Work Order #_____ Routine #_____ Date_____

Description of Work:

___ Report to Customer upon Arrival
___ Test Entire System For Leaks Using Leak Detector
___ Check Capacity Control Components
___ Check Condenser Components
___ Check Condenser Fans
___ Check That Condenser Motor Mounts Are Tight
___ Check Condition of Condenser Bearings
___ Check Blower Section Fan Safety Switch
___ Check Delta Ts
___ Check Drier Components
___ Check Electrical Components
___ Check Blower Section Pulleys and Motor Mounts
___ Check Fan Rotations
___ Replace Air Filters
___ Check Air Flow
___ Check Air Filter Switch & Reset If Required
___ Wipe Air Filter Section Clean
___ Check Blower Impellers For Free Movement and Clean same
___ Clean All Glycol Units at Track Level, Check for Glycol Levels, Leaks In Cooler & At Pump & Replenish as Applies
___ Verify Correct Operation of Pump
___ Check Steam Humidifier Canister for Deposits as Applies
___ Check Steam Humidifier Hoses As Applies
___ Inspect Operation of Water Regulating Leakage
___ Inspect make-up Valve For Leaks
___ Inspect Refrigerant Piping & Replenish Refrigerant If Necessary
___ Check Heat Exchangers

___ Check Condition of Bearings
___ Check Humidifier Components
___ Check Indoor Fan Assembly
___ Check Motor Amperage
___ Check Oil Acidity
___ Check Compressor For Oil Level, Leaks & Replenish If Necessary
___ Check Superheat Temperature
___ Change Blower Section Belt(s) in April
___ Check Refrigeration Section for Moisture in Sight Glasses
___ Check Refrigeration Section Suction, Discharge and Head Pressure
___ Check Refrigeration Section Hot Gas By Pass Valve
___ Check Refrigeration Section Thermostatic Expansion Valve
___ Calibrate Operating Controls
___ Calibrate Safety Controls
___ Stop Equipment
___ Secure All Circuits/Lock Out and Tag
___ Check & Clean Evaporator Coils
___ Check & Clean Condenser Coils
___ Clean Air Cooled Condenser
___ Clean Heating Coils
___ Leak Test Entire Unit
___ Check/Tighten/Clean Starter Components
___ Check Electrical Panel Fuses
___ Check Electrical Connections
___ Check Operation Sequence
___ Restore Power
___ Clean Up Work Station
___ Instruct the Operator in Proper Equipment Operation
___ Spot Paint, Prime Unit to Avoid Deterioration as Necessary
___ Provide Service Report to Customer in Writing, Advise of Repairs And Obtain Signature on Report

Comments: _____

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MP-8 (JSTC)

Annual Seasonal Start-Up Inspection and Maintenance of the Liebert Data Mate System and LDM

Frequency: One time per year in March (1X)

Routine # for Liebert Data Mate Units-#117, 118

Work Order #_____ Routine #_____ Date_____

Description of Work:

___ Report to Customer upon Arrival
___ Test Entire System For Leaks Using Leak Detector
___ Check Condenser Components
___ Check Condenser Fans
___ Check That Condenser Motor Mounts Are Tight
___ Check Condition of Condenser Bearings
___ Check Crankcase Heater
___ Check Delta Ts
___ Check Drier Components
___ Check Electrical Components
___ Check Fan Rotations
___ Replace Air Filters
___ Check Air Flow
___ Wipe Air Filter Section Clean
___ Check Blower Impellers For Free Movement and Clean same
___ Clean All Glycol Units at Track Level, Check for Glycol Levels,
___ Inspect Refrigerant Piping & Replenish Refrigerant If Necessary
___ Check Heat Exchangers
___ Check Condition of Bearings
___ Check Indoor Fan Assembly
___ Check Motor Amperage
___ Check Oil Acidity
___ Check Superheat Temperature
___ Check Air or Water Cooled Condenser Components as Applies
___ Check Refrigeration Section for Moisture in Sight Glasses
___ Check Refrigeration Section Suction, Discharge and Head Pressure

___ Check Refrigeration Section Thermostatic Expansion Valve
___ Calibrate Operating Controls
___ Calibrate Safety Controls
___ Stop Equipment
___ Secure All Circuits/Lock Out and Tag
___ Check & Clean Evaporator Coils
___ Check & Clean Condenser Coils
___ Clean Air Cooled Condenser
___ Clean Heating Coils
___ Leak Test Entire Unit
___ Check/Tighten/Clean Starter Components
___ Check Electrical Panel Fuses
___ Check Electrical Connections
___ Check Operation Sequence
___ Restore Power
___ Clean Up Work Station
___ Instruct the Operator in Proper Equipment Operation
___ Spot Paint, Prime Unit to Avoid Deterioration as Necessary
___ Provide Service Report to Customer in Writing, Advise of Repairs And Obtain Signature on Report

Comments: _____

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MP-9 (JSTC)

Annual Seasonal Start-Up Inspection and Maintenance of the Liebert Challenger System LCS

Frequency: One time per year in March (1X)

Routine # for Liebert Challenger Unit-#119

Work Order #_____ Routine # _____ Date_____

Description of Work:

___ Report to Customer upon Arrival
___ Test Entire System For Leaks Using Leak Detector
___ Check Condenser Components
___ Check Condenser Fans
___ Check That Condenser Motor Mounts Are Tight
___ Check Condition of Condenser Bearings
___ Check Blower Section Fan Safety Switch
___ Check Crankcase Heater
___ Check Delta Ts
___ Check Drier Components
___ Check Electrical Components
___ Check Blower Section Pulleys and Motor Mounts
___ Check Fan Rotations
___ Replace Air Filters
___ Check Air Flow
___ Wipe Air Filter Section Clean
___ Check Blower Impellers For Free Movement Then Clean Them
___ Clean All Glycol Units at Track Level, Check for Glycol Levels, Leaks In Cooler & At Pump & Replenish as Applies
___ Verify Correct Operation of Pump
___ Inspect Operation of Infrared Humidifier Section Lamps as Applies
___ Clean Infrared Humidifier Drainage Pan & Check For Drain Blockage As Applies
___ Inspect Operation of Water Regulating Leakage
___ Inspect Refrigerant Piping & Replenish Refrigerant If Necessary

___ Check Heat Exchangers
___ Check Condition of Bearing)
___ Check Humidifier Components
___ Check Indoor Fan Assembly
___ Check Motor Amperage
___ Check Oil Acidity
___ Check Superheat Temperature
___ Check Air or Water Cooled Condenser Components as Applies
___ Change Blower Section Belt(s) in April
___ Check Refrigeration Section for Moisture in Sight Glasses
___ Check Refrigeration Section Hot Gas By Pass Valve
___ Check Refrigeration Section Thermostatic Expansion Valve
___ Calibrate Operating Controls
___ Calibrate Safety Controls
___ Stop Equipment
___ Secure All Circuits/Lock Out and Tag
___ Check & Clean Evaporator Coils
___ Check & Clean Condenser Coils
___ Clean Air Cooled Condenser
___ Clean Heating Coils
___ Leak Test Entire Unit
___ Check/Tighten/Clean Starter Components
___ Check Electrical Panel Fuses
___ Check Electrical Connections
___ Check Operation Sequence
___ Restore Power
___ Clean Up Work Station
___ Instruct the Operator in Proper Equipment Operation
___ Spot Paint, Prime Unit to Avoid Deterioration as Necessary
___ Provide Service Report to Customer in Writing, Advise of Repairs
And Obtain Signature on Report

Comments: _____

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MP-10 (JSTC)
Annual Seasonal Start Up Inspection & Maintenance of the 600-ton Variable Speed York Centrifugal Chillers (YCM) and 600-ton Fixed Speed York Centrifugal Chiller (YCM)

Frequency: One time per year in March (1X)

Routine #s 120, 121, 122

Work Order #_____ Routine # _____ Date_____

Description of Work:

___ Report To Customer upon Arrival
___ Note Refrigerant and Oil Levels
___ Perform Oil Analysis And Provide Written Results To The Superintendent/Manager
___ Remove Oil from Compressor Reservoir
___ Replace Oil Filter Cartridge
___ Clean Oil Cooler Solenoid Screen
___ Replace With New Oil
___ Inspect oil delivery system confirming sufficient supply Of oil at proper pressure.
___ Inspect oil heater components confirming proper operation. All oil Temperatures in reservoir to be between 140 degrees F to 150 degrees F.
___ Inspect The De-mister On The Vent Line Above The Transmission Housing For Proper Operation.
___ Inspect Transmission Gears and Oil Heated Thru Inspection Cover
___ Replace Inspection Cover Gasket
___ Check Condenser Water Flow Rate By Verifying Flow Switch Operation.
___ Clean Purge Float Valve Chamber And Float Valve
___ Replace Purge Float Valve Plunger and Seal
___ Clean Purge Sightglasses
___ Clean Purge Condensing Chamber
___ Replace Purge Pump Diaphragms
___ Clean Purge Strainer And Orifice
___ Test Purge Operation
___ Replace Volute Venturi Filter
___ Leak Test Machine and Evacuate with Purge Pump

___ Check Condition of Starter Contacts
___ Check Condition of Safety Controls
___ Clean Condenser Tubes By Brushing
___ Clean Chilled Water Tubes By Brushing
___ Check Electrical Fuses and Connections as Applies
___ Scrape and Spot Paint Equipment to Protect from Deterioration
___ Advise On Recommended Machine Improvements
___ Give Report on Machine Condition
___ Instruct Operator in Proper Equipment Operation
___ Provide Service Report To Customer In Writing, Advise Of Repairs And Obtain Signature on Report

Comments: _____

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MP-11 (JSTC)

Annual Seasonal Start Up Inspection & Maintenance of the 50-ton Carrier Emergency Chillers (CEC)

Frequency: One time per year in March (1X)

Routine # 123 and 127

Work Order #_____ Routine # _____ Date_____

Description of Work:

___ Report To Customer upon Arrival
___ Check Blower Impellers For Free Movement and Cleanliness
___ Check Belt Tension and Condition
___ Change Belts
___ Check Condition of Bearings
___ Check Pulleys And Motor Mounts & Tighten If Required
___ Check Compressor Oil Level and Oil Leakage
___ Verify Correct Operation of Pump
___ Inspect Refrigerant Lines
___ Check For Moisture in Sight glasses
___ Check Suction, Discharge and Head Pressure
___ Check Hot Gas Bypass Valve and Expansion Valve
___ Inspect Refrigerant Level & Replenish If Necessary
___ Check Electrical Fuses & Connections as Applies
___ Instruct Operator in Proper Equipment Operation
___ Spot Paint, Prime Equipment to Protect from Deterioration As Required
___ Advise On Recommended Machine Improvements
___ Give Report on Machine Condition
___ Check Operation of Refrigerant Valves
___ Provide Service Report To Customer In Writing, Advise Of Repairs and Obtain Signature on Report

Comments: _____

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MP 12 (JSTC)

Monthly Operating Inspection and Maintenance-Carrier Aqua Snap 30 Ton Air Cooled Chiller System (CAC-SN2)

Frequency: Once Per Month (11X) Except April

Routine # 135

Work Order #_____ Routine #_____ Date:_____

Description of Work:

___ Report to Customer Upon Arrival.
___ Check Condenser Coils & Cleans if Necessary.
___ Check Site Glass for Moisture and Possible Refrigerant Loss.
___ Check Refrigerant Charge and Replenish as Necessary.
___ Check Chilled Water Flow Switch Operation.
___ Check Condenser Fans for Proper Operation.
___ Check That Condenser Motor Mounts are Tight.
___ Check Condition of Condenser Motor Bearings.
___ Check Compressor Oil Level.
___ Check The Crank Case Heater Operation.
___ Check for Glycol Levels, Leaks In Cooler, Pump & Piping.
___ Verify Correct Operation of Pump as Required
___ Replenish Glycol as Applies
___ Inspect Operation of Any Glycol Regulating Valves as Applies
___ Check All Auxiliary Components, Such As Chilled Fluid Pumps, Air Handling Equipment or Other Equipment to Which The Chiller Supplies Liquid.

Comments: _____

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MP-13 (JSTC)

Annual Seasonal Start Up Inspection and Maintenance of the Koldwave Freestanding Units (KFS)

Frequency: One time per year in March (1X)

Routine #s 124, 125

Work Order #_____ Routine #_____ Date_____

Description of Work:

___ Report To Customer upon Arrival
___ Check Unit Safeties and Controls for Proper Settings
___ Change Belt(s)
___ Clean Coils Of Dirt with Chemical Coil Cleaner (Power Washing)
___ Change Disposable Filters
___ Clean Drains Or Drip Pans
___ Check Fan Drives For Proper Alignment
___ Check Suction, Discharge Pressures
___ Check For Leaks and Proper Refrigerant Charge. Recharge as Required.
___ Spot Paint, Prime Equipment To Prevent Deterioration If Necessary
___ Check Electrical Fuses and Connections as Applies
___ Instruct Operator in Proper Equipment Operation
___ Provide Service Report to Customer in Writing, Advise Of Repairs and Obtain Signature on Report

Comments: _____

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MP-14 (JSTC)

Monthly Operating Inspection and Maintenance-Liebert Mini-Mate 2 Units (LMM/LMM-2)

Frequency: Once per month (11X) Every Month Expect April

Routines for Liebert Mini Mate # 129 and 131

Work Order #_____ Routine #_____ Date_____

Description of work:

___ Report to Customer upon Arrival
___ Check Condenser Coils & Clean If Necessary
___ Check That Condenser Motor Mounts Are Tight
___ Check Condition of Condenser Motor Bearings
___ Check Evaporator Coils & Clean If Necessary
___ Check Condenser Fans
___ Check Crankcase Heater as applicable
___ Check Delta Ts across evaporator coil
___ Check Drier Components
___ Check Electrical Components and Panel Connections for tightness
___ Check Blower Section Pulleys and Motor Mounts
___ Check Fan Rotation
___ Check Blower Section Impellers For Free Movement Shaft Tightness & Cleanliness
___ Check Motor Amperage
___ Check Blower Section Belt(s) Tension & Condition & Change as Required
___ Check Condition of Bearings in Blower Section
___ Check Air Flow and Filter(s) And Replace If Necessary
___ Wipe Air Filter Section Clean
___ Check Humidifier Drainage Pan for Cleanliness & Blockage Applies
___ Check General Operating Conditions of Humidifier
___ Inspect Humidifier Make Up Valve For Leaks (applies to
___ Inspect Refrigerant Piping & Support Integrity
___ Replenish Refrigerant If Necessary
___ Check Steam Humidifier Components, Steam Hoses & Canister for Mineral Deposits
___ Check Compressor For Oil Level, Leaks & Replenish If Necessary

___ Check Refrigeration Section for Moisture in Sight glasses
___ Check Refrigeration Section Suction, Discharge and Head Pressure
___ Check Hot Gas By -Pass Valve as applicable and adjust as required
___ Check Thermostatic Expansion Valve, and Refrigeration Section Superheat Temperature
___ Check Air Distribution Section Grill Free Area For Restriction
___ Clean Up Work Station

___ Provide Report to Customer in Writing, Advise of Repairs & Obtain Signature on Report

Comments: _____

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_____
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MP-15 (JSTC)

Annual Seasonal Start-Up Inspection and Maintenance of the Liebert Mini Mate 2 Units (LMM/LMM-2)

Frequency: One time per year in March (1X)

Routine # for Liebert Mini Mate 2 # 130 and 132

Work Order #_____ Routine # _____ Date_____

Description of Work:

___ Report to Customer upon Arrival
___ Test Entire System For Leaks Using Leak Detector
___ Check Capacity Control Components
___ Check Condenser Components
___ Check Condenser Fans
___ Check That Condenser Motor Mounts Are Tight
___ Check Condition of Condenser Bearings
___ Check Crankcase Heater
___ Check Delta Ts
___ Check Drier Components
___ Check Electrical Components
___ Check Blower Section Pulleys and Motor Mounts
___ Check Fan Rotations
___ Replace Air Filters
___ Check Air Flow
___ Wipe Air Filter Section Clean
___ Check Blower Impellers For Free Movement And Clean Same
___ Inspect Operation Humidifier Section
___ Clean Drainage Pan & Check For Drain Blockage
___ Check Steam Humidifier Canister for Deposits as Applies
___ Check Steam Humidifier Hoses As Applies
___ Inspect Operation of Water Regulating Leakage
___ Inspect make-up Valve For Leaks
___ Inspect Refrigerant Piping & Replenish Refrigerant If Necessary
___ Check Heat Exchangers
___ Check Condition of Bearings

___ Check Humidifier Components
___ Check Indoor Fan Assembly
___ Check Motor Amperage
___ Check Oil Acidity
___ Check Compressor For Oil Level, Leaks & Replenish If Necessary
___ Check Superheat temperature
___ Check Air or Water Cooled Condenser Components as Applies
___ Change Blower Section Belt(s)
___ Check Refrigeration Section for Moisture in Sight glasses
___ Check Refrigeration Section Suction, Discharge and Head Pressure
___ Check Refrigeration Section Hot Gas By Pass Valve
___ Check Refrigeration Section Thermostatic Expansion Valve As Applies
___ Calibrate Operating Controls
___ Calibrate Safety Controls
___ Stop Equipment
___ Secure All Circuits/Lock Out and Tag
___ Check & Clean Evaporator Coils
___ Check & Clean Condenser Coils with Power Washer
___ Clean Air Cooled Condenser
___ Clean Heating Coils
___ Leak Test Entire Unit
___ Check/Tighten/Clean Starter Components
___ Check Electrical Panel Fuses
___ Check Electrical Connections
___ Check Operation Sequence
___ Restore Power
___ Clean Up Work Station
___ Instruct the Operator in Proper Equipment Operation
___ Spot Paint, Prime Unit to Avoid Deterioration as Necessary
___ Provide Service Report to Customer in Writing, Advise of Repairs
And Obtain Signature on Report

Comments: _____

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MP-16 (JSTC)

Monthly Operating Inspection and Maintenance-Koldwave Freestanding Units (KFS)

Frequency: Once per month (11X) Every Month Expect April

Routines for Koldwave Freestanding Unit # 111, 112

Work Order #_____ Routine #_____ Date_____

Description of work:

___ Report to Customer upon Arrival
___ Check Unit Safeties and Controls for Proper Setting
___ Check Belt Conditions for Wear or Lack of Proper Tensions
___ Inspect Condition of Coils for Dirt and Vacuum clean as required
___ Check Condition of Disposable Filters and Change if necessary
___ Check condition of Drains or Drip pans
___ Check Fan Drives for Proper Alignment
___Check Suction, Discharge Pressures
___Check for Leaks and Proper Refrigerant Charge, Recharge as Required
___Report to Customer in Writing, Advise of Repairs and Obtain Signature on Report

Comments: _____

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_____
_____
_____

MP-17 (CON SHOP)

Direct Digital Control (DDC) HVAC Controls

Frequency: Two times per year in October and March (2x)

Semi-Annual Routine #200 Services-DDC Software Program

Description of Work:

_____ Report to customer upon arrival
_____ Consult annually with PATH operators to identify, verify and resolve problems detected in executing tasks on Carrier Comfort Works System.
_____ Create or modify graphics set up or program parameters including modifications of settings to meet customer needs/requests.
_____ Furnish and install latest Comfortworks software version upgrades on local and remote work stations as they released by Carrier.
_____ Backup all Comfortworks database and system files and provide disk/tape to Superintendent/Manager(**??**) upon completion. Maintain backup copy of disk/tape off site for system restoration if required.
_____ Obtain and install(**??**) Comfortworks Software documentation updates as they become available.
_____ Perform all necessary diagnostics, analyze results and advise Superintendent/Manager(**??**) on recommendations to optimize building control performance utilizing present system.
_____ Review trend analysis/system event log with customer
_____ Report to customer at JSTC and advise on system condition and any needed repairs and obtain signature.

Comments:

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_____
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_____

MP-18 (CON SHOP)

Semi-Annual Service of Control Valves, Damper Actuator in accordance with PATH Waldo Yards Control Systems (27 Dampers, 31 valves)

Frequency: Two times per year in March and October (2X).

Routine #201

Description of Work:

_____ Report to customer upon arrival
_____ Check device for air leaks-stationary and during stroke if applicable.
_____ Check device stroke and spring range, adjusting same as required.
_____ Adjust linkage for full range and proper closure (Dampers)
_____ Check Stem for wear (Valves)
_____ Lubricate as required including all pivots and bearings
_____ Inspect valve operation and close off
_____ Check damper blade edge seals for wear, replacing damaged seals
_____ Check Fasteners
_____ Check Dampers for full open / close action
_____ Report to customer at (JSTC) and advise on conditions, needed repairs and obtain signature

Comments:

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_____
_____
_____
_____

MP-19 (CON SHOP)

Semi-Annual Service of DDC Personal Computers – JSTC and Consolidated Shop

Frequency: Two times per year in March and October (2X).

Routine #202 and 203

Description of Work:

_____ Report to customer upon arrival
_____ Visual cable check including all wiring and connections.
_____ Clean PC, monitor and keyboard
_____ Check and verify proper operation of system modem
_____ Clean Work Station
_____ Report to customer at (JSTC) in writing, advise on conditions, needed repairs and obtain signature

Comments:

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_____
_____
_____
_____

MP-20 (CON SHOP)

Semi-Annual Services of DDC System Printer-Consolidated Shops

Frequency: Two times per year in March and October (2X).

Routine #204

Description of Work: Equipment (check Complete). Note any problems in comments field.

_____ Report to customer upon arrival
_____ Visually Inspect all cables and connections
_____ Check printer for proper operation using prints test feature
_____ Compare readings to printout valves
_____ Replace ink cartridges / ribbons with new
_____ Clean all exterior and interior accessible surfaces
_____ Check for character clarity
_____ Check form feed alignment and operation
_____ Lubricate mechanical components as required
_____ Check power supply
_____ Clean up work station
_____ Report to customer at JSTC, advise on conditions, any needed repairs and obtain signature

Comments:

_____
_____
_____
_____
_____

MP-21 (CON SHOP)

Service of PATH Consolidated Shop DDC Controls for SF / EF 1-36

Frequency: Semi-annually in October and March (2X)

Routine #205

Description:

_____ Report to customer upon arrival
_____ Visually Inspect all cables and connections
_____ Verify time schedules with site operator checks programming for accuracy

Day of week – S M T W T F S H Time Occupied_____ Time Unoccupied _____

_____ Verify Set-points if applicable with site operator check programming for accuracy
Occ. Hi Set-point _____ Occ. Low Set-point _____
Unocc. Hi Set-point _____ Unocc. Low Set-point _____
_____ Verify operation of start / stop command (Digital Out) from operator work station
_____ Verify operation of equipment status (Digital In) from operator work station by comparing start / stop command with runs status ON / OFF
_____ Report to customer at JSTC, advise on conditions, any needed repairs and obtain signature

Fans to be maintained and checked off when completed

SUPPLY (SF)		EXHAUST (EF)	
___ SF 1S SUPPLY FAN	___ SF 14S SUPPLY FAN	___EF 1S EXHAUST FAN	___EF 26S EXHAUST FAN
___ SF 2S SUPPLY FAN	___ SF 15S SUPPLY FAN	___EF 3S EXHAUST FAN	___EF 27S EXHAUST FAN
___ SF 3S SUPPLY FAN	___ SF 16S SUPPLY FAN	___EF 6S EXHAUST FAN	___EF 29S EXHAUST FAN
___ SF 4S SUPPLY FAN	___ SF 17S SUPPLY FAN	___EF 10S EXHAUST FAN	___EF 31S EXHAUST FAN
___ SF 5S SUPPLY FAN	___ SF 18S SUPPLY FAN	___EF 12S EXHAUST FAN	___EF 32S EXHAUST FA
___ SF 6S SUPPLY FAN	___ SF 19S SUPPLY FAN	___EF 16S EXHAUST FAN	___EF 33S EXHAUST FAN
___ SF 6AS SUPPLY FAN	___ SF 20S SUPPLY FAN	___EF 17S EXHAUST FAN	___EF 34S EXHAUST FAN
___ SF 8S SUPPLY FAN	___ SF 21S SUPPLY FAN	___EF 21S EXHAUST FAN	___EF 35S EXHAUST FAN
___ SF 9S SUPPLY FAN	___ SF 22S SUPPLY FAN	___EF 23S EXHAUST FAN	___EF 36S EXHAUST FAN
___ SF 10S SUPPLY FAN	___ SF 23S SUPPLY FAN		
___ SF 11S SUPPLY FAN	___ SF 24S SUPPLY FAN		
___ SF 12S SUPPLY FAN	___ SF 25S SUPPLY FAN		
___ SF 13S SUPPLY FAN			

MP-22 (CON SHOP)

Semi-Annual Service of DDC Controls, Rooftop units SCAC 1 – 4, & HV-3
Consolidated Shops,

Frequency: Two times per year in March and October (2X).

Routine #206

Description of Work:

_____ Report to customer upon arrival
_____ Visually Inspect all cables and connections
_____ Verify time schedules with site operator checks programming for accuracy

Day of week – S M T W T F S H Time Occupied_____ Time Unoccupied _____

_____ Verify Set-points if applicable with site operator check programming for accuracy

Occ. Hi Set-point _____ Occ. Low Set-point _____
Unocc. Hi Set-point _____ Unocc. Low Set-point _____

_____ Verify operation of start / stop command (Digital Out) from operator work station
_____ Verify operation of equipment status (Digital In) from operator work station by comparing start / stop command with runs status ON / OFF
_____ Verify operation of smoke shut down system. Notify JSTC before actual test. Test system at detector wiring terminals; o not introduce smoke to system. Disable alarm before test.
_____ Verify unit space temperature sensor as compared to test instrument and computer terminal read out (Analog In).
_____ Report to customer at JSTC, advise on conditions, any repairs and obtain signature

Comments:

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_____
_____
_____
_____

MP-23 (CON SHOP)

Semi-Annual Service, Comfort Controller Panel Hardware Panels 1-10 Consolidated Shops

Frequency: Two times per year in March and October (2X).

Routine #'s 207 through 216

Description:

_____ Report to customer upon arrival
_____ Visually inspect all cables and connections
_____ Check diagnostic LED's & Fuses
_____ Check storage and memory capacity of EEPROM
_____ Identify outdated firmware revision levels
_____ Check cable for pinching, tears and breaks
_____ Ensure that all wiring terminations are secure
_____ Check clock for operation for proper time
_____ Check panel properly annunciates alarms to front end
_____ Report to customer at JSTC, advise on conditions, and needed repairs and obtain signature

Comments:

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_____
_____
_____
_____

MP – 24 (JSTC)

Monthly Operating Inspection And Maintenance-Liebert Mini-Mate 2 5-Ton Unit (LMM-CR2)

Frequency: Once per Month (11X) Every Month Except April

Routine # 133 and 137

Work Order #_____ Routine #_____ Date: _____

Description of Work:

___ Report to Customer Upon Arrival
___ Check Condenser Coils & Clean if Necessary
___ Check That Condenser Motor Mounts Are Tight
___ Check Condition of Condenser Motor Bearings
___ Check Evaporator Coils & Clean if Necessary
___ Check Condenser Fans
___ Check Crankcase Heater as Applicable
___ Check Delta Ts Across Evaporator Coil
___ Check Drier Components
___ Check Electrical Components and Panel Connections for Tightness
___ Check Blower Section Pulleys and Motor Mounts
___ Check Fan Rotation
___ Check Blower Section Impellers for Free Movement Shaft Tightness & Cleanliness
___ Check Motor Amperage
___ Check Blower Section Belt(s) Tension & Condition & Change as Required
___ Check Operation of Filter Switch & Wipe Section Clean
___ Check Condition of Bearings in Blower Section
___ Inspect Reheat Elements for Cleanliness
___ Check Air Flow and Filter(s) and Replace if Necessary
___ Wipe Air Filter Section Clean
___ Check Drain And Trap for Debris Buildup
___ Check Humidifier Drainage Pan for Cleanliness & Blockage As Applies
___ Check General Operating Conditions of Humidifier
___ Inspect Humidifier Make Up Valve for Leaks
___ Inspect Refrigerant Piping & Support Integrity

___ Replenish Refrigerant if Necessary
___ Check Steam Humidifier Components, Lamps, Tank, Steam Hoses & Canister for Mineral Deposits
___ Check Compressor for Vibration and Noise.

___ Check Compressor For Oil Level, Leaks & Replenish If Necessary
___ Check Refrigeration Lines for Rubbing and Proper Support.
___ Check Refrigeration Section for Moisture in Sight glasses
___ Check Refrigeration Section Suction, Discharge and Head Pressure
___ Check Hot Gas By -Pass Valve as Applicable and Adjust as Required
___ Check Thermostatic Expansion Valve, and Refrigeration Section Superheat Temperature and Adjust as Required.
___ Check Air Distribution Section Grill Area For Restrictions
___ Clean Up Work Station
___ Provide Report to Customer in Writing, Advise of Repairs & Obtain Signature on Report

Comments: _____

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MP 25 (JSTC)

Annual Seasonal Start-Up Inspection and Maintenance of the Liebert Mini Mate 2- 5 Ton Unit (LMM-CR2)

Frequency: One Time Per Year in March (1X)

Routine # 134 and 138

Work Order #_____ Routine # _____ Date_____

Description of Work:

___ Report to Customer upon Arrival
___ Test Entire System For Leaks Using Leak Detector
___ Check Capacity Control Components
___ Check Condenser Components
___ Check Condenser Fans
___ Check That Condenser Motor Mounts Are Tight
___ Check Condition of Condenser Bearings
___ Check Crankcase Heater
___ Check Delta Ts
___ Check Drier Components
___ Check Electrical Components
___ Check Blower Section Pulleys and Motor Mounts
___ Check Fan Rotations
___ Replace Air Filters
___ Check Air Flow
___ Wipe Air Filter Section Clean
___ Check Blower Impellers for Free Movement and Clean Same
___ Inspect Operation Humidifier Section
___ Clean Drainage Pan & Check for Drain Blockage
___ Check Steam Humidifier Canister for Deposits as Applies.
___ Check Steam Humidifier Hoses as Applies
___ Inspect Operation of Water Regulating Leakage
___ Inspect Make-Up Valve For Leaks
___ Inspect Refrigerant Piping & Replenish Refrigerant if Necessary
___ Check Heat Exchangers
___ Check Condition of Bearings
___ Check Humidifier Components
___ Check Indoor Fan Assembly

___ Check Motor Amperage
___ Check Oil Acidity
___ Check Compressor for Oil Level, Leaks & Replenish if Necessary
___ Check Superheat Temperature
___ Check Air or Water Cooled Condenser Components as Applies
___ Check Glycol Water Regulating Valve Functions
___ Check Glycol Solution For Level and Concentration
___ Check for Glycol/Water Leaks
___ Check Glycol Pump Rotation and Operation
___ Change Blower Section Belt(s)
___ Check Refrigeration Section for Moisture in Sight Glasses
___ Check Refrigeration Section Suction, Discharge and Head Pressure
___ Check Refrigeration Section Hot Gas By Pass Valve
___ Check Refrigeration Section Thermostatic Expansion Valve as Applies
___ Check/Test Charge Over Panel
___ Calibrate Operating Controls
___ Check/Test Water Detection
___ Calibrate Safety Controls
___ Check/Test Condensate Pump Operation
___ Stop Equipment
___ Secure All Circuits/Lock Out and Tag
___ Check & Clean Evaporator Coils
___ Check & Clean Condenser Coils With Power Washer
___ Clean Air Cooled Condenser
___ Clean Heating Coils
___ Clean Water/Glycol Condenser Tubes
___ Leak Test Entire Unit
___ Check/Tighten/Clean Starter Components
___ Check Electrical Panel Fuses
___ Check Electrical Connections
___ Check Operation Sequence
___ Restore Power
___ Clean Up Work Station
___ Instruct The Operator in Proper Equipment Operation
___ Spot Paint, Prime Unit to Avoid Deterioration as Necessary
___ Provide Service Report to Customer in Writing, Advise of Repairs And Obtain Signature on Report

Comments: _____

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MP – 26

Annual Seasonal Star-Up Inspection and Maintenance-Carrier Aqua Snap 30 Ton Air Cooled Chiller System (CAC-SN2)

Frequency: One Time Per Year in March (1X)

Routine # 136

Work Order #_____ Routine #_____ Date:_____

Description of Work:

___ Report to Customer Upon Arrival.
___ Clean Condenser Coils With Carrier Approved Coil Cleaner.
___ Check All Electrical Connections, Tighten as Required
___ Inspect All Contactors and Relays and Replace as Necessary.
___ Check All Accuracy Of Thermostats and Replace. If Greater Than + - 2° from Calibrated Thermometer.
___ Obtain and Test Oil Sample. Change Oil If Necessary.
___ Check Concentration of Glycol in Chilled Water Loop and Replace as Necessary.
___ Check Refrigerant Filter Driers for Excessive Pressure Drop And Replace as Necessary.
___ Check Chilled Water Strainers, Clean as Necessary.
___ Check Cooler Heater Operation if Equipped.
___ Check That Condenser Fan Blades are Securely Fastened To The Motor Shaft.
___ Perform Service Test To Confirm Operation Of All Components
___ Inspect for Excessive Cooler Approach (Leaving Chilled Water Temperature-Saturated Suction Temperature) Which May Indicate Fouling. Clean Cooler Vessel if Required

Comments:_____

WORK ORDER NUMBER	EQUIP RECORD NUMBER	DESCRIPTION	AREA & LOCATION	FREQUENCY & MONTH	NOTES
100	LUS – SR1	MONTHLY OPERATING INSPECTION & MAINTENANCE	DIGITAL COMMNICATIONS EQUIPMENT ROOM "A"	MAY TO MARCH 11X	MP 1
101	LUS – SR2	MONTHLY OPERATING INSPECTION & MAINTENANCE	DIGITAL COMMNICATIONS EQUIPMENT ROOM "A"	MAY TO MARCH 11X	MP 1
102	LUS – SR3	MONTHLY OPERATING INSPECTION & MAINTENANCE	DIGITAL COMMNICATIONS EQUIPMENT ROOM "B"	MAY TO MARCH 11X	MP 1
103	LUS – SR4	MONTHLY OPERATING INSPECTION & MAINTENANCE	DIGITAL COMMNICATIONS EQUIPMENT ROOM "B"	MAY TO MARCH 11X	MP 1
104	LDM – FC1	MONTHLY OPERATING INSPECTION & MAINTENANCE	FARE CONTROL COMPUTER ROOM	MAY TO MARCH 11X	MP 2
105	LDM – FC2	MONTHLY OPERATING INSPECTION & MAINTENANCE	FARE CONTROL COMPUTER ROOM	MAY TO MARCH 11X	MP 2
106	LCS – XR1	MONTHLY OPERATING INSPECTION & MAINTENANCE	CENTREX ROOM	MAY TO MARCH 11X	MP 3
107	YCM – BR1	PERIODIC OPERATING INSPECTION & MAINTENANCE	BOILER ROOM	MAY TO OCTOBER 6X	MP 4

WORK ORDER NUMBER	EQUIP RECORD NUMBER	DESCRIPTION	AREA & LOCATION	FREQUENCY & MONTH	NOTES
108	CCC – BR1	PERIODIC OPERATING INSPECTION & MAINTENANCE	BOILER ROOM	MAY TO OCTOBER 6X	MP 5
109	CCC – BR2	PERIODIC OPERATING INSPECTION & MAINTENANCE	BOILER ROOM	MAY TO OCTOBER 6X	MP 5
110	CEC – MR1	PERIODIC OPERATING INSPECTION & MAINTENANCE	MER 315 ROOM	MAY TO OCTOBER 6X	MP 6
111	KFS – HC2	MONTHLY OPERATING INSPECTION & MAINTENANCE	HOBAN CONTROL ROOM	MAY TO MARCH 11X	MP 16
112	KFS – HC1	MONTHLY OPERATING INSPECTION & MAINTENANCE	HOBAN CONTROL ROOM	MAY TO MARCH 11X	MP 16
113	LUS – SR1	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	DIGITAL COMMNICATIONS EQUIPMENT ROOM "A"	APRIL 1X	MP 7
114	LUS – SR2	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	DIGITAL COMMNICATIONS EQUIPMENT ROOM "A"	APRIL 1X	MP 7
115	LUS – SR3	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	DIGITAL COMMNICATIONS EQUIPMENT ROOM "B"	APRIL 1X	MP 7

WORK ORDER NUMBER	EQUIP RECORD NUMBER	DESCRIPTION	AREA & LOCATION	FREQUENCY & MONTH	NOTES
116	LUS - SR4	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	DIGITAL COMMNICATIONS EQUIPMENT ROOM "B"	APRIL 1X	MP 7
117	LDM - FC1	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	FARE CONTROL ROOM	APRIL 1X	MP 8
118	LDM - FC2	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	FARE CONTROL ROOM	APRIL 1X	MP 8
119	LCS - XR1	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	CENTREX ROOM	APRIL 1X	MP 9
120	YCM - BR1	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	BOILER ROOM	APRIL 1X	MP 10
121	CCC - BR1	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	BOILER ROOM	APRIL 1X	MP 10
122	CCC - BR2	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	BOILER ROOM	APRIL 1X	MP 10
123	CEC – MR1	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	MER 315 ROOM	APRIL 1X	MP 11

WORK ORDER NUMBER	EQUIP RECORD NUMBER	DESCRIPTION	AREA & LOCATION	FREQUENCY & MONTH	NOTES
124	KFS – HC2	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	HOBAN CONTROL CENTER	APRIL 1X	MP 13
125	KFS – HC1	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	HOBAN CONTROL CENTER	APRIL 1X	MP 13
126	CEC-PL1	MONTHLY OPERATING INSPECTION & MAINTENANCE	JSTC VIP PARKING LOT	MAY TO MARCH 11X	MP14
127	CEC-PL1	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	JSTC VIP PARKING LOT	APRIL 1X	MP 15
128		DELETED			
129	LMM – HC1	MONTHLY OPERATING INSPECTION & MAINTENANCE	HOBAN CONTROL CENTER	MAY TO MARCH 11X	MP 14
130	LMM – HC1	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	HOBAN CONTROL CENTER	APRIL 1X	MP 15
131	LMM-2	MONTHLY OPERATING INSPECTION & MAINTENANCE	JSTC OFFICE TOWER 3RD FLOOR	MAY TO MARCH 11X	MP 14
WORK ORDER NUMBER	EQUIP RECORD NUMBER	DESCRIPTION	AREA & LOCATION	FREQUENCY & MONTH	NOTES

132	LMM-2	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	JSTC OFFICE TOWER 3RD FLOOR	APRIL 1X	MP 15
133	LMM-CR1	MONTHLY OPERATING INSPECTION & MAINTENANCE	TSD COMPUTER ROOM	MAY TO MARCH 11X	MP 24
134	LMM-CR1	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	TSD COMPUTER ROOM	APRIL 1X	MP 25
135	CAC-SN2	MONTHLY OPERATING INSPECTION & MAINTENANCE	SOC/NOC ROOM	MAY TO MARCH 11X	MP 12
136	CAC-SN2	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	SOC/NOC ROOM	APRIL 1X	MP 26
137	LMM-CR2	MONTHLY OPERATING INSPECTION & MAINTENANCE	TSD COMPUTER ROOM	MAY TO MARCH 11X	MP 24
138	LMM-CR2	ANNUAL SEASONAL START UP INSPECTION & MAINTENANCE	TSD COMPTER ROOM	APRIL 1X	MP 25
200	DDC – PC	DDC SOFTWARE PROGRAM	CONSOLIDATED SHOP CONTROL ROOM	OCTOBER & MARCH	MP 17
201	CNTL. DEV.	BMS CONTROL VALVES AND DAMPER ACTUATORS	CONSOLIDATED SHOP ALL AREAS	OCTOBER & MARCH	MP 18
202	DDC – PC	DDC PERSONAL COMPUTER CONSOLIDATED SHOP DESKTOP	CONSOLIDATED SHOP CONTROL ROOM	OCTOBER & MARCH	MP 19
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203	DDC – LTC	DDC PERSONAL COMPUTER JSTC LAPTOP	JSTC – 8TH FLOOR	OCTOBER & MARCH	MP 19
204	DDC – PRNT	DDC SYSTEM PRINTER	CONSOLIDATED SHOP CONTROL ROOM	OCTOBER & MARCH	MP 20
205	EXT	DDC CONTROLS FOR SUPPLY AND EXHAUST FANS 1 THROUGH 36	CONSOLIDATED SHOP ALL AREAS	OCTOBER & MARCH	MP 21
206	CNTL DEV	DDC CONTROLS FOR ROOFTOP AHU/HV UNITS SCAC 1 THROUGH 4 AND HV 1 THROUGH 3	CONSOLIDATED SHOP ALL AREAS	OCTOBER & MARCH	MP 22
207	FID - 1	COMFORT CONTROLLER HARDWARE PANEL (FID 1)	CONSOLIDATED SHOP ROOM 147	OCTOBER & MARCH	MP 23
208	FID - 2	COMFORT CONTROLLER HARDWARE PANEL (FID 2)	CONSOLIDATED SHOP MCC	OCTOBER & MARCH	MP 23
209	FID - 3	COMFORT CONTROLLER HARDWARE PANEL (FID 3)	CONSOLIDATED SHOP MCC	OCTOBER & MARCH	MP 23
210	FID - 4	COMFORT CONTROLLER HARDWARE PANEL (FID 4)	CONSOLIDATED SHOP ROOM 137	OCTOBER & MARCH	MP 23
211	FID - 5	COMFORT CONTROLLER HARDWARE PANEL (FID 5)	CONSOLIDATED SHOP ROOM 237	OCTOBER & MARCH	MP 23

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212	FID - 6	COMFORT CONTROLLER HARDWARE PANEL (FID 6)	CONSOLIDATED SHOP ROOM 237	OCTOBER & MARCH	MP 23
213	FID - 7	COMFORT CONTROLLER HARDWARE PANEL (FID 7)	CONSOLIDATED SHOP ELEVATOR LOBBY	OCTOBER & MARCH	MP 23
214	FID - 8	COMFORT CONTROLLER HARDWARE PANEL (FID 8)	CONSOLIDATED SHOP HV - 2	OCTOBER & MARCH	MP 23
215	FID - 9	COMFORT CONTROLLER HARDWARE PANEL (FID 9)	CONSOLIDATED SHOP CORRIDOR	OCTOBER & MARCH	MP 23
216	FID - 10	COMFORT CONTROLLER HARDWARE PANEL (FID 10)	CONSOLIDATED SHOP HV - 1	OCTOBER & MARCH	MP 23

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STANDARD CONTRACT TERMS AND CONDITIONS

PART I GENERAL DEFINITIONS

To avoid undue repetition, the following terms, as used in this Agreement, shall be construed as follows:

Authority or Port Authority - shall mean the Port Authority of New York and New Jersey.

PATH – shall mean the Port Authority Trans-Hudson Corporation.

Contract, Document or Agreement - shall mean the writings setting forth the scope, terms, conditions and Specifications for the procurement of Goods and/or Services, as defined hereunder and shall include, but not be limited to: Invitation for Bid (IFB), Request for Quotation (RFQ), Request for Proposal (RFP), Purchase Order (PO), Cover Sheet, executed Signature Sheet, AND PRICING SHEETS with Contract prices inserted," "STANDARD CONTRACT TERMS AND CONDITIONS," and, if included, attachments, endorsements, schedules, exhibits, or drawings, the Authority's acceptance and any written addenda issued over the name of the Authority's Manager, Purchasing Services Division.

Days or Calendar Days - shall mean consecutive calendar days, Saturdays, Sundays, and holidays, included.

Week - unless otherwise specified, shall mean seven (7) consecutive calendar days, Saturdays, Sundays, and holidays.

Month – unless otherwise specified, shall mean a calendar month.

Director/General Manager – shall mean the Director/General Manager of PATH which operates the facility of PATH at which the services hereunder are to be performed, for the time being, or his/her successor in duties for the purpose of this Contract, acting personally or through one of his/her authorized representatives for the purpose of this Contract.

Superintendent/Manager – shall mean the Superintendent/Manager of the PATH Division responsible for operating the said Facility for the time being or his/her successor in duties for the purpose of this Contract, acting personally or through his/her duly authorized representative for the purpose of this Contract.

No person shall be deemed a representative of the Director/General Manager or Superintendent/Manager except to the extent specifically authorized in an express written notice to the Contractor signed by the Director/General Manager or Superintendent/Manager as the case may be. Further, no person shall be deemed a successor in duties of the Director/General Manager unless the Contractor is so notified in writing signed by the Authority's Manager, Purchasing Services Division. No person shall be deemed a successor in duties of the Superintendent/Manager unless the Contractor is so notified in a writing signed by the Director/General Manager.

Minority Business Enterprise (MBE) - shall mean a business entity which is at least 51% owned and controlled by one or more members of one or more minority groups, or, in the case of a publicly held corporation, at least 51% of the stock of which is owned by one or more minority groups, and whose management and daily business operations are controlled by one or more such individuals who are citizens or permanent resident aliens.

"Minority Group" means any of the following racial or ethnic groups:

(a) Black persons having origins in any of the Black African racial groups not of Hispanic origin;

(b) Hispanic persons of Mexican, Puerto Rican, Dominican, Cuban, Central or South American culture or origin, regardless of race;

(c) Asian and Pacific Islander persons having origins in any of the original peoples of the Far East, Southeast Asia, The Indian Subcontinent, or the Pacific Islands;

(d) Native American or Alaskan native persons having origins in any of the original peoples of North America and maintaining identifiable tribal affiliations through membership and participation or community identification.

Site of the Work - or words of similar import shall mean the Facility and all buildings and properties associated therewith as described in this Contract.

Small Business Enterprise (SBE) - The criteria for a Small Business Enterprise are:

- The principal place of business must be located in New York or New Jersey;
- The firm must have been in business for at least three years with activity;
- Average gross income limitations by industry as established by the Port Authority.

Subcontractor - shall mean anyone who performs work (other than or in addition to the furnishing of materials, plant or equipment) in connection with the services to be provided hereunder, directly or indirectly for or on behalf of the Contractor (and whether or not in privity of contract with the Contractor), but shall not include any person who furnished merely his own personal labor or his own personal services. "Subcontractor", however, shall exclude the Contractor or any subsidiary or parent of the Contractor or any person, firm or corporation which has a substantial interest in the Contractor or in which the Contractor or the parent or the subsidiary of the Contractor, or an officer or principal of the Contractor or of the parent of the subsidiary of the Contractor has a substantial interest, provided, however, that for the purpose of the clause hereof entitled "Assignments and Subcontracts" the exclusion in this paragraph shall not apply to anyone but the Contractor itself.

Women-Owned Business Enterprise (WBE) - shall mean a business enterprise which is at least 51% owned by one or more women, or, in the case of a publicly held corporation, at least 51% of the stock of which is owned by one or more women and whose management and daily business operations are controlled by one or more women who are citizens or permanent or resident aliens.

Work - shall mean all services, equipment and materials (including materials and equipment, if any, furnished by the Authority) and other facilities and all other things necessary or proper for, or incidental to the services to be performed or goods to be furnished in connection with the service to be provided hereunder.

PART II GENERAL PROVISIONS

1. Facility Rules and Regulations of PATH

a. The Contractor shall observe and obey (and compel its officers, employees, guests, invitees, and those doing business with it, to observe and obey) the facility Rules and Regulations of PATH now in effect, and such further reasonable Rules and Regulations which may from time to time during the term of this Agreement be promulgated by PATH for reasons of safety, health, preservation of property or maintenance of a good and orderly appearance and efficient operation of the Facility. PATH agrees that, except in case of emergency, it shall give notice to the Contractor of every Rule and Regulation hereafter adopted by it at least five days before the Contractor shall be required to comply therewith.

b. A copy of the facility Rules and Regulations of PATH shall be available for review by the Contractor at the Office of the Director/General Manager of PATH.

2. Contractor Not An Agent

This Agreement does not constitute the Contractor the agent or representative of PATH or the Port Authority, for any purpose whatsoever except as may be specifically provided in this Agreement. It is hereby specifically acknowledged and understood that the Contractor, in performing its services hereunder, is and shall be at all times an independent Contractor and the officers, agents and employees of the Contractor shall not be or be deemed to be agents, servants or employees of PATH or the Port Authority.

3. Contractor's Warranties

The Contractor represents and warrants:

a. That it is financially solvent, that it is experienced in and competent to perform the requirements of this Contract, that the facts stated or shown in any papers submitted or referred to in connection with the solicitation are true, and, if the Contractor be a corporation, that it is authorized to perform this Contract;

b. That it has carefully examined and analyzed the provisions and requirements of this Contract, and that from its own investigations it has satisfied itself as to the nature of all things needed for the performance of this Contract, the general and local conditions and all other matters which in any way affect this Contract or its performance, and that the time available to it for such examination, analysis, inspection and investigation was adequate;

c. That the Contract is feasible of performance in accordance with all its provisions and requirements and that it can and will perform it in strict accordance with such provisions and requirements;

d. That no Director, officer, agent or employee of PATH is personally interested directly or indirectly in this Contract or the compensation to be paid hereunder and that no Commissioner, officer, agent or employee of the Port Authority is personally interested directly or indirectly in this Contract or the compensation to be paid hereunder;

e. That, except only for those representations, statements or promises expressly contained in this Contract, no representation, statement or promise, oral or in writing, of any kind whatsoever by the Port Authority, PATH, their Directors, Commissioners, officers, agents, employees or consultants has induced the Contractor to enter into this Contract or has been relied upon by the Contractor, including any with reference to: (1) the meaning, correctness, suitability, or completeness of any provisions or requirements of this Contract; (2) the nature, quantity, quality or size of the materials, equipment, labor and other facilities needed for the performance of this Contract; (3) the general or local conditions which may in any way affect this Contract or its performance; (4) the price of the Contract; or (5) any other matters, whether similar to or different from those referred to in (1) through (4) immediately above, affecting or having any connection with this Contract, the bidding thereon, any discussions thereof, the performance thereof or those employed therein or connected or concerned therewith.

Moreover, the Contractor accepts the conditions at the Site of the Work as they may eventually be found to exist and warrants and represents that it can and will perform the Contract under such conditions and that all materials, equipment, labor and other facilities required because of any unforeseen conditions (physical or otherwise) shall be wholly at its own cost and expense, anything in this Contract to the contrary notwithstanding.

Nothing in the Specifications or any other part of the Contract is intended as or shall constitute a representation by PATH as to the feasibility of performance of this Contract or any part thereof.

The Contractor further represents and warrants that it was given ample opportunity and time and by means of this paragraph was requested by the Port Authority and PATH to review thoroughly all documents forming this Contract prior to opening of Bids on this Contract in order that it might request inclusion in this Contract of any statement, representation, promise or provision which it desired or on which it wished to place reliance; that it did so review said documents, that either every such statement, representation, promise or provision has been included in this Contract or else, if omitted, that it expressly relinquishes the benefit of any such omitted statement, representation, promise or provision and is willing to perform this Contract without claiming reliance thereon or making any other claim on account of such omission.

The Contractor further recognizes that the provisions of this numbered clause (though not only such provisions) are essential to PATH's consent to enter into this Contract and that without such provisions, PATH would not have entered into this Contract.

4. Personal Non-Liability

Neither the Directors of PATH, the Commissioners of the Port Authority nor any of them, nor any officer, agent or employee of PATH or the Port Authority, shall be charged personally by the Contractor with any liability, or held personally liable to the Contractor under any term or provision of this Agreement, or because of its execution or attempted execution, or because of any breach, or attempted or alleged breach, thereof.

5. Equal Employment Opportunity, Affirmative Action, Non-Discrimination

a. The Contractor is advised to ascertain and comply with all applicable federal, State and local statutes, ordinances, rules and regulations and, federal Executive Orders, pertaining to equal employment opportunity, affirmative action, and non-discrimination in employment.
b. Without limiting the generality of any other term or provision of this Contract, in the event of the Contractor's non-compliance with the equal opportunity and non-discrimination clause of this Contract, or with any of such statutes, ordinances, rules, regulations or Orders, this Contract may be cancelled, terminated or suspended in whole or in part.

6. Rights and Remedies of PATH

PATH shall have the following rights in the event the Contractor is deemed guilty of a breach of any term whatsoever of this Contract:

a. The right to take over and complete the Work or any part thereof as agent for and at the expense of the Contractor, either directly or through others.
b. The right to cancel this Contract as to any or all of the Work yet to be performed.
c. The right to specific performance, an injunction or any appropriate equitable remedy.
d. The right to money damages.

For the purpose of this Contract, breach shall include but not be limited to the following, whether or not the time has yet arrived for performance of an obligation under this Contract: a statement by the Contractor to any representative of PATH indicating that the Contractor cannot or will not perform any one or more of its obligations under this Contract; any act or omission of the Contractor or any other occurrence which makes it improbable at the time that it will be able to perform any one or more of its obligations under this Contract; any suspension of or failure to proceed with any part of the Work by the Contractor which makes it improbable at the time that it will be able to perform any one or more of its obligations under this Contract.

The enumeration in this numbered clause or elsewhere in this Contract of specific rights and remedies of PATH shall not be deemed to limit any other rights or remedies which PATH would have in the absence of such enumeration; and no exercise by PATH of any right or remedy shall operate as a waiver of any other of its rights or remedies not inconsistent therewith or to estop it from exercising such other rights or remedies.

7. Rights and Remedies of the Contractor

Inasmuch as the Contractor can be adequately compensated by money damages for any breach of this Contract which may be committed by PATH, the Contractor expressly agrees that no default, act or omission of PATH shall constitute a material breach of this Contract, entitling the Contractor to cancel or rescind this Contract or to suspend or abandon performance.

8. Submission To Jurisdiction

The Contractor hereby irrevocably submits itself to the jurisdiction of the Courts of the State of New York and New Jersey, in regard to any controversy arising out of, connected with, or in any way concerning this Contract.

The Contractor agrees that the service of process on the Contractor in relation to such jurisdiction may be made, at the option of PATH, either by registered or certified mail addressed to it at the address of the Contractor indicated on the signature sheet, or by actual personal delivery to the Contractor, if the Contractor is an individual, to any partner if the Contractor be a partnership or to any officer, director or managing or general agent if the Contractor be a corporation.

Such service shall be deemed to be sufficient when jurisdiction would not lie because of the lack of basis to serve process in the manner otherwise provided by law. In any case, however, process may be served as stated above whether or not it might otherwise have been served in a different manner.

9. Harmony

a. The Contractor shall not employ any persons or use any labor, or use or have any equipment, or permit any condition to exist which shall or may cause or be conducive to any labor complaints, troubles, disputes or controversies at the Facility which interfere or are likely to interfere with the operation of PATH or with the operations of lessees, licensees or other users of the Facility or with the operations of the Contractor under this Contract.

   The Contractor shall immediately give notice to the Port Authority (to be followed by written notices and reports) of any and all impending or existing labor complaints, troubles, disputes or controversies and the progress thereof. The Contractor shall use its best efforts to resolve any such complaint, trouble, dispute or controversy. If any type of strike, boycott, picketing, work stoppage, slowdown or other labor activity is directed against the Contractor at the Facility or against any operations of the Contractor under this Contract, whether or not caused by the employees of the Contractor, and if any of the foregoing, in the opinion of PATH, results or is likely to result in any curtailment or diminution of the services to be performed hereunder or to interfere with or affect the operations of PATH, or to interfere with or affect the operations of lessees, licensees, or other users of the Facility or in the event of any other cessation or stoppage of operations by the Contractor hereunder for any reason whatsoever, PATH shall have the right at any time during the continuance thereof to suspend the operations of the Contractor under this Contract, and during the period of the suspension the Contractor shall not perform its services hereunder and the Port Authority shall have the right during said period to itself or by any third person or persons selected by it to perform said services of the Contractor using the equipment which is used by the Contractor in its operations hereunder as PATH deems necessary and without cost to PATH. During such time of suspension, the Contractor shall not be entitled to any compensation. Any flat fees, including management fees, shall be prorated. Prior to the exercise of such right by PATH, it shall give the Contractor notice thereof, which notice may be oral. No exercise by PATH of the rights granted to it in the above subparagraph shall be or be deemed to be a waiver of any rights of termination or revocation contained in this Contract or a waiver of any rights or remedies which may be available to PATH under this Contract or otherwise.

b. During the time that the Contractor is performing the Contract, other persons may be engaged in other operations on or about the worksite including Facility operations, pedestrian, bus and vehicular traffic and other Contractors performing at the worksite, all of which shall remain uninterrupted.

   The Contractor shall so plan and conduct its operations as to work in harmony with others engaged at the site and not to delay, endanger or interfere with the operation of others (whether or not specifically mentioned above), all to the best interests of PATH and the public as may be directed by PATH.

10. Claims of Third Persons

The Contractor undertakes to pay all claims lawfully made against it by subcontractors, suppliers and workers, and all claims lawfully made against it by other third persons arising out of or in connection with or because of the performance of this Contract and to cause all subcontractors to pay all such claims lawfully made against them.

11. No Third Party Rights

Nothing contained in this Contract is intended for the benefit of third persons, except to the extent that the Contract specifically provides otherwise by use of the words "benefit" or "direct right of action."

12. Provisions of Law Deemed Inserted

Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein and the Contract shall be read and enforced as though it were included therein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Contract shall forthwith be physically amended to make such insertion.

13. Costs Assumed By The Contractor

It is expressly understood and agreed that all costs of the Contractor of whatever kind or nature and whether imposed directly upon the Contractor under the terms and provisions hereof or in any other manner whatsoever because of the requirements of the operation of the service or otherwise under this Agreement shall be borne by the Contractor or without compensation or reimbursement from PATH, except as specifically set forth in this Agreement. The entire and complete cost and expense of the Contractor's services and operations hereunder shall be borne solely by the Contractor and under no circumstances shall PATH be liable to any third party (including the Contractor's employees) for any such costs and expenses incurred by the Contractor and under no circumstances shall PATH be liable to the Contractor for the same, except as specifically set forth in this Section.

14. Default, Revocation or Suspension of Contract

a. If one or more of the following events shall occur:

1. If fire or other cause shall destroy all or a substantial part of the Facility.

2. If any governmental agency shall condemn or take a temporary or permanent interest in all or a substantial part of the Facility, or all of a part of PATH's interest herein;

then upon the occurrence of such event or at any time thereafter during the continuance thereof, PATH shall have the right on twenty-four (24) hours written notice to the Contractor to revoke this Contract, such revocation to be effective upon the date and time specified in such notice.

In such event this Contract shall cease and expire on the effective date of revocation as if said date were the date of the expiration of this Contract. Such revocation shall not, however, relieve the Contractor of any liabilities or obligations hereunder which shall have accrued on or prior to the effective date of revocation.

b. If one or more of the following events shall occur:

1. The Contractor shall become insolvent, or shall take the benefit of any present or future insolvency statute, or shall make a general assignment for the benefit of creditors, or file a voluntary petition in bankruptcy or a petition or answer seeking an arrangement or its reorganization or the readjustment of its indebtedness under the federal bankruptcy laws or under any other law or statute of the United States or of any State thereof, or consent to the

appointment of a receiver, trustee, or liquidator of all or substantially all its property; or

2. By order or decree of a court the Contractor shall be adjudged bankrupt or an order shall be made approving a petition filed by any of the creditors, or, if the Contractor is a corporation, by any of the stockholders of the Contractor, seeking its reorganization or the readjustment of its indebtedness under the federal bankruptcy laws or under any law or statute of the United States or of any State thereof; or
3. A petition under any part of the federal bankruptcy laws or an action under any present or future insolvency law or statute shall be filed against the Contractor and shall not be dismissed within thirty (30) days after the filing thereof; or
4. The interest of the Contractor under this Contract shall be transferred to, passed to or devolve upon, by operation of law or otherwise, any other person, firm or corporation, or
5. The Contractor, if a corporation, shall, without the prior written approval of the Port Authority, become a surviving or merged corporation in a merger, a constituent corporation in a consolidation, or a corporation in dissolution; or
6. If the Contractor is a partnership, and the said partnership shall be dissolved as the result of any act or omission of its copartners or any of them, or by operation of law or the order or decree of any court having jurisdiction, or for any other reason whatsoever; or
7. By or pursuant to, or under authority of any legislative act, resolution or rule, or any order or decree of any court or governmental board, agency or officer having jurisdiction, a receiver, trustee, or liquidator shall take possession or control of all or substantially all of the property of the Contractor and such possession or control of all or substantially all of the property of the Contractor and shall continue in effect for a period of fifteen (15) days;

then upon the occurrence of any such event or at any time thereafter during the continuance thereof, the PATH shall have the right upon five (5) days notice to the Contractor to terminate this Contract and the rights of the Contractor hereunder; termination to be effective upon the date and time specified in such notice as if said date were the date of the expiration of this Contract. Termination shall not relieve the Contractor of any liabilities or obligations hereunder which have accrued on or prior to the effective date of termination.

c. If any of the following shall occur:

1. The Contractor shall cease, abandon any part of the service, desert, stop or discontinue its services in the premises for any reason whatsoever and regardless of the fault of the Contractor; or

2. The Contractor shall fail to keep, perform and observe each and every other promise, covenant and agreement set forth in this Contract on its part to be kept, performed or observed, within five (5) days after receipt of notice of default thereunder from PATH or the Port Authority on behalf of PATH (except where fulfillment of its obligations requires activity over a greater period of time, and the Contractor shall have commenced to perform whatever may be required for fulfillment within five (5) days after receipt of notice and continues such performance without interruption except for causes beyond its control);

then upon the occurrence of any such event or during the continuance thereof, PATH shall have the right on twenty four (24) hours notice to the Contractor to terminate this Contract and the rights of the Contractor hereunder, termination to be effective upon the date and time specified in such notice. Termination shall not relieve the Contractor of any liabilities which shall have accrued on or prior to the effective date of termination.

d. If any of the events enumerated in this Section shall occur prior to commencement date of this Contract PATH upon the occurrence of any such event or any time thereafter during the continuance thereof by twenty-four (24) hours notice may terminate or suspend this Contract and the rights of

the Contractor hereunder, such termination or suspension to be effective upon the date specified in such notice.

e. No payment by PATH of any monies to the Contractor for any period or periods after default of any of the terms, covenants or conditions hereof to be performed, kept and observed by the Contractor and no act or thing done or omitted to be done by PATH shall be deemed to be a waiver of the right of PATH to terminate this Contract or of any other right or remedies to which PATH may be entitled because of any breach thereof. No waiver by PATH of any default on the part of the Contractor in the performance of any of the terms, covenants and conditions hereof to be performed, kept or observed by the Contractor shall be or be construed to be a waiver by PATH of any other subsequent default in the performance of any of the said terms, covenants and conditions.

f. In addition to all other rights of revocation or termination hereunder and notwithstanding any other provision of this Contract PATH may terminate this Contract and the rights of the Contractor hereunder without cause at any time upon five (5) days written notice to the Contractor and in such event this Contract shall cease and expire on the date set forth in the notice of termination as fully and completely as though such dates were the original expiration date hereof and if such effective date of termination is other than the last day of the month, the amount of the compensation due to the Contractor from PATH shall be prorated when applicable on a daily basis. Such cancellation shall be without prejudice to the rights and obligations of the parties arising out of portions already performed but no allowance shall be made for anticipated profits.

g. Any right of termination contained in this paragraph, shall be in addition to and not in lieu of any and all rights and remedies that PATH shall have at law or in equity consequent upon the Contractor's breach of this Contract and shall be without prejudice to any and all such other rights and remedies. It is hereby specifically agreed and understood that the exercise by the Port Authority of any right of termination set forth in this paragraph shall not be or be deemed to be an exercise by the Port Authority of an election of remedies so as to preclude PATH from any right to money damages it may have for the period prior to the effective date of termination to the original expiration date of the Contract, and this provision shall be deemed to survive the termination of this Contract as aforesaid.

h. If (1) the Contractor fails to perform any of its obligations under this Contract or any other agreement between PATH or the Port Authority and the Contractor (including its obligation to PATH or the Port Authority to pay any claim lawfully made against it by any supplier, subcontractor or worker or other person which arises out of or in connection with the performance of this Contract or any other agreement with PATH or the Port Authority) or (2) any claim (just or unjust) which arises out of or in connection with this Contract or any other agreement between PATH or the Port Authority and the Contractor is made against the Port Authority or PATH or (3) any subcontractor under this Contract or any other agreement between PATH or the Port Authority and the Contractor fails to pay any claims lawfully made against it by any supplier, subcontractor, worker or other third person which arises out of or in connection with this Contract or any other agreement between PATH or the Port Authority and the Contractor or if in the opinion of PATH or the Port Authority any of the aforesaid contingencies is likely to arise, then the Port Authority or PATH, as applicable, shall have the right, in its discretion, to withhold out of any payment (final or otherwise) such sums as PATH may deem ample to protect it against delay or loss or to assure the payment of just claims of third persons, and to apply such sums in such manner as PATH may deem proper to secure such protection or satisfy such claims. All sums so applied shall be deducted from the Contractor's compensation. Omission by PATH to withhold out of any payment, final or otherwise, a sum for any of the above contingencies, even though such contingency has occurred at the time of such payment, shall not be deemed to indicate that PATH does not intend to exercise its right with respect to such contingency. Neither the above provisions for rights of PATH to withhold and apply monies nor any exercise or attempted exercise of, or omission to exercise, such rights by

PATH shall create any obligation of any kind to such supplier, subcontractors, worker or other third persons. If, however, the payment of any amount due the Contractor shall be improperly delayed, PATH shall pay the Contractor interest thereon at the rate of 6% per annum for the period of the delay, it being agreed that such interest shall be in lieu of and in liquidation of any damages to the Contractor because of such delay.

i. If PATH has paid any sum or has incurred any obligation or expense which the Contractor has agreed to pay or reimburse PATH, or if PATH is required or elects to pay any sum or sums or incurs any obligations or expense by reason of the failure, neglect or refusal of the Contractor to perform or fulfill any one or more of the conditions, covenants, or agreements contained in this Contract, or as a result of an act of omission of the Contractor contrary to the said conditions, covenants and agreements, the Contractor shall pay to PATH the sum or sums so paid or expense so incurred, including all interests, costs and damages, promptly upon the receipt of PATH's statement therefore. PATH may, however, in its discretion, elect to deduct said sum or sums from any payment payable by it to the Contractor.

j. If PATH pays any installment to the Contractor without reducing said installment as provided in this Contract, it may reduce any succeeding installment by the proper amount, or it may bill the Contractor for the amount by which the installment paid should have been reduced and the Contractor shall pay to PATH any such amount promptly upon receipt of PATH's statement therefore.

k. PATH shall also have the rights set forth above in the event the Contractor shall become insolvent or bankrupt or if his affairs are placed in the hands of a receiver, trustee or assignee for the benefit of creditors.

15. Sales or Compensating Use Taxes

Purchases of services and tangible personal property by PATH in the States of New York and New Jersey are generally exempt from state and local sales and compensating use taxes, and from most federal excises (Taxes). Therefore, PATH's purchase of the Contractor's services under this Contract is exempt from Taxes. Accordingly, the Contractor must not include Taxes in the price charged to PATH for the Contractor's services under this Contract. The Contractor certifies that there are no such taxes included in the prices for this Contract. The Contractor shall retain a copy of this Contract to substantiate the exempt sale.

The compensation set forth in this Agreement is the complete compensation to the Contractor, and PATH will not separately reimburse the Contractor for any taxes unless specifically set forth in this Agreement.

16. No Estoppel or Waiver

PATH shall not be precluded or estopped by any payment, final or otherwise, issued or made under this Contract, from showing at any time the true amount and character of the services performed, or from showing that any such payment is incorrect or was improperly issued or made; and PATH shall not be precluded or estopped, notwithstanding any such payment, from recovering from the Contractor any damages which it may sustain by reason of any failure on its part to comply strictly with this Contract, and any moneys which may be paid to it or for its account in excess of those to which it is lawfully entitled.

No cancellation, rescission or annulment hereof, in whole or as to any part of the services to be provided hereunder, or because of any breach hereof, shall be deemed a waiver of any money damages to which PATH may be entitled because of such breach. Moreover, no waiver by the Authority of any breach of this Contract shall be deemed to be a waiver of any other or any subsequent breach.

17. Records and Reports

The Contractor shall set up, keep and maintain (and shall cause its subcontractors to set up, keep and maintain) in accordance with generally accepted accounting practice during the term of this Agreement and any extensions thereof and for three years after the expiration, termination or revocation thereof, records, payroll records and books of account (including, but not limited to, records of original entry and daily forms, payroll runs, cancelled checks, time records, union agreements, contracts with health, pension and other third party benefit providers) recording all transactions of the Contractor(and its subcontractors), at, through or in any way connected with or related to the operations of the Contractor (and its subcontractors) hereunder, including but not limited to all matters relating to the charges payable to the Contractor hereunder, all wages and supplemental benefits paid or provided to or for its employees (and its subcontractors' employees) and such additional information as PATH may from time to time and at any time require, and also including, if appropriate, recording the actual number of hours of service provided under the Contract, and keeping separate records thereof which records and books of account shall be kept at all times within the Port District. The Contractor shall permit (and cause its subcontractors to permit) in ordinary business hours during the term of this Agreement including any extensions thereof and for three years thereafter the examination and audit by the officers, employees and representatives of PATH of such records and books of account and also any records and books of account of any company which is owned or controlled by the Contractor, or which owns or controls the Contractor if said company performs services similar to those performed by the Contractor anywhere in the Port District. However, if within the aforesaid three year period PATH has notified the Contractor in writing of a pending claim by PATH under or in connection with this Contract to which any of the aforesaid records and documents of the Contractor or of its subcontractors relate either directly or indirectly, then the period of such right of access shall be extended to the expiration of six years from the date of final payment with respect to the records and documents involved.

Upon request of the Port Authority, the Contractor shall furnish or provide access to the federal Form I-9 (Employment Eligibility Verification) for each individual performing work under this Contract. This includes citizens and noncitizens.

The Contractor (and its subcontractors) shall, at its own expense, install, maintain and use such equipment and devices for recording the labor hours of the service as shall be appropriate to its business and necessary or desirable to keep accurate records of the same and as the general manager or the Facility Superintendent/Manager may from time to time require, and the Contractor (and its subcontractors) shall at all reasonable times allow inspection by the agents and employees of PATH of all such equipment or devices.

a. The Contractor hereby further agrees to furnish to PATH from time to time such written reports in connection with its operations hereunder as PATH may deem necessary or desirable. The format of all forms, schedules and reports furnished by the Contractor to PATH shall be subject to the continuing approval of PATH.
b. No provision in this Contract giving PATH a right of access to records and documents is intended to impair or affect any right of access to records and documents which they would have in the absence of such provision. Additional record keeping may be required under other sections of this Contract.

18. General Obligations

a. Except where expressly required or permitted herein to be oral, all notices, requests, consents and approvals required to be given to or by either party shall be in writing and all such notices, requests, consents and approvals shall be personally delivered to the other party during regular business hours or forwarded to such party by United States certified mail, return receipt requested, addressed to the other party at its address hereinbefore or hereafter provided. Until further notice the Contractor hereby designates the address shown on the bottom of the Contractors Signature Sheet as their address to

which such notices, requests, consents, or approvals may be forwarded. All notices, requests, consents, or approvals of the Contractor shall be forwarded to the Superintendent/Manager at the Facility.

b. The Contractor shall comply with the provisions of all present and future federal, state and municipal laws, rules, regulations, requirements, ordinances, orders and directions which pertain to its operations under this Contract and which affect the Contract or the performance thereof and those engaged therein as if the said Contract were being performed for a private corporation, except where stricter requirements are contained in the Contract in which case the Contract shall control. The Contractor shall procure for itself all licenses, certificates, permits or other authorization from all governmental authorities, if any, having jurisdiction over the Contractor's operations hereunder which may be necessary for the Contractor's operations. The Contractor's obligation to comply with governmental requirements are not to be construed as a submission by PATH or the Port Authority to the application to itself of such requirements.

c. The Contractor shall pay all taxes, license, certification, permit and examination fees and excises which may be assessed on its property or operations hereunder or income therefrom, and shall make all applications, reports and returns required in connection therewith.

d. The Contractor shall, in conducting its operations hereunder, take all necessary precautions to protect the general environment and to prevent environmental pollution, contamination, damage to property and personal injury. In the event the Contractor encounters material reasonably believed to be asbestos, polychlorinated biphenyl (PCB) or any other hazardous material, in conducting its operations hereunder, the Contractor shall immediately stop Work in the area affected and report the condition in writing to the Superintendent/Manager. Work in the affected area shall not thereafter be resumed by the Contractor except upon the issuance of a written order to that effect from the Superintendent/Manager.

e. The Contractor shall promptly observe, comply with and execute the provisions of any and all present and future rules and regulations, requirements, standard orders and directions of the American Insurance Association, the Insurance Services Office, National Fire Protection Association, and any other body or organization exercising similar functions which may pertain or apply to the Contractor's operations hereunder.

The Contractor shall not do or permit to be done any act which:

1. will invalidate or be in conflict with any fire insurance policies covering the Facility or any part thereof or upon the contents of any building thereon; or
2. will increase the rate of any fire insurance, extended coverage or rental insurance on the Facility or any part thereof or upon the contents of any building thereon; or
3. in the opinion of PATH will constitute a hazardous condition, so as to increase the risk normally attendant upon the operations contemplated by this Contract; or
4. may cause or produce in the premises, or upon the Facility any unusual, noxious or objectionable smoke, gases, vapors, odors; or
5. may interfere with the effectiveness or accessibility of the drainage and sewerage system, fire protection system, sprinkler system, alarm system, fire hydrants and hoses, if any, installed or located or to be installed or located in or on the Facility; or
6. shall constitute a nuisance in or on the Facility or which may result in the creation, commission or maintenance of a nuisance in or on the Facility.

f. If by reason of the Contractor's failure to comply with the provisions of this Section and provided PATH has given the Contractor five (5) days written notice of its failure and the Contractor shall not have cured said failure within said five (5) days, any fire insurance, extended coverage or rental insurance rate on the Facility or any part thereof or upon the contents of any building thereon shall at any time be higher than it otherwise would be, then the Contractor shall on demand pay PATH that part of all fire insurance, extended coverage or rental insurance premiums paid or payable by PATH which shall have been charged because of such violations by the Contractor.

g. The Contractor shall conduct its operations hereunder so as not to endanger, unreasonably interfere with, or delay the operations or activities of any tenants or occupants on the premises or the Facility and, moreover, shall use the same degree of care in performance on the premises as would be required by law of PATH and shall conduct operations hereunder in a courteous, efficient and safe manner.
h. The Contractor shall provide such equipment and medical facilities as may be necessary to supply first aid service in case of accidents to its personnel who may be injured in the furnishing of service hereunder. The Contractor shall maintain standing arrangements for the removal and hospital treatment of any of its personnel who may be injured.

19. Assignments and Subcontracting

a. The Contractor shall not sell, transfer, mortgage, pledge, subcontract or assign this Contract or any part thereof or any of the rights granted hereunder or any moneys due or to become due to it hereunder or enter into any contract requiring or permitting the doing of anything hereunder by an independent Contractor, without the prior written approval of PATH, and any such sale, transfer, mortgage, pledge, subcontract, assignment or contract without such prior written approval shall be void as to PATH.
b. All subcontractors who provide permanent personnel to the Contractor for work under this Contract shall be given written notice to comply with all requirements of the Contract. The Contractor shall be responsible and liable for the performance and acts of each subcontractor.
c. All persons to whom the Contractor sublets services shall be deemed to be its agents and no subletting or approval thereof shall be deemed to release this Contractor from its obligations under this Contract or to impose any obligations on PATH to such subcontractor or to give the subcontractor any rights against PATH.

20. Indemnification and Risks Assumed By The Contractor

To the extent permitted by law, the Contractor shall indemnify and hold harmless PATH, the Port Authority, their Directors, Commissioners, officers, representatives and employees from and against all claims and demands, just or unjust, of third persons (including Contractor's employees, employees, officers, and agents of PATH and the Port Authority) arising out of or in any way connected or alleged to arise out of or alleged to be in any way connected with the Contract and all other services and activities of the Contractor under this Contract and for all expenses incurred by it and by them in the defense, settlement or satisfaction thereof, including without limitation thereto, claims and demands for death, for personal injury or for property damage, direct or consequential, whether they arise from the acts or omissions of the Contractor, of PATH, of the Port Authority, third persons (including Contractor's employees, employees, officers, and agents of PATH and the Port Authority), or from the acts of God or the public enemy, or otherwise, including claims and demands of any local jurisdiction against the Port Authority in connection with this Contract.

The Contractor assumes the following risks, whether such risks arise from acts or omissions (negligent or not) of the Contractor, PATH, the Port Authority, or third persons (including Contractor's employees, employees, officers, and agents of PATH and the Port Authority) or from any other cause, excepting only risks occasioned solely by affirmative willful acts of PATH or the Port Authority, as applicable, done subsequent to the opening of proposals on this Contract, and shall to the extent permitted by law indemnify PATH and the Port Authority for all loss or damage incurred in connection with such risks:

a. The risk of any and all loss or damage to PATH or Port Authority property, equipment (including but not limited to automotive and/or mobile equipment), materials and possessions, on or off the premises, the loss or damage of which shall arise out of the Contractor's operations hereunder. The Contractor shall if so directed by PATH, repair, replace or rebuild to the satisfaction of PATH or the Port Authority, as applicable, any and all parts of the premises or the Facility which may be damaged or destroyed by the acts or omissions of the Contractor, its officers, agents, or employees and if the Contractor shall fail so to repair, replace, or rebuild with due diligence PATH or the Port Authority, as applicable, may, at its option, perform any of the foregoing work and the Contractor shall pay to PATH or the Port Authority as applicable the cost thereof.

b. The risk of any and all loss or damage of the Contractor's property, equipment (including but not limited to automotive and/or mobile equipment) materials and possessions on the Facility.

c. The risk of claim, whether made against the Contractor, the Port Authority or PATH, for any and all loss or damages occurring to any property, equipment (including but not limited to automotive and/or mobile equipment), materials and possessions of the Contractor's agents, employees, materialmen and others performing work hereunder.

d. The risk of claims for injuries, damage or loss of any kind just or unjust of third persons arising or alleged to arise out of the performance of work hereunder, whether such claims are made against the Contractor, the Port Authority or PATH.

If so directed, the Contractor shall at its own expense defend any suit based upon any such claim or demand, even if such suit, claim or demand is groundless, false or fraudulent, and in handling such shall not, without obtaining express advance permission from the General Counsel of the Port Authority, raise any defense involving in any way the jurisdiction of the tribunal over the person of the Port Authority or PATH, the immunity of the Port Authority or PATH, their Directors, Commissioners, officers, agents or employees, the governmental nature of the Port Authority or PATH or the provision of any statutes respecting suits against PATH or the Port Authority.

Neither the requirements of PATH under this Contract, nor of PATH of the methods of performance hereunder nor the failure of PATH to call attention to improper or inadequate methods or to require a change in the method of performance hereunder nor the failure of PATH to direct the Contractor to take any particular precaution or other action or to refrain from doing any particular thing shall relieve the Contractor of its liability for injuries to persons or damage to property or environmental impairment arising out of its operations.

21. Approval of Methods

Neither the approval of PATH of the methods of furnishing services hereunder nor the failure of PATH to call attention to improper or inadequate methods or to require a change in the method of furnishing services hereunder, nor the failure of PATH to direct the Contractor to take any particular precautions or to refrain from doing any particular thing shall relieve the Contractor of its liability for injuries to persons or damage to property or environmental impairment arising out of its operations.

22. Safety and Cleanliness

a. The Contractor shall, in the furnishing of services hereunder, exercise every precaution to prevent injury to person or damage to property or environmental impairment and avoid inconvenience to the occupants of or any visitors to the Facility. The Contractor shall, without limiting the generality hereof, place such personnel, erect such barricades and railings, give such warnings, display such lights, signals or signs, place such cones and exercise precautions as may be necessary, proper or desirable.

b. The Contractor shall in case of unsafe floor conditions due to construction, wetness, spillage, sickness and all other types of hazardous conditions proceed to rope off the unsafe area and place appropriate warnings signs to prevent accidents from occurring. The Contractor shall clean said area to the satisfaction of the Superintendent/Manager.

c. The Contractor shall at all times maintain in a clean and orderly condition and appearance any and all facilities provided by PATH for the Contractor's operations, and all fixtures, sink closets, equipment, and other personal property of PATH which are located in said facilities.

23. Accident Reports

The Contractor shall promptly report in writing to the Manager of the Facility and to the Deputy Chief, Litigation Management of the Port Authority all accidents whatsoever arising out of or in connection with its operations hereunder and which result in death or injury to persons or damage to property, setting forth such details thereof as PATH may desire. In addition, if death or serious injury or serious damage is caused, such accidents shall be immediately reported by telephone to the aforesaid representatives of PATH (or the Port Authority, as applicable).

24. Trash Removal

The Contractor shall remove daily from the Facility by means provided by the Contractor all garbage, debris and other waste material (solid or liquid) arising out of or in connection with its operations hereunder, and any such garbage, debris and other waste material not immediately removed shall be temporarily stored in a clear and sanitary condition, approved by the Superintendent/Manager and shall be kept covered except when filling or emptying them. The Contractor shall exercise care in removing such garbage, debris and other waste materials from the Facility. The manner of such storage and removal shall always be subject in all respects to the continual approval of PATH. No equipment or facilities of PATH shall be used in such removal unless with its prior consent in writing. No such garbage, debris or other waste materials shall be or be permitted to be thrown, discharged or disposed into or upon the waters at or bounding the Facility.

25. Lost and Found Property

The Contractor shall instruct its personnel that all items of personal property found by the Contractor's employees at the Site must be turned in to PATH and a receipt will be issued therefor.

26. Property of the Contractor

a. All property of the Contractor at the Site by virtue of this Contract shall be removed on or before the expiration or sooner termination or revocation of this Contract.

b. If the Contractor shall fail to remove its property upon the expiration, termination or revocation of this Contract PATH may, at its option, dispose of such property as waste or as agent for the Contractor and at the risk and expense of the Contractor, remove such property to a public warehouse, or may retain the same in its own possession, and in either event after the expiration of thirty (30) days may sell the same in accordance with any method deemed appropriate; the proceeds of any such sale shall be applied first, to the expenses of sale and second, to any sums owed by the Contractor to PATH; any balance remaining shall be paid to the Contractor. Any excess of the total cost of removal, storage and sale and other costs incurred by PATH as a result of such failure of performance by the Contractor over the proceeds of sale shall be paid by the Contractor to PATH upon demand.

27. Modification of Contract

This Contract may not be changed except in writing signed by PATH and the Contractor. The Contractor agrees that no representation or warranties shall be binding upon PATH unless expressed in writing in this Contract.

28. Invalid Clauses

If any provision of this Contract shall be such as to destroy its mutuality or to render it invalid or illegal, then, if it shall not appear to have been so material that without it the Contract would not have been made by the parties, it shall not be deemed to form part thereof but the balance of the Contract shall remain in full force and effect.

29. Approval of Materials, Supplies and Equipment

Only Port Authority/PATH approved materials, supplies, and equipment are to be used by the Contractor in performing the Work hereunder. Inclusion of chemical containing materials or supplies on the Port Authority/ PATH Approved Products List – Environmental Protection Supplies constitutes approval. The

list may be revised from time to time and at any time by the Port Authority/PATH and it shall be incumbent upon the Contractor to obtain the most current list from the Superintendent/Manager of the Facility.

At anytime during the Solicitation, pre-performance or performance periods, the Contractor may propose the use of an alternate product or products to those on the Approved Products List – Environmental Protection Supplies, which product(s) shall be subject to review and approval by the Port Authority. Any alternate product so approved by the Port Authority/PATH may be used by the Contractor in performing the Services hereunder. Until such approval is given, only products on the Approved Products List – Environmental Protection Supplies may be used.

30. Intellectual Property

The right to use all patented materials, appliances, processes of manufacture or types of construction, trade and service marks, copyrights and trade secrets, collectively hereinafter referred to as "Intellectual Property Rights", in the performance of the work, shall be obtained by the Contractor without separate or additional compensation. Where the services under this Agreement require the Contractor to provide materials, equipment or software for the use of PATH/the Port Authority or its employees or agents, PATH/the Port Authority shall be provided with the Intellectual Property Rights required for such use without further compensation than is provided for under this Agreement.

The Contractor shall indemnify PATH and the Port Authority against and save it harmless from all loss and expense incurred as a result of any claims in the nature of Intellectual Property Rights infringement arising out of the Contractor's or PATH or the Port Authority's use, in accordance with the above immediately preceding paragraph, of any Intellectual Property. The Contractor, if requested, shall conduct all negotiations with respect to and defend such claims. If the Contractor, the Port Authority or PATH, its employees or agents be enjoined either temporarily or permanently from the use of any subject matter as to which the Contractor is to indemnify PATH, or the Port Authority as applicable, against infringement, then PATH, or the Port Authority as applicable, may, without limiting any other rights it may have, require the Contractor to supply temporary or permanent replacement facilities approved by the Superintendent/Manager, and if the Contractor fails to do so the Contractor shall, at its expense, remove all such enjoined facilities and refund the cost thereof to PATH or the Port Authority, as applicable, or take such steps as may be necessary to insure compliance by the Contractor, and PATH (or the Port Authority, as applicable) with said injunction, to the satisfaction of PATH or the Port Authority as applicable.

In addition, the Contractor shall promptly and fully inform the Director/General Manager in writing of any intellectual property rights disputes, whether existing or potential, of which it has knowledge, relating to any idea, design, method, material, equipment or any other matter related to the subject matter of this Agreement or coming to its attention in connection with this Agreement.

31. Contract Records and Documents – Passwords and Codes

When the performance of the contract services requires the Contractor to produce, compile or maintain records, data, drawings, or documents of any kind, regardless of the media utilized, then all such records, drawings, data and documents which are produced, prepared or compiled in connection with this contract, shall become the property of PATH (or the Port Authority as applicable), and PATH (or the Port Authority as applicable) shall have the right to use or permit the use of them and any ideas or methods represented by them for any purpose and at any time without other compensation than that specifically provided herein.

When in the performance of the contract services the Contractor utilizes passwords or codes for any purpose, at any time during or after the performance of such services, upon written request by PATH (or the Port Authority as applicable), the Contractor shall make available to the designated PATH (or the Port Authority as applicable) representative all such passwords and codes.

32. Designated Secure Areas

Services under the Contract may be required in designated secure areas, as the same may be designated by the Superintendant/Manager from time to time ("Secure Areas"). The Port Authority shall require the observance of certain security procedures with respect to Secure Areas, which may include the escort to, at, and/or from said high security areas by security personnel designated by the Contractor or any subcontractor's personnel required to work therein. All personnel that require access to designated secure areas who are not under positive escort by an authorized individual will be required to undergo background screening and personal identity verification.

Forty-eight (48) hours prior to the proposed performance of any work in a Secure Area, the Contractor shall notify the Superintendant/Manager. The Contractor shall conform to the procedures as may be established by the Superintendant/Manager from time to time and at any time for access to Secure Areas and the escorting of personnel hereunder. Prior to the start of work, the Contractor shall request a description from the Superintendant/Manager of the Secure Areas which will be in effect on the commencement date. The description of Secure Areas may be changed from time to time and at any time by the Superintendant/Manager during the term of the Contract.

33. Notification of Security Requirements

PATH has the responsibility of ensuring safe, reliable and secure transportation facilities, systems, and projects to maintain the well-being and economic competitiveness of the region. Therefore, PATH reserves the right to deny access to certain documents, sensitive security construction sites and facilities (including rental spaces) to any person that declines to abide by Port Authority or PATH security procedures and protocols, any person with a criminal record with respect to certain crimes or who may otherwise poses a threat to the construction site or facility security. The Authority and PATH reserve the right to impose multiple layers of security requirements on the Contractor, its staff and subcontractors and their staffs depending upon the level of security required, or may make any amendments with respect to such requirements as determined by the Authority and/or PATH.

These security requirements may include but are not limited to the following:

- <u>Contractor/ Subcontractor identity checks and background screening</u>

  PATH and the Port Authority's designated background screening provider may require inspection of not less than two forms of valid/current government issued identification (at least one having an official photograph) to verify staff's name and residence; screening federal, state, and/or local criminal justice agency information databases and files; screening of any terrorist identification files; access identification to include some form of biometric security methodology such as fingerprint, facial or iris scanning, or the like.

  The Contractor may be required to have its staff, and any subcontractor's staff, material-men, visitors or others over whom the Contractor/subcontractor has control, authorize the Authority or its designee to perform background checks, and a personal identity verification check. Such authorization shall be in a form acceptable to the Authority and/or PATH. The Contractor and subcontractors may also be required to use an organization designated by the Authority and/or PATH to perform the background checks.

  As of January 29, 2007, the Secure Worker Access Consortium (S.W.A.C.) is the only Port Authority approved provider to be used to conduct background screening and personal identity verification, except as otherwise required by federal law and/or regulation (such as the Transportation Worker Identification Credential for personnel performing in secure areas at Maritime facilities). Information about S.W.A.C.,

instructions, corporate enrollment, online applications, and location of processing centers can be found at http://www.secureworker.com, or S.W.A.C. may be contacted directly at (877) 522-7922 for more information and the latest pricing. The cost for said background checks for staff that pass and are granted a credential shall be reimbursable to the Contractor (and its subcontractors) as an out-of-pocket expense as provided herein. Staff that are rejected for a credential for any reason are not reimbursable.

- Issuance of Photo Identification Credential

No person will be permitted on or about a Port Authority or PATH construction site or facility (including rental spaces) without a facility-specific photo identification credential approved by the Authority and/or PATH. If the authority requires facility-specific identification credential for the Contractor's and the subcontractor's staff, the Authority and/or PATH will supply such identification at no cost to the Contractor or its subcontractors. Such facility-specific identification credential shall remain the property of the Authority and/or PATH and shall be returned to the Authority and/or PATH at the completion or upon request prior to completion of the individual's assignment at the specific facility. It is the responsibility of the appropriate Contractor or subcontractor to immediately report to the Authority and/or PATH the loss of any staff member's individual facility-specific identification credential. The Contractor or subcontractor shall be billed for the cost of the replacement identification credential. Contractor's and subcontractor's staff shall display Identification badges in a conspicuous and clearly visible manner, when entering, working or leaving an Authority or PATH construction site or facility.

Employees may be required to produce not less than two forms of valid/current government issued identification having an official photograph and an original, unlaminated social security card for identify and SSN verification. Where applicable, for sensitive security construction sites or facilities, successful completion of the application, screening and identify verification for all employees of the Contractor and subcontractors shall be completed prior to being provided a S.W.A.C. ID Photo Identification credential.

- Access control, inspection, and monitoring by security guards

The Authority may provide for Authority and/or PATH construction site or facility (including rental spaces) access control, inspection and monitoring by Port Authority Police, Authority or PATH retained contractor security guards. However, this provision shall not relieve the Contractor of its responsibility to secure its equipment and work and that of its subconsultant/subcontractor's and service suppliers at the Authority or PATH construction site or facility (including rental spaces). In addition, the Contractor, subcontractor or service provider is not permitted to take photographs, digital images, electronic copying and/or electronic transmission or video recordings or make sketches on any other medium at the Authority or PATH construction sites or facilities (including rental spaces), except when necessary to perform the Work under this Contract, without prior written permission from the Authority or PATH. Upon request, any photograph, digital images, video recording or sketches made of the Authority construction site or facility shall be submitted to the Authority to determine compliance with this paragraph, which submission shall be conclusive and binding on the submitting entity.

- Compliance with the Port Authority Information Security Handbook

The Contract may require access to Port Authority or PATH information considered Confidential Information ("CI") as defined in the Port Authority Information Security Handbook ("Handbook"), dated October, 2008, corrected as of February, 2009, and as may be further amended. The Handbook and its requirements are hereby incorporated into this agreement and will govern the possession, distribution and use of CI if at any point during the lifecycle of the project or solicitation it becomes necessary for the Contractor to have access to CI. Protecting sensitive information requires the application of uniform safeguarding measures to prevent unauthorized disclosure and to control any authorized disclosure of this information within the Port Authority or when released by the Port Authority to outside entities. The following is an outline of some of the procedures, obligations and directives contained in the Handbook:

(1) require that the Contractor and subcontractors, when appropriate, sign Non-Disclosure Agreements (NDAs), or an Acknowledgment of an existing NDA, provided by the Authority as

a condition of being granted access to Confidential Information categorized and protected as per the Handbook;

(2) require that individuals needing access to CI be required to undergo a background check, pursuant to the process and requirements noted in § 3.2 of the Information Security Handbook.

(3) require Contractors and commercial enterprises to attend training to ensure security awareness regarding Port Authority and PATH information;

(4) specific guidelines and requirements for the handling of CI to ensure that the storage and protection of CI;

(5) restrictions on the transfer, shipping, and mailing of CI information;

(6) prohibitions on the publication, posting, modifying, copying, reproducing, republishing, uploading, transmitting, or distributing CI on websites or web pages. This may also include restricting persons, who either have not passed a pre-screening background check, or who have not been granted access to CI, from viewing such information;

(7) require that CI be destroyed using certain methods, measures or technology pursuant to the requirements set forth in the Handbook;

(8) require the Contractor to mandate that each of its subcontractors maintain the same levels of security required of the Contractor under any Port Authority or PATH awarded contract.

(9) prohibit the publication, exchange or dissemination of CI developed from the project or contained in reports, except between Contractors and subcontractors, without prior approval of the Port Authority;

(10) require that CI only be reproduced or copied pursuant to the requirements set forth in the Handbook.

- Audits for Compliance with Security Requirements

The Port Authority and/or PATH may conduct random or scheduled examinations of business practices under this section entitled "NOTIFICATION OF SECURITY REQUIREMENTS" and the Handbook in order to assess the extent of compliance with security requirements, Confidential Information procedures, protocols and practices, which may include, but not be limited to, verification of background check status, confirmation of completion of specified training, and/or a site visit to view material storage locations and protocols.

34. Construction In Progress

The Contractor recognizes that construction may be in progress at the Facility and may continue throughout the term of this Contract. Notwithstanding, the Contractor shall at all times during the term hereof maintain the same standards of performance and cleanliness as prevails in non-affected areas as required by the standards hereunder.

35. Permit-Required Confined Space Work

Prior to commencement of any work, the Contractor shall request and obtain from PATH a description of all spaces at the facility which are permit-required confined spaces requiring issuance of an OSHA permit.

Prior to the commencement of any work in a permit-required confined space at a Port Authority facility requiring issuance of an OSHA permit, the Contractor shall contact the Superintendent/Manager to obtain a PATH Contractor Permit-Required Confined Space Notification form. The notification form must be filled out and submitted prior to commencing permit-required confined space work. All confined space work shall be performed in accordance with all applicable OSHA requirements. The Contractor shall provide its employees with a copy of its own company permit and shall furnish PATH with a copy of the permit upon completion of the work. The Contractor must supply all equipment required for working in a confined space.

36. Signs

Except with the prior written approval of PATH, the Contractor shall not erect, maintain or display any signs or posters or any advertising on or about the Facility.

37. Vending Machines, Food Preparation

The Contractor shall not install, maintain or operate on the Facility, or on any other PATH property, any vending machines without the prior written approval of the Port Authority. No foods or beverages shall be prepared or consumed at the Facility by any of the Contractor's employees except in areas as may be specifically designated by PATH for such purpose.

38. Confidential Information/Non-Publication

a. As used herein, confidential information shall mean all information disclosed to the Contractor or the personnel provided by the Contractor hereunder which relates to the Authority's and/or PATH's past, present, and future research, development and business activities including, but not limited to, software and documentation licensed to the Authority or proprietary to the Authority and/or PATH and all associated software, source code procedures and documentation. Confidential information shall also mean any other tangible or intangible information or materials including but not limited to computer identification numbers, access codes, passwords, and reports obtained and/or used during the performance of the Contractor's Services under this Contract.

b. Confidential information shall also mean and include collectively, as per *The Port Authority of New York & New Jersey Information Security Handbook (October 15, 2008, corrected as of February, 9 2009),* Confidential Proprietary Information, Confidential Privileged Information and information that is labeled, marked or otherwise identified by or on behalf of the Authority so as to reasonably connote that such information is confidential, privileged, sensitive or proprietary in nature. Confidential Information shall also include all work product that contains or is derived from any of the foregoing, whether in whole or in part, regardless of whether prepared by the Authority or a third-party or when the Authority receives such information from others and agrees to treat such information as Confidential.

c. The Contractor shall hold all such confidential information in trust and confidence for the Authority, and agrees that the Contractor and the personnel provided by the Contractor hereunder shall not, during or after the termination or expiration of this Contract, disclose to any person, firm or corporation, nor use for its own business or benefit, any information obtained by it under or in connection with the supplying of services contemplated by this Contract. The Contractor and the personnel provided by the Contractor hereunder shall not violate in any manner any patent, copyright, trade secret or other proprietary right of the Authority or third persons in connection with their services hereunder, either before or-after termination or expiration of this Contract. The Contractor and the personnel provided by the Contractor hereunder shall not willfully or otherwise perform any dishonest or fraudulent acts, breach any security procedures, or damage or destroy any hardware, software or documentation, proprietary or otherwise, in connection with their services hereunder. The Contractor shall promptly and fully inform the Director/General Manager in writing of any patent, copyright, trade secret or other intellectual property rights or disputes, whether existing or potential, of which the Contractor has knowledge, relating to any idea, design, method, material, equipment or other matter related to this Contract or coming to the Contractor's attention in connection with this Contract."

d. The Contractor shall not issue nor permit to be issued any press release, advertisement, or literature of any kind, which refers to PATH (or the Port Authority as applicable) or to the fact that goods have been, are being or will be provided to it and/or that services have been, are being or will be performed for it in connection with this Agreement, unless the vendor first obtains the written approval of PATH (or the Port

Authority as applicable). Such approval may be withheld if for any reason PATH believes that the publication of such information would be harmful to the public interest or is in any way undesirable

39. Time is of the Essence

Time is of the essence in the Contractor's performance of this Contract inasmuch as the Work to be performed will affect the operation of public facilities.

40. Holidays

The following holidays will be observed at the Site:

New Year's Day	Labor Day
Martin Luther King Jr. Day	Columbus Day
Presidents' Day	Election Day
Memorial Day	Veterans Day
Independence Day	Thanksgiving Day
	Christmas Day

This list is subject to periodic revision and the Contractor shall be responsible for obtaining all updated lists from the office of the Superintendent/Manager. If any such holiday falls on a Sunday then the next day shall be considered the holiday and/or if any such holiday falls on a Saturday then the preceding day shall be considered the holiday.

41. Personnel Standards

In addition to any specific personnel requirements that may be required under the clause entitled "Personnel Requirements" in the Specifications, the Contractor (and any Subcontractor) shall furnish competent and adequately trained personnel to perform the Work hereunder. If, in the opinion of the Superintendent/Manager, any employee so assigned is performing their functions unsatisfactorily, they shall be replaced by the Contractor within twenty-four (24) hours following the Contractor's receipt of the Superintendent/Manager's request for such replacement.

All Contractor's employees performing Work hereunder shall have the ability to communicate in the English language to the extent necessary to comprehend directions given by either the Contractor's supervisory staff or by the Superintendent/Manager's staff. Any employee operating a motor vehicle must have a valid driver's license.

The Contractor shall verify that employees working under this Contract in the United States are legally present in the United States and authorized to work by means of the federally required I-9 program

42. General Uniform Requirements for Contractor's Personnel

In addition to any specific uniform requirements that may be required by the Specifications, uniforms must be worn at all times during which the Services are being performed hereunder. The Contractor agrees that his/her employees will present a neat, clean and orderly appearance at all times. Uniforms shall include the Contractor's identification badge with picture ID bearing the employee's name. All uniforms, colors, types and styles shall be subject to the prior approval of the Superintendent/Manager. The Contractor will also be responsible for ensuring that its employees are wearing shoes appropriate for the tasks performed. The Superintendent/Manager shall have the right to require removal of any employee who shall fail to wear the proper uniform and shoes, and the exercise of this right shall not limit the obligation of the Contractor to perform the Services or to furnish any required number of employees at a specific location at the Site as specified.

43. Labor, Equipment and Materials Supplied by the Contractor

The Contractor shall, at all times during the performance of this Contract, furnish all necessary labor, supervision, equipment and materials necessary for the prompt and efficient performance of the Work, whether such materials and equipment are actually employed in the furnishing of the Work or whether incidental thereto.

All materials used by the Contractor in furnishing Work hereunder shall be of such quality as to accomplish the purposes of this Contract and the Services to be furnished hereunder in such manner so as not to damage any part of the Site.

PATH by its officers, employees and representatives shall have the right at all times to examine the supplies, materials and equipment used by the Contractor, to observe the operations of the Contractor, its agents, servants and employees and to do any act or thing which PATH may be obligated or have the right to do under this Contract or otherwise.

All equipment, materials and supplies used in the performance of this Contract required hereunder shall be used in accordance with their manufacturer's instructions.

Materials and supplies to be provided by the Contractor hereunder shall comply with OSHA and all applicable regulations.

44. Contractor's Vehicles – Parking - Licenses

At the discretion of the Superintendent/Manager, PATH may permit the Contractor during the effective period of this Contract to park vehicle(s) used by it in its operations hereunder in such location as may from time to time or at any time be designated by the Superintendent/Manager. The Contractor shall comply with such existing rules, regulations and procedures as are now in force and such reasonable future rules, regulations and procedures as may hereafter be adopted by PATH for the safety and convenience of persons who park automotive vehicles in any parking area at the Site or for the safety and proper persons who park automotive vehicles in any parking area at the Site or for the safety and proper identification of such vehicles, and the Contractor shall also comply with any and all directions pertaining to such parking which may be given from time to time and at any time by the Superintendent/Manager. Any vehicle used by the Contractor hereunder shall be marked or placarded, identifying it as the Contractor's vehicle.

45. Superintendent/Manager's Authority

In the performance of the Work hereunder, the Contractor shall conform to all orders, directions and requirements of the Superintendent/Manager and shall perform the Work hereunder to the satisfaction of the Superintendent/Manager at such times and places, by such methods and in such manner and sequence as he/she may require, and the Contract shall at all stages be subject to his/her inspection. The Superintendent/Manager shall determine the amount, quality, acceptability and fitness of all parts of the Work and shall interpret the Specifications and any orders for Extra Work. The Contractor shall employ no equipment, materials, methods or staff or personnel to which the Superintendent/Manager objects. Upon request, the Superintendent/Manager shall confirm in writing any oral order, direction, requirement or determination.

The Superintendent/Manager shall have the authority to decide all questions in connection with the Services to be performed hereunder. The exercise by the Superintendent/Manager of the powers and authorities vested in him/her by this section shall be binding and final upon PATH and the Contractor.

46. Price Preference

If this solicitation has not been set aside for the purposes of making an award based on bids solicited from Port Authority certified Minority Business, Women Business or Small Business Enterprises as indicated by the bidder pre-requisites in Part II hereof, for awards of contracts, not exceeding $1,000,000, for:

(a) Services, a price preference of 5% is available for New York or New Jersey Small Business Enterprises (SBE); or

(b) Services (excluding Janitorial/Cleaning Services), a price preference of 10% is available for New York or New Jersey Minority or Women Business Enterprises (M/WBE),

certified by the Port Authority by the day before the bid opening.

If the Bidder is a Port Authority certified MBE, WBE or SBE, enter the applicable date(s) certification was obtained in the space provided on the Signature Sheet attached hereto.

47. M/WBE Good Faith Participation

If specified as applicable to this Contract, the Contractor shall use every good-faith effort to provide for participation by certified Minority Business Enterprises (MBEs) and certified Women-owned Business Enterprises (WBEs) as herein defined, in all purchasing and subcontracting opportunities associated with this Contract, including purchase of equipment, supplies and labor services.

Good Faith efforts to include participation by MBEs/WBEs shall include the following:

a. Dividing the services and materials to be procured into small portions, where feasible.

b. Giving reasonable advance notice of specific contracting, subcontracting and purchasing opportunities to such MBEs/WBEs as may be appropriate.

c. Soliciting services and materials from a Port Authority certified MBE/WBE or seeking MBEs/WBEs from other sources. To access the Port Authority's Directory of MBE/WBE Certified Firms go to www.panynj.gov/supplierdiversty

d. Ensuring that provision is made to provide progress payments to MBEs/WBEs on a timely basis.

e. Observance of reasonable commercial standards of fair dealing in the respective trade or business.

Subsequent to Contract award, all changes to the M/WBE Participation Plan must be submitted via a modified M/WBE Participation Plan to the Manager for review and approval by the Authority's Office of Business Diversity and Civil Rights. For submittal of modifications to the M/WBE Plan, Contractors are directed to use form PA3749C, which may be downloaded at http://www.panynj.gov/business-opportunities/become-vendor.html. The Contractor shall not make changes to its approved M/WBE Participation Plan or substitute M/WBE subcontractors or suppliers for those named in their approved plan without the Manager's prior written approval. Unauthorized changes or substitutions, including performing the work designated for a subcontractor with the Contractor's own forces, shall be a violation of this section. Progress toward attainment of M/WBE participation goals set forth herein will be monitored throughout the duration of this Contract.

The Contractor shall also submit to the Manager, along with invoices, the Statement of Subcontractor Payments as the M/WBE Participation Report, which may be downloaded at http://www.panynj.gov/business-opportunities/become-vendor.html. The Statement must include the name and business address of each M/WBE subcontractor and supplier actually involved in the Contract, a description of the work performed and/or product or service supplied by each such subcontractor or supplier, the date and amount of each expenditure, and such other information that may assist the Manager in determining the Contractor's compliance with the foregoing provisions.

If, during the performance of this Contract, the Contractor fails to demonstrate good faith efforts in carrying out its M/WBE Participation Plan and the Contractor has not requested and been granted a

full or partial waiver of the M/WBE participation goals set forth in this Contract, the Authority will take into consideration the Contractor's failure to carry out its M/WBE Participation Plan in its evaluation for award of future Authority contracts.

PART III CONTRACTOR'S INTEGRITY PROVISIONS

1. Certification of No Investigation (criminal or civil anti-trust), Indictment, Conviction, Debarment, Suspension, Disqualification and Disclosure of Other Information

By bidding on this Contract, each Bidder and each person signing on behalf of any Bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, that the Bidder and each parent and/or affiliate of the Bidder has not

a. been indicted or convicted in any jurisdiction;
b. been suspended, debarred, found not responsible or otherwise disqualified from entering into any contract with any governmental agency or been denied a government contract for failure to meet standards related to the integrity of the Bidder;
c. had a contract terminated by any governmental agency for breach of contract or for any cause based in whole or in part on an indictment or conviction;
d. ever used a name, trade name or abbreviated name, or an Employer Identification Number different from those inserted in the Bid;
e. had any business or professional license suspended or revoked or, within the five years prior to bid opening, had any sanction imposed in excess of $50,000 as a result of any judicial or administrative proceeding with respect to any license held or with respect to any violation of a federal, state or local environmental law, rule or regulation;
f. had any sanction imposed as a result of a judicial or administrative proceeding related to fraud, extortion, bribery, bid rigging, embezzlement, misrepresentation or anti-trust regardless of the dollar amount of the sanctions or the date of their imposition; and
g. been, and is not currently, the subject of a criminal investigation by any federal, state or local prosecuting or investigative agency and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency.

2. Non-Collusive Bidding, and Code of Ethics Certification, Certification of No Solicitation Based On Commission, Percentage, Brokerage, Contingent or Other Fees

By bidding on this Contract, each Bidder and each person signing on behalf of any Bidder certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, that

a. the prices in its bid have been arrived at independently without collusion, consultation, communication or agreement for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
b. the prices quoted in its bid have not been and will not be knowingly disclosed directly or indirectly by the Bidder prior to the official opening of such bid to any other bidder or to any competitor;
c. no attempt has been made and none will be made by the Bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition;
d. this organization has not made any offers or agreements or taken any other action with respect to any Authority or PATH employee or former employee or immediate family member of either which would constitute a breach of ethical standards under the Code of Ethics dated April 11, 1996, (a copy of which is available upon request to the individual named in the clause hereof entitled "Bidder's Questions"), nor does this organization have any knowledge of any act on the part of an Authority or PATH employee or former Authority or PATH employee relating either

directly or indirectly to this organization which constitutes a breach of the ethical standards set forth in said Code;

e. no person or selling agency other than a bona fide employee or bona fide established commercial or selling agency maintained by the Bidder for the purpose of securing business, has been employed or retained by the Bidder to solicit or secure this Contract on the understanding that a commission, percentage, brokerage, contingent, or other fee would be paid to such person or selling agency; and

f. the bidder has not offered, promised or given, demanded or accepted, any undue advantage, directly or indirectly, to or from a public official or employee, political candidate, party or party official, or any private sector employee (including a person who directs or works for a private sector enterprise in any capacity), in order to obtain, retain, or direct business or to secure any other improper advantage in connection with this Contract.

The foregoing certifications shall be deemed to be made by the Bidder as follows:

* if the Bidder is a corporation, such certification shall be deemed to have been made not only with respect to the Bidder itself, but also with respect to each parent, affiliate, director, and officer of the Bidder, as well as, to the best of the certifier's knowledge and belief, each stockholder of the Bidder with an ownership interest in excess of 10%;
* if the Bidder is a partnership, such certification shall be deemed to have been made not only with respect to the Bidder itself, but also with respect to each partner.

Moreover, the foregoing certifications, if made by a corporate Bidder, shall be deemed to have been authorized by the Board of Directors of the Bidder, and such authorization shall be deemed to include the signing and submission of the bid and the inclusion therein of such certification as the act and deed of the corporation.

In any case where the Bidder cannot make the foregoing certifications, the Bidder shall so state and shall furnish with the signed bid a signed statement which sets forth in detail the reasons therefor. If the Bidder is uncertain as to whether it can make the foregoing certifications, it shall so indicate in a signed statement furnished with its bid, setting forth in such statement the reasons for its uncertainty. As a result of such disclosure, the PATH shall take appropriate action up to and including a finding of non-responsibility.

Failure to make the required disclosures shall lead to administrative actions up to and including a finding of non-responsibility.

Notwithstanding that the Bidder may be able to make the foregoing certifications at the time the bid is submitted, the Bidder shall immediately notify PATH in writing during the period of irrevocability of bids on this Contract of any change of circumstances which might under this clause make it unable to make the foregoing certifications or require disclosure. The foregoing certifications or signed statement shall be deemed to have been made by the Bidder with full knowledge that they would become a part of the records of PATH and that PATH will rely on their truth and accuracy in awarding this Contract. In the event that PATH should determine at any time prior or subsequent to the award of this Contract that the Bidder has falsely certified as to any material item in the foregoing certifications or has willfully or fraudulently furnished a signed statement which is false in any material respect, or has not fully and accurately represented any circumstance with respect to any item in the foregoing certifications required to be disclosed, PATH (or the Port Authority as applicable) may determine that the Bidder is not a responsible Bidder with respect to its bid on the Contract or with respect to future bids on PATH (or Port Authority) contracts and may exercise such other remedies as are provided to it by the Contract with respect to these matters. In addition, Bidders are advised that knowingly providing a false certification or statement pursuant hereto may be the basis for prosecution for offering a false instrument for filing (see e.g. New York Penal Law, Section 175.30 et seq.). Bidders are also advised that the inability to make such certification will not in and of itself disqualify a Bidder, and that in each instance PATH will evaluate the reasons therefor provided by the Bidder. Under

certain circumstances the Bidder may be required as a condition of Contract award to enter into a Monitoring Agreement under which it will be required to take certain specified actions, including compensating an independent Monitor to be selected by PATH, said Monitor to be charged with, among other things, auditing the actions of the Bidder to determine whether its business practices and relationships indicate a level of integrity sufficient to permit it to continue business with PATH and the Port Authority as applicable).

3. Bidder Eligibility for Award of Contracts - Determination by an Agency of the State of New York or New Jersey Concerning Eligibility to Receive Public Contracts

Bidders are advised that PATH has adopted a policy to the effect that in awarding its contracts it will honor any determination by an agency of the State of New York or New Jersey that a Bidder is not eligible to bid on or be awarded public contracts because the Bidder has been determined to have engaged in illegal or dishonest conduct or to have violated prevailing rate of wage legislation.

The policy permits a Bidder whose ineligibility has been so determined by an agency of the State of New York or New Jersey to submit a bid on a Port Authority contract and then to establish that it is eligible to be awarded a contract on which it has bid because (i) the state agency determination relied upon does not apply to the Bidder, or (ii) the state agency determination relied upon was made without affording the Bidder the notice and hearing to which the Bidder was entitled by the requirements of due process of law, or (iii) the state agency determination was clearly erroneous or (iv) the state determination relied upon was not based on a finding of conduct demonstrating a lack of integrity or violation of a prevailing rate of wage law.

The full text of the resolution adopting the policy may be found in the Minutes of the Port Authority's Board of Commissioners meeting of September 9, 1993.

4. No Gifts, Gratuities, Offers of Employment, Etc.

During the term of this Contract, the Contractor shall not offer, give or agree to give anything of value either to a Port Authority or PATH employee, agent, job shopper, consultant, construction manager or other person or firm representing the Port Authority, or to a member of the immediate family (i.e., a spouse, child, parent, brother or sister) of any of the foregoing, in connection with the performance by such employee, agent, job shopper, consultant, construction manager or other person or firm representing the Port Authority or PATH of duties involving transactions with the Contractor on behalf of the Port Authority or PATH, whether or not such duties are related to this Contract or any other Port Authority contract or matter. Any such conduct shall be deemed a material breach of this Contract.

As used herein "anything of value" shall include but not be limited to any (a) favors, such as meals, entertainment, transportation (other than that contemplated by the Contract or any other Port Authority or PATH contract), etc. which might tend to obligate the Port Authority or PATH employee to the Contractor, and (b) gift, gratuity, money, goods, equipment, services, lodging, discounts not available to the general public, offers or promises of employment, loans or the cancellation thereof, preferential treatment or business opportunity. Such term shall not include compensation contemplated by this Contract or any other Port Authority or PATH contract. Where used herein, the term "Port Authority" shall be deemed to include all subsidiaries of the Port Authority.

The Contractor shall insure that no gratuities of any kind or nature whatsoever shall be solicited or accepted by it and by its personnel for any reason whatsoever from the passengers, tenants, customers or other persons using the Facility and shall so instruct its personnel.

In addition, during the term of this Contract, the Contractor shall not make an offer of employment or use confidential information in a manner proscribed by the Code of Ethics and Financial Disclosure dated April 11, 1996, (a copy of which is available upon request to the Office of the Secretary of the Port Authority).

The Contractor shall include the provisions of this clause in each subcontract entered into under this Contract.

5. Conflict of Interest

During the term of this Contract, the Contractor shall not participate in any way in the preparation, negotiation or award of any contract (other than a contract for its own services to PATH) to which it is contemplated PATH or the Port Authority may become a party, or participate in any way in the review or resolution of a claim in connection with such a contract if the Contractor has a substantial financial interest in the contractor or potential contractor of PATH or the Port Authority or if the Contractor has an arrangement for future employment or for any other business relationship with said contractor or potential contractor, nor shall the Contractor at any time take any other action which might be viewed as or give the appearance of conflict of interest on its part. If the possibility of such an arrangement for future employment or for another business arrangement has been or is the subject of a previous or current discussion, or if the Contractor has reason to believe such an arrangement may be the subject of future discussion, or if the Contractor has any financial interest, substantial or not, in a contractor or potential contractor of PATH or the Port Authority, and the Contractor's participation in the preparation, negotiation or award of any contract with such a contractor or the review or resolution of a claim in connection with such a contract is contemplated or if the Contractor has reason to believe that any other situation exists which might be viewed as or give the appearance of a conflict of interest, the Contractor shall immediately inform the Director/General Manager in writing of such situation giving the full details thereof. Unless the Contractor receives the specific written approval of the Director/General Manager, the Contractor shall not take the contemplated action which might be viewed as or give the appearance of a conflict of interest. In the event the Director/General Manager shall determine that the performance by the Contractor of a portion of its Services under this Agreement is precluded by the provisions of this numbered paragraph, or a portion of the Contractor's said Services is determined by the Director/General Manager to be no longer appropriate because of such preclusion, then the Director/General Manager shall have full authority on behalf of both parties to order that such portion of the Contractor's Services not be performed by the Contractor, reserving the right, however, to have the Services performed by others and any lump sum compensation payable hereunder which is applicable to the deleted work shall be equitably adjusted by the parties. The Contractor's execution of this document shall constitute a representation by the Contractor that at the time of such execution the Contractor knows of no circumstances, present or anticipated, which come within the provisions of this paragraph or which might otherwise be viewed as or give the appearance of a conflict of interest on the Contractor's part. The Contractor acknowledges that PATH (or the Port Authority as applicable) may preclude it from involvement in certain disposition/privatization initiatives or transactions that result from the findings of its evaluations hereunder or from participation in any contract which results, directly or indirectly, from the Services provided by the Contractor hereunder.

6. Definitions

As used in this section, the following terms shall mean:

Affiliate - Two or more firms are affiliates if a parent owns more than fifty percent of the voting stock of each of the firms, or a common shareholder or group of shareholders owns more than fifty percent of the voting stock of each of the firms, or if the firms have a common proprietor or general partner.

Agency or Governmental Agency - Any federal, state, city or other local agency, including departments, offices, public authorities and corporations, boards of education and higher education, public development corporations, local development corporations and others.

Investigation - Any inquiries made by any federal, state or local criminal prosecuting agency and any inquiries concerning civil anti-trust investigations made by any federal, state or local governmental agency. Except for inquiries concerning civil anti-trust investigations, the term does not include

inquiries made by any civil government agency concerning compliance with any regulation, the nature of which does not carry criminal penalties, nor does it include any background investigations for employment, or Federal, State, and local inquiries into tax returns.

Officer - Any individual who serves as chief executive officer, chief financial officer, or chief operating officer of the Bidder by whatever titles known.

Parent - An individual, partnership, joint venture or corporation which owns more than 50% of the voting stock of the Bidder.

If the solicitation is a Request for Proposal:

Bid - shall mean Proposal;
Bidder - shall mean Proposer;
Bidding - shall mean submitting a Proposal.

In a Contract resulting from the taking of bids:

Bid - shall mean bid;
Bidder - shall mean Bidder;
Bidding - shall mean executing this Contract.

In a Contract resulting from the taking of Proposals:

Bid - shall mean Proposal;
Bidder - shall mean Proposer;
Bidding - shall mean executing this Contract.