

**KANSAS STATE UNIVERSITY  
Purchasing Office  
21 Anderson Hall  
Manhattan, KS 66506**

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5 January 2011

Contract# 40226

ADDENDUM NO. 1

ITEM: On Call Services – Mechanical, Plumbing, &HVAC

DEPARTMENT: Facilities

CLOSING DATE: NA

CONDITIONS OF ADDENDUM:

**Contract number is corrected from 40225 to 40226**

**Add Plumbing Services to this contract at applicable rates noted on pricing pages**

There are no other changes at this time.

Chris Dekat  
Procurement Officer  
Phone: 785-532-6214  
FAX: 785-532-5577

KANSAS STATE UNIVERSITY  
PURCHASING OFFICE  
21 ANDERSON HALL  
MANHATTAN, KS 66506  
PHONE 785-532-6214 FAX 785-532-5577

CONTRACT SIGNATURE SHEET

Date: 12/22/2010  
CONTRACT NO.: 40225  
Replaces Contract No.: 08903

Procurement Officer: Chris Dekat, CPPB  
Phone: 785-532-5469  
E-Mail: cidekat@k-state.edu

Item: On Call Services – Mechanical & HVAC Services  
Primary Using Department: Kansas State University – Facilities  
Period of Contract: 1/1/2011 through 12/31/2015

Contractor Information: Central Mechanical Construction Co. Inc.  
631 Pecan Circle  
Manhattan, KS 66502  
CONTACT: John Lonker  
Phone: 785-537-2437; FAX: 785-537-2491; e-mail: john.lonker@centralmechanical.com

Prices: as bid on Division of Purchases IFB EVT 297  
Payment Terms: N30  
Shipping Information: Dest, Ppd & Allowed

The parties agree as follows:

1. Subject to the terms and conditions of this contract and companion bid documents, Kansas State University hereby accepts the offer of Contractor as expressed by Contractor's bid submitted to K-State Purchasing in response to above referenced contract/quote number.
2. It is understood and agreed by the parties that pursuant to the bid, Contractor agrees to furnish products or services for the period noted above on orders of the Department(s) at the price or prices contained in the bid. Department(s) agrees to pay on delivery of the item(s) the amount(s) billed by Contractor in accordance with the bid as shown on delivery invoice(s) of the Contractor to the Department(s). Payment will be made as soon after receipt of the invoice(s) as possible in accordance with state law.
3. Failure of Contractor to furnish the item(s) in accordance with the bid specifications incorporated into this contract by reference, or failure of Contractor to deliver the item(s) in accordance with any time schedules prescribed in this contract or any documents incorporated by reference into this contract shall result in forfeiture of any performance bond of Contractor and/or in termination of this contract at the option of the University.
4. It is understood and agreed that the provisions set out in the K-State Purchasing Office bid document for this contract are incorporated and made a part of this contract by reference as though fully set forth herein. Contractor agrees and understands that these documents are controlling over Contractor's bid, invoice, department order forms or any other documents of the Contractor.
5. The provisions found in Contractual Provisions Attachment, is incorporated and made a part of this contract by reference.
6. In the event of any disputes regarding the terms and conditions of this Contract or payments alleged to be due and owing, Contractor's sole remedy shall be with the Department that placed the order.

Contractor: Central Mechanical Construction Co. Inc.

By: 

Printed Name: JOHN A. LONKER

Title: PRESIDENT

KANSAS STATE UNIVERSITY

By: 

CARLA BISHOP

DIRECTOR OF PURCHASING

**Contractor:** Central Mechanical Construction Co. Inc.  
P.O. Box 1063  
Manhattan, KS 66505  
E-Mail: [john.lonker@centralmechanical.com](mailto:john.lonker@centralmechanical.com), [mitch.watson@centralmechanical.com](mailto:mitch.watson@centralmechanical.com)  
Telephone: 785-537-2437  
Fax: 785-537-2491  
FEIN: 48-1206717  
Contact Person: Mitch Watson

**Political Subdivisions:** Pricing is available to the political subdivisions of the State of Kansas.  
**Procurement Cards:** Agencies may use State of Kansas Business Procurement Card for purchases from this contract.  
**Administrative Fee:** No Administrative Fee will be assessed against purchases from this contract.

All prices below will include mileage to and from Kansas State University main campus. Mileage to other sites will be charged one way at \$1.00 per mile.

**Labor rates**

Manager	\$ 69.50 / hour
On Site Supervisor (Foreman)	\$ 65.50 / hour
Service Technician	\$ 65.00 / hour
Journeyman HVAC Technician	\$ 52.50 / hour
Journeyman Sheet Metal Installer	\$ 52.50 / hour
Laborer	\$ 30.50 / hour
Clerical	\$ 37.50 / hour
Operator	\$ 50.00 / hour
Mobilization Charge	\$ 50.00

Plumbing Tech, too  
per John  
Lonker  
of Central  
Mech

Labor rates for all Davis Bacon Act requirements based on decision KS100009 are same rates as listed above.

**Mark-up on materials purchased and subcontractors**

Percent to be added to materials purchased 15% for the project.

Percent to be added to subcontractor hired by CMC 10% for the project.

**Able to Provide Services for the Following Locations:**

1. Riley and Pottawatomie Counties	(Y or N)	<u>Y</u>
2. Saline County	(Y or N)	<u>Y</u>
3. Sedgwick County	(Y or N)	<u>Y</u>
4. Northeast Kansas	(Y or N)	<u>Y</u>
5. Northcentral Kansas	(Y or N)	<u>Y</u>
6. Northwest Kansas	(Y or N)	<u>Y</u>
7. Southwest Kansas	(Y or N)	<u>Y</u>
8. Southcentral Kansas	(Y or N)	<u>Y</u>
9. Southeast Kansas	(Y or N)	<u>Y</u>

**Equipment Rental (if applicable)**

List any equipment available for rental and or would be billed for if service were rendered. List equipment with the following information:

(See following page for lease rate information)

NOTE: This contract will be a multiple award contract. When a job is needed at KSU they may award jobs based on lowest unit costs as stated or they may bid the project out to the previously selected contractors.

Central Mechanical Construction  
Lease Rates 2010-2011

	Hourly	Daily	Weekly	Monthly
Accushear 625010 10' Shear	\$ 30.00	\$ 195.00	\$ 779.00	
Air Compressor, Sullivan, Diesel 125 cfm		\$ 115.00	\$ 300.00	\$ 500.00
Backhoe, Case 580 w/fuel		\$ 237.00	\$ 721.00	\$ 2,122.00
Backhoe, Case 780 w/fuel		\$ 422.00	\$1,272.00	\$ 3,811.00
Bobcat Skid steer w/fuel, bucket & forks	\$119	\$ 587.00	\$1,251.00	\$ 2,805.00
CAD Equipment	\$ 18.00			
Coil Line, Welty/Way, w/insulmatic	\$ 54.00	\$ 371.00	\$1,483.00	
Compactor, Miksha, Sand Plate		\$ 42.00	\$ 128.00	\$ 319.00
Compactor, Wachter, 4 hp Vibration Plate		\$ 42.00	\$ 128.00	\$ 319.00
Crane, 14 ton Hydraulic, Diesel RO Stringer, 73' Boom w/Slings/40' Jib and Operator	\$ 84.00	\$ 680.00	\$3,399.00	\$13,596.00
Cybermation CFC 700	\$ 38.00	\$ 268.00	\$1,061.00	
Drill, 3/4" Milwaukee, Core, Less Bits		\$ 32.00	\$ 96.00	\$ 266.00
Forklift, Case 1981, Model 5860 21' Mast		\$ 258.00	\$ 783.00	\$ 1,597.00
Forklift, Baker, 13,000 lb, Diesel		\$ 371.00	\$1,112.00	\$ 2,863.00
Ironworker, 50 ton, Hydraulic	\$ 18.00	\$ 98.00	\$ 381.00	\$ 1,143.00
Lift, Genie Manlift Mobile, 24' DC Power		\$ 111.00	\$ 330.00	\$ 608.00
Lift, Grove AMZ50 Mobile, Telescopic Boom		\$ 196.00	\$ 515.00	\$ 1,540.00
Lift, Grove Mobile, 42' Gas, Rough Terrain		\$ 165.00	\$ 474.00	\$ 1,494.00
Lift, Hefti Herman Mobile, 19' Electric		\$ 57.00	\$ 170.00	\$ 381.00
Lift, JLG Gas Mobile, 25' Rough Terrain		\$ 111.00	\$ 330.00	\$ 850.00
Lift, Parker Mobile, Electric, 25' Rough Terrain		\$ 62.00	\$ 196.00	\$ 546.00
Lift, Parker Mobile, Electric, 15'		\$ 57.00	\$ 160.00	\$ 345.00
Lift, 36' Grove SM42RT Scissor		\$ 101.00	\$ 319.00	\$ 824.00
Loader, Case 18325B, Diesel, 34 hp		\$ 139.00	\$ 371.00	\$ 1,004.00
Pipe Gripper, Pandjiris, Model A, 24"	\$ 24.00	\$ 129.00	\$ 510.00	\$ 1,545.00
Refer Reclaim Machine	\$ 54.00	\$ 371.00		
Saw, Concrete, Target, 20hp		\$ 82.00	\$ 237.00	\$ 721.00
Testing Equipment, Alnor, Balometer #6461	\$ 10.00	\$ 54.00	\$ 211.00	\$ 633.00
Testing Equipment, Holiday Leak Detector	\$ 7.00	\$ 27.00	\$ 106.00	\$ 319.00
Trailer, Storage Van			\$ 64.00	\$ 191.00
Trailer, Belshe Lowboy, Dual Tandem		\$ 42.00	\$ 170.00	\$ 510.00
Trailer, Doolittle, 16' Twin Axle		\$ 16.00	\$ 64.00	\$ 192.00
Trailer, 8' x 24' Office, w/heat & A/C			\$ 54.00	\$ 185.00
Trench Box AE616, Aluminum, 16' x 6' high		\$ 98.00	\$ 391.00	\$ 1,185.00
Truck, Dump, 12 Yard, Diesel		\$ 318.00	\$1,169.00	\$ 3,399.00
Welding Machine, Miller Big 40, 350 amp Gas w/Cable		\$ 42.00	\$ 160.00	\$ 530.00
Welding Machine, Lincoln, Ideal Arc, Electric w/Cable		\$ 22.00	\$ 84.00	\$ 283.00
Welding Machine, Miller, Mig, Wire Feed w/Cable		\$ 22.00	\$ 84.00	\$ 283.00
Welding Machine, Pandjiris, Mig, Wire Feed, 600 amp w/8x8 Manipulator	\$ 18.00	\$ 111.00	\$ 448.00	\$ 1,339.00

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CONTRACT SIGNATURE SHEET

Date: 12/22/2010  
CONTRACT NO.: 40225  
Replaces Contract No.: 08903

Procurement Officer: Chris Dekat, CPPB  
Phone: 785-532-5469  
E-Mail: cidekat@k-state.edu

Item: On Call Services -- Mechanical & HVAC Services  
Primary Using Department: Kansas State University -- Facilities  
Period of Contract: 1/1/2011 through 12/31/2015

Contractor Information: McElroy's Inc.  
312 Fremont  
Manhattan, KS 66507  
CONTACT: Charles Campbell  
Phone: 785-539-4870; FAX: 785-539-8221; e-mail: charlie.campbell@mcelroys.com

Prices: as bid on Division of Purchases IFB EVT 297  
Payment Terms: N30  
Shipping Information: Dest, Ppd & Allowed

The parties agree as follows:

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Contractor: McElroy's Inc.

By: 

Printed Name: Charles D. Campbell

Title: Source Manager

KANSAS STATE UNIVERSITY

By: 

CARLA BISHOP  
DIRECTOR OF PURCHASING

Kansas State University  
Mechanical and HVAC Service On Call

HVAC Service to include but not limited to the following: (All Commercial Heating, Cooling & Ventilation applications associated with commercial and institution buildings). Types of applications and equipment at Kansas State University chilled water, forced air, large vent fume hoods, Industrial chillers, Industrial exhaust fan applications, absorbers and normal to light industrial/residential cooling systems. Sheet metal fabrications for ventilation duct work of all types & sizes necessary.

List all Labor Rates

Manager \$64.30

On Site Supervisor (Forman) \$62.00

Laborer \$29.00

Clerical \$23.40

Operations \$30.90

Service Technician \$59.50

Journeyman HVAC Technician \$72.00 *← same rate for plumbing technicians \**

Journeyman Sheet Metal Installer \$59.00

Other Rates Applicable to your operations not listed above. (list below)

Mobilization fee - \$19.90

Mark Up on Materials Purchased

Percent to be added to materials Purchased 15% for the project work.

Mark up on Subcontractors hired

Percent to be added to subcontractors hired by you. 10% for the project work.

We do have Davis Bacon Act Funded projects and all vendors would have to comply when required.

Equipment Rental (if applicable)

List any equipment available for rental and or would be billed for if service were rendered. List equipment with the following information (List all equipment charges applicable to your operations).

1. Min Rental Hours 1
2. Hourly Rate Equipment Specific (see attachment)
3. Daily Rates Equipment Specific (see attachment)
4. Weekly Rates Equipment Specific (see attachment)

See Attached MCAA Guide

*\* per phone conversation  
w/ Charlie Campbell on  
1-4-2011. All other labor  
rates will apply for  
plumbing, too*

*CK Bishop  
CK Bishop*

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PURCHASING OFFICE  
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MANHATTAN, KS 66506  
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Replaces Contract No.: 08903

Procurement Officer: Chris Dekat, CPPB  
Phone: 785-532-5469  
E-Mail: cidekat@k-state.edu

Item: On Call Services -- Mechanical & HVAC Services  
Primary Using Department: Kansas State University -- Facilities  
Period of Contract: 1/1/2011 through 12/31/2015

Contractor Information: Piping Contractors of Kansas Inc.  
115 SW Jackson  
Topeka, KS 66603  
CONTACT: Steve DeBacker  
Phone: 785-233-2010; FAX: 785-233-4859; e-mail: sdebacker@pci.kscoxmail.com

Prices: as bid on Division of Purchases IFB EVT 297  
Payment Terms: N30  
Shipping Information: Dest, Ppd & Allowed

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Contractor: Piping Contractors of KS Inc.

By: 

Printed Name:

STEVE DEBACKER

Title:

SALES ENGINEER

KANSAS STATE UNIVERSITY

By: 

CARLA BISHOP

DIRECTOR OF PURCHASING

Piping Contractors of Kansas, Inc.

Labor Rates for Bid Event Number: EVT 297

Mechanical and HVAC Service – On Call

Kansas State University

Manhattan, KS

December 13, 2010

Manager	\$110/hr
On Site Supervisor (Foreman)	\$80/hr
Laborer	\$39/hr
Clerical	\$33/hr
Operations	\$50.00
Service Technician	\$79/hr
Journeyman HVAC Technician	\$79/hr
Journeyman Sheet Metal Installer	\$79/hr

per Steve DeBacker 1/4/2011

- limited plumbing services  
are available at same rates;  
dependent on work required.  
Call in advance for verification

via phone  
CK Bishop



Kansas State University  
Mechanical and HVAC Service On Call

**HVAC Service to include but not limited to the following:** (All Commercial Heating, Cooling & Ventilation applications associated with commercial and institution buildings). Types of applications and equipment at Kansas State University chilled water, forced air, large vent fume hoods, Industrial chillers, Industrial exhaust fan applications, absorbers and normal to light industrial/residential cooling systems. Sheet metal fabrications for ventilation duct work of all types & sizes necessary.

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Laborer

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Journeyman HVAC Technician

Journeyman Sheet Metal Installer

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SEE  
ATTACHED

NOV 29 2010

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Mark up on Subcontractors hired

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4. Weekly Rates