

ST. LOUIS LAMBERT INTERNATIONAL AIRPORT

**SOLICITATION FOR BID FOR
EMERGENCY GENERATOR, UNINTERRUPTED POWER SUPPLY (UPS) AND
ASSOCIATED BATTERY SYSTEM MAINTENANCE SERVICES**

BID INFORMATION

Solicitation: Emergency Generator, Uninterrupted Power Supply (UPS)
and Associated Battery System Maintenance Services

The Airport is requesting bids from qualified bidders to
perform the above services.

Pre-Bid Meeting: February 3 and 12 pm (Zoom), local time

RSVP to Gin Nelson, gmnelson@flystl.com

Questions Due: On or before February 6

Bid Due Date: March 3 and 2:00 pm, local time

STL Contact: Gin Nelson
Contracts Compliance Officer
Airport Properties Division
(314) 890-8033
gmnelson@flystl.com



January 20, 2026

PROSPECTIVE BIDDERS:

Attached is the Solicitation for Bids for **Emergency Generator, Uninterrupted Power Supply and Associated Battery System Maintenance Services** at St. Louis Lambert International Airport. Sealed bids will be received at **the St. Louis Lambert International Airport, Airport Properties Division, 10701 Lambert International Drive, MTN 2501, St. Louis, Missouri 63145 until 2:00 p.m. on March 3, at** which time they will be publicly opened and read. Bids will be opened in the Airport Properties Division Conference Room located in the lower level of Terminal 1, adjacent to the A Concourse Security Checkpoint (MTN 2450).

Bids must be submitted on the included APPENDIX "C." Bids, which may be submitted via electronic email or regular mail service, should be submitted in strict accordance with instructions given in Appendix A, Section 31 of the SFB. If the bids are mailed via regular mail, one copy must be presented in a sealed envelope addressed to the Airport Contract Compliance Officer at the address provided above, with the words "**Bid For Emergency Generator, Uninterrupted Power Supply and Associated Battery System Maintenance Services**" clearly written across the left hand face of the envelope.

Any conditioned bid, any bid with erasures, alterations, or alternatives, or any bid not accompanied by all of the items identified on the enclosed Bidder's Checklist may be rejected. The City of St. Louis reserves the right to reject any or all bids, to cancel this Solicitation For Bids, to advertise for new bids, or to do any combination of the above.

A Pre-Bid Meeting will be conducted on **February 3 and 12:00p** local time via Zoom. Pre-Bid Meeting participation is not mandatory, but is highly recommended. Please see Appendix A, Section 30 of the SFB for more information.

The successful bidder(s) will be determined on the basis of the lowest and best bid submitted on APPENDIX "C" along with the bidders' ability to comply with Appendix A, Technical Specifications, and Appendix "B," General Specifications.

For those individuals needing accommodations or alternative formats as required under the Americans with Disabilities Act. Please call (314) 426-8094 with questions regarding these matters. To request language assistance please call (314) 426-8094. Please contact STL three business days in advance to process your request.

All inquiries regarding this solicitation are to be made in writing on or before **February 6** and should be addressed to Gin Nelson, Contract Compliance Officer.

Sincerely,

A handwritten signature in black ink, appearing to read "Gin Nelson", with a stylized, cursive script.

Contract Compliance Officer

Enclosure

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
APPENDIX "A"	
1.0 DEFINITIONS	8
2.0 SOLICITATION	11
3.0 QUALIFICATIONS	14
4.0 INVESTIGATION OF CONDITIONS	16
5.0 SCOPE OF WORK	16
6.0 EXTRA WORK	44
7.0 TERM	45
8.0 ADMINISTRATIVE PROCEDURES	45
9.0 RULES AND REGULATIONS	48
10.0 REPAIR OF DAMAGE	49
11.0 PAYMENTS	49
12.0 REPLACEMENT OF PERSONNEL	51
13.0 PROHIBITED ACTS	51
14.0 RIGHT OF REVIEW	52
15.0 GOVERNING LAW AND FORUM SELECTION	53
16.0 WAIVERS OF LIEN	53

17.0	FACILITIES PROVIDED BY THE AIRPORT.....	53
18.0	PRECAUTIONARY MEASURES.....	53
19.0	STORAGE AND STAGING AREA.....	54
20.0	BADGING.....	54
21.0	UNIFORMS.....	57
22.0	PERFORMANCE BOND AND PAYMENT BOND.....	57
23.0	MISSOURI UNAUTHORIZED ALIENS LAW.....	58
24.0	GENERAL PROVISIONS.....	59
25.0	PREVAILING WAGE AND FRINGE BENEFITS.....	61
26.0	MEDIA INQUIRIES / ADVERTISING.....	62
27.0	CUSTOMER SERVICE.....	63
28.0	INSPECTIONS.....	63
29.0	FAILURE TO PERFORM.....	64
30.0	PRE-BID MEETING.....	65
31.0	BID SUBMITTAL.....	66
 APPENDIX "B"		
1.0	INSURANCE.....	68
2.0	INDEMNIFICATION.....	70

3.0	CANCELLATION.....	71
4.0	SUBCONTRACTING AND ASSIGNMENT.....	72
5.0	NON-DISCRIMINATION IN EMPLOYMENT.....	74
6.0	RIGHT TO AUDIT CLAUSE.....	75
7.0	CIVIL RIGHTS GENERAL PROVISIONS.....	76
8.0	CIVIL RIGHTS AND NON-DISCRIMINATION PROVISIONS.....	76
9.0	FEDERAL FAIR LABOR STANDARDS ACT PROVISION.....	80
10.0	OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970.....	81
11.0	SEISMIC SAFETY.....	81
12.0	DISTRACTED DRIVING.....	81
13.0	CLEAN AIR AND WATER POLLUTION CONTROL.....	81
14.0	LIVING WAGE.....	82
15.0	ANTI-DISCRIMINATION AGAINST ISRAEL ACT.....	82

APPENDIX "C"

BID FOR EMERGENCY GENERATOR, UNINTERRUPTED POWER SUPPLY AND ASSOCIATED BATTERY SYSTEM MAINTENANCE SERVICES.....	36 pages
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ATTACHMENTS AND FORMS

BIDDER'S CHECKLIST	02 pages
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ATTACHMENT 1	01 page
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Proposal To Bond Form

ATTACHMENT 2.....01 page
Authorized Submission Form

ATTACHMENT 3.....01 page
St. Louis Lambert International Airport Subcontractor List
(Airport Only – Construction and Service Contracts)

EXHIBITS

EXHIBIT A.....01 page
Missouri Unauthorized Aliens Law Acknowledgement & Acceptance Declaration

EXHIBIT B.....01 page
Missouri Unauthorized Aliens Law Affidavit

EXHIBIT C.....01 page
Living Wage Acknowledgement & Acceptance Declaration

EXHIBIT D.....01 page
Living Wage Adjustment Bulletin

EXHIBIT E.....01 page
Anti-Discrimination Against Israel Act Acknowledgement & Acceptance Declaration

EXHIBIT F.....01 page
Anti-Discrimination Against Israel Act Affidavit

EXHIBIT G.....09 pages
Final UPS Inventory by Location

EXHIBIT H.....02 pages
St. Louis Lambert International Airport Emergency Generators

APPENDIX "A"

TECHNICAL SPECIFICATIONS

(EMERGENCY GENERATOR, UNINTERRUPTED POWER SUPPLY AND ASSOCIATED BATTERY SYSTEM MAINTENANCE SERVICES)

1. DEFINITIONS

The following terms and definitions are used in this solicitation:

"Agreement" means the contract that the City intends to be awarded to the Successful Bidder under this SFB and executed between the City of St. Louis and the Contractor for Emergency Generator, Uninterrupted Power Supply and Associated Battery System Maintenance Services.

"Airport" means the property owned by The City at St. Louis Lambert International Airport.

"Airport Representative" means the Airport Assistant Director of Landside Operations or their authorized or designated representative.

"Airport Rules and Regulations" means those lawful and not unjustly discriminatory rules and regulations, including ordinance and operating directives, promulgated by the Director, the Airport Commission, or the City from time to time for the orderly administration or operation of the Airport.

"ANSI" means American National Standards Institute.

"ASTM" means American Society for Testing and Materials, now known as ASTM International.

"Bid" means the Bid as defined in Appendix A, Section 2.A "Solicitation" of this SFB.

"Bidder" means a person or entity submitting a Bid under this SFB as more fully described in Appendix A, Section 2.B "Solicitation" of this SFB.

"City" means The City of St. Louis, owner and operator of St. Louis Lambert

International Airport.

"Commencement Date" means the date the term of the Agreement begins, which is July 1, 2026 as provided for in Appendix A, Section 7 "Term".

"Contractor" means the Successful Bidder.

"Contract Year" means a consecutive twelve (12) calendar month period beginning on the Commencement Date and each twelve (12) consecutive calendar month period thereafter during the term of the Agreement.

"days" means consecutive calendar days unless otherwise expressly stated.

"Director" means the Director of Airports of the City of St. Louis or their authorized representatives or designated representative.

"Emergency Generator" means a backup electrical system that automatically activates to provide power during a loss of commercial or primary power.

"Expiration Date" means the date the term of the Agreement ends, which is June 30, 2029 as provided for in Appendix A, Section 7 "Term".

"Extras" means additional service work or modifications, additions, or extras ordered in writing by the Director, as more fully described in Appendix A, Section 6 "Extra Work."

"Holiday" means New Year's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, and Christmas Day.

"IEEE" means Institute of Electrical and Electronics Engineers.

"NFPA" means National Fire Protection Association.

"Normal Hours" means those hours worked between the hours of 6:00 a.m. to 5:00 p.m. Central Time Zone, Monday through Friday, excluding Holidays.

"Ordinance(s)" Unless otherwise specified, means the ordinances codified as the Revised Code of the City of Saint Louis, 2020, Annotated. It is the responsibility of the Bidder to take notice of all City Ordinances, including any amendments that may arise

from time to time. Information on copies of ordinances can be found at: stlouis-mo.gov/government/city-laws/ordinances/non-digitized-ordinances.cfm

"Outside Normal Hours" means those hours worked between the hours of 5:00 p.m. and 6:00 a.m. Central Time Zone Monday through Friday, and all-day Saturday, Sunday and Holidays.

"Provision" means the terms, covenants, conditions, warranties, or provisions of the Agreement.

"Quarterly" means occurring once every three (3) months.

"Rules and Regulations" mean those lawful and not unjustly discriminatory rules, regulations, resolutions, plans, operating directives, the Airport Certification Manual, and directives promulgated or established by the Airport Authority, the Airport Commission, the Director, or the City, as amended. for the lawful and orderly administration or operation of the City and Airport.

"Semi-Annual" means occurring once every six (6) months.

"Solicitation For Bid" or "SFB" means this request for bids.

"Successful Bidder" means a responsive and qualified Bidder submitting the lowest and best bid in accordance with the Provisions of this SFB.

"Uninterruptible Power Supply" or "UPS" means a device that provides backup power to electrical or IT equipment when the main power source fails or experiences a disturbance, such as a power outage, surge, or voltage drop.

"Weekly" means occurring once a week.

2. SOLICITATION

A. Bid Award

The City will select the Successful Bidder on the basis of the lowest and best Bid submitted on Appendix C, Bid Forms, along with the Bidder's qualifications and ability to comply with the Appendix A, Technical Specifications, and Appendix B, General Specifications (collectively referred to as the **“Bid”**). The City’s Airport Commission and its Board of Estimate and Apportionment must approve the Successful Bidder as well as the Provisions of the Agreement. The City reserves the right to award a contract to a qualified and responsive Bidder that submits the lowest and best Bid as determined by the City in its sole discretion.

B. Disqualifications

If a bidder submits more than one Bid under the same or different names, the City will not consider any of that Bidder’s Bids. Bids will be rejected if there is reason to believe collusion exists among Bidders, and no participant in such collusion will be considered in future bids for providing the Emergency Generator, Uninterrupted Power Supply (UPS) and Associated Battery System Maintenance Services.

C. Rights Reserved by City

1. The City reserves the right to thoroughly investigate the financial status, experience, qualifications, competence, reputation, and record of the Bidder, and the City reserves the right to reject any or all bids.
2. The City reserves the right to reject any Bid if, in the City's sole opinion, the Bidder does not have the minimum qualifications as stated below, (see Appendix A, Section 3 “Qualifications”), including the necessary experience, the financial capacity or the ability to perform the scope of work;
3. The City reserves the right to disqualify any Bidder and reject any Bid that is not, in the City’s sole judgment, competent, experienced, or qualified to perform the work or service; or not in the City’s best interest.

4. The City reserves the right to reject any Bid if the Bid is a conditioned Bid, contains erasures, alterations, or alternatives, is not accompanied by all the items identified on the Bidder's Checklist, is submitted without the required or requested Bid information; or is not in compliance with the procedural requirements for submitting a Bid as set out in the cover letter to this SFB;
5. The City reserves the right in its sole discretion to reject any Bid from any Bidder that is in arrears or is currently in default to the City upon any debt or contract; or that is a defaulter as surety or otherwise upon any obligation to the City within the last three (3) years; or has failed in the City's sole determination and discretion to properly, adequately, or faithfully perform any previous contract within the last three (3) years with the City.
6. The City reserves the right in its sole discretion to reject any Bid from any Bidder that is currently involved in litigation with the City regarding any previous contract obligations.
7. The City reserves the right to perform one, all, or any combination of the following: reject any or all Bids; advertise for new Bids; cancel this SFB.
8. The City, in its sole determination, reserves the right to, waive minor irregularities and formalities, establish a "cure" period, if a Bidder or Bidders have not submitted the required Bid information for the purpose of obtaining complete Bid submittals and correcting other defects in a Bid.
9. This list of the City's rights is not all inclusive.

D. Bidders Responsible For Bid

1. The Bidder will carefully examine this SFB (including any attachments, addenda) and the premises of the Airport, and will judge for itself all circumstances and conditions affecting the Bidder's Bid.
2. All information or data in this SFB and any subsequent addenda is to be used by the Bidder at its sole risk, and the City does not accept any

responsibility or liability in any fashion for its use in structuring a Bid by any Bidder in a response to this SFB.

E. Forfeiture

1. If a Successful Bidder refuses or neglects to timely execute the Agreement with the City or fails to furnish the required insurance certificates and endorsements, bonds, affidavits, or other required or requested documents or information within twenty (20) days after notice of the award, the Bid Bond submitted (if any) with the Bid will be forfeited by the Bidder and retained by the City as liquidated damages. No pleas by a Bidder of error or mistake in its Bid or change in circumstances will be available to the Bidder as a basis for the recovery of its deposit.
2. The City, in its sole discretion, may select the next lowest and best Bidder as determined by the City, who will be subject to the same procedures and timetables as provided for in this Section 2.E. If the second lowest and best Bidder also refuses or neglects to timely execute the Agreement or fails to furnish the required insurance certificates and endorsements, bonds, affidavits, or other required or requested documents or information, then the next lowest and best Bidder, if selected, will be subject to the foregoing Provisions, and so on, as determined by the City.

F. Not A Contract

This SFB is not a contract or a commitment of any kind by the City or the Airport. Nor does it commit the City to pay for any costs incurred by the Bidder in the submission of its Bid or any cost incurred prior to the approval and execution of a formal contract with the City. The award of the Agreement to the Contractor under this SFB as well as the Provisions of the Agreement to be awarded must be approved by the City's Airport Commission and its Board of Estimate and Apportionment.

- G. The City, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the regulations, hereby notifies all bidders that it will affirmatively ensure that disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to

this invitation and will not be discriminated against on the grounds of race, color, sex, disability, or national origin in consideration for any award or contract entered into pursuant to this advertisement.

3. QUALIFICATIONS

All Bidders, at a minimum, must meet the following qualifications:

- A. Bidder must have a minimum of seven (7) years of experience within the last eight (8) years providing Emergency Generator services and Uninterrupted Power Supply (UPS) and associated Battery System Maintenance services, of the nature described in Appendix A, Section 5, entitled “Scope of Work,” and must currently be providing similar work. Bidder shall provide as part of its Bid, a written synopsis which describes and illustrates that the Bidder has experience of the same nature described in this SFB, and satisfies the minimum experience requirement of this SFB. (See Bidder’s Checklist)
- B. Bidder and Bidder’s subcontractors that perform any of the Uninterrupted Power Supply (UPS) and Associated Battery System Maintenance services scope of work must be a licensed commercial electrical contractor/company with the experience listed above.
- C. Bidder must currently have, or be able to secure prior to the Commencement Date, a business relationship with Eaton Corporation, the City’s “UPS Manufacturer.” Bidder shall submit documentation evidencing this business relationship with their bid or no less than 30 days prior to the Commencement Date.
- D. Bidder must have the financial capability to perform the “Scope of Work” as described in Appendix A, Section 5 of this SFB and must submit the last two (2) years’ financial statements, prepared in accordance with generally accepted accounting principles, including an independent CPA’s statement attached, if said CPA’s statement is available. Examples of acceptable financial statements include Balance Sheets, Statement of Changes in Financial Position, and Income Statements, as well as all accompanying footnotes. (See Bidder’s Checklist)
- E. Bidder and all proposed subcontractors must be licensed to do business in the State of Missouri at the time of execution of the Agreement and must submit a

current Certificate of Good Standing from the Missouri Secretary of State, if applicable. The Bidder and *all proposed subcontractors* must also submit proof of registration with the Missouri Secretary of State. (See Bidder's Checklist)

- F. Bidder must submit, at a minimum, three (3) business references, including contact name, telephone number, mailing address and email address. These references must be from customers to whom the Bidder has provided Emergency Generator, Uninterrupted Power Supply (UPS) and Associated Battery System Maintenance Services of the same nature and type described in this SFB. (See Bidder's Checklist)
- G. Bidder must fully disclose and explain either of the following events occurring in the last three (3) years:
 - 1. Any termination for cause of an Emergency Generator, Uninterrupted Power Supply (UPS) and Associated Battery System Maintenance Services contract in which the Bidder or the Bidder's affiliates, are or were a party to; and
 - 2. Any debarment proceedings recommended or initiated, or debarment decisions against the Bidder or the Bidder's respective directors, officers or employees, including their respective affiliates.
- H. Bidder must include as part of its Bid copies of any termination notices, debarment notices, complaints, or reports, finding of fact or law, rulings or decisions of debarment. (See Appendix A. Section 2.C. & Bidder's Checklist)
- I. For purposes of this Section 3.H, an "**affiliate(s)**" means a person or entity that directly or indirectly through one or more intermediaries controls, or is controlled by, or is under common control with, the Bidder.
- J. The City will not enter into an Agreement with any Bidder who is found to be delinquent on City of St. Louis Earnings Taxes or is unable to procure a City of St. Louis Business License, if such license is applicable.

4. INVESTIGATION OF CONDITIONS

- A. The Bidder should investigate all conditions for the required work, carefully read the specifications, and inform itself fully of the conditions under which the work is to be performed.

The City will not provide additional compensation to a Bidder who has failed to investigate the conditions carefully, read the specifications, or fully inform itself of items prior to submitting a Bid or for a change in the Bidder's circumstances.

- B. The submission of a Bid means that the Bidder has made such examinations and investigations, and agrees to fulfill all requirements of the Agreement in full accordance with the Provisions of the Agreement and the specifications, and that the Bidder is entirely familiar with and thoroughly understands all such requirements.

5. SCOPE OF WORK

The Bidder shall perform the following work or services subject to and in accordance with the Provisions of the Agreement and at the discretion of the Airport Representative. The Bidder shall coordinate the services performed under the Agreement with the Airport Representative.

A. Service

The Bidder shall furnish all supervision, labor, tools, equipment, supplies, parts, materials and personal protective equipment necessary to inspect, test, repair, make modifications, perform preventative maintenance and corrective maintenance on the Emergency Generators, Uninterrupted Power Supplies and Associated Battery Systems (more fully described in Appendix A, Section 5.G "Scope of Work" below) for the City at the Airport.

The Bidder shall provide additional emergency repair and testing services as required to keep the Emergency Generators, Uninterrupted Power Supplies and Associated Battery System operating in a safe and efficient manner.

The Airport Representative may add, delete or modify the Emergency Generators, Uninterrupted Power Supplies and Associated Battery Systems and all associated equipment, software and hardware throughout the Term of the Agreement without the Bidder's approval by providing written notice.

B. Uninterrupted Power Supply

1. Bidder shall schedule, accompany, and supervise semi-annual UPS Manufacturer-provided inspections to ensure that the Airport's UPS and Battery Systems undergo inspections and preventative maintenance every six (6) months, during the months of February and August. The Bidder or the Bidder's qualified subcontractor shall accompany the UPS Manufacturer, or their designated representative, for such inspections and preventative maintenance, oversee their work, and complete any part of the Scope of Work that the manufacturer may be unable to perform, and/or making any repairs that the manufacturer will authorize and allow. The Bidder shall also make any necessary repairs as directed by the Airport Representative.
2. Uninterrupted Power Supply - Summary of Work
 - a. Coordinate site visit service dates with the Airport Representative.
 - b. Pre-arrange switch over to maintenance bypass to accommodate unit shutdown, as required.
 - c. Perform "Lock-out/Tag-out" or "LOTO" of the UPS input power and verify a de-energized and safe working condition prior to accessing internal UPS components.
 - d. Perform semi-annual preventive maintenance checks to include interior and exterior cleaning of the UPS unit.
 - e. Inspect all connections, components, and internal wiring for signs of overheating or damage.
 - f. Spot check all power connections for proper torque.
 - g. Verify all cooling fans spin freely.
 - h. Clean or replace air filters.
 - i. Restore unit power and perform online checks while the load remains on bypass.

- j. Check and verify system output voltage adjustments.
- k. Check all meter parameters, settings, and logic.
- l. Perform all function tests and calibrate unit.
- m. Test all UPS alarms and remote alarm panels.
- n. Restore the UPS to its online condition with output breaker closed and supporting the critical load.
- o. Note discrepancies which prohibit the unit from supporting the load and immediately notify the Airport Representative of these discrepancies and the unit's bypass condition.
- p. Perform battery maintenance, to include cell voltage readings and an overview inspection of the battery strings condition.
- q. Check all battery connections for the proper torque and ensure they are free of corrosion.
- r. Check for noticeable discrepancies, such as a corroded connections or loose wiring.
- s. Note any major battery discrepancies and immediately notify the Airport Representative.
- t. Ensure proper unit operation before leaving the site.
- u. As requested by the Airport Representative, purchase and install. or have installed, replacement batteries; remove and dispose of old batteries.
- v. As requested by the Airport Representative, replace failing and/or end of life UPS units. Remove and dispose of existing; purchase and install new UPS units.
 - 1. An external bypass switch must be installed with all new UPS units.

3. Uninterrupted Power Supply - Semi-Annual Inspection Criteria

- a. Visual Inspection
 - 1. Status panel functionality
 - 2. UPS exterior damage
 - 3. Exhaust for operation
 - 4. Ambient temperature
 - 5. Environmental considerations, i.e. air card/network management card, water, service area/location

6. Clean and or vacuum unit and replace air filter, if applicable
7. Spare parts kit inventory, if applicable
- b. Mechanical Inspection
 1. Physical damage or deterioration
 2. Non-conformance — fit and finish
 3. Connection integrity
- c. Electrical Inspection
 1. System voltages
 2. System currents
 3. PC board calibration
 4. PC board operation
 5. Sub-assembly operation (rectifier, inverter, static switch)
- d. System Operation
 1. Forward Transfer
 2. Reverse Transfer
 3. On battery
 4. Normal operation
 5. Emergency Power Off/Remote Emergency Power Off
 6. Alarm interface
 7. Maintenance bypass sequence
 8. Meter reconciliation
 9. Personalization
- e. Perform all function tests and calibrate unit.
- f. Test all UPS alarms and remote alarm panels.
- g. Restore the UPS to its online condition with output breaker closed and supporting the critical load.
- h. Note discrepancies which prohibit the unit from supporting the load and immediately notify the Airport Representative of these discrepancies and the unit's bypass condition.
4. Associated Battery Systems - Semi-Annual Inspection Criteria
 - g. Check the integrity of the battery/rack cabinet.

- h. Check the general appearance and cleanliness of the battery system.
- i. Visually inspect the cells/units for cracks, leaks and excessive bulging of containers.
- j. Check for any evidence of corrosion at the terminals and connectors.
- k. Check cell/unit tops for cleanliness.
- l. Spot check torque on 10% of the inter-battery connections.
- m. All terminal cleaning and application of anti-corrosive agents as required in accordance with the manufacturer's recommendations.
- n. Measure and record in written report referenced below, the ambient battery room temperature.
- o. Measure and record in the written report referenced below, the float voltage and charging current.
- p. Measure and record in the written report referenced below, the total battery float voltage and charging current.
- q. Measure and record in the written report referenced below, the AC ripple voltages and current being applied to the battery system.
- r. Measure and record in the written report referenced below, 10% of the inter-cell/unit connection resistances on systems allowing such, using a calibrated digital micro-ohmmeter.
- s. Provide a detailed written report noting any deficiencies along with corrective action in a form approved by the Airport Representative.

7. Uninterrupted Power Supply and Associated Battery System - Reports

Bidder must provide to the Airport Representative a detailed written report for each UPS and associated battery systems no later than 30 days after every semi-annual inspection.

- a. The title page of each report must include:
 - 1. The correct UPS Terminal or Concourse Location
 - 2. The correct UPS Room Number
 - 3. UPS Airport ID, if applicable
 - 4. UPS Serial Number

- b. The written report must list:
 - 1. All UPS input and output voltage, amperage, frequency, and individual battery voltage readings;
 - 2. Ambient battery room temperature;
 - 3. Battery float voltage and charging current;
 - 4. Total battery float voltage and charging current;
 - 5. AC ripple voltages and current being applied to the battery system; and
 - 6. 10% of the inter-cell/unit connection resistances on systems allowing such, using a calibrated digital micro-ohmmeter.
 - 7. All service issues and deficiencies, along with corrective actions or recommendations in a form acceptable to the Airport Representative.
 - c. Formal written reports are not required for units that are 4kVA or less. Bidder should notify the Airport Representative via email if there are any issues or concerns with the 4kVA or less units.
- 8. Uninterrupted Power Supply and Associated Battery Systems - Emergency Repair Procedures
 - a. Bidder shall self-perform authorized repairs, only.
 - b. Bidder shall coordinate, schedule, and supervise UPS Manufacturer repairs that only manufacturer can perform.
 - b. In the event of an Airport Authority-owned Uninterruptible Power Supply (UPS) failure, an Emergency repair notification must be provided to the Airport Representative before any Emergency repairs can be affected.
 - c. The Bidder shall be responsible for the Emergency repair notifications, via phone and email, to the Airport Representative and, if needed, to the UPS Manufacturer Factory Trained and Certified Technical Staff.
 - d. The Emergency repair notification shall include the following information:
 - 1. Location of the UPS Outage (Site, Building ID, Door Number, UPS ID Number, etc.).
 - 2. Accurate technical description of the problem.

3. Any other relevant technical information that is known that will assist the Airport Representative and, if needed, the UPS Manufacturer Factory Trained and Certified Technical Staff in responding to the notification.
 4. Coordinating Instructions for After-Hours Emergency Repairs. Communication between the UPS Contractor, the UPS Manufacturer, and Airport Representative or Airport Operations Center staff for UPS unit access.
 - e. For repairs that may include the need for proprietary codes and/or programs, the Bidder shall coordinate, escort, and oversee the UPS Manufacturer's representative during the course of the repair.
 - f. The Airport will not approve Emergency repair invoices for payment that have not been authorized, in writing, by the Airport Representative.
9. Uninterrupted Power Supply and Associated Battery Systems - Proprietary Maintenance and Repairs
- a. Due to the proprietary nature of some of the work required for the units, the Bidder shall utilize Eaton and/or Eaton Powerware certified personnel to perform maintenance requiring proprietary codes and/or programs for those services.
 - b. Bidder and/or subcontractor personnel are responsible for coordinating, facilitating and accompanying UPS Manufacturer Factory Trained and Certified Technical personnel (Eaton, Eaton Powerware) performing inspections, maintenance and repairs.
 - c. All other maintenance and repairs on the units may be performed by the Bidder and subcontractor personnel.
10. Uninterrupted Power Supply - Battery Replacement
- a. Bidder shall purchase replacement UPS batteries pursuant to the replacement schedule listed in Appendix C or as directed by the Airport Representative.
 1. Bidder shall review Appendix C with Airport Representative prior to replacing any batteries.

- b. Replacement batteries shall be new and of the type and brand specified by the UPS Manufacturer.
- c. Bidder shall remove and dispose of batteries in accordance with all applicable laws, rules, and regulations.
- d. Bidder shall install or have installed by manufacturer's designated representative new batteries.
 - 1. Batteries installed by manufacturer's designated representative shall come with a minimum one-year battery replacement warranty.

11. Uninterrupted Power Supply - Replacement Units

- a. Bidder shall remove and dispose of existing UPS, and purchase and install new replacement UPS units pursuant to the replacement schedule listed in Appendix C or as directed by the Airport Representative.
- b. New UPS units shall be of the size and brand specified in Appendix C.
- c. Bidder shall remove and dispose of existing UPS units in accordance with all applicable laws, rules, and regulations.
- d. All new UPS units shall:
 - 1. Come with batteries that are no more than six (6) months old; new batteries are preferred;
 - 2. Be UL Listed;
 - 3. Come with 7x24 start up service;
 - 4. Come with a network card and network capabilities;
 - 5. Have external bypass switch. If external bypass switch is not currently installed, Bidder will need to install external bypass switch as part of new UPS installation.
- e. The replacement of UPS units shall be coordinated in advance with the Airport Representative.
 - 1. Bidder shall ensure UPS Manufacturer's designated representative performs new UPS start-up protocol on all new UPS units installed.
 - a. Start-up protocol shall be performed onsite for all new units.
 - b. Contractor shall send manufacturer's start up report for all new units to Airport Representative.

2. Bidder may be required to replace units overnight and/or on weekends.
3. The Airport Representative will determine the date and time in which each unit will be replaced.
4. Bidder shall coordinate connecting the new units to the network with Airport Information Technology staff.

C. Gate 64N Solar Array Battery Maintenance

1. Quarterly Maintenance (January, April, July, and October)
 - a. Successful Bidder shall self-perform quarterly maintenance in the months of January, April, July, and October.
 - b. Inspect each battery terminal for any corrosion deposits. If present, remove with a wire brush, neutralize with a baking soda solution, dry, and then apply NO-OX-ID grease.
 - c. Record the following parameters with the battery on float charge:
 1. Float voltage at battery system terminals.
 2. Voltage of each battery.

Note: A large variation of individual float voltages in a new battery system is normal because of variations in oxygen recombination efficiency due to slight variations of acid saturation within the Absorbed Glass Mat (AGM). As the battery ages, the variation should drop to lower values. Excessive variation of float voltages after the first one to two months is an indication that the batteries may be out of balance. If individual battery voltage readings during float charge vary by more than 0.10 volts per cell (0.10 volt for 2V batteries; 0.30 volt for 6V batteries; and 0.6 volt for 12V batteries), then a “conditioning charge” is recommended.
 3. Ambient temperature.
2. Annual Maintenance (October)
 - a. In addition to the required quarterly maintenance, Bidder shall self-perform annual maintenance in October.
 - b. Clean solar panels per manufacturer’s instructions.

- c. Put the battery on a full charge cycle and record the following parameters:
 1. Charger amperage output.
 2. Absorption voltage at battery system terminals.
 3. Float voltage at battery system terminals.
 4. Ripple voltage at battery system terminals.
Note: Excessive ripple voltage will negatively impact battery life. Maximum recommended ripple voltage (peak-to-peak) is 0.5% of the float voltage setting.
 5. Voltage at each battery when charger is in float mode.
Note: A large variation of individual float voltages in a new battery system is normal because of variations in oxygen recombination efficiency due to slight variations of acid saturation within the Absorbed Glass Mat (AGM). As the battery ages, the variation should drop to lower values. Excessive variation of float voltages after the first one to two months is an indication that the batteries may be out of balance. If individual battery voltage readings during float charge vary by more than 0.10 volts per cell (0.10 volt for 2V batteries; 0.30 volt for 6V batteries; and 0.6 volt for 12V batteries), then a “conditioning charge” is recommended.
 6. Ambient temperature
- d. Allow the battery system to discharge until it reaches the low voltage disconnect, and record the following parameters:
 1. Run time.
 2. Capacity delivered (Ampere-hours).
 3. Average DC load (Amperes).
 4. Endpoint voltage at battery system terminals.
- e. After discharging, return the battery to a fully charged condition as soon as possible.

D. Emergency Generators

1. The Emergency Generators shall be maintained in accordance with the manufacturer’s specifications at all times throughout the Term of the Agreement.

2. Bidder is responsible for inspecting, maintaining, testing and repairing the Emergency Generators listed in Appendix C and all associated accoutrements and components to ensure maximum reliability. This includes, but is not limited to, all electrical systems and components, louver repair (sheet metal), enclosure heaters, green running lights, load banking equipment rentals and temporary emergency generator rentals
 - a. This includes the two emergency generators that are 4160 volts (Generator #30 and Generator #90).
 - b. This includes the six emergency generators that are enclosed and have building louvers (Generator #30, Generator #80, Generator #100, Generator #140, Generator #170 and Generator #190).
4. All of the Airport's Emergency Generators are classified as Level 2 under NFPA 110 standards. In addition to this Section 5, all Emergency Generator maintenance and inspection services must be completed in accordance to 2019 NFPA 110, Standard for Emergency and Standby Power Systems, and shall be updated as new standards become available.
5. The Bidder is responsible for performing all manufacturers' recommended preventive maintenance as well as preventive maintenance recommended by the manufactures' technical manuals for the respective equipment.
3. Bidder is not responsible for providing or delivering fuel (diesel, natural gas, fuel oil) or fueling any of the equipment listed in Appendix C. The Bidder is not responsible for the Veeder-Root system or the SMARTank system associated with any of the equipment listed in Appendix C.

E. Weekly Service.

The Bidder shall perform Weekly Inspections of each Emergency Generator on a weekly basis throughout the Term of the Agreement.

The Weekly Inspections shall consist of the following:

1. Fuel System
 - a. Check main supply tank level;
 - b. Visually inspect and check day tank level;
 - c. Visually inspect day tank float switch;

- d. Visually inspect supply or transfer pump operation;
 - e. Visually inspect solenoid valve operation;
 - f. Visually inspect flexible hose and connectors—replace, if needed; and
 - g. Visually inspect piping.
- 2. Lubrication System
 - a. Visually inspect and check oil level.
- 3. Cooling System
 - a. Visually inspect and check fluid levels;
 - b. Check to ensure adequate fresh air through radiator;
 - c. Visually inspect water pump(s);
 - d. Visually inspect and check condition of flexible hoses and connection;
 - e. Visually inspect jacket water heater;
 - f. Visually inspect, check, and clean duct work and louvers; and
 - g. Visually inspect, clean, and test louver motors and controls.
- 4. Exhaust System
 - a. Visually inspect and check for leakages;
 - b. Visually inspect insulation and fire hazards;
 - c. Visually inspect exhaust system hangers and supports; and
 - d. Visually inspect flexible exhaust section.
- 5. Battery System
 - a. Check electrolyte level; and
 - b. Visually inspect charger and charge rate.
- 6. Electrical System
 - a. General visual inspection.
 - b. Verify function of green light on top of enclosures.
- 7. Prime Mover
 - a. General visual inspection.
- 8. Generator
 - a. Visually inspect and check voltage regulator.
- 9. General Condition
 - a. Visually inspect for any unusual condition of vibration, leakage, noise, temperature, or deterioration; and
 - b. Visually inspect service room or housing housekeeping.
- 10. Restore system to automatic operation condition

11. Start up and run each Generator for a minimum of 30 continuous minutes with no transfer of building load;
12. Check for oil, fuel and coolant leaks;
13. Check for proper operation of fan motors, thermostats, circulating pumps, solenoids, and engine block heaters;
14. Check operation of enclosure heaters (Generators #30, #90, and #100 only);
15. Check all fluid levels and top off as necessary;
16. Record date and time that the weekly inspections were completed in the specified log book for each generator located in the Generator Office, on B Concourse, Apron Level, Door #B-1017, location subject to change throughout the Term of the Agreement, and
17. Promptly report any malfunctions to the Airport Representative and immediately make necessary repairs as directed by the Airport Representative.

F. Quarterly Service (Level 1 Inspections)

Bidder shall perform “Level I Inspections” on each Emergency Generator on a Quarterly basis throughout the Term of the Agreement.

The Level I Inspections include all the elements listed in the Weekly Inspections as well as the following:

1. Fuel System

- a. Test day tank float switch;
- b. Test supply or transfer pump operation;
- c. Test solenoid valve operation;
- d. Clean strainer, filter, dirt leg, or combination;
- e. Check level of main storage tank;
- f. Test day tank pump for proper operation and level;
- g. Inspect fuel lines for leaks or cracking; and
- h. Check and record level in the main fuel tank.

2. Lubrication System

- a. Check crankcase oil level and add up to two (2) gallons of engine oil, as required;
- b. Visually inspect oil for contamination by fuel water or glycol;

- c. Visually inspect front and rear crankshaft seals and lubrication system gaskets for leaks; and
 - d. Check for excessive crankcase blow-by with the engine running.
3. Cooling System
- a. Visually inspect and check fan and alternator belt;
 - b. Check coolant level and correct level if necessary;
 - c. Visually inspect radiator/heat exchanger for leaks, damage, and obstructions;
 - d. Inspect condition of radiator cap, gaskets and sealing surfaces;
 - e. Visually inspect engine coolant for contamination;
 - f. Visually inspect the water pump and cooling system gaskets for leaks;
 - g. Check jacket water heater(s) for proper operation and adjust thermostat settings as needed;
 - h. Check and adjust belt tension if necessary;
 - i. Inspect hoses for cracking, leaking, and flexibility; and
 - j. Check and record engine coolant antifreeze protection.
4. Exhaust System
- a. Check drain condensate trap;
 - b. Check inlet and discharge louvers for proper operation with the engine running and stopped;
 - c. Inspect air intake piping for leaks and possible dirt entry;
 - d. Inspect flexible exhaust coupling for cracks and excessive leakage;
 - e. Inspect exterior of exhaust manifolds for oil/fuel slobbering (signs of wet stacking); and
 - f. Inspect exhaust silencer for deterioration.
5. Battery System
- a. Visually inspect and check to ensure terminals are clean and tight;
 - b. Test specific gravity or state of charge;
 - c. Check battery electrolyte level and top off;
 - d. Check and record battery voltage; and
 - e. Check and record battery charger amperage.
6. Electrical System

- a. Visually inspect and check for wire chafing where subject to movement;
 - c. Visually inspect boxes, panels, and cabinets;
 - d. Visually inspect, check, clean, test, and replace, if needed, circuit breakers and fuses; and
 - e. Visually inspect transfer switch main contacts and replace, if needed.
7. Prime Mover
- a. Check governor oil level and linkage;
 - b. Visually inspect the ignition system – plugs, points, coil, cap, rotor, and secondary wire insulation;
 - d. Drain water from fuel separator;
 - e. Drain water from water separator and fuel tank;
 - f. Check fuel injection and transfer pumps for proper operations and leaks; and
 - g. Inspect air filter for deterioration and plugging.
8. Generator
- a. Inspect rotor and stator for damage and excessive oil or direct buildup;
 - b. Inspect couplings and guards for loose or missing parts;
 - c. Check fastening of generator leads and voltage regulator control wiring; and
 - d. Strap and tape any leads that are rubbing or have worn insulation.
9. General Condition
- a. Visually inspect for any unusual condition of vibration, leakage, noise, temperature, or deterioration; and
 - b. Visually inspect service room or housing housekeeping.
10. Restore system to automatic operation condition
11. Engine Mounts
- a. Inspect generator set vibration isolators and adjust as needed.
12. Control Panel

- a. Operational check of warning and fault lamps;
- b. Check proper operation of the engine and generator monitoring displays with engine running;
- c. Adjust governor control for optimum performance and frequency;
- d. Adjust voltage regulator for proper voltage; and
- e. Check remote annunciator for proper operations (if applicable).

13. Operational Checks

- a. Check over crank safety;
- b. Check overspeed safety;
- c. Check engine low oil pressure safety;
- d. Check engine high water temp safety;
- e. Check alternator output (if applicable);
- f. Check for unusual noises or vibrations;
- g. Check for proper operation of remote fan motors, thermostats, circulating pumps and solenoids;
- h. Check for oil, fuel and coolant leaks;
- i. Check and record engine oil pressure;
- j. Check and record engine coolant temperature;
- d. Check and record engine rpm;
- e. Check and record generator frequency; and
- f. Check and record generator voltage.

14. Upon Completion of Service

- a. Set circuit breaker to correct position;
- b. Return area to the condition it was in upon arrival; and
- c. Record date and time that Level I Quarterly Service was completed in specified Log Books for each generator located in the Generator Office.

G. Semi Annual Service (April and October)

Bidder shall perform "Level II Inspections" on each Emergency Generator on a Semi-Annual basis throughout the Term of the Agreement. The Level II Inspections are to occur in the month of **April** and **October** unless otherwise directed by the Airport Representative.

The Level II Inspections include all the elements listed in the Level I Inspections as well as the following:

1. Fuel System
 - a. Clean primary fuel filter (if screen type);
 - b. Drain water and sediment from day tank (if accessible);
 - c. Replace primary and secondary fuel filter elements; and
 - d. Inspect and lubricate governor linkages.
2. Lubrication System – **October Only or Every 250 Hours (whichever comes first)**
 - a. Replace oil;
 - b. Replace oil filters;
 - c. Visually inspect, clean, and replace, if needed, crankcase breather;
 - d. Obtain engine oil sample for analysis. Test oil samples. Document test results and include in Annual Report;
 - e. Dispose of engine waste oil and filters in a legal and environmentally safe way; and
 - f. Service all grease fittings per manufacturer's instructions, if applicable.
3. Cooling System
 - a. Test antifreeze protection level;
 - b. Replace coolant filter (if applicable); and
 - c. Check concentration level of coolant conditioner to prevent cylinder liner pitting or solder bloom.
4. Exhaust System
 - a. Visually inspect entire exhaust pipe, muffler, and connections for any soot, cracks, or signs of leaks;
 - b. Check exhaust system supports and hangers;
 - c. Test for excessive back pressure;
 - d. Clean obstructions from fuel tank vents;
 - e. Check exhaust piping system for blockage; and
 - f. Check all exhaust components for corrosion or rust.
5. Battery System
 - a. Clean and apply corrosion inhibitors to lead acid battery terminals.
6. Electrical System
 - a. Check and test the operation of safeties and alarms; and

- b. Inspect and tighten starter motor(s) connections and wiring.
- 7. Prime Mover
 - a. Test at minimum of 30% of nameplate kW rating; and
 - b. Service air cleaner, as required.
- 8. Generator
 - a. Visually inspect rotor and stator;
 - b. Check and replace bearing grease;
 - c. Inspect generator strip heater (if applicable);
 - d. Lubricate generator bearing with high-speed bearing lubricant for high-speed applications;
 - e. **October Only** – Conduct visual inspection of alternator and clean per manufacturer specifications; and
 - f. **October Only** – Conduct alternator winding resistance testing. Document test results and include in Annual Report.
- 9. General Condition
 - a. Visually inspect for any unusual condition of vibration, leakage, noise, temperature, or deterioration; and
 - b. Visually inspect service room or housing housekeeping.
- 10. Restore system to automatic operation condition
- 11. Turbocharger
 - a. Inspect turbocharger compressor and turbine wheel (if accessible); and
 - b. Check turbocharger shaft end play (if accessible).
- 12. Automatic Transfer Switch
 - a. Replace the nine-volt battery in transfer switch;
 - b. Inspect transfer switch for proper operation;
 - c. Inspect for burnt contacts and loose connections. Replace contacts as needed; and
 - d. **October Only** – Clean transfer switch and associated components.
- 13. Transfer Of Building Load
 - a. Transfer building load to the generator;
 - b. Check operation of transfer switch; and
 - c. Check and record amperage under load.
- 14. Level II Inspections must be scheduled and approved in writing by the Airport Representative a minimum of 30 calendar days in advance.

15. Every Emergency Generator is to be load tested Annually. During the first Semi-Annual Level II inspection in a given Contract Year, the Bidder shall use the appropriate load bank on 50% of the Emergency Generators and transfer the actual building load on the remaining 50% of the Emergency Generators. During the second Semi-Annual Level II Inspection in a given Contract Year, the Bidder shall similarly test the 50% of Emergency Generators that prior Semi-Annual Level II Inspection did not test.
16. The Level II Inspections shall only be allowed between the hours of 1:30am and 3:30am, unless otherwise directed and approved by the Airport Representative. The Bidder can perform any necessary preparation work outside of the 1:30am – 3:30am time frame, however at no time will the Level II Inspections or preparation for service, be allowed to interfere with air traffic operations or the administration or operations of the Airport.
17. The Emergency Generators must be load bank tested for a minimum of 90 continuous minutes and the Emergency Generators must transfer the actual building load for a minimum of 30 continuous minutes. The load bank test and the building load test must be conducted in accordance with 2019 NFPA 110 standards.

H. Biennial Service (September 2027)

Bidder shall perform “Level III Inspections” on each Emergency Generator on a Biennial basis during the Term of the Agreement. The Level III Inspections shall occur in September 2027 unless otherwise directed by the Airport Representative.

The Level III Inspections include the following:

1. Fuel System
 1. Replace engine fuel lines.
2. Cooling System
 1. Drain engine coolant system and flush. Install Extended Life coolant or manufacturer-recommended coolant, dispose of old coolant in a legal and environmentally safe manner;
 2. Replace fan and alternator belts;
 3. Replace all engine coolant hoses;

4. Replace engine thermostats and seals;
 5. Replace engine belts; and
 6. Clean exterior of radiator – as required.
3. Battery System
 1. Replace batteries.
4. Electrical System
 - a. Tighten control and power connections – as required; and
 - b. Calibration of voltage-sensing relays/devices – as required.
5. Prime Mover
 - a. Governor oil – as required;
 - b. Valve clearance – as required; and
 - c. Torque bolts – as required.
6. Generator
 - a. Bearing(s) – as required; and
 - b. Exciter – as required.
7. General Condition
 - a. Visually inspect for any unusual condition of vibration, leakage, noise, temperature, or deterioration; and
 - b. Visually inspect service room or housing housekeeping.
8. Restore system to automatic operation condition
9. Valve Adjustment
 - a. Inspect valve guides for excessive carbon buildup;
 - b. Check and adjust engine valve lash;
 - c. Check and adjust fuel injector setting (if applicable); and
 - d. Check internal fuel lines for leakage (if applicable).
10. The Level III Inspections must be scheduled and approved in writing by the Airport Representative a minimum of 72 hours in advance.

I. Annual Fuel Polishing and Annual Fuel Testing (October)

The Bidder shall perform a "Fuel Polishing Service" and a "Fuel Testing Service" Annually, in the month of October, on all diesel-powered Emergency Generators; the above-ground diesel fuel tank located at Airfield Maintenance; two (2) fuel diesel tanker trucks staged at Airfield Maintenance; three (3) fuel oil tanks located at West Climate Control and (3) fuel oil tanks located at East Climate Control throughout the Term of this Agreement.

This service does not apply to natural gas-powered Emergency Generators (Generator #10 and Generator #155).

Fuel Polishing and Fuel Testing Service will include the following:

1. Prior to Annual fuel polishing, a fuel analysis test shall be performed and sent to a third-party laboratory for ASTM analysis to ensure the exact contamination problem is identified and rectified with a targeted solution.
 - a. Bidder shall send all laboratory results to the Airport Representative.
2. Once Annual fuel polishing has been completed, a second fuel analysis test shall be performed and sent to a third-party laboratory for ASTM analysis after the fuel polishing has been completed to confirm any problems have been corrected.
 - a. Bidder shall send all laboratory results to the Airport Representative.
3. Filtering the fuel in all diesel-powered Emergency Generators, the 10,000-gallon above-ground fuel tank, the 1500-gallon tanker truck, the 400-gallon tanker truck and the six (6) fuel oil tanks with a 10-micron filter.
4. Adding a liquid fuel polishing treatment to the fuel tanks of all diesel-powered Emergency Generators, the 10,000-gallon above-ground fuel tank, the 1500-gallon tanker truck, the 400-gallon tanker truck and the six (6) fuel oil tanks.
5. Remove water, microbiological growth, and sludge contamination from covered equipment.
6. Add bacterial and fungal inhibitor.
7. Properly dispose of sludge and waste associated to the related service.
8. Verify proper operation prior to leaving the site.
9. After filtering is complete, Bidder shall sample the bottom of the tank to verify that all contaminants have been removed.
10. After filtering is complete, Bidder shall have the fuel analyzed. This analysis must include the following checks:
 - a. Octane and cetane levels;
 - b. Particulate levels; and
 - c. Microbe test.
11. Any fuel and waste extracted from a fuel tank is considered hazardous waste. All hazardous waste must be disposed of at an approved and

regulated facility and shall only be handled by a company authorized to handle hazardous waste. Bidder is responsible for any and all costs associated with this hazardous waste removal and disposal.

J. Wet Cell Battery Bank Testing (Quarterly)

Bidder shall perform quarterly testing and inspections of the wet cell battery banks located in the Generator #90 enclosure, the Lindbergh Tunnel and the North Substation throughout the Term of the Agreement. Batteries shall be tested and serviced in accordance with all applicable industry standards, manufacturer's recommendations, and best practices.

Quarterly wet cell battery bank testing will include the following:

1. Visual and Mechanical Inspection
 - a. Compare equipment nameplate data with drawings and specifications.
 - b. Inspect physical and mechanical condition.
 - c. Ensure water level in each cell is per specifications; add water as necessary.
 - d. Inspect all bolted electrical connections for high resistance using one of the following methods:
 1. Use of low-resistance ohmmeter;
 2. Verify tightness of accessible bolted electrical connections by calibrated torque-wrench method;
 3. Perform thermographic survey.
 - e. Verify adequacy of battery support racks or cabinets, mounting, anchorage, and clearances.
 - f. Inspect for evidence of corrosion at terminals, connections, racks or cabinet.
 - g. Verify correct application of manufacturer's approved corrosion inhibiting grease on contact surface areas of all cell-to-cell and terminal connections including connection to hardware.
 - h. Verify ventilation of battery room or enclosure.
2. Electrical Tests
 - a. Perform resistance measurement through all bolted connections with low-resistance ohmmeter.
 - b. Set charger float and equalizing voltage levels.

- c. Measure each cell voltage and total battery voltage with charger energized and in float mode operation.
 - d. Measure intercell/jar connection resistance.
 - e. Perform cell impedance test.
 - f. Perform a capacity load test in accordance with manufacturer's specifications and ANSI/IEEE standards.
3. After each inspection, Bidder shall submit a report to the Airport Representative detailing the inspection findings for each battery bank.

K. Light Cart Engines

Bidder shall inspect and perform maintenance on six (6) Generac light cart engines on a Monthly and Annual (April) basis throughout the Term of the Agreement. Bidder is not responsible for fueling this equipment.

- 1. Monthly maintenance shall include:
 - a. Check oil level; do not overfill. Verify oil is correct for special operating conditions;
 - b. Check coolant level;
 - c. Check fuel level;
 - d. Check tire pressure;
 - e. Inspect wheel bearings;
 - f. Inspect all electrical connections;
 - g. Inspect radiator fins for debris; clean as required;
 - h. Inspect light tower winch for proper operation;
 - i. Inspect resistor bank for debris; clean as required;
 - j. Inspect fan belt for tightness; and
 - k. Inspect radiator hoses and clamp bands.
- 2. Annual maintenance shall be performed in the month of April and shall include all the elements listed in the Monthly maintenance as well as the following:
 - a. Replace fan belt;
 - b. Check resistance on load bank resistor (30 Ohm +/- 10%)
 - c. Replace engine oil and oil filter;
 - d. Inspect and adjust belt and belt tension;
 - e. Replace fuel filter element;
 - f. Inspect battery condition;

- g. Replace air filter element;
- h. Lubricate leveling jacks (as required);
- i. Purge air from fuel system (as required);
- j. Drain residual water from fuel filter (as required).

L. Runway X Cart Engines

Bidder shall inspect and perform maintenance on three (3) Hali-brite Runway X cart engines on a Monthly and Annual (April) basis throughout the Term of the Agreement. Bidder is not responsible for fueling this equipment.

1. Monthly maintenance shall include:
 - a. Check oil level;
 - b. Check coolant level;
 - c. Check air cleaner;
 - d. Clean air cleaner element;
 - e. Check fuel level;
 - f. Clean fuel filter;
 - g. Check level of battery electrolyte;
 - h. Check condition and tension on fan belt;
 - i. Check condition of radiator hoses;
 - j. Check fan belt;
 - k. Check all electrical connections;
 - l. Check radiator hoses and clamps; and
 - m. Check fuel pipes and clamps.

2. Annual maintenance shall be performed in the month of April and shall include all the elements listed in the Monthly maintenance as well as the following:
 - a. Lubricate trailer wheel bearings;
 - b. Change engine oil;
 - c. Replace oil filter;
 - d. Replace fuel filter;
 - e. Remove sediment in fuel tank;
 - f. Flush radiator;
 - g. Change radiator coolant;
 - h. Check valve clearance; and
 - i. Replace air cleaner element.

M. Temporary Emergency Generators.

In the event an Emergency Generator becomes inoperable or unserviceable, the Bidder shall immediately notify the Airport Representative, and comply with the Airport Representative's directives relating to the procurement and installation of a temporary generator.

1. **Airfield Lighting Vault 2 (#140).** In the event Emergency Generator 140, which serves Airfield Lighting Vault 2, becomes inoperable or unserviceable for any reason, the Bidder is pre-approved to immediately obtain a temporary replacement generator. The Bidder shall notify the Airport Representative, but must not wait for notification or any other reason to obtain said temporary generator to replace Generator 140 and provide back-up power to Airfield Lighting Vault 2.
2. **Airfield Lighting Vault 3 (170).** In the event Emergency Generator 170, which serves Airfield Lighting Vault 3, becomes inoperable or unserviceable for any reason, the Bidder is pre-approved to immediately obtain a temporary replacement generator. The Bidder shall notify the Airport Representative, but must not wait for notification or any other reason to obtain said temporary generator to replace Generator 170 and provide back-up power to Airfield Lighting Vault 3.

N. Emergency Generator Environmental Requirements

1. **Air Regulations.** All Emergency Generators shall be maintained at all times throughout the Term of the Agreement in compliance with all applicable federal, state and local laws, statutes, rules, ordinances, codes, and regulations. This includes, but is not limited to, United States Environmental Protection Agency (USEPA) New Source Performance Standards (NSPS) IIII, USEPA NSPS JJJJ, and National Emission Standards for Hazardous Air Pollutants (NESHAP) ZZZZ.

It shall be the responsibility of the Successful Bidder to observe applicable regulations, track any changes to existing regulations, and have knowledge of new regulations. If new regulations are passed by a regulatory agency,

then Successful Bidder shall promptly and timely notify the Airport in writing of the new requirements.

2. **Runtime Designation.** The Bidder shall track runtimes of each Emergency Generator per month and designate the purpose of that runtime as “non-emergency” or “emergency”.
3. **Monthly Runtime Reports.** On or before the 15th day of each month, the Bidder shall promptly and timely provide to the Airport Representative and the Airport Environmental, Health and Safety (EH&S) Department a summary report (email preferred) of the runtimes for each Emergency Generator for the previous month with the associated runtime designations. These monthly runtime reports shall be provided throughout the Term of the Agreement. The Airport Representative will provide Successful Bidder with the email information.
4. **Materials Handling & Storage.** The Bidder shall store, handle, and label all hazardous materials in accordance with applicable federal, state, local and Airport rules, regulations, permits, directives, laws, or ordinances, codes, statutes, and requirements. Specific Airport documents include, but not limited to, Nation Pollution Discharge Elimination System (NPDES) Permit, Storm Water Pollution Preventions Plan (SWPPP), and the Spill Prevention, Control and Countermeasure (SPCC) Plan.
5. **Spill & Discharge Clean-Up.** The Bidder is responsible for cleanup of any spill and discharge from equipment, vehicles, and storage containers belonging to or associated with the Bidder’s operations or the Bidder’s work or services performed under the Agreement.
6. **Waste Disposal.** Waste generated during Emergency Generator maintenance shall be properly disposed of in accordance with all applicable federal, state, local and Airport requirements or permits. Bidder must be able to demonstrate, show and/or document, in a timely manner that waste was handled properly and in accordance with the Provisions of the Agreement and timely provide the Airport Environmental Health and Safety (EH&S) Department with documentation associated with waste material including, but not limited

to, waste manifests, shipping papers, dump tickets, etc. as requested by the Airport Representative.

O. Emergency Generator Logbook.

Bidder shall record the dates and times that the required inspections described above were completed in the specified logbook for each generator located in the Generator Office on B Concourse, Apron Level, Door #B-1017 (office location subject to change throughout the Term of the Agreement). The Logbook must be kept current with the Bidder's employee initials by each entry. The Logbook remains the sole property of the City at all times.

1. If a generator is taken out of service and replaced with a temporary generator, the original generator must be logged as "Out of Service" with a note stating it has been replaced with a temporary generator.
2. Temporary Generators must be inspected and logged weekly, with a note stating which generator they are replacing.

P. Emergency Generator Annual Report.

Annually, on or before February 1st (or as directed by the Airport Representative), Bidder shall submit an annual summary report with supporting documentation which outlines the maintenance performed on each Emergency Generator and certifies that all applicable regulations were observed during the previous calendar year (January – December). At a minimum, the annual report should include runtime records for each Emergency Generator, maintenance and service documents for each Emergency Generator, Emergency Generator replacement recommendations, Fuel Testing documents, Fuel Polishing documents and associated environmental documents.

1. On **July 1st** of each year, Bidder shall submit a separate summary report of run times and maintenance performed during the previous 12 months on Generator 140 (Airfield Lighting Vault 2) and Generator 170 (Airfield Lighting Vault 3) for FAA compliance purposes.

Q. Records and Reports.

All maintenance records, Log Books, and reports shall remain at the Airport at all times, and will, at all times, be the property of the City.

R. Equipment Working Properly.

Bidder shall verify that all of the equipment described in this Agreement is working properly in accordance with the manufacturer's specifications and requirements. Bidder shall promptly report any malfunctions to the Airport Representative and immediately make necessary repairs as directed by the Airport Representative or designee.

S. Replacement Parts.

All replacement parts furnished by the Bidder must be new and in accordance with the manufacturer specifications. The Bidder shall provide the City with receipts for all parts purchased. The Bidder shall provide a copy of all parts warranty information to the Airport Representative.

T. Warranties.

Bidder shall assume and perform all warranty repairs given under the new warranty life for the City's Equipment. If the manufacturer fails to honor the warranty, the Bidder shall promptly and timely make repairs at the costs listed in Appendix C.

U. Adding/Removing Equipment.

The Director may add or delete any of the equipment described in this Agreement at any time without a formal amendment to this Agreement or the approval of the Bidder. Maintenance and repairs to equipment added to the Agreement will be charged at the rates listed in Appendix C.

V. Clock In / Clock Out.

Bidder and subcontractor employees, immediately upon entering Airport property, shall report to and clock in with their Airport-issued identification badge at the Electric Shop or exterior Building Maintenance location and check-in with the Airport Representative or designee. Immediately prior to their departure from Airport property, Bidder and subcontractor employees shall clock out with said badges. There shall be no exceptions to this requirement. **The City reserves the right to refuse to make payment for work performed by the Bidder when the Bidder fails to strictly adhere to these procedures.**

W. Emergency Maintenance and Repair.

The Bidder shall provide emergency maintenance and repair service twenty-four (24) hours a day, seven (7) days a week including Holidays and inclement weather as ordered by the Airport Representative or designee, throughout the Term of the Agreement. The Bidder shall report to the Airport within two (2) hours after receiving notification from the Airport Representative or designee.

6. EXTRA WORK

- A. At the written request and direction of the Director, additional Emergency Generator, Uninterrupted Power Supply (UPS) and Associated Battery System Maintenance Services work or modifications, additions, or extras ("Extras") may be required. The fee or charge for Extras will be agreed upon up front in writing on a case-by-case basis as described herein and in Appendix A, Section 11.E "Payments" of this SFB. For all work conducted under the Agreement, the total amount to be paid to the Bidder must not exceed the total Contract Not-To-Exceed Amount of the Agreement. (See Appendix A, Section 11.K "Payments")
- B. Any work not specified in the Agreement that may be fairly implied as included in the Agreement will be done by the Bidder without extra charge. The Director will be the sole judge.
1. The Bidder will do all Extras that may be requested or ordered in writing by the Director. No claim for Extras will be allowed unless such Extras have been ordered in advance by written request of the Director.
 2. The Bidder will furnish the Director with itemized bills for all items included under this heading, and such bills may be verified or audited by the City.
 3. All bills for Extras done in any month, will be submitted to the Director, in writing, before the 15th day of the following month, and the amounts therein must be in accordance with the daily time, material, and equipment statements approved by the Director.

4. As proof of costs, the Bidder must submit copies of itemized invoices received from the Bidder's approved subcontractor(s) which have been previously reviewed and approved by the Bidder.
5. Extras will be paid for based on of a fixed amount, rate, charge, or any combination thereof agreed upon and approved by the Bidder and the Director in writing prior to such Extras being performed. (See Appendix A, Section 11.E "Payments")

7. TERM

The Term of the anticipated Agreement will be for three (3) years beginning on the Commencement Date specified below and ending thirty-six (36) months thereafter unless terminated or cancelled as provided for in Appendix B, Section 3 "Cancellation". The Agreement is expressly subject to, and will not become effective or binding on the City until, fully executed by all signatories of the City. The commencement and expiration dates are as follows:

Commencement Date: July 1, 2026

Expiration Date: June 30, 2029

8. ADMINISTRATIVE PROCEDURES

- A. Before work under the Agreement commences, the Bidder will designate, by written notice to the Airport Representative, an experienced, competent and knowledgeable, full-time employee of the Bidder as the Bidder's "Project Coordinator." The Project Coordinator will be fully authorized to act for the Bidder in all matters covered by the Agreement. The Bidder will also furnish all supervisory personnel with copies of these specifications and will make certain that all such personnel understand the Provisions thereof.
- B. When necessary, or as requested by the Airport Representative, the Bidder will make periodic reports and recommendations to the Airport Representative concerning conditions, transactions, situations or circumstances encountered by the Bidder relating to the services to be performed under the Agreement.
- C. The Bidder's performance hereunder must meet the highest standards of care, skill, and diligence provided by professionals who perform services similar to the

services contemplated by the Agreement. All work will be executed in the most workmanlike, safe and substantial manner and everything will be furnished by Bidder that is necessary to complete and perfect the aforesaid work according to the design and intention, whether particularly specified or not which may be inferred from the Agreement and its specifications. Work which should properly be performed by skilled laborers, will not be attempted by common laborers.

- D. The Bidder will ensure that all equipment and temporary offices and trailers used on the job are conspicuously marked with both the name and telephone number of the Bidder (if applicable).
- E. The Bidder must clean up the work site each day. This clean-up must include placing material, tools, and equipment in a neat, safe, and orderly arrangement. Equipment must never block access to existing facilities. Rubbish, debris, rubble, and garbage must be properly removed daily and disposed of by the Bidder in accordance with all applicable local, state, and federal laws and regulations. The City and its officers, agents, representatives, or employees are not responsible or liable for, in any way whatsoever, for any hazardous condition created by, arising out of, or incidental to the Emergency Generator, Uninterrupted Power Supply (UPS) and Associated Battery System Maintenance Services performed by the Bidder or its officers, employees, contractors, representatives, or agents under the Agreement. (See Appendix B, Section 1 “Insurance” and “Indemnification”)
- F. The Bidder will furnish, and have on the job at all times, ample equipment to properly and safely carry out the work contemplated herein including such tool or equipment as may be necessary to meet emergency requirements.
- G. The Bidder will give personal attention to the performance of the Agreement and will, upon request, furnish to the Airport Representative a list of all employees (including subcontractor’s employees) performing services under the Agreement. (See also Appendix B, Section 4 “Subcontracting and Assignment”.) The Bidder will maintain and update this list throughout the Term of the Agreement.
- H. The Bidder will be present at the work site continuously during working hours throughout the progress of the work, either in person, or through his Project Coordinator or supervisory personnel to receive directions or furnish information. Any instructions or directions given to the Project Coordinator or supervisory

personnel of the Bidder will be considered the same as given to the Bidder in person.

- I. Bidder, at its cost, will secure all applicable permits and licenses and approvals required or necessary to fulfill the Provisions of the Agreement.
- J. If requested by the Airport Representative, the Bidder will attend a pre-performance conference prior to commencement of any work under the Agreement. Said conference will be after the date of Agreement execution, and prior to start of the work.
- K. The work to be performed under the Agreement is on an active Airport. Therefore, prior to the start of any work under the Agreement, the Bidder will, if requested, provide the Airport Representative with a work schedule which will indicate a proposed sequence and time schedule of the work to be accomplished for the Airport Representative's prior written approval. (See Appendix A, Section 5, "Scope of Work.")
- L. In case of an emergency, the Director, Deputy Director of Operations and Maintenance, or the Airport Representative, will have authority to order the Bidder to immediately terminate work and clear the area of personnel and equipment. The Bidder will immediately comply to such an order with all possible speed.
- M. The Airport Representative will determine the amount, classifications, acceptability, and fitness of all work to be done, and will decide all questions which may arise relative to the proper performance of the Agreement, and their decisions will be final, except as provided for in Appendix A, Section 14 "Right of Review".
- N. The City reserves the right to solicit bids and award contracts to other contractors for any modifications or additions to the Emergency Generator, Uninterrupted Power Supply (UPS) and Associated Battery System Maintenance Services. The City reserves the right to furnish components, parts, supplies, and materials at its discretion or to perform the work contemplated herein. (See Appendix A, Sections 11.F "Payments" and 24.G "General Provisions")
- O. Bidder is not permitted to markup subcontractor invoices.

- P. The Bidder and its subcontractors shall provide, at their sole cost, any and all Personal Protective Equipment (PPE), safety equipment or safety supplies needed to perform the services contemplated in this SFB.

9. RULES AND REGULATIONS

- A. The Bidder will comply with all applicable rules and regulations including resolutions, plans, operating directives, Airport Certification Manual, and directives promulgated or established by the Airport Authority, the Airport Commission, the Director, or the City, as amended, in performing the required work or services. The Bidder will comply with all statutes, laws, ordinances, orders, judgments, decrees, permits, regulations, environmental plans and programs, environmental permits, directions, and requirements of the City as amended, and all federal, state, city, local and other governmental authorities, now or hereafter applicable, in performing the required work and service.
- B. The Bidder will be responsible for compliance with all Airport Security Regulations, Airport Security procedures, and 49 CFR Part 1542 as amended. Any and all violations by the Bidder or its officers, employees, subcontractors, independent contractors, agents, or representatives pertaining to Airport Security resulting in a fine or penalty to the City or the Bidder, or its officers, employees, agents, or representatives, will be the responsibility of the Bidder. City will be reimbursed within ten (10) days of the City's request, for any such fines or penalties imposed on the City.
- C. The Bidder will be responsible for the work of all subcontractors and agents, and all work must be kept under the Bidder's control. A complete list of all such subcontractors will be submitted to the Airport Representative for his/her prior written approval. (See Appendix B, Section 4 "Subcontracting and Assignment")
- D. The Bidder will not be entitled to any claim for damages or losses whatsoever against the City or its officers, employees, agents, representatives, due to hindrance or delay from any cause whatever in the progress of the work or any portion thereof including without limitation, loss of profits, and actual, consequential, special, or incidental damages.

10. REPAIR OF DAMAGE

- A. The Bidder will promptly report to the Airport Representative or designee any property of the City or third parties damaged by Bidder's or subcontractor's operations or employees. The Bidder will not make repairs or replacements to City property without prior written approval of the Airport Representative.
- B. In all instances where any property and/or equipment is damaged by Bidder or subcontractor employees, a full report, including pictures of the incident and extent of such damage, shall be submitted in writing to the Airport Representative within 24-hours of the occurrence.
- C. The Bidder is responsible for the repair of all damages resulting from its activities while working onsite. If the Bidder is not able to or otherwise fails to make such required repairs, the Airport will have the right to accomplish these repairs and deduct the costs from the Bidders next scheduled payment.
- D. The Bidder is responsible for taking the action necessary to protect Airport-issued supplies, materials and equipment from loss, damage and/or theft.

11. PAYMENTS

- A. The Bidder shall submit to the Airport Representative for payment by the City, a **monthly itemized invoice and supporting documentation for work or services performed during the previous month** under the Agreement at the rates, changes and amounts outlined in the attached Appendix C. The monthly itemized invoice and supporting documentation shall be in a form acceptable to the Airport Representative.
- B. Invoices will be submitted to the Airport Accounting Department at:

Via Email: AirportAccountsPayable@flystl.com (preferred)

With an email copy to the Airport Representative

Or

Via Mail:

St. Louis Lambert International Airport
Accounts Payable
P. O. Box 10212
St. Louis, MO 63145
Contact Phone Number: (314) 426-1303

- C. The invoice must include:
1. Contract number;
 2. Ordinance number;
 3. Purchase Order (PO) number (new PO number issued every Fiscal Year);
 4. Date and time of service(s);
 5. Equipment & Location;
 6. Name of Airport Representative(s) requesting service(s);
 7. Services or Action(s) Performed;
 8. List of Parts Replaced and associated invoices;
 9. Labor Hours (time spent performing repairs);
 10. Signed itemized work tickets;
 11. Subcontractor invoices(s); and
 12. Invoice Amount.
- D. The Bidder shall also provide such other documentation or proof of payment reasonably required by the Airport Representative.
- E. For Extras authorized in writing by the Director, the Bidder will invoice the City the actual labor, parts, and materials required to complete the modifications or additions authorized in writing by the Director as set out in Appendix A, Section 6.
- F. Payment for performance will be based on the monthly invoice unless otherwise agreed to in writing by the City, as outlined in Appendix C, except as provided for below. Payments for Extra Work ordered by the Director in writing will be at the rates or amounts as provided for in Appendix A, Section 6 "Extra Work". All payments by the City are contingent upon the appropriations of sufficient funds by the City annually.

- G. Bidder will only be paid for work performed within the scope of work contemplated herein. If work is not performed, as outlined in Section 5 “Scope of Work” and/or Appendix C, Bidder will not be paid for that work.
- H. Acceptance by Bidder of the final payment will constitute payment in full for all work done.
- I. The Agreement will not create a debt, liability, or obligation of any kind whatsoever on the City for the City to order or request any particular amount of work or services. (See also Appendix A, Sections 8.M “Administrative Procedures” and 24.G “General Provisions”)
- J. The Bidder will submit invoices for the services and work performed pursuant to the Agreement in a timely manner and as provided for in the Agreement. The City will not be required or obligated to pay any invoice submitted to the City by the Bidder more than six (6) months after the expiration or earlier termination of the Agreement or be responsible for any costs or expenses incurred by the Bidder for services or work performed pursuant to the Agreement for which invoices have not been submitted to the City for payment within six (6) months of the expiration or earlier termination of the Agreement.
- K. Payment under the Agreement is subject to a total Contract Not-To Exceed Amount, and any increase in the Contract Not-To-Exceed Amount of the Agreement requires the consent of the Director and a formal amendment to the Agreement.

12. REPLACEMENT OF PERSONNEL

Bidder will promptly replace the manager or any employee working under the Agreement should the Director believe and recommend that such should be done for the good of the services being rendered. The Director’s decision will be final and binding.

13. PROHIBITED ACTS

- A. Bidder will not do or permit to be done any act which:

1. Will invalidate or be in conflict with any insurance policies covering the Airport or the City, or any part thereof, or upon the contents of any building thereon;
 2. Will increase rates of any insurance, extended coverage or rental insurance on the Airport or the City, or any part thereof, or upon the contents of any building thereon;
 3. In the opinion of the Airport Representative, will constitute a hazardous condition, so as to increase risks normally attendant upon the operations enumerated in the Agreement;
 4. Will constitute a nuisance in or on the Airport or which may result in creation, commission, or maintenance of a nuisance in or on the Airport; or;
 5. May interfere with the effectiveness or accessibility of the drainage of any sewage system, fire protection system, sprinkler system, alarm system, fire hydrants and hoses if any, installed or located in or on the Airport.
- B. If by reason of the Bidder's failure to comply with the Provisions of this Section 13, any fire insurance, extended coverage or rental insurance rate on the Airport, or any part thereof, or upon the contents of any building thereon will be at any time higher than it otherwise would be, then the Bidder will on demand, pay the City the increase in the cost of insurance premiums paid or payable by the Airport which was charged because of such violation by the Bidder. For the purpose of this section, "Airport" includes all structures or improvements located thereon.

14. RIGHT OF REVIEW

Bidder may request that the Director review any decision or direction of the Airport Representative. The decision of the Director will be final and binding. All requests for review must be in writing and within twenty-four (24) hours of the Airport Representative's decision in dispute, and must set forth clearly the cause for such request of review. No review will be allowed by the Director which has not first been considered by the Airport Representative. (See **Appendix A, Section 8.M "Administrative Procedures"**).

15. GOVERNING LAW AND FORUM SELECTION

The Agreement will be made and entered into in the State of Missouri, and Missouri law and the City's Charter and Ordinances, as they may be amended from time to time, will govern and apply to the Agreement. Any cause of action, claim, suit, demand, or other case or controversy arising from or related to the Agreement must be brought only in a federal or state court in The City of St. Louis, Missouri. Bidder and the City hereby admit and consent to the jurisdiction and venue of such courts. The Provisions of this section survive the expiration or early termination of the Agreement.

16. WAIVERS OF LIEN

Upon completion of work contemplated herein, and if requested by the City, the Bidder will submit within five (5) business days of the City's request full waivers of lien from every entity involved in the performance of the Agreement. Lien waivers must be submitted on forms and executed in a manner acceptable to the Airport Representative. Bidder will not permit any mechanics' or materialmen's liens or any other lien or encumbrance to be attached or foreclosed upon the City's property or any part or parcel thereof, or on the improvements thereon, by reason of any work or labor performed or materials furnished by any mechanic, materialman, contractor, or any other reason.

17. FACILITIES PROVIDED BY THE AIRPORT

City, subject to and in accordance with the Provisions of the Agreement, will provide the right of ingress and egress to all areas herein specified in order for the Bidder to perform the work and services contemplated herein.

18. PRECAUTIONARY MEASURES

- A. Bidder will exercise every precaution to prevent injury to persons, damage to property, and inconvenience to the City's travelers, licensees, invitees, airlines operating at the Airport, and other users of the Airport. Bidder will place watchmen, erect barricades and railings, give warnings, display lights, signals, or signs, exercise precautions against fire or electrocution, and take other precautions as may be necessary, proper, and desirable. (See **Appendix B, Section 1 "Insurance"**.)

- B. In coordination with the Airport Representative, Bidder shall comply with Social Distancing guidelines in effect at such time, which are recommended by the CDC, and/or required by the state and/or local health departments or governmental entities.
- C. Bidder shall be responsible for developing and implementing plans and procedures to prevent and mitigate the spread of COVID-19 or any other infectious disease within their work area to the maximum extent practical, with approval from the Airport Representative.

19. STORAGE AND STAGING AREA

- A. The Airport Representative will assign storage and transfer area ("**Storage Area**") in writing (if applicable). If assigned, the Storage Area will be used for storage of the Bidder's equipment, parts, materials, tools, supplies, and property, and will be maintained by the Bidder at its cost and to the City's standards as provided for in the Agreement. Assignment of the Storage Area will be based on availability of space.
- B. The Bidder will be responsible for the proper storage and security of its equipment, parts, materials, tools, supplies, or property and will maintain and improve the Storage Area as directed by the Airport Representative. The City (including its officers, employees, agents or representatives) will not be responsible or liable for any vandalism, theft, casualty, loss, or damages of any kind whatsoever to the Bidder's equipment, containers, compactors, parts, tools, materials, or supplies, or other personal property.
- C. City, subject to and in accordance with the Provisions of the Agreement, will provide the right of ingress and egress to all areas required in the performance of the Bidder's services.

20. BADGING

- A. All Contractor's and subcontractor's employees performing work under the Agreement must be issued, and must maintain, an unexpired Airport ID Badge issued by Airport Security Operations. The Airport will not escort Contractor or subcontractor employees.

- B. The Contractor will comply with all applicable federal, state, and local governmental laws and regulations and rules and regulations, as more fully described in Appendix A, Section 9.A “Rules and Regulations”.
- C. The Contractor at its cost will supply and update as needed for the Airport Security Operations, a list of the Contractor’s employees to be issued an Airport ID Badge.
- D. The Contractor will, when directed by the Airport Representative, schedule its employees to be issued an Airport ID Badge and fingerprinted for a criminal history check by the Airport Security Operations. The Contractor will maintain at all times adequate control of said identification badges. All employees issued identification badges will be required to attend the Security Identification Display Area (SIDA) class, and any other security or ID Badge-related training classes required by the Airport, at Contractor’s expense.
- E. The Contractor will bear the cost of providing new and/or renewal badge for the Contractor’s and subcontractor’s employees performing work under the Agreement. The cost for initial badging is \$85.00 per employee. This fee includes the cost of the badge, fingerprinting, mandatory Security Threat Assessment, computer-based training and the SIDA class. Badges must be renewed every 12 months at a cost of \$35.00 per badge. The cost for status change, lost, stolen, or damaged identification badges and any associated training will be the sole responsibility of the Contractor. The replacement cost for a lost badge is \$75.00 for the first badge, \$100.00 for the second badge, and \$175.00 for a third badge. No fourth badge will be issued. Rates for Airport ID Badges are subject to change during the term of the Agreement. For information concerning Badging, visit: <https://stlairportal.flystl.com/badging-office/security-operations>
- F. Upon expiration or termination of Agreement or termination of employment of any Contractor or subcontractor employees working under the Agreement, all Airport-issued keys and Airport-issued ID Badges shall be immediately surrendered to the Airport Representative or Airport Security Operations.

- G. Bidder must make every effort to return or cause to be returned the Airport-issued ID Badges of separated or terminated employees, including subcontractor employees.
- H. In the event of the Contractor's or subcontractor's badge loss, as a result of excessive lost or non-returned badges, the Contractor will be responsible for all costs associated with re-badging including, but not limited to, purchasing replacement badge stock.
- I. For keys that are not returned or are deemed lost, Contractor shall be charged \$500.00 per key plus the cost of re-keying all doors accessible with the lost/non-returned key.
- J. Contractor's or subcontractor's employees assigned to work in or who need access to the U.S. Customs and Border Protection area must have a "Customs Seal" affixed to their Airport ID Badge. As part of the badging process, the Contractor will be responsible for ensuring all employees requiring this access submit the appropriate Customs and Border Protection paperwork.
- K. The Contractor will be responsible for compliance with all Airport Security Regulations, Airport Security procedures, and 49 CFR Part 1542 as amended. Any and all violations by the Contractor or its officers, employees, subcontractors, agents, or representatives pertaining to Airport Security resulting in a fine or penalty to the City or the Contractor, or its officers, employees, agents, or representatives, will be the responsibility of the Contractor. The City will be reimbursed within ten (10) days of the City's request, for any such fines or penalties imposed on the City. **(See Appendix A, Section 9.B "Rules and Regulations")**
- L. All employees that are granted and accept Airport Identification Badges at the Airport are subject to search of their persons and property when entering, when exiting, or while in the Air Operations Area (AOA), to include cargo bays and aircraft hangars, other Security Identification Display Areas (SIDAs), and sterile areas including concourses. Employee screening may be conducted by the Transportation Security Administration ("TSA"), the Airport Police Department, or contract security. Compliance with employee inspections is mandatory.

Failure to comply may result in suspension or revocation of the employee's Airport-issued ID badge.

21. UNIFORMS

Bidder, at its cost, will provide uniforms for all its employees and personnel performing work under the Agreement. Such uniforms are to bear the company's name and be approved by the Airport Representative in writing.

22. PERFORMANCE BOND AND PAYMENT BOND

- A. At or prior to the execution of the Agreement, the Bidder will immediately execute a Performance Bond and a Payment Bond (two separate bonds) each in the amount of Two Million Dollars (\$2,000,000.00) with surety satisfactory to the City, conditioned on the full and faithful performance of all Provisions of the Agreement to be executed. Affirmation by the Surety Company to execute the Performance Bonds and the Payment Bonds must be executed by Attorney-In-Fact for the surety company before a licensed Notary Public. The Payment Bonds must comply with the coverage requirements and conditions of Section 107.170 RSMo. The City will allow submittal of one year renewable bonds to meet the requirements of this Section 22. The Bidder will notify the City no later than thirty (30) days prior to the termination, cancellation, or non-extension of the Performance Bonds or Payment Bonds and if the Bidder's Performance Bonds or Payment Bonds are terminated, cancelled, not renewed or extended, the Bidder shall promptly provide the City with a replacement bond(s) in full compliance with this Section 22. Any sum or sums derived from said Performance Bonds or Payment Bonds will be used for the completion of the Agreement and the payment of laborers and material suppliers, as the case may be.
- B. Copies of the Performance Bonds and the Payment Bonds, in a form acceptable to the City, must be given to the Airport Representative for approval before the work of the Agreement begins.
- C. Bidder will submit along with the Bidder's Bid, a completed "Proposal To Bond Form" attached hereto as Attachment 1 and incorporated herein, executed by the Bidder's Surety Company or a Proposal To Bond on the Surety Company's stationary. (See Bidder's Checklist and Attachment 1, "Proposal to Bond Form")

incorporated herein)

23. MISSOURI UNAUTHORIZED ALIENS LAW

- A. Requirements: Bidders are advised that the Agreement executed with the successful Bidder pursuant to this SFB, is subject to Sections 285.525 through 285.555 of the Revised Statutes of Missouri, 2016 (the "Missouri Unauthorized Aliens Law"). As a condition for the award of the Agreement, the successful Bidder, will, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the Agreement. The successful Bidder will also affirm in said affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the Agreement. A copy of an affidavit in a form acceptable to the City is attached hereto and incorporated herein as Exhibit B entitled "Affidavit". (See Bidder's Checklist) Each Bidder must submit the attached "Missouri Unauthorized Aliens Law Acknowledgment & Acceptance Declaration" with its Bid. (See attached Exhibit A, incorporated herein and Bidder's Checklist.) Failure to submit this declaration with your Bid will result in rejection of the Bid. A successful Bidder's failure to comply with the Provisions of the Agreement related to the Missouri Unauthorized Aliens Law may result in the termination of the Agreement by the City and other remedies available to the City at law or in equity. In addition, the State of Missouri may impose penalties for violation of the Missouri Unauthorized Aliens Law as set forth therein. The successful Bidder will deliver a fully executed original of the Affidavit (see Exhibit B) including required documentation in accordance with the Missouri Unauthorized Aliens Law, within twenty (20) days after notice to the successful Bidder of the award and prior to performing any work under the Agreement.
- B. Information regarding the Missouri Unauthorized Aliens Law is available on the Missouri Attorney General's web site at [under the programs-services from a-z..](#) Information regarding E-Verify can be found on the [U.S. Citizenship and Immigration Services' web site.](#)

24. GENERAL PROVISIONS

- A. The Bidder is an independent contractor and nothing herein will be interpreted or construed to mean that the Bidder or any of its employees or agents is an employee or agent of the City.
- B. The Contractor will coordinate the services performed under the Agreement with the Airport Representative.
- C. The Agreement will be the entire agreement and no amendment or modification will be made (except as expressly provided for herein) unless in writing and signed by the parties hereto.
- D. The Agreement and all contracts entered into under the Provisions of the Agreement will be binding upon the parties and their successors and permitted assigns.
- E. A waiver by one party of any the Provision(s) to be performed by the other party will not waive any subsequent default or breach of any of the Provisions of the Agreement. Any waiver by either party must be in writing and signed by the party waiving.
- F. The Bidder will keep and maintain such records and reports necessary for the City to determine compliance with the Agreement. Records must be maintained by the Bidder for at least three (3) years after the expiration or termination of the Agreement. The City reserves the right to investigate, audit, and review, upon written request, such records and documents, to determine compliance with the Agreement. (See Appendix B, Section 7 “Civil Rights General Provisions”.)
- G. The City retains the right to receive bids and award contracts on any modifications, deletions, or additions to the Emergency Generator, Uninterrupted Power Supply and Associated Battery System Maintenance Services. In addition, the City retains the right to furnish materials or supplies at its discretion, or perform for itself, any required work. (See Appendix A, Section 8.M “Administrative Procedures”)

- H. No alderman, commissioner, director, board member, officer, employee or other agent of the City will be personally liable under or in connection with the Agreement.
- I. Bidder will not be in violation of the Agreement if it is prevented from performing any of the obligations by reason of strikes, boycotts, labor disputes, embargoes, shortage of material, acts of God, acts of a public enemy, acts of a superior governmental authority, riots, rebellion, or sabotage, or any other circumstances for which it is not responsible and which is not within its control. (See Appendix A, Section 24.K below)
- J. If any Provision under the Agreement is held to be invalid by a court of competent jurisdiction, the invalidity of any such Provision will in no way affect any other Provision, herein contained, provided the invalidity of such Provision does not materially prejudice either party hereto in its respective rights and obligations contained in the valid Provisions of the Agreement.
- K. Bidder must acknowledge that time will be of the essence in the performance of each and every obligation and understanding of the Agreement.
- L. Bidder shall acknowledge that where the authorization, consent, approval, waiver, certification, determination, or any other action (“Approval”) of other party is required under the terms of the Agreement, such Approval must be in writing and signed by the party approving. Whenever the Approval of the City or the Director is required, the Approval must be from the Director or his/her authorized or designated representative. In taking such actions, the Director shall act reasonably, and take into consideration the best interest of the City, the Airport, and travel public. The City and Bidder agree that extensions of time for performance may be made by the written mutual consent of the Director, on behalf of the City, and Bidder or its designee. Whenever the Approval of the City, or the Director, or Bidder is required herein, no such Approval shall be unreasonably requested, conditioned, or withheld.
- M. The Agreement will become effective and binding only upon the execution and delivery hereof by the City and Bidder. The Agreement and any companion document or instruments referred to herein, may be executed in any number of counterparts, each of which will be original, but all of which will constitute one

document or instrument or instrument, and it will constitute sufficient proof of the Agreement to present any copy, electronic copies or facsimiles signed by the parties hereto.

25. PREVAILING WAGE AND FRINGE BENEFITS

- A. The Bidder shall pay to employees and subcontractor's employees not less than the prevailing hourly rate of wages and fringe benefits as determined by the United States Secretary of Labor, or his/her authorized representative, in accordance with prevailing rates in the locality of the Metropolitan St. Louis area pursuant to 41 U.S.C. 351 et seq., as amended except for any person engaged in an executive, administrative or professional capacity. This section is subject to and shall be in accordance with City Ordinance No 62124 as codified in Chapter 6.20 of the Revised Code of The City of St. Louis 2020 Annotated as codified in Chapter 6.20 of the Revised Code of The City of St. Louis 2020 Annotated.
- B. Subject to and in accordance with Chapter 6.20.010.A of the Revised Code of The City of St. Louis, such fringe benefits may include medical or hospital care, pensions on retirement or death, compensation for injuries or illness resulting from occupational activity, or insurance to provide any of the foregoing, unemployment benefits, life insurance, disability and sickness insurance, accident insurance, vacation and holiday pay, costs of apprenticeship or other similar programs and other bona fide fringe benefits to be provided by the service contractor and not otherwise required by federal, state or local law. The term "minimum prevailing fringe benefits "may include any contributions of fringe benefits equivalent to the foregoing or differential payments in cash.
- C. Bidder shall keep full and accurate records identifying the names and classification of every service employee employed by them in the performance of the Agreement, together with an accurate record of the number of hours worked by each employee and the actual wages and fringe benefits paid therefor. Said records shall be open to inspection by the Comptroller of the City or his/her authorized representative at any reasonable time and as often as may be necessary and such records must not be destroyed or removed from their customary location for the period of one (1) year following the completion of the work under this Agreement.

26. MEDIA INQUIRIES / ADVERTISING

- A. If contacted by any media entity or other third party ("Media Entity") about the Agreement or the services or work performed by the Bidder under the Agreement ("Airport Project"), the Bidder will refer the Media Entity to the Airport's Public Relations Manager. This includes, without limitation, trade publications.
- B. Any printed articles, press releases, web articles, social media communications or case studies about an Airport Project must be approved in writing by the Airport's Public Relations Manager prior to being made public by the Bidder. Bidder will have no right to use the trademarks, symbols, logos, trade names or the name of the City or the Airport, either directly or indirectly, in connection with any production, promotional service, publication or advertising without the prior written consent of the Airport's Public Relations Manager.
- C. Bidder will treat all knowledge of the City's intentions, operations or procedures, and business as confidential and at no time shall divulge such information without the prior written consent of the Director, unless otherwise required by a court order or subpoena. Bidder will timely inform the City of any such order or subpoena prior to releasing said confidential information.
- D. Advertisements discussing an Airport Project must be approved by the Airport's Public Relations Manager in writing prior to publication or must include a prominent disclaimer that neither the City nor the Airport necessarily endorses the Bidder's work.
- E. Any quotes or testimonials from City or Airport staff may not be used unless pre-approved in writing by the Airport's Public Relations Manager.
- F. Photos taken by Bidder of Airport Projects must be pre-approved in writing by the Airport's Public Relations Manager. Bidder acknowledges and understands that some photos may contain security-sensitive information and publication may violate federal laws or regulations or Airport security rules or procedures.
- G. The Airport's Public Relations office must be given at least three (3) business days' notice to review request and materials. The Airport's Public Relations office coordinates media, web, postings, printed materials, advertisements and other

public communication about Airport Projects. Public Relations main number is: 314-426-8125.

27. CUSTOMER SERVICE

Bidder, on behalf of itself and all subcontractors, acknowledges that customer service to the traveling public is a primary concern for the City and that customer service is the shared responsibility of all employees and service providers at the Airport, no matter their role or function. All of Bidder's employees performing service at the Airport pursuant to the Agreement must:

- A. Demonstrate excellent customer service at all times when in contact with users of the Airport.
- B. Act in a courteous and helpful manner at all times with travelers, fellow employees, and all other users of the Airport, including but not limited to, appropriate greetings and assistance to travelers, if and when applicable.
- C. Help ensure that travelers have a positive Airport experience and at all times, behave in a businesslike and professional manner while on Airport property.
- D. Refrain from using foul or inappropriate language in public areas; smile and use a pleasant tone of voice when conversing with travelers and all other Airport users; be actively working while on duty and refrain from gathering and "chatting" in groups while on duty, unless necessary; refrain from the use of non-business cell phones while on duty; refrain from napping or sleeping in public areas.
- E. Not utilize public seating, boarding areas, gate areas or lounge areas within the terminals and concourses. The above areas are intended for use by the traveling public and not as rest or lounge facilities for Bidder's employees.

28. INSPECTIONS

The Airport Representative will at all times have free access to the work, as well as the equipment, and shops of the Bidder to determine Bidder's compliance with the Provisions of the Agreement. The Airport Representative may perform periodic inspections of the work as outlined in the Agreement, to determine that services

performed by the Bidder meet with required standards and the Bidder will be required to timely and promptly make any improvements as required by the Airport Representative at no additional charge to the City. (See Appendix A, Sections 5 and 8 “Scope of Work” and “Administrative Procedures”.)

29. FAILURE TO PERFORM

- A. If the Airport Representative determines at their sole discretion that the quality or quantity of any work required to be performed under the Agreement is unacceptable or that the Bidder has failed or refused to perform the work, the City may take reasonable and necessary actions to perform the work or remedy the Bidder’s failed or under performance(s). Any violation or breach of the terms of the Agreement on the part of the Bidder or its subcontractors may result in the suspension or termination of the Agreement or such other action that may be necessary to enforce the rights of the parties of the Agreement. (See Appendix A, Sections 8.C and 8.L “Administrative Procedures”.)
- B. The City will provide Bidder written notice that describes the nature of the breach and corrective actions the Bidder must undertake in order to avoid termination of the Agreement. City reserves the right to withhold payments to Bidder or until such time the Bidder corrects the breach or the City elects to terminate the contract. The City’s notice will identify a specific date by which the Bidder must correct the breach. The City may proceed with termination of the Agreement if the Bidder fails to correct the breach by the deadline indicated in the City’s notice. The duties and obligations imposed by the Agreement and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.
- C. The work, if necessary, and any other actions taken by the City pursuant to this subsection may be performed only after first providing at least three (3) working days’ notice to Bidder of such failure to comply. Subsequent to receipt of notice that the City will perform the work or remedy the breach or default, the Bidder must not undertake further performance of such work without the specific prior authorization from the Airport Representative. All reasonable costs or expenses incurred by the City will be promptly and timely paid or reimbursed by the Bidder as provided for herein. The City may deduct such costs, plus 15% for administrative costs, from any payments due to the Bidder under the Agreement or the City may

invoice the Bidder for such costs which will be due within thirty (30) days of the City's written request.

- D. During the three (3) days' notice the Bidder may demonstrate to the City why no such alleged failure is present or to timely remedy such alleged failure. However, the City's right to perform such work will not arise, if such failure cannot be reasonably cured within three (3) working days and the Bidder promptly and with due diligence takes prompt and appropriate corrective action and diligently pursues until the failure is corrected to the City's reasonable satisfaction. (See also Appendix B, Section 3 "Cancellation")
- E. If any fault by the Bidder, sub-contractors and/or their employees results in an Administrative Action (Letter of Correction, Warning Notice or Notice of Non-Compliance), Enforcement Action, Notice of Violation, or any other action issued by a state or federal agency, whether issued to the Bidder or the Airport, the Bidder's shall be liable for liquidated damages in the amount of \$4,000, to be deducted from Bidder's next monthly invoice.
- F. If any fault by the Bidder, sub-contractors and/or their employees results in any penalty issued by a state or federal agency, regardless of whether the penalty is financial or administrative in nature, the Bidder shall be responsible for the prompt payment of the fine or other resolution as the penalty may require. Additionally, the Contractor shall be liable for liquidated damages in the amount of \$6,000.00, to be deducted from the next month's invoice. Such liquidated damages will apply regardless of whether the penalty is issued to the Bidder or the Airport.

30. PRE-BID MEETING

A pre-bid meeting will be held via Zoom on February 3 and 12:00 pm. Participation in the Pre-Bid Meeting Zoom is not mandatory, but is highly encouraged. If you have questions regarding the Zoom meeting or wish to participate, please email Ms. Nelson at gmnelson@flystl.com. The link for the Pre-Bid meeting is below:

[Join Zoom Meeting](#)

One tap mobile: US: +13052241968,,84640684523# or
+13092053325,,84640684523#

Meeting URL: [https://flystl.zoom.us/j/84640684523?](https://flystl.zoom.us/j/84640684523?pwd=QA5PbWwFpCF6FvvqWJCg3Mq02UCDOm.1)
[pwd=QA5PbWwFpCF6FvvqWJCg3Mq02UCDOm.1](https://flystl.zoom.us/j/84640684523?pwd=QA5PbWwFpCF6FvvqWJCg3Mq02UCDOm.1)

Meeting ID: 846 4068 4523

Passcode: 396903

Join by Telephone

For higher quality, dial a number based on your current location.

Dial: +1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

31. BID SUBMITTAL

Written or Electronic Bids will be received up until the hour of **2:00 P.M. Local Time, March 3**. All Bids may be submitted in one of the following ways:

A. Written bids must be addressed and delivered to:

**Gin Nelson, Contract Compliance Officer
St. Louis Lambert International Airport
Airport Properties Division
10701 Lambert International Boulevard, MTN 2501
St. Louis, Missouri 63145**

One (1) copy of the Bid must be submitted. Bids received after the due date and time, or not delivered to the designated point, will not be considered. The Bid must be presented

in a **sealed** envelope addressed to Gin Nelson at the address provided above, with the words **“Bid For Emergency Generator, Uninterrupted Power Supply and Associated Battery System Maintenance Services”** plainly written across the left end face of the envelope. The name and address of the Bidder must also appear on the face of the envelope. **OR**

B. Electronic Bids may be addressed and sent via email to:

Gin Nelson gmnelson@flystl.com

With copies also sent via email to:

Delia Cummings DFCummings@flystl.com

Robert Salarano RCSalarano@flystl.com

BIDDER MUST SUBMIT BID PRIOR TO THE DEADLINE NOTED ABOVE AND SHOULD REQUEST AN EMAILED CONFIRMATION OF THE RECEIPT FROM MS. NELSON.

Bids submitted electronically must be submitted in one PDF document, titled **“Bid For Emergency Generator, Uninterrupted Power Supply and Associated Battery System Maintenance Services”** followed by the name of the Bidder. This information must also appear in the subject line of the email. Please allow ample time for the email to be transmitted. **The submittal time of record will be the time the email reaches Ms. Nelson. Also note, the size limit for emails is 10 megabytes, and it is recommended that any document over 10 megabytes be compressed before sending to avoid possible delays in transmitting.** Note: Please send the document in the PDF format requested. Do not include links to any documents required by SFB, for example, financial statements, company biographies, references, etc.

APPENDIX "B"

GENERAL SPECIFICATIONS

(EMERGENCY GENERATOR, UNINTERRUPTED POWER SUPPLY (UPS) AND ASSOCIATED BATTERY SYSTEM MAINTENANCE SERVICES)

1. INSURANCE

- A. The Contractor shall cause, at its expense, at all times during the term hereof, St. Charles County, Missouri; St. Clair County, Illinois; St. Louis County, Missouri; the City of St. Louis, Missouri, and its Board of Aldermen and Airport Commission; and their officers, employees, and agents (the "Insured Parties") and the Contractor to be insured on an occurrence basis against all claims and demands by third persons for bodily injury (including wrongful death) and property damage arising or alleged to arise out of the activities or omissions of the Contractor, its officers, agents, employees, contractors, subcontractors, licensees, invitees, representatives, and independent contractors pursuant to the Agreement under the following types of coverage:
 - 1. Comprehensive General Liability;
 - 2. Comprehensive Automobile Liability (any vehicles, including owned, hired and non-owned).
- B. The minimum limits of coverage for the above classes of insurance must equal a single limit of Five Million Dollars (\$5,000,000.00) comprised of such primary and excess policies of insurance as the Contractor finds it feasible to purchase during the term of the Agreement and will name St. Charles County, Missouri; St. Clair County, Illinois, St. Louis County, Missouri; the City of St. Louis, Missouri; and their respective officers, agents, and employees by endorsement as "Additional Insureds." Prior to execution of the Agreement, Contractor will provide certificates of said insurance and all endorsements required pursuant to the Agreement to the Airport Representative in form and content satisfactory to the City. In addition, the Contractor will also mail or fax a copy of the Certificate of Insurance and all required endorsements to:

Airport Security Operations Division
St. Louis Lambert International Airport
10701 Lambert International Boulevard
PO Box 10212
St. Louis, Missouri 63145
Phone: 314-426-8095 or 314-890-1839
Fax: 314-890-1325
Email: SECOPS@flystl.com

- C. Such liability insurance coverage must also extend to damage, destruction and injury to the Insured Parties' owned or leased property and Insured Parties' personnel, and caused by or resulting from work, acts, operations, or omissions of Contractor, its officers, agents, employees, contractors, subcontractors, licensees, invitees, representatives, and independent contractors and, contractual liability insurance sufficient to cover Contractor's indemnity obligations hereunder. The Insured Parties will have no liability for any premiums charged for such coverage, and the inclusion of the Insured Parties as Additional Insureds is not intended to, and does not make the Insured Parties a partner or joint venturer with Contractor in its operations hereunder. Each such insurance policy must, by endorsement, provide primary coverage to the Insured Parties when any policy issued to the Insured Parties provides duplicate or similar coverage and in such circumstances, the Insured Parties' policy will be excess over Contractor's policy.
- D. The Contractor will maintain Workers' Compensation and Employers Liability Insurance at least at the statutory requirement and in accordance with Missouri laws and regulations. Contractor will require that all of its subcontractors or licensees similarly provide such coverage. The Indemnified Parties, their officers, employees, or agents will not be liable or responsible for any claims or actions occasioned by Contractor's failure to comply with the provisions of this subsection. The indemnification Provisions of the Agreement apply to this subsection. It is expressly agreed that the employees of the Contractor are not employees of the Indemnified Parties for any purpose, and that employees of the Indemnified Parties are not employees of the Contractor.

2. INDEMNIFICATION:

- A. The Contractor will protect, defend, and hold completely harmless St. Charles County, Missouri; St. Clair County, Illinois; St. Louis County, Missouri; the City of St. Louis, Missouri, and its Board of Aldermen and Airport Commission; and their officers, employees, and agents (the “Indemnified Parties”), from and against all liabilities, losses, suits, claims, judgments, and fines or demands arising by reason of injury or death of any person or damage to any property, including all reasonable costs for investigation and defense thereof (including but not limited to attorneys’ fees, court costs, and expert fees), of any nature whatsoever arising out of or incident to the Agreement and the use or occupancy of the City’s premises and the acts or omissions of Contractor's officers, agents, employees, contractors, subcontractors, licensees, invitees, or independent contractors regardless of where the injury, death, or damage may occur, unless and to the extent such injury, death or damage is caused by the gross negligence of the City. The Director or their designee will give to Contractor reasonable notice of any such claims or actions. The Contractor will also use counsel reasonably acceptable to the City Counselor of the City or their designee, after consultation with the Director or their designee, in carrying out its obligations hereunder. The provisions of this section survive the expiration or early termination of the Agreement.
- B. The Contractor will indemnify, defend, and save harmless the Indemnified Parties from all suits, actions, or losses brought against or suffered by the Indemnified Parties, for or on account of any injuries or damages received or sustained by any party or parties resulting from any act, error or omission, or willful misconduct of the Contractor, its officers, agents, employees, contractors, subcontractors, licensees, invitees, representatives, and independent contractors, or any defective materials or equipment used or supplied by Contractor.
- C. The Contractor will indemnify, defend, and save harmless the Indemnified Parties from the payment of any and all claims, demands, damages, or costs arising out of any infringement, or alleged infringement of intellectual property rights including, without limitation, the use of any patent or patented device, article, system, arrangement, material or process used by the Contractor or its officers, employees, representative, or agent in the execution of the Agreement.

- D. The Contractor will provide written notification to the Director of all suits or action or losses arising out of the Agreement within seven (7) days of service or demand

3. CANCELLATION

- A. The City retains the right to cancel the Agreement immediately upon written notice to Bidder if:
 - 1. Bidder fails to properly keep any Provision of the Agreement; or,
 - 2. The quality of service falls below the specified standards as determined by the City; or,
 - 3. Bidder fails or refuses to render the amount of service required.
- B. Bidder has the right to cancel the Agreement if:
 - 1. The City fails to keep, perform, or observe any material Provision of the Agreement for a period of ninety (90) days after written notice by Bidder specifying the material breach by the City;
 - a. Failure to keep, perform, or observe any material Provision of the Agreement will not give rise to Bidder's right to terminate the Agreement if the material breach can be cured but cannot, with due diligence, be cured within ninety (90) days', if the City institutes corrective action within ninety (90) days' and diligently pursued until the material breach is corrected.
- C. Bidder retains the right to cancel the Agreement without cause upon one hundred twenty (120) days written notice to the City. There will be no liability to Bidder and such a cancellation will be a no-fault cancellation.
- D. The City retains the right to cancel the Agreement without cause upon thirty (30) days' written notice to Bidder. There will be no liability to the City and such a cancellation will be a no-fault cancellation.

- E. Notwithstanding anything to the contrary herein, it is expressly understood by the parties that the Agreement will terminate immediately upon the failure of budgetary appropriations with no resulting liability to the City.
- F. Upon cancellation, termination, or the expiration of the Agreement, or if requested in writing by the Airport Representative, all tools, parts, equipment, supplies, materials, maps, plans and specifications, manuals, schedules, records, files, logs, work product, or property paid for, supplied or owned by the City will be returned to the City by Bidder within one (1) business day.

4. SUBCONTRACTING AND ASSIGNMENT

- A. It is the policy of the City of St. Louis to ensure equal opportunity for all business enterprises, including minority and women's business enterprises, in contracting, subcontracting, and the provision of goods and services to the City, its departments, agencies and authorized representative and to all entities receiving City funds or City-administered government funds while at the same time maintaining the quality of goods and services provided to the City and its sub-recipients through the competitive Proposal process.
- B. Bidder shall submit, as part of its Bid, all subcontractors it proposes to utilize under the Agreement, if awarded, as well as the proposed scope of work each subcontractor will perform and the expected percentage of each subcontractor's participation.
- C. The Bidder shall take all reasonable steps to ensure that all business enterprises, including Minority-owned Business Enterprises (MBEs) and Women-owned Businesses Enterprises (WBEs), have equal opportunity to participate in contracts and subcontracts financed by the City of St. Louis provided under the Agreement. The Bidder will not discriminate on the basis of race, color, national origin, or sex in the award of subcontracts or in the performance under this or any other contract financed by the City of St. Louis.
- D. The Bidder may utilize the City of St. Louis Minority and Women Business Enterprise on-line directory, located at St. Louis Development Corporation's (SLDC) [CertifySTL Business Certification System](#) to verify that proposed Minority and Women Business Enterprises (MBEs and/or WBEs) contractors are currently

certified. Bidders can search by business names, business description, commodity code, contact person/owner's name, location, or ethnicity.

- E. Bidder will not subcontract or transfer any part of the services or work to be performed hereunder without the prior written approval of the Director and such approval may be withheld by the City without cause or justification. At least sixty (60) days prior to any contemplated subcontracting of service or work, or the transfer of any part of the services or work to be performed hereunder, Contractor shall submit a written request to the Director. This request must include a copy of the proposed subcontract or agreement. and a completed St. Louis Lambert International Airport Request To Change Subcontractor List (Substitution or Add Form) (See Attachment 3). At a minimum, any subcontract or other agreement must require strict compliance with the terms, covenants, and conditions of the Agreement. The parties understand and agree that the Bidder is responsible for the performance of its subcontractors or agents under the Agreement. No subcontract or any other agreement will be effective as it pertains to the City until such time as the City receives a fully executed copy of the approved subcontract or agreement as provided for above.
- F. Contractor will not assign or transfer the Agreement without the prior written approval of the City, as provided for in Ordinance 63687 approved in 1996. At least ninety (90) days prior to any contemplated assignment of the Agreement, Contractor shall submit a written request to the City. This request must include a copy of the proposed assignment agreement. The City reserves the right to refuse such request without cause or justification. No assignment will be made or will be effective unless Contractor is not in default on any of the terms, covenants, and conditions of the Agreement. The parties to the Agreement understand and agree that the Contractor is and will remain responsible for the performance of its assigns under the Agreement. No assignment will be effective as it pertains to the City until such time as the City receives a fully executed copy of the approved assignment agreement as provided for above.
- G. Any subcontracting, assignment or transfer or of services without the consent of the City, as provided for above, will constitute default on the part of the Contractor under the Agreement. No action or failure to act on the part of any officer, agent, or employee of the City will constitute a waiver by the City of this provision.

- H. Notwithstanding any other term or provision in the Agreement, the City may assign the Agreement at its sole discretion by providing Notice to Contractor as described above.
- I. If applicable, when mobilization payments are approved as a contract line item for the prime Contractor, the subcontractor shall be paid a reasonable amount not to exceed five percent (5%) of their contract by the prime Contractor no later than five-(5) business days before the subcontractor is required to mobilize to start their contracted work. Subcontractor's request can be contained on their initial bid, quote and/or proposal to the prime or in the form of an invoice/request for payment which details the request. The prime Contractor shall submit a request to the City for mobilization payments which includes all subcontractors request for mobilization through the approved billing process as outlined in contract documents.

5. NON-DISCRIMINATION IN EMPLOYMENT

- A. During performance under the Agreement, Bidder will not permit discrimination against any employee, worker, or applicant for employment because of race, creed, color, religion, sex, age, disability, national ancestry or origin.
- B. During performance under the Agreement, Bidder shall state and publicize in all printed or circulated solicitations, or other advertisement or publication for employees that it places, that all qualified applicants will receive meaningful consideration for employment without regard to race, creed, color, religion, sex, age, disability, national origin or ancestry. .
- C. Bidder will permit reasonable access by the City to such persons, reports and records as are necessary to ascertain compliance with fair employment practices.
- D. If the Bidder fails to comply with the nondiscrimination clauses of the Agreement, or fails to furnish information or permit records and accounts to be inspected, within twenty (20) days from the date requested, the Airport may cancel, terminate, or suspend the Agreement, in whole or part. Further, the Airport may declare the Bidder ineligible for further City contracts for a period of one year, at the City's option. If the contract is canceled, terminated, or

suspended for failure to comply with fair employment practices, the Bidder will have no claim for any damages against the City.

- E. Bidder will incorporate the above Sections 5.A through 5.E in all contracts or agreements entered into with suppliers of materials or services, contractors and subcontractors and all labor organizations furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor or services in connection with the Agreement.
- F. If the Bidder is sued or threatened with litigation by a subcontractor, vendor, individual, group or association, as a result of compliance with Sections 5.A through 5.E, such Bidder will notify the City Counselor in writing of such suit or threatened suit within ten (10) days.

6. RIGHT TO AUDIT CLAUSE

- A. The Bidder's "**records**" must be open to inspection and subject to audit and reproduction during normal working hours and kept within the greater St. Louis metropolitan area. A City representative may perform such audits or an outside representative engaged by the City. The City or its designee may conduct such audits or inspections throughout the term of the Agreement, and for a period of three years after the early termination or the expiration of the Agreement or longer if required by law. Bidder may maintain such records at its corporate office but must make true, accurate, and complete and auditable records available at the Airport upon 15 days' notice.
- B. The Bidder's records referred to in the Agreement include any and all information, materials, and data of every kind and character, including without limitation, records, books, papers, documents, subscriptions, recordings, agreements, purchase orders, leases, contracts, communities, arrangements, notes, daily diaries superintendent reports, drawings, receipts, vouchers and memoranda, and any and all other agreements, sources of information and matters that may in City's judgment have any bearing on or pertain to any matters, rights, duties or obligations under or covered by the Agreement. Such records subject to audit also include, but are not limited to, those records necessary to evaluate and verify direct and indirect costs, (including overhead allocations) as they may apply to costs associated with the Agreement. Such records include (hard copy, as well as

computer readable data if reasonably available), written policies and procedures; time sheets; payroll registers; cancelled checks; original estimates; estimating work sheets; correspondence; change order files (including documentation covering negotiated settlements); backcharge logs and supporting documentation; general ledger entries detailing cash and trade discounts earned, insurance rebates and dividends; and any other Bidder records which may have a bearing on matters of interest to the City in connection with the Bidder's work for the City (all foregoing hereinafter referred to as "records") to the extent necessary to adequately permit evaluation of:

1. Bidder's compliance with the Provisions of the Agreement or the performance of the services contemplated herein; or
2. Compliance with provisions for pricing, change orders, invoices or claims submitted by the Bidder or any of its payees or subcontractors, if any.

7. CIVIL RIGHTS GENERAL PROVISIONS

- A. In all its activities within the scope of its airport program, the Bidder shall comply with pertinent statutes, Executive Orders, and such rules as identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities to ensure that no person shall, on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation), age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

- B. The above provision binds the Bidder and subcontractors from the proposal solicitation period through the completion of the contract.

8. CIVIL RIGHTS AND NON-DISCRIMINATION PROVISIONS

- A. The City of St. Louis, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all Bidders that it will affirmatively ensure that for

any contract entered into pursuant to this advertisement, all businesses will be afforded full and fair opportunity to submit proposals in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation), age, or disability in consideration for an award.

B. During the performance of the Agreement, the Bidder, for itself, its assignees, and successors in interest shall do as follows:

1. **Compliance with Regulations:** The Bidder (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts And Authorities, as amended, which are herein incorporated by reference and made a part of the Agreement.
2. **Non-discrimination:** The Bidder, with regard to the work performed by it during the Agreement, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Bidder will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the Agreement covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the Bidder for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Bidder of the Bidder's obligations under this contract and the Nondiscrimination Acts And Authorities on the grounds of race, color, or national origin.
4. **Information and Reports:** The Bidder will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto. The Bidder will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and

Authorities and instructions. Where any information required of a Bidder is in the exclusive possession of another who fails or refuses to furnish the information, the Bidder will so certify to the sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.

5. **Sanctions for Noncompliance:** If a Bidder fails to comply with this Section, the City will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
 - a. Withholding payments to the Bidder under the Agreement until the Bidder complies; and
 - b. Cancelling, terminating, or suspending the Agreement, in whole or in part.
 6. **Incorporation of Provisions:** The Bidder will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Bidder will take action with respect to any subcontract or procurement as the sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Bidder becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Bidder may request the sponsor to enter into any litigation to protect the interests of the sponsor. In addition, the Bidder may request the United States to enter into the litigation to protect the interests of the United States.
- C. During the performance of the Agreement, the Bidder, for itself, its assignees, and successors in interest (hereinafter referred to as the “Bidder”) shall comply with the following non-discrimination statutes and authorities; including but not limited to:

1. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
2. 49 CFR part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);
3. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
4. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;
5. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), (prohibits discrimination on the basis of age);
6. Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
7. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
8. Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189)

as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38; (See also 49 CFR Part 27 and 28 CFR Parts 35 and 36);

9. The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
10. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
11. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100); or
12. Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

9. FEDERAL FAIR LABOR STANDARDS ACT PROVISION

- A. All contracts and subcontracts that result from this solicitation must incorporate by reference the provisions of 29 CFR Sect. 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part-time workers.
- B. The Bidder has full responsibility to monitor compliance to the referenced statute or regulation. The Bidder must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

10. OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970

All Contracts and subcontracts that result from this solicitation must incorporate by reference the requirements of 29 CFR Section 1910 with the same force and effect as if given in full text. Bidder must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The Bidder retains full responsibility to monitor its compliance and its subcontractor's compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (20 CFR Part 1910). Bidder must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

11. SEISMIC SAFETY

When applicable, the Bidder shall ensure that all work performed under the Agreement, including work performed by its subcontractor(s), conforms to a building code standard that provides a level of seismic safety and substantially equivalent to standards established by the National Earthquake Hazards Reduction Program (“**NEHRP**”). Local building codes that model their code after the current version of the International Building Code meet the NEHRP equivalency level for seismic safety.

12. DISTRACTED DRIVING

The City encourages the Contactor to promote policies and initiatives for its employees and other work personnel that decrease accidents caused by distracted drivers, including policies that ban text messaging while driving motor vehicles while performing work activities associated with the Agreement. The Bidder must include the substance of this section in all sub contracts that involve driving a motor vehicle in performance of the work associated with the Agreement.

13. CLEAN AIR AND WATER POLLUTION CONTROL

Bidder shall comply with all applicable standards, Executive Orders, and regulations issued pursuant to the Clean Air Act (42 U.S.C. Sec. 740-7671q) and the Federal Water Pollution Act as amended (33 U.S.C. Sec. 1251-1387). The Bidder shall also report any violation to the City immediately upon discovery. The City assumes responsibility for notifying the Environmental Protection Agency and the Federal Aviation Administration.

Bidder must include this provisional requirement in all subcontracts that exceed \$150,000.

14. LIVING WAGE

Living Wage Requirements: Bidders are hereby advised that the City's Living Wage Ordinance 65597 and 71948 ("Ordinance") and associated "Regulations" apply to the service for which Bids are being sought herein. This Ordinance requires that, unless specific exemptions apply, all individuals who perform work pursuant to a contract executed between the Successful Bidder and the City must be paid a minimum of the applicable Living Wage rates set forth in the attached Living Wage Bulletin (see Exhibit D, attached and incorporated herein), and, if the rates are adjusted during the term of the Agreement pursuant to the Ordinance, applicable rates after such adjustment is made. Each Bidder must submit the "Living Wage Acknowledgment and Acceptance Declaration" with its Bid which is attached hereto as Exhibit C and incorporated herein. (See Bidder's Checklist). Failure to submit this declaration with the Bid will result in rejection of the Bid. A successful Bidder's failure to comply with contract provisions related to the Living Wage Ordinance may result in termination of the Agreement and the imposition of additional penalties as set forth in the Ordinance and Regulations.

Copies of Ordinance No. 65597 and No. 71948 and associated Regulations, which are incorporated herein by reference, may be obtained by contacting:

Airport Assistant Director
Office of Business Opportunity
11495 Navaid Road, 2nd Floor
St. Louis, Missouri 63044
Phone: (314) 426-8111

15. ANTI-DISCRIMINATION AGAINST ISRAEL ACT REQUIREMENT

- A. Bidders are advised that the Agreement executed with the successful Bidder pursuant to this SFB is subject to Section 34.600 of the Revised Statutes of Missouri 2000, as amended (the "Anti-Discrimination Against Israel Act"). As a condition for the award of the Agreement the successful Bidder will, by sworn affidavit, affirm it is not currently engaged in and shall not, for the duration of the Agreement, engage in a boycott of goods or services from the State of Israel;

companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business with the State of Israel.

- B. A copy of an affidavit in a form acceptable to the City is attached hereto and incorporated herein as Exhibit F “Affidavit”. (See Bidder’s Checklist) Each Bidder must submit the attached “Anti-Discrimination Against Israel Act Acknowledgment & Acceptance Declaration” with its Bid (see attached Exhibit E, incorporated herein, and Bidder’s Checklist) Failure to submit this declaration with your Bid will result in rejection of the Bid. A successful Bidder’s failure to comply with the Provisions of the Agreement related to the Anti-Discrimination Against Israel Act may result in the termination of the Agreement by the City and other remedies available to the City at law or in equity. Bidder will deliver a fully executed original of the Affidavit (see Exhibit F), within twenty (20) days after notice to the successful Bidder of the award and prior to performing any work under the Agreement unless the Anti-Discrimination Against Israel Act does not apply to the award of the Agreement. The Ant-Discrimination Against Israel Act does not apply to contracts with a total potential value of less than One Hundred Thousand Dollars \$100,000) or to Bidders with fewer than ten (10) employees.

APPENDIX "C"

BID FOR EMERGENCY GENERATOR, UNINTERRUPTED POWER SUPPLY (UPS) AND ASSOCIATED BATTERY SYSTEM MAINTENANCE SERVICES

The Undersigned, _____, acting on behalf of _____, the Bidder, understands all the requirements of the work set out in APPENDIX "A," the requirements set out in APPENDIX "B" and agrees to perform the work contemplated herein for the following amounts subject to and in accordance with the Provisions of the Agreement.

The amount to be paid to the Bidder will be determined by the charges or rates listed below. The charges or rates will include all labor, personnel, supervision, equipment, supplies, tools, parts, and materials required to properly perform the Emergency Generator, Uninterrupted Power Supply (UPS) and Associated Battery System Maintenance Services contemplated herein as ordered and directed by the City and in accordance with the Provisions of the Agreement.

Signature

Address

Title

Email Address

Contractor

Telephone Number

Federal I.D. #

YEAR ONE
July 1, 2026 – June 30, 2027

UPS, SOLAR ARRAY AND WET CELL BATTERY BANK MAINTENANCE SERVICES

MANUFACTURER	MODEL #	kVA SIZE	QTY	UPS MANUFACTURER & CONTRACTOR RATE FOR ONE [1] PM	# PM'S PER YEAR	ANNUAL RATE = A x B x C
APC	SMC1000C	1.0	2	\$	2	\$
APC	SUA2200	2.0	1	\$	2	\$
EATON	9PX 3000 RT	3.0	2	\$	2	\$
EATON	9PX-5	5.0	2	\$	2	\$
EATON	9PX5K	5.0	26	\$	2	\$
EATON	9PX6K-SP	6.0	1	\$	2	\$
EATON- POWERWAVE	9125-5000	5.0	2	\$	2	\$
EATON- POWERWAVE	9125-5000	12.0	1	\$	2	\$
EATON- POWERWAVE	9155	12.0	2	\$	2	\$
EATON- POWERWAVE	9155-12	12.0	6	\$	2	\$
EATON- POWERWAVE	9155-12-15	12.0	16	\$	2	\$

MANUFACTURER	MODEL #	kVA SIZE	QTY	UPS MANUFACTURER & CONTRACTOR RATE FOR ONE [1] PM	# PM'S PER YEAR	ANNUAL RATE = A x B x C
EATON- POWERWAVE	9330-10-15	15.0	1	\$	2	\$
EATON	9355-10-15	15.0	6	\$	2	\$
EATON	9355	30.0	1	\$	2	\$
EATON	9355-20-30	30.0	1	\$	2	\$
EATON	9355-30-30	30.0	1	\$	2	\$
EATON	93PM-20-50	30.0	2	\$	2	\$
EATON- POWERWAVE	9390-IT-40	40.0	1	\$	2	\$
EATON	93PM-L-60-3	50.0	2	\$	2	\$
EATON	93PM-L-60-3	55.0	1	\$	2	\$
EATON	93PM-L-120-4	55.0	1	\$	2	\$
EATON	93PM-60-100-R	70.0	1	\$	2	\$
EATON- POWERWAVE	9390-UPS-120	100.0	1	\$	2	\$
EATON	93PM-UPS-150	100.0	1	\$	2	\$
EATON	93PM-160-200	200.0	1	\$	2	\$

DESCRIPTION CONTINUED	B	C	D
GATE 64N SOLAR ARRAY QUARTERLY PM RATE [JAN-APR-SEP]	\$	3	\$
GATE 64N SOLAR ARRAY ANNUAL PM RATE [OCT]	\$	1	\$
WET CELL BATTERY BANK QUARTERLY PM & TESTING RATE – GENERATOR 90	\$	4	\$
WET CELL BATTERY BANK QUARTERLY PM & TESTING RATE – LINDBERGH TUNNEL	\$	4	\$
WET CELL BATTERY BANK QUARTERLY PM & TESTING RATE – NORTH SUBSTATION	\$	4	\$
UPS, SOLAR ARRAY AND WET CELL BATTERY BANK MAINTENANCE YEAR 1 TOTAL			\$

UPS REPLACEMENTS

To Be Completed in August 2026

UPS #	Location	MFR	Model#	UPS Serial #	kVA	V	PH	Replace With	Price (Labor & Material) to Purchase New UPS, Remove Existing UPS, Install New UPS and Dispose of Old UPS
32	MTN-2456-E	Eaton Powerware	9390-100-120	EK254CBC03	100	480/208	3	Eaton 100 kVA	\$
AUGUST 2026 UPS REPLACEMENT TOTAL									\$

UPS BATTERY REPLACEMENTS To Be Completed in August 2026

UPS #	Location	MFR	Model#	UPS Serial #	# of Strings	Trays /String	Jars / Tray	Battery Type	Price (Labor & Material) to Purchase New Batteries, Remove Existing Batteries, Install New Batteries and Dispose of Old Batteries
39	E-2087E	Eaton	9155 12KVA	BN124FBB02	4	2	8	SEAL ED	\$
44	AOB BASEMENT B35	Eaton	93PM-UPS- 200	EQ094UXX0 2	3	9	4	SEAL ED	\$
AUGUST 2026 BATTERY REPLACEMENT TOTAL									\$

UPS BATTERY REPLACEMENTS
To Be Completed in February 2027

UPS #	Location	MFR	Model#	UPS Serial #	# of Strings	Trays /String	Jars/ Tray	Battery Type	Price (Labor & Material) to Purchase New Batteries, Remove Existing Batteries, Install New Batteries and Dispose of Old Batteries
36	E-1097-E	Eaton	PW9355 15KVA	BJ263JBA11	4	2	8	SEALED	\$
37	E-2011-E	Eaton	9155 12KVA	BN362FBB12	4	2	8	SEALED	\$
13A	C-2141-E	Eaton	9155 12KVA	BP055FBB15	4	2	8	SEALED	\$
13	C-2141-E	Eaton	9155 12KVA	BP055FBB16	4	2	8	SEALED	\$
18	D-1206-E	Eaton	9155 12KVA	BP055FBB17	4	2	8	SEALED	\$
32	MTN-2456-E	Eaton	9390-UPS-120	EK254CBC03	1	10	4	SEALED	\$
52	MT-1068-E	Eaton	93PM-UPS-50	EP373UXX06	5	4	9	SEALED	\$
57	ET-1011C-E	Eaton	93PM-UPS-50	EP373UXX07	3	4	9	SEALED	\$
21	D-1432-B	Eaton	93PM-L-60-3	ES303UJJ04	4	4	10	SEALED	\$
64	I.T. ROOM	Eaton	93PM-L-60-3	ES303UJJ05	4	4	10	SEALED	\$
9	C-1281A-E	Eaton	9155 12KVA	ES404FBB10	4	2	8	SEALED	\$
7	C-1012	Eaton	9155 12KVA	ES414FBB03	4	2	8	SEALED	\$
16	D-1094	Eaton	9155 12KVA	ES414FBB04	4	2	8	SEALED	\$
43A	AFLD VAULT 3	Eaton	9155 12KVA	FX173FAA08	4	2	8	SEALED	\$
1	A-1029	Eaton	9PX5K	P204K29ER2	-	-	-	SEALED	\$

[illegible]

YEAR ONE
Emergency Generator Maintenance Services
July 1, 2026 – June 30, 2027

Generator #	Weekly	Level I	Level II	Level III
10	\$	\$	\$	\$
20	\$	\$	\$	\$
30	\$	\$	\$	\$
40	\$	\$	\$	\$
50	\$	\$	\$	\$
60	\$	\$	\$	\$
70	\$	\$	\$	\$
75	\$	\$	\$	\$
80	\$	\$	\$	\$
90	\$	\$	\$	\$
100	\$	\$	\$	\$
110	\$	\$	\$	\$
140	\$	\$	\$	\$
150	\$	\$	\$	\$
155	\$	\$	\$	\$
160	\$	\$	\$	\$
161	\$	\$	\$	\$
165	\$	\$	\$	\$
170	\$	\$	\$	\$
180	\$	\$	\$	\$
190	\$	\$	\$	\$
200	\$	\$	\$	\$
210	\$	\$	\$	\$
220	\$	\$	\$	\$
230	\$	\$	\$	\$
240	\$	\$	\$	\$
250	\$	\$	\$	\$
319	\$	\$	\$	\$
TOTAL CHARGE	\$	\$	\$	\$

YEAR ONE
Light Cart and Runway X Cart Engine Services
July 1, 2026 – June 30, 2027

Equipment	Monthly	Annual
Light Cart #327	\$	\$
Light Cart #328	\$	\$
Light Cart #329	\$	\$
Light Cart #TBD	\$	\$
Light Cart #TBD	\$	\$
Light Cart #TBD	\$	\$
Runway X #TBD	\$	\$
Runway X #TBD	\$	\$
Runway X #TBD	\$	\$
TOTAL CHARGE	\$	\$

YEAR ONE
Fuel Testing Services
July 1, 2026 – June 30, 2027

Tank	Cost Per Tank
Generator 20	\$
Generator 30	\$
Generator 40	\$
Generator 50	\$
Generator 60	\$
Generator 70	\$
Generator 75	\$
Generator 80	\$
Generator 90	\$
Generator 100	\$
Generator 110	\$
Generator 140	\$
Generator 150	\$
Generator 160	\$
Generator 161	\$
Generator 165	\$
Generator 170	\$
Generator 180	\$
Generator 190	\$
Generator 200	\$
Generator 210	\$
Generator 220	\$
Generator 230	\$
Generator 240	\$
Generator 250	\$
Generator 319	\$
Above Ground Fuel Tank (10,000 gal Fuel Tank at AFM)	\$
Diesel Tank #1 (1,500 gal Fuel Tanker Truck #37 at AFM)	\$
Diesel Tank #2 (400 gal Fuel Tanker Truck #338 at AFM)	\$
West Climate Fuel Oil Tank #1	\$
West Climate Fuel Oil Tank #2	\$
West Climate Fuel Oil Tank #3	\$
East Climate Fuel Oil Tank #1	\$
East Climate Fuel Oil Tank #2	\$
East Climate Fuel Oil Tank #3	\$
TOTAL CHARGE FOR FUEL TESTING SERVICES – YEAR ONE:	\$

YEAR ONE
Fuel Polishing Services
July 1, 2026 – June 30, 2027

Tank	# Gal in Tank	Cost per Gallon	Labor Cost per Tank	Fuel Additive Biocide per Tank	Fuel Additive Fuel Stabilizer per Tank	Total Cost per Tank
Generator 20	300	\$	\$	\$	\$	\$
Generator 30	800	\$	\$	\$	\$	\$
Generator 40	300	\$	\$	\$	\$	\$
Generator 50	40	\$	\$	\$	\$	\$
Generator 60	130	\$	\$	\$	\$	\$
Generator 70	250	\$	\$	\$	\$	\$
Generator 75	300	\$	\$	\$	\$	\$
Generator 80	250	\$	\$	\$	\$	\$
Generator 90	1250	\$	\$	\$	\$	\$
Generator 100	800	\$	\$	\$	\$	\$
Generator 110	110	\$	\$	\$	\$	\$
Generator 140	1500	\$	\$	\$	\$	\$
Generator 150	3000	\$	\$	\$	\$	\$
Generator 160	2000	\$	\$	\$	\$	\$
Generator 161	50	\$	\$	\$	\$	\$
Generator 165	300	\$	\$	\$	\$	\$
Generator 170	1500	\$	\$	\$	\$	\$
Generator 180	1100	\$	\$	\$	\$	\$
Generator 190	1700	\$	\$	\$	\$	\$
Generator 200	190	\$	\$	\$	\$	\$
Generator 210	350	\$	\$	\$	\$	\$
Generator 220	350	\$	\$	\$	\$	\$
Generator 230	350	\$	\$	\$	\$	\$
Generator 319	80	\$	\$	\$	\$	\$
Above Ground Fuel Tank (at AFM)	10,000	\$	\$	\$	\$	\$
Diesel Tank #1 (Fuel Tanker Truck #37 at AFM)	1500	\$	\$	\$	\$	\$
Diesel Tank #2 (Fuel Tanker Truck #338 at AFM)	400	\$	\$	\$	\$	\$
West Climate Fuel Oil Tank #1	13,000	\$	\$	\$	\$	\$
West Climate Fuel Oil Tank #2	18,000	\$	\$	\$	\$	\$
West Climate Fuel Oil Tank #3	18,000	\$	\$	\$	\$	\$
East Climate Fuel Oil Tank #1	28,000	\$	\$	\$	\$	\$
East Climate Fuel Oil Tank #2	28,000	\$	\$	\$	\$	\$
East Climate Fuel Oil Tank #3	28,000	\$	\$	\$	\$	\$
TOTAL CHARGE FOR FUEL POLISHING SERVICES - YEAR ONE						\$

**YEAR ONE
GRAND TOTALS
July 1, 2026 – June 30, 2027**

Services	Total		Grand Total
UPS, Solar Array and Wet Cell Battery Bank Maintenance	\$	x1	\$
UPS Unit Replacements – August 2026	\$	x1	\$
UPS Battery Replacements – August 2026	\$	x1	\$
UPS Battery Replacements – February 2027	\$	x1	\$
Emergency Generator Maintenance Services – Weekly	\$	x52	\$
Emergency Generator Maintenance Services – Level I	\$	x2	\$
Emergency Generator Maintenance Services – Level II	\$	x2	\$
Emergency Generator Maintenance Services – Level III	\$	x1	\$
Light Cart Services – Monthly	\$	x12	\$
Light Cart Service – Annual	\$	x1	\$
Runway X Cart Services – Monthly	\$	x12	\$
Runway X Cart Service – Annual	\$	x1	\$
Fuel Testing Services	\$	x1	\$
Fuel Polishing Services	\$	x1	\$
YEAR 1 GRAND TOTAL			\$

YEAR ONE
LABOR RATES
July 1, 2026 – June 30, 2027

NON-BID AMOUNTS	RATES
LABOR RATES – NORMAL HOURS	\$ _____ Per hour
LABOR RATES – EMERGENCY HOURS / OUTSIDE NORMAL HOURS	\$ _____ Per hour
PERCENT MARK-UP For Overhead & Profit over distributor's invoice for parts, equipment or 3 rd party professional services.	15%
EMERGENCY MAINTENANCE & RENTALS	\$500,000.00

YEAR TWO
July 1, 2027 – June 30, 2028

UPS, SOLAR ARRAY AND WET CELL BATTERY BANK MAINTENANCE SERVICES

MANUFACTURER	MODEL #	kVA SIZE	QTY	UPS MANUFACTURER & CONTRACTOR RATE FOR ONE [1] PM	# PM'S PER YEAR	ANNUAL RATE = A x B x C
APC	SMC1000C	1.0	2	\$	2	\$
APC	SUA2200	2.0	1	\$	2	\$
EATON	9PX 3000 RT	3.0	2	\$	2	\$
EATON	9PX-5	5.0	2	\$	2	\$
EATON	9PX5K	5.0	26	\$	2	\$
EATON	9PX6K-SP	6.0	1	\$	2	\$
EATON- POWERWAVE	9125-5000	5.0	2	\$	2	\$
EATON- POWERWAVE	9125-5000	12.0	1	\$	2	\$
EATON- POWERWAVE	9155	12.0	2	\$	2	\$
EATON- POWERWAVE	9155-12	12.0	6	\$	2	\$
EATON- POWERWAVE	9155-12-15	12.0	16	\$	2	\$

MANUFACTURER	MODEL #	kVA SIZE	QTY	UPS MANUFACTURER & CONTRACTOR RATE FOR ONE [1] PM	# PM'S PER YEAR	ANNUAL RATE = A x B x C
EATON- POWERWAVE	9330-10-15	15.0	1	\$	2	\$
EATON	9355-10-15	15.0	6	\$	2	\$
EATON	9355	30.0	1	\$	2	\$
EATON	9355-20-30	30.0	1	\$	2	\$
EATON	9355-30-30	30.0	1	\$	2	\$
EATON	93PM-20-50	30.0	2	\$	2	\$
EATON- POWERWAVE	9390-IT-40	40.0	1	\$	2	\$
EATON	93PM-L-60-3	50.0	2	\$	2	\$
EATON	93PM-L-60-3	55.0	1	\$	2	\$
EATON	93PM-L-120-4	55.0	1	\$	2	\$
EATON	93PM-60-100- R	70.0	1	\$	2	\$
EATON- POWERWAVE	9390-UPS-120	100.0	1	\$	2	\$
EATON	93PM-UPS- 150	100.0	1	\$	2	\$
DESCRIPTION CONTINUED			A	B	C	D

MANUFACTURER	MODEL #	kVA SIZE	QTY	UPS MANUFACTURER & CONTRACTOR RATE FOR ONE [1] PM	# PM'S PER YEAR	ANNUAL RATE = QTY x Rate x # per year
EATON	93PM-160-200	200.0	1	\$	2	\$
GATE 64N SOLAR ARRAY QUARTERLY PM RATE [JAN-APR-SEP]				\$	3	\$
GATE 64N SOLAR ARRAY ANNUAL PM RATE [OCT]				\$	1	\$
WET CELL BATTERY BANK QUARTERLY PM & TESTING RATE – GENERATOR 90				\$	4	\$
WET CELL BATTERY BANK QUARTERLY PM & TESTING RATE – LINDBERGH TUNNEL				\$	4	\$
WET CELL BATTERY BANK QUARTERLY PM & TESTING RATE – NORTH SUBSTATION				\$	4	\$
UPS, SOLAR ARRAY AND WET CELL BATTERY BANK MAINTENANCE YEAR 2 TOTAL						\$

UPS BATTERY REPLACEMENTS To Be Completed in August 2027

[illegible]

UPS BATTERY REPLACEMENTS
To Be Completed in February 2028

UPS #	Location	MFR	Model#	UPS Serial #	# of Strings	Trays /String	Jars/ Tray	Battery Type	Price (Labor & Material) to Purchase New Batteries, Remove Existing Batteries, Install New Batteries and Dispose of Old Batteries
4	B-1032-E	Eaton	9155 12KVA	ET264FBB03	4	2	8	SEALED	\$
10	C-1343	Eaton	9155 12KVA	BP055FBB13	4	2	8	SEALED	\$
14	C-2246A	Eaton	9PX5K	P204K29FE8	-	-	-	SEALED	\$
16A	D-1094	Eaton	9PX5K	P204K29FB8	-	-	-	SEALED	\$
17	D-1150	Eaton	9PX5K	P204K29FF4	-	-	-	SEALED	\$
19A	D-1260	Eaton	9PX5K	P204K29FF3	-	-	-	SEALED	\$
20	D-1404-E	Eaton	9155 12KVA	ET262FBB07	4	2	8	SEALED	\$
23	D-3007-E	Eaton	PW9355	BQ111KXX14	6	2	9	SEALED	\$
28	MT-1168	Eaton	9PX5K	P204K29FC3	-	-	-	SEALED	\$
30	MTN-2036-E	Eaton	9PX5K	P204K29ER1	-	-	-	SEALED	\$
31A	MTN-2204-E	Eaton	9PX5K	P204K29FC9	-	-	-	SEALED	\$
31B	MTN-2204-E	Eaton	9PX5K	P204M45994	-	-	-	SEALED	\$
34A	MTS-2349	Eaton	9PX5K	P204K25DA6	-	-	-	SEALED	\$

[illegible]

YEAR TWO
Emergency Generator Maintenance Services
July 1, 2027 – June 30, 2028

Generator #	Weekly	Level I	Level II	Level III
10	\$	\$	\$	\$
20	\$	\$	\$	\$
30	\$	\$	\$	\$
40	\$	\$	\$	\$
50	\$	\$	\$	\$
60	\$	\$	\$	\$
70	\$	\$	\$	\$
75	\$	\$	\$	\$
80	\$	\$	\$	\$
90	\$	\$	\$	\$
100	\$	\$	\$	\$
110	\$	\$	\$	\$
140	\$	\$	\$	\$
150	\$	\$	\$	\$
155	\$	\$	\$	\$
160	\$	\$	\$	\$
161	\$	\$	\$	\$
165	\$	\$	\$	\$
170	\$	\$	\$	\$
180	\$	\$	\$	\$
190	\$	\$	\$	\$
200	\$	\$	\$	\$
210	\$	\$	\$	\$
220	\$	\$	\$	\$
230	\$	\$	\$	\$
240	\$	\$	\$	\$
250	\$	\$	\$	\$
319	\$	\$	\$	\$
TOTAL CHARGE	\$	\$	\$	\$

YEAR TWO
Light Cart and Runway X Cart Engine Services
July 1, 2027 – June 30, 2028

Equipment	Monthly	Annual
Light Cart #327	\$	\$
Light Cart #328	\$	\$
Light Cart #329	\$	\$
Light Cart #TBD	\$	\$
Light Cart #TBD	\$	\$
Light Cart #TBD	\$	\$
Runway X #TBD	\$	\$
Runway X #TBD	\$	\$
Runway X #TBD	\$	\$
TOTAL CHARGE	\$	\$

YEAR TWO
Fuel Testing Services
July 1, 2027 – June 30, 2028

Tank	Cost Per Tank
Generator 20	\$
Generator 30	\$
Generator 40	\$
Generator 50	\$
Generator 60	\$
Generator 70	\$
Generator 75	\$
Generator 80	\$
Generator 90	\$
Generator 100	\$
Generator 110	\$
Generator 140	\$
Generator 150	\$
Generator 160	\$
Generator 161	\$
Generator 165	\$
Generator 170	\$
Generator 180	\$
Generator 190	\$
Generator 200	\$
Generator 210	\$
Generator 220	\$
Generator 230	\$
Generator 240	\$
Generator 250	\$
Generator 319	\$
Above Ground Fuel Tank (10,000 gal Fuel Tank at AFM)	\$
Diesel Tank #1 (1,500 gal Fuel Tanker Truck #37 at AFM)	\$
Diesel Tank #2 (400 gal Fuel Tanker Truck #338 at AFM)	\$
West Climate Fuel Oil Tank #1	\$
West Climate Fuel Oil Tank #2	\$
West Climate Fuel Oil Tank #3	\$
East Climate Fuel Oil Tank #1	\$
East Climate Fuel Oil Tank #2	\$
East Climate Fuel Oil Tank #3	\$
TOTAL CHARGE FOR FUEL TESTING SERVICES – YEAR TWO:	\$

YEAR TWO
Fuel Polishing Services
July 1, 2027 – June 30, 2028

Tank	# Gal in Tank	Cost per Gallon	Labor Cost per Tank	Fuel Additive Biocide per Tank	Fuel Additive Fuel Stabilizer per Tank	Total Cost per Tank
Generator 20	300	\$	\$	\$	\$	\$
Generator 30	800	\$	\$	\$	\$	\$
Generator 40	300	\$	\$	\$	\$	\$
Generator 50	40	\$	\$	\$	\$	\$
Generator 60	130	\$	\$	\$	\$	\$
Generator 70	250	\$	\$	\$	\$	\$
Generator 75	300	\$	\$	\$	\$	\$
Generator 80	250	\$	\$	\$	\$	\$
Generator 90	1250	\$	\$	\$	\$	\$
Generator 100	800	\$	\$	\$	\$	\$
Generator 110	110	\$	\$	\$	\$	\$
Generator 140	1500	\$	\$	\$	\$	\$
Generator 150	3000	\$	\$	\$	\$	\$
Generator 160	2000	\$	\$	\$	\$	\$
Generator 161	50	\$	\$	\$	\$	\$
Generator 165	300	\$	\$	\$	\$	\$
Generator 170	1500	\$	\$	\$	\$	\$
Generator 180	1100	\$	\$	\$	\$	\$
Generator 190	1700	\$	\$	\$	\$	\$
Generator 200	190	\$	\$	\$	\$	\$
Generator 210	350	\$	\$	\$	\$	\$
Generator 220	350	\$	\$	\$	\$	\$
Generator 230	350	\$	\$	\$	\$	\$
Generator 319	80	\$	\$	\$	\$	\$
Above Ground Fuel Tank (at AFM)	10,000	\$	\$	\$	\$	\$
Diesel Tank #1 (Fuel Tanker Truck #37 at AFM)	1500	\$	\$	\$	\$	\$
Diesel Tank #2 (Fuel Tanker Truck #338 at AFM)	400	\$	\$	\$	\$	\$
West Climate Fuel Oil Tank #1	13,000	\$	\$	\$	\$	\$
West Climate Fuel Oil Tank #2	18,000	\$	\$	\$	\$	\$
West Climate Fuel Oil Tank #3	18,000	\$	\$	\$	\$	\$
East Climate Fuel Oil Tank #1	28,000	\$	\$	\$	\$	\$

East Climate Fuel Oil Tank #2	28,000	\$	\$	\$	\$	\$
East Climate Fuel Oil Tank #3	28,000	\$	\$	\$	\$	\$
TOTAL CHARGE FOR FUEL POLISHING SERVICES - YEAR TWO						\$

**YEAR TWO
GRAND TOTALS
July 1, 2027 – June 30, 2028**

Services	Total		Grand Total
UPS, Solar Array and Wet Cell Battery Bank Maintenance	\$	x1	\$
UPS Unit Replacements – August 2026	\$	x1	\$
UPS Battery Replacements – August 2026	\$	x1	\$
UPS Battery Replacements – February 2027	\$	x1	\$
Emergency Generator Maintenance Services – Weekly	\$	x52	\$
Emergency Generator Maintenance Services – Level 1	\$	x2	\$
Emergency Generator Maintenance Services – Level II	\$	x2	\$
Emergency Generator Maintenance Services – Level III	\$	x1	\$
Light Cart Services – Monthly	\$	x12	\$
Light Cart Service – Annual	\$	x1	\$
Runway X Cart Services – Monthly	\$	x12	\$
Runway X Cart Service – Annual	\$	x1	\$

Fuel Testing Services	\$	x1	\$
Fuel Polishing Services	\$	x1	\$
YEAR 2 GRAND TOTAL			\$

**YEAR TWO
LABOR RATES
July 1, 2027 – June 30, 2028**

NON-BID AMOUNTS	RATES
LABOR RATES – NORMAL HOURS	\$ _____ Per hour
LABOR RATES – EMERGENCY HOURS / OUTSIDE NORMAL HOURS	\$ _____ Per hour
PERCENT MARK-UP For Overhead & Profit over distributor's invoice for parts, equipment or 3 rd party professional services.	15%
EMERGENCY MAINTENANCE & RENTALS	\$500,000.00

YEAR THREE
July 1, 2028 – June 30, 2029

UPS, SOLAR ARRAY AND WET CELL BATTERY BANK MAINTENANCE SERVICES

MANUFACTURER	MODEL #	kVA SIZE	QTY	UPS MANUFACTURER & CONTRACTOR RATE FOR ONE [1] PM	# PM'S PER YEAR	ANNUAL RATE = Qty x Rate x # per year
APC	SMC1000C	1.0	2	\$	2	\$
APC	SUA2200	2.0	1	\$	2	\$
EATON	9PX 3000 RT	3.0	2	\$	2	\$
EATON	9PX-5	5.0	2	\$	2	\$
EATON	9PX5K	5.0	26	\$	2	\$
EATON	9PX6K-SP	6.0	1	\$	2	\$
EATON- POWERWAVE	9125-5000	5.0	2	\$	2	\$
EATON- POWERWAVE	9125-5000	12.0	1	\$	2	\$
EATON- POWERWAVE	9155	12.0	2	\$	2	\$
EATON- POWERWAVE	9155-12	12.0	6	\$	2	\$
EATON- POWERWAVE	9155-12-15	12.0	16	\$	2	\$

MANUFACTURER	MODEL #	kVA SIZE	QTY	UPS MANUFACTURER & CONTRACTOR RATE FOR ONE [1] PM	# PM'S PER YEAR	ANNUAL RATE = Qty x Rate x # per year
EATON- POWERWAVE	9330-10-15	15.0	1	\$	2	\$
EATON	9355-10-15	15.0	6	\$	2	\$
EATON	9355	30.0	1	\$	2	\$
EATON	9355-20-30	30.0	1	\$	2	\$
EATON	9355-30-30	30.0	1	\$	2	\$
EATON	93PM-20-50	30.0	2	\$	2	\$
EATON- POWERWAVE	9390-IT-40	40.0	1	\$	2	\$
EATON	93PM-L-60-3	50.0	2	\$	2	\$
EATON	93PM-L-60-3	55.0	1	\$	2	\$
EATON	93PM-L-120-4	55.0	1	\$	2	\$
EATON	93PM-60-100-R	70.0	1	\$	2	\$
EATON- POWERWAVE	9390-UPS-120	100.0	1	\$	2	\$
EATON	93PM-UPS-150	100.0	1	\$	2	\$
EATON	93PM-160-200	200.0	1	\$	2	\$

MANUFACTURER	MODEL #	kVA SIZE	QTY	UPS MANUFACTURER & CONTRACTOR RATE FOR ONE [1] PM	# PM'S PER YEAR	ANNUAL RATE = Qty x Rate x # per year
GATE 64N SOLAR ARRAY QUARTERLY PM RATE [JAN-APR-SEP]				\$	3	\$
GATE 64N SOLAR ARRAY ANNUAL PM RATE [OCT]				\$	1	\$
WET CELL BATTERY BANK QUARTERLY PM & TESTING RATE – GENERATOR 90				\$	4	\$
WET CELL BATTERY BANK QUARTERLY PM & TESTING RATE – LINDBERGH TUNNEL				\$	4	\$
WET CELL BATTERY BANK QUARTERLY PM & TESTING RATE – NORTH SUBSTATION				\$	4	\$
UPS, SOLAR ARRAY AND WET CELL BATTERY BANK MAINTENANCE YEAR 3 TOTAL						\$

UPS BATTERY REPLACEMENTS To Be Completed in August 2028

UPS BATTERY REPLACEMENTS To Be Completed in February 2029

UPS #	Location	MFR	Model#	UPS Serial #	# of Strings	Trays /String	Jars/ Tray	Battery Type	Price (Labor & Material) to Purchase New Batteries, Remove Existing Batteries, Install New Batteries and Dispose of Old Batteries
62	ET-1022-E	Eaton	9PX5K	G204J03069	-	-	-	SEALED	\$
FEBRUARY 2029 BATTERY REPLACEMENT TOTAL									\$

YEAR THREE
Emergency Generator Maintenance Services
July 1, 2028 – June 30, 2029

Generator #	Weekly	Level I	Level II	Level III
10	\$	\$	\$	\$
20	\$	\$	\$	\$
30	\$	\$	\$	\$
40	\$	\$	\$	\$
50	\$	\$	\$	\$
60	\$	\$	\$	\$
70	\$	\$	\$	\$
75	\$	\$	\$	\$
80	\$	\$	\$	\$
90	\$	\$	\$	\$
100	\$	\$	\$	\$
110	\$	\$	\$	\$
140	\$	\$	\$	\$
150	\$	\$	\$	\$
155	\$	\$	\$	\$
160	\$	\$	\$	\$
161	\$	\$	\$	\$
165	\$	\$	\$	\$
170	\$	\$	\$	\$
180	\$	\$	\$	\$
190	\$	\$	\$	\$
200	\$	\$	\$	\$
210	\$	\$	\$	\$
220	\$	\$	\$	\$
230	\$	\$	\$	\$
240	\$	\$	\$	\$
250	\$	\$	\$	\$
319	\$	\$	\$	\$
TOTAL CHARGE	\$	\$	\$	\$

YEAR THREE
Light Cart and Runway X Cart Engine Services
July 1, 2028 – June 30, 2029

Equipment	Monthly	Annual
Light Cart #327	\$	\$
Light Cart #328	\$	\$
Light Cart #329	\$	\$
Light Cart #TBD	\$	\$
Light Cart #TBD	\$	\$
Light Cart #TBD	\$	\$
Runway X #TBD	\$	\$
Runway X #TBD	\$	\$
Runway X #TBD	\$	\$
TOTAL CHARGE	\$	\$

YEAR THREE
Fuel Testing Services
July 1, 2028 – June 30, 2029

Tank	Cost Per Tank
Generator 20	\$
Generator 30	\$
Generator 40	\$
Generator 50	\$
Generator 60	\$
Generator 70	\$
Generator 75	\$
Generator 80	\$
Generator 90	\$
Generator 100	\$
Generator 110	\$
Generator 140	\$
Generator 150	\$
Generator 160	\$
Generator 161	\$
Generator 165	\$
Generator 170	\$
Generator 180	\$
Generator 190	\$
Generator 200	\$
Generator 210	\$
Generator 220	\$
Generator 230	\$
Generator 240	\$
Generator 250	\$
Generator 319	\$
Above Ground Fuel Tank (10,000 gal Fuel Tank at AFM)	\$
Diesel Tank #1 (1,500 gal Fuel Tanker Truck #37 at AFM)	\$
Diesel Tank #2 (400 gal Fuel Tanker Truck #338 at AFM)	\$
West Climate Fuel Oil Tank #1	\$
West Climate Fuel Oil Tank #2	\$
West Climate Fuel Oil Tank #3	\$
East Climate Fuel Oil Tank #1	\$
East Climate Fuel Oil Tank #2	\$
East Climate Fuel Oil Tank #3	\$
TOTAL CHARGE FOR FUEL TESTING SERVICES – YEAR THREE:	\$

YEAR THREE
Fuel Polishing Services
July 1, 2028 – June 30, 2029

Tank	# Gal in Tank	Cost per Gallon	Labor Cost per Tank	Fuel Additive Biocide per Tank	Fuel Additive Fuel Stabilizer per Tank	Total Cost per Tank
Generator 20	300	\$	\$	\$	\$	\$
Generator 30	800	\$	\$	\$	\$	\$
Generator 40	300	\$	\$	\$	\$	\$
Generator 50	40	\$	\$	\$	\$	\$
Generator 60	130	\$	\$	\$	\$	\$
Generator 70	250	\$	\$	\$	\$	\$
Generator 75	300	\$	\$	\$	\$	\$
Generator 80	250	\$	\$	\$	\$	\$
Generator 90	1250	\$	\$	\$	\$	\$
Generator 100	800	\$	\$	\$	\$	\$
Generator 110	110	\$	\$	\$	\$	\$
Generator 140	1500	\$	\$	\$	\$	\$
Generator 150	3000	\$	\$	\$	\$	\$
Generator 160	2000	\$	\$	\$	\$	\$
Generator 161	50	\$	\$	\$	\$	\$
Generator 165	300	\$	\$	\$	\$	\$
Generator 170	1500	\$	\$	\$	\$	\$
Generator 180	1100	\$	\$	\$	\$	\$
Generator 190	1700	\$	\$	\$	\$	\$
Generator 200	190	\$	\$	\$	\$	\$
Generator 210	350	\$	\$	\$	\$	\$
Generator 220	350	\$	\$	\$	\$	\$
Generator 230	350	\$	\$	\$	\$	\$
Generator 319	80	\$	\$	\$	\$	\$
Above Ground Fuel Tank (at AFM)	10,000	\$	\$	\$	\$	\$
Diesel Tank #1 (Fuel Tanker Truck #37 at AFM)	1500	\$	\$	\$	\$	\$
Diesel Tank #2 (Fuel Tanker Truck #338 at AFM)	400	\$	\$	\$	\$	\$
West Climate Fuel Oil Tank #1	13,000	\$	\$	\$	\$	\$
West Climate Fuel Oil Tank #2	18,000	\$	\$	\$	\$	\$
West Climate Fuel Oil Tank #3	18,000	\$	\$	\$	\$	\$

East Climate Fuel Oil Tank #1	28,000	\$	\$	\$	\$	\$
East Climate Fuel Oil Tank #2	28,000	\$	\$	\$	\$	\$
East Climate Fuel Oil Tank #3	28,000	\$	\$	\$	\$	\$
TOTAL CHARGE FOR FUEL POLISHING SERVICES - YEAR THREE						\$

**YEAR THREE
GRAND TOTALS
July 1, 2028 – June 30, 2029**

Services	Total		Grand Total
UPS, Solar Array and Wet Cell Battery Bank Maintenance	\$	x1	\$
UPS Unit Replacements – August 2026	\$	x1	\$
UPS Battery Replacements – August 2026	\$	x1	\$
UPS Battery Replacements – February 2027	\$	x1	\$
Emergency Generator Maintenance Services – Weekly	\$	x52	\$
Emergency Generator Maintenance Services – Level 1	\$	x2	\$
Emergency Generator Maintenance Services – Level II	\$	x2	\$
Emergency Generator Maintenance Services – Level III	\$	x1	\$
Light Cart Services – Monthly	\$	x12	\$
Light Cart Service – Annual	\$	x1	\$
Runway X Cart Services – Monthly	\$	x12	\$
Runway X Cart Service – Annual	\$	x1	\$

Fuel Testing Services	\$	x1	\$
Fuel Polishing Services	\$	x1	\$
YEAR 3 GRAND TOTAL			\$

**YEAR THREE
LABOR RATES
July 1, 2028 – June 30, 2029**

NON-BID AMOUNTS	RATES
LABOR RATES – NORMAL HOURS	\$ _____ Per hour
LABOR RATES – EMERGENCY HOURS / OUTSIDE NORMAL HOURS	\$ _____ Per hour
PERCENT MARK-UP For Overhead & Profit over distributor's invoice for parts, equipment or 3 rd party professional services.	15%
EMERGENCY MAINTENANCE & RENTALS	\$500,000.00

BID SUMMARY

GRAND TOTAL YEAR 1		\$_____
GRAND TOTAL YEAR 2	+	\$_____
GRAND TOTAL YEAR 3	+	\$_____
**THREE YEAR BID TOTAL	=	\$_____

Notes:

*All costs are to be shown in dollars and cents using two decimal places only.

Appendix C shall not be altered, added to, or revised by the Bidder.

BIDDER'S CHECKLIST
(Required Submittals)

Please review the enclosed Bidder's checklist VERY carefully. ALL Bidders MUST SUBMIT EACH AND EVERY DOCUMENT LISTED ON THE CHECKLIST.

For MBE and WBE certification inquires contact St. Louis Development Corporation at 314.327.7234 or on our website at <https://sldc.gob2g.com>

For Compliance Monitoring and Enforcement inquires contact the Office of Business Opportunities (OBO) at 314-426-8111.

Signed Original Bid Form
(See Appendix C)

Proposal To Bond Form
(See Appendix A, Section 22 & Attachment 1)

Completed Authorized Submission Form
(See Attachment 2)

List of References
(See Appendix A, Section 3.D)

UL Service Contract
(See Appendix A, Section 3.A)

Financial Statements
(See Appendix A, Section 3.B)

Synopsis of Bidder's Experience On Similar Projects
(See Appendix A, Section 3.A)

State of Missouri Certificate of Good Standing
(See Appendix A, Section 3.C)

Missouri Unauthorized Aliens Law Acknowledgement Form
(See Appendix A, Section 23 and Exhibit A)

Missouri Unauthorized Aliens Law Affidavit
(See Appendix A, Section 23 and Exhibit B)

Synopsis of any Termination or Debarments
(See Appendix A, Section 3.E)

Bidder's Checklist

Page 2

Airport Authority Subcontractor/Supplier List

(See Appendix B, Section 4 and Attachment 3)

St. Louis Lambert International Airport Request to Change Subcontractor List

(See Appendix B, Section 4 and Attachment 4)

Living Wage Acknowledgement & Acceptance Form

(See Appendix B, Section 14 and Exhibit C)

Termination & Debarment Proceedings

(See Appendix A, Section 3.F)

Anti-Discrimination Against Israel Act Acknowledgment & Acceptance Declaration

(See Appendix B, Section 15 and Exhibit E)

Anti-Discrimination Against Israel Act Affidavit

(See Appendix B, Section 15 and Exhibit F)

Attachment One: PROPOSAL TO BOND

The authorized representative of [Surety Company Name & Address]:

licensed in Missouri, as Surety, does hereby state that he/she understands the obligation of the Bidder under the bid(s) presented above and further understands and agrees to perform as surety for the Bidder as required by APPENDIX "A" Technical Specifications, Section 22, PERFORMANCE BOND AND PAYMENT BOND, in the event that the bid(s) of the Bidder, is accepted by the City of St. Louis, Missouri.

Signature _____

Title _____

Date _____

PERFORMANCE BOND AND PAYMENT BOND

- A. At or prior to the execution of the Agreement, the successful Bidder or Contractor shall immediately execute a Performance Bond and a Payment Bond, each in the amount of Two Million Dollars (\$2,000,000.00) with surety satisfactory to the City conditioned on the full and faithful performance of all Provisions of the Agreement to be executed. Affirmation by the Surety Company to execute the Performance Bond and the Payment Bond must be executed by Attorney-In-Fact for the surety company before a licensed Notary Public. The Payment Bond must comply with the coverage requirements and conditions of Section 107.170 RSMo. The City will allow submittal of one year renewable bonds to meet the requirements of this Section 22. The Bidder will notify the City no later than thirty (30) days prior to the termination, cancellation, or non-extension of the Performance Bond or Payment Bond and if the Bidder's Performance Bond or Payment Bond are terminated, cancelled, not renewed or extended, the Bidder shall promptly provide the City with a replacement bond(s) in full compliance with this Section 22. Any sum or sums derived from said Performance or Payment Bonds will be used for the completion of the Agreement and the payment of laborers and material suppliers, as the case may be.
- B. Copies of the Performance Bond and the Payment Bond, in a form acceptable to the City, must be given to the Airport Representative for approval before the work of the Agreement

begins.

- C. Bidder will submit along with the Bidder's Bid, a completed "Proposal To Bond Form" executed by the Bidder's Surety Company or a Proposal To Bond on the Surety Company's stationary. (See Bidder's Checklist and the attached "Proposal to Bond Form.")

Attachment Two: AUTHORIZED SUBMISSION

The undersigned, in submitting this Bid, represents that he/she is authorized to obligate his/her firm and that the firm is not currently in arrears or default to the City upon any debt or contract and is not a defaulter as surety or otherwise, upon any obligation to the City within the last three (3) years and to the best of the undersigned's knowledge and belief, the information provided in this bid submission is true and correct.

Submitted by:

(Firm Name)

By:

(Signature)

(Typed or Printed Name)

(Title)

(Date)

Address:

Telephone Number:

Federal ID Number:

Email:

**Attachment Three: St. Louis Lambert International Airport Subcontractor/Supplier List
(Airport Only – Construction and Service Contracts)**

The Contractor/Consultant agrees that it will not subcontract or transfer any part of the services or work to be performed hereunder without the prior written approval of the Airport Authority. The list below represents all subcontractors and suppliers the Contractor contemplates utilizing in performing services, and if awarded the contract, the Contractor will furnish all authorized subcontractors or agents a copy of the Agreement. No subcontract or any other agreement will be effective as it pertains to the City until such time as the City receives a fully executed copy of the approved subcontract or agreement.

Firm Name Address, City, State, Zip Contact Person - Phone Number	Scope of Work or Materials to be Supplied	Subcontract Amount
Prime Contractor/Consultant		
	Total Dollar Amount of Contracts:	\$

Exhibit A: Missouri Unauthorized Aliens Law Acknowledgment & Acceptance Declaration

**MISSOURI UNAUTHORIZED ALIENS LAW
ACKNOWLEDGMENT & ACCEPTANCE DECLARATION**

Contracting Agency: St. Louis Airport Authority

Agency Contract No.: _____

Bidder's Name: _____

Date Prepared: _____

Prepared By: _____

Preparer's Phone No.: _____

Preparer's Address and Zip Code: _____

As the authorized representative of the above-referenced Bidder, I hereby acknowledge that the Bidder understands that the contracts or agreements that may be executed with a successful Bidder pursuant to this SFB are subject to Sections 285.525 through 285.555 of the Revised Statutes of Missouri 2016, as amended (the "Missouri Unauthorized Aliens Law"). If awarded a contract pursuant to this solicitation, the Bidder hereby agrees to comply with all applicable sections of the Missouri Unauthorized Aliens Law including, without limitation, Section 285.530(2) & (5) of RSMo. 2016, as amended. I am authorized to make the above representations on behalf of the Bidder.

AUTHORIZED REPRESENTATIVE CERTIFICATION:

Signature

Name (Printed): _____

Title: _____

Date: _____

Exhibit B: Missouri Unauthorized Aliens Law Affidavit

STATE OF _____)
) SS.
COUNTY OF _____)

AFFIDAVIT

Before me, the undersigned Notary Public, personally appeared _____ (**Name of Affiant**) who, by me being duly sworn, deposed as follows:

My name is _____ (**Name of Affiant**), I am of sound mind, capable of making this Affidavit, and personally acquainted with the facts herein stated:

I am the _____ (**Position/Title**) of _____ (**Contractor**).

I have the legal authority to make the following assertions:

1. _____ (**Contractor**) is currently enrolled in and actively participates in a federal work authorization program with respect to the employees working in connection with _____ (the "**Agreement**"), as required pursuant to Sections 285.525 through 285.555 of the Revised Statutes of Missouri 2016, as amended.
2. Pursuant to Sections 285.525 through 285.555 of the Revised Statutes of Missouri 2016, as amended, _____ (**Contractor**) does not knowingly employ any person who is an unauthorized alien in connection with the Agreement.

Affiant

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this ____ day of _____, 20__.

Notary Public

My Commission Expires:

Exhibit C: Living Wage Acknowledgement & Acceptance Declaration

**ST. LOUIS LIVING WAGE ORDINANCE
LIVING WAGE ACKNOWLEDGEMENT & ACCEPTANCE DECLARATION**

Contracting Agency: St. Louis Airport Authority

Agency Contract No.: NA

Bidder's Name: _____

Date Prepared: _____

Prepared By: _____

Preparer's Phone No.: _____

Preparer's Address and Zip Code: _____

As the authorized representative of the above-referenced Bidder or Proponent, I hereby acknowledge that the Bidder/Proponent understands that the contract or agreement that will be executed with a successful Bidder/ Proponent pursuant to this solicitation is subject to the St. Louis Living Wage Ordinance and the Regulations associated therewith. The Bidder/Proponent hereby agrees to comply with the Ordinance and the associated Regulations if awarded a contract pursuant to this solicitation. I am authorized to make the above representations on behalf of the Bidder or Proponent.

AUTHORIZED REPRESENTATIVE CERTIFICATION:

Signature

Name (Printed): _____

Title: _____

Date: _____

ST. LOUIS LIVING WAGE ORDINANCE
LIVING WAGE ADJUSTMENT BULLETIN

**NOTICE OF ST. LOUIS LIVING WAGE
RATES EFFECTIVE APRIL 1, 2025**

In accordance with Ordinance No. 65597, the St. Louis Living Wage Ordinance (“Ordinance”) and the Regulations associated therewith, the City Compliance Official for the City of St. Louis has determined that the following living wage rates are now in effect for employees of covered contracts:

- 1) Where health benefits as defined in the Ordinance are provided to the employee, the living wage rate is **\$16.66** per hour (130% of the federal poverty level income guideline for a family of three); and
- 2) Where health benefits as defined in the Ordinance are **not** provided to the employee, the living wage rate is **\$22.02** per hour (130% of the federal poverty level income guideline for a family of three, plus fringe benefit rates as defined in the Ordinance).
- 3) The prevailing fringe benefits rate, as required under the Ordinance and defined by section 6.20.010 of the Revised Code of the City of St. Louis, is **\$5.36** per hour.

These rates are based upon federal poverty level income guidelines as defined in the Ordinance and these rates are effective as of **APRIL 1, 2025**. These rates will be further adjusted periodically when the federal poverty level income guideline is adjusted by the U.S. Department of Health and Human Services or pursuant to Chapter 6.20 of the Revised Code of the City of St. Louis.

The Ordinance applies to employers who are covered by the Ordinance as defined in the Ordinance, where the contract or grant is entered into or renewed after the effective date of the Ordinance, which is November 3, 2002. A copy of the Ordinance may be viewed online at [Ordinance 65597 | City of St. Louis Ordinances \(stlouis-mo.gov\)](https://www.stlouis-mo.gov/ordinances/65597) or obtained from:

City Compliance Official
c/o St. Louis Airport Authority
St. Louis, Missouri
(314) 426-8111

Exhibit E: Anti-Discrimination Against Israel Act Acknowledgement and Acceptance Declaration

**ANTI-DISCRIMINATION AGAINST ISRAEL ACT
ACKNOWLEDGMENT & ACCEPTANCE DECLARATION**

Contracting Agency: St. Louis Airport Authority

Agency Contract No.: NA

Bidder's (Company) Name: _____

Date Prepared: _____

Prepared By: _____

Preparer's Phone No.: _____

Preparer's Address and Zip Code: _____

As the authorized representative of the above-referenced Bidder, I hereby acknowledge that the Bidder understands that the contract or agreement that will be executed with a successful Bidder pursuant to this solicitation is subject to Section 34.600 of the Revised Statutes of Missouri 2016, as amended (the "**Anti-Discrimination Against Israel Act**"). If awarded a contract pursuant to this solicitation, the Bidder hereby agrees to comply, if applicable, with the Missouri Unauthorized Aliens Law. I am authorized to make the above representations on behalf of the Bidder.

AUTHORIZED REPRESENTATIVE CERTIFICATION:

Signature: _____

Name (Printed): _____

Title: _____

Date: _____

Exhibit F: Anti-Discrimination Against Israel Act Affidavit

STATE OF _____)
) SS
COUNTY OF _____)

AFFIDAVIT OF COMPLIANCE WITH ANTI-DISCRIMINATION AGAINST ISRAEL ACT
(Effective 8-28-2021) (Contracts in excess of \$100,000.00/Companies 10 employees or more)

Before me, the undersigned Notary Public, personally appeared _____ (Name)
who, by me being duly sworn, deposed as follows:

My name is _____ (Name), I am of sound mind, capable of
making this Affidavit, and personally acquainted with the facts herein stated:

I am the _____ (Position/Title)
of _____ (Company) of St.
Louis.

I have the legal authority to make the following assertion:

Pursuant to RSMo. § 34.600, _____ (Company) of St.
Louis is not currently engaged in and shall not, for the duration of the contract, engage in a
boycott of goods or services from the State of Israel; companies doing business in or with Israel
or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or
entities doing business in the State of Israel.

Affiant

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this
day of _____, 20____.

Notary Public

My Commission Expires:

Exhibit F
Final UPS Inventory By Location
A Concourse

UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	kVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#1 (PA)	A-1029	EATON	9PX5K	P204K29ER2	5	208	1	Sealed	6 Months
#1A (PA)	A-1029	EATON	9PX5K	P204K29FE6	5	208	1	Sealed	6 Months
#2 (FID BANK 1,2)	A-1083-E	Eaton Powerware	9155 12 15	BP055FBB11	12	208/120	1	Sealed	6 Months
#3	A-2143-E	Eaton Powerware	9155 12 15	BP055FBB12	12	208/120	1	Sealed	6 Months
#3A (PA)	A-2143-E	EATON	9PX 3000 RT	PA20J49ECS	3	208	1	Sealed	6 Months

B Concourse

UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	kVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#4 (FID BANK 3,4)	B-1032-E	Eaton Powerware	9155 12	ET264FBB03	12	208/120	1	Sealed	6 Months
#5 (Radio Room)	B-1074	Eaton Powerware	9355-20- 30	BL185KXX02	30	208/120	3	Sealed	6 Months
#6 (PA)	B-2090	EATON	9PX5K	P204K29FF6	5	208/120	1	Sealed	6 Months

C Concourse									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	kVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#7 (FID BANK 5)	C-1012	Eaton Powerware	9155 12	ES414FBB03	12	208/120	1	Sealed	6 Months
#7A (PA)	C-1012	EATON	9PX5K	P204K29ER3	5	208	1	Sealed	6 Months
#8 (PA)	C-1120	EATON	9PX5K	P204K29ER5	5	208	1	Sealed	6 Months
#9 (FID BANK 7)	C-1281A-E	Eaton Powerware	9155 12KVA	ES404FBB10	12	208/120	1	Sealed	6 Months
#10 (FID BANK 8)	C-1343	Eaton Powerware	9155 12 15	BP055FBB13	12	208/120	1	Sealed	6 Months
#11 (PA)	C-1345	EATON	9PX 3000 RT	PA20K34TM7	3	208	1	Sealed	6 Months
#12 (FID BANK 10)	C-1418	Eaton Powerware	9155 12 15	BP055FBB14	12	208/120	1	Sealed	6 Months
#12A (PA)	C-1418	EATON	9PX5K	P204K29FC5	5	208	1	Sealed	6 Months
#13 (UPS-1) (FID BANK 6)	C-2141-E	Eaton Powerware	9155 12 15	BP055FBB16	12	208/120	1	Sealed	6 Months
#13A (UPS-2)	C-2141-E	Eaton Powerware	9155 12 15	BP055FBB15	12	208/120	1	Sealed	6 Months
#13B (PA)	C-2141-E	EATON	9PX5K	P204K29ER8	5	208	1	Sealed	6 Months

C Concourse Continued									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	KVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#14 (PA)	C-2246A	EATON	9PX5K	P204K29FE8	5	208	1	Sealed	6 Months
#55	C-3042-E	APC	SMC1000C	3S1930X17696	1	120	1	Sealed	6 Months
#53	C-3071-E	APC	SMC1000C	3S1930X17704	1	120	1	Sealed	6 Months
D Concourse									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	KVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#15 (FID BANK 15)	D-1017-E	Eaton Powerware	9355 10 15	EQ503JBA06	15	208/120	3	Sealed	6 Months
#16 (FID BANK 11)	D-1094	Eaton Powerware	9125-5000	ES414FBB04	12	208/120	1	Sealed	6 Months
#16A (PA)	D-1094	EATON	9PX5K	P204K29FB8	5	208	1	Sealed	6 Months
#17 (PA)	D-1150	EATON	9PX5K	P204K29FF4	5	208	1	Sealed	6 Months
#18 (UPS-1) (FID BANK 12)	D-1206-E	Eaton Powerware	9155 12 15	BP055FBB17	12	208/120	1	Sealed	6 Months
#18A (UPS-2)	D-1206-E	Eaton Powerware	9155 12 15	BP055FBB18	12	208/120	1	Sealed	6 Months
#18B (PA)	D-1206-E	EATON	9PX5K	P204K29ER0	5	208	1	Sealed	6 Months

D Concourse Continued									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	KVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#19 (FID BANK 13)	D-1260	Eaton Powerware	9155 12	ET262FBB06	12	208/120	3	Sealed	6 Months
#19A (PA)	D-1260	EATON	9PX5K	P204K29FF3	5	208	1	Sealed	6 Months
#20 (FID BANK 14)	D-1404-E	Eaton Powerware	9155 12	ET262FBB07	12	208/120	3	Sealed	6 Months
#21	D-1432B	Eaton Powerware	93PM-L- 60-3	ES303UJJ04	50	208/120	3	Sealed	6 Months
#58	D-3002	Eaton	9PX5K	G204J03068	5	208	1	Sealed	6 Months
#22	D-3005-E	Eaton Powerware	9390-IT-40	EF415CAB06	40	208/120	3	Sealed	6 Months
#23	D-3007-E	Eaton Powerware	9355-30- 30	BQ111KXX14	30	208/120	3	Sealed	6 Months
Terminal 1									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	KVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#24 (FID BANK 25, 26, 27, 31, 32)	MT-1059- M	Eaton Powerware	93PM-L- 60-3	ET284UJJ05	50	208/120	3	Sealed	6 Months
#25 (Phone Rm)	MT-1065-T	Eaton	9355 10 15	EQ374JBA03	15	208/120	3	Sealed	6 Months
#50 (CBIS T1)	MT-1068-E	EATON	93PM-20- 50	EP373UXX06	30	480	3	Sealed	6 Months

Terminal 1 Continued

UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	KVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#26 (FID BANK 24, 34)	MT-1097-E	Eaton Powerware	9155 12 15	BP055FBB19	12	208/120	3	Sealed	6 Months
#27	MT-1145- M	Eaton Powerware	93PM-L- 60-3	ET284UJJ04	55	208/120	3	Sealed	6 Months
#28 (PA)	MT-1168	EATON	9PX5K	P204K29FC3	5	208	1	Sealed	6 Months
#56 (AOC/EOC)	MT-1250N- E	EATON	93PM-L- 120	EU171UJJ13	55	208/120	3	Sealed	6 Months
#30 (PA)	MTN-2036- E	EATON	9PX5K	P204K29ER1	5	208	1	Sealed	6 Months
#31	MTN-2204- E	Eaton Powerware	9355	ET251KAA01	30	208/120	3	Sealed	6 Months
#31A	MTN-2204- E	Eaton Powerware	9125-5000	TX321A0290	5	208/120	1	Sealed	6 Months
#31B	MTN-2204- E	Eaton Powerware	9PX5K	P204M45994	5	208/120	1	Sealed	6 Months
#31C	MTN-2204- E	Eaton Powerware	9PX5K	P204R20DJH	5	208	1	Sealed	6 Months
#31D (Core Switch)	MTN-2204- E	EATON	9PX5K	P204K29FC9	5	208/120	1	Sealed	6 Months
#34 (FID BANK 29, 30)	MTS-2349	Eaton Powerware	9155	ET272FBB05	12	208/120	3	Sealed	6 Months

Terminal 1 Continued									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	KVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#34A (PA)	MTS-2349	EATON	9PX5K	P204K25DA6	5	208	1	Sealed	6 Months
#32	MTN-2456-E	Eaton Powerware	9390-UPS-120	EK254CBC03	100	480/208	3	Sealed	6 Months
#33 (PA)	MTN-2462A-E	EATON	9PX5K	P204K29FF5	5	208	1	Sealed	6 Months
#35 (PA)	MTS-2494BB	EATON	9PX5K	P204K29FC2	5	208	1	Sealed	6 Months
#29 (PA)	MT-3078	EATON	9PX5K	P204K29FC8	5	208	1	Sealed	6 Months
#36B	ET-1011A-E	EATON	93PM-20-50	EP373UXX07	30	480	3	Sealed	6 Months
#36B	ET-1022-E	EATON	9PX5K	G204J03069	5	208	1	Sealed	6 Months
#36	E-1097-E	Eaton Powerware	9355 10 15	BJ263JBA11	15	208/120	3	Sealed	6 Months
#36A	E-1097-E	Eaton Powerware	9125-5000	TX321A0281	5	208/120	1	Sealed	6 Months
#51 (CBIS T2-2)	E-1097-E	APC	APC SUA2200	JS0650003044	2	120	1	Sealed	6 Months
#54	E-1097-E	EATON	9PX6K-SP	R242P22017	6	208/120	1	Sealed	6 Months
#37 (FID BANK 16, 17, 22)	E-2011-E	Eaton Powerware	9155 12 15	BN362FBB12	12	208/120	3	Sealed	6 Months

Terminal 1 Continued									
#37A (PA)	E-2011-E	EATON	9PX5K	G204J03070	5	208	1	Sealed	6 Months
#38	E-2029A-E	Eaton Powerware	9155 12 15	BN362FBB13	12	208/120	3	Sealed	6 Months
#38A (PA)	E-2029A-E	EATON	9PX-5	G204J03064	5	208	1	Sealed	6 Months
#39	E-2087A-E	Eaton Powerware	9155 12 15	BN124FBB02	12	208/120	3	Sealed	6 Months
#39A (PA)	E-2087A-E	EATON	9PX-5	G204J03067	5	208	1	Sealed	6 Months
#40	E-2107A-E	Eaton Powerware	9155 12 15	ET262FBB05	12	208/120	3	Sealed	6 Months
#41 (FID BANK 18, 19, 20, 21)	ET-2029	Eaton Powerware	PW9155- 12	BN362FBB14	12	208/120	1	Sealed	6 Months
#59	E-21067-M	EATON	9PX5K	P204K29FE5	5	208	1	Sealed	6 Months
Airfield Vault 2									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	KVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#42 (UPS-1)	AFLD VAULT 2	Eaton Powerware	9355 10 15	BL243JBA02	15	208/120	1	Sealed	6 Months
#42A (UPS-2)	AFLD VAULT 2	Eaton Powerware	9155 12 15	ES193FBB04	12	240/120	1	Sealed	6 Months

Airfield Vault 3									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	kVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#43	AFLD VAULT 3	Eaton Powerware	9330 10 15	BN207JBA03	15	208/120	3	Sealed	6 Months
#43A (Control)	AFLD VAULT 3	Eaton Powerware	9155 12 15	FX173FAA08	12	208/120	1	Sealed	6 Months
Airport Office Building (AOB)									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	kVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#44	AOB - Basement B-35	EATON	93PM-160-200	EQ094UXX02	200	480	3	Sealed	6 Months
#45	AOB – 4 th Floor AO-4075	EATON	9355 10 15	EQ374JBA02	15	208/120	3	Sealed	6 Months
Airport Electric Shop									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	kVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#46 (A/F Lighting Computer)	Electric Shop BS-1259	Eaton Powerware	9155 12 15	BP055FBB20	12	208/120	3	Sealed	6 Months
Airport Materials Management									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	kVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#61	Central Stores	EATON	9PX5K	P204R20DJJ	5	208	1	Sealed	6 Months

Lindbergh Tunnel									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	kVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#47 (UPS-1)	LINDBERGH TUNNEL	Eaton Powerware	93PM-60- 100-R	EQ284UXX07	70	480	3	Flooded	6 Months
#48 (UPS-2)	LINDBERGH TUNNEL	Eaton Powerware	93PM- UPS-150	ES084UXX11	100	480	3	Flooded	6 Months
West Fire House (West ARFF)									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	kVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#49	WEST ARFF	EATON	9355 10 15	EQ503JBA04	15	208/120	3	Sealed	6 Months
North Fire House (North ARFF)									
UPS#	LOCATION	MANUFACTURER	MODEL	SERIAL NUMBER	kVA SIZE	VOLTAGE	PH	BATTERY TYPE	PM FREQUENCY
#52	NORTH ARFF	EATON	9155	ET283FBB02	12	208/120	3	Sealed	6 Months

Exhibit H
St. Louis Lambert International Airport Emergency Generators

Airport ID No.	Make	Model	Year	kW	Voltage(s)	Location	Fuel
10	Kohler	60REZG	2010	60kW	120/208	South Fire House	Natural Gas
20	Cummins	A041T963	2012	300kW	480/277	West Climate Control	Diesel
30	Caterpillar	SR-4	1992	1250kW	2400/4160	Terminal 1 Parking Garage	Diesel
40	Cummins	A041T976	2012	125kW	480/277	A Concourse - Gate A9	Diesel
50	Katolight	D75FP4	1976	75kW	120/240	B Concourse - Gate B3	Diesel
60	Kohler	60REOZIB	2005	62kW	120/208	B Concourse - Gates B12 & B14	Diesel
70	Generac	11863090100	2010	300kW	120/208	C Concourse - Gate C9	Diesel
75	Cummins	A041T076	2012	300kW	480/277	C Concourse - Gate C9	Diesel
80	Cummins	440FDR8423GG	1978	215kW	120/208	C Concourse Extension - Gates C23 & C25	Diesel
90	Cummins	DQGAA-10511839	2012	750kW	2400/4160	E Concourse - Gates E33 & E34	Diesel
100	Caterpillar	SR - 48	1998	1000kW	277/480	Terminal 2 Loading Dock	Diesel
110	Katolight	D50FPH4	1982	50kW	120/208	North Fire House	Diesel
140	Caterpillar	3412	2005	600kW	277/480	North Airfield Lighting - Vault 2	Diesel
150	Caterpillar	SR - 48	2004	1250kW	120/208	Airfield Maintenance	Diesel
155	Kohler	50REZG	2009	50kW	120/208	Auto Shop	Natural Gas

Airport ID No.	Make	Model	Year	kW	Voltage(s)	Location	Fuel
160	Caterpillar	SR - 48	1998	750kW	277/480	Airport Office Building	Diesel
161*	HiPower	HDR251S6CA3214DA+BTR+3WV	2019	125kW	120/208/480	*Portable Unit on Trailer	Diesel
165	Cummins	DFEJ - 1658728	2016	450kW	480	Airport Office Building	Diesel
170	Caterpillar	LC6	2006	500kW	TBD	West Airfield Lighting - Vault 3	Diesel
180	Kohler	275REOZV	2006	275kW	277/480	West Fire House	Diesel
190	Cummins	DQKC - 5622376	2004	2000kW	277/480	Lindbergh Tunnel	Diesel
200*	Caterpillar	3412	2004	600kW	277/480	Stored near South Fire House (*Portable Unit on Trailer)	Diesel
210	MTU	350RXC6DT3	2011	300kW	277/480	Super Park Lot C - Office	Diesel
220	MTU	350RXC6DT3	2011	300kW	277/480	Super Park Lot C - Maintenance Bldg.	Diesel
230	Cummins	C60 - D6C	2020	60kW	120/208	Kinloch - Glycol Storage Tank - 5294 Glencoe Ave - Berkeley, MO 63134	Diesel
240	Caterpillar	C4.4 D100GC	2024	100kW	480	Cargo City 1 - Northeast side of building	Diesel

Airport ID No.	Make	Model	Year	kW	Voltage(s)	Location	Fuel
250	Caterpillar	TXB00130	2025	80kW	120/208	Terminal 1 Loading Dock	Diesel
319*	HiPower	TBD	2002	125kW	120/208/480	*Portable Unit on Trailer	Diesel
as of 1/5/2026							