

**INTEGRATION AGREEMENT  
FOR  
ANNUAL CONTRACT FOR ON-CALL COMMERCIAL HVAC SERVICES -  
CITYWIDE  
REQUEST FOR COMPETITIVE SEALED PROPOSAL (“RFCSP”)  
NO. 6100017563; 24-028**

This Agreement is entered into by and between the **City of San Antonio**, Texas, a home-rule municipal corporation (“City”) acting by and through its Director of Finance or said Director’s designee (“Director”), pursuant to Ordinance No. \_\_\_\_\_ passed and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and **Comfort Systems USA (Central Texas), Inc., dba Mechanical Technical Services, Inc. and Mtech-Icon** (“Mtech” or “Vendor”). City and Vendor may be referred to herein collectively as the “Parties”.

The Parties hereto severally and collectively agree, and by the execution hereof are bound, to the mutual obligations herein contained and to the performance and accomplishment of the tasks hereinafter described.

**ARTICLE 1  
CONTRACT DOCUMENTS**

The terms and conditions for performance and payment of compensation for this Agreement are set forth in the following contract documents, true and correct copies of which are attached hereto and fully incorporated herein for all purposes, and shall be interpreted in the order of priority as appears below:

- a. This Integration Agreement;
- b. City’s RFCSP No. 6100017563; 24-028, including all exhibits, attachments and addendums thereto (**Attachment A**); and
- c. Vendor’s Proposal submitted in response to RFCSP No. 6100017563; 24-028 (hereinafter, the “Vendor’s Proposal”) (**Attachment B**).

**ARTICLE 2  
TERM**

- 2.1 Original Contract Term. The Original Contract Term will not exceed a period of two (2) years. This contract shall begin upon the effective date of the ordinance awarding the contract (Effective Date) and terminate on the second anniversary of the Effective Date. The City hereby establishes the maximum aggregate contract price of \$4.8 million, which includes the initial term and all renewals for all awarded contracts. The City does not guarantee any number or dollar value of jobs, tasks or purchase orders allocated for each contract.

2.2 Renewals. At City's option, this contract may be renewed under the same terms and conditions for three (3) additional, one (1) year periods. Renewals shall be in writing and signed by the Director, without further action by the San Antonio City Council, subject to and contingent upon appropriation of funding therefor.

**ARTICLE 3**  
**NOTICE**

Except where the terms of this Agreement expressly provide otherwise, any election, notice or communication required or permitted to be given under this Agreement shall be in writing and deemed to have been duly given if and when delivered personally (with receipt acknowledged), or three (3) days after depositing same in the U.S. mail, first class, with proper postage prepaid, or upon receipt if sending the same by certified mail, return receipt requested, or upon receipt when sent by a commercial courier service (such as Federal Express or DHL Worldwide Express) for expedited delivery to be confirmed in writing by such courier, at the addresses set forth below or to such other address as either party may from time to time designate in writing.

If intended for City, to:

City of San Antonio  
Finance Department, Procurement  
Division  
P.O. Box 839966  
San Antonio, Texas 78283-3966

If intended for Vendor, to:

Mechanical Technical Services, Inc.  
1720 Royston Lane  
Round Rock, Texas 78664

**ARTICLE 4**  
**CONTRACTOR'S COEFFICIENT**

For purposes of clarification, in **Attachment B, Vendor's Proposal**, Price Schedule Item C the Contractor's Coefficient is **1.0** as no discount off the suggested manufacturer's retail price for parts and equipment was offered.

**ARTICLE 5**  
**ENTIRE AGREEMENT**

This Agreement, together with its exhibits, if any, constitutes the final and entire agreement between the parties hereto and contains all of the terms and conditions agreed upon. No other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind the parties hereto, unless the same are in writing, dated subsequent to the date hereto, and duly executed by the parties.

**EXECUTED** and **AGREED** to as of the dates indicated below. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

**CITY OF SAN ANTONIO**

**MECHANICAL TECHNICAL SERVICES,  
INC.**

**Stephanie Rainbow** Digitally signed by Stephanie Rainbow  
Date: 2024.06.04 15:39:36 -05'00'

\_\_\_\_\_  
Name: Angelica Mata

\_\_\_\_\_  
Name: Stephanie Rainbow

Title: Assistant Finance Director

Title: Business Development

Date: \_\_\_\_\_

Date: June 4, 2024

Approved as to Form:

\_\_\_\_\_  
Assistant City Attorney