



Indefinite Delivery-Indefinite Quantity Construction Contract

Contract Number: MO-R5-HVAC-111825-BER

Service Type: Mechanical / HVAC

This Indefinite Delivery-Indefinite Quantity Construction Contract (Contract) is between **Sourcewell**, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 and **ENFRA MCC, LLC** (f/k/a Bernhard MCC, LLC), 1 Galleria Blvd., Suite 825 Metairie, LA 70001 (Contractor).

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state, and municipal governmental entities, K-12 and higher education entities, nonprofit entities, tribal governments, and other public entities located within the United States.

The Contractor desires to contract with Sourcewell to provide construction services to entities that access Sourcewell's indefinite delivery-indefinite quantity (IDIQ) construction contracts within the Service Region.

I. TERM OF CONTRACT

- 1) **Term.** This Contract, including the General Terms and Conditions incorporated by reference, is effective upon the date of the final signature below. The term of this Agreement is two (2) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on December 22, 2027, unless it is cancelled or extended as defined in this Contract.
 - a) **Extensions.** Sourcewell and Contractor may agree to up to two (2) additional two-year extensions beyond the original two-year term. The total possible length of this Contract will be six (6) years.
 - b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.

II. REGION AND SERVICES

The Contractor's Region is: Region 5. The Contractor's IDIQ construction service type is: Mechanical / HVAC. The Contractor has agreed to perform work outside the Region.

III. ADJUSTMENT FACTORS

The Contractor will perform any or all Tasks in the Construction Task Catalog for the Unit Price appearing therein multiplied by the following Adjustment Factors. See the General Terms and Conditions for additional information.

A. **Normal Working Hours – Prevailing Wage Rate Projects:** Work performed from 7:00 a.m. until 4:00 p.m. Monday to Friday, except Holidays. The Contractor will perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.5000.

B. **Other Than Normal Working Hours – Prevailing Wage Rate Projects:** Work performed from 4:00 p.m. to 7:00 a.m. Monday to Friday, and any time Saturday, Sunday, and Holidays. The Contractor will perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.5500.

C. **Normal Working Hours – Non-prevailing Wage Rate Projects:** Work performed from 7:00 a.m. until 4:00 p.m. Monday to Friday, except Holidays. The Contractor will perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.5400.

D. **Other Than Normal Working Hours – Non-prevailing Wage Rate Projects:** Work performed from 4:00 p.m. to 7:00 a.m. Monday to Friday, and any time Saturday, Sunday, and Holidays. The Contractor will perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.5900.

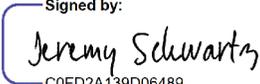
E. **Non-pre-priced Adjustment Factor:** To be applied to Work determined not to be included in the CTC but within the general scope of the work: 1.6400.

IV. AUTHORIZED REPRESENTATIVE

A. Sourcewell's Authorized Representative is its Chief Procurement Officer.

B. The Contractor’s Authorized Representative is Michael Cooper. If the Contractor’s Authorized Representative changes at any time during this Contract, Contractor must promptly notify Sourcewell in writing.

Sourcewell

Signed by:

By: _____
C0FD2A139D06489...
Jeremy Schwartz

Title: Chief Procurement Officer

Date: 1/13/2026 | 4:18 PM CST

ENFRA MCC, LLC

Signed by:

By: _____
7272DE6B6A944EA...
Michael Cooper

Title: President – Sustainability Division

Date: 1/13/2026 | 9:53 AM CST

ASSIGNMENT AGREEMENT

This ASSIGNMENT AGREEMENT is by and among **Sourcewell; ENFRA MCC, LLC** (f/k/a Bernhard MCC, LLC), 1 Galleria Blvd. Suite 825, Metairie, LA 70001 (ENFRA); and **Mechanical Resource Contractors, LLC**, 1 Galleria Blvd. Suite 825, Metairie, LA 70001 (MRC).

Sourcewell awarded a contract MO-R5-HVAC-111825-BER for Indefinite Delivery Indefinite Quantity Construction - Missouri to ENFRA MCC, LCC (rebranded from Bernhard MCC, LLC) (Contract).

ENFRA states the proposal it submitted for the Contract should have been submitted by its sister company, MRC, that is eligible to perform the Contract services in the State of Missouri.

ENFRA now wishes to assign the Contract to MRC.

The assignment provision of the Contract requires prior written consent of Sourcewell.

Assignment

1. This Assignment Agreement will become effective as of the date of the last signature below.
2. ENFRA wishes to assign to MRC all rights, responsibilities, and other provisions set forth in the Contract (Sourcewell Contract Number MO-R5-HVAC-111825-BER).
3. MRC has obtained a copy of the Contract from ENFRA and certifies it will comply with the terms of the Contract as executed by ENFRA and Sourcewell. The parties agree this Assignment is unconditional and without recourse.
4. ENFRA and MRC jointly and severally represent and warrant to Sourcewell that:
 - a. ENFRA is not in default of any of its obligations under the Contract;
 - b. MRC is ready, willing, and able to perform all of the obligations and responsibilities of the Contract;
 - c. ENFRA and MRC request consent from Sourcewell to this assignment; and
 - d. MRC will accept assignment of the Contract.

IN CONSIDERATION for the above, Sourcewell consents to the Assignment.

Signature Page Follows.

ENFRA MCC, LLC

Signed by:
Michael Cooper
7272DE6B6A944EA...
By: _____
Michael Cooper, President- Sustainability Div.

1/13/2026 | 9:53 AM CST
Date: _____

Mechanical Resource Contractors, LLC

Signed by:
Vinny Carguillo
0D8A3E5B7F9A4F1...
By: _____
Vinny Carguillo, EVP of Sustainability

1/13/2026 | 3:59 PM CST
Date: _____

Sourcewell

Signed by:
Jeremy Schwartz
C0FD2A139D06489...
By: _____
Jeremy Schwartz, Chief Operating and Procurement Officer

1/13/2026 | 4:18 PM CST
Date: _____