



PLANNED SERVICE RENEWAL

04/01/18

County Of Nueces
901 Leopard St Rm 304
Corpus Christi TX 78401-3602

Nueces Courthouse - Yearly - 2018 to 2019

ESC 19 Allied States Cooperative RFP No: 13-6937



Thank you for choosing Johnson Controls to provide the maintenance solution for your facility. We appreciate your business and look forward to continuing as your building technology services partner.

Your current service agreement (1-45815009919) expired on 01/15/2018. We are pleased to offer a one year continuation of your current agreement for the annual sum of \$223,678.00, to be paid quarterly. The scope will remain the same and the term of this contract will be 4/25/18 to 4/24/19. Invoices will be sent to:

Nueces County Court House
Public Work Attn Glen R Sullivan Pe
901 Leopard St Rm 103
Corpus Christi TX 78401-3698

If you require us to reference a requisition or purchase order on our invoices, please provide a copy of that document when you return this signed notice.

As a manufacturer of mechanical, controls, security and fire systems, we have the expertise and resources to provide proper maintenance and repair services for your facility. With planned service you're getting a solution that can help optimize your building's performance, provide dependability, sustainability and energy efficiency. Your service is delivered with the attention of a local service company backed by the resources of a global organization.

Again, thank you for your business and we look forward to serving you in the coming year. Please do not hesitate to call if I can assist you in any way.

Sincerely,
Johnson Controls

Customer Signature: _____

Richard Olivares
JOHNSON CONTROLS CORPUS CHRISTI
TX CB - 0N84
2209 N Padre Island Dr Ste F
Corpus Christi TX 78408-2261
Richard.Olivares@jci.com
Phone: (361)289-9675

Customer Name: _____

Customer Title: _____

PO/Requisition #: _____

Planned Service Proposal



ESC-Region 19 Purchasing (Allied States Cooperative)
HVAC Equipment, Parts, Service & Related Items
RFP NUMBER: 13-6937

CUSTOMER
COUNTY OF NUECES

LOCAL JOHNSON CONTROLS OFFICE
2209 N PADRE ISLAND DR STE F
CORPUS CHRISTI, TX 78408-2261

AGREEMENT START DATE:
04/25/18

PROPOSAL DATE:
4/1/18

ESTIMATE NO:
1-PG3R0XI
Allied States Cooperative RFP No: 13-6937



Partnering with you to deliver value-driven solutions

A Planned Service Agreement with Johnson Controls provides you with a customized service strategy designed around the needs of your facility. Our approach features a combination of scheduled, predictive and preventative maintenance services that focus on your goals.

As your building technology services partner, Johnson Controls delivers an unmatched service experience delivered by factory-trained, highly skilled technicians who optimize operations of the buildings we work with, creating productive and safe environments for the people within.

By integrating our service expertise with innovative processes and technologies, our value-driven planned service solutions deliver sustainable results, minimize equipment downtime and maximize occupant comfort.



Executive Summary

PLANNED SERVICE PROPOSAL FOR COUNTY OF NUECES

We value and appreciate your interest in Johnson Controls as a service provider for your building systems and are pleased to provide a value-driven maintenance solution for your facility. The enclosed proposal outlines the Planned Service Agreement we have developed on your facility.

Details are included in the Summary of Services and Options, but highlights are as follows:

- In this proposal we are offering a service agreement for 1 Year - Starting April 25, 2018 and ending April 24, 2019.
- The agreement price for the year is **\$223,678.00**; see Supplemental Price and Payment Terms, for pricing in subsequent years.
- The equipment options and number of visits being provided for each piece of equipment are described in Schedule A, Equipment list.

As a manufacturer of both mechanical and controls systems, Johnson Controls has the expertise and resources to provide proper maintenance and repair services for your facility.

Again, thank you for your interest in Johnson Controls and we look forward to becoming your building technology services partner.

Please contact me if you have any questions.

Sincerely,

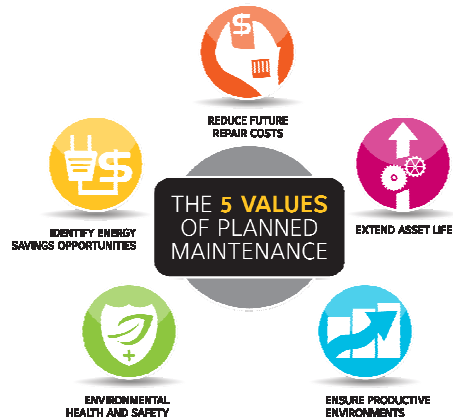
Richard Olivares
Service Manager
(361) 438-1901

Benefits of Planned Service

A Planned Service Agreement with Johnson Controls will allow you to optimize your building's facility performance, providing dependability, sustainability and energy efficiency. You'll get a value-driven solution that fits your specific goals, delivered with the attention of a local service company backed by the resources of a global organization.

With this Planned Service Agreement, Johnson Controls can help you achieve the following five objectives:

- 1. Identify Energy Savings Opportunities**
Since HVAC equipment accounts for a major portion of a building's energy usage, keeping your system performing at optimum levels may lead to a significant reduction in energy costs.
- 2. Reduce Future Repair Costs**
Routine maintenance may maximize the life of your equipment and may reduce equipment breakdowns.
- 3. Extend Asset Life**
Through proactive, factory-recommended maintenance, the life of your HVAC assets may be extended, maximizing the return on your investment.
- 4. Ensure Productive Environments**
Whether creating a comfortable place where employees can be productive or controlling a space to meet specialized needs, maintenance can help you achieve an optimal environment for the work that is being accomplished
- 5. Promote Environmental Health and Safety**
When proper indoor conditions and plant requirements are maintained, business outcomes may be improved by minimizing sick leave, reducing accidents, minimizing greenhouse gas emissions and managing refrigerant requirements.



All of the services we perform on your equipment are aligned with "The 5 Values of Planned Maintenance" and our technicians understand how the work they perform can help you accomplish your business objectives.

Personalized Account Management

A Planned Service Agreement also provides you with the support of an entire team that knows your site and can closely work with you on budget planning and asset management. Your local Johnson Controls account management team can help guide planned replacement, energy retrofits and other building improvement projects. You'll have peace of mind that an entire team of skilled professionals will be looking out for what is best for your facility and budget.

A Culture of Safety

Johnson Controls technicians take safety seriously and personally, and integrate it into everything they do. All of our technicians participate in regular and thorough safety training. Because of their personal commitment, we are a leader in the HVAC service industry for workplace safety performance. This means that you do not have to worry about us when we are on your site.



Commitment to Customer Satisfaction

Throughout the term of your Planned Service Agreement, we will periodically survey you and use your feedback to continue to make improvements to our service processes and products. Our goal is to deliver the most consistent and complete service experience possible. To meet this goal, we've developed and implemented standards and procedures to ensure you receive the ultimate service experience – every time.

Energy & Sustainability

A more sustainable world one building at a time – Johnson Controls is a company that started more than 125 years ago with a product that reduced energy use in buildings. We've been saving energy for customers ever since. Today, Johnson Controls is a global leader in creating smart environments where people live, work and play, helping to create a more comfortable, safe and sustainable world.

The Value of Integrity

Johnson Controls has a long, proud history of integrity. We do what we say we will do and stand behind our commitments. Our good reputation builds trust and loyalty. In recognition for our commitment to ethics across our global operations, we are honored to be named one of the World's Most Ethical Companies by Ethisphere Institute, a leading think tank dedicated to business ethics and corporate social responsibility. In addition, *Corporate Responsibility Magazine* recognizes Johnson Controls as one of the top companies in its annual "100 Best Corporate Citizens" list.



Service Plan Methodology

As part of the delivery of this Planned Service Agreement, Johnson Controls will dedicate a local customer service agent responsible for having a clear understanding of the agreement scope, and your facility procedures and protocols.

A high-level overview around our service delivery process is outlined below including scheduling, emergency service, on-site paperwork, communication and performing repairs outside of the agreement scope.

Scheduling

Preventative maintenance service will be scheduled using our automated service management system. In advance of the scheduled service visit, our technician is sent a notice of service to a smartphone. Once the technician acknowledges the request, your customer service agent will call or e-mail your on-site contact to let you know the start date and type of service scheduled.

The technician checks in, wears personal protective equipment, performs the task(s) as assigned, checks out with you and asks for a screen capture signature on the smartphone device. A work order is then e-mailed, faxed or printed for your records.

Emergency Services

Emergency service can be provided 7 days a week, 24 hours a day, 365 days a year. During normal business hours, emergency service will be coordinated by the customer service agent with an estimated response time of 60 minutes. After hours, weekends and holidays, the emergency service number transfers to the Johnson Controls after-hours call center and on-call technicians are dispatched as needed. Estimated response time would be 120 minutes.

A work order is e-mailed, faxed or printed for your records. All repair work (non-maintenance items) will incur charges for labor and materials. All after hours work will incur charges at 1.5 times the normal hourly rates.

Communication

A detailed communication plan will be provided to you so you know how often we will provide information to you regarding your Planned Service Agreement. The communication plan will also provide you with your main contacts at Johnson Controls.

Approval Process for Non-Covered Items

Johnson Controls will adhere to your procurement process. No work will be performed outside of the agreement scope without prior approval. Johnson Controls will work with you closely to ensure your procurement process is followed before any non-covered item work is started.

Summary of Services and Options

Comprehensive and Operational Inspections

During comprehensive and operational inspections, Johnson Controls will perform routine checks of the equipment for common issues caused by normal wear and tear on the equipment. Additional tests can be run to confirm the equipment's performance.

Routine maintenance, such as lubrication, cleaning and tightening connections, can be performed depending on the type of equipment being serviced. Routine maintenance is one of the keys to the five values of maintenance – it can help identify energy saving opportunities, reduce future repair costs, extend asset life, ensure productive environments, and promote health and safety.

Connected Services

Connected Services provides your local technician a 24/7 line of sight into your chiller via smartphone, PC or tablet. Using YORK® and Metasys® technology, we securely connect your chiller to our Remote Operations Center, which monitors critical alarms and alerts your local branch if there's an issue. Trend data is safely stored and securely accessed by your local technician to analyze tough issues or deteriorating conditions. This enhancement gives your local Johnson Controls service team access to the information they need to diagnose problems and provide you with information about the health of your chiller.

Chiller Shutdown (Water Cooled)

Switching between chiller 1 and chiller 2 ensures a smooth transition between units and helps prevent damage during the downtime of the switched unit. Johnson Controls technicians will check to ensure that minimal water remains after water is drained from the heat exchangers. It is important to drain as much water as possible from the heat exchangers because water can contain contaminants that may lead to corrosion and tube leaks. They will also look for and make recommendations to repair refrigerant leaks if necessary to prevent loss of the refrigerant charge during shutdown.

Oil Analysis

By examining the oil, we can determine what part of the chiller is experiencing the most significant and harmful wear. Johnson Controls has been collecting data this statistically derive acceptable limits. We can also determine if there is a breakdown in the oil or if contaminants are affecting chiller operation.

Oil Filter Analysis

Oil filters are analyzed and replaced. Plugged oil filters can greatly reduce the reliability of the unit and lead to nuisance tripping of the machine, causing occupant discomfort. Replacing the filter driers on the oil return will assure that oil can be returned to where it is needed. Oil that collects in the system will negatively impact heat transfer performance.

Refrigerant Samples

Refrigerant samples are carefully collected from the applicable HVAC equipment in accordance with Johnson Controls controlled documents to ensure accurate, uncontaminated sampling. Our qualified refrigerant testing laboratory uses Air Conditioning and Refrigeration Institute (ARI) and our own statistically generated standards to accurately and completely assess the condition of your refrigerant. Acidity, moisture, oxides and percent oil are monitored.

Chiller Tube Brushing

Dirt, minerals (scale), and/or biological elements (algae) on chiller tubes prevent the efficient transfer of heat from the chilled water to the cool refrigerant. This requires operation of the chiller unit at lower evaporator (chiller) temperatures to accomplish the same level or capacity of cooling to satisfy building load. Johnson Controls technicians will brush the tubes to improve heat transfer and system efficiency. When require, they will make recommendations for hard mineral (scale) removal. This service does not include chemical treatment required to control or eliminate biohazards such as Legionella unless chemical water treatment services have been added as a separate option.

Chiller Startup (Water Cooled)

Proper start-up procedures after an extended shutdown ensure reliable and efficient operation during the cooling season. Johnson Controls technicians will evaluate chiller sub-systems for proper operation and perform operation checks, such as evaporator and condenser water flow to ensure optimal performance.

Tower/Basin Cleaning

During operation, a cooling tower becomes a natural repository for wind-blown debris. This debris has tendency to collect in the tower's sump/basin. Johnson Controls technicians will clean the tower and basin to prevent blockage and potential damage to critical system components.

Boiler Blow-Down

Boiler blow downs are performed at appropriate intervals by Johnson Controls personnel to assure optimal boiler performance. Proper blow down can reduce the amount of water, fuel and treatment chemicals needed. Because less dissolved solids are present, maintenance and repair costs can also be reduced due to a reduction in the amount of carryover and deposits. This can also reduce operating expenses.

Filter Replacement

Clean air filters help maintain proper airflow throughout your building. Decreased airflow can impair the performance of the cooling coil and may lead to occupant discomfort and inefficient operation of the HVAC system. Johnson Controls will replace the filters on a regular basis to maintain airflow and maximize air quality.

Metasys Software Subscription

We will provide the most recent software release allowed by the hardware and operating systems off your existing computers and servers for the number of years specified. Labor to install the updates is available as an additional option. Keeping your software up-to-date allows you to take advantage of the latest features and enhancements, and helps maintain compatibility with the latest technology on the market. Updating the system software is also a best practice to minimize cybersecurity vulnerabilities.

Operational Visit/Supervisory Controls System Verification

Based on our expertise and factory recommendations, we will execute routine preventative maintenance on the supervisory controllers and servers in your Metasys system. The inspection includes the following tasks:

- Visual inspection of the control panel and cleaning as needed.
- Review of alarms, points which are offline, out of service and overridden points.
- Local backups of controllers, objects, and server repositories.
- Review security database and ensure default passwords are changed.

Advantages: Provides proactive identification of problems, which helps maintain productive environments, identify energy efficiency opportunities, reduce future repairs and extend the life of your equipment.

Summary

Thank you for considering Johnson Controls as your building technology services partner. The following agreement document includes all the details surrounding your Planned Service Agreement.

With planned service from Johnson Controls, you'll get a value-driven solution that can help optimize your building controls and equipment performance, providing dependability, sustainability and energy efficiency. You'll get a solution that fits your specific goals, delivered with the attention of a local service company backed by the resources of a global organization.

We'll be your building technology services partner

Planned Service Agreement

Customer Name : COUNTY OF NUECES
Address: 901 LEOPARD ST RM 304 CORPUS CHRISTI, TX 78401-3602
Proposal Date: 04/01/2018
Estimate #: 1-PG3R0XI
Allied States Cooperative: RFP No: 13-6937

Scope of Service

Johnson Controls, Inc. ("JCI") and the Customer (collectively the "Parties") agree Preventative Maintenance Services, as defined in the Summary of Services and Options ("Services"), will be provided by JCI at the Customer's facility. The contract between JCI and Allied States Cooperative RFP No. 13-6937 incorporated by reference. This Planned Service Agreement, the Equipment List, Supplemental Price and Payment Terms, Terms and Conditions, and Schedules attached hereto and incorporated by this reference as if set forth fully herein (collectively the "Agreement"), cover the rights and obligations of both the Customer and JCI. The terms and conditions set out in the contract with Allied States Cooperative will supersede any conflicting terms.

Extended Service Options for Premium Coverage

If Premium Coverage is selected, on-site repair services to the equipment will be provided as specified in this Agreement for the equipment listed in the attached Equipment List.

Equipment List

Only the equipment listed in the Equipment List will be covered as part of this Agreement. Any changes to the Equipment List must be agreed upon in writing by both Parties.

Term / Automatic Renewal

This Agreement takes effect on 04/25/18 and will continue until 04/24/2019 ("Original Term"). The Agreement allows for up to 1, one-year extension (renewal) to be exercised by written agreement of the parties. Parties agree to endeavor to provide notice of non-renewal at least forty-five (45) days prior to the end of the Original Term of any renewal period. The Original Term and any renewal periods are sometimes collectively referred to in this Agreement as the "Term". Renewal price adjustments are discussed in the Terms and Conditions.

Refrigerant Charges

Refrigerant, Rental Equipment, Repair Parts and Labor and Replacement Equipment are not included under this Agreement and will be billed separately to the Customer by JCI.

Price and Payment Terms

The total Contract Price for JCI's Services during the 1st year of the Original Term is \$223,678.00. Pricing for each subsequent year is set forth in the Supplemental Price and Payment Terms. All payments will be due and payable within 30 days of the invoice date and such timely payment by Customer shall be a condition precedent to JCI's obligation to perform its Services. A penalty of one and a half percent (1.5%) of the amount due per month shall accrue for payments received after the payment due date. Renewal price adjustments are set forth in the Terms and Conditions. All pricing is compliant with Allied States Cooperative award under RFP No. 13-6937.

Invoices will be sent to the following location:

Nueces County
 Public Works; Attn: Glen Sullivan
 901 Leopard St, Rm 103
 Corpus Christi, TX 78401-3698

This proposal is valid for thirty days from the proposal date.

JOHNSON CONTROLS Inc.

By: Reuel E. Suazo	By:
Signature:	Signature:
Title: Area Service Manager Date:	Title: Date:
Signature:	Customer PO#:
Title: Date:	

JCI Branch: JOHNSON CONTROLS CORPUS CHRISTI TX CB - 0N84

Address: 2209 N PADRE ISLAND DR STE F
 CORPUS CHRISTI, TX 78408-2261

Branch Phone: (361) 289-9675

JOHNSON CONTROLS **PLANNED SERVICE PROPOSAL**
 PREPARED FOR COUNTY OF NUECES

Schedule A - Equipment List

NUECES COUNTY COURTHOUSE	901 LEOPARD ST RM 304 CORPUS CHRISTI, TX 78401-3602
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Air Handling Unit (AHU), Mixed Air

Quantity: 82

Coverage Level: Basic

Services Provided

- 3 Operational
- 4 Belt Change
- 4 Standard Filter Change
- 1 Comprehensive

Customer Tag

AHU	222	CH	1st Floor	Mech Rm	G	Bobby's Place		
AHU	223	CH	1st Floor	Mech Rm	E	Mary Anne's Place		
AHU	224	CH	1st Floor	Mech Rm	F	Nick's Place		
AHU	225	CH	1st Floor	Mech Rm	A	Central Jury Rm Left Side		
AHU	226	CH	1st Floor	Mech Rm	B	Central Jury Rm Right Side		
AHU	227	CH	1st Floor	Mech Rm	C	Voter's Registration		
AHU	228	CH	1st Floor	Mech Rm	D	Outside Loading Dock		
AHU	AH1	CH	1st Floor	Mech Rm	H	Training Rm 117		
AHU	AH2	Courthouse	1st Floor	Mech Rm	H	Training Rm	117	
J-P	1-1	Front entrance just past the door leading into JP 1-1						
J-P	1-1	Front Office near the back - Labelled						
J-P	1-2	Courtroom in back						
J-P	1-2	Judges chambers - at the door leading to courtroom						
J-P	1-2	Front entrance just past the door inside the office space						
Entrance hallway to both J-P courts - Lobby Area								
Main entrance on Lipan St. - in middle of ceiling - Labelled								
Training room 117 - in back of room - in center - Labelled								
AHU	229	Courthouse	11th Floor	Jail Side				
AHU	230	Courthouse	11th Floor	Parking lot side				
AHU	231	Courthouse	11th Floor	Parking lot side				
AHU	232	Courthouse	11th Floor	Jail Side				
AHU	1	Courthouse	12th Floor					
AHU	2	Courthouse	12th Floor					
AHU		Courthouse	3rd Floor	IT Department				
AHU	212	Jail	3rd Floor	Old Side Jail		Left on Left from Elevator		
AHU	213	Jail	3rd Floor	Old Side Jail		Left on Right from Elevator		
AHU	214	Jail	3rd Floor	Old Side Jail		Right on Right from Elevator		
AHU	215	Jail	3rd Floor	Old Side Jail		Right on Left from Elevator		
AHU	216	Jail	3rd Floor	Old Side Jail		Right on Right from Elevator		
AHU	217	Jail	3rd Floor	Old Side Jail		Right on Right from Elevator		
AHU	218	Jail	3rd Floor	Old Side		Left on Left		

JOHNSON CONTROLS PLANNED SERVICE PROPOSAL
 PREPARED FOR COUNTY OF NUECES

NUECES COUNTY COURTHOUSE			901 LEOPARD ST RM 304 CORPUS CHRISTI, TX 78401-3602			
				Jail		from Elevator
AHU	219	Jail	3rd Floor	Old Side Jail		Right on Left from Elevator
AHU	220	Jail	3rd Floor	Old Side Jail		Right on Right from Elevator
PAC	1	Jail				
FC	3-1	Jail				
FC	3-2	Jail				
AHU	1-3	Jail	1st Floor	Mech Rm	H	Old Side Kitchen
AHU	1-4	Jail	1st Floor	Jail	G	Old Side Kitchen
AHU	1-5	Jail	1st Floor	Jail	G	Old Side Kitchen
AHU	1-6	Jail	1st Floor	Jail	G	Old Side Kitchen
AHU	1-1			Mech Rm		
AHU	2-1	Outside by TWC				
AHU	2-2	Outside by TWC				
AHU	3-1	2P				
AHU	3-2	2P				
AHU	3-3	Medical				
AHU	3-4	Medical				
AHU	3-5	Medical				
AHU	3-6	Hallway by Crash Gate				
AHU	3-7	Medical - Hallway left on left of Elevator				
AHU	3-8	Pharmacy				
AHU	4-5	Hallway				
AHU	4-6	Hallway				
AHU	5-1	4P				
AHU	5-2	4P				
AHU	5-3	4R				
AHU	5-4	4R				
AHU	5-5	Hallway				
AHU	5-6	Hallway				
AHU	5-7	Interagation room in stairway				
AHU	5-8	Library				
AHU	6-5	Hallway				
AHU	6-6	Hallway				
AHU	7-1	6P				
AHU	7-2	6P				
AHU	7-3	6R				
AHU	7-4	6R				
AHU	7-5	Hallway				
AHU	7-6	Hallway				
AHU	7-7	Commissary - Across form 7-8				
AHU	7-8	Commissary - Across form 7-7				
FCU	3-1	Across from Elevator				
FCU	4-1	Across from Elevator				
FCU	5-1	Across from Elevator				
FCU	6-1	Across from Elevator				
FCU	7-1	Across from Elevator				
EAHU	1	Training Room in the back				
EAHU	2	Training Room in the back				
EAHU	3	Training Room in the back				
EAHU	4	Jail Admin - behind Patty in the Mech Rm				
RTAHU	1	Rooftop above Booking				
FCU	1-1	Training Room - in the ceiling				

JOHNSON CONTROLS **PLANNED SERVICE PROPOSAL**
 PREPARED FOR COUNTY OF NUECES

NUECES COUNTY COURTHOUSE	901 LEOPARD ST RM 304 CORPUS CHRISTI, TX 78401-3602
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Boiler, Gas-Fired, Water Tube, 301-600 HP

Quantity: 1

Coverage Level: Basic

Services Provided

3 Operational
 1 Comprehensive

Customer Tag

Manufacturer

Model #

Serial #

Boiler #1	Cleaver Brooks		1-LGN98HA
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Boiler, Gas-Fired, Water Tube, 51-150 HP

Quantity: 2

Coverage Level: Basic

Services Provided

3 Operational
 1 Comprehensive

Customer Tag

Manufacturer

Model #

Serial #

Boiler #2	Write-In		1-LGN98HK
Boiler #3	Write-In		1-LGN98J8

Chiller, Water Cooled, Low Pressure Centrifugal, 799> Tons

Quantity: 2

Coverage Level: Basic

Anticipated Connected Date: 3/31/18

Services Provided

3 Operational (Connected)
 1 Comprehensive (Connected)
 1 Condenser Tube Brushing (removal and replacement of one head only)
 1 Oil Sample and Analysis
 1 Connected Service Technology and Support (Required for Connected Services)

Customer Tag

Manufacturer

Model #

Serial #

Chiller #1	Trane		1-LGN91YL
Chiller #2	Trane		1-LGN98H0

Connected Services Internet Connectivity

Quantity: 1

Coverage Level: Basic

Anticipated Connected Date:

Services Provided

1 Cellular Data Service - US SCC
 Chiller

Customer Tag

Manufacturer

Model #

Serial #

Connected Services Setup and Commissioning

Quantity: 1

Coverage Level: Basic

Services Provided

2 Legacy NxE Equipped Chiller
 1 Cellular Modem



JOHNSON CONTROLS **PLANNED SERVICE PROPOSAL**
 PREPARED FOR COUNTY OF NUECES

NUECES COUNTY COURTHOUSE		901 LEOPARD ST RM 304 CORPUS CHRISTI, TX 78401-3602	
<u>Customer Tag</u>	<u>Manufacturer</u>	<u>Model #</u>	<u>Serial #</u>

Controls (Controller/End Devices), Supervisory/Server/UI, Johnson Controls, 0-25000 points

Quantity: 14

Coverage Level: Basic

Services Provided
12 Operational

<u>Customer Tag</u>	<u>Manufacturer</u>	<u>Model #</u>	<u>Serial #</u>
	JCI_YORK	METASYS	METASYSSITE005962A

Controls Software, Supervisory/Server/UI, Johnson Controls, ADX

Quantity: 1

Coverage Level: Basic

Services Provided
1 ADX 10-User Site Dir Software
Subscription 1-year - Subscription Only

<u>Customer Tag</u>	<u>Manufacturer</u>	<u>Model #</u>	<u>Serial #</u>
	JCI_YORK		1-LPN3LZS

Cooling Tower, Gravity Distribution, >1200 Tons

Quantity: 1

Coverage Level: Basic

Services Provided
3 Operational
1 Comprehensive

<u>Customer Tag</u>	<u>Manufacturer</u>	<u>Model #</u>	<u>Serial #</u>
Cooling Tower #1	JCI_YORK		1-LGN8SKI

Cooling Tower, Variable Frequency Drive (VFD), 40-60 HP

Quantity: 3

Coverage Level: Basic

Services Provided
3 Operational
1 Comprehensive

<u>Customer Tag</u>	<u>Manufacturer</u>	<u>Model #</u>	<u>Serial #</u>
Cooling Tower Fan #1	JCI_YORK		1-LGN98KW
Cooling Tower Fan #2	JCI_YORK		1-LGN98LG
Cooling Tower Fan #3	JCI_YORK		1-LGMQKG1

Pump, Chilled Water, 11-50 HP

Quantity: 2

Coverage Level: Basic

Services Provided
3 Operational
1 Comprehensive

JOHNSON CONTROLS PLANNED SERVICE PROPOSAL
 PREPARED FOR COUNTY OF NUECES

NUECES COUNTY COURTHOUSE	901 LEOPARD ST RM 304 CORPUS CHRISTI, TX 78401-3602
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<u>Customer Tag</u>	<u>Manufacturer</u>	<u>Model #</u>	<u>Serial #</u>
Secondary Chiller Water Pump #1	Peerless		1-LGN91RB
Secondary Chiller Water Pump #2	Peerless		1-LGN8SIX

Pump, Chilled Water, >100 HP

Quantity: 2	Services Provided
Coverage Level: Basic	3 Operational 1 Comprehensive

<u>Customer Tag</u>	<u>Manufacturer</u>	<u>Model #</u>	<u>Serial #</u>
Evaporator Pump #1	Peerless		1-LGN98JS
Evaporator Pump #2	Peerless		1-LGN91Y7

Pump, Circulating, 11-50 HP

Quantity: 2	Services Provided
Coverage Level: Basic	3 Operational 1 Comprehensive

<u>Customer Tag</u>	<u>Manufacturer</u>	<u>Model #</u>	<u>Serial #</u>
Domestic Water Pump #1	Peerless		1-LGN91H2
Domestic Water Pump #2	Peerless		1-LGN91QH

Pump, Condenser, 51-100 HP

Quantity: 2	Services Provided
Coverage Level: Basic	3 Operational 1 Comprehensive

<u>Customer Tag</u>	<u>Manufacturer</u>	<u>Model #</u>	<u>Serial #</u>
Condensor Pump #1	Peerless		1-LGN91RL
Condensor Pump #2	Peerless		1-LGN98KC

Pump, Hot Water, 11-50 HP

Quantity: 2	Services Provided
Coverage Level: Basic	3 Operational 1 Comprehensive

<u>Customer Tag</u>	<u>Manufacturer</u>	<u>Model #</u>	<u>Serial #</u>
Secondary Hot Water Pump #1	Peerless		1-LGN91QQ
Secondary Hot Water Pump #2	Peerless		1-LGN91R1

Pump, Hot Water, 11-50 HP

Quantity: 2	Services Provided
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JOHNSON CONTROLS PLANNED SERVICE PROPOSAL
 PREPARED FOR COUNTY OF NUECES

NUECES COUNTY COURTHOUSE		901 LEOPARD ST RM 304 CORPUS CHRISTI, TX 78401-3602	
Coverage Level:	Basic	3	Operational
		1	Comprehensive
Customer Tag	Manufacturer	Model #	Serial #
Hot Water Pump #1	JCI_YORK		1-LGN8SL2
Hot Water Pump #2	JCI_YORK		1-LGN8SLM

Pump, Variable Frequency Drive (VFD), 15-30 HP			
Quantity:	4	Services Provided	
Coverage Level:	Basic	3	Operational
		1	Comprehensive
Customer Tag	Manufacturer	Model #	Serial #
Pump #1 15-30	JCI_YORK		1-LGN8IEF
Pump #2 15-30	JCI_YORK		1-LGN8IEP
Pump #3 15-30	JCI_YORK		1-LGN8ICT
Pump #4 15-30	JCI_YORK		1-LGN8IBH

Pump, Variable Frequency Drive (VFD), >60 HP			
Quantity:	4	Services Provided	
Coverage Level:	Basic	3	Operational
		1	Comprehensive
Customer Tag	Manufacturer	Model #	Serial #
Pump #1 >60	JCI_YORK		1-LGN8IEZ
Pump #2 >60	JCI_YORK		1-LGN8ID3
Pump #3 >60	JCI_YORK		1-LGN8IID
Pump #4 >60	JCI_YORK		1-LGN8SJY

Terminal Product, Fan Coil Unit (FCU), Horizontal Air Flow, >1800 CFM			
Quantity:	45	Services Provided	
Coverage Level:	Basic	1	Comprehensive
		1	Belt Change
		1	Air Filter Change
Customer Tag	Manufacturer	Model #	Serial #
	JCI_YORK		1-LPNNPRZ

VAV Box, All Types			
Quantity:	496	Services Provided	
Coverage Level:	Basic	4	Operational
Customer Tag	Manufacturer	Model #	Serial #
	JCI_YORK	METASYS	METASYSSITE029475A

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NUECES COUNTY COURTHOUSE	901 LEOPARD ST RM 304 CORPUS CHRISTI, TX 78401-3602
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Equipment Tasking

Air Handling Unit (AHU), Mixed Air, 15-30 HP

Belt Change	<ul style="list-style-type: none">Use appropriate eye protection in work environmentUse appropriate Head protection on worksiteUse appropriate hand gloves on worksiteUse and follow the JCI safety policy for Fall Protection while performing workUse and follow the JCI Ladder Safety processes while performing workUse and follow the JCI Lock-out Tag-out on all electrical machineryAll work must be performed in accordance with Johnson Controls safety policiesCheck with appropriate customer representative for operational deficienciesPerform belt change proceduresRemove and dispose any debris from any maintenance activityDocument tasks performed during visit and report any observations to appropriate customer representative
Comprehensive	<ul style="list-style-type: none">Use appropriate eye protection in work environmentUse appropriate Head protection on worksiteUse appropriate hand gloves on worksiteUse and follow the JCI safety policy for Fall Protection while performing workUse and follow the JCI Ladder Safety processes while performing workUse and follow the JCI Lock-out Tag-out on all electrical machineryUse appropriate Arc/flash personal protective equipment on voltages over 240 voltsAll work must be performed in accordance with Johnson Controls safety policiesCheck with appropriate customer representative for operational deficienciesVisually inspect damper(s)Check condition of pulleys and beltsCheck for proper fan operationCheck condition of coilsCheck condition of filtersRecord temperatures and pressures (if applicable)Check for unusual noise and vibrationCheck for deterioration of gaskets and sealsCheck overall condition of unitVisually inspect for fluid leaks of coils and connecting pipingCheck starter/contactorsCheck and tighten electrical connectionsCheck damper operation and lubricate as requiredVisually check control valve(s)Lubricate blower and motor bearingsClean condensate pan and clear drain lineCheck condition of blower assemblyRemove and dispose any debris from any maintenance activityDocument tasks performed during visit and report any observations to appropriate customer representative
Operational	<ul style="list-style-type: none">Use appropriate eye protection in work environmentUse appropriate Head protection on worksiteUse appropriate hand gloves on worksite

- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Inspect motor mounting isolators
- Check for integrity of cabinet hardware
- Visually inspect damper(s)
- Verify damper operation
- Check condition of pulleys and belts
- Check for proper fan operation
- Check condition of coils
- Check condition of filters
- Record temperatures and pressures (if applicable)
- Check condensate drain
- Visually inspect electrical connections
- Check for unusual noise and vibration
- Check overall condition of unit
- Visually inspect for fluid leaks of coils and connecting piping
- Document tasks performed during visit and report any observations to appropriate customer representative

Standard Filter Change

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Turn equipment off
- Remove dirty filters
- Install new filters
- Turn equipment on
- Dispose of dirty filter appropriately
- Document tasks performed during visit and report any observations to appropriate customer representative

Air Handling Unit (AHU), Mixed Air, 35-60 HP

Belt Change

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Perform belt change procedures
- Remove and dispose any debris from any maintenance activity

Document tasks performed during visit and report any observations to appropriate customer representative

Comprehensive

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Visually inspect damper(s)
Check condition of pulleys and belts
Check for proper fan operation
Check condition of coils
Check condition of filters
Record temperatures and pressures (if applicable)
Check for unusual noise and vibration
Check for deterioration of gaskets and seals
Check overall condition of unit
Visually inspect for fluid leaks of coils and connecting piping
Check starter/contactors
Check and tighten electrical connections
Check damper operation and lubricate as required
Visually check control valve(s)
Lubricate blower and motor bearings
Clean condensate pan and clear drain line
Check condition of blower assembly
Remove and dispose any debris from any maintenance activity
Document tasks performed during visit and report any observations to appropriate customer representative

Operational

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Inspect motor mounting isolators
Check for integrity of cabinet hardware
Visually inspect damper(s)
Verify damper operation
Check condition of pulleys and belts
Check for proper fan operation
Check condition of coils
Check condition of filters
Record temperatures and pressures (if applicable)
Check condensate drain

Visually inspect electrical connections
Check for unusual noise and vibration
Check overall condition of unit
Visually inspect for fluid leaks of coils and connecting piping
Document tasks performed during visit and report any observations to appropriate customer representative

Standard Filter Change Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Turn equipment off
Remove dirty filters
Install new filters
Turn equipment on
Dispose of dirty filter appropriately
Document tasks performed during visit and report any observations to appropriate customer representative

Air Handling Unit (AHU), Mixed Air, <15 HP

Belt Change Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Perform belt change procedures
Remove and dispose any debris from any maintenance activity
Document tasks performed during visit and report any observations to appropriate customer representative

Comprehensive Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Visually inspect damper(s)
Check condition of pulleys and belts
Check for proper fan operation
Check condition of coils

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- Check condition of filters
- Record temperatures and pressures (if applicable)
- Check for unusual noise and vibration
- Check for deterioration of gaskets and seals
- Check overall condition of unit
- Visually inspect for fluid leaks of coils and connecting piping
- Check starter/contacter
- Check and tighten electrical connections
- Check damper operation and lubricate as required
- Visually check control valve(s)
- Lubricate blower and motor bearings
- Clean condensate pan and clear drain line
- Check condition of blower assembly
- Remove and dispose any debris from any maintenance activity
- Document tasks performed during visit and report any observations to appropriate customer representative

Operational

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Inspect motor mounting isolators
- Check for integrity of cabinet hardware
- Visually inspect damper(s)
- Verify damper operation
- Check condition of pulleys and belts
- Check for proper fan operation
- Check condition of coils
- Check condition of filters
- Record temperatures and pressures (if applicable)
- Check condensate drain
- Visually inspect electrical connections
- Check for unusual noise and vibration
- Check overall condition of unit
- Visually inspect for fluid leaks of coils and connecting piping
- Document tasks performed during visit and report any observations to appropriate customer representative

Standard Filter Change

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Turn equipment off
- Remove dirty filters

Install new filters
Turn equipment on
Dispose of dirty filter appropriately
Document tasks performed during visit and report any observations to appropriate customer representative

Boiler, Gas-Fired, Water Tube, 301-600 HP

Comprehensive

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Inspect burner contactors for wear
Check and tighten electrical connections
Check for proper gas supply pressure
Check and clean pilot assembly
Clean combustion fan wheel
Visually inspect combustion chamber, draft diverter and flue for accumulation of soot - clean as needed
Check burner for proper sequence of operation
Check operating controls
Check all safety controls
Lift relief valve to ensure proper operation
Check boiler relief valves for leakage
Check combustion blower motor operation and lubricate as needed
Check factory supplied gas piping and components for leakage
Drain boiler, open hand hole covers and clean as needed (if applicable)
Disassemble and clean low water cut-out
Fill boiler and check for proper operation of make-up water valve
Verify proper operation of low water cut-out control
Check overall condition of unit
Record and log all operating parameters (including pressures and temperatures)
Remove and dispose any debris from any maintenance activity
Document tasks performed during visit and report any observations to appropriate customer representative

Operational

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Blow down boiler
Check for proper operation of low and high gas pressure cut-out switches

- Check factory supplied gas piping and components for leakage
- Check burner for proper sequence of operation
- Check flame quality
- Visually inspect combustion chamber, draft diverter and flue for accumulation of soot
- Check boiler relief valves for leakage
- Verify proper operation of low water cut-out control
- Check combustion blower motor operation
- Check hot water/steam temperature and pressure
- Check proper operation of make-up water valve
- Check overall condition of unit
- Document tasks performed during visit and report any observations to appropriate customer representative

Boiler, Gas-Fired, Water Tube, 51-150 HP

Comprehensive

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Inspect burner contactors for wear
- Check and tighten electrical connections
- Check for proper gas supply pressure
- Check and clean pilot assembly
- Clean combustion fan wheel
- Visually inspect combustion chamber, draft diverter and flue for accumulation of soot - clean as needed
- Check burner for proper sequence of operation
- Check operating controls
- Check all safety controls
- Lift relief valve to ensure proper operation
- Check boiler relief valves for leakage
- Check combustion blower motor operation and lubricate as needed
- Check factory supplied gas piping and components for leakage
- Drain boiler, open hand hole covers and clean as needed (if applicable)
- Disassemble and clean low water cut-out
- Fill boiler and check for proper operation of make-up water valve
- Verify proper operation of low water cut-out control
- Check overall condition of unit
- Record and log all operating parameters (including pressures and temperatures)
- Remove and dispose any debris from any maintenance activity
- Document tasks performed during visit and report any observations to appropriate customer representative

Operational

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite

Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Blow down boiler
Check for proper operation of low and high gas pressure cut-out switches
Check factory supplied gas piping and components for leakage
Check burner for proper sequence of operation
Check flame quality
Visually inspect combustion chamber, draft diverter and flue for accumulation of soot
Check boiler relief valves for leakage
Verify proper operation of low water cut-out control
Check combustion blower motor operation
Check hot water/steam temperature and pressure
Check proper operation of make-up water valve
Check overall condition of unit
Document tasks performed during visit and report any observations to appropriate customer representative

Chiller, Water Cooled, Low Pressure Centrifugal, 799> Tons

Comprehensive
(Connected)

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Prior to on-site visit, use Connected Services to review control panel for proper operation and recorded fault histories
Prior to on-site visit, use Connected Services to verify oil heater operation
Prior to on-site visit, use Connected Services to record and log all operating parameters
Prior to on-site visit, generate and review appropriate chiller reports from the Connected Services dashboard
Check with appropriate customer representative for operational deficiencies
Check compressor oil level(s)
Change oil filters (isolation valves must be present and functional)
Change oil eductor filter dryer (isolation valves must be present and functional)
Check for proper purge operation
Verify leak integrity of machine via purge count
Change purge filter dryers/strainers
Lubricate and check capacity control and linkage
Check and tighten electrical connections
Perform preventative procedures to flow proving devices
Lubricate motor bearings (per manufacturer's recommendations)
Check for unusual noise and vibration
Check overall condition of unit
Record and log all operating parameters
Remove and dispose any debris from any maintenance activity

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Document tasks performed during visit and report any observations to appropriate customer representative
 Present and review Connected Services dashboard reports and Connected Services operating data with appropriate customer representative

Condenser Tube Brushing (removal and replacement of one head only)

Use appropriate eye protection in work environment
 Use appropriate Head protection on worksite
 Use appropriate hand gloves on worksite
 Use and follow the JCI safety policy for Fall Protection while performing work
 Use and follow the JCI Ladder Safety processes while performing work
 Use and follow the JCI Lock-out Tag-out on all electrical machinery
 Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
 Use and follow the JCI Ground Fault Circuit Interrupter safety process while working with electrical tool and equipment
 All work must be performed in accordance with Johnson Controls safety policies
 Check with appropriate customer representative for operational deficiencies
 Isolate tubes
 Drain water from tubes
 Remove head
 Mechanically brush tubes
 Replace gasket
 Replace head
 Remove and dispose any debris from any maintenance activity
 Document tasks performed during visit and report any observations to appropriate customer representative

Connected Service Technology and Support (Required for Connected Services)

Use appropriate eye protection in work environment
 Use appropriate Head protection on worksite
 Use appropriate hand gloves on worksite
 Use and follow the JCI safety policy for Fall Protection while performing work
 Use and follow the JCI Ladder Safety processes while performing work
 Use and follow the JCI Lock-out Tag-out on all electrical machinery
 All work must be performed in accordance with Johnson Controls safety policies
 Check with appropriate customer representative for operational deficiencies
 Utilizing the secure data connection, perform continuous analysis of critical equipment functions and generate on-demand health reports
 Provide 24x7 real-time access to equipment operating information and trend data, enabling our technicians to diagnose and anticipate problems
 Remove and dispose any debris from any maintenance activity
 Document tasks performed during visit and report any observations to appropriate customer representative

Oil Sample and Analysis

Use appropriate eye protection in work environment
 Use appropriate Head protection on worksite
 Use appropriate hand gloves on worksite
 Use and follow the JCI safety policy for Fall Protection while performing work
 Use and follow the JCI Ladder Safety processes while performing work
 Use and follow the JCI Lock-out Tag-out on all electrical machinery
 Use and follow the JCI safety policy for working with CFC, HCFC and HRC refrigerants
 Use and follow the JCI process for handling and working with Used Oil
 All work must be performed in accordance with Johnson Controls safety policies

Check with appropriate customer representative for operational deficiencies
Remove sample in approved container
Drop off for analysis
Label and complete paperwork indicating present operating conditions
Document tasks performed during visit and report any observations to appropriate customer representative

Operational (Connected) Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
All work must be performed in accordance with Johnson Controls safety policies
Prior to on-site visit, use Connected Services to review control panel for proper operation and recorded fault histories
Prior to on-site visit, use Connected Services to verify oil heater operation
Prior to on-site visit, use Connected Services to record and log all operating parameters
Prior to on-site visit, generate and review appropriate chiller reports from the Connected Services dashboard
Check with appropriate customer representative for operational deficiencies
Check for proper condenser and chilled water flow
Check system pressures and temperatures
Check refrigerant levels
Check compressor oil level(s)
Check capacity control and linkage
Check for proper oil temperature and pressure
Check for proper purge operation
Verify leak integrity of machine via purge count
Visually inspect for refrigerant and oil leaks
Check for unusual noise and vibration
Check overall condition of unit
Record oil level in seal oil bottle
Check for proper operation of oil return system
Record and log all operating parameters
Document tasks performed during visit and report any observations to appropriate customer representative
Present and review Connected Services dashboard reports and Connected Services operating data with appropriate customer representative

Connected Services Internet Connectivity

Cellular Data Service - US SCC Chiller Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Provide reliable and cost effective secure data connection between equipment and Remote Operations Center

Remove and dispose any debris from any maintenance activity
Document tasks performed during visit and report any observations to appropriate customer representative

Connected Services Setup and Commissioning

Cellular Modem

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Remove and dispose any debris from any maintenance activity
Document tasks performed during visit and report any observations to appropriate customer representative

Legacy NxE Equipped Chiller

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Remove and dispose any debris from any maintenance activity
Document tasks performed during visit and report any observations to appropriate customer representative

Controls (Controller/End Devices), Supervisory/Server/UI, Johnson Controls, 0-25000 points

Operational

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Use compressed air to remove dust from computer case openings and verify operation of CPU and case fans
Identify and notify customer of abnormal supervisory device communications
Identify and notify customer of abnormal diagnostic results (e.g. unbound references, object count)
Back up all supervisory controllers and OWS/server devices
Archive object database for Metasys system
Ensure security database is consistent across devices and that default passwords have been changed
Back up all server repository databases (e.g. trends, alarms, etc.)

Document tasks performed during visit and report any observations to appropriate customer representative

Controls Software, Supervisory/Server/UI, Johnson Controls, ADX

ADX 10-User Site Dir
Software Subscription 1-
year - Subscription Only

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Upgrade ADX software to latest Metasys release
Document tasks performed during visit and report any observations to appropriate customer representative

Cooling Tower, Gravity Distribution, >1200 Tons

Comprehensive

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check condition of sump and basin
Check for proper operation of makeup water controller and adjust as needed
Disassemble and clean sump level sensor (if applicable)
Check for proper condenser water temperature control (if applicable)
Check operation of bypass valve (if applicable)
Check condition of tower fill
Check for blockage in water distributors
Check fan mechanical drive system and lubricate per manufacturer's recommendation
Check belt(s) (if applicable)
Check and tighten electrical connections
Check operation of basin heater (if applicable)
Check tower sump screens
Check for unusual noise and vibration
Check overall condition of unit
Remove and dispose any debris from any maintenance activity
Document tasks performed during visit and report any observations to appropriate customer representative

Operational

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work

Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check condition of sump and basin
Check for proper operation of makeup water controller
Check for proper condenser water temperature control (if applicable)
Check operation of bypass valve (if applicable)
Check condition of tower fill
Check for blockage in water distributors
Check fan mechanical drive system
Check belt(s) (if applicable)
Check operation of basin heater (if applicable)
Check for unusual noise and vibration
Check overall condition of unit
Document tasks performed during visit and report any observations to appropriate customer representative

Cooling Tower, Variable Frequency Drive (VFD), 40-60 HP

Comprehensive

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check and tighten electrical connections
Check for heat damage
Review event log (if applicable)
Ramp drive up and down, and check for proper operation (if possible)
Check condition of air filter and clean or replace as needed
Verify proper operation of cooling fans and clean as needed
Check for unusual noise or vibration
Check overall condition of unit
Remove and dispose any debris from any maintenance activity
Document tasks performed during visit and report any observations to appropriate customer representative

Operational

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies

- Check with appropriate customer representative for operational deficiencies
- Check drive for proper operation
- Review event log (if applicable)
- Check for unusual noise and vibration
- Check overall condition of unit
- Document tasks performed during visit and report any observations to appropriate customer representative

Pump, Chilled Water, 11-50 HP

Comprehensive

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Check for leaks
- Check coupling
- Lubricate pump and motor bearing(s) per manufacturer's recommendation
- Record and log all operating parameters
- Check for unusual noise and vibration
- Check overall condition of unit
- Document tasks performed during visit and report any observations to appropriate customer representative

Operational

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Check for leaks
- Check pressures
- Visually inspect coupling
- Check for unusual noise and vibration
- Check overall condition of unit
- Document tasks performed during visit and report any observations to appropriate customer representative

Pump, Chilled Water, >100 HP

Comprehensive

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite

Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check for leaks
Check coupling
Lubricate pump and motor bearing(s) per manufacturer's recommendation
Record and log all operating parameters
Check for unusual noise and vibration
Check overall condition of unit
Document tasks performed during visit and report any observations to appropriate customer representative

Operational

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check for leaks
Check pressures
Visually inspect coupling
Check for unusual noise and vibration
Check overall condition of unit
Document tasks performed during visit and report any observations to appropriate customer representative

Pump, Circulating, 11-50 HP

Comprehensive

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check for leaks
Check coupling
Lubricate pump and motor bearing(s) per manufacturer's recommendation
Record and log all operating parameters
Check for unusual noise and vibration
Check overall condition of unit

Document tasks performed during visit and report any observations to appropriate customer representative

Operational

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check for leaks
Check pressures
Visually inspect coupling
Check for unusual noise and vibration
Check overall condition of unit
Document tasks performed during visit and report any observations to appropriate customer representative

Pump, Condenser, 51-100 HP

Comprehensive

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check for leaks
Check coupling
Lubricate pump and motor bearing(s) per manufacturer's recommendation
Record and log all operating parameters
Check for unusual noise and vibration
Check overall condition of unit
Document tasks performed during visit and report any observations to appropriate customer representative

Operational

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies

- Check for leaks
- Check pressures
- Visually inspect coupling
- Check for unusual noise and vibration
- Check overall condition of unit
- Document tasks performed during visit and report any observations to appropriate customer representative

Pump, Hot Water, 11-50 HP

Comprehensive

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Check for leaks
- Check coupling
- Lubricate pump and motor bearing(s) per manufacturer's recommendation
- Record and log all operating parameters
- Check for unusual noise and vibration
- Check overall condition of unit
- Document tasks performed during visit and report any observations to appropriate customer representative

Operational

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Check for leaks
- Check pressures
- Visually inspect coupling
- Check for unusual noise and vibration
- Check overall condition of unit
- Document tasks performed during visit and report any observations to appropriate customer representative

Pump, Variable Frequency Drive (VFD), 15-30 HP

Comprehensive

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite

Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check and tighten electrical connections
Check for heat damage
Review event log (if applicable)
Ramp drive up and down, and check for proper operation (if possible)
Check condition of air filter and clean or replace as needed
Verify proper operation of cooling fans and clean as needed
Check for unusual noise or vibration
Check overall condition of unit
Remove and dispose any debris from any maintenance activity
Document tasks performed during visit and report any observations to appropriate customer representative

Operational

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check drive for proper operation
Review event log (if applicable)
Check for unusual noise and vibration
Check overall condition of unit
Document tasks performed during visit and report any observations to appropriate customer representative

Pump, Variable Frequency Drive (VFD), >60 HP

Comprehensive

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check and tighten electrical connections
Check for heat damage
Review event log (if applicable)
Ramp drive up and down, and check for proper operation (if possible)

- Check condition of air filter and clean or replace as needed
- Verify proper operation of cooling fans and clean as needed
- Check for unusual noise or vibration
- Check overall condition of unit
- Remove and dispose any debris from any maintenance activity
- Document tasks performed during visit and report any observations to appropriate customer representative

Operational

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- Use appropriate Arc/flash personal protective equipment on voltages over 240 volts
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Check drive for proper operation
- Review event log (if applicable)
- Check for unusual noise and vibration
- Check overall condition of unit
- Document tasks performed during visit and report any observations to appropriate customer representative

Terminal Product, Fan Coil Unit (FCU), Horizontal Air Flow, >1800 CFM

Air Filter Change

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies
- Turn equipment off
- Remove dirty filters
- Install new filters
- Turn equipment on
- Dispose of dirty filter appropriately
- Document tasks performed during visit and report any observations to appropriate customer representative

Belt Change

- Use appropriate eye protection in work environment
- Use appropriate Head protection on worksite
- Use appropriate hand gloves on worksite
- Use and follow the JCI safety policy for Fall Protection while performing work
- Use and follow the JCI Ladder Safety processes while performing work
- Use and follow the JCI Lock-out Tag-out on all electrical machinery
- All work must be performed in accordance with Johnson Controls safety policies
- Check with appropriate customer representative for operational deficiencies

Perform belt change procedures
Remove and dispose any debris from any maintenance activity
Document tasks performed during visit and report any observations to appropriate customer representative

Comprehensive

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
All work must be performed in accordance with Johnson Controls safety policies
Check with appropriate customer representative for operational deficiencies
Check for proper fan operation
Check condition of coils
Check condition of filters
Record temperatures
Check fan contactor/relay
Check and tighten electrical connections
Clean condensate pan and clear drain line
Check condition of pulley and belts (if applicable)
Visually check control valve(s)
Lubricate blower and motor bearings (if applicable)
Check condition of blower assembly
Remove and dispose any debris from any maintenance activity
Document tasks performed during visit and report any observations to appropriate customer representative

VAV Box, All Types

Operational

Use appropriate eye protection in work environment
Use appropriate Head protection on worksite
Use appropriate hand gloves on worksite
Use and follow the JCI safety policy for Fall Protection while performing work
Use and follow the JCI Ladder Safety processes while performing work
Use and follow the JCI Lock-out Tag-out on all electrical machinery
Check with appropriate customer representative for operational deficiencies
Check temperature
Check damper and linkage
Cycle thermostat and check for proper operation
Check for leaks in air supply (if applicable)
Check fan operation
Clean area around equipment
Complete any required maintenance checklists, report observations to appropriate customer representative

Supplemental Price and Payment Terms

Year	Total Annual Dollar Amount	Payment Frequency
Year 1	\$223,678.00	Quarterly
Year 2	\$228,152.00	Quarterly

*GSA Pricing and Breakdown pursuant to RFP award.

Special Additions and Exceptions

This is a basic planned service agreement which assist specifically in the preventative maintenance by providing four PM inspections of the equipment and devices identified in this proposal. Any identified repairs found during inspections will always be presented to the client's staff and proposal pricing will be given to make any necessary corrections and repairs. Johnson Controls will work closely with the client to coordinate all inspections and authorized repairs. Special discounted labor rated and parts/replacement pricing will be provided for the duration of this contract.

SPECIAL ADDENDUM:

Specific Questions related to this agreement and approved JCI responses:

1. Response times-Explicitly spell out that a JCI technician will be available on-site (Courthouse or Jail for emergency calls within 1 hour of notification of a trouble call (by telephone and/or email/and or text on the on-call telephone number provided by JCI).	A JCI representative will respond within 60 minutes during normal business hours, and within 120 minutes after hours.
2. If JCI cannot fix any malfunctioning equipment that causes a shutdown of the HVAC system within a day (24 hours from notification), the County reserves the right to get other vendors able to fix the malfunction. The repair costs should be borne by JCI.	The BPSA will provide for inspections, maintenance (as defined by the OEM) and suggestions to maximize the efficiency of these systems. While no parts/repairs are covered, discounted rates and parts pricing pursuant to RFP award will be provided. All measures will be taken to execute authorize repairs expediently. County may use other vendors for repairs
3. JCI BPSA will cover 100% of the CH and Jails even if a portion of the jail is not retrofitted with energy savings performance controls and modules, under METASYS Phase I & II projects. In the event that a maintenance inspection identifies units that cannot be repairs, JCI will provide the County with replacement quotes for similar or same device at cost. All costs for repairs are covered under the BPSA.	Schedule 1 of the proposal provides a complete list of all equipment. The BPSA will provide for inspections, maintenance and suggested actions to maximize the efficiency and integrity of all listed equipment. While no parts or repairs are covered, discounted service rates and parts pricing is provided by this BPSA, pursuant to RFP award.
4. The proposed BPSA covers condenser tube brushing for Chiller 1 and Chiller 2 condensers. The County wants the evaporators for Chillers 1 and 2 to be cleaned and brushed once every 4 to 5 years, and this item specifically included in the BPSA and explicitly spelled out.	JCI will brush condenser tubes as part of the annual services. Evaporators will be cleaned during year 3 of this agreement, should subsequent years be awarded.
5. The BPSA does not specifically address repair of Cooling Tower equipment such as fans, gears, drive assembly, reducers, shafts, bearings, etc. This should be spelled out or clarified and included in this agreement.	The BPSA will provide for inspections, maintenance and suggestions to maximize the efficiency of the cooling towers. While no parts or repairs are covered, discounted service rates and parts pricing will be provided under this BPSA, pursuant to RFP award.
6. The BPSA does not specifically mention controls and sensors. In order for the HVAC and energy savings to accomplish objectives, all controls, gauges, meters, sensors, drives, engines, gears, motors, belts, bearings, air flows etc.	The BPSA will provide for inspections, maintenance and suggestions to maximize the efficiency of the cooling towers. While no parts or repairs are covered, discounted service rates and

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The maintenance should cover repairs and retrofits at no cost to the County. This must be spelled out in the agreement.	parts pricing will be provided under this BPSA, pursuant to RFP award.
7. All AHU's must be inspected in entirety for hot and chiller water coils, valves, pressure gauges, dampers, louvers, actuators, motors, belts, bearings, air flows etc. The maintenance should cover minor repairs and retrofits at no cost to the County. This must be spelled out in the agreement.	The BPSA will provide for inspections, maintenance and suggested actions to maximize the efficiency and integrity of the AHU's; this will include replacing belts, filters, and greasing bearings as needed.
8. All OA (outside air) dampers must be inspected and maintained so that the energy savings goals are achieved, at the same time providing maximum conditioned comfort air. This must be spelled out in the agreement.	JCI will provide for the inspection of dampers based upon the County providing list of all dampers to be inspected.
9. METASYS BAS software should be updated at no cost to the County whenever an update is available. This should be spelled out in the agreement.	This agreement will provide for revision updates, but not system upgrades. However, it will provide for discounted rates on upgrades.
10. Whenever possible, JCI should formulate, "Easy Switches" installed on the Graphics Architecture interface so that cooling tower fans that are installed can be easily "RESET", and switching service between Chiller #1 and Chiller #2 is made easy County technicians (so they don't have to go to through the tree on the left side which is arduous and "Not User Friendly"). This should be spelled out in the agreement.	JCI will provide the requested "easy switch" However, we will seek to identify the root cause for the issue simultaneously and hopefully eliminate the need for an "easy switch".

TERMS AND CONDITIONS

DEFINITIONS

CONNECTED SERVICES are the services and related equipment that allow JCI to access, monitor, and trend data remotely, and which may be available for certain types of Covered Equipment.

CONTRACT PRICE means the price that Customer shall pay to JCI for the Services.

COVERED EQUIPMENT means the equipment for which Services are to be provided under this Agreement. Covered Equipment is set forth in Schedule A - Equipment List.

EQUIPMENT FAILURE means the failure, under normal and expected working conditions, of moving parts or electric or electronic components of the Covered Equipment that are necessary for its operation.

SCHEDULED SERVICE VISITS are the on-site labor visits required to perform JCI recommended inspections and preventive maintenance on Covered Equipment.

SCHEDULED SERVICE MATERIALS are the materials required to perform Scheduled Service Visits on Covered Equipment, unless excluded from the Agreement.

PREMISES means those Customer Premises where the Covered Equipment is located.

CENTRAL STATION MONITORING means remote monitoring of Covered Equipment and/or systems including building automation, HVAC equipment, and fire alarm, intrusion, and/or other life safety systems for alarm and event notification.

REMOTE OPERATING SERVICES means remote interrogation, modification and/or operation of building automation, HVAC equipment, and/or other Covered Equipment.

SERVICES are the work, materials, labor, service visits, and repairs to be provided by JCI pursuant to this Agreement

JCI'S SERVICES FOR COVERED EQUIPMENT

1. BASIC COVERAGE means Scheduled Service Visits, plus Scheduled Service Materials (unless excluded from this Agreement). No parts, equipment, Repair Labor or Repair Materials are provided for under BASIC COVERAGE.

2. PREMIUM COVERAGE means BASIC COVERAGE plus Repair Labor, plus Repair Materials (unless excluded from the Agreement).

3. EXTENDED SERVICE means Services performed outside JCI's normal business hours and is available only if Customer has PREMIUM COVERAGE. Extended Service is available either 24/5 or 24/7, at Customer's election. The price for Extended Service,

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if chosen by Customer, is part of the total Contract Price.

4. CONNECTED SERVICES. If Customer is receiving Connected Services on any Covered Equipment as more fully described in Schedule A, Customer may be required to allow JCI to install hardware and/or software to enable communication with Customer's Covered Equipment ("Gateway Device"). In order for JCI to deliver Connected Services on the Covered Equipment, Customer shall provide a secure Internet connection to allow remote access to the Gateway Device in order to remotely access, transmit, store, and trend data for the purposes of providing Services. JCI will not use Connected Services to remotely operate or make changes to Customer's Equipment. The Gateway Device shall remain JCI's property, and JCI may upon reasonable notice remove it at any time. JCI makes no any warranty or guarantee relating to the Connected Services.

A. INITIAL EQUIPMENT INSPECTION NECESSARY OR PREMIUM COVERAGE (NOT APPLICABLE)

If Customer has ordered PREMIUM COVERAGE, JCI will inspect the Covered Equipment within forty-five (45) days of the date of this Agreement, or as seasonal or operational conditions permit. JCI will then advise Customer if JCI finds any Covered Equipment not in working order or in need of repair. With Customer's approval, JCI will perform the work necessary to put the Covered Equipment in proper working condition, subject to the terms of this Agreement. Customer will pay for such work at JCI's standard rates for parts and labor in effect at the time that the work is performed. If Customer does not want JCI to perform the work identified as necessary by JCI, and equipment thereby affected will be removed from the list of Covered Equipment, and the Contract Price will be adjusted accordingly. Should Customer not make JCI's recommended repairs or proceed with the modified PREMIUM COVERAGE, JCI reserves the right to invoice Customer for the cost of the initial equipment inspection.

B. OUT OF SCOPE SERVICES (PURSUANT TO RFP AWARD)

If, during any Service Visit, JCI detects a defect in any of Customer's equipment that is not Covered Equipment under this Agreement (an "Out of Scope Defect"), JCI may (but shall have no obligation to) notify Customer of such Out of Scope Defect. If Customer elects for JCI to repair such Out of Scope Defect, or if JCI otherwise performs any Services or provides any materials, parts, or equipment outside the scope of the Services (collectively, "Out of Scope Services"), Customer shall direct JCI to perform such Out of Scope Services in writing, and Customer shall pay for such Out of Scope Services at JCI's standard fees or hourly rates. If, after receiving notice of an Out of Scope Defect, Customer elects not to engage JCI to repair such Out of Scope Defect, Customer shall defend and indemnify JCI from and against any and all losses, damages, claims, costs and expenses arising directly or indirectly out of such Out of Scope Defect. Any Out of Scope Services performed by JCI at the direction of Customer pursuant to this Section shall be subject to the terms of this Agreement.

C. ADDITIONAL TEREMS RELATING TO CENTRAL STATION MONITORING OF INTRUSION, FIRE, AND OTHER LIFE SAFETY SYSTEMS (NOT APPLICABLE)

- 1. Alarm Dispatches.** JCI, upon receipt of an alarm or other signal from the Premises, shall make reasonable effects to transmit the signal to the appropriate police, fire department, or other emergency response agency having jurisdiction (unless there is reason to believe that an emergency condition does not exist), and JCI shall make a reasonable effort to notify Customer or its designated representative by telephone, unless instructed to do otherwise by Customer in writing. JCI, upon receipt of an industrial process signal from the Premises, shall take reasonable steps to notify Customer's representative pursuant to Customer's written instructions. Customer acknowledges that if the signals transmitted from the Premises will be monitored in a monitoring facility not operated by JCI, the personnel in such monitoring facilities are not the agents of JCI, not does JCI assume any responsibility for the manner in which such signals are monitored or the response to such signal.
- 2. Communications Media.** Customer acknowledges that monitoring of Covered Equipment requires transmission of signals over standard telephone lines and/or the Internet and that these modes of transmission may be interrupted, circumvented, or compromised, in which case no signal can be transmitted from the Premises to the monitoring facility. Customer understands that to allow the monitoring facility to be aware of such a condition, additional or alternative protection can be installed, such as line security devices, at Customer's cost and expense and for transmission via telephone line only. Customer acknowledges it is aware that line security devices are available and, unless expressly identified in Schedule A –Equipment List, has declined to purchase such devices. Customer further acknowledges that such additional protection is not available for Internet transmission under this Agreement.
- 3. False or Unnecessary Alarms and Service Calls.** At JCI's operation, an additional fee may be charged for any false alarm or unnecessary Service Visit caused or necessitated by Customer. In addition, Customer shall be fully responsible and liable for any fines, penalties, or charges assessed as the result of any false alarm and shall reimburse JCI for any costs incurred by JCI in connection therewith.

D. EXCLUSIONS

4. JCI's Services and warranty obligations expressly exclude:

- (a) the repair or replacement of ductwork, casings, cabinets, structural supports, tower fill/slats/basin, hydronic and pneumatic piping, and vessels, gaskets, and piping not normally replaced or maintained on a scheduled basis, and removal of oil from pneumatic piping; as well as all other parts and materials not expressly described under Special Additions and Exceptions.
- (b) disposal of hazardous wastes (except as otherwise expressly provided herein);
- (c) supplies, accessories, or any items normally consumed during the use of Covered Equipment, such as ribbons, bulbs and paper;
- (d) the furnishing of materials and supplies for painting or refinishing equipment;
- (e) the repair or replacement of wire in conduit, buried cable/transmission lines, or the like, if not normally replaced or maintained on a scheduled basis; and
- (f) replacement of parts.

E. PAYMENT OBLIGATION

Customer shall pay all invoices when due in accordance with the payment terms provided for in the Agreement. Such payment is a condition precedent to JCI's obligation to perform Services under the Agreement. In issuing any purchase order related to this Agreement, and notwithstanding any language to the contrary therein, Customer acknowledges and agrees that any and all JCI invoices for an amount greater than \$25,000 shall be paid only via wire transfer, check, or money order. If this Agreement is renewed, JCI will provide Customer with notice of any adjustments in the Contract Price applicable to any renewal period no later than forty-five (45) days prior to the commencement of that renewal period. Unless Customer terminates the Agreement at least thirty (30) days prior to the start of such renewal period, the adjusted price shall be the price for the renewal period.

F. STANDARD OF CARE AND WARRANTIES

JCI warrants its Services will be provided in a good and workmanlike manner. JCI will promptly re-perform any non-conforming Services for no charge, as long as Customer provides written notice to JCI within one (1) calendar year from the date the Services were performed. If JCI installs or furnishes goods or equipment under this Agreement, and such goods or equipment are covered by an end-user warranty from their manufacturer, JCI will transfer the benefits of such warranty to Customer. Customer must promptly notify JCI in writing of any defect or non-conformance of the Services, parts, or equipment Upon receipt of such written notice from Customer, JCI will repair or replace (at JCI's option) the defective equipment or re-perform the defective Services. These warranties do not extend to any Services or equipment that have been misused, altered, or repaired by Customer or third parties without the supervision of and prior written approval of JCI, or if JCI serial numbers or warranty decals have been removed or altered. All replaced parts or equipment shall become JCI's property. This warranty is not assignable. Warranty service will be provided during normal business hours, excluding holidays. The remedies set forth herein shall be Customer's sole and exclusive remedy with regards to any warranty claim under this agreement.

CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT THESE WARRANTIES ARE JCI'S SOLE WARRANTIES AND TO THE MAXIMUM EXTENT PERMITTED UNDER APPLICABLE LAW ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THOSE OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Except with respect to goods or equipment manufactured by JCI and furnished to Customer hereunder, for which JCI shall provide its express written manufacturer's warranty, JCI shall not be considered a merchant or vendor of goods or equipment.

G. CUSTOMER OBLIGATIONS AND COMMITMENTS TO JCI

Customer warrants it has given JCI all information concerning the condition of the Covered Equipment.

The Customer agrees and warrants that, during the Term of this Agreement, Customer will:

- (1) operate the Covered Equipment according to the manufacturer's and/or JCI's recommendations;
- (2) keep accurate and current work logs and information about the Covered Equipment as recommended by the manufacturer and/or JCI;
- (3) provide an adequate environment for Covered Equipment as recommended by the manufacturer and/or JCI, including, but not limited to adequate space, electrical power, water supply, air conditioning, and humidity control;
- (4) notify JCI immediately of any Covered Equipment malfunction, breakdown, or other condition affecting the operation of the Covered Equipment;
- (5) provide JCI with safe access to its Premises and Covered Equipment at all reasonable and necessary times for the performance of the Services;
- (6) allow JCI to start and stop, periodically turn off, or otherwise change or temporarily suspend equipment operations so that JCI can perform the Services required under this Agreement;
- (7) as applicable, provide proper condenser, cooling tower and boiler water treatment for the proper functioning of Covered Equipment and protect against any environmental issues and instances of biohazards such as but not limited to Legionella;
- (8) carefully and properly set and test the intrusion alarm system each night or at such other time as Customer shall close the Premises;
- (9) obtain all necessary licenses and permits required for and pay all taxes associated with the Services;
- (10) notify JCI immediately of any claimed inadequacy in, or failure of, the Covered Equipment or other condition affecting the operation of the Covered Equipment;
- (11) furnish any necessary 110 volt A/C power and electrical outlets at its expense;
- (12) properly maintain, repair, service, and assure the proper operation of any other property, system, equipment, or device of Customer or others to which the Covered Equipment may be attached or connected, in accordance with manufacturer recommendations, insurance carrier requirements, or the requirements of any fire rating bureau, agency, or other authorities having jurisdiction thereof;
- (13) not tamper with, alter, adjust, disturb, injure, remove, or otherwise interfere with any Covered Equipment (including any related software) and not permit the same to be done; and
- (14) refrain from causing false alarms, and reimburse JCI for any fine, penalty, or fee paid by or assessed against JCI by any governmental or municipal agency as a result thereof.

Customer acknowledges that its failure to meet these obligations will relieve JCI of any responsibility for any Covered Equipment breakdown, or any necessary repair or replacement of that Covered Equipment. If Customer breaches any of these obligations, JCI shall have the right, upon written notice to Customer, to suspend its Services until Customer cures such breach.

H. INDEMNITY

JCI and Customer shall each indemnify to the extent allowed by law without establishing a sinking fund, the other party and its officers,

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agents, directors, and employees, from any and all damages, losses, costs and expenses (including reasonable attorneys' fees) arising out of third party claims, demands, or suits for bodily injury (including death) or damage to tangible property to the extent arising out of the negligence or intentional misconduct of the indemnifying party or its employees or agents. Customer expressly agrees that JCI shall be responsible for injury, damage, or loss only to the extent caused directly by JCI's negligence or intentional misconduct. The obligations of JCI and Customer under this section are further subject to sections I and J below.

I. LIMITATION OF LIABILITY

NEITHER JCI NOR CUSTOMER WILL BE RESPONSIBLE TO THE OTHER FOR ANY SPECIAL, INDIRECT, PUNITIVE, OR CONSEQUENTIAL DAMAGES (INCLUDING BUT NOT LIMITED TO LOST PROFITS OR LOSS OF BUSINESS). JCI'S TOTAL LIABILITY TO CUSTOMER FOR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER SHALL BE LIMITED TO \$250,000. IN NO EVENT SHALL JCI'S INDEMNIFICATION OBLIGATION EXCEED THE AMOUNTS PAID TO JCI UNDER THIS AGREEMENT OR THE AMOUNT OF INSURANCE REQUIRED BY THIS AGREEMENT, WHICHEVER IS GREATER. CUSTOMER UNDERSTANDS THAT JCI IS NOT AN INSURER REGARDING THE WORK OR THE SERVICES. JCI SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS THAT MAY RESULT FROM FIRE SAFETY OR SECURITY EQUIPMENT THAT FAILS TO PERFORM PROPERLY OR FAILS TO PREVENT A CASUALTY OR LOSS.

J. FORCE MAJEURE

JCI WILL NOT BE RESPONSIBLE FOR DAMAGE, LOSS, INJURY OR DELAY CAUSED BY CONDITIONS THAT ARE BEYOND THE REASONABLE CONTROL, AND WITHOUT THE INTENTIONAL MISCONDUCT OR NEGLIGENCE, OF JCI. SUCH CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO: (A) ACTS OF GOD; (B) ACTS OF GOVERNMENT AGENCIES; (C) STRIKES; (D) LABOR DISPUTES; (E) FIRE; (F) EXPLOSIONS OR CASUALTIES; (G) THEFTS; (H) VANDALISM; (I) RIOTS OR WAR; (J) TERRORISM; AND (K) UNAVAILABILITY OF PARTS, MATERIALS, OR SUPPLIES.

K. RESOLUTION OF DISPUTES

If a dispute arises under this Agreement, the parties shall promptly attempt in good faith to resolve such dispute by negotiation.

L. TERMINATION

1. Central Station Monitoring, Remote Operating Services and Central Station Monitoring with Open or Close Services may be immediately canceled by either party if JCI's central station, connecting wires, or monitoring systems are destroyed by fire or other catastrophe, or where the Premises are so substantially damaged that it is impractical to continue Services. County will be reimbursed a prorated portion of fees paid.
2. If either party fails to perform any of its obligations under this Agreement, the other party shall provide written notice thereof to the party alleged to be in default. Should the party alleged to be in default fail to respond in writing or take action to cure the alleged default within ten (10) days of receiving such written notice, the notifying party may terminate this Agreement by providing written notice of such termination. County will be reimbursed a prorated portion of fees paid.
3. Upon termination of this Agreement for any reason, Customer shall pay to JCI all undisputed amounts owed through the date of termination within thirty (30) days of such termination. Customer shall also provide JCI with reasonable access to the Premises to remove the Gateway Device and any other JCI property and to un-program any intrusion, fire, or life safety system, as applicable. Customer shall be liable for all fees, costs, and expenses that JCI may incur in connection with the enforcement of this Agreement, including without limitation, reasonable attorney fees, collection agency fees, and court costs.

M. ASBESTOS, MOLD, BIOHAZARDS, AND HAZARDOUS MATERIALS

"Hazardous Materials" means any material or substance that, whether by its nature or use, is now or hereafter defined or regulated as a hazardous waste, hazardous substance, pollutant, or contaminant under any local, state, or federal law, regulation, or ordinance relating to or addressing public and employee health and safety and protection of the environment, or which is toxic, explosive, corrosive, flammable, radioactive, carcinogenic or otherwise hazardous or which is or contains petroleum, gasoline, diesel, fuel, another petroleum hydrocarbon product or polychlorinated biphenyls. "Hazardous Materials" specifically includes mold, lead-based paints, biohazards such as but not limited to Legionella and asbestos-containing materials ("ACM").

Neither Customer nor JCI desires to or is licensed to undertake direct obligations relating to the identification, abatement, cleanup, control, removal or disposal of ACM. It is JCI's policy to seek certification for facilities constructed prior to 1982 that no ACM is present, and Customer shall provide such certification for buildings it owns, or aid JCI in receiving such certification from facility owners in the case of buildings that it does not own, if JCI will undertake Services in the facility that could disturb ACM.

JCI will be responsible for removing or disposing of any Hazardous Materials that it uses in providing the Services ("JCI Hazardous Materials") and for the remediation of any areas affected by the release of JCI Hazardous Materials. For other Hazardous Materials that may be present at its facilities ("Non-JCI Hazardous Materials"), Customer shall supply JCI with any information in its possession relating to the presence of Hazardous Materials if their presence may affect JCI's performance of the Services. If either Customer or JCI becomes aware of or suspects the presence of Non-JCI Hazardous Materials that may interfere with JCI's Services, it shall immediately stop the Services in the affected area and notify the other party. As between Customer and JCI, Customer shall be responsible at its sole expense for removing and disposing of Non-JCI Hazardous Materials from its facilities and for the remediation of any areas impacted by the release of the Non-JCI Hazardous Materials and must provide a certificate of abatement before JCI will be obligated to perform or continue its Services, unless JCI had actual knowledge that Non-JCI Hazardous Materials were present and acted in disregard of that knowledge, in which case (i) JCI shall be responsible at its sole expense for the remediation of any areas impacted by its release of such Hazardous Materials, and (ii) Customer shall remain responsible at its sole expense for the removal of Hazardous Materials that have not been released and for releases not resulting from JCI's performance of the Services. Customer shall defend and indemnify JCI to the extent allowed by law without establishing a sinking fund.

N. CUSTOMER DATA (Not Applicable)

O. JCI'S INTELLECTUAL PROPERTY

JCI shall retain all right, title and interest in any (a) work provided to Customer, including without limitation, all software source and object code, documentation, technical information or data, specifications and designs and any changes, improvements or modifications thereto ("Deliverables"), and (b) Know-How (defined below) employed by JCI in the creation of the Deliverables or performance of the Services, whether known to JCI prior to, or developed or discovered or acquired in connection with, the performance of its obligations under this agreement. Ownership of all Deliverables and Know-How shall vest solely in JCI and no Deliverables shall be deemed "works made for hire." Without limiting the generality of the foregoing, ownership of all source files used. In the course of performing the Services shall remain the exclusive property of JCI. For purposes of this Agreement, "Know-How" means any know-how, processes, techniques, concepts, methodologies, tools, analytical approaches, database models and designs, discoveries, and ideas furnished, produced by, developed, or used by JCI in the creation or provision of the Deliverables or in the performance of the Services, and any changes, improvements, or modifications thereto or derivatives thereof.

P. MISCELLANEOUS PROVISIONS

1. All notices required to be given hereunder shall be in writing and shall be considered properly given if: (a) delivered in person, (b) sent via the United States Postal Service, postage prepaid, registered or certified with return receipt requested, (c) sent by overnight delivery service (e.g., FedEx, UPS), or (d) sent by facsimile, email or other electronic means and confirmed by facsimile, return email or telephone.
2. This Agreement may not be assigned by Customer without JCI's prior written consent. JCI shall also have the right, in its sole discretion, to subcontract any portion of the Services. This Agreement inures to the benefit of and is applicable to any assignees or subcontractors of JCI, and is binding upon Customer with respect to said assignees or subcontractors with the same force and effect as it binds Customer to JCI.
3. This Agreement shall be subject to and governed by the laws of the State where the Services are performed. Venue by agreement of the parties shall be in a court of competent jurisdiction in Nueces County, Texas.
4. If any provision of this Agreement is found to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.
5. This Agreement is the entire contract between JCI and Customer and supersedes any prior oral understandings, written agreements, proposals, or other communications between the parties.
6. Customer acknowledges and agrees that any purchase order issued by Customer in connection with this Agreement is intended only to establish payment authority for Customer's internal accounting purposes and shall not be considered to be a counteroffer, amendment, modification, or other revision to the terms of this Agreement. No term or condition included or referenced in Customer's purchase order will have any force or effect and these terms and conditions shall control. Customer's acceptance of any Services shall constitute an acceptance of these terms and conditions. Any proposal for additional or different terms, whether in Customer's purchase order or any other document, unless expressly accepted in writing by JCI, is hereby objected to and rejected.
7. If there are any changes to Customer's facilities or operations, or to applicable regulations, laws, codes, taxes, or utility charges, that materially affect JCI's performance of the Services or its pricing thereof, JCI shall have the right to an equitable and appropriate adjustment to the scope, pricing, and other affected terms of this Agreement.

[END OF DOCUMENT]