

Trane Tracer Summit and Tracer SC Building Automation System (BAS) Maintenance Services
Contract No. L6479-4/25

THIS AGREEMENT IS MADE AND ENTERED INTO BY AND BETWEEN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAVING ITS PRINCIPAL OFFICE AT 111 N.W. 1ST STREET, MIAMI, FLORIDA 33128 (HEREINAFTER REFERRED TO AS THE "COUNTY"), AND TRANE US, INC. DOING BUSINESS AS TRANE, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NORTH CAROLINA, HAVING ITS PRINCIPAL OFFICE AT 800 BEATY STREET, DAVIDSON, NORTH CAROLINA 28036 (HEREINAFTER REFERRED TO AS THE "CONTRACTOR").

WITNESSETH:

WHEREAS, the Contractor has offered to provide parts, labor, repairs, maintenance, emergency services, software upgrades, training, database protection for Trane Tracer Summit and Tracer SC Building Automation System (hereinafter referred to as the "BAS"), on a non-exclusive basis, that shall conform to the Scope of Services (Appendix A); and all associated addenda and attachments, incorporated herein by reference; and the requirements of this Agreement; and,

WHEREAS, the County desires to procure from the Contractor such Trane Tracer Summit and Tracer SC Building Automation System (BAS) Maintenance Services for the County, in accordance with the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto agree as follows:

ARTICLE 1. DEFINITIONS

The following words and expressions used in this Agreement shall be construed as follows, except when it is clear from the context that another meaning is intended:

- a) The words "Contract" or "Agreement" to mean collectively these terms and conditions, the Scope of Services (Appendix A), Buildings and Equipment (Appendix B), Price Schedule (Appendix C) all other appendices and attachments hereto, all amendments issued hereto, and all associated addenda.
- b) The words "Contract Date" to mean the date on which this Agreement is effective.
- c) The words "Contract Manager" to mean Miami-Dade County's Assistant Director, Internal Services Department, or the duly authorized representative designated to manage the Contract.
- d) The word "Contractor" to mean Trane US, Inc. and its permitted successors and assigns.
- e) The word "Days" to mean Calendar Days.
- f) The word "Deliverables" to mean all documentation and any items of any nature submitted by the Contractor to the County's Project Manager for review and approval pursuant to the terms of this Agreement.
- g) The words "directed", "required", "permitted", "ordered", "designated", "selected", "prescribed" or words of like import to mean respectively, the direction, requirement, permission, order, designation, selection or prescription of the County's Project Manager; and similarly the words "approved", "acceptable", "satisfactory", "equal", "necessary", or words of like import to mean respectively, approved by, or acceptable or satisfactory to, equal or necessary in the opinion of the County's Project Manager.
- h) The words "Extra Work" or "Additional Work" to mean additions or modifications to the amount, type or value of the Work and Services as required in this Contract, as directed and/or approved by the County.
- i) The words "Project Manager" to mean the County Mayor or the duly authorized representative designated to manage the Project.
- j) The words "Scope of Services" to mean the document appended hereto as Appendix A, which details the work to be performed by the Contractor.
- k) The words "Work", "Services" "Program", or "Project" to mean all matters and things required to be done by the Contractor in accordance with the provisions of this Contract.
- l) The word "system" to mean the required Software, Hardware, and components required to provide the County with the Trane Summit Building Automation Tracer System.
- m) The word "VAV" to mean Variable Air Volume.
- n) The word "BCU" to mean Building Control Unit.
- o) The word "Front-end Inspection" to mean when a Contractor's technician performs a system analysis and review of the Tracer Graphics, Programming, database, and all the associated existing integrated comfort system. Set points, alarms and notifications from the "Front-end" of the workstation, vs. a point-to-point verification while the technician is

physically connected to a particular equipment at a Unit Control Level.

- p) The word "Force Majeure" to mean an act of nature, war, hurricane, riot, sovereign conduct, verifiable vandalism or conduct of third parties.

ARTICLE 2. ORDER OF PRECEDENCE

If there is a conflict between or among the provisions of this Agreement, the order of precedence is as follows: 1) these terms and conditions, 2) the Scope of Services (Appendix A), 3) and any associated addenda and attachments thereof.

ARTICLE 3. RULES OF INTERPRETATION

- a) References to a specified Article, section or schedule shall be construed as reference to that specified Article, or section of, or schedule to this Agreement unless otherwise indicated.
- b) Reference to any agreement or other instrument shall be deemed to include such agreement or other instrument as such agreement or other instrument may, from time to time, be modified, amended, supplemented, or restated in accordance with its terms.
- c) The terms "hereof", "herein", "hereinafter", "hereby", "herewith", "hereto", and "hereunder" shall be deemed to refer to this Agreement.
- d) The titles, headings, captions and arrangements used in these Terms and Conditions are for convenience only and shall not be deemed to limit, amplify or modify the terms of this Contract, nor affect the meaning thereof.

ARTICLE 4. NATURE OF THE AGREEMENT

- a) This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained in this Agreement. The parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this Agreement, and that this Agreement contains the entire agreement between the parties as to all matters contained herein. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that any oral representations or modifications concerning this Agreement shall be of no force or effect, and that this Agreement may be modified, altered or amended only by a written amendment duly executed by both parties hereto or their authorized representatives.
- b) The Contractor shall provide the services set forth in the Scope of Services, and render full and prompt cooperation to the County in all aspects of the Services performed hereunder.
- c) The Contractor acknowledges that this Agreement requires the performance of all things necessary for or incidental to the effective and complete performance of all Services under this Contract. All things not expressly mentioned in this Agreement but necessary to carrying out its intent are required by this Agreement, and the Contractor shall perform the same as though they were specifically mentioned, described and delineated.
- d) The Contractor shall furnish all labor, materials, tools, supplies, and other items required to perform the Services that are necessary for the completion of this Contract. All Services

shall be accomplished at the direction of and to the satisfaction of the County's Project Manager.

- e) The Contractor acknowledges that the County shall be responsible for making all policy decisions regarding the Scope of Services. The Contractor agrees to provide input on policy issues in the form of recommendations. The Contractor agrees to implement any and all changes in providing the Services hereunder as a result of a policy change implemented by the County. The Contractor agrees to act in an expeditious and fiscally sound manner in providing the County with input regarding the time and cost to implement said changes.

ARTICLE 5. CONTRACT TERM

The Contract shall become effective on the date that it is signed by the County or the Contractor, whichever is later and shall be for the duration of two (2) years. The County, at its sole discretion, reserves the right to exercise the option to renew this Contract for four (4) additional two (2) year terms, for a total of ten (10) years.

The County reserves the right to exercise its option to extend this Contract for up to one hundred-eighty (180) calendar days beyond the current Contract period and will notify the Contractor in writing of the extension. This Contract may be extended beyond the initial one hundred-eighty (180) calendar day extension period by mutual agreement between the County and the Contractor, upon approval by the Board of County Commissioners.

ARTICLE 6. NOTICE REQUIREMENTS

All notices required or permitted under this Agreement shall be in writing and shall be deemed sufficiently served if delivered by Registered or Certified Mail, with return receipt requested; or delivered personally; or delivered via fax or e-mail (if provided below) and followed with delivery of hard copy; and in any case addressed as follows:

(1) To the County

- a) to the Project Manager:

Charles Parchment, Refrigeration Mechanic Supervisor
Miami-Dade County Water and Sewer Department
3071 S.W. 38 Avenue.
Room 554-29
Miami, Florida 33146
Phone: (786) 552 8555
E-mail: cparc@miamidade.gov

and,

- b) to the Contract Manager:

Miami-Dade County
Internal Services Department, Procurement Management Division
111 N.W. 1st Street, Suite 1375
Miami, FL 33128-1974

Attention: Assistant Director
Phone: (305) 375-2363
Fax: (305) 375-2316

(2) To the Contractor

Trane US Inc.
Fernando Lagomasino
District Manager
2884 Corporate Way
Miramar, Florida 33025
Phone: (954) 499-6900
E-mail: fdlagoma@trane.com

Either party may at any time designate a different address and/or contact person by giving notice as provided above to the other party. Such notices shall be deemed given upon receipt by the addressee.

ARTICLE 7. PAYMENT FOR SERVICES/AMOUNT OBLIGATED

The Contractor warrants that it has reviewed the County's requirements and has asked such questions and conducted such other inquiries as the Contractor deemed necessary in order to determine the price the Contractor will charge to provide the Services to be performed under this Contract. The compensation for all Services performed under this Contract, including all costs associated with such Services, shall be in accordance with Appendix C – Price Schedule. The County will issue supplemental agreements/work orders for addition/deletion of buildings/devices/services as specified in Appendix A. The County shall have no obligation to pay the Contractor any additional sum in excess of this amount, except for a change and/or modification to the Contract, which is approved and executed in writing by the County and the Contractor.

All Services undertaken by the Contractor before County's approval of this Contract shall be at the Contractor's risk and expense.

ARTICLE 8. PRICING

The contractor may request a price adjustment for the full maintenance service agreement as listed within Appendix C "Price Schedule" at the time the option to renew is exercised. The County may consider an adjustment to price based on the latest annual change in the following pricing index, and shall be no greater than 2 percent (2%) per year. Producer Price Index Industry Date – Series Id: PCU23822X23822X, Plumbing, heating and air-conditioning contractors, nonresidential building work, Base Date 200712, published by the Bureau of Labor Statistics of the United States Department of Labor.

The contractor may request a price adjustment for hourly rates for additional services outside the scope of full maintenance as listed within Appendix C "Price Schedule" at the time the option to renew is exercised. the County may consider an adjustment to price based on the latest annual change in the following pricing index: Consumer Price Index; Urban Wage Earners and Clerical Workers for Miami-Ft. Lauderdale, FL; Services less Medical Care Services.

It is the contractor's responsibility to request any pricing adjustment under this provision. For any adjustment to commence on the first day of the next two-year term, the contractor's request for adjustment should be submitted to the Internal Services Department, Procurement Management Division 90 days prior to expiration of the then current term. The contractor adjustment request should not be in excess of the relevant pricing index change. If no adjustment request is received

from the contractor, the County will assume that the contractor has agreed that prices for the next two-year term will remain the same as the current period.

The County reserves the right to accept, reject, and negotiate any price adjustments submitted by the contractor and/or to terminate the contract with the contractor based on such price adjustments. Continuation of the contract beyond the initial period is a County prerogative; not a right of the contractor. This prerogative may be exercised only when such continuation is clearly in the best interest of the County.

In the event that the contractor declines the County's right to exercise the option period, the County will consider the contractor in default and affect its eligibility for future contracts.

ARTICLE 9. METHOD AND TIMES OF PAYMENT

The Contractor agrees that under the provisions of this Agreement, as reimbursement for those actual, reasonable and necessary costs incurred by the Contractor, which are directly attributable or properly allocable to the Services, the Contractor may bill the County periodically, but not more than once per month, upon invoices certified by the Contractor pursuant to Appendix C – Price Schedule. All invoices shall be taken from the books of account kept by the Contractor, shall be supported by copies of payroll distribution, receipt bills or other documents reasonably required by the County, shall show the County's contract number, and shall have a unique invoice number assigned by the Contractor. It is the policy of Miami-Dade County that payment for all purchases by County agencies and the Public Health Trust shall be made in a timely manner and that interest payments be made on late payments. In accordance with Florida Statutes, Section 218.74 and Section 2-8.1.4 of the Miami-Dade County Code, the time at which payment shall be due from the County or the Public Health Trust shall be forty-five (45) days from receipt of a proper invoice. The time at which payment shall be due to small businesses shall be thirty (30) days from receipt of a proper invoice. All payments due from the County or the Public Health Trust, and not made within the time specified by this section shall bear interest from thirty (30) days after the due date at the rate of one percent (1%) per month on the unpaid balance. Further, proceedings to resolve disputes for payment of obligations shall be concluded by final written decision of the County Mayor, or his or her designee(s), not later than sixty (60) days after the date on which the proper invoice was received by the County or the Public Health Trust.

In accordance with Miami-Dade County Implementing Order 3-9, Accounts Receivable Adjustments, if money is owed by the Contractor to the County, whether under this Contract or for any other purpose, the County reserves the right to retain such amount from payment due by County to the Contractor under this Contract. Such retained amount shall be applied to the amount owed by the Contractor to the County. The Contractor shall have no further claim to such retained amounts which shall be deemed full accord and satisfaction of the amount due by the County to the Contractor for the applicable payment due herein.

Invoices and associated back-up documentation shall be submitted in duplicate by the Contractor to the County as follows:

Charles Parchment, Refrigeration Mechanic Supervisor
Miami-Dade County Water and Sewer Department
3071 S.W. 38 Avenue.
Room 554-29
Miami, Florida 33146
Phone: (786) 552 8555
E-mail: cparc@miamidadade.gov

The County may at any time designate a different address and/or contact person by giving written

notice to the other party.

ARTICLE 10. INDEMNIFICATION AND INSURANCE

The Contractor shall indemnify and hold harmless the County and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the County or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the Contractor or its employees, agents, servants, partners principals or subcontractors. The Contractor shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the County, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. The Contractor expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the Contractor shall in no way limit the responsibility to indemnify, keep and save harmless and defend the County or its officers, employees, agents and instrumentalities as herein provided.

Upon County's notification, the Contractor shall furnish to the Internal Services Department, Procurement Management Division, Certificates of Insurance that indicate that insurance coverage has been obtained, which meets the requirements as outlined below:

1. Worker's Compensation Insurance for all employees of the Contractor as required by Florida Statute 440.
 2. Public Liability Insurance on a comprehensive basis in an amount not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage. **Miami-Dade County must be shown as an additional insured with respect to this coverage.**
- Automobile Liability Insurance covering all owned, non-owned, and hired vehicles used in connection with the Services, in an amount not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage.

The company must be rated no less than "A-" as to management, and no less than "Class VII" as to financial strength by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the approval of the County Risk Management Division.

OR

The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida", issued by the State of Florida Department of Financial Services and are members of the Florida Guaranty Fund.

The mailing address of Miami-Dade County as the certificate holder must appear on the certificate of insurance as follows:

**Miami-Dade County
111 N.W. 1st Street
Suite 1300
Miami, Florida 33128-1974**

Compliance with the foregoing requirements shall not relieve the Contractor of this liability and obligation under this section or under any other section in this Agreement.

Award of this Contract is contingent upon the receipt of the insurance documents, as required, within ten (10) business days. If the insurance certificate is received within the specified timeframe but not in the manner prescribed in this Agreement, the Contractor shall have an additional five (5) business days to submit a corrected certificate to the County. If the Contractor fails to submit the required insurance documents in the manner prescribed in this Agreement within fifteen (15) business days, the Contractor shall be in default of the contractual terms and conditions and award of the Contract may be rescinded, unless such timeframe for submission has been extended by the County.

The Contractor shall be responsible for ensuring that the insurance certificates required in conjunction with this Section remain in force for the duration of the contractual period of the Contract, including any and all option years or extension periods that may be granted by the County. If insurance certificates are scheduled to expire during the contractual period, the Contractor shall be responsible for submitting new or renewed insurance certificates to the County at a minimum of thirty (30) calendar days in advance of such expiration. In the event that expired certificates are not replaced with new or renewed certificates which cover the contractual period, the County shall suspend the Contract until such time as the new or renewed certificates are received by the County in the manner prescribed herein; provided, however, that this suspended period does not exceed thirty (30) calendar days. Thereafter, the County may, at its sole discretion, terminate this contract.

ARTICLE 11. MANNER OF PERFORMANCE

- a) The Contractor shall provide the Services described herein in a competent and professional manner satisfactory to the County in accordance with the terms and conditions of this Agreement. The County shall be entitled to a satisfactory performance of all Services described herein and to full and prompt cooperation by the Contractor in all aspects of the Services. At the request of the County, the Contractor shall promptly remove from the project any Contractor's employee, subcontractor, or any other person performing Services hereunder. The Contractor agrees that such removal of any of its employees does not require the termination or demotion of any employee by the Contractor.
- b) The Contractor agrees to defend, hold harmless and indemnify the County and shall be liable and responsible for any and all claims, suits, actions, damages and costs (including attorney's fees and court costs) made against the County, occurring on account of, arising from or in connection with the removal and replacement of any Contractor's personnel performing services hereunder at the behest of the County.
- c) The Contractor agrees that at all times it will employ, maintain and assign to perform the Services a sufficient number of competent and qualified professionals and other personnel to meet the requirements to which reference is hereinafter made. The Contractor agrees to adjust its personnel staffing levels or to replace any of its personnel if so directed upon reasonable request from the County, should the County make a determination, in its sole discretion, that said personnel staffing is inappropriate or that any individual is not performing in a manner consistent with the requirements for such a position.
- d) The Contractor warrants and represents that its personnel have the proper skill, training, background, knowledge, experience, rights, authorizations, integrity, character and licenses as necessary to perform the Services described herein, in a competent and

professional manner.

- e) The Contractor shall at all times cooperate with the County and coordinate its respective work efforts to most effectively and efficiently maintain the progress in performing the Services.
- f) The Contractor shall comply with all provisions of all federal, state and local laws, statutes, ordinances, and regulations that are applicable to the performance of this Agreement.

ARTICLE 12. PERFORMANCE GUARANTEES

In order to assure that the County receives the quality and response necessary to insure the safety of its citizens and County employees and achieve optimal maintenance of equipment, the contract administrator may impose administrative charges in the amount listed below. These administrative charges are deducted against the monthly invoices from the Contractor. When the outstanding invoices are insufficient, the County may invoice the Contractor for failure to perform in accordance with the contract. The deduction may be based upon the following schedule:

Incident Type	Administrative Charges
Failure to respond to an on-site scheduled repair and/or emergency service call during the designated timeframe set forth in Appendix A.	10% of the Building Monthly Fee (annual price listed in appendix C divided by 12 times .1) per occurrence.
Failure to provide service.	15% of the Building Monthly Fee (annual price listed in appendix C divided by 12 times .1)
Failure to provide inventory parts (in production) and parts that are still within the life cycle stated in Appendix A – Section 5.	15% of the Building Monthly Fee (annual price listed in appendix C divided by 12 times .1)

ARTICLE 13. TRAINING AND SECURITY REQUIREMENTS

The Miami-Dade Water and Sewer Department operates under strict security regulations. These regulations involve the issuance of special identification (ID) cards to individuals who are employed, hired or who are required to frequently enter restricted areas. The Contractor may need to obtain and pay for ID cards for each employee who will frequently visit or be performing services at the Miami Dade Water and Sewer Department restricted areas.

The County will provide, on as needed basis, training to the Contractor’s employees in order to facilitate access to restricted areas where services will be performed.

ARTICLE 14. EMPLOYEES OF THE CONTRACTOR

All employees of the Contractor shall be considered to be, at all times, employees of the Contractor under its sole direction and not employees or agents of the County. The Contractor shall supply competent employees. Miami-Dade County may require the Contractor to remove an employee it deems careless, incompetent, insubordinate or otherwise objectionable and whose continued employment on County property is not in the best interest of the County. Each employee shall have and wear proper identification.

ARTICLE 15. INDEPENDENT CONTRACTOR RELATIONSHIP

The Contractor is, and shall be, in the performance of all services and activities under this Agreement, an independent contractor, and not an employee, agent or servant of the County. All persons engaged in any of the services performed pursuant to this Agreement shall at all times, and in all places, be subject to the Contractor's sole direction, supervision and control. The Contractor shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the Contractor's relationship and the relationship of its employees to the County shall be that of an independent contractor and not as employees and agents of the County.

The Contractor does not have the power or authority to bind the County in any promise, agreement or representation other than specifically provided for in this Agreement.

ARTICLE 16. AUTHORITY OF THE COUNTY'S PROJECT MANAGER

- a) The Contractor hereby acknowledges that the County's Project Manager will determine in the first instance all questions of any nature whatsoever arising out of, under, or in connection with, or in any way related to or on account of, this Agreement including without limitations: questions as to the value, acceptability and fitness of the Services; questions as to either party's fulfillment of its obligations under the Contract; negligence, fraud or misrepresentation before or subsequent to acceptance of the Contractor's Proposal; questions as to the interpretation of the Scope of Services; and claims for damages, compensation and losses.
- b) The Contractor shall be bound by all determinations or orders and shall promptly comply with every order of the Project Manager, including the withdrawal or modification of any previous order and regardless of whether the Contractor agrees with the Project Manager's determination or order. Where orders are given orally, they will be issued in writing by the Project Manager as soon thereafter as is practicable.
- c) The Contractor must, in the final instance, seek to resolve every difference concerning the Agreement with the Project Manager. In the event that the Contractor and the Project Manager are unable to resolve their difference, the Contractor may initiate a dispute in accordance with the procedures set forth in this Article. Exhaustion of these procedures shall be a condition precedent to any lawsuit permitted hereunder.
- d) In the event of such dispute, the parties to this Agreement authorize the County Mayor or designee, who may not be the Project Manager or anyone associated with this Project, acting personally, to decide all questions arising out of, under, or in connection with, or in any way related to or on account of the Agreement (including but not limited to claims in the nature of breach of contract, fraud or misrepresentation arising either before or subsequent to execution hereof) and the decision of each with respect to matters within the County Mayor's purview as set forth above shall be conclusive, final and binding on parties. Any such dispute shall be brought, if at all, before the Project Manager within 10 days of the occurrence, event or act out of which the dispute arises.
- e) The County Mayor may base this decision on such assistance as may be desirable, including advice of experts, but in any event shall base the decision on an independent and objective determination of whether Contractor's performance or any Deliverable meets the requirements of this Agreement and any specifications with respect thereto set forth herein. The effect of any decision shall not be impaired or waived by any negotiations or settlements or offers made in connection with the dispute, whether or not the County Mayor participated therein, or by any prior decision of others, which prior decision shall be

deemed subject to review, or by any termination or cancellation of the Agreement. All such disputes shall be submitted in writing by the Contractor to the County Mayor for a decision, together with all evidence and other pertinent information in regard to such questions, in order that a fair and impartial decision may be made. Whenever the County Mayor is entitled to exercise discretion or judgment or to make a determination or form an opinion pursuant to the provisions of this Article, such action shall be fair and impartial when exercised or taken. The County Mayor, as appropriate, shall render a decision in writing and deliver a copy of the same to the Contractor. Except as such remedies may be limited or waived elsewhere in the Agreement, Contractor reserves the right to pursue any remedies available under law after exhausting the provisions of this Article.

ARTICLE 17. MUTUAL OBLIGATIONS

- a) This Agreement, including attachments and appendices to the Agreement, shall constitute the entire Agreement between the parties with respect hereto and supersedes all previous communications and representations or agreements, whether written or oral, with respect to the subject matter hereto unless acknowledged in writing by the duly authorized representatives of both parties.
- b) Nothing in this Agreement shall be construed for the benefit, intended or otherwise, of any third party that is not a parent or subsidiary of a party or otherwise related (by virtue of ownership control or statutory control) to a party.
- c) In those situations where this Agreement imposes an indemnity obligation on the Contractor, the County may, at its expense, elect to participate in the defense if the County should so choose. Furthermore, the County may at its own expense defend or settle any such claims if the Contractor fails to diligently defend such claims, and thereafter seek indemnity for costs from the Contractor.

ARTICLE 18. QUALITY ASSURANCE/QUALITY ASSURANCE RECORD KEEPING

The Contractor shall maintain, and shall require that its suppliers maintain, complete and accurate records to substantiate compliance with the requirements set forth in the Scope of Services. The Contractor and its suppliers, shall retain such records, and all other documents relevant to the Services furnished under this Agreement for a period of three (3) years from the expiration date of this Agreement and any extension thereof.

ARTICLE 19. AUDITS

The County, or its duly authorized representatives or governmental agencies, shall until the expiration of three (3) years after the expiration of this Agreement and any extension thereof, have access to and the right to examine and reproduce any of the Contractor's books, documents, papers and records and of its subcontractors and suppliers which apply to all matters of the County. Such records shall subsequently conform to Generally Accepted Accounting Principles requirements, as applicable, and shall only address those transactions related to this Agreement.

Pursuant to Section 2-481 of the Miami-Dade County Code, the Contractor will grant access to the Commission Auditor to all financial and performance related records, property, and equipment purchased in whole or in part with government funds. The Contractor agrees to maintain an accounting system that provides accounting records that are supported with adequate documentation, and adequate procedures for determining the allowability and allocability of costs.

ARTICLE 20. CONSENT OF THE COUNTY REQUIRED FOR ASSIGNMENT

The Contractor shall not assign, transfer, convey or otherwise dispose of this Agreement, including its rights, title or interest in or to the same or any part thereof without the prior written consent of the County.

ARTICLE 21. ASSUMPTION, PARAMETERS, PROJECTIONS, ESTIMATES AND EXPLANATIONS

The Contractor understands and agrees that any assumptions, parameters, projections, estimates and explanations presented by the County were provided to the Contractor for evaluation purposes only. However, since these assumptions, parameters, projections, estimates and explanations represent predictions of future events the County makes no representations or guarantees; and the County shall not be responsible for the accuracy of the assumptions presented; and the County shall not be responsible for conclusions to be drawn therefrom; and any assumptions, parameters, projections, estimates and explanations shall not form the basis of any claim by the Contractor. The Contractor accepts all risk associated with using this information.

ARTICLE 22. SEVERABILITY

If this Agreement contains any provision found to be unlawful, the same shall be deemed to be of no effect and shall be deemed stricken from this Agreement without affecting the binding force of this Agreement as it shall remain after omitting such provision.

ARTICLE 23. TERMINATION AND SUSPENSION OF WORK

- a) The County may terminate this Agreement if an individual or corporation or other entity attempts to meet its contractual obligation with the County through fraud, misrepresentation or material misstatement.
- b) The County may, as a further sanction, terminate or cancel any other contract(s) that such individual or corporation or other entity has with the County and that such individual, corporation or other entity shall be responsible for all direct and indirect costs associated with such termination or cancellation, including attorney's fees.
- c) The foregoing notwithstanding, any individual, corporation or other entity which attempts to meet its contractual obligations with the County through fraud, misrepresentation or material misstatement may be debarred from County contracting for up to five (5) years in accordance with the County debarment procedures. The Contractor may be subject to debarment for failure to perform and all other reasons set forth in Section 10-38 of the County Code.
- d) In addition to cancellation or termination as otherwise provided in this Agreement, the County may at any time, in its sole discretion, with or without cause, terminate this Agreement by written notice to the Contractor.
- e) In the event that the County exercises its right to terminate this Agreement, the Contractor shall, upon receipt of such notice, unless otherwise directed by the County:
 - i. stop work on the date specified in the notice ("the Effective Termination Date");
 - ii. take such action as may be necessary for the protection and preservation of the County's materials and property;

- iii. cancel orders;
 - iv. assign to the County and deliver to any location designated by the County any non-cancelable orders for Deliverables that are not capable of use except in the performance of this Agreement and has been specifically developed for the sole purpose of this Agreement and not incorporated in the Services;
 - v. take no action which will increase the amounts payable by the County under this Agreement; and
- f) In the event that the County exercises its right to terminate this Agreement, the Contractor will be compensated as stated in the payment Articles herein for the:
- i. portion of the Services completed in accordance with the Agreement up to the Effective Termination Date; and
 - ii. non-cancelable Deliverables that are not capable of use except in the performance of this Agreement and has been specifically developed for the sole purpose of this Agreement, but not incorporated in the Services.
- g) All compensation pursuant to this Article are subject to audit.

ARTICLE 24. EVENT OF DEFAULT

- a) An Event of Default shall mean a breach of this Agreement by the Contractor. Without limiting the generality of the foregoing, and in addition to those instances referred to herein as a breach, an Event of Default shall include the following:
- i. the Contractor has not delivered Deliverables on a timely basis;
 - ii. the Contractor has refused or failed to supply enough properly skilled staff personnel;
 - iii. the Contractor has failed to make prompt payment to suppliers for any Services;
 - iv. the Contractor has become insolvent (other than as interdicted by the bankruptcy laws), or has assigned the proceeds received for the benefit of the Contractor's creditors, or the Contractor has taken advantage of any insolvency statute or debtor/creditor law or if the Contractor's affairs have been put in the hands of a receiver;
 - v. the Contractor has failed to obtain the approval of the County where required by this Agreement;
 - vi. the Contractor has failed to provide "adequate assurances" as required under subsection b below;
 - vii. the Contractor has failed in the representation of any warranties stated herein.
- b) When, in the opinion of the County, reasonable grounds for uncertainty exist with respect to the Contractor's ability to perform the Services or any portion thereof, the County may request that the Contractor, within the timeframe set forth in the County's request, provide adequate assurances to the County, in writing, of the Contractor's ability to perform in accordance with the terms of this Agreement. Until the County receives such assurances,

the County may request an adjustment to the compensation received by the Contractor for portions of the Services which the Contractor has not performed. In the event that the Contractor fails to provide to the County the requested assurances within the prescribed timeframe, the County may:

- i. treat such failure as a repudiation of this Agreement; and
 - ii. resort to any remedy for breach provided herein or at law, including but not limited to, taking over the performance of the Services or any part thereof either by itself or through others.
- c) In the event the County shall terminate this Agreement for default, the County or its designated representatives may immediately take possession of all applicable equipment, materials, products, documentation, reports and data.

ARTICLE 25. NOTICE OF DEFAULT - OPPORTUNITY TO CURE

If an Event of Default occurs in the determination of the County, the County may so notify the Contractor ("Default Notice"), specifying the basis for such default, and advising the Contractor that such default must be cured immediately or this Agreement with the County may be terminated. Notwithstanding, the County may, in its sole discretion, allow the Contractor to rectify the default to the County's reasonable satisfaction within a thirty (30) day period. The County may grant an additional period of such duration as the County shall deem appropriate without waiver of any of the County's rights hereunder, so long as the Contractor has commenced curing such default and is effectuating a cure with diligence and continuity during such thirty (30) day period or any other period which the County prescribes. The default notice shall specify the date the Contractor shall discontinue the Services upon the Termination Date.

ARTICLE 26. REMEDIES IN THE EVENT OF DEFAULT

If an Event of Default occurs, the Contractor shall be liable for all damages resulting from the default, including but not limited to:

- a) lost revenues;
- b) the difference between the cost associated with procuring Services hereunder and the amount actually expended by the County for re-procurement of Services, including procurement and administrative costs; and
- c) such other direct damages.

The Contractor shall also remain liable for any liabilities and claims related to the Contractor's default. The County may also bring any suit or proceeding for specific performance or for an injunction.

ARTICLE 27. PATENT AND COPYRIGHT INDEMNIFICATION

- a) The Contractor shall not infringe on any copyrights, trademarks, service marks, trade secrets, patent rights, other intellectual property rights or any other third party proprietary rights in the performance of the Services.
- b) The Contractor warrants that all Deliverables furnished hereunder, including but not limited to: equipment, programs, documentation, software, analyses, applications, methods, ways, processes, and the like, do not infringe upon or violate any copyrights, trademarks, service marks, trade secrets, patent rights, other intellectual property rights or any other

third party proprietary rights.

- c) The Contractor shall be liable and responsible for any and all claims made against the County for infringement of patents, copyrights, service marks, trade secrets or any other third party proprietary rights, by the use or supplying of any programs, documentation, software, analyses, applications, methods, ways, processes, and the like, in the course of performance or completion of, or in any way connected with, the Services, or the County's continued use of the Deliverables furnished hereunder. Accordingly, the Contractor at its own expense, including the payment of attorney's fees, shall indemnify, and hold harmless the County and defend any action brought against the County with respect to any claim, demand, cause of action, debt, or liability.
- d) In the event any Deliverable or anything provided to the County hereunder, or portion thereof is held to constitute an infringement and its use is or may be enjoined, the Contractor shall have the obligation to, at the County's option to (i) modify, or require that the applicable subcontractor or supplier modify, the alleged infringing item(s) at its own expense, without impairing in any respect the functionality or performance of the item(s), or (ii) procure for the County, at the Contractor's expense, the rights provided under this Agreement to use the item(s).
- e) The Contractor shall be solely responsible for determining and informing the County whether a prospective supplier or subcontractor is a party to any litigation involving patent or copyright infringement, service mark, trademark, violation, or proprietary rights claims or is subject to any injunction which may prohibit it from providing any Deliverable hereunder. The Contractor shall enter into agreements with all suppliers and subcontractors at the Contractor's own risk. The County may reject any Deliverable that it believes to be the subject of any such litigation or injunction, or if, in the County's judgment, use thereof would delay the Services or be unlawful.

ARTICLE 28. CONFIDENTIALITY

- a) All Developed Works and other materials, data, transactions of all forms, financial information, documentation, inventions, designs and methods obtained from the County in connection with the Services performed under this Agreement, made or developed by the Contractor or its subcontractors in the course of the performance of such Services, or the results of such Services, or which the County holds the proprietary rights, constitute Confidential Information and may not, without the prior written consent of the County, be used by the Contractor or its employees, agents, subcontractors or suppliers for any purpose other than for the benefit of the County, unless required by law. In addition to the foregoing, all County employee information and County financial information shall be considered Confidential Information and shall be subject to all the requirements stated herein. Neither the Contractor nor its employees, agents, subcontractors or suppliers may sell, transfer, publish, disclose, display, license or otherwise make available to others any part of such Confidential Information without the prior written consent of the County. Additionally, the Contractor expressly agrees to be bound by and to defend, indemnify and hold harmless the County, and their officers and employees from the breach of any federal, state or local law in regard to the privacy of individuals.
- b) The Contractor shall advise each of its employees, agents and suppliers who may be exposed to such Confidential Information of their obligation to keep such information confidential and shall promptly advise the County in writing if it learns of any unauthorized use or disclosure of the Confidential Information by any of its employees or agents, or supplier's employees, present or former. In addition, the Contractor agrees to cooperate fully and provide any assistance necessary to ensure the confidentiality of the Confidential

Information.

- c) It is understood and agreed that in the event of a breach of this Article damages may not be an adequate remedy and the County shall be entitled to injunctive relief to restrain any such breach or threatened breach. Unless otherwise requested by the County, upon the completion of the Services performed hereunder, the Contractor shall immediately turn over to the County all such Confidential Information existing in tangible form, and no copies thereof shall be retained by the Contractor or its employees, agents or suppliers without the prior written consent of the County. A certificate evidencing compliance with this provision and signed by an officer of the Contractor shall accompany such materials.

ARTICLE 29. PROPRIETARY INFORMATION

As a political subdivision of the State of Florida, Miami-Dade County is subject to the stipulations of Florida's Public Records Law.

The Contractor acknowledges that all computer software in the County's possession may constitute or contain information or materials which the County has agreed to protect as proprietary information from disclosure or unauthorized use and may also constitute or contain information or materials which the County has developed at its own expense, the disclosure of which could harm the County's proprietary interest therein.

During the term of the contract, the Contractor will not use directly or indirectly for itself or for others, or publish or disclose to any third party, or remove from the County's property, any computer programs, data compilations, or other software which the County has developed, has used or is using, is holding for use, or which are otherwise in the possession of the County (hereinafter "Computer Software"). All third-party license agreements must also be honored by the contractors and their employees, except as authorized by the County and, if the Computer Software has been leased or purchased by the County, all hired party license agreements must also be honored by the contractors' employees with the approval of the lessor or Contractors thereof. This includes mainframe, minis, telecommunications, personal computers and any and all information technology software.

The Contractor will report to the County any information discovered or which is disclosed to the Contractor which may relate to the improper use, publication, disclosure or removal from the County's property of any information technology software and hardware and will take such steps as are within the Contractor's authority to prevent improper use, disclosure or removal.

ARTICLE 30. PROPRIETARY RIGHTS

- a) The Contractor hereby acknowledges and agrees that the County retains all rights, title and interests in and to all materials, data, documentation and copies thereof furnished by the County to the Contractor hereunder or furnished by the Contractor to the County and/or created by the Contractor for delivery to the County, even if unfinished or in process, as a result of the Services the Contractor performs in connection with this Agreement, including all copyright and other proprietary rights therein, which the Contractor as well as its employees, agents, subcontractors and suppliers may use only in connection with the performance of Services under this Agreement. The Contractor shall not, without the prior written consent of the County, use such documentation on any other project in which the Contractor or its employees, agents, subcontractors or suppliers are or may become engaged. Submission or distribution by the Contractor to meet official regulatory requirements or for other purposes in connection with the performance of Services under

this Agreement shall not be construed as publication in derogation of the County's copyrights or other proprietary rights.

- b) All rights, title and interest in and to certain inventions, ideas, designs and methods, specifications and other documentation related thereto developed by the Contractor and its subcontractors specifically for the County, hereinafter referred to as "Developed Works" shall become the property of the County.
- c) Accordingly, neither the Contractor nor its employees, agents or suppliers shall have any proprietary interest in such Developed Works. The Developed Works may not be utilized, reproduced or distributed by or on behalf of the Contractor, or any employee, agent, subcontractor or supplier thereof, without the prior written consent of the County, except as required for the Contractor's performance hereunder.
- d) Except as otherwise provided in subsections a, b, and c above, or elsewhere herein, the Contractor and its suppliers hereunder shall retain all proprietary rights in and to all Licensed Software provided hereunder, that have not been customized to satisfy the performance criteria set forth in the Scope of Services. Notwithstanding the foregoing, the Contractor hereby grants, and shall require that its suppliers grant, if the County so desires, a perpetual, irrevocable and unrestricted right and license to use, duplicate, disclose and/or permit any other person(s) or entity(ies) to use all such Licensed Software and the associated specifications, technical data and other Documentation for the operations of the County or entities controlling, controlled by, under common control with, or affiliated with the County, or organizations which may hereafter be formed by or become affiliated with the County. Such license specifically includes, but is not limited to, the right of the County to use and/or disclose, in whole or in part, the technical documentation and Licensed Software, including source code provided hereunder, to any person or entity outside the County for such person's or entity's use in furnishing any and/or all of the Deliverables provided hereunder exclusively for the County or entities controlling, controlled by, under common control with, or affiliated with the County, or organizations which may hereafter be formed by or become affiliated with the County. No such License Software, specifications, data, documentation or related information shall be deemed to have been given in confidence and any statement or legend to the contrary shall be void and of no effect.

ARTICLE 31. VENDOR REGISTRATION/CONFLICT OF INTEREST

a) Vendor Registration

The Contractor shall be a registered vendor with the County – Internal Services Department, Procurement Management Division, for the duration of this Agreement. In becoming a Registered Vendor with Miami-Dade County, the Contractor confirms its knowledge of and commitment to comply with the following:

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. Miami-Dade County Ownership Disclosure Affidavit
(Section 2-8.1 of the County Code) 2. Miami-Dade County Employment Disclosure Affidavit
(Section 2-8-1(d)(2) of the County Code) 3. Miami-Dade Employment Drug-free Workplace Certification
(Section 2-8.1.2(b) of the County Code) 4. Miami-Dade Disability and Nondiscrimination Affidavit | <ul style="list-style-type: none"> (Section 2-8.1.5 of the County Code) 5. Miami-Dade County Debarment Disclosure Affidavit
(Section 10.38 of the County Code) 6. Miami-Dade County Vendor Obligation to County Affidavit
(Section 2-8.1 of the County Code) |
|---|---|

7. **Miami-Dade County Code of Business Ethics Affidavit**

(Section 2-8.1(f) and 2-11(b)(1) of the County Code through (6) and (9) of the County Code and Section 2-11.1(c) of the County Code)

8. **Miami-Dade County Family Leave Affidavit**
(Article V of Chapter 11 of the County Code)

9. **Miami-Dade County Living Wage Affidavit**
(Section 2-8.9 of the County Code)

10. **Miami-Dade County Domestic Leave and Reporting Affidavit**
(Article 8, Section 11A-60 11A-67 of the County Code)

11. **Subcontracting Practices**
(Ordinance 97-35)

12. **Subcontractor /Supplier Listing**
(Section 2-8.8 of the County Code)

13. **Environmentally Acceptable Packaging**
(Resolution R-738-92)

14. **W-9 and 8109 Forms**
(as required by the Internal Revenue Service)

15. **FEIN Number or Social Security Number**

In order to establish a file, the Contractor's Federal Employer Identification Number (FEIN) must be provided. If no FEIN exists, the Social Security Number of the owner or individual must be provided. This number becomes Contractor's "County Vendor Number". To comply with Section 119.071(5) of the Florida Statutes relating to the collection of an individual's Social Security Number, be aware that the County requests the Social Security Number for the following purposes:

- Identification of individual account records
- To make payments to individual/Contractor for goods and services provided to Miami-Dade County
- Tax reporting purposes
- To provide a unique identifier in the vendor database that may be used for searching and sorting departmental records

16. **Office of the Inspector General**
(Section 2-1076 of the County Code)

17. **Small Business Enterprises**
The County endeavors to obtain the participation of all small business enterprises pursuant to Sections 2-8.2, 2-8.2.3 and 2-8.2.4 of the County Code and Title 49 of the Code of Federal Regulations.

18. **Antitrust Laws**
By acceptance of any contract, the Contractor agrees to comply with all antitrust laws of the United States and the State of Florida.

b) Conflict of Interest

Section 2-11.1(d) of Miami-Dade County Code requires that any County employee or any member of the employee's immediate family who has a controlling financial interest, direct or indirect, with Miami-Dade County or any person or agency acting for Miami-Dade County, competing or applying for a contract, must first request a conflict of interest opinion from the County's Ethics Commission prior to their or their immediate family member's entering into any contract or transacting any business through a firm, corporation, partnership or business entity in which the employee or any member of the employee's immediate family has a controlling financial interest, direct or indirect, with Miami-Dade County or any person or agency acting for Miami-Dade County. Any such contract or business engagement entered in violation of this subsection, as amended, shall be rendered voidable. For additional information, please contact the Ethics Commission hotline at (305) 579-2593.

ARTICLE 32. INSPECTOR GENERAL REVIEWS

Independent Private Sector Inspector General Reviews

Pursuant to Miami-Dade County Administrative Order 3-20, the County has the right to retain the services of an Independent Private Sector Inspector General (hereinafter "IPSIG"), whenever the County deems it appropriate to do so. Upon written notice from the County, the Contractor shall make available to the IPSIG retained by the County, all requested records and documentation pertaining to this Agreement for inspection and reproduction. The County shall be responsible for the payment of these IPSIG services, and under no circumstance shall the Contractor's prices and any changes thereto approved by the County, be inclusive of any charges relating to these IPSIG services. The terms of this provision apply to the Contractor, its officers, agents, employees, subcontractors and assignees. Nothing contained in this provision shall impair any independent right of the County to conduct an audit or investigate the operations, activities and performance of the Contractor in connection with this Agreement. The terms of

this Article shall not impose any liability on the County by the Contractor or any third party.

Miami-Dade County Inspector General Review

According to Section 2-1076 of the Code of Miami-Dade County, Miami-Dade County has established the Office of the Inspector General which may, on a random basis, perform audits on all County contracts, throughout the duration of said contracts. The cost of the audit for this Contract shall be one quarter (1/4) of one (1) percent of the total contract amount which cost shall be included in the total contract amount. The audit cost will be deducted by the County from progress payments to the Contractor. The audit cost shall also be included in all change orders and all contract renewals and extensions.

Exception: The above application of one quarter (1/4) of one percent fee assessment shall not apply to the following contracts: (a) IPSIG contracts; (b) contracts for legal services; (c) contracts for financial advisory services; (d) auditing contracts; (e) facility rentals and lease agreements; (f) concessions and other rental agreements; (g) insurance contracts; (h) revenue-generating contracts; (i) contracts where an IPSIG is assigned at the time the contract is approved by the Commission; (j) professional service agreements under \$1,000; (k) management agreements; (l) small purchase orders as defined in Miami-Dade County Administrative Order 3-38; (m) federal, state and local government-funded grants; and (n) interlocal agreements.

Notwithstanding the foregoing, the Miami-Dade County Board of County Commissioners may authorize the inclusion of the fee assessment of one quarter (1/4) of one percent in any exempted contract at the time of award.

Nothing contained above shall in any way limit the powers of the Inspector General to perform audits on all County contracts including, but not limited to, those contracts specifically exempted above. The Miami-Dade County Inspector General is authorized and empowered to review past, present and proposed County and Public Health Trust contracts, transactions, accounts, records and programs. In addition, the Inspector General has the power to subpoena witnesses, administer oaths, require the production of records and monitor existing projects and programs. Monitoring of an existing project or program may include a report concerning whether the project is on time, within budget and in conformance with plans, specifications and applicable law. The Inspector General is empowered to analyze the necessity of and reasonableness of proposed change orders to the Contract. The Inspector General shall have the power to audit, investigate, monitor, oversee, inspect and review operations, activities, performance and procurement process, including but not limited to project design, specifications, proposal submittals, activities of the Contractor, its officers, agents and employees, lobbyists, County staff and elected officials to ensure compliance with contract specifications and to detect fraud and corruption.

Upon written notice to the Contractor from the Inspector General or IPSIG retained by the Inspector General, the Contractor shall make all requested records and documents available to the Inspector General or IPSIG for inspection and copying. The Inspector General and IPSIG shall have the right to inspect and copy all documents and records in the Contractor's possession, custody or control which, in the Inspector General's or IPSIG's sole judgment, pertain to performance of the contract, including, but not limited to original estimate files, change order estimate files, worksheets, proposals and agreements form and which successful and unsuccessful subcontractors and suppliers, all project-related correspondence, memoranda, instructions, financial documents, construction documents, proposal and contract documents, back-charge documents, all documents and records which involve cash, trade or volume discounts, insurance proceeds, rebates, or dividends received, payroll and personnel records, and supporting documentation for the aforesaid documents and records.

ARTICLE 33. LOCAL, STATE, AND FEDERAL COMPLIANCE REQUIREMENTS

Contractor agrees to comply, subject to applicable professional standards, with the provisions of any and all applicable Federal, State and the County orders, statutes, ordinances, rules and

regulations which may pertain to the Services required under this Agreement, including, but not limited to:

- a) Equal Employment Opportunity (EEO), in compliance with Executive Order 11246 as amended and applicable to this Contract.
- b) Miami-Dade County Florida, Department of Small Business Development Participation Provisions, as applicable to this Contract.
- c) Environmental Protection Agency (EPA), as applicable to this Contract.
- d) Miami-Dade County Code, Chapter 11A, Article 3. All contractors and subcontractors performing work in connection with this Contract shall provide equal opportunity for employment without regard to race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, sexual orientation, or veteran status. The aforesaid provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in a conspicuous place available for employees and applicants for employment, such notices as may be required by the Dade County Fair Housing and Employment Commission, or other authority having jurisdiction over the work setting forth the provisions of the nondiscrimination law.
- e) "Conflicts of Interest" Section 2-11 of the County Code, and Ordinance 01-199.
- f) Miami-Dade County Code Section 10-38 "Debarment".
- g) Miami-Dade County Ordinance 99-5, codified at 11A-60 et. seq. of Miami-Dade Code pertaining to complying with the County's Domestic Leave Ordinance.
- h) Miami-Dade County Ordinance 99-152, prohibiting the presentation, maintenance, or prosecution of false or fraudulent claims against Miami-Dade County.

The Contractor shall hold all licenses and/or certifications, obtain and pay for all permits and/or inspections, and comply with all laws, ordinances, regulations and building code requirements applicable to the services required herein. Damages, penalties, and/or fines imposed on the County or Contractor for failure to obtain and maintain required licenses, certifications, permits and/or inspections shall be borne by the Contractor.

Notwithstanding any other provision of this Agreement, Contractor shall not be required pursuant to this Agreement to take any action or abstain from taking any action if such action or abstention would, in the good faith determination of the Contractor, constitute a violation of any law or regulation to which Contractor is subject, including but not limited to laws and regulations requiring that Contractor conduct its operations in a safe and sound manner.

ARTICLE 34. NONDISCRIMINATION

During the performance of this Contract, Contractor agrees to not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, sexual orientation, or veteran status, and will take affirmative action to ensure that employees and applicants are afforded equal employment opportunities without discrimination. Such action shall be taken with reference to, but not limited to: recruitment, employment, termination, rates of pay or other forms of compensation, and selection for training or retraining, including apprenticeship and on the job training.

By entering into this Contract, the Contractor attests that it is not in violation of the Americans with Disabilities Act of 1990 (and related Acts) or Miami-Dade County Resolution No. R-385-95. If the Contractor or any owner, subsidiary or other firm affiliated with or related to the Contractor is found by the responsible enforcement agency or the County to be in violation of the Act or the Resolution, such violation shall render this Contract void. This Contract shall be void if the Contractor submits a false affidavit pursuant to this Resolution or the Contractor violates the Act or the Resolution during the term of this Contract, even if the Contractor was not in violation at the time it submitted its affidavit.

ARTICLE 35. CONFLICT OF INTEREST

The Contractor represents that:

- a) No officer, director, employee, agent, or other consultant of the County or a member of the immediate family or household of the aforesaid has directly or indirectly received or been promised any form of benefit, payment or compensation, whether tangible or intangible, in connection with the award of this Agreement.
- b) There are no undisclosed persons or entities interested with the Contractor in this Agreement. This Agreement is entered into by the Contractor without any connection with any other entity or person making a proposal for the same purpose, and without collusion, fraud or conflict of interest. No elected or appointed officer or official, director, employee, agent or other consultant of the County, or of the State of Florida (including elected and appointed members of the legislative and executive branches of government), or a member of the immediate family or household of any of the aforesaid:
 - i) is interested on behalf of or through the Contractor directly or indirectly in any manner whatsoever in the execution or the performance of this Agreement, or in the services, supplies or work, to which this Agreement relates or in any portion of the revenues; or
 - ii) is an employee, agent, advisor, or consultant to the Contractor or to the best of the Contractor's knowledge any subcontractor or supplier to the Contractor.
- c) Neither the Contractor nor any officer, director, employee, agency, parent, subsidiary, or affiliate of the Contractor shall have an interest which is in conflict with the Contractor's faithful performance of its obligation under this Agreement; provided that the County, in its sole discretion, may consent in writing to such a relationship, provided the Contractor provides the County with a written notice, in advance, which identifies all the individuals and entities involved and sets forth in detail the nature of the relationship and why it is in the County's best interest to consent to such relationship.
- d) The provisions of this Article are supplemental to, not in lieu of, all applicable laws with respect to conflict of interest. In the event there is a difference between the standards applicable under this Agreement and those provided by statute, the stricter standard shall apply.
- e) In the event Contractor has no prior knowledge of a conflict of interest as set forth above and acquires information which may indicate that there may be an actual or apparent violation of any of the above, Contractor shall promptly bring such information to the attention of the County's Project Manager. Contractor shall thereafter cooperate with the County's review and investigation of such information, and comply with the instructions Contractor receives from the Project Manager in regard to remedying the situation.

ARTICLE 36. PRESS RELEASE OR OTHER PUBLIC COMMUNICATION

Under no circumstances shall the Contractor without the express written consent of the County:

- a) Issue or permit to be issued any press release, advertisement or literature of any kind which refers to the County, or the Work being performed hereunder, unless the Contractor first obtains the written approval of the County. Such approval may be withheld if for any reason the County believes that the publication of such information would be harmful to the public interest or is in any way undesirable; and
- b) Communicate in any way with any contractor, department, board, agency, commission or other organization or any person whether governmental or private in connection with the Services to be performed hereunder except upon prior written approval and instruction of the County; and
- c) Except as may be required by law, the Contractor and its employees, agents, subcontractors and suppliers will not represent, directly or indirectly, that any product or service provided by the Contractor or such parties has been approved or endorsed by the County.

ARTICLE 37. BANKRUPTCY

The County reserves the right to terminate this contract, if, during the term of any contract the Contractor has with the County, the Contractor becomes involved as a debtor in a bankruptcy proceeding, or becomes involved in a reorganization, dissolution, or liquidation proceeding, or if a trustee or receiver is appointed over all or a substantial portion of the property of the Contractor under federal bankruptcy law or any state insolvency law.

ARTICLE 38. GOVERNING LAW

This Contract, including appendices, and all matters relating to this Contract (whether in contract, statute, tort (such as negligence), or otherwise) shall be governed by, and construed in accordance with, the laws of the State of Florida. Venue shall be Miami-Dade County.

ARTICLE 39. COUNTY USER ACCESS PROGRAM (UAP)

a) User Access Fee

Pursuant to Section 2-8.10 of the Miami-Dade County Code, this Contract is subject to a user access fee under the County User Access Program (UAP) in the amount of two percent (2%). All sales resulting from this Contract, or any contract resulting from the solicitation referenced on the first page of this Contract, and the utilization of the County Contract price and the terms and conditions identified herein, are subject to the two percent (2%) UAP. This fee applies to all Contract usage whether by County Departments or by any other governmental, quasi-governmental or not-for-profit entity.

The Contractor providing goods or services under this Contract shall invoice the Contract price and shall accept as payment thereof the Contract price less the 2% UAP as full and complete payment for the goods and/or services specified on the invoice. The County shall retain the 2% UAP for use by the County to help defray the cost of the procurement program. Contractor participation in this invoice reduction portion of the UAP is mandatory.

b) Joint Purchase

Only those entities that have been approved by the County for participation in the County's Joint Purchase and Entity Revenue Sharing Agreement are eligible to utilize or receive County Contract pricing and terms and conditions. The County will provide to approved entities a UAP Participant Validation Number. The Contractor must obtain the participation number from the entity prior to filling any order placed pursuant to this Section. Contractor participation in this joint purchase portion of the UAP, however, is voluntary. The Contractor shall notify the ordering entity, in writing, within three (3) business days of receipt of an order, of a decision to decline the order.

For all ordering entities located outside the geographical boundaries of Miami-Dade County, the Contractor shall be entitled to ship goods on an "FOB Destination, Prepaid and Charged Back" basis. This allowance shall only be made when expressly authorized by a representative of the ordering entity prior to shipping the goods.

The County shall have no liability to the Contractor for the cost of any purchase made by an ordering entity under the UAP and shall not be deemed to be a party thereto. All orders shall be placed directly by the ordering entity with the Contractor and shall be paid by the ordering entity less the 2% UAP.

c) Contractor Compliance

If a Contractor fails to comply with this Article, that Contractor may be considered in default by the County in accordance with Article 24 of this Contract.

ARTICLE 40. FIRST SOURCE HIRING REFERRAL PROGRAM

Pursuant to Section 2-2113 of the Code of Miami-Dade County, for all contracts for goods and services, the Contractor, prior to hiring to fill each vacancy arising under a County contract shall (1) first notify the South Florida Workforce Investment Board ("SFWIB"), the designated Referral Agency, of the vacancy and list the vacancy with SFWIB according to the Code, and (2) make good faith efforts as determined by the County to fill a minimum of fifty percent (50%) of its employment needs under the County contract through the SFWIB. If no suitable candidates can be employed after a Referral Period of three to five days, the Contractor is free to fill its vacancies from other sources. Contractor will be required to provide quarterly reports to the SFWIB indicating the name and number of employees hired in the previous quarter, or why referred candidates were rejected. Sanctions for non-compliance shall include, but not be limited to: (i) suspension of contract until Contractor performs obligations, if appropriate; (ii) default and/or termination; and (iii) payment of \$1,500/employee, or the value of the wages that would have been earned given the noncompliance, whichever is less. Registration procedures and additional information regarding the FSHRP are available at <https://iapps.southfloridaworkforce.com/firstsource/>.

ARTICLE 41. PUBLIC RECORDS AND CONTRACTS FOR SERVICES PERFORMED ON BEHALF OF A PUBLIC AGENCY

The Contractor shall comply with the state of FL Public Records Law, s. 119.0701, F.S., specifically to: (1) keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the service; (2) provide the public with access to public records on the same terms and conditions that the public agency would provide the records and at a cost that does not exceed the cost provided in Chapter 119, F.S., or as otherwise provided by law; (3) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and (4) meet all requirements for retaining public records and transfer, at no cost, to the public agency

all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the public agency in a format that is compatible with the information technology systems of the public agency. If the Contractor does not comply with a public records request, the public agency shall enforce contract provisions in accordance with the contract.

ARTICLE 42. SURVIVAL

The parties acknowledge that any of the obligations in this Agreement will survive the term, termination and cancellation hereof. Accordingly, the respective obligations of the Contractor and the County under this Agreement, which by nature would continue beyond the termination, cancellation or expiration thereof, shall survive termination, cancellation or expiration hereof.

ARTICLE 43. DELIVERY AND TRAVEL

The County shall not be liable to pay for any shipping, freight, delivery, or travel charges.

ARTICLE 44. WARRANTY ON SERVICES, PARTS, AND EQUIPMENT

All warranties express and implied, shall be made available to the County for goods and services covered by this Agreement. All goods and services furnished shall be fully guaranteed by the Contractor against factory defects. At no expense to the County, the Contractor shall correct any and all apparent and latent defects that may occur within the manufacturer's standard warranty.

Contractor warrants all parts, equipment, and services performed under this Agreement against defects in material and workmanship for one (1) year from the date a Service was performed or a part was provided, regardless of whether the Contractor is under contract with the County at the time of defect.

All costs incidental to repair or replacement under this warranty agreement, including but not limited to any packaging, shipping, or travel costs, shall be borne exclusively by the Contractor. When a product under warranty is replaced, a new full warranty period for that product will commence again from the date the replacement was provided.

All deliverables shall be new and not used, reconditioned, refurbished, or recycled and agrees that the deliverables provided are warranted for their merchantability and fit for the contractual purpose.

In the event any of the materials supplied to the County by the Contractor are found to be defective and do not conform to specifications the materials may be returned to the vendor at the vendor's expense and the contract cancelled or the County may require the vendor to replace the materials at the Contractor's expense. Acceptance of any or all parts of the Services by the County does not waive any conditions established by the warranty.

ARTICLE 45. LIQUIDATED DAMAGES

In the event the vendor maintaining the mechanical equipment troubleshoots the equipment, and determines and provides evidence to the County that the issues are not mechanical, but solely BAS, and charges the County for this effort. The County shall charge the Contractor the same amount the vendor charged the County as a form of liquidated damage.

The County shall have the right to deduct the said liquidated damages from any amount due, or that may become due to the Contractor under this agreement, or to invoice the Contractor for such damages if the costs incurred exceed the amount due to the Contractor.

Such liquidated damages are intended to represent actual costs acquired and are not intended as a penalty.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the contract date herein above set forth.

Contractor

Miami-Dade County

By: _____

By: _____

Name: _____

Name: Carlos A. Gimenez

Title: _____

Title: Mayor

Date: _____

Date: _____

Attest: _____
Corporate Secretary/Notary Public

Attest: _____
Clerk of the Board

Corporate Seal/Notary Seal

Approved as to form
and legal sufficiency

Assistant County Attorney

APPENDIX A
SCOPE OF SERVICES

1. PURPOSE

The below Scope of Services is for a full service contract, including all parts, supplies, inspections, regular maintenance, emergency services, technical support, software upgrades, training and database protection for the Trane Tracer Summit and Tracer SC Building Automation System (BAS) installed in the following buildings.

- 1. *Lejeune Office Building***
3575 S. Lejeune Road
- 2. *Douglas Headquarters Building***
3071 SW 38 Avenue
- 3. *Kendall Booster Pump Station No. 536***
8989 SW 117 Avenue
- 4. *SDWWTP Blackpoint- Administration Building***
8950 SW 232 Street
- 5. *SDWWTP Blackpoint- HLD Building***
8900 SW 232 Street
- 6. *Regional Booster Pump Station No. 1310***
2300 SW 88 Avenue
- 7. *Alexander Orr Maintenance Building***
6800 SW 87th Avenue
- 8. *Alexander Orr laboratory***
6400 SW 87th Avenue
- 9. *Westwood lakes***
4801 SW 117 Avenue
- 10. *John E. Preston laboratory***
1100 W 2nd Avenue
- 11. *SDWWTP – Effluent Pump Station S-0750***
8950 SW 232 Street

The Contractor shall provide dedicated account management to coordinate the delivery of maintenance and repair services. Additionally, the Contractor will check for any system faults or problems and make repairs as necessary to keep the system in peak operating condition.

The apparent silence of this scope of services and any addendum regarding any details or the omission from the scope of services of a detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail, and that only material and workmanship of first quality are to be used. All interpretations of the Scope of Services shall be made upon the basis of this Agreement.

2. FULL MAINTENANCE SERVICES**INSPECTIONS**

The Contractor shall on a County approved maintenance schedule, test, inspect, repair, replace, and service all BAS equipment as specified on Appendix B. The contractor shall provide at a minimum one (1) comprehensive annual inspection and three (3) periodic maintenance inspections for a total of four (4) maintenance inspections per year.

All regular maintenance and repair work shall be performed during normal County work hours, Monday through Friday, 8:00 AM- 5:00 PM. Any work completed outside of the indicated working hours must have either been a declared emergency or pre-approved by the user department.

2.1 Periodic Maintenance Inspections

At minimum the Contractor shall provide maintenance services as specified below during each periodic maintenance inspection:

- a. System Analysis and Review: The contractor shall review the building automation system to minimize software problems identify and correct programming errors, failed points, points in alarm and points that have been overridden. The contract shall meet with on-site operators, review the system and address any questions or concerns they may have.
- b. Control Loop Tuning: The contractor shall verify the operation of mechanical loop components, make manual changes during the heating or cooling season to accommodate current comfort requirements. Also, any changes that were made in previous months are reviewed and adjusted to accommodate changing seasonal conditions.
- c. Sequence of Operation Verification: During this assessment, unreleased manual overrides are discovered, scheduling discrepancies are corrected, and appropriate set point values are evaluated.
- d. VAV Front-End Analysis: The contractor shall analyze the VAV system from the front end to ensure that the spaces served by the VAV boxes are controlled within tolerance while maintaining a comfortable environment for building occupants.
- e. Specific Tasks:

Tracer Summit BCU/ Tracer SC

1. Verify secure connections on all internal wiring, LAN, and communication links.
2. Check for loose or damaged parts or wiring.
3. Check for any accumulation of dirt or moisture. Clean if required.
4. Verify proper system electrical grounding.
5. Verify proper output voltages on control panel power supplies.
6. Verify proper BCU/SC main logic board LED-operating sequences.
7. Verify that cards are seated and secured.
8. Verify LAN communications, if applicable, between work stations and other BCU'S/SC's.
9. Verify correct time and date.
10. Validate with customer that holiday schedules are in place.
11. Clean external surfaces of the panel enclosure.
12. Check modem operation, if applicable.

13. Via PC work station, view the event log and input/output points for any unusual status or override conditions.
14. Review operating procedures with operating personnel.
15. Provide a written report of completed work, and indicate any uncorrected deficiencies detected.

Tracer Summit/Tracer SC Workstations Maintenance Inspection

1. Review Tracer for critical follow-up and off-line status indications, i.e. system error encountered items.
2. Review System Event Log with customer, discuss Tracer operational concerns.
3. Perform or schedule Corrective Maintenance procedures as appropriate to resolve situations noted in the preceding reviews.
4. Install appropriate Tracer Software refinement and problem correction revisions as per this agreement.

Tracer Summit/ Tracer SC Workstation

1. Check monitor for clarity, focus and color.
2. Cycle power, listen for unusual motor bearing noises
3. Verify proper system restart, check system date, time and hardware status
4. Save/Copy/Backup Tracer Workstation Database, including custom graphics, expanded messages and CPL routines.

2.2 Comprehensive annual inspection

The comprehensive annual inspection shall include all the services provided during the periodic maintenance inspection as stated in Section 2.1, and shall include but not be limited to:

- a. Sensor Calibration: The contractor shall periodically calibrate all sensors to prevent mechanical cooling and heating systems to run prematurely, resulting in excessive energy use.
- b. Point-to-Point Verification: The contractor shall test and evaluate each connected, monitored (input) or controlled (output) automation point and verify its proper readout at the BAS workstation. This point-to-point system verification ensures the connected automation points are reading and functioning properly to maintain the appropriate application set points.
- c. Backup: The contractor shall maintain current and archived backups of all primary controller database to expedite system recovery and restoration to the last known set-up following a catastrophic event. The contractor will provide a full system backup of local control panels, along with the Tracer database and graphics. In the event of a serious error or catastrophic event, the full system can be restored to the last known settings in less than 24 hours.
- d. Specific Tasks:

Tracer Summit BCU/Tracer SC

1. Review customer reports with the customer for operational problems and trends.

2. Verify secure connections on all internal wiring, LAN, and communication links.
3. Check for loose or damaged parts or wiring.
4. Check for any accumulation of dirt or moisture. Clean if required.
5. Remove excessive dust from heat sink surfaces
6. Verify proper system electrical grounding.
7. Verify proper output voltages on control panel power supplies.
8. Check LED Indications to verify proper operation of BCU/SC transmit/receive activity on the LAN.
9. Verify LAN communications, if applicable, between work stations and BCU'S/SC's.
10. Verify that cards are seated and secured.
11. Check UCM wiring trunks and check for possible Error Code Indications
12. Check voltage level of BCU Supercap, if applicable.
13. Verify the proper operation of critical control processes and points associated with this unit and make adjustments if necessary.
14. Check Volatile memory available
15. Check Non volatile memory available
16. Check Processor idle time
17. Dump the BCU/SC System Diagnostic Array and Analyze
18. Run the BCU/SC Mini-monitor for each BCU/SC to check for any error statements and/or codes
19. Clean external surfaces of the panel enclosure.
20. Check modem operation, if applicable.
21. Via PC work station, view the event log and input/output points for any unusual status or override conditions.
22. Verify correct time and date.
23. Check and update holiday schedules, if applicable, and daylight savings time.
24. Review operating procedures with operating personnel.
25. Provide a written report of completed work, and indicate any uncorrected deficiencies detected.

ICS Controller

1. Make a back-up copy of the program, if applicable.
2. Check for loose or damaged parts or wiring.
3. Check for any accumulation of dirt or moisture. Clean if required.
4. Verify proper grounding.
5. Inspect interconnecting cables and electrical connections.
6. Verify power supply for proper voltage.
7. Check the operation of all binary and analog inputs and outputs, if applicable.
8. Verify proper communication link operation between the control panel and the external ICS devices, if applicable.
9. Calibrate control devices, if applicable .
10. Verify the correct time and date, if applicable.
11. Check modem operation, if applicable.
12. Clean the external surfaces of the panel enclosure.
13. Review operating procedures with operating personnel.

VAV Controller

1. Review customer logs with the customer for operational problems and trends.

2. At the Tracer Summit/SC Workstation, verify that the Controller is in stable control of desired values/set point.
3. At the Tracer Summit/SC Workstation:
 - ✓ Check the operation of all binary and analog inputs and outputs, if applicable.
 - ✓ Verify proper communication link operation between the control panel and the external ICS devices, if applicable.
 - ✓ Release any overrides and ensure controls revert back to Tracer Summit operation.
 - ✓ Check minimum and maximum CFM
4. Calibrate control devices, if applicable.
5. Review operating procedures with operating personnel.
6. Provide a written report of completed work and indicate any uncorrected deficiencies required.

2.3 Software support

The Contractor shall support the Tracer Summit and SC software furnished under this Contract throughout the useful life of the application.

The Contractor shall provide the County with error corrections, bug fixes, patches and upgrades. The latest service pack updates will be downloaded and installed to the existing software version when available.

2.4 Emergency support services

Contractor shall provide twenty-four (24) hours, seven (7) days a week telephone, and on-site emergency service, on an as-needed basis to the County under this contract. No additional charges should apply to services rendered after hours or on any holidays.

Emergency services shall be utilized to restore the system to normal operation. When an emergency is deemed to exist by an authorized County representative, the contractor will be notified of the emergency condition.

- The standard on-site response time for emergency support is within two (2) hours from the time of notification.

Telephone Assistance

The Contractor shall be available by telephone, provide twenty-four (24) hours, seven (7) days a week, for consultation and troubleshooting of the hardware and software components of the BAS, at no additional cost to the County.

On-Site Technician

The Contractor shall have on-site technical support available in the form of qualified personnel twenty-four (24) hours a day, seven (7) days per week and shall provide all parts, equipment, and materials necessary to make emergency repairs as needed. The Contractor shall maintain an up-to-date copy of the software/program for each location at all times, in case it becomes necessary to reload the controls/programs via online or on-site.

2.5 Operator Coaching

During regularly scheduled visits, the Contractor will work with on-site operators to develop their skills and proficiencies to help ensure they understand how to effectively use the system.

2.6 Repairs and Emergencies due to Force Majeure.

Although this is a full service contract, it is hereby agreed and understood that the County may require additional repairs and or emergency services due to force majeure. When a service is required under these circumstances, the Contractor shall notify the County if the incident is unknown to the County prior to making any repairs. The contractor may bill for services due to force majeure in accordance with Appendix C – Price Schedule (Hourly rates and Parts)

3. ADDITION/DELETION OF FACILITIES/BUILDINGS AND/OR DEVICES

The County reserves the right to add or delete a building/facility from the Contract at any time during the term of this contract including any extensions or renewals thereof. The Contractor shall not provide service, upon receipt of notice from the County, and shall not bill the County for the facilities/buildings that are being deleted from the Contract.

The County also reserves the right to add or delete devices from this Contract at any time during the term of this Contract including any extensions or renewals thereof. The prices for additions/deletions of devices will be adjusted annually.

4. ADDITIONAL SERVICES

For parts that may no longer be available in future through any source of distribution (as listed in Appendix B); The contractor shall install replacement parts, if parts are no longer available, at a discount of 65% off the current manufacturer's price list, and the labor at no additional cost to the County.

The County may request additional services during the term of the Contract. The scope of services and rates for these additional services will be determined at a later date. The Contractor shall not commence work until a supplemental agreement is executed by the County.

The County may request the Contractor to submit a proposal to upgrade the parts (e.g. panels etc.). Upon receipt of the request from the County, the contractor shall submit a detailed proposal to the County (time and material breakdown). The County reserves the right to negotiate the proposal submitted by the Contractor. The negotiated scope of services and prices will be incorporated into the contract via issuance of supplemental agreements/work order by the County as specified in Article 7 of the Contract.

It is the responsibility of the Contractor to keep the system functioning per OEM standards in a safe operating condition throughout the life of this contract. The Contractor shall not negate services to any equipment listed in Appendix B in view of the fact that The County deferred or rejected a suggested or recommended hardware upgrade.

5. PARTS LIFE CYCLE

The Contractor shall provide a written notification to the County for the obsolescence of any part as soon as the obsolescence bulletin is released from the Contractor's Headquarters. It

is also the responsibility of the contractor to provide written notice with the estimated end of the service part cycle.

In the event any part as listed in Appendix B or added through any subsequent supplemental agreement becomes obsolete, the Contractor shall be responsible for providing service to the part, including replacements for no less than five (5) years from the date referenced in the bulletin. During this period, the contractor shall still adhere to the performance guarantees listed in article 12.

APPENDIX B

BUILDINGS AND EQUIPMENT

1. Lejeune Office Building

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
BCU (Building Control Unit)	1	1	3
MP 580/581 Control Module	5	1	3
PCM (Programmable Control Module)	2	1	3
VAV Box Controls and actuator motor*	77	1	3
Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3
Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
CHW Valve Operators*	All**	1	3
OA Damper Operators*	All**	1	3
OA Temperature Sensor*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

2. Douglas Headquarters Building

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
PC (inspection only – no parts and labor) Unit is provided by the County, not Trane	1	1	3
Tracer Summit Software	1	1	3
Building Control Unit (BCU)	1	1	3
Tracer Summit Management Package	1	1	3

3. Kendall Booster Pump Station No. 536

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
Building Control Unit (BCU)	1	1	3
MP 580/581 Control Module	1	1	3
EX2 (Expansion Module)	1	1	3
Air differential pressure switches*	All**	1	3
Duct temperature sensors*	All**	1	3
Space humidity / temperature sensor*	All**	1	3

Supply air damper operator*	All**	1	3
Return air damper operator*	All**	1	3
Multi Stage Sequencer*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

4. SDWWTP Blackpoint- Administration Building

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
BCU (Building Control Unit)	1	1	3
MP 580/581 Control Module	5	1	3
EX2 (Expansion Module)	1	1	3
VAV Box Controls and actuator motor*	39	1	3
Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3
Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
CHW Valve Operators*	All**	1	3
OA Damper Operators*	All**	1	3
OA Temperature Sensor*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

5. SDWWTP Blackpoint- HLD Building

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
Building Control Unit (BCU)	1	1	3
MP 580/581 Control Module	2	1	3
VAV Box Controls and actuator motor*	12	1	3
Thermostats*	All**	1	3
Air differential pressure switches*	All**	1	3
Duct temperature sensors*	All**	1	3
Space humidity / temperature sensor*	All**	1	3
Supply air damper operator*	All**	1	3
Return air damper operator*	All**	1	3
Multi Stage Sequencer*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

6. Regional Booster Pump Station No. 1310

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
Building Control Unit (BCU)	1	1	3
MP 580/581 Control Module	1	1	3
EX2 (Expansion Module)	1	1	3
Air differential pressure switches*	All**	1	3
Duct temperature sensors*	All**	1	3
Space humidity / temperature sensor*	All**	1	3
Supply air damper operator*	All**	1	3
Return air damper operator*	All**	1	3
Multi Stage Sequencer*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

7. Alexander Orr Maintenance Building

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
BCU (Building Control Unit)	1	1	3
MP 580/581 Control Module	3	1	3
VAV Box Controls and actuator motor*	27	1	3
Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3
Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
Current Switch*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

8. Alexander Orr Laboratory

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections
Tracer SC	1	1	3
MP 580/581 Control Module	1	1	3
EX2 (Expansion Module)	1	1	3
Thermostats*	All**	1	3
Differential Pressure switch*	All**	1	3
Differential Pressure transducer*	All**	1	3
Static Pressure Sensor*	All**	1	3
Air Temperature Sensor*	All**	1	3

Duct Temperature Sensor*	All**	1	3
Relay*	All**	1	3

9. Westwood Lakes

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
BCU (Building Control Unit)	1	1	3
PCM (Programmable Control Module)	1	1	3
ZN517 Control Module	2	1	3
VAV Box Controls and actuator motor*	7	1	3
Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3
Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

10. John E. Preston Laboratory

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
BCU (Building Control Unit)	1	1	3
MP 580/581 Control Module	1	1	3
VAV Box Controls and actuator motor*	15	1	3
Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3
Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
CHW Valve Operators*	All**	1	3
OA Damper Operators*	All**	1	3
OA Temperature Sensor*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

11. SDWWTP – Effluent Pump Station S-0750

Equipment Type	Qty.	Comprehensive Inspection.	No. of periodic Inspections.
Tracer SC	1	1	3
UC600 (Unit Controller)	4	1	3
XM30 (Expansion Module)	1	1	3

Thermostats*	All**	1	3
Static Pressure Transducer*	All**	1	3
Air Flow Sensor*	All**	1	3
Relays*	All**	1	3
Air Differential Switches*	All**	1	3
Supply Air Temperature Sensors*	All**	1	3
CHW Valve Operators*	All**	1	3
OA Damper Operators*	All**	1	3
OA Temperature Sensor*	All**	1	3
Sensors (end devices tied to Trane control units)*	All**	1	3

Notes:

*These devices shall be inspected / tested from the Tracer Summit, or Tracer SC, front-end during comprehensive and periodic inspections. Further physical inspection and/or troubleshooting and/or calibration shall be performed as needed based on front-end inspection results.

**All end devices that are hardwired to a Trane BAS controller will be covered by the contractor under the "Trane Tracer Summit and Tracer SC Building Automation System (BAS) Maintenance Services" service agreement.

APPENDIX C

PRICE SCHEDULE

1. Contractor's annual price for a full service maintenance contract per building:

Building Name	Annual Price**
Lejeune Office Building	\$ 15,000
Douglas Headquarters Building	\$ 16,300
Kendall Booster Pump Station No. 536	\$ 6,000
SDWWTP Blackpoint- Administration Building	\$ 11,000
SDWWTP Blackpoint- HLD Building	\$ 6,700
Regional Booster Pump Station No. 1310	\$ 6,000
Alexander Orr Maintenance Building	\$ 9,000
Alexander Orr laboratory	\$ 4,850
Westwood lakes	\$ 6,400
John E. Preston laboratory	\$ 6,700
SDWWTP – Effluent Pump Station S-0750	\$ 5,850
TOTAL	\$ 93,800

**All sites shall be prorated and paid quarterly.

2. Hourly Rates

- a) Overtime Labor for Full Maintenance Services, requested by the County to be performed after regular business hours, will be billed at \$65.00 per hour, per technician.
- b) Hourly rates for additional services outside of the full service maintenance contract.

Position	Rates	
Controls Specialist/technician	\$125.00 Monday-Friday 8:00 a.m. to 5:00 pm	\$187.50 After regular working hours

3. Parts

Parts for additional services outside of the full service maintenance contract.

- a) The County will receive a 50% discount off on the Trane's current manufacturer's price list.

- b) The County will pay a 15% markup for all parts and material outside of the manufacturer's price list.

4. Additional charges

In the event the Contractor troubleshoots the system listed on Appendix B, and determines and provides evidence that the issues are non-related to BAS, but are solely mechanical issues, the contractor may charge the County the regular Controls Specialist/Technician hourly rate as defined above. However; the contractor shall not charge the County for the first eight (8) hours of troubleshooting that specific incident. The contractor may charge the County starting on the 9th hour of troubleshooting, and the hourly rate shall not exceed the rates indicated in Appendix C – paragraph 2 Hourly Rates.

Note:

Services not covered by the full service maintenance agreement:

1. Troubleshoot and/or replacement of any item(s) and/or device(s) not listed on Appendix B.