Attachment A

Summary breakdown of (2) two proposals from Johnson Controls

Part 1 - Previous Contract 21-116

Scope as defined in the attached proposal for County contract, 21-116 Amount as defined in the attached proposal for County contract 21-116

Amount of work completed, prior to expiration date: \$270,142 Remaining Balance (amount) of uncompleted work: \$315,164

Part 2 – Additional (NEW) Scope of Work

Description of Additional Scope (referenced on this proposal).

Amount of Additional Scope of work (as referenced in break-out below): \$58,788

Electrical: \$26,341 <u>Fire Alarm:</u> \$32,447

\$58,788

Amount of this (NEW) Contract

Uncompleted project scope/work, Part 1 \$315,164

New Additional Scope of Work, Part 2 \$58,788

\$373,952

ATTACHMENT A PART 1



PROPOSAL

Johnson Controls, Inc. Systems and Services Division 5770 Warland Drive Cypress, CA 90630 Telephone (562) 799-8882 Fax: (562) 799-3621 CCL #22445

70: County of San Bernardino Architecture

& Engineering Department

ATTN: Deval Shah

Issued Via E-mail:

Devalkumar.Shah@pmd.sbcounty.gov

DATE: January 13th, 2021

PROJECT: Arrowhead Regional Medical Center

400 N. Pepper Ave, Colton CA

ARMC - Fire Alarm Upgrade Project
Fire Alarm Panel Scope - Engineering & Installation

PROPOSAL SCOPE:

JCI will provide a phased migration of the existing IFC-2020 Fire Alarm system at ARMC to a new fire alarm platform that runs on the IFC2-3030 Fire Alarm Control Panels. This upgrade will provide a cohesive Fire Alarm communications platform that runs on modern day technology within Fire Alarm Control Panels - that are the latest equipment available and have replacement parts and service technicians readily available. Additionally, at the completion of the proposed Phase 2 device work (this phase is not included in pricing), the upgrade will provide roughly 50% additional addressable device capacity with the new control panels. This will, allow ARMC to install required additional devices to accommodate the device demand for ongoing projects.

The IFC 2020 fire alarm panels have served ARMC well for the past plus 20 years. At this time, the head end fire alarm panels are obsolete and replacement parts are no longer available. The field devices are not obsolete and parts are readily available. When the fire alarm system is non-operational or impaired fire watch is required. JCl can provide a phased migration path to upgrade the fire alarm system with minimal fire watch and business operational impact.

<u>Phase one</u> (as described herein) will replace all obsolete panels. Because JCI fire alarm panels are backwards compatible with JCI field devices, JCI can take advantage of OSHPD code requirements that allow replacing the panel without upgrades to meet all new construction OSHPD, AHJ and ADA audio/visual additions, strobe synchronization, etc. code requirements.

<u>Phase two</u> (field device replacement and code upgrades) can be executed after panel replacements when funding is available in the future.

Note on Proprietary Technology

Fire alarms are not an open protocol equipment. Parts for fire alarm panels are only available from their respective manufacture for the systems to assure functionality. This requirement is reiterated in the fire codes that state the parts that go into a panel, as well as those connected to a panel – are to be cross fisted by the California State Fire Marshal (CFSM). See CFSM Panel Listing attached for ARMC IFC Panels. The UL Listing of any panel part is substantiated by the CFSM document as "compatible". Therefore, other Manufacturers parts are not made to fit into any other manufactures system but their OWN. ARMC Fire Alarm panel parts can be only obtained through JCI.

Additionally, since the panels are complex to program and install, Manufactures ensure correct operations of their systems and liability from installation failures by certifying those that can work on their panels – and is required by code (see attached). Fire alarm authorized installers/programmers are aligned with their employer. JCl has certified IFC Tech's (see sample attached) for those that can work on the fire alarm control panels. Example, Brand X does not train their Techs to work on a Brand Y System, and vice versa.

Only JCl can provide for the replacement of the obsolete Fire Alarm Control Panels while allowing over 3,775 JCl field devices to remain as is. These intelligent addressable field devices are currently not obsolete. See Phase 2 work scope not included in this proposal.

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Revised 6/12/20 Page 17 of 39



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FIRE ALARM ENGINEERING

JCI will provide fire alarm installation shop drawings. Currently, and it is assumed that this will remain, all buildings are governed by OSHPD, not the Local Fire Department. The Fire Department/AHJ my request to be engaged at a top level system reporting review as their Firefighter are the first response team. ARMC's Architect, Engineering Team will be proving all the support documentation needed for all OSHPD (and AHJ Drawings as required) and the Submittal/Approval Process. JCI assumes that the County MEP Team will provide these services. The A/MEP Team will need to take JCI's plans and obtain all the necessary Plan Check Approvals for OSHPD and JCI will submit the Fire Department AHJ as may be needed. The Engineering disciplines are required for the project are:

- Architectural for providing site plans, Occupancy, parking etc. information. The Architect will also take the lead in documenting any agreements or Memorandums of Understanding that my surface as an OSHPD/AHJ requirements
- Structural Engineers for OSHPD Seismic panel mounting details.
- Electrical Engineers for power documentation on new panels and load calculations as necessary.

DESIGN PHASE:

Architect/Mechanical/Electrical Team (ARMC County Team):

- Prepare base floor plans for each building. Each floor plan to include the following:
 - Rated wall locations as provided from ARMC as-built / record drawings.
 - Coordinate all work between the electrical and structural trades and JCI.
 - Provide power plans for new devices related to the Fire Alarm System (panel load readings by Owner)
 - Provide anchorage details and calculations for all new fire alarm panels, gutters, etc.
 - Departmental boundaries for each department on the floors.
 - Room names and ceiling height for all rooms from as-built / record drawings.
 - Prepare cover sheet to document project location, general scope, sheet index, etc.
 - Prepare architectural general notes sheet(s).
 - Prepare architectural details to include: Fire stopping details for floors, walls, roof and membrane penetrations details.
 - Wall framing details as may be required for new FA control panels.
 - o Interior elevations for mounting locations of new FA control panels, gutters, etc.
 - Include OPA / SSC documentation on drawings (anchorage details and special seismic certification for the fire alarm panels)

JCI Fire Alarm Engineering:

- JCI will prepare shop drawings for design built installation:
 - Provide new fire alarm pans, details, elevations, calculations etc.
 - Provide as-built floor plans based on our current data base
 - Attend and lead team coordination meetings.
 - Fire Alarm Plans will follow the Single Build Out Phase
 - Project code notes, legends/symbols and equipment listing, equipment CFSM listing.
 - Plans for A/MEP Team Submittal, with CSFM listing and equipment data sheets
 - Submit design build project plans and submittals to the Project Architect for their use in obtaining OSHPD approvals.
 - JCI Specifically excludes determining or documenting any sequence of operations for Mechanical Air Handlers, Fans, etc. JCI fire alarm sequence of operation will follow existing system functions



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- 5 JCI shall coordinate specific fire alarm requirements back to Engineering Consultant that involve interdisciplinary coordination (for example, 120V Power requirements and/or wall space requirements for panel locations) for their use in documenting fire alarm requirements.
- JCI plans shall be provided with PE Stamp for final submittal plans.

PERMITTING PHASE:

- Submit all fire alarm design build plans to the A/MEP Team for OSHPD submittal.
- o Plan check and inspection fees not included, and shall be paid for by ARMC.
- Assist A/MEP with OSHPD and local fire department for approvals including any memorandums of understanding and clarification letters.
- Respond and coordinate with electrical, structural and JCI all plan review comments as necessary.

CONSTRUCTION ADMINISTRATION PHASE:

- Attend construction meetings lead by Owner
- Review and respond to RFI's.
- Prepare Field Visit reports for OSHPD projects as required during appropriate milestones
- Attend and document one punch walk for each project.
- Coordinate with Owner for their provisions as necessary to opening/closing ceiling and providing dust containment.
- Coordinate with Owner for their provisions as necessary to provide Elevator testing
- Coordinate with Owner for their provisions as necessary to provide Nursecall testing

PROJECT CLOSE-OUT:

- Prepare fire alarm record drawings as-builts.
- Provide certificate of substantial completion as required by Owner.
- Provide Owners manuals, operations training and warranty

TOP LEVEL SUMMARY OF APPROACH - CONSTRUCTION PHASE

INSTALLATION NARRATIVE

PHASE 1 -

JCI will provide all new Fire Alarm Head End Control Panels to replace all existing obsolete IFC 2020 panels. This will provide ARMC panels that are state of the art and will supported future device changes and are fully backward compatible with the existing field fire alarm devices.

Please see the attached package that OSHPD allows the head end replacement, without field device work. Note that JCI also includes the removal and replacement of the strobe power and control "transponders" on almost every floor of the campus as these units also contain obsolete parts. This scope needs to be included in the OSHPD final letter of agreement for the project. This equipment platform will also provide for a clean basis for Phase 2. See notes below on the Phase 2 narrative, not included as part of this budget pricing package.



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Pre-Construction Coordination

JCI project approach does NOT require numerous costly call outs to make modifications to the existing system for programming for our installation approach of campus wide fire watch. For the AHJ (as the first in fire fighter responders) and OSHPD, it will be necessary for JCI to demonstrate the scope of work and cut over migration approach on fire alarm "scope of work notes" via a well communicated narrative to assure fire watch provisions. This demonstrates how the Buildings are provided with 100% fire alarm coverage at all times, or provided with Guard Tour Fire Watch.

Key to all Project Team Members is regular communications meetings. JCI has included in our price, bi-weekly Construction Meetings. These meetings are to be conducted at ARMC Facilities, and are anticipated to last no longer than two hours. JCI will coordinate with ARMC the rate at which we are installing the system. Special attention in these coordination meetings will cover the following topics:

Testing In Occupied Spaces

There are several areas to address here. Bottom line is that the impact on our work must be reviewed for both Staff Operations and Patient Care. JCI will be providing our input on each of the areas of testing as to possible impact prior to executing any given area or phase. For Staff operations, most testing will be done at night. For patient care, fire alarm testing is a substantial issue. Each phase of the project will need to be evaluated based on function/occupancy. Patient areas are best tested during day hours.

♦ Shut Downs & Temporary Measures

When a fire alarm system is shut down for any duration, it is "impaired" and requirements for Fire Watch commence. JCI will be coordinating these activities with ARMC regularly for the appropriate action – see notes on durations and Fire Watch. JCI will also be taking an active role with ARMC in the establishing the Fire Watch requirements with the AHJ (this is the governing body for fire watch).

When it is time for JCI to execute shut downs (or take out of service) as needed (AHU Units, Elevators, Pre-action system, auto door/holders, etc.) we will communicate the anticipated schedule with ARMC Staff, as well as completing the appropriate advance notice Project Safety Checklist information.

FIELD INSTALLATION

Work Hours:

- Hospital: Patient Areas: Day
- Clinical Areas: Night, MOB: Night, Central Plant: Day,

Phase 1 –Panel Replacement – this proposal

- The key feature of the JCI solution is that the fire alarm panel network does NOT require that all building are to be provided with fire watch during the upgrade. ONLY the Buildings that served by their respective fire alarm panel will require fire watch
 - FACP-1, Behavoir Health and Central Plant
 - FACP-2, NT & the existing FACP-4 on the 6th floor
 - FACP-3, D&T Clinic

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- The NT Building Panel FACP is code compliant as per originally installed and is fully compatible with the new Phase 1 work. However, it is not UL 9th Edition approved and is therefore included for replacement in this budget proposal. All fire alarm panels will be IFC2-3030 - see equipment cut sheets attached.
- Removal of one panel will require fire watch for only the Building(s) served. Fire watch shall be provided by ARMC for the time the old panel is removed, and the new panels are replaced/tested and the IOR/OSHPD agree fire watch can be removed.
- JCI will pre-configure and pre-program to the extent possible all new fire alarm panels.
- 100% pre-device testing will be provided for OSHPD Building's with IOR and JCI. OSHPD testing will be done with 10% of the device testing.
- 100% pre-device testing will be provided for AHJ Building's JCI. AHJ testing will be done with 10% of the device testing.
- All existing wiring and devices are to remain as is.
- Designated ARMC Staff will be provided with Johnson Controls IFC2-3030 Fire Alarm Control Panel Operation training courses. These are typically delivered in (2) 4 Hour Sessions. A NICET Certified JCI Technician familiar with the project will deliver a practical hands on training covering the following topics:

 - Panel features, capabilities and components
 Interface methods, passwords access and menu navigation
 - o Basic Operations for Alarm, Trouble, Supervisory, acknowledge/reset
 - o Reading, interpreting and management of addressable device alarm descriptors
 - Annunciation and Reporting
 - o Work Station Operations and Commands (programming for enable/disable of points)
 - Reading and interpreting event history logs
 - Required testing and maintenance of the fire alarm system
 - Support and service documentation information
- JCI will provide as As Built Record drawings in Auto CAD Format, to ARMC A/MEP Engineering Team for their use in preparing final ARMC as-built Package. This will include fire alarm drawings; equipment cut sheets, operations manuals and final permit acceptance documentation.

KEY SYSTEM FEATURES: - Please refer to Fire Alarm Equipment Cut Sheets

Fire Alarm Control Equipment:

- (4) New intelligent and addressable Main IFC2-3030 Fire Alarm Control Panels (FACP) are required for the project. These are to be located at the locations of the existing units.
- This proposal does not make any provisions for constructing new dedicated fire alarm control
- Existing strobe power supply and control transponders located on most every floor, also will be replaced.
- See attached equipment cut sheets for IFC2 3030 functionality and capabilities.

Annunciation:

- Each new fire alarm control panel (node or FACP) will have an LCD text screen on the front for additional reporting.
- All existing remote annunciators, nurse call annunciators and control room annunciators shall remain.
- A new Fire Alarm Work Stations (IFI) with text screen identification will be provided at the fire control room. Should ARMC Engineers desire a more robust Work Station, JCl can provide an alternate for graphical floor plan annunciation. Options for testing, and other smart device notifications are available as well.

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- System Printer for hard copy alarm event history will also be provided at the new Work Station location
- Central station alarm communicator is included for final Fire Alarm Department Communications via ARMC designated Central Station service provider.

Field Initiating Devices:

No changes are included for the Phase 1 Panel Replacement.

Audio/Visual Devices:

No changes are included for the Phase 1 Panel Replacement.

HVAC Controls Interface:

JCI has also included the BACNet gateways on our fire alarm network. The entire JCI Fire
Alarm System will provide the most direct interface with the JCI Metasys BMS systems being
installed. This provision will support the Metasys functions as they exist today.

Elevator Controls Interface:

 No changes are included for the Phase 1 Panel Replacement. JCI has not included hiring the ARMC Elevator Contractor to assist in fire alarm testing.

Nurse Call Interface:

 No changes are included for the Phase 1 Panel Replacement. JCl has not included hiring the ARMC Nurse Call Provider to assist in fire alarm testing.

Off Site Engineer Reporting:

 JCI has also included a feature to allow for text messaging of Alarm Conditions to Smart Phone/Devices. See equipment cut sheet for features.

JCI SAFETY

In addition to working within ARMC's on Site Safety Requirements, JCI will be utilizing its own safety program for Sub Contractor work administration to comply with CAL OSHA and our JCI Corporate Requirements - West/Northwest Region Safety, Health & Environmental Plans (safety plan). JCI's culture is, simply stated, "Safety First".

PROPOSAL NOTES:

- 1. This proposal is based on JCI providing fire alarm system equipment, programming of equipment and testing. Electrical Contractors to provide all fire alarm 120V power, conduit, back boxes, terminal cabinets, wire, cables, and device installation. Requirements for project Electrical Contractor includes, but not limited to: all labeling of wires, setting of dip switches and candela switches, P-Touch type labels on all devices (initiating and notification) and Testing assistance. Demo of conduit and wire, no longer required from old fire alarm system by Electrical Contractor.
- JCI will provide the design build fire alarm Engineering Plans, Calculations, Details and Equipment Cuts sheets for ARMC's use in obtaining all AHJ/OSHPD approvals. Architectural, Structural, Mechanical and Electrical supports services necessary for approvals are excluded.



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- 3. Electrical Contractor to assure that wiring continuity is free of troubles, ground faults, shorts, duplicate addresses open circuits, etc, prior to JCI mobilization. Inspections are to be at completion of all devices being installed. No phased inspections are included in project pricing. Electrical Contractor shall complete JCI's fire alarm check out forms prior to requesting on site pre-testing. Written notification shall be provided to JCI (1) week in advance of test request date. A minimum of (1) week written notice shall be given to Johnson Controls, Inc. for being onsite at the request of either ARMC or Electrical Contractor. Electrical Contractor shall be responsible for receiving and safe storage of fire alarm equipment.
- 4. One Pre-test is included at the completion of each building (10% of sequence of operations testing). One IOR Test is provided after the completion of each building comprised of 10% device testing. One OSHPD Test is provided after the completion of each building comprised of 10% device testing. JCI will provide (2) Fire Alarm Technicians for pre-test and AHJ testing. ARMC shall provide additional testing Labor as required to complete all required testing through project sign off. Any additional testing required as a result of equipment failure (elevators, door latching, etc.) may require additional fees.
- Should additional testing be required for non fire alarm equipment failure (HVAC, Door Operations etc.,) and our presence is required, these services shall be provided as a change order to the base contract.
- ARMC's Electrical Contractor shall be responsible for providing JCl accurate point to point conduit runs and final device back box locations for as-builts in a timely fashion for Project Close Out documents.
- Any additional phases, equipment or requirements or work within the project, required by the local authorities, OSHPD, or the owner or their representatives beyond the equipment listed and the Scope of Work specified herein will require an extra Work Order.
- Work Specifically excluded from this proposal
 - o Permits, plan check fees, and application fees.
 - o A/M/E/P and structural engineering/design/permit fees
 - OSHPD and AHJ Permit/Inspection fees (inclusive of after hour inspection fees)
 - AHJ Inspections based on phasing as described above.
 - o Electrical contractor to provide life safety power to new head ends and conduit rough-in for new or existing devices.
 - Electrical contractor to provide and install all power, conduit, back boxes and wire necessary for new devices/panels etc. Electrical Contractor to terminate all new and replaced fire alarm devices.
 - Repair of existing ductwork and/or replace/install for Fire Smoke Damper fire alarm work
 - Providing patch/paint, fire stopping
 - Elevator contractor shall provide all necessary support of shaft access and testing
 - o Nurse Call contractor shall provide all necessary testing verification related fire alarm work
 - o Hazardous materials abatement
 - Dust and Infectious disease Containment
 - o Fire Watch as necessary
- A full one year parts and labor Warranty for work performed by Johnson Controls, Inc. is included. Warranty shall commence on date of final AHJ installation approvals as this is "Beneficial Use".
- This price is specific for the material/devices listed above. This proposal is good for ninety (90) days from issuance date. Pricing subject to change after the 90 days.

REMOBILIZATION SUMMARY

Due to the overextended idle time, corresponding inability to establish mobilization and cost impacts over said time please see the following cost impact directly related to Remobilization. Please note that these increases are directly related to inflation, labor increases, and several other factors due to the current local, national, and international financial climate (See attached Tariff letter from manufacture).

*Direct Labor

- Project Management
- Engineering
- Administrative

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*Project Equipment

- Material
- Warranty
- Freight Shipping

ELECTRICAL SUMMARY

Provide and install any and all of the supporting electrical conduit, boxes, and wire in regards to this Fire Alarm Upgrade project.

Inclusions:

- Provide labor and materials to remove the existing enclosure for 4 Fire Alarm Control Panels and 16 Transponder Panels and replace with new.
- Provide all the required conduits and gutters to transfer the existing cables from existing Fire Alarm Control Panels and Transponder Panels to the new ones.
- o All scope of work will be performed during normal business hours.

Exclusions:

- o Provide Fire Alarm equipment and cable.
- o Programming of equipment with final program.
- Dust control and equipment protection.
- Wall, ceiling, and floor demolition, replacement, repair, patch/paint sawcut, X-Ray and or coring.

TOTOAL REVISED PROJECT PRICING:

Purchased Project Amount: \$598,750.00

Invoiced Performed Work to date: -\$109,122.00

Current Project Amount: \$489,628.00

Revised Project Amount: \$489,628.00

Project Remobilization: \$49,845.00 Electrical Scope: \$45,833.00

New Project Amount: \$585,306.00

(IMPROTANT: Any/All Terms and Conditions shall be pending JCI approval and reviewed once the Customer (San Bernardino County) provides their contractual Terms and Conditions.)

ON CONTROLS, INC.	
Brandon Vanden Berg	
Signature	
Name: BRANDON VANDEN BERG	
ACCOUNT EXECUTIVE	

ATTACHMENT A PART 2

TO: County of San Bernardino Architecture

& Engineering Department

ATTN: Deval Shah

PROJECT: Arrowhead Regional Medical Center

August 3rd, 2023

400 N. Pepper Ave, Colton CA

Issued Via E-mail: ARMC – Fire Alarm Upgrade Project

<u>Devalkumar.Shah@pmd.sbcounty.gov</u>

Fire Alarm Panel Scope – Engineering & Installation

DATE:

PROJECT DURATION & SCHEDULE EXTENSION - TERMS REVISION:

The following project terms require revision due to the current project delay surrounding additional funding and coordination for required Fire Watch. The project was officially put on hold by the ARMC construction team in November 2021. This delay was not caused by Johnson Controls, Inc and does not fall under the Fire Alarm scope of responsibility therefore the following project terms need to be modified. Please reference the contract sections below for contract revisions required.

Page 11 of 39, Section D – Term of Contract

Contract is set to expire February 8th, 2023. It is our request and recommendation that this project expiration date be extended 24 months to accommodate time for ARMC Construction Team to coordinate and obtain funding necessary for Fire Watch.

D. TERM OF CONTRACT

This Contract is effective as of February 9, 2021 and expires February 8, 2023 or completion by Contractor of all Contractor's requirements/duties/responsibilities under the Contract, whichever occurs first. This Contract may be terminated earlier in accordance with provisions of this Contract, or upon completion by Contractor.

- Page 25 of 39, Attachment 2, Section1 – Liquidated Damages

Liquidated Damage terms are set for project to be completed within 16 months. It is our request and recommendation that this project expiration date be extended 24 months to accommodate time for ARMC Construction Team to coordinate and obtain funding necessary for Fire Watch.

Contractor and County agree to liquidate damages with respect to Contractor's failure to achieve completion of the Work within the time stated in the Contract and proposal furnished by Johnson controls, Inc. The project shall be completed within 16 months of the start date specified in the notice to proceed. The Parties intend for the liquidated damages set forth herein to apply to this Contract as set forth in Government Code Section 53069.85. Contractor acknowledges and agrees that the liquidated damages are intended to compensate County solely for Contractor's failure to meet the deadline for Final Completion and shall not excuse Contractor from liability from any other breach, including any failure of the Work to conform to the requirements of the Contract Documents.

PROJECT DURATION/SCHEDULE EXTENSION & CONTRACT CHANGE OVER - COST IMPACT:

Additional Project Management, Project Admin, & Material/Labor increases to accommodate Project Duration/Schedule Extension listed above for Fire Alarm & Electrical scopes as reflected in cost impact listed below. This scope also includes accommodating additional labor (Project Admin, Project Management) to close out current contract in place, generating a new contract & project invoicing, & transfer of remaining labor & logistics from current contract/job to newly generated contract/job under this new contract proposed.

Part 1 - Previous Contract 21-116

Scope as defined in the County contract 21-116.

Remaining Balance of uncompleted project scope/work: \$315,164

Amount of work completed, prior to expiration date: \$270,142 Remaining Balance of uncompleted project scope/work: \$315,164

Part 2 - Additional (NEW) Scope of Work

Description of Additional Scope (referenced on this proposal).

Amount of Additional Scope of work (as referenced in break-out below): \$58,788

Electrical: \$26,341 Fire Alarm: \$32,447 \$58,788

Amount of this (NEW) Contract

Uncompleted project scope/work, Part 1 \$315,164 New Additional Scope of Work, Part 2 \$58,788 \$373,952

NOTE:

Pricing above is valid for 30 days and is contingent on approval and new contract being provided no later than 08-22-2023. Pricing & Proposal is subject to revision and corresponding increases if received after the date stated.

(Important: This proposal incorporates by reference, the terms and conditions on the reverse side hereof.)
This proposal is hereby accepted and Johnson Controls is
authorized to proceed with the work; subject, however, to credit
approval by Johnson Controls, Inc., Milwaukee, Wisconsin.

This proposal is valid for 30 days.

Purchaser - Company Name	JOHNSON CONTROLS, INC. Brandon Vanden Berg
Signature	Signature
Name:	Name: BRANDON VANDEN BERG
Title:	Title: ACCOUNT EXECUTIVE
Date: P.O. #	