

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

460000,9885
09-0899

I. PARTIES

A. Address

THIS AGREEMENT FOR FACILITY MAINTENANCE AND REPAIR SERVICES ("Agreement") is made by and between the **CITY OF HOUSTON, TEXAS** ("City"), a home-rule city of the State of Texas principally situated in Harris County, acting by and through its governing body, the City Council, and **TDIndustries Inc.**, a Delaware limited liability company doing business in Texas.

The initial addresses of the parties, which one party may change by giving written notice to the other party, are as follows:

<u>City</u>	<u>Contractor</u>
Director, Convention and Entertainment Facilities Department or Designee City of Houston P.O. Box 61469 Houston, Texas 77208	TDIndustries Inc. Bill Parten, Executive Vice President 13850 Diplomat Drive Dallas, Texas 75234 (972) 888-9447

The Parties agree as follows:

B. Table of Contents

This Agreement consists of the following sections:

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Section A: Drug Policy Compliance Agreement

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- C. Controlling Parts**

If a conflict among the Agreement sections and exhibits arises, the Agreement sections control over the exhibits.

D. Signatures

The Parties have executed this Agreement in multiple copies, each of which is an original.

ATTEST/SEAL:

TDINDUSTRIES INC.

By: [Signature]
Name: Michael Fitzpatrick
Title: Chief Financial Officer

By: [Signature]
Name: William Parten
Title: Executive Vice President

ATTEST/SEAL:

CITY OF HOUSTON, TEXAS

[Signature]
City Secretary

[Signature]
Mayor [Signature]

APPROVED:

COUNTERSIGNED BY:

[Signature]
Director, Convention & Entertainment
Facilities Department

[Signature]
City Controller [Signature]

[Signature]
City Purchasing Agent

APPROVED AS TO FORM:

DATE COUNTERSIGNED:

[Signature]
Sr. Assistant City Attorney

L.D. File No. 02509000020001

9-30-09

II. DEFINITIONS

As used in this Agreement, the following terms have the meanings set out below:

"Agreement" means this contract between the Parties, including all exhibits and any written amendments authorized by City Council and Contractor.

"Approved Budget" is defined in Exhibit "H."

"At-Risk Management Fee" is defined in Exhibit "H."

"Base Management Fee" is defined in Exhibit "H."

"City" is defined in the preamble of this Agreement and includes its successors and assigns.

"City Purchasing Agent" is defined as the person or duly authorized successor, authorized in writing to act for the City. The term includes, except as otherwise provided in this Agreement, the authorized representative of the City Purchasing Agent acting within the limits of delegated authority.

"Consumer Price Index" means the Consumer Price Index for All Urban Consumers (All Items) for the Houston-Galveston-Brazoria, Texas area, as compiled by the United States Department of Labor's Bureau of Labor Statistics.

"Contractor" is defined in the preamble of this Agreement and includes its successors and assigns.

"Countersignature Date" means the date shown as the date countersigned by the City Controller on the signature page of this Agreement.

"Department" or **"C&E"** means the City of Houston Convention and Entertainment Facilities Department or its successor department or assigns.

"Director" means the Director of the Convention and Entertainment Facilities Department, or the person he or she designates.

"Documents" mean notes, manuals, notebooks, plans, computations, databases, tabulations, exhibits, reports, underlying data, charts, analyses, maps, letters, models, forms, photographs, the original tracings of all drawings and plans, and other work products (and any modifications or improvements to them) that Contractor prepares or provides under this Agreement.

"Equipment" generally means mechanical and electrical machinery and apparatus including, but not limited to, controls, direct digital controllers (DDC), facility management

system, chillers, boilers, cooling towers, chilled and condenser water pumps, and related electrical switchboards and motor control centers, plus major parts of the above including compressors, speed reducers and increasers, motors, heat exchangers and systems components, and appurtenances. The definition of "Equipment" includes, but is not limited to, those items listed in **Exhibit "E."**

"Equipment Failure" means that the Equipment, or Equipment major parts, components and appurtenances cannot be repaired due to its failure, and that replacement is required for the restoration of the system to First Class Condition. The Contractor shall not be responsible for Equipment replacement required as a result of acts of God, war, terrorist attacks, criminal acts, or other force majeure conditions.

"Facilities" includes the George R. Brown Convention Center as expanded, and the two historic homes located nearby on Avenida de las Americas (the "Historic Homes") and the Convention District Garage, listed below as a "Parking Facility", all of which may be collectively referred to as the "GRBCC"; the Wortham Theater Center; Jesse H. Jones Hall for the Performing Arts; the Miller Outdoor Theatre; the Houston Center for the Arts; Talento Bilingue de Houston; the Albert Thomas Office at Bayou Place; and the underpass between Bayou Place and the Bayou Place West Hall on Bagby Street. Services for the Albert Thomas Office at Bayou Place and the underpass are limited to maintenance of luminaires, ballasts and fixtures and maintenance of the small air conditioning unit at the Albert Thomas Office. The Facilities operate seven days a week, including nights, weekends, and holidays. The Theater District Garage and the Convention District Garage, defined as "Parking Facilities" below, operate 24 hours per day. Services are required at the Historic Homes only on an "as needed" basis. Facilities may be added or deleted from the above list upon Contractor's receipt of written notice from the Director.

"Facility Manager" means the Department's manager for any of the Facilities, as defined herein, or their respective designees, each of whom shall be the Facility Manager for purposes of this Agreement as to the Facilities or properties which each manages for the Department.

"First Class Condition," in relation to the original systems and Equipment, means operating in accordance with required conditions, and performing the functions intended within manufacturer's tolerances or required practice for close, safe, predictable, dependable

performance. In relation to replacement parts and materials, "first class" shall mean of equal or better quality than installed during the original construction.

"Fountains" means Sesquicentennial Park I fountains (2 fountains), the Sesquicentennial Park II fountain near the George H.W. Bush statue, the Houston Center for the Arts Courtyard fountain, Jones Hall Courtyard fountain, the Jones Plaza fountain, the Preston Street Cotswold fountains (12 fountains), and the Root Memorial Square Park fountain. Additional fountains may be added to the Contractor's responsibilities at a later date, upon Contractor's receipt of written notice from the Director. Contractor shall charge the same rates for additional fountain maintenance as are specified in this Agreement.

"Holidays" means the holidays approved by the City Council, the City's governing body.

"Parking Facilities" means the surface parking lots at the George R. Brown Convention Center as well as the Convention District Garage (which shall be grouped with George R. Brown Convention Center for reporting and invoicing purposes); the Theater District Parking Garage, including adjacent tunnels; surface parking lots C&H; and The Houston Center for the Arts parking lot.

"Parks" or **"Theater District Parks"** means Jones Plaza, Sesquicentennial Parks I and II, Fish Plaza, Sweeney Clock, The Houston Center for the Arts courtyard, Root Memorial Square Park, and the Sabine Promenade. Use of the term "Parks" is for definitional purposes only and shall not be construed as an acknowledgement that any property included therein is a park, as defined by State or local law, or as a dedication of any such property as a park. Root Memorial Square Park is the block surrounded by Clay, Bell, Austin and La Branch streets. The Sabine Promenade is a 23 acre waterfront park located adjacent to, and on both sides of, Buffalo Bayou (the "Bayou"), which links the Allen Parkway/Memorial Drive trails at the Sabine Street Bridge with Sesquicentennial Park in downtown. It includes hike and bike trails, 12 street-to-Bayou access points, dramatic lighting, canoe launches and civic artwork.

"Parties" mean all the entities set out in the Preamble who are bound by this Agreement.

"Performance Report Card" means the spreadsheets depicted in **Exhibit "F,"** which shall be used to evaluate Contractor's performance throughout this Agreement.

"Quarter(s)" means the three-month period(s) ending every December 31, March 31, June 30, and September 30 during the Agreement Term, including any Renewal Term.

“Service Level Agreements” (or “SLA(s)”) means the agreements set forth in **Exhibit “D.”**

III. DUTIES OF CONTRACTOR

A. Scope of Services

In consideration of the payments specified in this Agreement, Contractor shall provide all labor, materials, tools, and supervision necessary to perform the services described in **Exhibit “A”** and subsequent exhibits.

B. Coordinate Performance

Contractor shall coordinate its performance with the Director and other persons that the Director designates. Contractor shall promptly inform the Director and other person(s) of all significant events relating to the performance of this Agreement.

C. Payment of Subcontractors

Contractor shall make timely payments to all persons and entities supplying labor, materials, or equipment for the performance of this Agreement. CONTRACTOR SHALL DEFEND AND INDEMNIFY THE CITY FROM ANY CLAIMS OR LIABILITY ARISING OUT OF CONTRACTOR'S FAILURE TO MAKE THESE PAYMENTS. Contractor shall submit disputes relating to payment of MWBE subcontractors to arbitration in the same manner as any other disputes as provided for in **Exhibit “K.”**

D. RELEASE

CONTRACTOR AGREES TO AND SHALL RELEASE THE CITY, ITS AGENTS, EMPLOYEES, OFFICERS, AND LEGAL REPRESENTATIVES (COLLECTIVELY THE “CITY”) FROM ALL LIABILITY FOR INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO PERFORMANCE UNDER THIS AGREEMENT, EVEN IF THE INJURY, DEATH, DAMAGE, OR LOSS IS CAUSED BY THE CITY’S SOLE OR CONCURRENT NEGLIGENCE AND/OR THE CITY’S STRICT PRODUCTS LIABILITY OR STRICT STATUTORY LIABILITY.

E. INDEMNIFICATION

CONTRACTOR AGREES TO AND SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS AGENTS, EMPLOYEES, OFFICERS, AND LEGAL REPRESENTATIVES (COLLECTIVELY THE “CITY”) HARMLESS FOR ALL

CLAIMS, CAUSES OF ACTION, LIABILITIES, FINES, AND EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES, COURT COSTS, AND ALL OTHER DEFENSE COSTS AND INTEREST) FOR INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO PERFORMANCE UNDER THIS AGREEMENT INCLUDING, WITHOUT LIMITATION, THOSE CAUSED BY:

- (1) CONTRACTOR'S AND/OR ITS AGENTS', EMPLOYEES', OFFICERS', DIRECTORS', CONTRACTORS', OR SUBCONTRACTORS' (COLLECTIVELY IN NUMBERED PARAGRAPHS 1-3, "CONTRACTOR") ACTUAL OR ALLEGED NEGLIGENCE OR INTENTIONAL ACTS OR OMISSIONS;
- (2) THE CITY'S AND CONTRACTOR'S ACTUAL OR ALLEGED CONCURRENT NEGLIGENCE, WHETHER CONTRACTOR IS IMMUNE FROM LIABILITY OR NOT; AND
- (3) THE CITY'S AND CONTRACTOR'S ACTUAL OR ALLEGED STRICT PRODUCTS LIABILITY OR STRICT STATUTORY LIABILITY, WHETHER CONTRACTOR IS IMMUNE FROM LIABILITY OR NOT.

CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY HARMLESS DURING THE TERM OF THIS AGREEMENT AND FOR FOUR YEARS AFTER THE AGREEMENT TERMINATES. CONTRACTOR'S INDEMNIFICATION IS LIMITED TO \$500,000 PER OCCURRENCE. CONTRACTOR SHALL NOT INDEMNIFY THE CITY FOR THE CITY'S SOLE NEGLIGENCE.

F. INDEMNIFICATION - PATENT, COPYRIGHT, TRADEMARK, AND TRADE SECRET INFRINGEMENT

CONTRACTOR AGREES TO AND SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS AGENTS, EMPLOYEES, OFFICERS, AND LEGAL REPRESENTATIVES (COLLECTIVELY THE "CITY") FROM ALL CLAIMS OR CAUSES OF ACTION BROUGHT AGAINST THE CITY ALLEGING THAT THE CITY'S USE OF ANY EQUIPMENT, SOFTWARE, PROCESS, OR DOCUMENTS CONTRACTOR FURNISHES DURING THE TERM OF THIS AGREEMENT INFRINGES ON A PATENT, COPYRIGHT, OR TRADEMARK, OR

MISAPPROPRIATES A TRADE SECRET. CONTRACTOR SHALL PAY ALL COSTS (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES, COURT COSTS, AND ALL OTHER DEFENSE COSTS, AND INTEREST) AND DAMAGES AWARDED.

CONTRACTOR SHALL NOT SETTLE ANY CLAIM ON TERMS WHICH PREVENT THE CITY FROM USING THE EQUIPMENT, SOFTWARE, PROCESS, AND DOCUMENTS WITHOUT THE CITY'S PRIOR WRITTEN CONSENT.

WITHIN 60 DAYS AFTER BEING NOTIFIED OF THE CLAIM, CONTRACTOR SHALL, AT ITS OWN EXPENSE, EITHER (1) OBTAIN FOR THE CITY THE RIGHT TO CONTINUE USING THE EQUIPMENT, SOFTWARE, PROCESS, AND DOCUMENTS OR, (2) IF BOTH PARTIES AGREE, REPLACE OR MODIFY THEM WITH COMPATIBLE AND FUNCTIONALLY EQUIVALENT PRODUCTS. IF NONE OF THESE ALTERNATIVES IS REASONABLY AVAILABLE, THE CITY MAY RETURN THE EQUIPMENT, SOFTWARE, OR DOCUMENTS, OR DISCONTINUE THE PROCESS, AND CONTRACTOR SHALL REFUND THE PURCHASE PRICE.

G. Indemnification Procedures

(1) Notice of Claims. If the City or Contractor receives notice of any claim or circumstances which could give rise to an indemnified loss, the receiving party shall give written notice to the other party within 30 days. The notice must include the following:

- (a)** a description of the indemnification event in reasonable detail,
- (b)** the basis on which indemnification may be due, and
- (c)** the anticipated amount of the indemnified loss.

This notice does not estop or prevent the City from later asserting a different basis for indemnification or a different amount of indemnified loss than that indicated in the initial notice. If the City does not provide this notice within the 30 day period, it does not waive any right to indemnification except to the extent that Contractor is prejudiced, suffers loss, or incurs expense because of the delay.

(2) Defense of Claims

(a) Assumption of Defense. Contractor may assume the defense of the claim at its own expense with counsel chosen by it that is reasonably satisfactory to the City. Contractor shall then control the defense and any negotiations to settle the claim. Within 10 days after receiving written notice of the indemnification request, Contractor must advise the City as to

whether or not it will defend the claim. If Contractor does not assume the defense, the City shall assume and control the defense, and all defense expenses constitute an indemnification loss.

(b) Continued Participation. If Contractor elects to defend the claim, the City may retain separate counsel to participate in (but not control) the defense and to participate in (but not control) any settlement negotiations. Contractor may settle the claim without the consent or agreement of the City, unless it (i) would result in injunctive relief or other equitable remedies or otherwise require the City to comply with restrictions or limitations that adversely affect the City, (ii) would require the City to pay amounts that Contractor does not fund in full, (iii) would not result in the City's full and complete release from all liability to the plaintiffs or claimants who are parties to or otherwise bound by the settlement.

H. Insurance

Contractor shall maintain in effect certain insurance coverage, which is described as follows:

- (1) Risks and Limits of Liability. Contractor shall maintain the following coverages and limits of liability:

<u>(Coverage)</u>	<u>(Limit of Liability)</u>
Workers' Compensation	Statutory for Workers' Compensation
Employer's Liability	Bodily Injury by accident \$500,000 (each accident) Bodily Injury by Disease \$500,000 (policy limit) Bodily Injury by Disease \$500,000 (each employee)
Commercial General Liability: Including Broad Form Coverage, Contractual Liability, Bodily and Personal Injury, and Completed Operations	Bodily Injury and Property Damage, Combined Limits of \$500,000 each Occurrence and \$1,000,000 aggregate
Automobile Liability Insurance (for vehicles Contractor uses in performing under this Agreement, including Employer's Non-Ownership and Hired Auto Coverage)	\$1,000,000 combined single limit per occurrence

Defense costs are excluded from the face amount of the policy.
Aggregate Limits are per 12-month policy period

unless otherwise indicated.

- (2) Form of Policies. The Director may approve the form of the insurance policies, but nothing the Director does or fails to do relieves Contractor from its duties to provide the required coverage under this Agreement. The Director's actions or inactions do not waive the City's rights under this Agreement.
- (3) Issuers of Policies. The issuer of any policy shall have a Certificate of Authority to transact insurance business in Texas or have a Best's rating of at least B+ and a Best's Financial Size Category of Class VI or better, according to the most current edition Best's Key Rating Guide, Property-Casualty United States.
- (4) Insured Parties. Each policy, except those for Workers' Compensation and Employer's Liability, must name the City (and its officers, agents, and employees) as Additional Insured parties on the original policy and all renewals or replacements.
- (5) Deductibles. Contractor shall be responsible for and bear any claims or losses to the extent of any deductible amounts and waives any claim it may have for the same against the City, its officers, agents, or employees.
- (6) Cancellation. Each policy must state that it may not be canceled, materially modified, or nonrenewed unless the insurance company gives the Director 30 days' advance written notice. Contractor shall give written notice to the Director within five days of the date on which total claims by any party against Contractor reduce the aggregate amount of coverage below the amounts required by this Agreement. In the alternative, the policy may contain an endorsement establishing a policy aggregate for the particular project or location subject to this Agreement.
- (7) Subrogation. Each policy must contain an endorsement to the effect that the issuer waives any claim or right of subrogation to recover against the City, its officers, agents, or employees.
- (8) Endorsement of Primary Insurance. Each policy, except Workers' Compensation, must contain an endorsement that the policy is primary to any other insurance available to the Additional Insured with respect to claims arising under this Agreement.

(9) Liability for Premium. Contractor shall pay all insurance premiums, and the City shall not be obligated to pay any premiums.

(10) Subcontractors. Contractor shall require all subcontractors to carry insurance naming the City as an additional insured and meeting all of the above requirements except amount. The amount must be commensurate with the amount of the subcontract, but in no case less than \$500,000 per occurrence. Contractor shall provide copies of insurance certificates to the Director if requested.

(11) Proof of Insurance.

(a) On the Effective Date and at any time during the Term of this Agreement, Contractor shall furnish the Director with Certificates of Insurance, along with an Affidavit from Contractor confirming that the Certificates accurately reflect the insurance coverage maintained. If requested in writing by the Director, Contractor shall furnish the City with certified copies of Contractor's actual insurance policies.

(b) Contractor shall continuously and without interruption, maintain in force the required insurance coverages specified in this Section. If Contractor does not comply with this requirement, the Director, at his or her sole discretion, may

- (1) immediately suspend Contractor from any further performance under this Agreement and begin procedures to terminate for default, or
- (2) purchase the required insurance with City funds and deduct the cost of the premiums from amounts due to Contractor under this Agreement.

The City shall never waive or be estopped to assert its right to terminate this Agreement because of its acts or omissions regarding its review of insurance documents.

(12) Other Insurance. If requested by the Director, Contractor shall furnish adequate evidence of Social Security and Unemployment Compensation Insurance, to the extent applicable to Contractor's operations under this Agreement.

I. Licenses and Permits

Contractor shall obtain, maintain, and pay for all licenses, permits, and certificates required by any statute, ordinance, rule, or regulation.

J. Compliance with Laws

Contractor shall comply with all applicable state and federal laws and regulations and the City Charter and Code of Ordinances.

K. Compliance with Equal Opportunity Ordinance

Contractor shall comply with City's Equal Employment Opportunity Ordinance as set out in **Exhibit "J."**

L. MWBE Compliance

Contractor shall comply with the City's Minority and Women Business Enterprise ("MWBE") programs as set out in Chapter 15, Article V of the City of Houston Code of Ordinances. Contractor shall make good faith efforts to award subcontracts or supply agreements in at least **12%** of the value of this Agreement to MWBEs. Contractor acknowledges that it has reviewed the requirements for good faith efforts on file with the City's Affirmative Action Division and will comply with them.

Contractor shall require written subcontracts with all MWBE subcontractors and shall submit all disputes with MWBEs to binding arbitration if directed to do so by the Affirmative Action Division Director. MWBE subcontracts must contain the terms set out in **Exhibit "K."** If Contractor is an individual person (as distinguished from a corporation, partnership, or other legal entity), and the amount of the subcontract is \$50,000 or less, the subcontract must also be signed by the attorneys of the respective parties.

M. Performance Bond

Contractor shall furnish a performance bond for \$1,750,000 conditioned on Contractor's full and timely performance of the Agreement. The bond will be renewed on the anniversary date of the contract award each year. The bond must be in a form approved by the City Attorney and issued by a corporate surety company licensed to write surety bonds in the State of Texas, and shown in the most recent edition of United States Treasury Circular 570 as having an "underwriting limitation" at least as great as the amount of the performance bond.

N. Drug Abuse Detection and Deterrence

(1) It is the policy of the City to achieve a drug-free workforce and workplace. The manufacture, distribution, dispensation, possession, sale, or use of illegal drugs or alcohol by contractors while on City Premises is prohibited. Contractor shall comply with all the requirements and procedures set forth in the Mayor's Drug Abuse Detection and Deterrence

Procedures for Contractors, Executive Order No. 1-31 ("Executive Order"), which is incorporated into this Agreement and is on file in the City Secretary's Office.

(2) Before the City signs this Agreement, Contractor shall file with the Contract Compliance Officer for Drug Testing ("CCODT"):

- (a) a copy of its drug-free workplace policy,
- (b) the Drug Policy Compliance Agreement substantially in the form set forth in **Exhibit "I-A,"** together with a written designation of all safety impact positions and,
- (c) if applicable (e.g. no safety impact positions), the Certification of No Safety Impact Positions, substantially in the form set forth in **Exhibit "I-C."**

If Contractor files a written designation of safety impact positions with its Drug Policy Compliance Agreement, it also shall file every six (6) months during the performance of this Agreement or on completion of this Agreement if performance is less than six (6) months, a Drug Policy Compliance Declaration in a form substantially similar to **Exhibit "I-B."** Contractor shall submit the Drug Policy Compliance Declaration to the CCODT within 30 days of the expiration of each six-month period of performance and within 30 days of completion of this Agreement. The first six-month period begins to run on the date the City issues its Notice to Proceed or if no Notice to Proceed is issued, on the first day Contractor begins work under this Agreement.

(3) Contractor also shall file updated designations of safety impact positions with the CCODT if additional safety impact positions are added to Contractor's employee work force.

(4) Contractor shall require that its subcontractors comply with the Executive Order, and Contractor shall secure and maintain the required documents for City inspection.

O. Warranties

Contractor warrants that it shall perform all work in a good and workmanlike manner, meeting the standards of quality prevailing in Harris County, Texas for work of this kind. Contractor shall perform all work using trained and skilled persons having substantial experience performing the work required under this Agreement.

With respect to any parts and goods it furnishes, Contractor warrants:

- (1) that all items are free of defects in title, design, material, and workmanship,
- (2) that each item meets or exceeds the manufacturer's specifications and requirements for the equipment, structure, or other improvement in which the item is installed,
- (3) that each replacement item is new, in accordance with original equipment manufacturer's specifications, and of a quality at least as good as the quality of the item which it replaces (when the replaced item was new), and
- (4) that no item or its use infringes any patent, copyright, or proprietary right.

Contractor shall enforce all warranties on behalf of the City and shall promptly repair or replace any part or equipment that fails in normal use and service.

IV. DUTIES OF CITY

A. Payment Terms

(1) Compensation Structure

The City shall pay Contractor for the services Contractor renders under this Agreement in accordance with the provisions set forth in **Exhibit "H."** The City will pay Contractor on the basis of monthly invoices showing (i) all actual costs associated with reimbursable expenses as set forth in Section 2 of **Exhibit "H,"** for repairs and maintenance staffing and operating costs, administrative costs, work orders, general services, contracted services and/or materials, for the services performed at each Facility during the preceding month; (ii) Environmental, Health and Safety fees, if any; and (iii) one-twelfth (1/12th) of the annual Base Management Fee due Contractor, as itemized in **Exhibit "H- 1C."** Other than the Management Fee established by this Agreement, all costs invoiced to the City should not exceed the actual costs incurred by Contractor, with no mark-up. All discounts or price reductions obtained by Contractor will be passed through to the City.

(2) Performance Management

The Facility Managers will evaluate Contractor's performance quarterly, in accordance with the performance management program exemplified by the Performance Report Card attached hereto as **Exhibit "F"**, which measures Contractor's performance in meeting the

service expectations outlined in the Service Level Agreements attached hereto as **Exhibit "D."** Contractor's service performance levels are expected to meet or exceed normally accepted industry standards and shall be measured with the range of scores set out in **Exhibit "F"**—"Performance Report Card" for each quarterly period with the intent of ensuring business continuity and continued process improvement. One month following the end of each quarter during the Agreement Term, including any Renewal Terms, i.e., every January 31, April 30, July 31, October 31, City shall determine, based on Contractor's performance, the percentage of the quarterly and/or annual At-Risk Management Fee to which Contractor is entitled. City will pay Contractor the quarterly At-Risk Management Fees it is entitled to, if any, in lump sum payments each quarter, as described in **Exhibit "H."** Minor adjustments to the Performance Report Card may be made as the Agreement progresses, if mutually agreed upon by the Director and Contractor, to reflect changes in the Scope of Services or the Department's objectives.

B. Taxes

The City is exempt from payment of Federal Excise and Transportation Tax and Texas Limited Sales and Use Tax. Contractor's invoices to the City must not contain assessments of any of these taxes. The Director will furnish the City's exemption certificate and federal tax identification number to Contractor if requested.

C. Method of Payment - Disputed Payments

If the City disputes any items in an invoice Contractor submits for any reason, including lack of supporting documentation, the Director shall temporarily delete the disputed item and pay the remainder of the invoice. The Director shall promptly notify Contractor of the dispute and request remedial action. After the dispute is settled, Contractor shall include the disputed amount on a subsequent regularly scheduled invoice or on a special invoice for the disputed item only.

D. Limit of Appropriation

(1) The City's duty to pay money to Contractor under this Agreement is limited in its entirety by the provisions of this Section.

(2) In order to comply with Article II, Sections 19 and 19a of the City's Charter and Article XI, Section 5 of the Texas Constitution, the City has appropriated and allocated the sum of **\$3,320,882** to pay money due under this Agreement (the "Original Allocation"). The

executive and legislative officers of the City, in their discretion, may allocate supplemental funds for this Agreement, but they are not obligated to do so. Therefore, the parties have agreed to the following procedures and remedies:

(3) The City makes a Supplemental Allocation by issuing to Contractor a Service Release Order, or similar form approved by the City Controller, containing the language set out below. When necessary, the Supplemental Allocation shall be approved by motion or ordinance of City Council.

NOTICE OF SUPPLEMENTAL ALLOCATION OF FUNDS

By the signature below, the City Controller certifies that, upon the request of the responsible director, the supplemental sum set out below has been allocated for the purposes of the Agreement out of funds appropriated for this purpose by the City Council of the City of Houston. This supplemental allocation has been charged to such appropriation.

\$ _____

(4) The Original Allocation plus all supplemental allocations are the Allocated Funds. The City shall never be obligated to pay any money under this Agreement in excess of the Allocated Funds. Contractor must assure itself that sufficient allocations have been made to pay for services it provides. If Allocated Funds are exhausted, Contractor's only remedy is suspension or termination of its performance under this Agreement, and it has no other remedy in law or in equity against the City and no right to damages of any kind.

E. Special Services

(1) At any time during the Agreement, the Director may issue a Special Services Authorization ("SSA") to increase or decrease the scope of services or change plans and specifications, as he or she may find necessary to accomplish the general purposes of this Agreement. Contractor shall furnish the services or deliverables in the SSA in accordance with the requirements of this Agreement plus any special provisions, specifications, or special instructions issued to execute the extra work.

(2) The Director will issue the SSA in substantially the following form:

SPECIAL SERVICES AUTHORIZATION

TO: [Name of Contractor]

FROM: City of Houston, Texas (the "City")

DATE: [Date of Notice]

SUBJECT: SSA under the Agreement between the City and [Name of Contractor] countersigned by the City Controller on [Date of countersignature of the Agreement]

Subject to all terms and conditions of the Agreement, the City requests that Contractor provide the following:

[Here describe the additions to or changes to the equipment or services and the Special Services Charges applicable to each.]

Signed:

[Signature of Director]

- (3) The Director may issue more than one SSA, subject to the following limitations:
- (a) Council expressly authorizes the Director to approve individual SSAs of 5% of the original Agreement amount. Any SSA in excess of this 5% amount must be approved by the City Council.
 - (b) If a SSA describes items that Contractor is otherwise required to provide under this Agreement, the City is not obligated to pay any additional money to Contractor.
 - (c) The total of all SSAs issued under this section may not increase the original Agreement amount by more than **25%**.

(4) Whenever Contractor receives a SSA, Contractor shall furnish all material, equipment, and personnel necessary to perform the work described in the SSA. Contractor shall complete the work within the time prescribed. If no time for completion is prescribed, Contractor shall complete the work within a reasonable time without charging for labor provided by Contractor. If the work described in any SSA causes an unavoidable delay in any other work Contractor is required to perform under this Agreement, Contractor may request a time extension for the completion of the work. The Director's decision regarding a time extension is final.

(5) A product or service provided under a SSA is subject to inspection, acceptance, or rejection in the same manner as the work described in this Agreement, and is subject to the terms and conditions of this Agreement as if it had originally been a part of the Agreement.

(6) SSAs are subject to the Allocated Funds provisions of this Agreement.

F. Additions and Deletions

The Director, by means of a written authorization to Contractor, may add or delete Facilities from this Agreement and any items or services provided by Contractor that are reasonably related to the scope of this Agreement. Written notification of the added or deleted Facilities, items or services shall take effect upon the Contractor's receipt of such notice or on such other day as specified therein. No adjustments will be made to the management fees set out in this Agreement as a result of any such additions or deletions.

Charges for deletions shall be excluded from any sums otherwise due under the Agreement as of the date such notice is received by the Contractor. Charges for additions shall be at the current rates already in the Agreement, or at actual cost, subject to the provision for approval of SSA's set out above.

V. TERM AND TERMINATION

A. Agreement Term

This Agreement shall become effective on October 1, 2009, at 12:01 a.m., and shall remain in effect for three (3) years (the initial "Agreement Term"), unless sooner terminated as provided for in this Agreement.

B. Renewals

If the Director, at his or her sole discretion, makes a written request for renewal to Contractor at least 30 days before expiration of the then-current term and if sufficient funds are allocated, then, upon expiration of the then-current term, this Agreement will be renewed for an additional one-year term (a "Renewal Term") upon the same terms and conditions, but not to exceed two (2) successive one-year Renewal Terms.

Each year, from October 1 to September 30, during the Agreement Term, including any Renewal Term, shall be referred to as an "Agreement Year."

C. Time Extensions

If Contractor requests an extension of time to complete its performance, then the Director may, in his or her sole discretion, extend the time if sufficient funds are allocated, so long as the extension does not exceed 90 days. The extension must be in writing but does not require amendment of this Agreement. Contractor is not entitled to damages for delay(s) regardless of the cause of the delay(s).

D. Termination for Convenience by City

The Director may terminate this Agreement at any time by giving 30 days' written notice to Contractor. The City's right to terminate this Agreement for convenience is cumulative of all rights and remedies which exist now or in the future.

On receiving the notice, Contractor shall, unless the notice directs otherwise, immediately discontinue all services under this Agreement and cancel all existing orders and subcontracts that are chargeable to this Agreement. As soon as practicable after receiving the termination notice, Contractor shall submit an invoice showing in detail the services performed under this Agreement up to the termination date. The City shall then pay the fees to Contractor for services actually performed, but not already paid for, in the same manner as prescribed in Article IV(A), including any earned but unpaid Management Fee, unless the fees exceed the allocated funds remaining under this Agreement.

TERMINATION OF THIS AGREEMENT AND RECEIPT OF PAYMENT FOR SERVICES RENDERED ARE CONTRACTOR'S ONLY REMEDIES FOR THE CITY'S TERMINATION FOR CONVENIENCE, WHICH DOES NOT CONSTITUTE A DEFAULT OR BREACH OF THIS AGREEMENT. CONTRACTOR WAIVES ANY CLAIM (OTHER THAN ITS CLAIM FOR PAYMENT AS SPECIFIED IN THIS SECTION), IT MAY HAVE NOW OR IN THE FUTURE FOR FINANCIAL LOSSES OR OTHER DAMAGES RESULTING FROM THE CITY'S TERMINATION FOR CONVENIENCE.

E. Termination for Cause

If Contractor defaults under this Agreement, the Director may either terminate this Agreement or allow Contractor to cure the default as provided below. The City's right to terminate this Agreement for Contractor's default is cumulative of all rights and remedies which exist now or in the future. Default by Contractor occurs if:

- (1) Contractor fails to perform any of its duties under this Agreement;

- (2) Contractor becomes insolvent;
- (3) all or a substantial part of Contractor's assets are assigned for the benefit of its creditors; or
- (4) a receiver or trustee is appointed for Contractor.

If a default occurs, the Director may, but is not obligated to, deliver a written notice to Contractor describing the default and the termination date. The Director, at his or her sole option, may extend the termination date to a later date. If the Director allows Contractor to cure the default and Contractor does so to the Director's satisfaction before the termination date, then the termination is ineffective. If Contractor does not cure the default before the termination date, then the Director may terminate this Agreement on the termination date, at no further obligation of the City.

To effect final termination, the Director must notify Contractor in writing. After receiving the notice, Contractor shall, unless the notice directs otherwise, immediately discontinue all services under this Agreement, and promptly cancel all orders or subcontracts chargeable to this Agreement.

F. Termination for Cause by Contractor

Contractor may terminate its performance under this Agreement only if the City defaults and fails to cure the default after receiving written notice of it. Default by the City occurs if the City fails to perform one or more of its material duties under this Agreement. If a default occurs and Contractor wishes to terminate the Agreement, then Contractor must deliver a written notice to the Director describing the default and the proposed termination date. The date must be at least 30 days after the Director receives notice. Contractor, at its sole option, may extend the proposed termination date to a later date. If the City cures the default before the proposed termination date, then the proposed termination is ineffective. If the City does not cure the default before the proposed termination date, then Contractor may terminate its performance under this Agreement on the termination date.

VI. MISCELLANEOUS

A. Independent Contractor

Contractor shall perform its obligations under this Agreement as an independent contractor and not as an employee of the City.

B. Force Majeure

1. Timely performance by both parties is essential to this Agreement. However, neither party is liable for reasonable delays in performing its obligations under this Agreement to the extent the delay is caused by Force Majeure that directly impacts the City or Contractor. The event of Force Majeure may permit a reasonable delay in performance but does not excuse a party's obligations to complete performance under this Agreement. Force Majeure means: fires, interruption of utility services, epidemics in the City, floods, hurricanes, tornadoes, ice storms and other natural disasters, explosions, war, terrorist acts against the City or Contractor, riots, strikes, court orders, and the acts of superior governmental or military authority, and which the affected party is unable to prevent by the exercise of reasonable diligence. The term does not include any changes in general economic conditions such as inflation, interest rates, economic downturn or other factors of general application; or an event that merely makes performance more difficult, expensive or impractical. Force Majeure does not entitle Contractor to extra payment.

2. This relief is not applicable unless the affected party does the following:
- (a) uses due diligence to remove the effects of the Force Majeure as quickly as possible and to continue performance notwithstanding the Force Majeure; and
 - (b) provides the other party with prompt written notice of the cause and its anticipated effect.

3. The Director will review claims that a Force Majeure that directly impacts the City or Contractor has occurred and render a written decision within 14 days. The decision of the Director is final.

4. The City may perform contract functions itself or contract them out during periods of Force Majeure. Such performance is not a default or breach of this Agreement by the City.

5. If the Force Majeure continues for more than seven (7) days from the date performance is affected, the Director may terminate this Agreement by giving seven (7) days' written notice to Contractor. This termination is not a default or breach of this Agreement. **CONTRACTOR WAIVES ANY CLAIM IT MAY HAVE FOR FINANCIAL LOSSES OR OTHER DAMAGES RESULTING FROM THE TERMINATION EXCEPT FOR AMOUNTS DUE UNDER THE AGREEMENT UP TO THE TIME THE WORK IS HALTED DUE TO FORCE MAJEURE.**

C. Severability

If any part of this Agreement is for any reason found to be unenforceable, all other parts remain enforceable unless the result materially prejudices either party.

D. Entire Agreement

This Agreement merges the prior negotiations and understandings of the parties and embodies the entire agreement of the parties. No other agreements, assurances, conditions, covenants (express or implied), or other terms of any kind, exist between the parties regarding this Agreement.

E. Written Amendment

Unless otherwise specified elsewhere in this Agreement, this Agreement may be amended only by written instrument executed on behalf of the City (by authority of an ordinance adopted by the City Council) and Contractor. The Director is only authorized to perform the functions specifically delegated to him or her in this Agreement.

F. Applicable Laws

This Agreement is subject to the laws of the State of Texas, the City Charter and Ordinances, the laws of the federal government of the United States, and all rules and regulations of any regulatory body or officer having jurisdiction.

Venue for any litigation relating to this Agreement is Harris County, Texas.

G. Notices

All notices to either party to the Agreement must be in writing and must be delivered by hand, facsimile, United States registered or certified mail, return receipt requested, United States Express Mail, Federal Express, Airborne Express, UPS or any other national overnight express delivery service. The notice must be addressed to the party to whom the notice is given at its address set out in Section I of this Agreement or other address the receiving party has designated

previously by proper notice to the sending party. Postage or delivery charges must be paid by the party giving the notice.

H. Captions

Captions contained in this Agreement are for reference only, and, therefore, have no effect in construing this Agreement. The captions are not restrictive of the subject matter of any section in this Agreement.

I. Non-Waiver

If either party fails to require the other to perform a term of this Agreement, that failure does not prevent the party from later enforcing that term and all other terms. If either party waives the other's breach of a term, that waiver does not waive a later breach of this Agreement.

An approval by the Director, or by any other employee or agent of the City, of any part of Contractor's performance does not waive compliance with this Agreement or establish a standard of performance other than that required by this Agreement and by law. The Director is not authorized to vary the terms of this Agreement.

J. Inspections and Audits

City representatives may have the right to perform, or have performed, (1) audits of Contractor's books and records, and (2) inspections of all places where work is undertaken in connection with this Agreement. Contractor shall keep its books and records available for this purpose for at least three (3) years after this Agreement terminates. This provision does not affect the applicable statute of limitations.

K. Enforcement

The City Attorney or his or her designee may enforce all legal rights and obligations under this Agreement without further authorization. Contractor shall provide to the City Attorney all documents and records that the City Attorney requests to assist in determining Contractor's compliance with this Agreement, with the exception of those documents made confidential by federal or State law or regulation.

L. Ambiguities

If any term of this Agreement is ambiguous, it shall not be construed for or against any party on the basis that the party did or did not write it.

M. Survival

Contractor shall remain obligated to the City under all clauses of this Agreement that expressly or by their nature extend beyond the expiration or termination of this Agreement, including but not limited to, the indemnity provisions.

N. Risk of Loss

Unless otherwise specified elsewhere in this Agreement, risk of loss or damage for each Product passes from Contractor to the City upon acceptance by the City.

O. Parties In Interest

This Agreement does not bestow any rights upon any third party, but binds and benefits the City and Contractor only.

P. Successors and Assigns

This Agreement binds and benefits the Parties and their legal successors and permitted assigns; however, this provision does not alter the restrictions on assignment and disposal of assets set out in the following paragraph. The City shall have the right and option to assign this Agreement in its sole discretion to any successor entity to the Department by providing Contractor with written notice of such assignment. This Agreement does not create any personal liability on the part of any officer or agent of the City.

Q. Business Structure and Assignments

Contractor shall not assign this Agreement at law or otherwise or dispose of all or substantially all of its assets without the prior written consent of the Director. Nothing in this clause, however, prevents the assignment of accounts receivable or the creation of a security interest under §9.318(c) of the Texas Business & Commerce Code. In the case of such an assignment, under Section 9.102 of the Code, Contractor shall immediately furnish the City with proof of the assignment and the name, telephone number, and address of the Assignee and a clear identification of the fees to be paid to the Assignee.

Any delegation of performance hereunder requires the prior written consent of the Director.

Failure of Contractor to obtain written consent to the assignment of this Agreement shall be an event of default, and the Director may immediately terminate this Agreement. In the case of an assignment under the above Sections of the Code, Contractor shall immediately furnish the

City with reasonable proof of the assignment and the name, telephone number, and address of the Assignee and a clear identification of the fees to be paid to the Assignee.

R. Remedies Cumulative

Unless otherwise specified elsewhere in this Agreement, the rights and remedies contained in this Agreement are not exclusive, but are cumulative of all rights and remedies which exist now or in the future. Neither party may terminate its duties under this Agreement except in accordance with its provisions.

S. Contractor Debt

IF CONTRACTOR, AT ANY TIME DURING THE TERM OF THIS AGREEMENT, INCURS A DEBT, AS THE WORD IS DEFINED IN SECTION 15-122 OF THE HOUSTON CITY CODE OF ORDINANCES, IT SHALL IMMEDIATELY NOTIFY THE CITY CONTROLLER IN WRITING. IF THE CITY CONTROLLER BECOMES AWARE THAT CONTRACTOR HAS INCURRED A DEBT, SHE SHALL IMMEDIATELY NOTIFY CONTRACTOR IN WRITING. IF CONTRACTOR DOES NOT PAY THE DEBT WITHIN 30 DAYS OF EITHER SUCH NOTIFICATION, THE CITY CONTROLLER MAY DEDUCT FUNDS IN AN AMOUNT EQUAL TO THE DEBT FOR ANY PAYMENTS OWED TO CONTRACTOR UNDER THIS AGREEMENT, AND CONTRACTOR WAIVES ANY RECOURSE THEREFOR.

T. Pay or Play

The requirements and terms of the City of Houston Pay or Play program as set out in Executive Order 1-7, are incorporated into this Agreement for all purposes. Contractor has reviewed Executive Order No. 1-7 and shall comply with its terms and conditions as they are set out at the time of City Council approval of this Agreement.

EXHIBIT "A"

SCOPE OF SERVICES

In consideration for the payments set forth in **Exhibit "H,"** Contractor shall provide the Facility operations, maintenance and repair services as described below and in the Service Level Agreements attached hereto as **Exhibit "D-1"** through **Exhibit "D-24."**

1. EMERGENCY RESPONSE

Contractor's personnel shall be available at all times on an "on-call" basis via pager, radio or telephone. Radios should be programmed to the Facility in which they are used. Answering machines and/or voice mail are not acceptable.

2. EQUIPMENT FAILURE

For each Facility, Contractor shall provide complete replacement services if an Equipment Failure occurs involving any of the mechanical and electrical systems identified herein. After Contractor has identified cost for repairs and or replacement of equipment and components and has approval from the Director to proceed, such services shall include providing the necessary supervision, labor, and services, plus all tools, equipment, materials and supplies required to replace, upon failure, any systems equipment, component, or appurtenances regardless of size or type and whether the failure was from normal or catastrophic causes subject to the following:

All parts, equipment and/or components replaced or newly installed in the system shall be factory new and free of defects in title, materials and workmanship at the time of their delivery and installation. Each component of the system shall conform to the specifications published by the manufacturer of the component. All materials supplied will be new, first quality products meeting or exceeding original equipment manufacturer ("OEM") specifications.

However, if approved by the Director, Contractor may use rebuilt parts of original manufacturer or new parts of another manufacturer if approved by original manufacturer for use in the specific piece of equipment or system.

Within thirty (30) days after the Effective Date of this Agreement, Contractor shall submit to the Director and Facility Managers, for review and approval, a spare parts, materials and supplies inventory derived from the equipment manufacturer's minimum recommendations. Supplies shall include a variety of adhesives suitable for various applications as approved by Facility Manager. During the term of this Agreement, Contractor shall deliver to each Facility Manager no later than the fifth (5th) day of each subsequent quarter a current inventory of spare parts, materials and supplies on hand that are deemed critical spares (not readily available in the marketplace by the Facility Manager).

In addition, Contractor shall keep a daily log within the Computerized Maintenance Management System ("CMMS") of parts and materials used, which will be subject to periodic review by the Facility Manager.

3. FIRST CLASS CONDITION

Contractor shall ensure that all Facility Equipment and systems are operating and maintained in First Class Condition. Such responsibility shall include any and all Equipment, components, and appurtenances as well as controls and systems maintenance.

Contractor shall be responsible for all other Equipment and systems and the repair and/or replacement of any parts, components, and appurtenances as required to provide complete functioning Equipment and systems in First Class Condition.

Contractor shall replace any piece of Equipment, which fails and cannot be repaired as required for the resumption of normal First Class Condition. In the case of major system or systems component failures that will require a major budget outlay the Contractor will submit an Equipment Failure report with cost to make proper repairs to the Director for approval. The Contractor will also create a log of major repair items within the Computerized Maintenance Management System ("CMMS"--MAXIMO or a Director-approved equivalent).

4. FIRST CLASS CONDITION ASSESSMENT LIST

At Agreement commencement, all Equipment, components and appurtenances are presumed to be in First Class Condition. However, any items requiring immediate attention will be entered on a First Class Condition Assessment List developed by the Contractor and approved by the Director. The Contractor shall maintain the item in operating condition for the term of the Agreement, or until the Department budgets to replace. Contractor's First Class Condition Assessment List shall be completed within thirty (30) days after the effective date of this Agreement.

5. PREVENTIVE MAINTENANCE

Scheduled Preventive Maintenance (PM) work on all equipment and systems must be performed as required by the Preventive Maintenance (PM) schedule. The level of Preventive Maintenance shall prevent and/or immediately resolve conditions such as, but not limited to, the following list of conditions:

- A) Hot Calls
- B) Cold Calls
- C) High humidity
- D) Faulty control
- E) Faulty Thermostat calibration
- F) Control air losses
- G) Faulty operator
- H) Stuck dampers
- I) Dirty filters
- J) Missing belts
- K) Worn belts
- L) Loose belts
- M) Dirty coils
- N) Dirty fans
- O) Duct leaks
- P) Air imbalances
- Q) Water imbalances

- R) Poor heat transfer
- S) Stuck valves
- T) Plugged strainers
- U) Equipment shutdown
- V) Equipment failure
- W) Loose wiring
- X) False trips
- Y) Valve leaks
- Z) Fitting leaks
- AA) Pipe rust and Corrosion
- BB) Damaged insulation
- CC) Excess noise
- DD) Excess vibration
- EE) Luminaire replacement
- FF) Ballast Replacement
- GG) Direct Digital Control System
- HH) Building Management System
- II) Lens cleaning
- JJ) Switches
- KK) Water treatment
- LL) Sensor heads
- MM) Chiller integrity
- NN) Relays
- OO) Incorrect Time Indication
- PP) Cooling Tower Integrity
- QQ) Door Operation and door hardware
- RR) Roof Integrity
- SS) Meeting room partitions

Contractor shall submit a PM schedule for Equipment monthly, no later than the 5th day of each month, or as requested by the Director.

6. PREVENTIVE MAINTENANCE RECORDS

Contractor shall maintain PM Records for each piece of equipment or system. The records shall be in a form approved by the Director and reflect maintenance performed and the schedule and completion dates of such maintenance. Contractor shall update PM Records and history files on a weekly basis and the records shall be delivered to the Director or Director's designee no later than the 5th day of each month. Files must be maintained in an accessible permanent hard drive that is backed up to a secondary drive on a regular basis. Electronic copies shall be provided to the Director upon request. Initially, Contractor shall provide the PM Records and history files in a **Microsoft Office 2003** compatible format. If the Department upgrades its computer system, the Contractor shall upgrade its computer system to be compatible with the Department's.

Contractor shall utilize the existing automated computerized maintenance management system ("CMMS") system (Maximo or approved equivalent) and/or recommend a web-based alternative. Contractor shall install upgrades to the CMMS system as necessary throughout the term of the Agreement. Contractor shall make the CMMS system license, as updated, available to the successor contractor, at the end of the Agreement. The City will pay Contractor for the actual cost of fees, if any, associated with upgrades to, and transfer of, the CMMS system (Maximo or equivalent) license. Program coverage will include all building mechanical/electrical Equipment

as well as other building related Equipment and components throughout the Facilities and will include the following steps:

- a. Work order system start-up
- b. Equipment survey/inventory
- c. Data loading
- d. PM scheduling
- e. Work load balancing
- f. Full system installation/training
- g. Establish support link

Contractor shall provide Department personnel with maintenance management system support and will load the same software with the Department's key managers for monitoring. Contractor will provide the Department with a modem and a communication package that will enable Contractor to provide the highest level of system support through on-line diagnostics.

Training for the use of the system will take place at the Facilities. Initial training will be in the use of the Work Order program, which will take place within the first few weeks after this Agreement begins.

Full system training will include Contractor's management and maintenance staff responsible for use of the program, and the Department's key managers. Full system training will be at least a two-day program conducted by Contractor.

Contractor shall provide additional management support of the program by routinely scheduling Contractor's senior management personnel to visit the Facilities. During each visit, one or more persons from Contractor's senior management staff will review the management reports generated by the system and evaluate program effectiveness.

Contractor shall provide software updates to the system as they are released. Contractor shall provide additional training, as needed.

To facilitate future maintenance and tracking of the Equipment, Contractor agrees to transfer the electronic equipment database to the City at the expiration or termination of the Agreement at no additional cost to the City and assign the license to the successor contractor as described above.

7. REMEDIAL MAINTENANCE

Contractor shall respond immediately, no later than within one hour, to correct malfunctions that involve Equipment or impact major building systems, *e.g.*, HVAC, Plumbing, Electrical, Fire, and any locking/securing device or system. Contractor's personnel shall work continuously, without regard for usual business hours, until the critical malfunctions are corrected.

8. ROUTINE MAINTENANCE AND REPAIR

Routine maintenance and repair shall mean those services performed as requested by the Director, Facility Manager or their designated representative and not otherwise classified as Preventive Maintenance, Emergency Response or Equipment Maintenance. Routine maintenance and repair requests will be communicated to the Contractor verbally or by work

order. Contractor shall respond to correct the reported condition within **one (1) hour of receipt of request for service.**

9. SCOPE OF SYSTEMS OPERATION AND MAINTENANCE

Contractor is responsible for operating and performing scheduled and unscheduled maintenance and repairs on the systems and Equipment in the Facilities, including, but not limited to, the Equipment listed in **Exhibit "E"**--Equipment Lists. The Contractor will provide all supervision, labor, material, spare parts, supplies, equipment, tools or special tools and services, in order to operate and maintain all Equipment in a First Class Condition, consistent with the Service Expectations outlined in **Exhibit "D"**—Service Level Agreements.

10. EQUIPMENT AND TOOLS USED BY CONTRACTOR

The City has some tools and equipment in inventory, which the Contractor may use for the purposes of this Agreement. At the beginning of this Agreement, the City will provide the Contractor with the City-owned tools listed in **Exhibit "M"**—City-owned Tools. While efforts have been made to verify the accuracy of the lists in **Exhibit "M,"** which are provided for informational purposes only, Contractor should take an inventory of all City-owned tools and equipment on hand and provide the inventory to the Director within 30 days after the beginning of the Agreement. Contractor may use the City-owned tools and equipment listed on the inventory throughout the term of the Agreement, but shall be responsible for returning the same tools and equipment to the City upon expiration or termination of the Agreement. The tools and equipment shall be returned to the City in reasonably good condition, taking normal wear and tear into account. Contractor shall provide replacements of any City-owned tools and equipment that are lost or damaged, throughout the term of the Agreement.

City will pay Contractor the actual cost of procuring additional equipment and tools required to perform services under this Agreement, to the extent that such equipment and tools are pre-approved by the Director.

Additionally, the Contractor is required to provide one (1) infrared camera throughout the term of this Agreement, to be kept on hand for performing diagnostic tests, such as detecting loose electrical connections and mechanical problems. The City will pay the Contractor a reasonable monthly fee for dedicating and operating one (1) of Contractor's service vehicles (a truck) for this Agreement.

Contractor shall obtain the Director's written approval prior to purchasing any golf carts for this Agreement. Contractor will purchase or lease golf carts on an as-needed basis, as approved by the Director. The City will provide the Contractor with access to existing golf carts at the beginning of the Agreement, as described below.

Existing Golf Carts/Golf Cart Requirements, Generally

Theater District Parks

Two (2) gasoline powered golf carts:

Two-passenger golf carts with a canopy and a flatbed trunk/storage area in the back for carrying tools and equipment. Note: One of the golf carts must be a "mule" type of golf cart—an all terrain vehicle. The other one can be a regular golf cart.

George R. Brown
Convention Center

Two (2) electric golf carts:
Two-passenger golf carts with a flatbed trunk/storage area in the back for carrying tools and equipment. No canopy needed.

Theater District
Parking Garages

Four (4) two-seat carts with a storage bin in back and one (1) four-seat cart. All Theater District Parking golf carts must be new, gasoline powered, with a canopy (no windshield), a flashing strobe light, head lights, rear running and brake lights, and a horn.

All golf carts must have a removable decal on the body, clearly displaying the Contractor's name, throughout the term of the Agreement. At the end of the Agreement, the golf carts will remain the Department's property. The color of the golf carts may be chosen later, but all of the Contractor's golf carts should be the same color.

City will pay Contractor for expenses associated with operating Contractor's service truck and all of the golf carts' fuel and maintenance expenses.

The City will pay for "miscellaneous" items, such as printers and copier paper, only to the extent such items are necessary to perform services under this Agreement and are pre-approved by the appropriate Facility Manager and the Director. Miscellaneous items must appear as individual line items, with a description identifying what the miscellaneous items are. The heading alone (e.g., "miscellaneous expenses"), without any description, is insufficient.

The City will not pay Contractor for "fixed trip charges" for call outs, service calls, or "travel time." The City will reimburse Contractor for mileage payments for its employees who travel from one Facility to another strictly in accordance with IRS rules for use of personal vehicles.

11. SERVICE HOURS

11.1 Typical Facility Operating Hours

The Facilities typically operate as listed in **Exhibit "B"**—Portfolio Composition Summary.

11.2 Contractor and Project Manager Availability

- a. Contractor must be available during the hours of 8:00 AM and 5:00 PM and on every day that is not a City Holiday to promptly respond to C&E inquiries and requests for additional information and clarifications.
- b. The Project Manager shall be assigned and dedicated to all Facilities from 8:00 AM to 5:00 PM on weekdays and shall be available to respond to off-hour issues and problems via cell phone.

11.3 Contractor's Typical Service Hours

Contractor's typical hours of service (Central Standard Time) are listed below. Hours may be varied at the Director's consent to reflect the needs of the Facilities.

a. Capital Improvement Projects (Exhibit "D-14")

Generally, capital improvement project activities will occur between the hours of 7:00 AM to 5:00 PM or as scheduled with Facility Managers so as to not interfere with scheduled events and other contract work in the Facilities.

b. Hours of General Maintenance Services as described in Electrical Services (Exhibit "D-10"), General Building Maintenance (Exhibit D-13), Mechanical Services (Exhibit "D-15"), General Services (Exhibit "D-24")

These services shall be provided as set forth below as long as business operations, convention events and performances are not interrupted. Major maintenance routines shall be scheduled with Facility Managers so as to not interfere with scheduled events and other contract work in the Facilities.

1. Operating Managers shall be assigned and dedicated as follows Monday through Friday and during events, which are often scheduled in the evening and on weekends, and shall be available to respond to off-hour issues and problems as needed:

GRBCC:	6:00 AM to 4:00 PM
Wortham Center:	7:00 AM to 5:00 PM
Jones Hall:	7:00 AM to 5:00 PM
All other facilities:	7:00 AM to 5:00 PM

2. Maintenance Electricians and Journeyman Electricians shall be assigned and dedicated as follows Monday through Friday and during events, which are often scheduled in the evening and on weekends, and shall be available to respond to off-hour issues and problems as needed:

GRBCC:	7:00 AM to 11:00 PM
Wortham Center:	7:00 AM to 5:00 PM
Jones Hall:	7:00 AM to 5:00 PM
Theater District Parking Garage:	7:00 AM to 4:00 PM
All other Lots and Garages (2 FTEs):	7:00 AM to 5:00 PM

3. Maintenance Supervisors shall be available to respond to issues and problems during events and on nights and weekends, and shall be regularly assigned and dedicated as follows Monday through Friday:

GRBCC:	6:00 AM to 4:00 PM
Theater District:	7:30 AM to 5:00 PM

4. Operating Engineers shall be available to respond to issues and problems during events and on nights and weekends, and shall be regularly assigned and dedicated as follows Monday through Friday:

GRBCC:	6:00 AM to 4:00 PM
Wortham Center:	7:00 AM to 5:00 PM
Jones Hall:	7:00 AM to 5:00 PM
All other facilities:	7:00 AM to 5:00 PM

5. Maintenance Mechanics shall be available to respond to issues and problems during events and on nights and weekends, and shall be regularly assigned and dedicated as follows Monday through Friday:

GRBCC: 1st shift: 7:00 AM to 3:00 PM
 2nd shift: 3:00 PM to 11:00 PM
 3rd shift: 11:00 PM to 7:00 AM

Wortham Center: 1st shift: 7:00 AM to 3:00 PM
 2nd shift: 3:00 PM to 11:00 PM
 3rd shift: 11:00 PM to 7:00 AM
 (if requested)

Jones Hall: 7:00 AM to 5:00 PM

Theater District Parking Garage: 7:00 AM to 5:00 PM

All other Lots and Garages (2 FTEs): 7:00 AM to 5:00 PM

6. Generally, the following maintenance activities can be performed during the hours between 7:00 AM to 5:00 PM; however, maintenance/PM activities that may interrupt normal business operations or events, and all maintenance activities that affect security or emergency response requirements, must be scheduled for other time periods. Contractor must work with Director to provide flexibility in the work schedules to allow for the scheduling of events, building needs, and work by other contractors.

i. Lighting Maintenance (Exhibit "D-16")

ii. Plumbing Services (Exhibit "D-17")

Note: A **female** plumber shall be on-site during events and performances if requested.

iii. Parking Facilities (Exhibit "D-18")

Major maintenance routines shall be scheduled during non-business hours.

Although the Theater District Garages and Convention District Garage Parking Facilities are open for business on a 24/7 basis, Contractor is not expected to schedule full-time staff on the third shift in the Parking Facilities unless the Director requests additional staff.

iv. Preventive Maintenance Service (Exhibit "D-19")

v. Electronic Security Service (Exhibit "D-22")

vi. Environmental, Health and Safety Service (Exhibit "D-23")

c. Hours of Service for Remedial Work Requests (Exhibit "D-20") and Service/Call Center (Exhibit "D-21"):

1. Prompt response to Facility problems shall occur on a 24/7 basis.
2. Remedial work requests accepted via phone during operating hours of 7:00 AM – 5:00 PM.
3. Remedial work requests accepted via e-mail or web page to be received on a 24/7 basis.
4. Contractor must be able to receive and process emergency calls received or generated by C&E Security at all times.

11.4 Around the Clock Coverage ("24/7")

Although the majority of services and support will occur between the hours of 7:00 AM to 5:00 PM, Contractor's on-site presence is required on a 24/7 basis at the George R. Brown Convention Center and may be required at other Facilities that may require support on a 24/7 basis. Additionally, many systems must function around the clock.

- a. Energy Conservation/Energy Management programs (Exhibit "D-11") shall be pursued on a continuous basis, to the extent that they do not interfere with events.
- b. Contractor shall ensure that auxiliary power and emergency back-up systems are available to operate on a 24/7 basis. Critical Environments that should not lose electrical power are listed in Exhibit "D-8A".
- c. Potable water must be available on a 24/7 basis at all assigned locations within the Facilities.
- d. Fountains operate seven days per week and are on timers.
- e. Contractor shall provide 24/7 system coverage for all emergency response and fire/life safety systems with immediate response to all emergency conditions and system equipment problems or fire alarms.
- f. Ensure that electronic security equipment is working on a 24/7 basis.

12. GREEN BUILDING METHODS

When planning future projects for construction or remodels of any kind to the Facilities, Contractor shall utilize Green Building methods for specifications, equipment and designs. Contractor agrees to assist the Department with its goal of obtaining LEED EB O&M (Leadership in Energy and Environmental Design for Existing Buildings Operations and Maintenance) certifications on its existing buildings.

13. INSPECTIONS

The City shall have the right to conduct both scheduled and unscheduled periodic inspections of all Facility locations, Equipment and records used by Contractor or City in connection with this Agreement, during regular business hours or any time in the case of an emergency, to determine whether Contractor has complied and is complying with the terms and conditions set forth in its Agreement. The Contractor will be notified, in writing, of deficiencies noted during the review and will be required to correct such deficiencies within ten (10) days from the date of notification. If the Contractor fails to take corrective action in a timely manner, the City may take corrective action on Contractor's behalf and Contractor shall reimburse the City for the cost of the maintenance promptly upon demand or the City may terminate the Agreement in whole or in part.

14. CONTRACTOR'S PHASE-OUT SERVICES

Contractor recognizes that the services provided under this Agreement are vital to the City's overall efforts to provide safe and reliable Facility operations; that continuity thereof must be maintained at a consistently high level without interruption; that upon expiration of the Agreement a successor may continue these services; that its successor Contractor shall need Phase-in training; and that Contractor must cooperate in order to effect an orderly and efficient transition.

15. EQUIPMENT CONDITION AT CONTRACT EXPIRATION

Ninety (90) days prior to Agreement expiration, Contractor shall:

- a. Inspect and test all Equipment. Furnish the Director a written report of inspection and test results.
- b. Perform a complete inspection of all controls and instrumentation and furnish a written report to the Director. All controls and instrumentation not in First Class Condition shall be corrected.
- c. Perform the following:
 - 1) Replace all lubricating oils to all rotating equipment;
 - 2) Lubricate all rotating equipment;
 - 3) Change all belts;
 - 4) Replace all filters;
 - 5) Update all maintenance logs and manuals;
 - 6) Replace burned-out luminaires and ballasts.
- d. Submit an audit performed by Contractor and verified by an independent auditor. The independent auditor, which may be selected by the Contractor, is subject to the Director's prior written approval. The audit shall certify to the condition of all Equipment included in the final report and shall identify any Equipment that has not been properly maintained.

The Director shall have the right of inspection during or after any of this work, and will notify the Contractor, within fourteen (14) calendar days of receipt of Contractor's certified statement, of any noted discrepancies. Contractor shall then proceed to correct any discrepancies caused by Contractor's negligence or failure to act before the expiration of the Agreement period at their sole expense. Contractor shall notify the Director in writing upon completion of all work.

Should Contractor fail to perform or complete any required work prior to the expiration of the Agreement, work on Equipment identified in the audit as not having been properly maintained by Contractor, the Director may have such work performed at the Contractor's expense.

EXHIBIT “B”

PORTFOLIO COMPOSITION SUMMARY

EXHIBIT "B" PORTFOLIO COMPOSITION SUMMARY

Asset #	Facility/ Asset Name	Address	Normal Operating Hours	Typical Event Hours (Mon - Sat)	Typical Event Hours (Sunday)	Total Occupant Capacity (Office)	Total Occupant Capacity (Assembly)	City Occupied Office Square Footage	HPD Occupied Square Footage	Sub- Leased Office Square Footage	Assembly Square Footage	Total Square Footage	Park Square Footage	Number of Parking Spaces (Covered)	Number of Parking Spaces (Uncovered)
Buildings:															
1	George R Brown Convention Center ("GRBCC")	1001 Avenida de las Americas, Hou., TX 77010	8 AM—5:30 PM	Business & Event Hours	8 AM-Midnight	74,229	200	60,000	40,000		1,700,000	1,800,000			
2	Historic homes near GRBCC (Cohn House: 4300 s.f.; Foley House: 3200 s.f.)	Avenida de las Americas at Rusk				tbd	tbd					7,500			
3	Wortham Theater Center	510 Preston, Hou., TX 77002	8 AM—5:30 PM	8 AM—2 AM	12 PM—8PM	300	3,500	5,625	N/A	50,000	90,000	437,000	N/A	N/A	N/A
4	Jesse H Jones Hall for the Performing Arts	615 Louisiana, Hou., TX 77002 Suite#101	8 AM—5:30 PM	8 AM—2 AM	12 PM—8PM	90	2,912	880	N/A	13,278	50,000	185,000	N/A	N/A	N/A
5	Miller Outdoor Theatre	100 Concert Drive, Hou., TX 77030-1702	8 AM—5:00 PM	12 PM – 1 PM 8 PM – 11:00 PM	8 PM – 11 PM	25	1708 seated area Hill 6000	3000 square feet	100 square feet	3000 square feet	36,000 square feet	36,000 square feet	465 acres	none	65
6	Houston Center for the Arts	3201 Allen Parkway 77019	8 AM—5:30PM	6:30 PM—11 PM	2 PM—6 PM	30	420	249 SQ FT	n/a	30072SQ FT	1,500	46,741		N/A	95
7	Talento Bilingue de Houston	333 South Jensen 77003	8 AM—5:30 PM	6:30 PM—11 PM	2 PM—6 PM	5	400		n/a		3,000	14,632	66,868	n/a	250

Asset #	Facility/ Asset Name	Address	Normal Operating Hours	Typical Event Hours (Mon - Sat)	Typical Event Hours (Sunday)	Total Occupant Capacity (Office)	Total Occupant Capacity (Assembly)	Assembly Square Footage	Total Square Footage	Park Square Footage	Number of Parking Spaces (Covered)	Number of Parking Spaces (Uncovered)
Parks:												
8	Root Memorial Square Park	1400 Clay Street	Daily and Event Hours	8 AM – Midnight	8 AM – Midnight	n/a	1,000		One City block (~5,133 sq. ft.)	One (1) City block		
9	Jones Plaza	600 Louisiana 77002	6 AM— 11 PM	5 PM— 10 PM	variable	n/a	3,600	5,133	5,133	n/a	n/a	n/a
10	Sesquicentennial Park 1	500 Texas 77002	6 AM— 11 PM	5 PM— 10 PM	variable	n/a	300	5,000	5,000	95,832	n/a	n/a
11	Sesquicentennial Park 2	510 Preston 77002	6 AM— 11 PM	5 PM— 10 PM	variable	n/a	2,500	30,000	30,000	331,056	n/a	n/a
12	Fish Plaza	500 Texas 77002	6 AM— 11PM	5 PM— 10 PM	variable	n/a	1,500	30,000	30,000	30,000	n/a	n/a
13	Sweeney Clock Triangle	400 Capitol 77002	24 hours						1,000	1,000	n/a	n/a
14	Sabine Promenade	Sabine to Bagby	Daily and Event Hours	8 AM – Midnight	8 AM – Midnight	n/a	n/a		23 acres = ~ 1,001,880		n/a	n/a

Asset #	Facility/Asset Name	Address	Normal Operating Hours	Typical Event Hours (Mon - Sat)	Typical Event Hours (Sunday)	Total Occupant Capacity (Office)	City Occupied Office Square Footage	Sub-Leased Office Square Footage	Total Square Footage	Park Square Footage	Number of Parking Spaces (Covered)	Number of Parking Spaces (Uncovered)
Parking Facilities:												
15	Lot H	1500 Memorial	8AM—5PM						184,647			403
16	Lot C	1400 Memorial							47,000			176
17	Theater District Parking Garages	511 Rusk	8AM—5PM	11AM-10PM		5	923	1,497	1,507,619		3,470	0
18	The Houston Center for the Arts Parking Lot	3201 Allen Parkway 77019	8AM---5.30PM	6.30 AM -- 11.00PM	200PM--6.00PM				33,302			85
19	Talento Bilingue de Houston Parking Lot	333 South Jensen 77003	8 AM---5.30PM	6.30 AM-- 11.00PM	2.00 PM--600PM		332	230	52,220			159
20	GRBCC Parking Lots	1000 Avenida de las Americas	5AM--10PM	5AM--10PM	5PM-10PM				unk.			1,096
21	Convention District Garage	1002 Avenida de las Americas	8AM – 5PM	11AM – 10PM		4			150,000		663	

Asset #	Facility/ Asset Name	Address	Normal Operating Hours	Typical Event Hours (Mon – Sat)	Typical Event Hours (Sunday)	Total Occupant Capacity (Office)	City Occupied Office Square Footage	Sub-Leased Office Square Footage	Total Square Footage	Park Square Footage	Number of Parking Spaces (Covered)	Number of Parking Spaces (Uncovered)
Fountains:												
22	Fountain 1	600 Block Preston at Smith	365 Days	24 hours	24 hours				unk.			
23	Fountain 2	700 Block Preston at Louisiana	365 Days	24 hours	24 hours				unk.			
24	Fountain 3	800 Block Preston at Market Sq	365Days	24 hours	24 hours				unk.			
25	Fountain 4	900 Block Preston at Main	365 Days	24 hours	24 hours				unk.			
26	Fountain 5	1000 Block Preston at Main	365 Days	24 hours	24hours				unk.			
27	Fountain 6	1100 Block Preston at Main	365 Days	24 hours	24 hours				unk.			
28	Fountain 7	1300 Block Preston at Caroline	365 Days	24 hours	24 hours				unk.			
29	Fountain 8	1500 Block Preston at Crawford	365 Days	24 hours	24 hours				unk.			
30	Fountain 9	800 Block on Congress	365 Days	24 hours	24 hours				unk.			
31	Fountain 10	900 Block on Congress	365 Days	24 hours	24 hours				unk.			
32	Fountain 11	1000 Block on Congress	365 Days	24 hours	24 hours				unk.			
33	Fountain 12	700 Block on Prairie	365 Days	24 hours	24 hours				unk.			
34	Houston Center for the Arts Fountain	3201 Allen Parkway 77019	365 Days	24 hours	24 hours				unk.			
35	Jones Hall courtyard fountain	615 Louisiana 77002	365 Days	24 hours	24 hours				unk.			
36	Jones Plaza Fountain	600 Louisiana 77002	365 Days	24 hours	24 hours				unk.			
37	Root Memorial Square Park fountain	bordered by Clay, Bell, Austin and La Branch streets	365 Days	24 hours	24 hours				unk.			

38	Sesquicentennial Park 1 Fountains (2)	500 Texas 77002	365 Days	24 hours	24 hours				unk.			
39	Sesquicentennial Park 2 Fountain	corner of Bagby and Franklin (near George Bush statue)	365 Days	24 hours	24 hours				unk.			

EXHIBIT "C"

SERVICES TO BE PROVIDED, BY FACILITY

FUNCTIONAL MATRIX

EXHIBIT "C-1A"
SERVICES TO BE PROVIDED, BY FACILITY (FUNCTIONAL MATRIX)

SLA Number	Scope of Services	GRBCC	Wortham Theater	Jones Hall	Miller Outdoor Theatre	Houston Center for the Arts	Talento Bilingue
1	Management						
2	Finance and Administration	X	X	X	X	X	X
3	Operational Reporting	X	X	X	X	X	X
4	Technology	X	X	X	X	X	X
5	Subcontractor Management	X	X	X	X	X	X
6	Documentation and Manuals	X	X	X	X	X	X
	Building Operations						
7	Capital Planning	X	X	X	X	X	X
8	Business Continuity (Disaster Back-up)	X	X	X	X	X	X
9	Drinking Water	X	X	X	X	X	X
10	Electrical Services	X	X	X	X	X	X
11	Energy Conservation/Energy Management	X	X	X	X	X	X
12	Fire/Life Safety Services	X	X	X	X	X	X
13	General Building Maintenance	X	X	X	X	X	X
14	Capital Improvement Project Management	X	X	X	X	X	X
15	Mechanical Services	X	X	X	X	X	X
16	Lighting Maintenance	X	X	X	X	X	X
17	Plumbing Services	X	X	X	X	X	X
18	Parking Facilities	X	X	X	X	X	X
19	Preventive Maintenance	X	X	X	X	X	X
20	Remedial Requests	X	X	X	X	X	X
21	Service/Call Center	X	X	X	X	X	X
22	Electronic Security	X	X	X	X	X	X
	General Building Services						
23	Environmental, Health and Safety	X	X	X	X	X	X
24	General Services	X	X	X	X		

Key: X = Primary Contractor

Blank = Contractor Not Responsible

EXHIBIT "C-1B" SERVICES TO BE PROVIDED, BY FACILITY (FUNCTIONAL MATRIX)

THEATER DISTRICT PARKS

SLA #	Scope of Services	Root Memorial Square	Jones Plaza	Sesqui-centennial Park 1	Sesqui-centennial Park 2	Sweeney Clock Triangle	Fish Plaza	Sabine Promenade
	Management							
1	General Management	X	X	X	X	X	X	X
2	Finance and Administration	X	X	X	X	X	X	X
3	Operational Reporting	X	X	X	X	X	X	X
4	Technology	X	X	X	X	X	X	X
5	Subcontractor Management	X	X	X	X	X	X	X
6	Documentation and Manuals	X	X	X	X	X	X	X
	Building Operations							
7	Capital Planning	X	X	X	X	X	X	X
8	Business Continuity (Disaster Back-up)							
9	Drinking Water	X	X	X	X	X	X	X
10	Electrical Services	X	X	X	X	X	X	X
11	Energy Conservation/Energy Management	X	X	X	X	X	X	X
12	Fire/Life Safety Services		X	X	X	X	X	X
13	General Building Maintenance	X	X	X	X	X	X	X
14	Capital Improvement Project Management	X	X	X	X	X	X	X
15	Mechanical Services		X	X	X	X	X	X
16	Lighting Maintenance	X	X	X	X	X	X	X
17	Plumbing Services	X	X	X	X	X	X	X
18	Parking Facilities		X	X	X	X	X	
19	Preventive Maintenance	X	X	X	X	X	X	X
20	Remedial Requests	X	X	X	X	X	X	X
21	Service/Call Center	X	X	X	X	X	X	X
22	Electronic Security				X			
	General Building Services							
23	Environmental, Health and Safety	X						
24	General Services							

X = Primary Contractor

Blank = Contractor Not Responsible

EXHIBIT "C-1C" SERVICES TO BE PROVIDED, BY FACILITY (FUNCTIONAL MATRIX)
PARKING FACILITIES

SLA Number	Scope of Services	Theater District Garages	Houston Center for the Arts Lot	Talento Bilingual Lot	Convention District Garage	GRBCC Parking Lots
	Management					
1	General Management	X	X	X	X	X
2	Finance and Administration	X	X	X	X	X
3	Operational Reporting	X	X	X	X	X
4	Technology	X	X	X	X	X
5	Subcontractor Management	X	X	X	X	X
6	Documentation and Manuals	X	X	X	X	X
	Building Operations					
7	Capital Planning	X				X
8	Business Continuity (Disaster Back-up)	X				
9	Drinking Water	X				
10	Electrical Services	X	X	X	X	X
11	Energy Conservation/Energy Management	X	X	X	X	X
12	Fire/Life Safety Services	X				
13	General Building Maintenance	X				X
14	Capital Improvement Project Management					
15	Mechanical Services	X				
16	Lighting Maintenance	X	X	X	X	X
17	Plumbing Services	X				X
18	Parking Facilities	X	X	X	X	X
19	Preventive Maintenance	X	X	X	X	X
20	Remedial Requests	X	X	X	X	X
21	Service/Call Center	X	X	X	X	X
22	Electronic Security					
	General Building Services					
23	Environmental, Health and Safety	X			X	
24	General Services	X				

Key: X = Primary Contractor

Blank = Contractor Not Responsible

**EXHIBIT "C-1D" SERVICES TO BE PROVIDED, BY FACILITY
(FUNCTIONAL MATRIX) FOUNTAINS**

SLA Number	Scope of Services	All Fountains
	Management	
1	General Management	X
2	Finance and Administration	X
3	Operational Reporting	X
4	Technology	X
5	Subcontractor Management	X
6	Documentation and Manuals	X
	Building Operations	
7	Capital Planning	X
8	Business Continuity	
9	Drinking Water	
10	Electrical Services	X
11	Energy Conservation/Energy Management	X
12	Fire/Life Safety Services	X
13	General Building Maintenance	X
14	Capital Improvement Project Management	X
15	Mechanical Services	
16	Lighting Maintenance	X
17	Plumbing Services	X
18	Parking Facilities	
19	Preventive Maintenance	X
20	Remedial Requests	X
21	Service/Call Center	X
22	Electronic Security	
	General Building Services	
23	Environmental, Health and Safety	X
24	General Services	
	Key:	
	X = Primary Contractor	
	Blank = Contractor Not Responsible	

EXHIBIT "C-2C"
ENVIRONMENTAL, HEALTH AND SAFETY ACTIVITIES
PROJECTED ANNUAL VOLUMES

Type of Survey/Test	Convention Center	Theater District Facilities*	Parking Facilities**
Indoor Air Quality Test	2	2	2
Water Sampling	4	4	4
Cooling Tower Legionella Testing	1	1	1
Air Handler Legionella Testing	1	1	1
Other Surveys/Tests (as needed or required)			
Projected Annual Surveys/Tests Totals	8	8	8

* Theater District Facilities include the Wortham Theater Center, Jones Hall, Houston Center for the Arts, Miller Outdoor Theatre, and Talento Bilingue de Houston, and Theater District Parks and Fountains

** Parking Facilities (excluding surface parking lots) include (1) Theater District Parking, (2) Tunnels, and (3) Convention District Garage

EXHIBIT “D”
SERVICE LEVEL AGREEMENTS

EXHIBIT D-1—GENERAL MANAGEMENT

EXHIBIT D-1A—PERSONNEL QUALIFICATIONS

EXHIBIT D-1B—CITY OF HOUSTON CLEARANCE VERIFICATION FORM

EXHIBIT D-2—FINANCE AND ADMINISTRATION

EXHIBIT D-3—OPERATIONAL REPORTING

EXHIBIT D-4—TECHNOLOGY

EXHIBIT D-5—SUBCONTRACTOR MANAGEMENT

EXHIBIT D-6—DOCUMENTATION, PROCEDURES AND MANUALS

EXHIBIT D-7—CAPITAL PLANNING (INFRASTRUCTURE SYSTEMS ONLY)

EXHIBIT D-8—BUSINESS CONTINUITY

EXHIBIT D-8A—CRITICAL ENVIRONMENTS

EXHIBIT D-9—DRINKING WATER AND DECORATIVE FOUNTAINS

EXHIBIT D-10—ELECTRICAL SERVICES

EXHIBIT D-11—ENERGY CONSERVATION/ENERGY MANAGEMENT

EXHIBIT D-12—FIRE/LIFE SAFETY SERVICES

EXHIBIT D-13—GENERAL BUILDING MAINTENANCE

EXHIBIT D-14—CAPITAL IMPROVEMENT PROJECT MANAGEMENT

EXHIBIT D-15—MECHANICAL SERVICES

EXHIBIT D-16—LIGHTING MAINTENANCE

EXHIBIT D-17—PLUMBING SERVICES

EXHIBIT D-18—PARKING FACILITIES

EXHIBIT D-19—PREVENTIVE MAINTENANCE

EXHIBIT D-20—REMEDIAL WORK REQUESTS

EXHIBIT D-20A—SERVICE LEVEL RESPONSE GOALS

EXHIBIT D-21—SERVICE/CALL CENTER

EXHIBIT D-22—ELECTRONIC SECURITY

EXHIBIT D-23—ENVIRONMENTAL, HEALTH AND SAFETY (EH&S)

EXHIBIT D-24—GENERAL SERVICES

EXHIBIT "D-1"

GENERAL MANAGEMENT

Function:

Provide account management to ensure services are delivered consistent with the stated scope of services, specifications and service expectations. Management services to include sourcing, supervising and evaluating current service delivery methods and submitting enhancement opportunities to improve quality, customer service and cost performance as well as satisfying current and new business requirements.

Responsibilities:

Hire, train and supervise such personnel and subcontractors as required to manage and perform the assigned functions as defined and delineated within **Exhibit "C"** – Services to be Provided, by Facility (Functional Matrix) on a 24/7 on-site staff basis. "Graveyard" shift on-site coverage, when properties are virtually shut-down, requires at least one (1) appropriately skilled person on-site at the GRBCC and one (1) additional person, if requested, to immediately respond to problems and address maintenance activities associated with all Facilities. All work shall be completed in a manner that is consistent and compliant with all local, state and national laws, codes and regulations, and C&E security requirements (refer to **Exhibit "D-1A"** Personnel Qualifications). Ensure all personnel having account management, lead engineering, and operational and technical supervisory responsibilities are pre-approved by the Director's designees prior to being assigned to any C&E property. Ensure all personnel assigned to the C&E account are in full compliance with the pre-qualification process within **Exhibit "D-1B"** – City of Houston Clearance Verification Form. Written certification is to be provided to the Director's designee prior to any employee starting work on the account.

Maintain effective customer relations. Develop and implement procedures to define and ensure the prompt handling of routine remedial work requests, including the proper communication channels, service level response goals and workload tracking mechanisms. Conduct customer satisfaction surveys on a frequency acceptable to the Facility Managers, summarize the results and implement corrective actions expeditiously.

Work in conjunction with the Facility Managers to develop and implement 24-hour emergency response and procedures for responding to unplanned Facility system interruptions and/or severe weather conditions that affect life safety, physical assets or business operations. Participate as needed in the development of emergency response plans and effectively perform the assigned support responsibilities.

In conjunction with the Facility Managers, assist in developing a strategic analysis of the Facilities' strengths and weaknesses and recommend viable improvement opportunities to maintain areas of strength and enhance areas of weakness. The analysis should include issues such as asset conditions, fiscal constraints, industry trends, new business requirements and anticipated changes within the department's business use mix.

EXHIBIT "D-1" (CONTINUED)

GENERAL MANAGEMENT

Recommend operational, reporting and service delivery programs, procedures and specifications that are, from a practical perspective, appropriate to be deployed on an assigned department-wide basis.

Continually evaluate service delivery programs, processes and methods and recommend alternative means to deliver the services to realize higher quality standards, customer satisfaction levels and/or operational cost savings. Provide the Facility Managers with comprehensive business case analysis for proposed changes, which outline the proposed process/policy/strategy changes, cost/benefit, implementation plan, risks/mitigations, and actions required of C&E.

Prepare benchmarking analyses that compare similar services and operating expenses on a service provider portfolio and Houston market basis. Identify and recommend performance enhancement opportunities to improve efficiencies.

Effectively interface with the appropriate groups to understand current and new business requirements, develop solutions to satisfy changing business needs, and prepare funding projections for inclusion within the operating, project expense and capital budgets.

Develop, implement, maintain and upgrade as needed, employee training programs designed to improve skill levels and competencies and accommodate new technical and managerial requirements, as approved by Director's designee. Safety training and specific training on specialized equipment and systems should be included.

And other items as necessary.

Service Expectations:

Compliance with codes and regulations:	100%
Viable cost savings ideas represent 5% of annual operating budget:	100%
Operating expenses comparable to local market benchmarks: (excluding unique or atypical service requirements)	100%
Work environment available to conduct business as expected:	100%
Customer satisfaction rating average:	Greater than 4.0 out of a 5 scale
Compliance with personnel pre-approval and qualifications requirements:	100%
Personnel training activities completed as planned:	100%
Compliance with Subcontractor pre-qualification requirements:	100%

EXHIBIT "D-1A"

PERSONNEL QUALIFICATIONS

Changes in staffing are subject to the Director's prior written approval. The Contractor shall furnish adequate certification papers and documentation of the assigned personnel's qualifications for the on-site crew and obtain the written approval of the Director, replacing staff as needed with qualified personnel. A minimum of one (1) State of Texas Fire Alarm and/or Fire Sprinkler licensed staff person is preferred. Contractor shall not charge for services or staff that it does not provide. **City will not pay for any expenses Contractor incurs to recruit additional or replacement staff.**

The Director shall have the authority in his or her sole discretion to instruct the Contractor to remove personnel from the project. The Director's decision shall be final in all cases.

During the first six months of the Agreement, Contractor shall install and implement biometric time clocks or a similar time-keeping system approved by the Director. The Contractor shall ensure that its employees use the new time-keeping technology in accordance with procedures or instructions to be provided by C&E's Director of Security. Contractor will be responsible for verifying the accuracy of all subcontractors' time-keeping records.

To ensure accurate timekeeping and billing, Contractor shall use computerized time accounting systems at all Facilities and maintain a time log for all personnel performing services under this Agreement. Personnel time logs shall contain a record for each employee, which shows employee's name, date(s) worked, and time(s) worked. All personnel time logs shall be submitted to the City with the invoices pertaining to the time period covered by the logs. Contractor will not be paid for any time periods in which the personnel time logs and invoices do not agree.

- A. **PROJECT MANAGER** – should have at least ten years of experience as Project Manager for similar projects, although candidates with less experience may be considered if they have extensive training. C&E Director's prior written approval is required before any Project Manager is hired. Project Manager must be dedicated to this contract exclusively and work full-time to serve as Contractor's on-site manager for all phases of building operation, maintenance and repair services at the C&E complex. The Project Manager shall not be reassigned from this project without 90 days' advance written notice to the Director. Additionally, the Project Manager and/or other management level staff should be LEED certified and accredited and stay up to date on current LEED changes and updates.
- B. **OPERATIONS MANAGERS** – must have First Grade, Stationary Engineer's License and Maintenance Electrician's License in conformance with City of Houston codes.

PERSONNEL QUALIFICATIONS *CONTINUED*

Initially, there should be one (1) Operations Manager for the GRBCC, one (1) Operations Manager for the Wortham Theater Center, and two (2) Operations Managers for the other Theater District Facilities.

- C. OPERATING ENGINEERS** – shall have Second Grade Stationary Engineer's Licenses in conformance with City of Houston codes or equivalent training and experience as approved by the Director.
- D. MAINTENANCE SUPERVISORS** - The Maintenance Supervisors shall have at least five (5) years' operating experience as a First Grade Stationary Engineer, be qualified to supervise and train other operating engineers and maintenance technicians in the operation of C&E's heating, ventilation and air conditioning systems (HVAC), the plumbing systems, the electric power supply and distribution systems, the lighting system, maintenance functions, and the fire suppression systems.
- E. MAINTENANCE ELECTRICIANS** – Maintenance Electricians shall have: (a) at least ten (10) years' experience in repairing and programming HVAC controls, pneumatic and DDC control systems, and ten (10) years' experience as a maintenance electrician. Maintenance Electricians must have a Journeyman Electrician's license in conformance with the City of Houston Building Code; and (b) qualifications to perform most maintenance tasks.
- F. JOURNEYMAN ELECTRICIAN** – A Journeyman Electrician with at least five (5) years' experience as a licensed Journeyman Electrician in conformance with the City of Houston Building Code. All electricians who perform work under this Agreement must have at least a Journeyman Electrician's license.
- G. MAINTENANCE MECHANICS** – shall have at least five (5) years' experience with at least two (2) years' experience in the repair and installation of commercial air conditioning and centrifugal chillers of 500+ tons.
- H. PLUMBER** – Plumber should have at least five (5) years' experience as a certified journeyman plumber. In addition to the certified journeyman plumber, a female plumber, or a female with experience as a plumber's helper, should be available on stand-by during events open to the public, to attend to any minor plumbing problems that may arise in ladies' restrooms.
- I. FOUNTAIN TECHNICIAN**—must have a minimum of two (2) years' experience in electrical/plumbing repairs.
- J. GENERAL MAINTENANCE TECHNICIAN** – must have 3rd grade or above City of Houston Stationary Engineer's license with a minimum of five (5) years' experience in repairs of air handlers and pumps, or equivalent experience and education as approved by the Director.

- K. PAINTERS AND PAINTERS' ASSISTANTS** – Painters should have at least five (5) years' experience painting and should be familiar with a variety of techniques, equipment and media, including Zolatone painting. Painters' Assistants should have at least one (1) year's experience painting vocationally.
- L. LOCKSMITH** -- Minimum of three (3) years' experience working as a full-time door and lock hardware installer. Must be able to install, repair, adjust and maintain door hardware to factory standards. Experience to include but not be limited to: Panic bar devices, door closers, automatic door closers, electric latch strikes, interchangeable core systems, mortise and rim cylinder lock devices. Locksmith will be based at the GRBCC but provide services at all Facilities as requested.

And other personnel as deemed necessary. Contractor must obtain the Director's prior written approval before changing the number and/or job titles of staff positions for this Agreement.

EXHIBIT "D-1B"
CITY OF HOUSTON CLEARANCE VERIFICATION FORM

Company/Contractor Name: _____

Business Address: _____

Business Telephone: _____

Primary Contact: _____

Title: _____

Name of Employee: _____

Title: _____

Check box of confirmed clearance:

Ten-year Criminal Background Check

Drug Test; What type of panel? _____

Credit Background Check

Driving Record Check

Employment Verification

Education Verification

Other: _____

Signature of Project Manager: _____

Date: _____

C&E Facility Manager: _____

Date: _____

AND OTHER PERTINENT INFORMATION DEEMED NECESSARY BY THE DIRECTOR.

EXHIBIT "D-2"

FINANCE AND ADMINISTRATION

Function:

Provide financial processing and reporting services to ensure fiscal controls are appropriately applied, C&E electronic interfaces occur as expected, financial reports are a true reflection of expenses incurred, invoices are approved and appropriately funded and budgets are developed consistent with C&E requirements.

Responsibilities:

Prepare annual as well as mid-year re-forecasted expense operating budgets for all Facilities including an assigned portfolio summary budget. Budgets shall detail the expected expenses related to the overall management, administration, and operation of the properties on a monthly and fiscal year to date basis. The format shall be compatible with industry standard chart of accounts, as adapted by C&E, and show the respective cost per Facility calculations where applicable.

Provide budget back-up documentation to include the assumptions used to develop budget values and submit budget variance explanations, versus actual expenses incurred, as part of the monthly and quarterly financial reporting process.

Perform accurate and timely fiscal accounting services for all expenditures related to the scope of services which shall include, but not be limited to, monthly and quarterly operating reports, subcontractor payments for services, invoice processing for materials and supplies, preparation and maintenance of assigned inventory controls, and preparation of all fiscal year-end close-out accounting documents. Accounting services include adhering to capital and expense project close-out procedures as defined by C&E.

Maintain complete books and records in connection with the management and operation of the contract. Such books and records shall be kept in a manner sufficient to respond to C&E financial information requirements and requests for information regarding the operation of the contract.

Assemble, retain and monitor compliance with all contracts, agreements and other records and data as may be necessary to carry out the functions associated with the delivery of the assigned range of services.

Approve all invoices submitted to C&E for payment ensuring they are a true reflection of the services or project work accomplished and consistent with City expenditure authorization limits. Ensure subcontracted vendors receive their payment consistent with the Agreement terms.

EXHIBIT "D-2" (CONTINUED)

Finance and Administration Appropriately process Special Service Authorizations (SSA) account payments consistent with approved accounts payable procedures and policies.

Manage all contract related bank accounts in a fiscally sound manner and in compliance with all City requirements and governing rules and regulations.

And other tasks as necessary.

Service Volumes:

Financial reporting including variance explanations submitted to C&E on a monthly basis.

Capital and expense budget submitted on an annual basis.

Re-forecast as requested by C&E.

Service Expectations

Compliance with banking rules and regulations:	100%
Budget package complete and submitted on time:	100%
Invoices accurate and approved prior to submission:	100%
Payments dispersed consistent with City authorization limits:	100%
Monthly financial reporting package complete and on time:	100%
Sub-contracted payments made consistent with agreement terms:	100%
Service provider responsive to C&E inquiries:	100%

EXHIBIT "D-3"

OPERATIONAL REPORTING

Function: Provide monthly, quarterly and year-to-date operational reporting services which highlight operational issues and summarize the preventive maintenance, remedial work requests, capital planning, and infrastructure/capital improvement project management workload results as the fiscal period progresses. Reports to be prepared at the Facility level with applicable Department-wide summaries presented.

Responsibilities:

Prepare monthly reporting packages that summarize the operational performance and workload volume results using the information contained and updated within a C&E approved CMMS system. The monthly reporting package shall include an executive summary which highlights significant achievements and pertinent issues as well as sufficient details to comply with all C&E reporting requirements.

Capital Planning – Required reporting to include:

1. Status on the primary infrastructure system live loads relative to system capacities and current usage
2. Identification of current and projected central plant deficiencies
3. Recommendations on system or component modifications, expansion plans or replacements which will mitigate anticipated infrastructure capacity limitations and reliability concerns
4. Summary of incident reports and status of all action items where abnormal incidents have resulted in downtime or impacted facility availability

Preventive maintenance program. Required reporting to be by functional trade discipline and include:

1. Number of Critical PM activities completed as planned
2. Number of non-critical PM activities completed as planned
3. Number of PM activities deferred, reasons why deferred and length of deferral time
4. Actual person hours expended to complete the PM routines
5. Estimated person hours projected to complete the PM routines
6. Number of remedial PM work orders generated and completed
7. Number of open remedial PM work orders and reasons why delayed
8. Progress towards attaining the major preventive maintenance goals and objectives

Operational Reporting

Workload and resource utilization reports that summarize C&E initiated remedial work order activities. Required reporting to be by functional trade discipline and include:

1. Number of work orders received
2. Number of work orders completed
3. Number of work orders deferred
4. Number of person hours expended
5. Number of person hours projected

6. Number and percent of work orders received and completed (organized by the service level response goals)
7. Number of building alarm system notifications responded to with a resolution summary

Infrastructure/Capital Improvement project status. Required reporting to include:

1. List individual infrastructure/capital improvement projects outstanding and progress on budget, schedule and scope attainment.
2. List individual infrastructure/capital improvement projects completed and final budget, schedule and scope attainment results.
3. List individual infrastructure/capital improvement projects deferred and reason for deferral with associated risk analysis.

Customer Satisfaction Results. Required reporting to include:

1. Summary of formal customer surveys conducted
2. Summary of informal feedback (i.e., e-mails response, verbal communications etc.)
3. Summary of feedback by functional discipline (i.e., operations, projects etc.)

And other items as necessary.

Service Volumes:

1. Operational reporting submitted to the Facility Managers on a monthly basis.
2. Regulatory reporting submitted consistent with C&E requirements.

Service Expectations:

Regulatory reporting requirements satisfied:	100%
Service provider responsiveness to C&E inquiries:	100%
Monthly reporting package complete and submitted on time:	100%
Accuracy of information contained within monthly reports:	100%

EXHIBIT "D-4"

TECHNOLOGY

Function: Provide a comprehensive technology platform to effectively integrate the Facilities' business processing and reporting functions. Contractor shall effectively manage the remedial work request and preventive maintenance work order processes, budgeting and accounting requirements, procurement initiatives and processes, performance management program tracking and reporting, and project management assignments. C&E access to information is to be facilitated through a customized internet-based portal system with highly secured protection capabilities.

Responsibilities:

1. Provide the CMMS technology necessary to allow C&E to have continuous access to pertinent operations and maintenance information through a web-based system that is customized to meet C&E's requirements using a common web browser. Ensure access to information is tightly controlled with only authorized individuals allowed to view, manipulate and retrieve information.
2. Ensure compliance with all licensing requirements and recommend software upgrades to maintain systems as current or provide additional capabilities.
3. Provide the means to monitor, track and retrieve information at the Facility level and building trades and tenant services disciplines. Systems shall provide access to information at the Facility and Department-wide summary levels on a 24/7 basis. Provide reporting capabilities consistent with the Operational Reporting requirements as defined within **Exhibit "D-3"** Operational Reporting.
4. Establish the procedures and processes necessary to receive remedial work requests on-line, generate and distribute work orders, close work orders, track workload volumes, measure attainment of service level response goals and solicit customer satisfaction feedback. System to provide web based capabilities for requestor to check work order status. System to be able to notify requestor as a work request moves through the process (i.e., acknowledge receipt, turned from request to work order, identify schedule for completion, notify requestor of deviations from schedule and notify requestor when work order is complete).
5. Provide a preventive and predictive maintenance and inspection program system capability that reflects industry standard, manufacturer recommended and C&E approved maintenance routines and procedures for all of the building equipment operational within assigned Facilities. Generate work orders on a prescribed frequency, close work orders, track workload volumes and measure compliance with operational performance objectives.

EXHIBIT "D-4" (CONTINUED)
TECHNOLOGY

6. Provide the budget and accounting systems that satisfy City processing and reporting requirements including technologies for timekeeping, payroll system, accounts payable, general ledger and other financial related processing. Ensure the financial systems can accommodate an account-kind structure that is consistent with industry standards, is maintained at the individual Facility level with required Department-wide roll-ups, and facilitates standard industry benchmarking programs.
7. Provide an e-procurement solution that satisfies all invoice, purchase order and procurement requirements as defined by the City. Solution is to be capable of integrating with a CMMS technology and provide readily available access to procurement information as applied to individual Facilities and operational budgets, work orders and project activities.
8. Provide the ability to manipulate data in a manner that demonstrates attainment of key performance indicators and performance metrics as defined within the various Service Level Agreements.
9. Provide a project management technology solution to effectively manage individual capital improvement projects. Capabilities include the ability to monitor project status, budgets and schedules and provide a master scheduling system which summarizes all project activities underway, completed and planned on a fiscal year-to-date basis.
10. Ensure the range of technology solutions are housed in a physically secured and "hardened" environment with industry accepted building infrastructure redundancy programs and systems in-place. Prepare a disaster recovery program to minimize downtime in the event a major disaster occurs.
11. Develop a means to identify and quantify new management processing and reporting requirements, add new data elements and recommend technology improvements to satisfy new and emerging business requirements.
12. As directed by C&E, provide and utilize VFA facility as the technology solution to facilitate capital planning and asset management activities and development of capital improvement plans. Contractor shall provide at least four (4) VFA facility licenses, which shall be shared with designated C&E staff as directed.
13. And other items as necessary.

Service Volumes:

Information shall be maintained in a real time, accurate, up-to-date and complete manner to satisfy all processing and reporting requirements.

Service Expectations:

A. Compliance with secured access requirements:	100%
B. C&E ability to access information via the web:	98%
C. Prompt response to inquiries:	100%
D. Licensing requirements satisfied:	100%
E. Databases maintained as current:	98%
F. Software upgrades and data elements added as appropriate:	100%
G. Applicable project criteria updated within the CMMS within 30 days of project completion:	100%

EXHIBIT "D-5"

SUBCONTRACTOR MANAGEMENT

Function: Provide management services for all of Contractor's subcontracted vendors, ensuring services are delivered consistent with agreement terms, service specifications and C&E expectations. Monitor subcontractor performance and approve all directly contracted subcontractor invoices. As necessary update service specifications based on changing business needs and periodically evaluate alternative sourcing opportunities. All subcontracted services must be pre-approved by the Director.

Responsibilities:

1. Provide the assigned range of operations and maintenance services and ensure they are delivered consistent with service specifications and applicable codes and regulations. Identify services to be subcontracted or re-bid to realize process improvements or cost savings, prepare detailed service specifications for approval, conduct formal bid procedures, recommend third party vendors for service contract awards, and execute such contract awards. All third party provider contracts are to be consistent with City established contract parameters, guidelines and stipulations and insurance requirements.
2. Perform accurate and timely fiscal accounting services for all expenditures related to the subcontracted scope of services which shall include, but not be limited to, monthly and quarterly operating reports (which include updated fiscal year expenditure forecasts against budget), payments for subcontracted services and associated invoice processing for materials and supplies, and preparation of all fiscal year-end close-out accounting documents.
3. Effectively interface with C&E representatives to ensure current and future business requirements are satisfied on a consistent basis. Continually evaluate service delivery programs, processes and methods and recommend alternative means to deliver the services to realize higher quality standards, customer satisfaction levels and/or operational cost savings. Provide C&E with comprehensive and rigorous business case analyses for proposed changes which outline the proposed process/policy/strategy changes, cost/benefit, implementation plan, risks/mitigations, and actions required of C&E.
4. Where practical, manage the provision of subcontracted services on a regional basis to leverage resources and purchasing power across a wider array of properties.
5. Provide effective support for assigned critical environments by self-performing or retaining subcontractors who possess the required level of expertise necessary to ensure critical environments are serviced consistent with C&E requirements.

EXHIBIT "D-5" (CONTINUED)
SUBCONTRACTOR MANAGEMENT

6. Periodically benchmark subcontracted services within local and regional markets and provide the Facility Managers with an analysis addressing how current service pricing compares with the market.
7. Approve all of Contractor's directly subcontracted invoices submitted for payment, ensuring they are a true reflection of the services or project work accomplished and consistent with City expenditure authorization limits. Ensure that Contractor's subcontractors receive their payment consistent with the Agreement terms.
8. As much as practical, utilize minority, disabled persons and women owned businesses to deliver subcontracted services and/or provide materials and supplies.
9. And other items as necessary.

Service Expectations:

A. Compliance with codes and regulations:	100%
B. Compliance with authorized spending limits:	100%
C. Compliance with City procurement requirements:	100%
D. Specifications satisfy current business requirements:	100%
E. Compliance with licensing and certification requirements:	100%
F. Compliance with security procedures and policies:	100%

EXHIBIT "D-6"

DOCUMENTATION, PROCEDURES AND MANUALS

Function: Maintain and communicate the policies and procedures associated with the delivery of efficient and quality operations and maintenance services in support of the Department's various business functions, tenants, events and performances. Contractor shall maintain a library of asset drawings, manuals or electronic files, including comprehensive Facility manuals, safety programs, emergency procedures (per established City guidelines), building operations and maintenance procedures.

Responsibilities:

1. When requested by the Director, prepare and update policies and procedures for all assigned Facilities within the Department and distribute to the appropriate personnel based on the need to receive and use the information.
2. Policies and procedures shall be maintained as current, with updates and modifications communicated to the appropriate audience as necessary or required.
3. Properly label and index manuals, building drawings, and electronic documents to allow for quick access to specific information.
4. Maintain a back-up copy of appropriate contractor critical building drawings and electronic documents at an alternate site location. Update back-up information quarterly.
5. Ensure operational procedures and problem escalation procedures specific to critical Equipment (i.e., UPS, generators, transfer switches, distribution equipment, major mechanical equipment etc.) are posted in close proximity to or on the equipment for ready reference by operations technicians and vendors.
6. Contractor shall keep a log near Equipment documenting the date service is performed, the name of the person performing the service, and a description of the service that is performed.
7. Ensure policies and procedures developed are not in conflict with established City policies and procedures.
8. Facility information to be provided electronically when available and address items such as:
 - a. Emergency contacts
 - b. Closing procedures and communications
 - c. Fire and life safety systems
 - d. Evacuation procedures (including drills and schedules)
 - e. Services provided at each site
 - f. Means to access service (HVAC, lighting, helpdesk, etc.)
 - g. Hours of operation
 - h. Parking programs
 - i. Amenities

EXHIBIT "D-6" (CONTINUED)
DOCUMENTATION, PROCEDURES AND MANUALS

9. Contractor shall develop Safety Programs for its employees and subcontractors' internal use, to address items such as:
 - a. Workplace safety
 - b. Training
 - c. OSHA reporting requirements
 - d. Hazard Communications
 - e. MSDS requirements
 - f. Confined Space
 - g. Lock-out Tag-out
 - h. Protective equipment
 - i. Hazardous material handling
10. Contractor's emergency procedures shall address items such as:
 - a. Building specific and cross organizational response procedures and related training programs
 - b. Communications
 - c. Escalation protocols
 - d. Key contacts list
 - e. Municipality and State contact list
11. Contractor's Building Operations Procedures shall address items such as:
 - a. Building Drawings
 - b. Energy conservation
 - c. Business continuity
 - d. Operational parameters
 - e. Coverage programs
 - f. Functional vendor lists
 - g. Safety
 - h. Major building systems
 - i. Maintenance and repair programs
12. And other items as necessary.

Service Volumes:

Contractor shall provide information to appropriate City personnel.

EXHIBIT "D-6" (CONTINUED)
DOCUMENTATION, PROCEDURES AND MANUALS

Service Expectations:

A. Regulatory requirements satisfied:	100%
B. Emergency procedures properly documented:	100%
C. C&E has pertinent materials and current information:	100%
D. New employees/planners have proper materials:	100%
E. Documentation reviewed monthly and appropriately updated:	100%
F. Complete set of current documentation readily accessible:	100%
G. Complete copy set of current documentation available as a back-up and stored at an alternate site.	
Back-up information updated quarterly:	100%

EXHIBIT "D-7"
CAPITAL PLANNING
(INFRASTRUCTURE SYSTEMS ONLY)

Function: Provide comprehensive Capital Planning services associated with building infrastructure and capital improvements within assigned properties. Contractor shall ensure critical business operations, the general work environment, convention space and theater district venues are as free as possible from interruptions due to (1) building systems or equipment/component failures, and (2) infrastructure capacities being exceeded by operational business demands (particularly in regards to mechanical and electrical capacities).

Responsibilities:

1. Coordinate the information gathering process from several cross-functional C&E groups and develop a comprehensive three (3) year rolling capital improvement plan (CIP) that summarizes and conveys the short and long term facilities infrastructure renewal, upgrades and replacement needs.
2. As directed by C&E, utilize VFA *facility* as the capital planning and asset management tool to facilitate development of the CIP.
3. On an ongoing basis, evaluate assigned building infrastructure equipment and components and identify areas where reliability issues exist. These issues are considered to be severe and unless addressed in a timely manner could jeopardize business continuity objectives, negatively impact operational expenses, interrupt ongoing events/performances or compromise safety.
4. On an ongoing basis, track and report on primary infrastructure system loads relative to system capacities, identify current and projected deficiencies, develop and present recommendations on systems modifications, expansions, or replacements which will mitigate any anticipated infrastructure capacity limitations.
5. Develop and present an annual business plan that details the recommended capital improvement opportunities, defines the recommended project scope and business justification and articulates the estimated costs.
6. And other items as necessary.

EXHIBIT "D-8"

BUSINESS CONTINUITY

Function: Provide an environment where designated critical business operations are free from interruption caused by internal building equipment failures or external utility failures. Based on the sophistication of the emergency back-up systems, critical business operations will only incur scheduled and approved interruptions associated with required maintenance activities.

Responsibilities:

1. Participate in the annual business planning process and solicit information from C&E on their future business continuity requirements.
2. Effectively communicate to C&E the capabilities, capacities and limitations associated with the existing auxiliary and emergency back-up systems.
3. Based on C&E requirements evaluate existing emergency back-up capabilities and recommend ways to improve or expand capacity to meet changing business needs.
4. Manage new auxiliary back-up system projects ensuring all projects are completed consistent with the approved scope of work, budget and schedule.
5. Continuously evaluate existing auxiliary back-up equipment and develop equipment replacement and renewal programs designed to ensure reliability over the long term.
6. Ensure all auxiliary back-up system testing, including full load tests, occur as required to maintain the integrity of the equipment and are completed consistent with the applicable regulatory requirements.
7. Enforce alarm response procedures and training programs so that all of Contractor's involved personnel fully understand the operational protocols associated with alarm conditions and auxiliary back-up system capabilities. Update procedures and training programs as protocols change.
8. Ensure all infrastructure system maintenance, repair and new equipment installations are completed consistent with all local, state and national codes and regulations, and report status of compliance to Facility Managers as requested.
9. Perform electrical and mechanical system inspections and preventive maintenance as required to ensure continuous operations.
10. Respond to work interruptions, outages or emergencies consistent with the service level response goals. Establish emergency response escalation programs to ensure the appropriate City representatives are promptly notified of emergency conditions.
11. Complete an Incident Report for all abnormal incidents affecting systems availability (draft prepared within 24 hours of an incident). Determine the root cause and action items required to restore availability and prevent a recurrence.
12. Ensure lessons learned from failure analyses are clearly communicated and employed to reduce the potential for similar failures in the future.

EXHIBIT "D-8" (CONTINUED)
BUSINESS CONTINUITY

13. Annually review and confirm all utility right-of-way paths are within acceptable criteria (i.e., clear pathways, rodent protection and accident protection including site primary/secondary exterior switchgear).
14. And other items as necessary.

Service Volumes:

Refer to Exhibit D-8A for list of critical business areas.

Service Expectations:

A. Compliance with codes and regulations:	100%
B. Critical work environment available to conduct business as expected	100%
C. Projects completed consistent within the final scope, defined budget and schedule determined at the time of project approval:	100%
D. Critical PM work orders completed as planned:	100%
E. Immediate response to Priority 1 response goals:	100%
F. Assigned incident report action items completed:	100%
G. Incident reports drafts submitted within 24 hours:	100%
H. On-site staffing requirements satisfied:	100%

EXHIBIT "D-8A" CRITICAL ENVIRONMENTS

Facility Name	Environment Description	Quantity	Specific Location	Rentable Square Footage
Note: Critical Environments are those 24/7 facilities or locations where infrastructure power protection is provided through a UPS and generator capability and require 24/7 alarm monitoring				
GRBCC				
Main Plant -26 level	Controls all facility operations	1	map 1	
Tunnel -12 level Communications	Smart City Telephone Switch & Communications	1	map 1	
Ground level – Security Command Ctr	Main Security Entrance & Control Center	1	map 2	
Ground level - Police Station	24-Hour Police Station Entrance & Operations	1	map 2	
Ground level- Emergency Generator	Emergency Generator serving Police & north end	1	map 2	
Level 1.5 - Computer System Center	Computer Control Operations & Servers For Dept	1	map 3	
Level 2 +25 - Emergency Generators	Emergency Generators serving center & south end	3	map 3	
Level 2 +25 - Starbucks Coffee Shop	Perishable Food Storage	1	map 3	
Level 3 +51 - Main Kitchen & Pantry	Perishable Food Storage	3	map 4	
Level 3 +51 Refrigerated Semi-Trailer	Perishable Food Storage - Ballroom Dock	1	map 4	
Level 3 +51 - Security Camera DVR	Recording & Server Area For Security System	1	map 4	
Level 3 +51 - Emergency Command	Temporary Storm Command Post - RM 318F	1	map 4	
Wortham Theater Center				
Event Venue				
Security Control Center	Security Surveillance System	1	Stage Door Security	0
Telecom Closets/Rooms	MDF	1	Basement	0
Other (specify)	Computer Main Frame	1	4th floor	0
Jesse H. Jones Hall				
Event Venue				
Security Control Center				
Telecom Closets/Rooms	MDF/Main Frame	1	Houston Symphony Offices	0
Other (specify)				

Houston Center for the Arts				
Event Venue				
Security Control Center				
Telecom Closets/Rooms				
Other (specify)				
Talento Bilingue de Houston, Miller Outdoor Theatre, and others				
Event Venue				
Security Control Center				
Telecom Closets/Rooms				
Other (specify)				
AND ANY OTHER SIMILAR ITEMS AS NECESSARY				

EXHIBIT "D-9"

DRINKING WATER AND DECORATIVE FOUNTAINS

Function: Inspect potable Drinking Water at assigned locations within the Facilities, ensuring the water available for the general public is properly filtered and suitable for human consumption. Ensure filter systems connected to municipal water systems, with either a centralized filter system or individual filter systems installed at the water dispensing locations, are appropriately maintained. Where water filters are not present, additional water filtering systems are to be approved by the Director prior to system purchase and installation.

Maintain and repair decorative Fountains as necessary to preserve appearance and function.

Responsibilities:

1. Filter systems to be operational on a consistent basis.
2. Proper signage (i.e., "Out of Order") is to be deployed at impacted locations for those intermittent instances where the water is not suitable for human consumption.
3. Repairs to water dispensing units are to be accomplished on a priority basis.
4. Ensure the proper filter products are used at all locations.
5. Preventive maintenance programs are to be developed and implemented to ensure filters are changed on the appropriate frequency.
6. Water quality is to be tested by a certified and independent water testing firm on a quarterly basis at a minimum and to investigate suspected water quality problems, if any. Problems detected are to be immediately rectified.
7. Maintain strong relations with the municipal water companies and establish procedures where water company quality problems are promptly communicated. Implement temporary protective measures until water company problems are resolved.
8. Ensure drinking water dispensing units are clean at all times with free flowing drains.
9. Maintain decorative Fountains daily by skimming surface water of leaves and debris, testing water and providing chemical treatment, checking lighting and replacing burned out lights, and backwashing filters as required.
10. Quarterly, perform preventive maintenance on Fountain pumps and solenoids, pump out holding pits and refill with fresh water, clean calcification and mechanical room / pit.
11. Semi-annually, clean calcification and apply paste wax to Fountains.
12. Repair Fountains and any related equipment that malfunctions as needed.
13. And other items as necessary.

Service Volumes:

1. Water dispensing units are located throughout the Facilities.
2. Fountain locations are described in the Equipment List—Exhibit "E"

EXHIBIT "D-9" (CONTINUED)
DRINKING WATER AND DECORATIVE FOUNTAINS

Service Expectations:

A. Compliance with water purification standards:	100%
B. Compliance with filter change program:	100%
C. Compliance with annual testing requirement:	100%
D. Dispensing unit availability:	98%
E. Compliance with Fountain maintenance standards	100%

EXHIBIT "D-10"

ELECTRICAL SERVICES

Function: Provide electrical services at assigned properties within the portfolio. Functional components include preventive maintenance, response to remedial and business unit work requests, daily operating programs, and building infrastructure/capital improvement project support services.

Responsibilities:

1. Maintain electrical infrastructure equipment such as switchgear, transformers, electrical panels, PDU's etc. to ensure continuous operations.
2. Coordinate all necessary building outages with occupants. Manage all communications with stakeholders and adhere to equipment maintenance schedules.
3. Maintain emergency back-up equipment such as UPS and diesel/gas generator distribution systems to ensure their proper operation when activated. Ensure no controllable interruptions impact business operations, events or performances where electrical back-up systems are in place.
4. Ensure properly trained and licensed personnel and subcontractors address the range of electrical services work. All actions taken must be in compliance with all local, state and national codes and regulations, and C&E security and safety policies and procedures.
5. Respond to emergency situations on a priority and immediate basis and consistent with emergency response procedures.
6. Respond to remedial work requests consistent with established service level response goals.
7. Recommend improvements to ensure potential problem areas are addressed prior to failure, both internal to the C&E infrastructure and the outside utility systems serving sites.
8. Contractor's full-time electricians must be capable of making short conduit runs and wire pulls without having to call in a subcontractor or other outside service provider.
9. Provide 24/7 emergency response support.
10. And other items as necessary.

Service Expectations:

A.	Compliance with codes, regulations, safety and security programs:	100%
B.	Compliance with on-site schedule requirements:	100%
C.	Critical PM work orders completed as planned:	100%
D.	Non-critical PM work orders completed as planned:	95%
E.	Remedial work requests completed consistent with service level goals:	98%
F.	Projects completed consistent with final scope and defined budget	100%
G.	Projects completed consistent with schedule determined at time of project approval:	95%
H.	Critical environments available to conduct business: (not including utility outages and scheduled system outages)	100%

EXHIBIT "D-11"

ENERGY CONSERVATION/ENERGY MANAGEMENT

Function: Monitor energy usage and ensure all building systems are operating at their inherent peak efficiency and maximizing their design capabilities. Services apply to all assigned Facilities. Recommend ways to improve efficiency by changing operating procedures or utilizing more energy efficient controls and equipment. Monitor industry trends and regulations and, where practical, present competitive and reliable sourcing opportunities in the open market.

Responsibilities:

1. Annually benchmark all utilities and prepare an analysis that compares usage and pricing to comparable markets, explains variances and present conservation opportunities, to the extent that actual usage information is made available.
2. Ensure all building control technologies are operating in a manner to avoid wasted energy.
3. Operate all building systems in accordance with event requirements.
4. Annually submit viable energy conservation ideas for consideration which represent 3% of the total energy costs incurred on an annualized basis.
5. As assigned, develop energy conservation project documents that define a detailed scope of work, identify all benefits to be realized, itemize all associated costs and present a return on investment analyses.
6. As assigned, manage approved energy conservation projects ensuring all projects are completed consistent with the scope of work, budget and schedule.
7. Develop and recommend load shedding programs that curtail energy consumption during peak demand periods including the evaluation of opportunities, associated risks and potential customer impact and building availability.
8. Develop and implement operational programs which curtail energy consumption as much as possible without interrupting critical businesses, events and performances.
9. Ensure all energy conservation initiatives are implemented in a manner that is in compliance with local, state and national codes and regulations.
10. Develop customer communications for periodic distribution that suggest ways City employees and vendors can participate in the overall objective to contain energy consumption and costs.
11. Research and pursue opportunities to offset capital improvement costs with rebates and other programs offered by utility companies and governmental agencies.
12. Contractor may be required to maintain two solar array systems at the George R. Brown Convention Center.
13. And other items as necessary.

EXHIBIT "D-11" (CONTINUED)
ENERGY CONSERVATION/ENERGY MANAGEMENT

Service Volumes:

Energy conservation enhancement opportunities apply to all of the assigned facilities.

Service Expectations:

- | | |
|---|------|
| A. Compliance with codes and regulations: | 100% |
| B. Compliance with event requirements: | 100% |
| C. Projects completed consistent with final scope and defined budget: | 100% |
| D. Projects completed as scheduled as determined at time of project approval: | 98% |
| E. Viable energy conservation opportunities presented annually: | 100% |

EXHIBIT "D-12"

FIRE/LIFE SAFETY SERVICES

Function: Provide Fire/Life Safety services at all assigned Facilities. Functional components include emphasis on code compliance, preventive maintenance, response to malfunctioning equipment and devices, effective operation of fire/life safety equipment and operational infrastructure projects.

Responsibilities:

1. Maintain fire/life safety equipment such as fire panels, alarm notification systems, smoke and heat detectors, sprinkler systems, kitchen fire suppression systems, emergency lights, exit signs, exterior lights etc. to ensure continuous operation and appropriate actions occur during emergency situations.
2. Respond immediately to all fire alarms consistent with the service level response goals requirements and work with Security and the local fire department to find the source of an alarm and repair as per UL, local, state and national codes and regulations.
3. Maintain all portable fire extinguishers and fire hoses per applicable codes.
4. Ensure fire/life safety equipment operates as required during power outages or other emergency conditions by periodically testing the equipment connected to emergency generator systems.
5. Conduct all fire/life safety specific maintenance and testing such as flow tests, alarm tests, smoke/heat detector tests etc. consistent with industry standard or local code mandated practices and frequencies.
6. Ensure properly trained and licensed personnel address the range of fire/life safety services work with all actions taken being in compliance with all local, state and national codes and regulations. Ensure all equipment is appropriately labeled.
7. Recommend opportunities to improve safety and reduce business interruptions by identifying potentially vulnerable areas, equipment or processes.
8. Maintain effective relations with the local fire department and fire marshal.
9. Perform building sweeps to ensure all aisles, stairwells and egress paths are clear of obstructions, and report observation of any problems to Facility Managers.
10. And other items as necessary.

Service Volumes:

Workload involves activities in the preventive maintenance, remedial work request, and building infrastructure and capital improvement project areas.

EXHIBIT "D-12" (CONTINUED)
FIRE/LIFE SAFETY SERVICES

Service Expectations:

A. Compliance with codes and regulations:	100%
B. Compliance with C&E requirements:	100%
C. Maintenance and system testing frequencies completed as required:	100%
D. Work requests addressed consistent with service level response goals:	98%
E. Projects completed consistent within final scope and budget goals:	100%
F. Projects completed consistent with schedule requirements:	95%
G. Customer satisfaction rating average: Greater than 4.0 out of a 5 scale	

EXHIBIT "D-13"

GENERAL BUILDING MAINTENANCE

Function: Provide General Building Maintenance services at all assigned properties. Functional components include maintenance and renewal programs, response to remedial work requests, protection of architectural finishes, painting services and providing building material warehousing and inventory control services.

Responsibilities:

1. Maintain all architectural finishes (i.e., paint, wall covering, carpet, tile etc.) associated with walls, ceilings, hard and soft floors, doors etc. to ensure safety is not compromised and the finishes reflect the appropriate level of care.
2. Maintain and repair all assigned roofing systems and exterior building surfaces including all drainage systems. Prepare annual improvement recommendations including a scope of work and projected costs.
3. Promptly and effectively address all roofing, piping, condensation or other water leakage/drip problems, and potential problems, to ensure events are not negatively impacted in any way.
4. Lubricate and repair all dock levelers, including hydraulic dock levelers, as a routine part of the services provided under this Agreement.
5. Provide locksmith or Subcontractor services to properly maintain and repair door hardware, overhead doors, sliding doors, door cylinders and closers. Maintain, repair and replace locking mechanisms associated with internal and external doors.
6. Maintain and repair moveable wall partitions associated with meeting rooms and exhibit halls.
7. Maintain and repair interior and exterior building glass components including caulking to ensure a watertight fit, if requested.
8. Provide quarterly building condition assessments and reports specific to architectural finishes and building fixtures.
9. Ensure properly trained personnel address the range of general maintenance services with all actions taken in compliance with local, state and national codes and regulations and C&E safety and security policies and procedures. Professional services include painters, masons, locksmiths, and general maintenance and minor construction functions.
10. Respond to emergency situations consistent with emergency response procedures.
11. Respond to remedial service requests consistent with the service level response goals.

EXHIBIT "D-13" (CONTINUED)
GENERAL BUILDING MAINTENANCE

12. Ensure minor project activities (i.e., painting, carpet replacement, roof repair etc.) are addressed in a safe and efficient manner and completed consistent with approved project scope, budget and schedules. C&E will utilize the City's roof repair services contract for extensive repairs. Note: Although the George R. Brown Convention Center's roof has an 18 year roof warranty, and Talento Bilingue de Houston's roof is under warranty for at least 15 years, the following Facilities have roof warranties that will expire within the next five years: Houston Center for the Arts (9/5/2012), Jones Hall (2014), and the Wortham Theater Center (6/21/2012). Miller Outdoor Theatre will have extensive roof work done soon through another contract, and is planning to replace the entire metal decked roof. The roof at Jones Plaza has an expected life of at least five years.
13. Provide for the installation, temporary removal and replacement of City-provisioned art objects including wall preparation, restoration, painting etc.
14. Ensure all Contractor-owned or leased vehicles are properly maintained and operated in a safe manner.
15. And other items as necessary.

Service Volumes:

Painting specific projected annual Workload Volumes:

GRBCC:	8,500 – 9,500 person hours
Theater District:	8,500 – 9,500 person hours

Service Expectations:

A. Compliance with codes and regulations:	100%
B. Compliance with safety and security programs:	100%
C. Events occur as intended:	100%
D. Non-critical PM work orders completed as planned:	95%
E. Work requests addressed consistent with service level response goals:	95%
F. Minor projects completed consistent with scope and budget goals:	100%
G. Minor projects completed consistent with schedule goals:	95%
H. Customer satisfaction rating average:	Greater than 4.0 out of a 5 scale

EXHIBIT "D-14"

CAPITAL IMPROVEMENT PROJECT MANAGEMENT

Function: Provide Project Management services associated with building infrastructure and capital improvements within all assigned Facilities. Intent is to ensure critical business operations and the general work environments are as free as possible from interruptions due to building systems or equipment failures. New building construction and major Facility improvement projects are not included in this Service Level Agreement exhibit.

Responsibilities:

1. Develop scope of work documents and as approved and warranted. Prepare final project scope, justification, schedule and cost documents for C&E approval.
2. Conduct bid procedures as required using approved scope of work and construction documents and retain the necessary resources to successfully deliver the selected design approach. Ensure all insurance and permitting requirements are satisfied.
3. Prepare and maintain project files, schedules, project meeting minutes and budgets. Report on project status as part of the normal monthly reporting process (monthly reports to include all project activities occurring within a given Facility whether under the Contractors direct control or not).
4. Comply with all City procurement, security and safety policies. All project work to be completed consistent with local, state and national codes and regulations.
5. Oversee all project activities utilizing C&E assigned project management resources to the extent practical, and only retain external project management resources as specialized expertise or time requirements dictate.
6. Develop and manage an effective "change order" process to ensure only appropriately authorized scope changes are implemented.
7. Maintain an accurate local As-Built drawings library and ensure all equipment maintenance requirements are entered into the preventive maintenance CMMS system and warranty benefits are clearly identified and realized. Forward all As-Built information to the appropriate City representatives.
8. And other items as necessary.

EXHIBIT "D-14" (CONTINUED)

CAPITAL IMPROVEMENT PROJECT MANAGEMENT

Service Expectations:

A.	Compliance with codes and regulations:	100%
B.	Compliance with safety and security policies and procedures, and approved procurement policies:	100%
C.	Attainment of major project scope and budget goals:	100%
D.	Projects completed consistent with schedule goals:	95%
E.	Scope changes approved by proper C&E authority:	100%
F.	Customer satisfaction rating average:	Greater than 4.0 out of a 5 scale

EXHIBIT "D-15"

MECHANICAL SERVICES

Function: Provide HVAC services at all assigned properties. Contractor's responsibilities include preventive and predictive maintenance, response to remedial work requests, remedial PM repairs, efficient operation of mechanical equipment, and building infrastructure and capital improvement projects.

Responsibilities:

1. Operate and maintain building infrastructure equipment such as air handlers, boilers and accessories, chillers, server room A/C units, cooling towers, exhaust systems, fan coil units, fresh air and return air fan systems, pumps, roof-top packaged units, split systems, VAV boxes, VFD's, thermostats etc. to ensure continuous operations with no controllable interruptions that impact business and convention operations or performances.
2. Replace HVAC system filters and clean kitchen exhaust systems as per manufacturer's recommendations or as directed by C&E standards and practices.
3. Ensure expected electrical and mechanical back-up operations occur during power outages or other emergency conditions. Quarterly test mechanical equipment connected to emergency back-up systems or during monthly generator testing where building systems are transferred to produce load.
4. Operate and maintain the Building Automation System(s) to ensure proper operation and scheduling of connected equipment for the purpose of energy efficiency, environmental control of conditioned spaces, environmental monitoring and air quality.
5. Perform comprehensive predictive maintenance on mechanical systems to include at a minimum vibration analysis, eddy current testing, oil analysis, thermography and megger testing (i.e., winding insulation, conductors etc.)
6. Perform remedial maintenance on mechanical systems resulting from findings associated with regular preventive maintenance and inspections to ensure equipment and systems function reliably and efficiently.
7. Provide water treatment services to ensure reliable and efficient mechanical equipment operation.
8. Ensure properly trained and licensed personnel address the range of HVAC services work with all actions taken in compliance with all local, state and national codes and regulations.
9. Respond to emergencies consistent with emergency response procedures resolving abnormal incidents with minimal business impact.

EXHIBIT "D-15" (CONTINUED)
MECHANICAL SERVICES

10. Respond to remedial work requests consistent with the service level response goals.
11. Recommend opportunities to improve system reliability and prepare for future renewal programs.
12. Recommend opportunities to reduce or contain energy costs without impacting customer business operations.
13. Ensure work is addressed in a manner that is in compliance with all City safety and security programs, policies and procedures. Ensure all equipment is appropriately labeled.
14. Maintain up-to-date hard and soft copy one-line drawings and ensure all pertinent information is entered into the CMMS system. All new project information to be entered into the CMMS system within 30 days of project completion.
15. And other items as necessary.

Service Expectations:

A.	Compliance with codes and regulations:	100%
B.	Compliance with on-site schedule requirements:	100%
C.	Compliance with safety and security programs:	100%
D.	Critical work environments available to conduct business:	100%
E.	Critical PM work orders completed as planned:	100%
F.	Non-critical PM work orders completed as planned:	95%
G.	Work requests addressed consistent with service level response goals:	95%
H.	Projects completed consistent with scope and budget goals:	100%
I.	Projects completed consistent with schedule goals:	95%
J.	Remedial PM work orders completed:	100%
K.	CMMS update within 30 days of project completion:	100%
L.	One line drawings updated within 30 days of project completion:	100%
M.	Customer satisfaction rating average:	Greater than 4.0 out of a 5 scale

EXHIBIT "D-16"

LIGHTING MAINTENANCE

Function: Provide Lighting Maintenance services at assigned properties within the portfolio. Contractor's responsibilities include managing and operating lighting control technologies, energy conservation programs, prompt replacement of interior and exterior failed bulbs and building infrastructure project support services.

Responsibilities:

1. Ensure lighting control technologies are utilized in a manner that maximizes their capabilities and conserve energy. Technologies include computerized controls, motion sensors, dimmers, high efficiency products and programs dependent on people to monitor and implement lighting efficiencies.
2. Coordinate all necessary building outages with occupants. Manage all communications with stakeholders and adhere to equipment maintenance schedules.
3. Ensure all lighting systems connected to emergency back-up systems function as intended during power outages and no controllable interruptions that impact business operations, events or performances occur in an unplanned manner.
4. Ensure all exit signs are illuminated at all times.
5. Ensure lights associated with decorative fountains and C&E's public art, such as the Seven Towers behind the Wortham, are maintained and replaced to ensure the lighting design intent is not compromised.
6. Ensure properly trained and licensed personnel and subcontractors address the range of lighting maintenance work with all actions taken being in compliance with all local, state and national codes and regulations, and C&E security and safety policies and procedures.
7. Respond to emergency situations on a priority and immediate basis and consistent with emergency response procedures.
8. Respond to remedial work requests consistent with established service level response goals.
9. Recommend improvements to ensure potential problem and reliability areas are addressed prior to failure for both internal and external lighting components.
10. Recommend lighting programs designed to improve lighting quality and conserve energy. Implement approved programs consistent with scope of work, budget and schedule objectives.
11. And other items as necessary.

EXHIBIT "D-16" (CONTINUED)
LIGHTING MAINTENANCE

Service Expectations:

A. Compliance with codes, regulations: safety and security programs:	100%
B. Compliance with safety and security programs:	100%
C. Exit signs and emergency lighting function as intended:	100%
D. Fountain lighting functions as intended:	100%
E. Lighting PM work orders completed as planned:	100%
F. Remedial work requests completed consistent with service level goals:	98%
G. Projects completed consistent with final scope and defined budget	100%
H. Projects completed consistent with schedule determined at time of project approval:	95%
I. All supported environments available to conduct business: (not including utility outages and scheduled system outages)	100%

EXHIBIT "D-17"

PLUMBING SERVICES

Function: Provide Plumbing services at assigned Facilities within the Department. Functional components include preventive maintenance, response to remedial work requests, during regular business hours and for events as requested on nights and weekends, efficient operation of plumbing equipment and operational infrastructure projects.

Responsibilities:

1. Maintain building infrastructure equipment and systems such as pumps, municipal water lines, sewer lines, sprinklers, back flow preventers, roof drains, storm drains, water filters, grease traps and drains, condensate pumps, sump pumps, etc. to ensure continuous operations.
2. Ensure no controllable interruptions impact business operations where back-up power systems are in-place by periodically testing equipment using the auxiliary back-up power distribution systems.
3. Ensure properly trained and licensed personnel address the range of plumbing services work with all actions taken being in compliance with local, state and national codes and regulations. Ensure all equipment is appropriately labeled with correct and consistent reference to the site plumbing riser diagrams.
4. Ensure work is addressed in a manner that is in compliance with all C&E safety and security policies and procedures.
5. Promptly address all active leak problems and implement corrective measures to eliminate potential leak concerns.
6. Respond to emergency situations as quickly as possible and in compliance with emergency response procedures.
7. Respond to remedial service requests consistent with the service level response goals.
8. Recommend opportunities to reduce or contain utility costs and/or enhance reliability. As approved implement all improvement initiatives consistent with the approved scope of work, budget and schedule.
9. And other items as necessary.

EXHIBIT "D-17" (CONTINUED)
PLUMBING SERVICES

Service Expectations:

A. Critical work environments available to conduct business:	100%
B. Compliance with on-site schedule requirements:	100%
C. Compliance with codes and regulations:	100%
D. Compliance with C&E safety and security programs:	100%
E. Critical PM work orders completed as planned:	100%
F. Non-critical PM work orders completed as planned:	95%
G. Remedial requests addressed consistent with service level response goals:	95%
H. Projects completed consistent with scope and budget goals:	100%
I. Projects completed consistent with schedule goals:	95%

EXHIBIT "D-18"

PARKING FACILITIES

Function: Provide Parking Facilities services at all assigned parking garages and parking lots. Contractor's services include maintenance and renewal programs, response to remedial work requests, protecting architectural and structural components, maintenance and repair of Facility signage, and general up-keep of the various Parking Facilities.

Responsibilities:

1. Maintain all architectural finishes (i.e., paint, wall treatment, signage, lobby carpet and tile etc.) associated with walls, ceilings, hard and soft floors, doors, gates etc. to ensure safety is not compromised. The appearance of the Parking Facilities should reflect the appropriate level of care.
2. Maintain and repair all assigned roofing systems and exterior building surfaces including all drainage systems. Prepare annual improvement recommendations including a scope of work and projected costs. **City's roof repair services contract and warranties should be used when appropriate.**
3. Provide quarterly building condition assessments and reports specific to the structural integrity and continued use of the Parking Facilities.
4. Implement all assigned parking lot repair activities in a manner that minimizes inconveniences and ensures public safety by using proper signage and repair area protective devices.
5. Ensure properly trained personnel address the range of maintenance services with all actions taken in compliance with local, state and national codes and regulations, and C&E safety and security policies and procedures.
6. Respond to emergency situations consistent with emergency response procedures.
7. Ensure all parking garage and lot lighting is sufficient to provide safe usage. Respond to remedial service requests consistent with budget and schedule goals.
8. Ensure minor project activities are addressed in a safe and efficient manner and completed consistent with the approved project scope, budget and schedules.
9. And other items as necessary.

EXHIBIT "D-18" (CONTINUED)
PARKING FACILITIES

Service Volumes:

Parking facilities include:

- GRBCC surface parking lots
- Convention District Garage
- Theater District Parking Garages
- Surface parking lots C and H
- The Houston Center for the Arts parking lot
- Talento Bilingue de Houston parking lot

Service Expectations:

A. Compliance with codes and regulations:	100%
B. Compliance with safety and security programs:	100%
C. Non-critical PM work orders completed as planned:	95%
D. Work requests addressed consistent with service level response goals:	95%
E. Minor projects completed consistent with scope and budget goals:	100%
F. Minor projects completed consistent with schedule goals:	95%
G. Customer satisfaction rating average:	Greater than 4.0 out of a 5 scale

EXHIBIT "D-19"

PREVENTIVE MAINTENANCE

Function: Provide comprehensive preventive and predictive maintenance (PM) services to ensure all building equipment, components and systems operate as intended within the assigned properties.

Responsibilities:

1. Ensure the equipment contained within the portfolio is maintained and repaired appropriately to provide a suitable work and event environment for the general offices, convention center, theaters, parking and other specialty areas.
2. Business operations are not to be impeded in any way due to preventive maintenance work activities or equipment failures.
3. Assign the appropriately skilled, licensed and trained staff and subcontractors to effectively complete the maintenance and repair activities consistent with industry standards and in compliance with all warranty stipulations.
4. Ensure compliance with all local, state and national codes and regulations.
5. Maintain the proper level of documentation to effectively demonstrate that the Equipment is maintained consistent with the manufacturer approved preventive maintenance programs. Required reporting shall include:
 - a. Number of Critical PM activities scheduled and completed as planned
 - b. Number of non-critical PM activities scheduled and completed as planned
 - c. Status of non-critical PM activities deferred
 - d. Actual person hours expended to complete the PM routines as compared to estimated person hours
 - e. Report on work orders and PM routines completed by asset
 - f. Progress towards attaining the major preventive maintenance goals and objectives as defined in the Service Expectations section
 - g. Summary of remedial work orders generated as a result of PM activities where additional work is required to restore or preserve equipment functions (includes volume, description and status of completion)
6. Develop and implement an effective communications program to notify Facility Managers and/or the Director and/or other appropriate Department staff when a large scale problem occurs (i.e., Notify Department Facility Managers or event coordinators when an area of a building will be warm for an extended period of time).
7. And other items as necessary.

EXHIBIT "D-19" (CONTINUED)
PREVENTIVE MAINTENANCE

Service Expectations:

A. Work environment available for daily use (excludes emergency situations and external utility interruptions):	100% of the time
B. Compliance with applicable codes and regulation:	100%
C. Emergency back-up systems operate as intended:	100%
D. OSHA fines/citations:	Zero
E. Compliance with warranty stipulations:	100%
F. Warranty benefits realized:	100%
G. Critical PM activities completed on-time (critical PM's are those routines that impact safety or continuous business operations):	100%
H. Non-critical PM activities completed on-time:	95%
I. Maximum PM deferral time (non-critical):	4 weeks
J. PM activities completed in total:	100%
K. Completion of remedial work orders:	100%
L. Client notification for critical work with potential impact to business unit systems operations.	100%

EXHIBIT "D-20"

REMEDIAL WORK REQUESTS

Function: Respond to remedial work requests in a timely manner and consistent within established response goals. Deliver services to Facility Managers residing in all assigned properties with volume, response time, Service Level Agreement compliance and resource utilization data reported monthly.

Responsibilities:

1. Provide sufficient resources to address remedial work requests in a manner that complies with the service level response goals.
2. Ensure services are delivered in a quality, consistent and professional manner.
3. Develop and implement building alarm response procedures to address critical alarm conditions that occur during normal business and non-business day periods. Off-hour response program to address all conditions where a building problem may result in an interruption to business operations, have major financial consequences or cause damage to physical assets.
4. Ensure remedial work requests are completed consistent with all local, state and national codes and regulations, and C&E Safety programs and Security requirements.
5. Analyze recurring remedial work requests and implement procedures to minimize ongoing repetitive requests going forward.
6. Maintain a remedial work requests workload database and monthly report on the attainment of service level performance objectives.
7. Maintain a customer satisfaction survey process which measures C&E satisfaction, tracks results and analyzes those results to drive ongoing improvements to business processes.
8. And other items as necessary.

Service Expectations:

- | | | |
|----|---|-----------------------------------|
| A. | Compliance with local, state and national code and regulations: | 100% |
| B. | Compliance with Safety and Security procedures: | 100% |
| C. | Service Levels – Consistent with service level response goals: | 98% overall |
| D. | Customer Satisfaction rating average: | Greater than 4.0 out of a 5 scale |

EXHIBIT "D-20A" SERVICE LEVEL RESPONSE GOALS GRBCC

Priority One	Priority One-A	Priority Two	Priority Three
Immediate response (initiated within 10-15 minutes)	Immediate response During Events (initiated within 10-15 minutes)	Same Day - complete within 24 hours or next business day	Routine Service - complete within less than 5 days (average 2.5 days)
Examples	Examples	Examples	Examples
Medical Emergency	Entrance/Exit Doors not opening / locking	Drinking water quality issue	EH&S Tactical evaluation
ADA equipment malfunction	Adjust/repair lock or door hardware	EH&S related request - acknowledgement	Hang sign, whiteboard or pictures
Air quality - foul air smell (i.e., gas, sewer, electrical etc.)	Air Conditioning Temperature Problem	Fix lock or door hardware	Install lock/provide keys
Broken exterior glass or window - immediate temporary fix	Restore Power for event	Free clogged catch basins, drains or gutters	Repair wall or surface area
Building emergency back-up systems transfer to generators	Floor or carpet tripping hazard	No power for non-critical equipment	Interior signage request
Audible Fire Alarm Warning	Replace critical light bulbs	Repair emergency lighting and exit signs	Light bulb replacement
Sprinkler System Alarm or Leak	Noisy air handler or equipment malfunction	Repair HVAC unit not operating properly	New branch circuit installation (Tenant Service)
Designated VIP response	Repair HVAC unit not operating properly	Repair lighting problem (ballast etc.) for critical business need	Repair damaged wall/corner
Critical light out & Replacement	Repair lighting problem (ballast etc.) for critical business need	Request for off-hours HVAC	Repair window blinds/shades
Exterior lighting safety issue	Toilet or sink overflowing	Work station/office power problem - provide power strip	
Extreme temperature fluctuations (too hot, too cold)	Kitchen - water heater or boiler problem	Painting Touch-up	
Hazardous materials spill		Free clogged catch basins, drains or gutters	
Imminent threat to life issues		Repair emergency lighting and exit signs	
Pipe leaks or plumbing unit over flowing		No power for non-critical equipment	
Repair interior/exterior door or lock - security issue		Replace damaged ceiling tile	
Reset HVAC systems for critical environments		Replace damaged/missing ceiling tile	

EXHIBIT "D-20A" SERVICE LEVEL RESPONSE GOALS GRBCC

Priority One	Priority One-A	Priority Two	Priority Three
Immediate response (initiated within 10-15 minutes)	Immediate response During Events (initiated within 10-15 minutes)	Same Day - complete within 24 hours or next business day	Routine Service - complete within less than 5 days (average 2.5 days)
Examples	Examples	Examples	Examples
Roof Leaks - temporary repair/protection		Repair electronic/illuminated signs	
Chilled Water Supplying Kitchen Coolers		Minor Painting Project	
Equipment arcing or sparking		Fix light by replacing Ballasts	
Toilet/Sink clogged		Food equipment repair - facets & plumbing	
Moveable Partition Problem		Fix Carpet Tiles	
Drink Water Quality Issue			
Kitchen Exhaust System			

And other items as necessary.

EXHIBIT "D-20A" SERVICE LEVEL RESPONSE GOALS THEATER DISTRICT

Priority One	Priority One-A	Priority Two	Priority Three
Immediate response (initiated within 10-15 minutes)	Immediate response During Events (initiated within 10-15 minutes)	Same Day - complete within 24 hours or next business day	Routine Service - complete within less than 5 days (average 2.5 days)
Examples	Examples	Examples	Examples
Medical Emergency	Drinking water quality issue	Drinking water quality issue	EH&S Tactical evaluation
ADA equipment malfunction	Fix lock or door hardware	EH&S related request – acknowledgement	Fix Carpet Tiles
Air quality - foul air smell (i.e., gas, sewer, electrical etc.)	Free clogged catch basins, drains or gutters	Fix lock or door hardware	Fix light by replacing Ballast's
Broken exterior glass or window - immediate temporary fix	No power for non-critical equipment	Free clogged catch basins, drains or gutters	Food Management equipment repair
Building emergency back-up systems transfer to generators	Potential floor or carpet tripping hazard	No power for non-critical equipment	Hang sign, whiteboard or pictures
Critical/fire alarm conditions	Repair emergency lighting and exit signs	Potential floor or carpet tripping hazard	Install lock/provide keys
Designated VIP response	Repair HVAC unit not operating properly	Repair emergency lighting and exit signs	Interior signage request
Critical light out	Repair lighting problem (ballast etc.) for critical business need	Repair HVAC unit not operating properly	Light bulb replacement
Exterior lighting safety issue		Repair lighting problem (ballast etc.) for critical business need	New branch circuit installation (Tenant Service)
Extreme temperature fluctuations (too hot, too cold)		Request for off-hours HVAC	Repair damaged wall/corner
Hazardous materials spill		Work station/office power problem - provide power strip	Repair window blinds/shades
Imminent threat to life issues		Painting Touch-up	Replace damaged/missing ceiling tile
Pipe leaks or plumbing unit over flowing			Minor Painting Project
Repair interior/exterior door or lock - security issue			
Reset HVAC systems for critical environments			
Roof Leaks - temporary repair/protection			
Wet/Slippery floor			
Equipment arcing or sparking			
Toilet/Sink clogged			

Similar service level responses are expected at all Parking Facilities. And other items as necessary.

EXHIBIT "D-21"

SERVICE/CALL CENTER

Function: Provide Service/Call Center services for C&E, tenants, and in-house contractors utilizing assigned properties. Contractor's services include fielding and processing phone, e-mail and Web based correspondence relating to remedial work requests and general inquiries, managing the preventive maintenance work order systems and developing monthly financial and operational reports.

Responsibilities:

1. Develop and maintain a system and process for accepting remedial work requests providing, at minimum, phone, e-mail and web-based methods for request submittals and work order status follow-up.
2. Maintain an effective program to properly route all incoming remedial work requests and preventive maintenance work orders to the appropriate support personnel and responsible units.
3. Coordinate and track all remedial work requests using a CMMS technology that supports detailed reporting at the property, service function and individual work order level.
4. Reconcile and close out all C&E work orders and implement follow-up actions for work orders that remain open. This includes following up and proactively communicating with Facility Managers.
5. Keep open lines of communication with C&E's Security Director and security contractor in order to ensure proper emergency communications and response actions. Activate emergency response procedures for all critical alarms received directly or via C&E management and Security contractor.
6. Prepare quarterly workload and resource utilization reports that summarize the service and demand work order and preventive maintenance activities (i.e., tasks received, tasks completed, tasks deferred, personnel hours expended etc.)
7. Receive remedial request work orders and communicate the applicable service level objectives to the requestor. Document the customer information, issue or problem at hand and facilitate the support staff's ability to fully understand the request.
8. At all times maintain a professional and courteous manner when receiving requests from C&E management and when forwarding information to the various service units and vendors/subcontractors.
9. Respond back to Facility Managers within the same day, or at least within one business day, confirming the status of their request. Give Facility Managers an estimated time of completion for remedial work order tasks, to the extent possible.
10. And other items as necessary.

EXHIBIT "D-21" (CONTINUED)
SERVICE/CALL CENTER

Service Expectations:

A. Compliance with emergency response procedures:	100%
B. Service/Call Center availability as scheduled:	100%
C. Off-hour phone coverage availability:	100%
D. C&E satisfaction rating average:	Greater than 4.0 out of a 5 scale
E. Facility Managers notified if work will be delayed:	100%
F. Accuracy of operational workload reports:	100%
G. Appropriately certified personnel respond and address problem conditions:	100%
H. Prompt follow-up communication with Facility Manager regarding status of request and estimated time of task completion.	100%

EXHIBIT "D-22"

ELECTRONIC SECURITY

Function: Provide electronic security equipment repair and maintenance services at designated Facilities within the department. Functional components include intrusion alarm systems, CCTV, security camera/video surveillance and recording, duress alarm equipment, motion/noise detectors, door contacts, access control system equipment, biometric time clock equipment, and other electronic equipment and devices.

Responsibilities:

1. Maintain electronic security equipment in a manner that ensures the equipment's operational integrity on a daily basis.
2. Implement equipment repair activities consistent with manufacturer approved repair procedures and ensure equipment downtime is minimized and security is not compromised. As necessary, coordinate temporary security measures such as additional security officer coverage to maintain the required level of protection while electronic equipment is out of service. Use spare equipment as a "like for like" replacement whenever possible to minimize costs and downtime.
3. Install and remove temporary monitoring equipment as directed by Facility Managers.
4. Develop and implement operational response procedures to ensure staff and/or Contractor personnel appropriately address equipment malfunctions and failures.
5. Ensure work is addressed in a manner that is in compliance with all local, state and national codes and regulations, C&E safety and security policies and procedures and service level response goals.
6. And other items as necessary.

Service Expectations:

A. Compliance with codes and regulations:	100%
B. Compliance with safety and security programs:	100%
C. Compliance with service level response goals:	100%
D. Appropriate response procedures activated as warranted:	100%

EXHIBIT "D-23"
ENVIRONMENTAL, HEALTH AND SAFETY (EH&S)

Function: Provide advisory and oversight services related to environmental, health and safety services including advising C&E on EH&S issues, evaluating potential hazardous situations, conducting accident investigations and environmental tests, and ensuring C&E is compliant with all regulatory requirements related to systems operation and maintenance services. EH&S services to be provided at all assigned facilities.

Responsibilities:

1. Assist C&E in emergency preparedness planning administration, emergency response, continuity of services, emergency record management, inventory control of disaster equipment and emergency management / materials budgeting.
2. Monitor local, state and federal disaster preparedness information requirements and advise C&E of local obligations or opportunities.
3. Actively participate in C&E Safety Committee meetings and complete subsequently assigned action items.
4. Conduct post-incident evaluations and produce post incident reports with recommendations to properly rectify existing conditions and avoid a reoccurrence.
5. Ensure all regulatory agency reporting is properly submitted and monthly EH&S summary reports are prepared and delivered consistent with C&E requirements.
6. Prepare a business plan and budget which highlights EH&S related remedial actions, anticipated activities and new requirements, if requested by the Director.
7. Conduct environmental evaluations and tests in response to C&E requests and required testing programs including evaluations and tests such as indoor air quality, electromagnetic fields, noise levels and lighting analyses including baseline tests. Prepare an accurate response that reflects an evaluation's findings and recommended remedial actions.
8. Administer, coordinate, evaluate and present simulated field and office practice drills, exercises and related training (e.g. First Aid / CPR) on a routine schedule and establish a process to evaluate preparedness and response for Contractor's staff.
9. Develop and utilize standard request for service templates to promptly respond to C&E requests and add any additional or unique information as the individual circumstances dictate. For circumstances that are not addressed by the standard templates, prepare a suitable letter or e-mail message for the unique circumstances to be addressed.
10. Retain the appropriate specialized vendors/subcontractors to evaluate or analyze unique situations where the Contractor's staff does not possess the proper certification or have the proper equipment available to complete the required test sufficiently.

EXHIBIT "D-23" (CONTINUED)
ENVIRONMENTAL, HEALTH AND SAFETY (EH&S)

11. Support compliance with City environmental regulations and special recycling initiatives.
12. Effectively interface with the project management teams to ensure building modifications are implemented using sound EH&S policies and standards.
13. Ensure compliance by all Contractor personnel and subcontractors with all City EH&S programs.
14. And other items as necessary.

Service Expectations:

- | | |
|---|-----------------------------------|
| A. Compliance with all governing agency requirements and regulations: | 100% |
| B. Compliance with C&E maintenance and reporting requirements: | 100% |
| C. Compliance with C&E emergency programs and procedures: | 100% |
| D. EH&S evaluations appropriate for situation and request: | 100% |
| E. Accuracy of record keeping and reporting: | 100% |
| F. Customer satisfaction rating average: | Greater than 4.0 out of a 5 scale |

EXHIBIT "D-24"

GENERAL SERVICES

Function: Provide General Services at all assigned Facilities. "General Services" means Contractor's response to remedial and new work requests for services that are not considered part of the base building service and maintenance workload. This workload is to be tracked separately from the base building service request workload.

Responsibilities:

General Services include (but are not limited to):

1. Coordinate with C&E event coordinators to ensure proper integration and provision of in-scope services in support of on-site event activities. Examples of in-scope support services to be coordinated are power and special HVAC provisions.
2. Maintain, repair, and replace the marquee systems, signage, equipment and display boards consistent with C&E requirements and display specifications.
3. Other unique or specialized requests which are outside of the base building services or would typically be charged directly to the C&E requestor.
4. Ensure properly trained personnel address the range of services with all actions taken in compliance with local, state and national codes and regulations.
5. Ensure compliance with C&E safety and security policies and procedures.
6. Respond to remedial work requests consistent with service level response goals.
7. Ensure minor project activities (i.e., office painting, carpet replacement etc.) are addressed in a safe and efficient manner and completed consistent with approved project scope, cost estimates and schedules.
8. And other items as necessary.

EXHIBIT "D-24" (CONTINUED)
GENERAL SERVICES

Service Expectations:

A. Compliance with codes and regulations:	100%
B. Compliance with safety and security programs:	100%
C. Service requests addressed consistent with service level response goals:	95%
D. Minor projects completed consistent with scope and costs goals:	100%
E. Minor projects completed consistent with schedule goals:	95%
F. Monthly reports accurately reflect workload activities:	100%
G. Customer satisfaction rating average:	Greater than 4.0 out of a 5 scale

EXHIBIT “E”
EQUIPMENT LISTS--DETAILED BY FACILITY

EQUIPMENT LISTS--DETAILED BY FACILITY

Equipment includes but is not limited to:

I. GEORGE R. BROWN CONVENTION CENTER:

	EQ #	Description	Location	Manufacturer
Air Compressors				
	4023-GRB-02-AIR3-01	AIR COMPRESSOR-COMP-01	HOU-GERBCC-L2R-BOILER	
	4023-GRB-02-AIR3-02	AIR COMPRESSOR-COMP-02	HOU-GERBCC-L2R-BOILER	
Air Dryer Systems				
	4023-GRB-02-DRY1-01	AIR DRYER-DRYER	HOU-GERBCC-L2R-BOILER	
Air Handlers				
1	4023-GRB-01-AHU1-1SW35S	AIR HANDLING UNIT, SWITCH ROOM SE210; 2SE25S	HOU-GERBCC-LM1-SWCORN	YORK
2	4023-GRB-01-AHU1-36SW35S	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 36SW35S	HOU-GERBCC-LM1-SWCORN	YORK
3	4023-GRB-01-AHU1-38NW35N	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 38NW35N	HOU-GERBCC-LM1-NWCORN	YORK
4	4023-GRB-01-AHU1-3NE25N	AIR HANDLING UNIT, ELECROOM NE209; 3NE25N	HOU-GERBCC-LM1-NECORN	YORK
5	4023-GRB-01-AHU1-40SW35S	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 40SW35S	HOU-GERBCC-LM1-SWCORN	YORK
6	4023-GRB-01-AHU1-41SW35S	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 41SW35S	HOU-GERBCC-LM1-SWCORN	YORK
7	4023-GRB-01-AHU1-42SW35S	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 42SW35S	HOU-GERBCC-LM1-SWCORN	YORK
8	4023-GRB-01-AHU1-A4NE25N	AIR HANDLING UNIT, HPD; A4NE25N	HOU-GERBCC-LM1-NECORN	YORK
9	4023-GRB-01-AHU2-16NE35N	AIR HANDLING UNIT, UPPER EXHIBIT HALL; 16NE35N	HOU-GERBCC-LM1-NECORN	YORK
10	4023-GRB-01-AHU2-16SE35S	AIR HANDLING UNIT, UPPER EXHIBIT HALL; 16SE35S	HOU-GERBCC-LM1	YORK
11	4023-GRB-01-AHU2-17NE35N	AIR HANDLING UNIT, UPPER EXHIBIT HALL; 17NE35N	HOU-GERBCC-LM1-NECORN	YORK
12	4023-GRB-01-AHU2-17SE35S	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 17SE35S	HOU-GERBCC-LM1	YORK
13	4023-GRB-01-AHU2-18NE35N	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 18NE35N	HOU-GERBCC-LM1-NECORN	YORK
14	4023-GRB-01-AHU2-18SE35S	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 18SE35S	HOU-GERBCC-LM1	YORK
15	4023-GRB-01-AHU2-19NE35N	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 19NE35N	HOU-GERBCC-LM1-NECORN	YORK
16	4023-GRB-01-AHU2-19SE35S	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 19SE35S	HOU-GERBCC-LM1	YORK
17	4023-GRB-01-AHU2-20SE35S	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 20SE35S	HOU-GERBCC-LM1	YORK
18	4023-GRB-01-AHU2-21NE35N	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 21NE35N	HOU-GERBCC-LM1-NECORN	YORK
19	4023-GRB-01-AHU2-21SE35S	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 21SE35S	HOU-GERBCC-LM1	YORK
20	4023-GRB-01-AHU2-22NE35N	AIR HANDLING UNIT, LOWER EXHIBIT HALL; 22NE35N	HOU-GERBCC-LM1-NECORN	YORK

21	4023-GRB-01-AHU2-22SE35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;22SE35S	HOU-GERBCC- LM1	YORK
22	4023-GRB-01-AHU2-23NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;23NW35N	HOU-GERBCC- LM1-NWCORN	YORK
23	4023-GRB-01-AHU2-23SE35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;23SE35S	HOU-GERBCC- LM1	YORK
24	4023-GRB-01-AHU2-24NE35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;24NE35N	HOU-GERBCC- LM1-NECORN	YORK
25	4023-GRB-01-AHU2-24NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;24NW35N	HOU-GERBCC- LM1-NWCORN	YORK
26	4023-GRB-01-AHU2-25NE35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;25NE35N	HOU-GERBCC- LM1-NECORN	YORK
27	4023-GRB-01-AHU2-25NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;25NW35N	HOU-GERBCC- LM1-NWCORN	YORK
28	4023-GRB-01-AHU2-25SE35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;25SE35S	HOU-GERBCC- LM1	YORK
29	4023-GRB-01-AHU2-26NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;26NW35N	HOU-GERBCC- LM1-NWCORN	YORK
30	4023-GRB-01-AHU2-26SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;26SW35S	HOU-GERBCC- LM1-SWCORN	YORK
31	4023-GRB-01-AHU2-27NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;27NW35N	HOU-GERBCC- LM1-NWCORN	YORK
32	4023-GRB-01-AHU2-27SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;27SW35S	HOU-GERBCC- LM1-SWCORN	YORK
33	4023-GRB-01-AHU2-28NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;28NW35N	HOU-GERBCC- LM1-NWCORN	YORK
34	4023-GRB-01-AHU2-28SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;28SW35S	HOU-GERBCC- LM1-SWCORN	YORK
35	4023-GRB-01-AHU2-29NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;29NW35N	HOU-GERBCC- LM1-NWCORN	YORK
36	4023-GRB-01-AHU2-29SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;29SW35S	HOU-GERBCC- LM1-SWCORN	YORK
37	4023-GRB-01-AHU2-30NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;30NW35N	HOU-GERBCC- LM1-NWCORN	YORK
38	4023-GRB-01-AHU2-30SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;30SW35S	HOU-GERBCC- LM1-SWCORN	YORK
39	4023-GRB-01-AHU2-31NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;31NW35N	HOU-GERBCC- LM1-NWCORN	YORK
40	4023-GRB-01-AHU2-31SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;31SW35S	HOU-GERBCC- LM1-SWCORN	YORK
41	4023-GRB-01-AHU2-32NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;32NW35N	HOU-GERBCC- LM1-NWCORN	YORK
42	4023-GRB-01-AHU2-32SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;32SW35S	HOU-GERBCC- LM1-SWCORN	YORK
43	4023-GRB-01-AHU2-33SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;33SW35S	HOU-GERBCC- LM1-SWCORN	YORK
44	4023-GRB-01-AHU2-34SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;34SW35S	HOU-GERBCC- LM1-SWCORN	YORK
45	4023-GRB-01-AHU2-35NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;35NW35N	HOU-GERBCC- LM1-NWCORN	YORK
46	4023-GRB-01-AHU2-35SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;35SW35S	HOU-GERBCC- LM1-SWCORN	YORK
47	4023-GRB-01-AHU2-36NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;36NW35N	HOU-GERBCC- LM1-NWCORN	YORK

48	4023-GRB-01-AHU2-37NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;37NW35N	HOU-GERBCC- LM1-NWCORN	YORK
49	4023-GRB-01-AHU2-37SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;37SW35S	HOU-GERBCC- LM1-SWCORN	YORK
50	4023-GRB-01-AHU2-38SW35S	AIR HANDLING UNIT,LOWER EXHIBIT HALL;38SW35S	HOU-GERBCC- LM1-SWCORN	YORK
51	4023-GRB-01-AHU2-A5NE35N	AIR HANDLING UNIT, HPD;A5NE35N	HOU-GERBCC- LM1-NECORN	YORK
52	4023-GRB-01-AHU3-01NE35	AIR HANDLING UNIT-AHU-01NE35	HOU-GERBCC- LM1-NECORN	TRANE
53	4023-GRB-01-AHU3-01NW35	AIR HANDLING UNIT-AHU-01NW35	HOU-GERBCC- LM1-NWCORN	TRANE
54	4023-GRB-01-AHU3-01SE35	AIR HANDLING UNIT-AHU-01SE35	HOU-GERBCC- LM1	TRANE
55	4023-GRB-01-AHU3-01SW35	AIR HANDLING UNIT-AHU-01SW35	HOU-GERBCC- LM1-SWCORN	TRANE
56	4023-GRB-01-AHU3-02NE35	AIR HANDLING UNIT-AHU-02NE35	HOU-GERBCC- LM1-NECORN	TRANE
57	4023-GRB-01-AHU3-02NW35	AIR HANDLING UNIT-AHU-02NW35	HOU-GERBCC- LM1-NWCORN	TRANE
58	4023-GRB-01-AHU3-02SE35	AIR HANDLING UNIT-AHU-02SE35	HOU-GERBCC- LM1	TRANE
59	4023-GRB-01-AHU3-02SW35	AIR HANDLING UNIT-AHU-02SW35	HOU-GERBCC- LM1-SWCORN	TRANE
60	4023-GRB-01-AHU3-03NE35	AIR HANDLING UNIT-AHU-03NE35	HOU-GERBCC- LM1-NECORN	TRANE
61	4023-GRB-01-AHU3-03NW35	AIR HANDLING UNIT-AHU-03NW35	HOU-GERBCC- LM1-NWCORN	TRANE
62	4023-GRB-01-AHU3-03SE35	AIR HANDLING UNIT-AHU-03SE35	HOU-GERBCC- LM1	TRANE
63	4023-GRB-01-AHU3-03SW35	AIR HANDLING UNIT-AHU-03SW35	HOU-GERBCC- LM1-SWCORN	TRANE
64	4023-GRB-01-AHU3-04NE35	AIR HANDLING UNIT-AHU-04NE35	HOU-GERBCC- LM1-NECORN	TRANE
65	4023-GRB-02-AHU2-13NE83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;13NE83N	HOU-GERBCC- LM2-NECORN	YORK
66	4023-GRB-02-AHU2-14NE83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;14NE83N	HOU-GERBCC- LM2-NECORN	YORK
67	4023-GRB-01-AHU3-04NW35	AIR HANDLING UNIT-AHU-04NW35	HOU-GERBCC- LM1-NWCORN	TRANE
68	4023-GRB-01-AHU3-04SE35	AIR HANDLING UNIT-AHU-04SE35	HOU-GERBCC- LM1	TRANE
69	4023-GRB-01-AHU3-04SW35	AIR HANDLING UNIT-AHU-04SW35	HOU-GERBCC- LM1-SWCORN	TRANE
70	4023-GRB-01-AHU3-05NE35	AIR HANDLING UNIT-ANU-05NE35	HOU-GERBCC- LM1-NECORN	TRANE
71	4023-GRB-01-AHU3-05NW35	AIR HANDLING UNIT-AHU-05NW35	HOU-GERBCC- LM1-NWCORN	TRANE
72	4023-GRB-01-AHU3-05SE35	AIR HANDLING UNIT-AHU-05SE35	HOU-GERBCC- LM1	TRANE
73	4023-GRB-01-AHU3-05SW35	AIR HANDLING UNIT-AHU-05SW35	HOU-GERBCC- LM1-SWCORN	TRANE
74	4023-GRB-01-AHU3-06NE35	AIR HANDLING UNIT-AHU-06NE35	HOU-GERBCC- LM1-NECORN	TRANE
75	4023-GRB-01-AHU3-06NW35	AIR HANDLING UNIT-AHU-06NW35	HOU-GERBCC- LM1-NWCORN	TRANE
76	4023-GRB-01-AHU3-06SE35	AIR HANDLING UNIT-AHU-06SE35	HOU-GERBCC- LM1	TRANE
77	4023-GRB-01-AHU3-06SW35	AIR HANDLING UNIT-AHU-06SW35	HOU-GERBCC- LM1-SWCORN	TRANE
78	4023-GRB-01-AHU3-07NE35	AIR HANDLING UNIT-AHU-07NE35	HOU-GERBCC- LM1-NECORN	TRANE

79	4023-GRB-01-AHU3-07NW35	AIR HANDLING UNIT-AHU-07NW35	HOU-GERBCC- LM1-NWCORN	TRANE
80	4023-GRB-01-AHU3-07SE35	AIR HANDLING UNIT-AHU-07SE35	HOU-GERBCC- LM1	TRANE
81	4023-GRB-01-AHU3-07SW35	AIR HANDLING UNIT-AHU-07SW35	HOU-GERBCC- LM1-SWCORN	TRANE
82	4023-GRB-01-AHU3-08NE35	AIR HANDLING UNIT-AHU-08NE35	HOU-GERBCC- LM1-NECORN	TRANE
83	4023-GRB-01-AHU3-08NW35	AIR HANDLING UNIT-AHU-08NW35	HOU-GERBCC- LM1-NWCORN	TRANE
84	4023-GRB-01-AHU3-08SE35	AIR HANDLING UNIT-AHU-08SE35	HOU-GERBCC- LM1	TRANE
85	4023-GRB-01-AHU3-08SW35	AIR HANDLING UNIT-AHU-08SW35	HOU-GERBCC- LM1-SWCORN	TRANE
86	4023-GRB-01-AHU3-09NE35	AIR HANDLING UNIT-AHU-09NE35	HOU-GERBCC- LM1-NECORN	TRANE
87	4023-GRB-01-AHU3-09NW35	AIR HANDLING UNIT-AHU-09NW35	HOU-GERBCC- LM1-NWCORN	TRANE
88	4023-GRB-01-AHU3-09SE35	AIR HANDLING UNIT-AHU-09SE35	HOU-GERBCC- LM1	TRANE
89	4023-GRB-01-AHU3-09SW35	AIR HANDLING UNIT-AHU-09SW35	HOU-GERBCC- LM1-SWCORN	TRANE
90	4023-GRB-01-AHU3-10NE35	AIR HANDLING UNIT-AHU-10NE35	HOU-GERBCC- LM1-NECORN	TRANE
91	4023-GRB-01-AHU3-10NW35	AIR HANDLING UNIT-AHU-10NW35	HOU-GERBCC- LM1-NWCORN	TRANE
92	4023-GRB-01-AHU3-10SE35	AIR HANDLING UNIT-AHU-10SE35	HOU-GERBCC- LM1	TRANE
93	4023-GRB-01-AHU3-10SW35	AIR HANDLING UNIT-AHU-10SW35	HOU-GERBCC- LM1-SWCORN	TRANE
94	4023-GRB-01-AHU3-11NE35	AIR HANDLING UNIT-AHU-11NE35	HOU-GERBCC- LM1-NECORN	TRANE
95	4023-GRB-01-AHU3-11NW35	AIR HANDLING UNIT-AHU-11NW35	HOU-GERBCC- LM1-NWCORN	TRANE
96	4023-GRB-01-AHU3-11SE35	AIR HANDLING UNIT-AHU-11SE35	HOU-GERBCC- LM1	TRANE
97	4023-GRB-01-AHU3-11SW35	AIR HANDLING UNIT-AHU-11SW35	HOU-GERBCC- LM1-SWCORN	TRANE
98	4023-GRB-01-AHU3-12NE35	AIR HANDLING UNIT-AHU-12NE35	HOU-GERBCC- LM1-NECORN	TRANE
99	4023-GRB-01-AHU3-12NW35	AIR HANDLING UNIT-AHU-12NW35	HOU-GERBCC- LM1-NWCORN	TRANE
100	4023-GRB-01-AHU3-12SE35	AIR HANDLING UNIT-AHU-12SE35	HOU-GERBCC- LM1	TRANE
101	4023-GRB-01-AHU3-12SW35	AIR HANDLING UNIT-AHU-12SW35	HOU-GERBCC- LM1-SWCORN	TRANE
102	4023-GRB-01-AHU3-13NE35	AIR HANDLING UNIT-AHU-13NE35	HOU-GERBCC- LM1-NECORN	TRANE
103	4023-GRB-01-AHU3-13NW35	AIR HANDLING UNIT-AHU-13NW35	HOU-GERBCC- LM1-NWCORN	TRANE
104	4023-GRB-01-AHU3-13SE35	AIR HANDLING UNIT-AHU-13SE35	HOU-GERBCC- LM1	TRANE
105	4023-GRB-01-AHU3-13SW35	AIR HANDLING UNIT-AHU-13SW35	HOU-GERBCC- LM1-SWCORN	TRANE
106	4023-GRB-01-AHU3-14NE35	AIR HANDLING UNIT-AHU-14NE35	HOU-GERBCC- LM1-NECORN	TRANE
107	4023-GRB-01-AHU3-14NW35	AIR HANDLING UNIT-AHU-14NW35	HOU-GERBCC- LM1-NWCORN	TRANE
108	4023-GRB-01-AHU3-14SE35	AIR HANDLING UNIT-AHU-14SE35	HOU-GERBCC- LM1	TRANE
109	4023-GRB-01-AHU3-14SW35	AIR HANDLING UNIT-AHU-14SW35	HOU-GERBCC- LM1-SWCORN	TRANE
110	4023-GRB-01-AHU3-15NE35	AIR HANDLING UNIT-AHU-15NE35	HOU-GERBCC-	TRANE

			LM1-NECORN HOU-GERBCC-	
111	4023-GRB-01-AHU3-15NW35	AIR HANDLING UNIT-AHU-15NW35	LM1-NWCORN HOU-GERBCC-	TRANE
112	4023-GRB-01-AHU3-15SE35	AIR HANDLING UNIT-AHU-15SE35	LM1 HOU-GERBCC-	TRANE
113	4023-GRB-01-AHU3-15SW35	AIR HANDLING UNIT-AHU-15SW35	LM1-SWCORN HOU-GERBCC-	TRANE
114	4023-GRB-01-AHU3-16NE35	AIR HANDLING UNIT-AHU-16NE35	LM1-NECORN HOU-GERBCC-	TRANE
115	4023-GRB-01-AHU3-16NW35	AIR HANDLING UNIT-AHU-16NW35	LM1-NWCORN HOU-GERBCC-	TRANE
116	4023-GRB-01-AHU3-16SW35	AIR HANDLING UNIT-AHU-16SW35	LM1-SWCORN HOU-GERBCC-	TRANE
117	4023-GRB-01-AHU3-17NE35	AIR HANDLING UNIT-AHU-17NE35	LM1-NECORN HOU-GERBCC-	TRANE
118	4023-GRB-01-AHU3-17NW35	AIR HANDLING UNIT-AHU-17NW35	LM1-NWCORN HOU-GERBCC-	TRANE
119	4023-GRB-01-AHU3-17SW35	AIR HANDLING UNIT-AHU-17SW35	LM1-SWCORN HOU-GERBCC-	TRANE
120	4023-GRB-01-AHU3-18NW35	AIR HANDLING UNIT-AHU-18NW35	LM1-NWCORN HOU-GERBCC-	TRANE
121	4023-GRB-01-AHU3-18SW35	AIR HANDLING UNIT-AHU-18SW35	LM1-SWCORN HOU-GERBCC-	TRANE
122	4023-GRB-01-AHU3-19NW35	AIR HANDLING UNIT-AHU-19NW35	LM1-NWCORN HOU-GERBCC-	TRANE
123	4023-GRB-01-AHU3-19SW35	AIR HANDLING UNIT-AHU-19SW35	LM1-SWCORN HOU-GERBCC-	TRANE
124	4023-GRB-01-AHU3-20NW35	AIR HANDLING UNIT-AHU-20NW35	LM1-NWCORN HOU-GERBCC-	TRANE
125	4023-GRB-01-AHU3-20SW35	AIR HANDLING UNIT-AHU-20SW35	LM1-SWCORN HOU-GERBCC-	TRANE
126	4023-GRB-01-AHU3-21NW35	AIR HANDLING UNIT-AHU-21NW35	LM1-NWCORN HOU-GERBCC-	TRANE
127	4023-GRB-01-AHU3-21SW35	AIR HANDLING UNIT-AHU-21SW35	LM1-SWCORN HOU-GERBCC-	TRANE
128	4023-GRB-01-AHU3-22NW35	AIR HANDLING UNIT-AHU-22NW35	LM1-NWCORN HOU-GERBCC-	TRANE
129	4023-GRB-01-AHU3-22SW35	AIR HANDLING UNIT-AHU-22SW35	LM1-SWCORN HOU-GERBCC-	TRANE
130	4023-GRB-01-AHU3-23NE35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;23NE35N	HOU-GERBCC- LM1-NECORN HOU-GERBCC-	YORK
131	4023-GRB-01-AHU3-23SW35	AIR HANDLING UNIT-AHU-23SW35	LM1-SWCORN HOU-GERBCC-	
132	4023-GRB-01-AHU3-34NW35N	AIR HANDLING UNIT,LOWER EXHIBIT HALL;34NW35N	LM1-NWCORN HOU-GERBCC-	YORK
133	4023-GRB-02-AHU1-27SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;27SW83S	LM2-SWCORN HOU-GERBCC-	
134	4023-GRB-02-AHU1-29SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;29SW83S	LM2-SWCORN HOU-GERBCC-	
135	4023-GRB-02-AHU1-30SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;30SW83S	LM2-SWCORN HOU-GERBCC-	
136	4023-GRB-02-AHU1-31SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;31SW83S	LM2-SWCORN HOU-GERBCC-	
137	4023-GRB-02-AHU1-32SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;32SE83S	LM2-SECORN HOU-GERBCC-	
138	4023-GRB-02-AHU1-32SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;32SW83S	LM2-SWCORN HOU-GERBCC-	YORK
139	4023-GRB-02-AHU1-33SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;33SE83S	LM2-SECORN HOU-GERBCC-	YORK

140	4023-GRB-02-AHU1-33SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;33SW83S	HOU-GERBCC- LM2-SWCORN	YORK
141	4023-GRB-02-AHU1-34SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;34SE83S	HOU-GERBCC- LM2-SECORN	YORK
142	4023-GRB-02-AHU1-34SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;34SW83S	HOU-GERBCC- LM2-SWCORN	YORK
143	4023-GRB-02-AHU1-35SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;35SE83S	HOU-GERBCC- LM2-SECORN	YORK
144	4023-GRB-02-AHU1-35SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;35SW83S	HOU-GERBCC- LM2-SWCORN	YORK
145	4023-GRB-02-AHU1-36SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;36SE83S	HOU-GERBCC- LM2-SECORN	YORK
146	4023-GRB-02-AHU1-37SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;37SE83S	HOU-GERBCC- LM2-SECORN	YORK
147	4023-GRB-02-AHU1-39SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;39SE83S	HOU-GERBCC- LM2-SECORN	YORK
148	4023-GRB-02-AHU1-39SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;39SW83S	HOU-GERBCC- LM2-SWCORN	YORK
149	4023-GRB-02-AHU1-40SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;40SW83S	HOU-GERBCC- LM2-SWCORN	YORK
150	4023-GRB-02-AHU1-41SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;41SE83S	HOU-GERBCC- LM2-SECORN	YORK
151	4023-GRB-02-AHU1-41SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;41SW83S	HOU-GERBCC- LM2-SWCORN	YORK
152	4023-GRB-02-AHU1-42SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;42SW83S	HOU-GERBCC- LM2-SWCORN	YORK
153	4023-GRB-02-AHU1-43SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;43SE83S	HOU-GERBCC- LM2-SECORN	YORK
154	4023-GRB-02-AHU1-43SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;43SW83S	HOU-GERBCC- LM2-SWCORN	YORK
155	4023-GRB-02-AHU1-44SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;44SE83S	HOU-GERBCC- LM2-SECORN	YORK
156	4023-GRB-02-AHU1-44SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;44SW83S	HOU-GERBCC- LM2-SWCORN	YORK
157	4023-GRB-02-AHU1-45SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;45SE83S	HOU-GERBCC- LM2-SECORN	YORK
158	4023-GRB-02-AHU1-45SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;45SW83S	HOU-GERBCC- LM2-SWCORN	YORK
159	4023-GRB-02-AHU1-46SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;46SE83S	HOU-GERBCC- LM2-SECORN	YORK
160	4023-GRB-02-AHU1-46SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;46SW83S	HOU-GERBCC- LM2-SWCORN	YORK
161	4023-GRB-02-AHU1-47SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;47SE83S	HOU-GERBCC- LM2-SECORN	YORK
162	4023-GRB-02-AHU1-48SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;48SE83S	HOU-GERBCC- LM2-SECORN	YORK
163	4023-GRB-02-AHU1-49SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;49SW83S	HOU-GERBCC- LM2-SWCORN	YORK
164	4023-GRB-02-AHU1-50SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;50SE83S	HOU-GERBCC- LM2-SECORN	YORK
165	4023-GRB-02-AHU1-50SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;50SW83S	HOU-GERBCC- LM2-SWCORN	YORK
166	4023-GRB-02-AHU1-51SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;51SE83S	HOU-GERBCC- LM2-SECORN	YORK

167	4023-GRB-02-AHU1-51SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;51SW83S	HOU-GERBCC- LM2-SWCORN	YORK
168	4023-GRB-02-AHU1-52SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;52SE83S	HOU-GERBCC- LM2-SECORN	YORK
169	4023-GRB-02-AHU1-52SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;52SW83S	HOU-GERBCC- LM2-SWCORN	YORK
170	4023-GRB-02-AHU1-53SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;53SE83S	HOU-GERBCC- LM2-SECORN	YORK
171	4023-GRB-02-AHU1-53SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;53SW83S	HOU-GERBCC- LM2-SWCORN	YORK
172	4023-GRB-02-AHU1-54SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;54SE83S	HOU-GERBCC- LM2-SECORN	YORK
173	4023-GRB-02-AHU1-54SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;54SW83S	HOU-GERBCC- LM2-SWCORN	YORK
174	4023-GRB-02-AHU1-55SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;55SE83S	HOU-GERBCC- LM2-SECORN	YORK
175	4023-GRB-02-AHU1-55SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;55SW83S	HOU-GERBCC- LM2-SWCORN	YORK
176	4023-GRB-02-AHU1-56SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;56SE83S	HOU-GERBCC- LM2-SECORN	YORK
177	4023-GRB-02-AHU1-56SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;56SW83S	HOU-GERBCC- LM2-SWCORN	YORK
178	4023-GRB-02-AHU1-57SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;57SE83S	HOU-GERBCC- LM2-SECORN	YORK
179	4023-GRB-02-AHU1-58SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;58SE83S	HOU-GERBCC- LM2-SECORN	YORK
180	4023-GRB-02-AHU1-59SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;59SE83S	HOU-GERBCC- LM2-SECORN	YORK
181	4023-GRB-02-AHU1-59SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;59SW83S	HOU-GERBCC- LM2-SWCORN	YORK
182	4023-GRB-02-AHU1-60SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;60SW83S	HOU-GERBCC- LM2-SWCORN	YORK
183	4023-GRB-02-AHU1-61SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;61SE83S	HOU-GERBCC- LM2-SECORN	YORK
184	4023-GRB-02-AHU1-61SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;61SW83S	HOU-GERBCC- LM2-SWCORN	YORK
185	4023-GRB-02-AHU1-62SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;62SE83S	HOU-GERBCC- LM2-SECORN	YORK
186	4023-GRB-02-AHU1-62SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;62SW83S	HOU-GERBCC- LM2-SWCORN	YORK
187	4023-GRB-02-AHU1-63SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;63SE83S	HOU-GERBCC- LM2-SECORN	YORK
188	4023-GRB-02-AHU1-63SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;63SW83S	HOU-GERBCC- LM2-SWCORN	YORK
189	4023-GRB-02-AHU1-64SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;64SE83S	HOU-GERBCC- LM2-SECORN	YORK
190	4023-GRB-02-AHU1-64SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;64SW83S	HOU-GERBCC- LM2-SWCORN	YORK
191	4023-GRB-02-AHU1-65SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;65SE83S	HOU-GERBCC- LM2-SECORN	YORK
192	4023-GRB-02-AHU1-66SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;66SE83S	HOU-GERBCC- LM2-SECORN	YORK
193	4023-GRB-02-AHU1-67SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;67SE83S	HOU-GERBCC- LM2-SECORN	YORK

194	4023-GRB-02-AHU1-68SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;68SE83S	HOU-GERBCC- LM2-SECORN	YORK
195	4023-GRB-02-AHU1-69SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;69SE83S	HOU-GERBCC- LM2-SECORN	YORK
196	4023-GRB-02-AHU1-70SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;70SE83S	HOU-GERBCC- LM2-SECORN	YORK
197	4023-GRB-02-AHU2-15NE83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;15NE83N	HOU-GERBCC- LM2-NECORN	YORK
198	4023-GRB-02-AHU2-16NE83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;16NE83N	HOU-GERBCC- LM2-NECORN	YORK
199	4023-GRB-02-AHU2-17NE83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;17NE83N	HOU-GERBCC- LM2-NECORN	YORK
200	4023-GRB-02-AHU2-18NE83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;18NE83N	HOU-GERBCC- LM2-NECORN	YORK
201	4023-GRB-02-AHU2-19NE83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;19NE83N	HOU-GERBCC- LM2-NECORN	YORK
202	4023-GRB-02-AHU2-20NE83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;20NE83N	HOU-GERBCC- LM2-NECORN	YORK
203	4023-GRB-02-AHU2-20NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;20NW83N	HOU-GERBCC- LM2-NWCORN	YORK
204	4023-GRB-02-AHU2-21NE83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;21NE83N	HOU-GERBCC- LM2-NECORN	YORK
205	4023-GRB-02-AHU2-21NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;21NW83N	HOU-GERBCC- LM2-NWCORN	YORK
206	4023-GRB-02-AHU2-22NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;22NW83N	HOU-GERBCC- LM2-NWCORN	YORK
207	4023-GRB-02-AHU2-23NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;23NW83N	HOU-GERBCC- LM2-NWCORN	YORK
208	4023-GRB-02-AHU2-24NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;24NW83N	HOU-GERBCC- LM2-NWCORN	YORK
209	4023-GRB-02-AHU2-25NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;25NW83N	HOU-GERBCC- LM2-NWCORN	YORK
210	4023-GRB-02-AHU2-26NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;26NW83N	HOU-GERBCC- LM2-NWCORN	YORK
211	4023-GRB-02-AHU2-27NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;27NW83N	HOU-GERBCC- LM2-NWCORN	YORK
212	4023-GRB-02-AHU2-28SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;28SW83S	HOU-GERBCC- LM2-SWCORN	YORK
213	4023-GRB-02-AHU2-30NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;30NW83N	HOU-GERBCC- LM2-NWCORN	YORK
214	4023-GRB-02-AHU2-30SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;30SE83S	HOU-GERBCC- LM2-SECORN	YORK
215	4023-GRB-02-AHU2-31NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;31NW83N	HOU-GERBCC- LM2-NWCORN	YORK
216	4023-GRB-02-AHU2-32NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;32NW83N	HOU-GERBCC- LM2-NWCORN	YORK
217	4023-GRB-02-AHU2-36SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;36SW83S	HOU-GERBCC- LM2-SWCORN	YORK
218	4023-GRB-02-AHU2-37SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;37SW83S	HOU-GERBCC- LM2-SWCORN	YORK
219	4023-GRB-02-AHU2-38SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;38SE83S	HOU-GERBCC- LM2-SECORN	YORK
220	4023-GRB-02-AHU2-40SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;40SE83S	HOU-GERBCC- LM2-SECORN	YORK

221	4023-GRB-02-AHU2-42SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;42SE83S	HOU-GERBCC-LM2-SECORN	YORK
222	4023-GRB-02-AHU2-47SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;47SW83S	HOU-GERBCC-LM2-SWCORN	YORK
223	4023-GRB-02-AHU2-48SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;48SW83S	HOU-GERBCC-LM2-SWCORN	YORK
224	4023-GRB-02-AHU2-49SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;49SE83S	HOU-GERBCC-LM2-SECORN	YORK
225	4023-GRB-02-AHU2-57SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;57SW83S	HOU-GERBCC-LM2-SWCORN	YORK
226	4023-GRB-02-AHU2-58SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;58SW83S	HOU-GERBCC-LM2-SWCORN	YORK
227	4023-GRB-02-AHU2-60SE83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;60SE83S	HOU-GERBCC-LM2-SECORN	YORK
228	4023-GRB-02-AHU2-A3SW83S	AIR HANDLING UNIT,BOARDROOM OFFICES;A3SW83S	HOU-GERBCC-LM2-SWCORN	YORK
229	4023-GRB-02-AHU2-A6NW83N	AIR HANDLING UNIT,BOARDROOM; A6NW83N	HOU-GERBCC-LM2-NWCORN	YORK
230	4023-GRB-02-AHU3-01NE25	AIR HANDLING UNIT-AHU-01NE25	HOU-GERBCC-LM2-NECORN	TRANE
231	4023-GRB-02-AHU3-01NE83	AIR HANDLING UNIT-AHU-01NE83	HOU-GERBCC-LM2-NECORN	TRANE
232	4023-GRB-02-AHU3-01NW83	AIR HANDLING UNIT-AHU-01NW83	HOU-GERBCC-LM2-NWCORN	TRANE
233	4023-GRB-02-AHU3-01SE25	AIR HANDLING UNIT-AHU-01SE25	HOU-GERBCC-LM2-SECORN	TRANE
234	4023-GRB-02-AHU3-01SE83	AIR HANDLING UNIT-AHU-01SE83	HOU-GERBCC-LM2-SECORN	TRANE
235	4023-GRB-02-AHU3-01SW83	AIR HANDLING UNIT-AHU-01SW83	HOU-GERBCC-LM2-SWCORN	TRANE
236	4023-GRB-02-AHU3-02NE25	AIR HANDLING UNIT-AHU-02NE25	HOU-GERBCC-LM2-NECORN	TRANE
237	4023-GRB-02-AHU3-02NE83	AIR HANDLING UNIT-AHU-02NE83	HOU-GERBCC-LM2-NECORN	TRANE
238	4023-GRB-02-AHU3-02NW83	AIR HANDLING UNIT-AHU-02NW83	HOU-GERBCC-LM2-NWCORN	TRANE
239	4023-GRB-02-AHU3-02SE83	AIR HANDLING UNIT-AHU-02SE83	HOU-GERBCC-LM2-SECORN	TRANE
240	4023-GRB-02-AHU3-02SW83	AIR HANDLING UNIT-AHU-02SW83	HOU-GERBCC-LM2-SWCORN	TRANE
241	4023-GRB-02-AHU3-03NE83	AIR HANDLING UNIT-AHU-03NE83	HOU-GERBCC-LM2-NECORN	TRANE
242	4023-GRB-02-AHU3-03NW83	AIR HANDLING UNIT-AHU-03NW83	HOU-GERBCC-LM2-NWCORN	TRANE
243	4023-GRB-02-AHU3-03SE83	AIR HANDLING UNIT-AHU-03SE83	HOU-GERBCC-LM2-SECORN	TRANE
244	4023-GRB-02-AHU3-03SW83	AIR HANDLING UNIT-AHU-03SW83	HOU-GERBCC-LM2-SWCORN	TRANE
245	4023-GRB-02-AHU3-04NE83	AIR HANDLING UNIT-AHU-04NE83	HOU-GERBCC-LM2-NECORN	TRANE
246	4023-GRB-02-AHU3-04NW83	AIR HANDLING UNIT-AHU-04NW83	HOU-GERBCC-LM2-NWCORN	TRANE
247	4023-GRB-02-AHU3-04SE83	AIR HANDLING UNIT-AHU-04SE83	HOU-GERBCC-LM2-SECORN	TRANE
248	4023-GRB-02-AHU3-04SW83	AIR HANDLING UNIT-AHU-04SW83	HOU-GERBCC-LM2-SWCORN	TRANE
249	4023-GRB-02-AHU3-05NE83	AIR HANDLING UNIT-AHU-05NE83	HOU-GERBCC-LM2-NECORN	TRANE

250	4023-GRB-02-AHU3-05NW83	AIR HANDLING UNIT-AHU-05NW83	HOU-GERBCC- LM2-NWCORN	TRANE
251	4023-GRB-02-AHU3-05SE83	AIR HANDLING UNIT-AHU-05SE83	HOU-GERBCC- LM2-SECORN	TRANE
252	4023-GRB-02-AHU3-05SW83	AIR HANDLING UNIT-AHU-05SW83	HOU-GERBCC- LM2-SWCORN	TRANE
253	4023-GRB-02-AHU3-06NE83	AIR HANDLING UNIT-AHU-06NE83	HOU-GERBCC- LM2-NECORN	TRANE
254	4023-GRB-02-AHU3-06NW83	AIR HANDLING UNIT-AHU-06NW83	HOU-GERBCC- LM2-NWCORN	TRANE
255	4023-GRB-02-AHU3-06SE83	AIR HANDLING UNIT-AHU-06SE83	HOU-GERBCC- LM2-SECORN	TRANE
256	4023-GRB-02-AHU3-06SW83	AIR HANDLING UNIT-AHU-06SW83	HOU-GERBCC- LM2-SWCORN	TRANE
257	4023-GRB-02-AHU3-07NE83	AIR HANDLING UNIT-AHU-07NE83	HOU-GERBCC- LM2-NECORN	TRANE
258	4023-GRB-02-AHU3-07NW83	AIR HANDLING UNIT-AHU-07NW83	HOU-GERBCC- LM2-NWCORN	TRANE
259	4023-GRB-02-AHU3-07SE83	AIR HANDLING UNIT-AHU-07SE83	HOU-GERBCC- LM2-SECORN	TRANE
260	4023-GRB-02-AHU3-07SW83	AIR HANDLING UNIT-AHU-07SW83	HOU-GERBCC- LM2-SWCORN	TRANE
261	4023-GRB-02-AHU3-08NE83	AIR HANDLING UNIT-AHU-08NE83	HOU-GERBCC- LM2-NECORN	TRANE
262	4023-GRB-02-AHU3-08NW83	AIR HANDLING UNIT-AHU-08NW83	HOU-GERBCC- LM2-NWCORN	TRANE
263	4023-GRB-02-AHU3-08SE83	AIR HANDLING UNIT-AHU-08SE83	HOU-GERBCC- LM2-SECORN	TRANE
264	4023-GRB-02-AHU3-08SW83	AIR HANDLING UNIT-AHU-08SW83	HOU-GERBCC- LM2-SWCORN	TRANE
265	4023-GRB-02-AHU3-09NE83	AIR HANDLING UNIT-AHU-09NE83	HOU-GERBCC- LM2-NECORN	TRANE
266	4023-GRB-02-AHU3-09NW83	AIR HANDLING UNIT-AHU-09NW83	HOU-GERBCC- LM2-NWCORN	TRANE
267	4023-GRB-02-AHU3-09SE83	AIR HANDLING UNIT-AHU-09SE83	HOU-GERBCC- LM2-SECORN	TRANE
268	4023-GRB-02-AHU3-09SW83	AIR HANDLING UNIT-AHU-09SW83	HOU-GERBCC- LM2-SWCORN	TRANE
269	4023-GRB-02-AHU3-10NE83	AIR HANDLING UNIT-AHU-10NE83	HOU-GERBCC- LM2-NECORN	TRANE
270	4023-GRB-02-AHU3-10NW83	AIR HANDLING UNIT-AHU-10NW83	HOU-GERBCC- LM2-NWCORN	TRANE
271	4023-GRB-02-AHU3-10SE83	AIR HANDLING UNIT-AHU-10SE83	HOU-GERBCC- LM2-SECORN	TRANE
272	4023-GRB-02-AHU3-10SW83	AIR HANDLING UNIT-AHU-10SW83	HOU-GERBCC- LM2-SWCORN	TRANE
273	4023-GRB-02-AHU3-11NE83	AIR HANDLING UNIT-AHU-11NE83	HOU-GERBCC- LM2-NECORN	TRANE
274	4023-GRB-02-AHU3-11NW83	AIR HANDLING UNIT-AHU-11NW83	HOU-GERBCC- LM2-NWCORN	TRANE
275	4023-GRB-02-AHU3-11SE83	AIR HANDLING UNIT-AHU-11SE83	HOU-GERBCC- LM2-SECORN	TRANE
276	4023-GRB-02-AHU3-11SW83	AIR HANDLING UNIT-AHU-11SW83	HOU-GERBCC- LM2-SWCORN	TRANE
277	4023-GRB-02-AHU3-12NE83	AIR HANDLING UNIT-AHU-12NE83	HOU-GERBCC- LM2-NECORN	TRANE
278	4023-GRB-02-AHU3-12NW83	AIR HANDLING UNIT-AHU-12NW83	HOU-GERBCC- LM2-NWCORN	TRANE
279	4023-GRB-02-AHU3-12SE83	AIR HANDLING UNIT-AHU-12SE83	HOU-GERBCC- LM2-SECORN	TRANE

280	4023-GRB-02-AHU3-12SW83	AIR HANDLING UNIT-AHU-12SW83	HOU-GERBCC- LM2-SWCORN	TRANE
281	4023-GRB-02-AHU3-13NW83	AIR HANDLING UNIT-AHU-13NW83	HOU-GERBCC- LM2-NWCORN	TRANE
282	4023-GRB-02-AHU3-13SE83	AIR HANDLING UNIT-AHU-13SE83	HOU-GERBCC- LM2-SECORN	TRANE
283	4023-GRB-02-AHU3-13SW83	AIR HANDLING UNIT-AHU-13SW83	HOU-GERBCC- LM2-SWCORN	TRANE
284	4023-GRB-02-AHU3-14NW83	AIR HANDLING UNIT-AHU-14NW83	HOU-GERBCC- LM2-NWCORN	TRANE
285	4023-GRB-02-AHU3-14SE83	AIR HANDLING UNIT-AHU-14SE83	HOU-GERBCC- LM2-SECORN	TRANE
286	4023-GRB-02-AHU3-14SW83	AIR HANDLING UNIT-AHU-14SW83	HOU-GERBCC- LM2-SWCORN	TRANE
287	4023-GRB-02-AHU3-15NW83	AIR HANDLING UNIT-AHU-15NW83	HOU-GERBCC- LM2-NWCORN	TRANE
288	4023-GRB-02-AHU3-15SE83	AIR HANDLING UNIT-AHU-15SE83	HOU-GERBCC- LM2-SECORN	TRANE
289	4023-GRB-02-AHU3-15SW83	AIR HANDLING UNIT-AHU-15SW83	HOU-GERBCC- LM2-SWCORN	TRANE
290	4023-GRB-02-AHU3-16NW83	AIR HANDLING UNIT-AHU-16NW83	HOU-GERBCC- LM2-NWCORN	TRANE
291	4023-GRB-02-AHU3-16SE83	AIR HANDLING UNIT-AHU-16SE83	HOU-GERBCC- LM2-SECORN	TRANE
292	4023-GRB-02-AHU3-16SW83	AIR HANDLING UNIT-AHU-16SW83	HOU-GERBCC- LM2-SWCORN	TRANE
293	4023-GRB-02-AHU3-17NW83	AIR HANDLING UNIT-AHU-17NW83	HOU-GERBCC- LM2-NWCORN	TRANE
294	4023-GRB-02-AHU3-17SE83	AIR HANDLING UNIT-AHU-17SE83	HOU-GERBCC- LM2-SECORN	TRANE
295	4023-GRB-02-AHU3-17SW83	AIR HANDLING UNIT-AHU-17SW83	HOU-GERBCC- LM2-SWCORN	TRANE
296	4023-GRB-02-AHU3-18NW83	AIR HANDLING UNIT-AHU-18NW83	HOU-GERBCC- LM2-NWCORN	TRANE
297	4023-GRB-02-AHU3-18SE83	AIR HANDLING UNIT-AHU-18SE83	HOU-GERBCC- LM2-SECORN	TRANE
298	4023-GRB-02-AHU3-18SW83	AIR HANDLING UNIT-AHU-18SW83	HOU-GERBCC- LM2-SWCORN	TRANE
299	4023-GRB-02-AHU3-19NW83	AIR HANDLING UNIT-AHU-19NW83	HOU-GERBCC- LM2-NWCORN	TRANE
300	4023-GRB-02-AHU3-19SE83	AIR HANDLING UNIT-AHU-19SE83	HOU-GERBCC- LM2-SECORN	TRANE
301	4023-GRB-02-AHU3-19SW83	AIR HANDLING UNIT-AHU-19SW83	HOU-GERBCC- LM2-SWCORN	TRANE
302	4023-GRB-02-AHU3-20SE83	AIR HANDLING UNIT-AHU-20SE83	HOU-GERBCC- LM2-SECORN	TRANE
303	4023-GRB-02-AHU3-20SW83	AIR HANDLING UNIT-AHU-20SW83	HOU-GERBCC- LM2-SWCORN	TRANE
304	4023-GRB-02-AHU3-21SE83	AIR HANDLING UNIT-AHU-21SE83	HOU-GERBCC- LM2-SECORN	TRANE
305	4023-GRB-02-AHU3-21SW83	AIR HANDLING UNIT-AHU-21SW83	HOU-GERBCC- LM2-SWCORN	TRANE
306	4023-GRB-02-AHU3-22SE83	AIR HANDLING UNIT-AHU-22SE83	HOU-GERBCC- LM2-SECORN	TRANE
307	4023-GRB-02-AHU3-22SW83	AIR HANDLING UNIT-AHU-22SW83	HOU-GERBCC- LM2-SWCORN	TRANE
308	4023-GRB-02-AHU3-23SE83	AIR HANDLING UNIT-AHU-23SE83	HOU-GERBCC- LM2-SECORN	TRANE
309	4023-GRB-02-AHU3-23SW83	AIR HANDLING UNIT-AHU-23SW83	HOU-GERBCC- LM2-SWCORN	TRANE

310	4023-GRB-02-AHU3-24SE83	AIR HANDLING UNIT-AHU-24SE83	HOU-GERBCC-LM2-SECORN	TRANE
311	4023-GRB-02-AHU3-24SW83	AIR HANDLING UNIT-AHU-24SW83	HOU-GERBCC-LM2-SWCORN	TRANE
312	4023-GRB-02-AHU3-25SE83	AIR HANDLING UNIT-AHU-25SE83	HOU-GERBCC-LM2-SECORN	TRANE
313	4023-GRB-02-AHU3-25SW83	AIR HANDLING UNIT-AHU-25SW83	HOU-GERBCC-LM2-SWCORN	TRANE
314	4023-GRB-02-AHU3-26SE83	AIR HANDLING UNIT-AHU-26SE83	HOU-GERBCC-LM2-SECORN	TRANE
315	4023-GRB-02-AHU3-27SE83	AIR HANDLING UNIT-AHU-27SE83	HOU-GERBCC-LM2-SECORN	TRANE
316	4023-GRB-02-AHU3-28SE83	AIR HANDLING UNIT-AHU-28SE83	HOU-GERBCC-LM2-SECORN	TRANE
317	4023-GRB-02-AHU3-29NW83N	AIR HANDLING UNIT,UPPER EXHIBIT HALL;29NW83N	HOU-GERBCC-LM2-NWCORN	YORK
318	4023-GRB-02-AHU3-29SE83	AIR HANDLING UNIT-AHU-29SE83	HOU-GERBCC-LM2-SECORN	TRANE
319	4023-GRB-02-AHU3-K1NW83	AIR HANDLING UNIT-AHU-K1NW83	HOU-GERBCC-LM2-NWCORN	TRANE
320	4023-GRB-02-AHU3-K2NW83	AIR HANDLING UNIT-AHU-K2NW83	HOU-GERBCC-LM2-NWCORN	TRANE
321	4023-GRB-02-AHU3-K3NW83	AIR HANDLING UNIT-AHU-K3NW83	HOU-GERBCC-LM2-NWCORN	TRANE
322	4023-GRB-02-AHU3-K4NW83	AIR HANDLING UNIT-AHU-K4NW83	HOU-GERBCC-LM2-NWCORN	TRANE
323	4023-GRB-03-AHU3-ADMIN	AIR HANDLING UNIT;SERVES ADMINISTRATIONOFFICE	HOU-GERBCC-LV3	
324	4023-GRB-BS-AHU3-01CP	AIR HANDLING UNIT-AHU-01CP	HOU-GERBCC-LCP-CNTRLP	
325	4023-GRB-BS-AHU3-02CP	AIR HANDLING UNIT-AHU-02CP	HOU-GERBCC-LCP-CNTRLP	
326	4023-GRB-BS-AIR3-01	AIR COMPRESSOR-COMP-01CP	HOU-GERBCC-LCP-CNTRLP	
327	4023-GRB-MZ-AHU3-02T	AIR HANDLING UNIT-AHU-02T	HOU-GERBCC-TUN	
328	4023-GRB-MZ-AHU3-03T	AIR HANDLING UNIT-AHU-03T	HOU-GERBCC-TUN	
329	4023-GRB-RF-AHU1-A7SW83S	AIR HANDLING UNIT,ROOFTOP; A7SW83S	HOU-GERBCC-ROO	YORK
330	4023-GRB-TU-AHU2-1NW12N	AIR HANDLING UNIT,MEZZANINE; 1NW12N	HOU-GERBCC-TUN	YORK
331	4023-GRB-TU-AHU2-4T-12NEN	AIR HANDLING UNIT, ELECROOM NE005; 4T-12NEN	HOU-GERBCC-TUN	YORK
332	4023-GRB-TU-AHU2-5T-12SES	AIR HANDLING UNIT, ELECROOM SE005; 5T-12SES	HOU-GERBCC-TUN	YORK
333	4023-GRB-TU-AHU2-A1SW12S	AIR HANDLING UNIT,ADMIN OFFICE AREA;A1SW12S	HOU-GERBCC-TUN	YORK
334	4023-GRB-TU-AHU2-A2SW12S	AIR HANDLING UNIT,SALES OFFICE AREA;A2SW12S	HOU-GERBCC-TUN	YORK

Building Automation System ("BAS") Condition List

EQ #	Description	Location	Manufacturer
Master # 1	LCU-8	Central Plant	Andover 256M Plus
Master # 1	Slave 1	Central Plant	Andover 256S Plus
Master # 1	IOU	Central Plant	Andover 256 Plus
Master # 2	LCU-8	Boiler Room	Andover 256 Plus

Master # 2	IOU	Boiler Room	Andover 256 Plus
Master # 3	LCU-8	M-2 Room 223	Andover 256 Plus
Master # 4	LCU-8	M-1 Room 111	Andover 256 Plus
Master # 4	IOU	M-1 Room 111	Andover 256 Plus
Master # 5	LCU-8	M-2 Room 219	Andover 256 Plus
Master # 5	IOU	M-2 Room 219	Andover 256 Plus
Master # 6	LCU-8	M-2 Room 207	Andover 256 Plus
Master # 6	IOU	M-2 Room 207	Andover 256 Plus
Master # 7	LCU-8	M-1 Room 122	Andover 256 Plus
Master # 7	IOU	M-1 Room 122	Andover 256 Plus
Master # 8	LCU-8	M-1 Room 128	Andover 256 Plus
Master # 8	IOU	M-1 Room 128	Andover 256 Plus
Master # 9	LCU-8	M-2 Room 211	Andover 256 Plus
Master # 9	IOU	M-2 Room 211	Andover 256 Plus
EP- Transducer	EP-8000-4	M-1 & M-2	Johnson Controls
NCM-350	Network Controller	Masters 1-9	Metasys
JCI-C50	N2 to Andover AC250	Masters 1-9	Centarus
OS Air Circulating Pump	KL 1205A	OHU's	Baldor
AS-UNT1144-0	Application Specific Controller	SW &	Metasys
M9216-HGA-2YR	HW & CHW	AHU's	Johnson Controls -York
AP-VMA1420-0	VAV Controllers	SW-NW- HPD	Johnson Controls
DX-9100	Controller	C-Plant & M-2	Metasys
XT9100	Expansion Module	C-Plant & M-2	Metasys
XT9102	Expansion Module	C-Plant & M-2	Metasys
XT9103	Expansion Module 8 DI's	C-Plant & M-2	Metasys
XT9105	Expansion Module 8 DO's	C-Plant & M-2	Metasys
JC-VA7152-1001	Proportional Actuator 0-10VDC	T-Booth-Elevator	Johnson Controls

Boilers

4023-GRB-02-BOL3-01	BOILER-BOILER-01	HOU-GERBCC-L2R-BOILER
4023-GRB-02-BOL3-02	BOILER-BOILER-02	HOU-GERBCC-L2R-BOILER
4023-GRB-02-BOL3-03	BOILER-BOILER-03	HOU-GERBCC-L2R-BOILER

Chill Water Pumps

4023-GRB-BS-CWP1-01	CHILLED WATER PUMP-CHP-01	HOU-GERBCC-LCP-CNTRLP
4023-GRB-BS-CWP1-01A	CHILLED WATER PUMP-CHP-01A	HOU-GERBCC-LCP-CNTRLP
4023-GRB-BS-CWP1-02	CHILLED WATER PUMP-CHP-02	HOU-GERBCC-LCP-CNTRLP
4023-GRB-BS-CWP1-02A	CHILLED WATER PUMP-CHP-02A	HOU-GERBCC-LCP-CNTRLP
4023-GRB-BS-CWP1-03	CHILLED WATER PUMP-CHP-03	HOU-GERBCC-

4023-GRB-BS-CWP1-03A	CHILLED WATER PUMP-CHP-03A	LCP-CNTRLP HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CWP1-04	CHILLED WATER PUMP-CHP-04	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CWP1-04A	CHILLED WATER PUMP-CHP-04A	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CWP1-05	CHILLED WATER PUMP-CHP-05	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CWP1-05A	CHILLED WATER PUMP-CHP-05A	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CWP1-06	CHILLED WATER PUMP-CHP-06	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CWP1-06A	CHILLED WATER PUMP-CHP-06A	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-DRY1-01	AIR DRYER-DRYER-CP	HOU-GERBCC- LCP-CNTRLP
4023-GRB-MZ-AHU3-01T	AIR HANDLING UNIT-AHU-01T	HOU-GERBCC-TUN
Chillers		
4023-GRB-BS-CHL4-01	CHILLER-CH-01	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CHL4-02	CHILLER-CH-02	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CHL4-03	CHILLER-CH-03	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CHL4-04	CHILLER-CH-04	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CHL4-05	CHILLER-CH-05	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CHL4-06	CHILLER-CH-06	HOU-GERBCC- LCP-CNTRLP
4023-GRB-RF-CHL4-07	CHILLER-CH-07	HOU-GERBCC- ROO
Condenser Water Pumps		
4023-GRB-BS-CDP1-01	CONDENSER WATERPUMP-CWP-01	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CDP1-02	CONDENSER WATERPUMP-CWP-02	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CDP1-03	CONDENSER WATERPUMP-CWP-03	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CDP1-04	CONDENSER WATERPUMP-CWP-04	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CDP1-05	CONDENSER WATERPUMP-CWP-05	HOU-GERBCC- LCP-CNTRLP
4023-GRB-BS-CDP1-06	CONDENSER WATERPUMP-CWP-06	HOU-GERBCC- LCP-CNTRLP
Condensing Unit		
4023-GRB-01-CDU1-A4NE25N	CONDENSING UNIT, HPD;A4NE25N	HOU-GERBCC- LM1-NECORN
Cooling Towers		
4023-GRB-RF-CLT3-1N	COOLING TOWER NORTH	HOU-GERBCC- ROO-NORTHS
4023-GRB-RF-CLT3-1S	COOLING TOWER SOUTH	HOU-GERBCC- ROO-SOUTHS
4023-GRB-RF-CLT3-2S	COOLING TOWER CENTRAL	HOU-GERBCC- ROO-SOUTHS
Diesel Generators		
4023-GRB-02-EMG2-01	DIESEL GENERATOR-DIESEL-01	HOU-GERBCC- NORTH
4023-GRB-02-EMG2-02	DIESEL GENERATOR-DIESEL-02	HOU-GERBCC- L2R-BOILER
4023-GRB-02-EMG2-03	DIESEL GENERATOR-DIESEL-03	HOU-GERBCC-

York

4023-GRB-02-EMG2-04		DIESEL GENERATOR-DIESEL-04	L2R-BOILER HOU-GERBCC SOUTH
Elevators Sump Pumps			
		ELEVATOR SUMP PUMP-N-2	HOU-GERBCC-A- HALL-PASSANGER
		ELEVATOR SUMP PUMP-N-3	HOU-GERBCC-A- HALL-FREIGHT
		ELEVATOR SUMP PUMP-N-4	HOU-GERBCC-NW- PARK & MANAGEMENT
		ELEVATOR SUMP PUMP-N-5	HOU-GERBCC-HPD
		ELEVATOR SUMP PUMP-B-3	HOU-GERBCC-B- HALL-FREIGHT
		ELEVATOR SUMP PUMP-C-3	HOU-GERBCC-C- HALL-FREIGHT
		ELEVATOR SUMP PUMP-D-3	HOU-GERBCC-D- HALL-FREIGHT
		ELEVATOR SUMP PUMP-E-2-S-1	HOU-GERBCC-E- HALL-FRONT
		ELEVATOR SUMP PUMP-S-3	HOU-GERBCC-E- HALL
		ELEVATOR SUMP PUMP-S-4	HOU-GERBCC-E- HALL-FREIGHT
		ELEVATOR SUMP PUMP-S-5	HOU-GERBCC-SW- ADMIN
		ELEVATOR SUMP PUMP-E-5	HOU-GERBCC- SECURITY
		ELEVATOR SUMP PUMP-E-6	HOU-GERBCC- SECURITY
Exhaust Fans			
	4023-GRB-RF-FAN2-01	EXHAUST FAN-F-NORTH KITCHEN	HOU-GERBCC- ROO
	4023-GRB-RF-FAN2-02	EXHUAUST FAN-F-COFFEE ROOM	HOU-GERBCC- ROO
	4023-GRB-RF-FAN2-1R	EXHUAUST FAN-F-1R	HOU-GERBCC- ROO
	4023-GRB-RF-FAN2-2R	EXHAUST FAN-F-2R	HOU-GERBCC- ROO
	4023-GRB-RF-FAN2-3R	EXHAUST FAN-F-3R	HOU-GERBCC- ROO
	4023-GRB-RF-FAN2-4R	EXHAUST FAN-F-4R	HOU-GERBCC- ROO
	4023-GRB-RF-FAN2-5R	EXHAUST FAN-F-5R	HOU-GERBCC- ROO
	4023-GRB-RF-FAN2-6R	EXHAUST FAN-F-6R	HOU-GERBCC- ROO
	4023-GRB-RF-FAN2-7R	EXHAUST FAN-F-7R	HOU-GERBCC- ROO
	4023-GRB-RF-FAN2-K1R	EXHAUST FAN-F-K1R	HOU-GERBCC- ROO
	4023-GRB-RF-FAN2-K2R	EXHAUST FAN-F-K2R	HOU-GERBCC- ROO
Fan Coil Units			
1	4023-GRB-01-FCU1-A	FAN COIL UNIT; SERVESTICKET BOOTH A	HOU-GERBCC- HOU-LV1
2	4023-GRB-01-FCU1-B	FAN COIL UNIT; SERVESTICKET BOOTH B	HOU-GERBCC- HOU-LV1
3	4023-GRB-01-FCU1-C	FAN COIL UNIT; TICKETBOOTH C	HOU-GERBCC- HOU-LV1
4	4023-GRB-01-FCU2-01NW35	FAN COIL UNIT-FCU-01NW35	HOU-GERBCC- LMI-NWCORN

5	4023-GRB-01-FCU2-02NW35	FAN COIL UNIT-FCU-02NW35	HOU-GERBCC-LM1-NWCORN	
6	4023-GRB-01-FCU2-1NE25S	FAN COIL UNIT; 1NE25N	HOU-GERBCC-LM1-NECORN	
7	4023-GRB-01-FCU2-1NW35N	FAN COIL UNIT, EXISTING35 MEZZ; 1NW35N	HOU-GERBCC-LM1-NWCORN	
8	4023-GRB-01-FCU2-1SE25S	FAN COIL UNIT, SWITCHROOM; 1SE25S	HOU-GERBCC-LM1	
9	4023-GRB-01-FCU2-1SW35S	FAN COIL UNIT, EXISTING35 MEZZ; 1SW35S	HOU-GERBCC-LM1-SWCORN	
10	4023-GRB-01-FCU2-208	FAN COIL UNIT; SERVESROOM 208	HOU-GERBCC-LM1	
11	4023-GRB-01-FCU2-209	FAN COIL UNIT; SERVESROOM 209	HOU-GERBCC-LM1	
12	4023-GRB-02-FCU2-01	FAN COIL UNIT; FREIGHTELEVATOR	HOU-GERBCC-LM2	
13	4023-GRB-02-FCU2-02	FAN COIL UNIT; FREIGHTELEVATOR ROOM	HOU-GERBCC-LM2	
14	4023-GRB-02-FCU2-2NE83N	FAN COIL UNIT, ELEV MACH RM N3; 2NE83N	HOU-GERBCC-LM2-NECORN	YORK
15	4023-GRB-02-FCU2-2NW0N	FAN COIL UNIT, BOXOFFICE NW105; 2NW0N	HOU-GERBCC-LM2-NWCORN	YORK
16	4023-GRB-02-FCU2-2SE83S	FAN COIL UNIT, ELEV MACH RM S4; 2SE83S	HOU-GERBCC-LM2-SECORN	YORK
17	4023-GRB-02-FCU2-2SW0S	FAN COIL UNIT, BOXOFFICE SW105; 2SW0S	HOU-GERBCC-LM2-SWCORN	YORK
18	4023-GRB-03-FCU2-01	FAN COIL UNIT; ABOVEPASSENGER ELEVATOR	HOU-GERBCC-LV3	
19	4023-GRB-03-FCU2-02	FAN COIL UNIT; ABOVEPASSENGER ELEVATOR	HOU-GERBCC-LV3	
20	4023-GRB-03-FCU2-03	FAN COIL UNIT; ABOVEPASSENGER ELEVATOR	HOU-GERBCC-LV3	
21	4023-GRB-03-FCU2-04	FAN COIL UNIT; SYSTEMOPERATION	HOU-GERBCC-LV3	
22	4023-GRB-03-FCU2-302	FAN COIL UNIT; SERVESROOM 302	HOU-GERBCC-LV3	
23	4023-GRB-03-FCU2-304	FAN COIL UNIT; SERVESROOM 304	HOU-GERBCC-LV3	
24	4023-GRB-03-FCU2-3NW67N	FAN COIL UNIT, ELEV MACH RM N1; 3NW67N	HOU-GERBCC-LV3	YORK
25	4023-GRB-03-FCU2-3SW67S	FAN COIL UNIT, ELEV MACH RM S1; 3SW67S	HOU-GERBCC-LV3	YORK
26	4023-GRB-MZ-FCU2-01T	FAN COIL UNIT-FCU-01T	HOU-GERBCC-TUN	
27	4023-GRB-MZ-FCU2-02T	FAN COIL UNIT-FCU-02T	HOU-GERBCC-TUN	
28	4023-GRB-MZ-FCU2-03T	FAN COIL UNIT-FCU-03T	HOU-GERBCC-TUN	
29	4023-GRB-MZ-FCU2-04T	FAN COIL UNIT-FCU-04T	HOU-GERBCC-TUN	
30	4023-GRB-MZ-FCU2-05T	FAN COIL UNIT-FCU-05T	HOU-GERBCC-TUN	
31	4023-GRB-MZ-FCU2-06T	FAN COIL UNIT-FCU-06T	HOU-GERBCC-TUN	
32	4023-GRB-MZ-FCU2-07T	FAN COIL UNIT-FCU-07T	HOU-GERBCC-TUN	
33	4023-GRB-MZ-FCU2-08T	FAN COIL UNIT-FCU-08T	HOU-GERBCC-TUN	
34	4023-GRB-MZ-FCU2-09T	FAN COIL UNIT-FCU-09T	HOU-GERBCC-TUN	
35	4023-GRB-MZ-FCU2-10T	FAN COIL UNIT-FCU-10T	HOU-GERBCC-TUN	
36	4023-GRB-MZ-FCU2-11T	FAN COIL UNIT-FCU-11T	HOU-GERBCC-TUN	
37	4023-GRB-MZ-FCU2-12T	FAN COIL UNIT-FCU-12T	HOU-GERBCC-TUN	
38	4023-GRB-MZ-FCU2-13T	FAN COIL UNIT-FCU-13T	HOU-GERBCC-TUN	
39	4023-GRB-MZ-FCU2-14T	FAN COIL UNIT-FCU-14T	HOU-GERBCC-TUN	
40	4023-GRB-MZ-FCU2-15T	FAN COIL UNIT-FCU-15T	HOU-GERBCC-TUN	
41	4023-GRB-MZ-FCU2-16T	FAN COIL UNIT-FCU-16T	HOU-GERBCC-TUN	
42	4023-GRB-MZ-FCU2-17T	FAN COIL UNIT-FCU-17T	HOU-GERBCC-TUN	
43	4023-GRB-MZ-FCU2-18T	FAN COIL UNIT-FCU-18T	HOU-GERBCC-TUN	

44	4023-GRB-MZ-FCU2-19T	FAN COIL UNIT-FCU-19T	HOU-GERBCC-TUN	
45	4023-GRB-MZ-FCU2-20T	FAN COIL UNIT-FCU-20T	HOU-GERBCC-TUN	
46	4023-GRB-RF-FCU2-01	FAN COIL UNIT; SERVES FREIGHT ELEVATOR	HOU-GERBCC-ROO	
47	4023-GRB-TU-FCU2-21TS	FAN COIL UNIT, TUNNEL STAIRS1; 21TS	HOU-GERBCC-TUN	YORK
48	4023-GRB-TU-FCU2-22TN	FAN COIL UNIT, TUNNEL STAIR N1; 22TN	HOU-GERBCC-TUN	YORK
49	4023-GRB-TU-FCU2-25TS	FAN COIL UNIT, COMM ROOM SW006; 25TS	HOU-GERBCC-TUN	YORK
50	4023-GRB-TU-FCU2-26TS	FAN COIL UNIT, COMM ROOM SW006; 26TS	HOU-GERBCC-TUN	YORK
51	4023-GRB-TU-FCU2-27TN	FAN COIL UNIT, COMM ROOM NW006; 27TN	HOU-GERBCC-TUN	YORK
52	4023-GRB-TU-FCU2-28TN	FAN COIL UNIT, COMM ROOM NW006; 28TN	HOU-GERBCC-TUN	YORK

Fire Pumps

4023-GRB-02-FRP1-03	FIRE PUMP-FIRE PUMP - 1	HOU-GERBCC-L2R-BOILER
4023-GRB-02-FRP2-03	FIRE PUMP-FIRE PUMP - 2	HOU-GERBCC-L2R-BOILER

Hot Water Pumps

4023-GRB-02-HWP1-01	HOT WATER PUMP-HWP-01	HOU-GERBCC-L2R-BOILER
4023-GRB-02-HWP1-01A	HOT WATER PUMP-HWP-01A	HOU-GERBCC-L2R-BOILER
4023-GRB-02-HWP1-02	HOT WATER PUMP-HWP-02	HOU-GERBCC-L2R-BOILER
4023-GRB-02-HWP1-02A	HOT WATER PUMP-HWP-02A	HOU-GERBCC-L2R-BOILER
4023-GRB-02-HWP1-03	HOT WATER PUMP-HWP-03	HOU-GERBCC-L2R-BOILER
4023-GRB-02-HWP1-03A	HOT WATER PUMP-HWP-03A	HOU-GERBCC-L2R-BOILER

Jockey Pumps

4023-GRB-02-FRP1-01	JOCKEY PUMP-JOCKEYPUMP-01	HOU-GERBCC-LCP-CNTRLP
4023-GRB-02-FRP1-02	JOCKEY PUMP-JOCKEYPUMP-02	HOU-GERBCC-L2R-BOILER

Sewage Pumps

4023-GRB-MZ-PMP4-01	SEWAGE EJECTOR PUMP-SEP-01	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-02	SEWAGE EJECTOR PUMP-SEP-02	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-03	SEWAGE EJECTOR PUMP-SEP-03	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-04	SEWAGE EJECTOR PUMP-SEP-04	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-05	SEWAGE EJECTOR PUMP-SEP-05	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-06	SEWAGE EJECTOR PUMP-SEP-06	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-07	SEWAGE EJECTOR PUMP-SEP-07	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-08	SEWAGE EJECTOR PUMP-SEP-08	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-09	SEWAGE EJECTOR PUMP-SEP-09	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-10	SEWAGE EJECTOR PUMP-SEP-10	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-11	SEWAGE EJECTOR PUMP-SEP-11	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-12	SEWAGE EJECTOR PUMP-SEP-12	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-13	SEWAGE EJECTOR PUMP-SEP-13	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-14	SEWAGE EJECTOR PUMP-SEP-14	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-15	SEWAGE EJECTOR PUMP-SEP-15	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-16	SEWAGE EJECTOR PUMP-SEP-16	HOU-GERBCC-TUN
4023-GRB-MZ-PMP4-17	SEWAGE EJECTOR PUMP-SEP-17	HOU-GERBCC-TUN

	4023-GRB-MZ-PMP4-18	SEWAGE EJECTOR PUMP-SEP-18	HOU-GERBCC-TUN	
	4023-GRB-MZ-PMP4-19	SEWAGE EJECTOR PUMP-SEP-19	HOU-GERBCC-TUN	
	4023-GRB-MZ-PMP4-20	SEWAGE EJECTOR PUMP-SEP-20	HOU-GERBCC-TUN	
	4023-GRB-MZ-PMP4-21	SEWAGE EJECTOR PUMP-SEP-21	HOU-GERBCC-TUN	
	4023-GRB-MZ-PMP4-22	SEWAGE EJECTOR PUMP-SEP-22	HOU-GERBCC-TUN	
	4023-GRB-MZ-PMP4-23	SEWAGE EJECTOR PUMP-SEP-23	HOU-GERBCC-TUN	
	4023-GRB-MZ-PMP4-24	SEWAGE EJECTOR PUMP-SEP-24	HOU-GERBCC-TUN	
Smoke Exhaust Fans				
1	4023-GRB-01-SRF1-41N	SMOKE EXHAUST FAN -SRF# 41N; 35NW	HOU-GERBCC-LM1	
2	4023-GRB-01-SRF1-42N	SMOKE EXHAUST FAN -SRF# 42N; 35NW	HOU-GERBCC-LM1	
3	4023-GRB-01-SRF1-43N	SMOKE EXHAUST FAN -SRF# 43N; 35NW	HOU-GERBCC-LM1	
4	4023-GRB-01-SRF1-44N	SMOKE EXHAUST FAN -SRF# 44N; 35NW	HOU-GERBCC-LM1	
5	4023-GRB-01-SRF1-45N	SMOKE EXHAUST FAN -SRF# 45N; 35NW	HOU-GERBCC-LM1	
6	4023-GRB-01-SRF1-46N	SMOKE & RELIEF AIR FAN -SRF# 46N; 35NE	HOU-GERBCC-LM1	
7	4023-GRB-01-SRF1-47N	SMOKE & RELIEF AIR FAN -SRF# 47N; 35NE	HOU-GERBCC-LM1	
8	4023-GRB-01-SRF1-48N	SMOKE & RELIEF AIR FAN -SRF# 48N; 35NE	HOU-GERBCC-LM1	
9	4023-GRB-01-SRF1-49N	SMOKE & RELIEF AIR FAN -SRF# 49N; 35NE	HOU-GERBCC-LM1	
10	4023-GRB-01-SRF1-58S	SMOKE EXHAUST FAN -SRF# 58S; 35SW	HOU-GERBCC-LM1	
11	4023-GRB-01-SRF1-59S	SMOKE EXHAUST FAN -SRF# 59S; 35SW	HOU-GERBCC-LM1	
12	4023-GRB-01-SRF1-60S	SMOKE EXHAUST FAN -SRF# 60S; 35SW	HOU-GERBCC-LM1	
13	4023-GRB-01-SRF1-61S	SMOKE EXHAUST FAN -SRF# 61S; 35SW	HOU-GERBCC-LM1	
14	4023-GRB-01-SRF1-62S	SMOKE EXHAUST FAN -SRF# 62S; 35SW	HOU-GERBCC-LM1	
15	4023-GRB-01-SRF1-63S	SMOKE & RELIEF AIR FAN -SRF# 63S; 35SE	HOU-GERBCC-LM1	
16	4023-GRB-01-SRF1-64S	SMOKE & RELIEF AIR FAN -SRF# 64S; 35SE	HOU-GERBCC-LM1	
17	4023-GRB-01-SRF1-65S	SMOKE & RELIEF AIR FAN -SRF# 65S; 35SE	HOU-GERBCC-LM1	
18	4023-GRB-01-SRF1-66S	SMOKE & RELIEF AIR FAN -SRF# 66S; 35SE	HOU-GERBCC-LM1	
19	4023-GRB-02-AHU1-26SW83S	AIR HANDLING UNIT,UPPER EXHIBIT HALL;26SW83S	HOU-GERBCC- LM2-SWCORN	
20	4023-GRB-02-SRF1-50N	SMOKE EXHAUST FAN -SRF# 50N; 83NW	HOU-GERBCC-LM2	AEROFOIL
21	4023-GRB-02-SRF1-51N	SMOKE EXHAUST FAN -SRF# 51N; 83NW	HOU-GERBCC-LM2	AEROFOIL
22	4023-GRB-02-SRF1-52N	SMOKE EXHAUST FAN -SRF# 52N; 83NW	HOU-GERBCC-LM2	AEROFOIL
23	4023-GRB-02-SRF1-53N	SMOKE EXHAUST FAN -SRF# 53N; 83NW	HOU-GERBCC-LM2	AEROFOIL

24	4023-GRB-02-SRF1-54N	SMOKE & RELIEF AIR FAN -SRF# 54N; 83NE	HOU-GERBCC-LM2	AEROFOIL
25	4023-GRB-02-SRF1-55N	SMOKE & RELIEF AIR FAN -SRF# 55N; 83NE	HOU-GERBCC-LM2	AEROFOIL
26	4023-GRB-02-SRF1-56N	SMOKE & RELIEF AIR FAN -SRF# 56N; 83NE	HOU-GERBCC-LM2	AEROFOIL
27	4023-GRB-02-SRF1-57N	SMOKE & RELIEF AIR FAN -SRF# 57N; 83NE	HOU-GERBCC-LM2	AEROFOIL
28	4023-GRB-02-SRF1-67S	SMOKE & RELIEF AIR FAN -SRF# 67S; 83SW	HOU-GERBCC-LM2	AEROFOIL
29	4023-GRB-02-SRF1-68S	SMOKE EXHAUST FAN -SRF# 68S; 83SW	HOU-GERBCC-LM2	AEROFOIL
30	4023-GRB-02-SRF1-69S	SMOKE & RELIEF AIR FAN -SRF# 69S; 83SW	HOU-GERBCC-LM2	AEROFOIL
31	4023-GRB-02-SRF1-70S	SMOKE EXHAUST FAN -SRF# 70S; 83SW	HOU-GERBCC-LM2	AEROFOIL
32	4023-GRB-02-SRF1-71S	SMOKE EXHAUST FAN -SRF# 71S; 83SE	HOU-GERBCC-LM2	AEROFOIL
33	4023-GRB-02-SRF1-72S	SMOKE & RELIEF AIR FAN -SRF# 72S; 83SE	HOU-GERBCC-LM2	AEROFOIL
34	4023-GRB-02-SRF1-73S	SMOKE EXHAUST FAN -SRF# 73S; 83SE	HOU-GERBCC-LM2	AEROFOIL
35	4023-GRB-02-SRF1-74S	SMOKE & RELIEF AIR FAN -SRF# 74S; 83SE	HOU-GERBCC-LM2	AEROFOIL
Transformers				
1	4023-GRB-02-FAN3-01	TRANSFORMER COOLINGFAN-BLOWER-01	HOU-GERBCC-L2R-BOILER	
2	4023-GRB-02-FAN3-02	TRANSFORMER COOLINGFAN-BLOWER-02	HOU-GERBCC-L2R-BOILER	
3	4023-GRB-02-FAN3-03	TRANSFORMER COOLINGFAN-BLOWER-03	HOU-GERBCC-L2R-BOILER	
4	4023-GRB-02-FAN3-04	TRANSFORMER COOLINGFAN-BLOWER-04	HOU-GERBCC-L2R-BOILER	
5	4023-GRB-02-FAN3-05	TRANSFORMER COOLINGFAN-BLOWER-05	HOU-GERBCC-L2R-BOILER	
6	4023-GRB-02-FAN3-06	TRANSFORMER COOLINGFAN-BLOWER-06	HOU-GERBCC-L2R-BOILER	
7	4023-GRB-02-FAN3-07	TRANSFORMER COOLINGFAN-BLOWER-07	HOU-GERBCC-L2R-BOILER	
8	4023-GRB-02-FAN3-08	TRANSFORMER COOLINGFAN-BLOWER-08	HOU-GERBCC-L2R-BOILER	

And other similar Equipment, such as the following:

Boiler Pumps – Primary:

Boiler Pumps – Secondary:

Chilled Water Pumps – Primary

Chilled Water Pumps – Secondary

Compressors

Condenser Pumps

Control Systems

Cooling Towers

Cooling Tower Filters

Motor Control Center
 Emergency Generators
 Electrical Power System, transformers, and transformer stations
 Fans
 Fire Alarm System: (1) Annual Inspection
 Kitchen Exhaust Systems
 Lighting Control System
 Pumps:
 Domestic Water Pumps
 Fire Pump & Controls
 Refrigerated coolers
 Gas fire water heaters
 All primary lighting, computer control fed. Meeting rooms secondary lighting all on dimming panels.
 Building Automation System ("B.A.S.")
 Pod Diffusers directional motors
 All thermostat, RA, cold deck temp and reset, humidity stats, start/stop, and filter status
 Start/stop – alarm status on exhaust fans and fan coil units – smoke relief fans.
 Sewage & Storm Pumps, including surface mounted motor vertical shaft pumps
 Trans Chillers
 Water Heaters:
 A. Water heaters supplying kitchen area
 B. Water heaters supplying restroom areas
 Water Treatment Equipment
 Chemical Treatment Control Panels
 Loading Dock Levelers
 All Electronic Security Equipment, including but not limited to:
 Digital Cameras & mounts
 Monitors
 Card Access Readers
 Digital Video Recorders
 Computer – System Server
 Computer – Work Stations
 Time Lapse Video Recorders
 Badge Production System w/printer & camera

 All Moveable Partition Wall Panels

 All sump pumps

II. WORTHAM THEATER CENTER:

<u>Equipment #</u>	<u>Floor</u>	<u>Room</u>
Air Compressor		
Air Compressor	6th Floor	Central Plant
Air Dryer	6th Floor	Central Plant

Air Handling Units		
AHU-B-01	Basement	See Map
AHU-B-02	Basement	See Map
AHU-B-03	Basement	See Map
AHU-B-04	Basement	See Map
AHU-B-05	Basement	See Map
AHU-B-06	Basement	See Map
AHU-B-07	Basement	See Map
AHU-B-08	Basement	See Map
AHU-B-09	Basement	See Map
AHU-B-10	Basement	See Map
AHU-B-11	Basement	See Map
AHU-B-12	Basement	See Map
AHU-B-13	Basement	See Map
AHU-B-14	Basement	See Map
AHU-B-15	Basement	See Map
AHU-B-16	Basement	See Map
AHU-B-17	Basement	See Map
AHU-B-18	Basement	See Map
AHU-1-01	1st Floor	See Map
AHU-1-02	1st Floor	See Map
AHU-1-03	1st Floor	See Map
AHU-2-01	2nd Floor	See Map
AHU-2-02	2nd Floor	See Map
AHU-2-03	2nd Floor	See Map
AHU-2-04	2nd Floor	See Map
AHU-2-05	2nd Floor	See Map
AHU-2-06	2nd Floor	See Map
AHU-3-01	3rd Floor	See Map
AHU-3-02	3rd Floor	See Map
AHU-3-03	3rd Floor	See Map
AHU-3-04	3rd Floor	See Map
AHU-3-05	3rd Floor	See Map
AHU-3-06	3rd Floor	See Map
AHU-4-01	4th Floor	See Map
AHU-4-02	4th Floor	See Map
AHU-4-03	4th Floor	See Map
AHU-4-04	4th Floor	See Map
AHU-4-05	4th Floor	See Map
AHU-4-06	4th Floor	See Map
AHU-4-07	4th Floor	See Map
AHU-4-08	4th Floor	See Map
AHU-4-09	4th Floor	See Map
AHU-5-02	5th Floor	See Map
AHU-5-04	5th Floor	See Map
AHU-5-05	5th Floor	See Map

AHU-5-06	5th Floor	See Map
AHU-5-08	5th Floor	See Map
AHU-5-09	5th Floor	See Map
AHU-5-10	5th Floor	See Map
AHU-6-01	6th Floor	See Map
AHU-6-02	6th Floor	See Map
AHU-6-03	6th Floor	See Map
AHU-6-04	6th Floor	See Map
AHU-6-07	6th Floor	See Map
AHU-6-08	6th Floor	See Map
AHU-6-11	6th Floor	See Map
AHU-6-12	6th Floor	See Map
AHU-6-13	6th Floor	See Map
AHU-6-14	6th Floor	See Map
AHU-6-15	6th Floor	See Map
AHU-6-16	6th Floor	See Map
AHU-6-17A	6th Floor	See Map
AHU-7-01	7th Floor	See Map
AHU-7-02	7th Floor	See Map
AHU-7-03	7th Floor	See Map
AHU-7-04	7th Floor	See Map
AHU-7-05	7th Floor	See Map
AHU-7-06	7th Floor	See Map
AHU-7-07	7th Floor	See Map
AHU-7-08	7th Floor	See Map
AHU-7-09	7th Floor	See Map
AHU-7-10	7th Floor	See Map
AHU-7-11	7th Floor	See Map
AHU-7-12	7th Floor	See Map
AHU-7-13	7th Floor	See Map
AHU-7-14	7th Floor	See Map
AHU-7-15	7th Floor	See Map
AHU-7-16	7th Floor	See Map
AHU-7-17	7th Floor	See Map
AHU-7-18	7th Floor	See Map
AHU-7-19	7th Floor	See Map
Boilers - Pumps – Heaters		
Boiler 01	7th Floor	Boiler Room
Boiler 02	7th Floor	Boiler Room
Boiler 03	7th Floor	Boiler Room
HWP-01	7th Floor	Boiler Room
HWP-02	7th Floor	Boiler Room
Hot Water Expansion Tanks	7th Floor FOH	Boiler Room
Space Heater No.1	1st Floor	Loading Dock
Space Heater No.2	1st Floor	Loading Dock

Space Heater No.3	6th Floor	Central Plant
Space Heater No.4	7th Floor	Boiler Room
Building Automation System		
*All BAS controls including pneumatic proportional controllers and EP relays	Basement through 7th floor.	Central plant mechanical and elevator equipment rooms.
Chilled Water Pumps		
CHP-01	Central Plant	Central Plant
CHP-02	Central Plant	Central Plant
CHP-03	Central Plant	Central Plant
CHP-04	Central Plant	Central Plant
Chillers		
CH-01	Central Plant	Central Plant
CH-02	Central Plant	Central Plant
CH-03	Central Plant	Central Plant
CH-04	Central Plant	Central Plant
Chilled Water Expansion Tanks	6th Floor FOH	Central Plant
Condenser Water Pumps		
CWP-01	Central Plant	Central Plant
CWP-02	Central Plant	Central Plant
CWP-03	Central Plant	Central Plant
CWP-04	Central Plant	Central Plant
Cooling Towers		
CT-01	Roof, 2nd Lvl	Roof
CT-02	Roof 2nd Lvl	Roof
CT-03	Roof 2nd Lvl	Roof
Domestic Water Systems		
Domestic Water Chiller Unit	5th Floor	Near AHU 5-6
Domestic Water Chiller Unit	5th Floor	Behind AHU 5-8
Domestic Water Chiller Unit	3rd Floor FOH	At Prairie Elev. Lobby
Domestic Water Chiller Unit	3rd Floor FOH	At beginning of west hallway
Domestic Water Chiller Unit	1st Floor	Near Stairwell "B"
Domestic Water Chiller Unit	Basement BOH	Room B-66
Drinking Water Fountains	All levels FOH	
Drinking Water Fountains	All levels BOH	
Domestic Water Pump #1	Basement	Fire pump room
Domestic Water Pump #2	Basement	Fire pump room
Hot water piping in basement	Basement	All
Potable water tank & Cla-Valves	Basement	Fire pump room
Electrical Systems		

Skylight Lighting Panel	7th Floor	See Map
Theater & Public Dimming Systems - 7 locations	1.5, 2, 4 & 6th Floors	See Map
BAS Lighting Contactors	All Levels	See Map
Emergency Generator	7th Floor	FOH
Elevator Sump Pumps		
Central Plant Elev.	Pit	
Prairie W. Elev.	Pit	
Prairie E. Elev.	Pit	
Green Rm Elev	Pit	
Actors Elev.	Pit	
Security Elev.	Pit	
Lg. Freight Elev	Pit	
Sm. Freight Elev	Pit	
Exhaust Fans		
EF-30	2nd Floor (Dock)	AHU-2-3
EF-31	2nd Floor (Dock)	AHU-2-3
EF-01	Roof	Roof
EF-02	Roof	Roof
EF-03	Roof	Roof
EF-04	Roof	Roof
EF-05	Roof	Roof
EF-06	Roof	Roof
EF-07	Roof	Roof
EF-08	Roof	Roof
EF-09	Roof	Roof
EF-10	Roof	Roof
EF-11	Roof	Roof
EF-13	Roof	Roof
EF-14	Roof	Roof
EF-15	Roof	Roof
EF-16	Roof	Roof
EF-17	Roof	Roof
EF-18	Roof	Roof
EF-19	Roof, 2nd Lvl Cooling Tower	Roof
EF-20	Roof, 2nd Lvl	Roof
EF-21	Roof	Roof
EF-22	Roof	Roof
EF-23	Roof	Roof
EF-24	Roof	Roof
EF-25	Roof	Roof

EF-26	Roof	Roof
EF-27	Roof	Roof
EF-28	Roof	Roof
EF-29	Roof	Roof
EF-30	Roof	Roof
EF-32	Roof	Roof
EF-33	7th Floor	Boiler Rm
EF-34	7th Floor	Boiler Rm
Fire System		
Fire Alarm Panel	1st Floor	By Guard Desk. Back Of House
Fire & Jockey Pump Systems	Basement	Fire Pump Room
		Strand Light rm. Brown Light rm. Brown Sound rm. Strand Dimmer rm. Brown Usher rm. 3rd flr. Sound rm. Sound Control on 1 Light Control on 1
Halon Suppression Systems	10 Systems, multiple levels	6 flr. Strand rm. Blue Print rm.
Ansul Suppression System / Pre-action	8 Systems, multiple levels	Elev equip rooms
Bldg. sprinkler system	All levels	All Rooms
Humidifier		
Humidifier Brown storage	Basement	See Map
Humidifier Cullen storage	Basement	See Map
Overhead Doors & Dock Levelers		
Brown Sound Door	1st Floor	Brown Stage
Brown Dock Door	1st Floor	Loading Dock
Cullen Dock Door	1st Floor	Loading Dock
Overhead Door	1st Floor	Loading Dock
Dock Levers East	1st Floor	Loading Dock
Dock Levers West	1st Floor	Loading Dock
Sump Pumps		
Sump Pump & Sewage Ejector	Basement BOH – East	See Map
Sump Pump & Sewage Ejector	Basement BOH – West	See Map
Sump Pump	Basement FOH	See Map
Sump Pump	Garage	At bottom of Tunnel

And additional Equipment including but not limited to:

Energy Management System:

- A. Monitor
- B. Metasys (or similar) printer, Epson LQ 570 (or similar) printer

Function: Check and read temperature, humidity of public areas, rehearsal hall and other areas. System will record the current status of equipment such as AHU's, pumps, chillers, domestic hot water and 29 lighting contractors. Command on and off. Read-out user name equipment and print. Adjust temperature to range of requirements. Alarms the operators if units malfunction. Check and print the chilled water temperature and information concerning A/C chillers. Prints fire alarm, low water pressure and high water in sump pumps.

- C. Two field "Metasys" or similar NCU's – related equipment (valves, sensors, motors, fire stats, etc.)

Pumps

All sump pumps

Refrigerators:

Seven (7) Techumsa refrigerators located in the following areas:

2 in the alcove areas, 2 in the kitchen, 1 in the Green Room, and 2 in the Founder's Salon

Water Treatment Equipment

All Electronic Security Equipment, including:

- Proximity card readers
- Reader control units
- Lock power supplies
- Magnetic locks
- Electric strike locks
- Egress push buttons
- Egress motion detectors
- Door contacts
- Door prop alarms
- Directional photobeams
- Digital video recorder
- PTZ dome cameras
- Fixed cameras

Loading Dock Levelers – 2 units

(4) Large Overhead Doors (Dock Area)

III. DIVISION OF RESPONSIBILITY – TENANTS:

Generally, Equipment and systems owned or leased by Tenants will not be the Contractor's responsibility, with the exception of Equipment in the caterer's kitchen and tasting room at the GRBCC, and the limited amount of Equipment at the Albert Thomas Office at Bayou Place and the Bagby Street underpass (window unit air conditioner and lighting: luminaires, ballasts, light fixtures). However, operation and maintenance of Tenant owned or leased Equipment shall be the Contractor's responsibility if such Equipment uses chilled water, hot water, or domestic hot water. Tenants include the Houston Grand Opera, Houston Ballet, Houston Symphony, Society for the Performing Arts, Houston Ballet Ticket Center, Stages Repertory Theatre, Bayou Preservation Association, Talento Bilingue de Houston, Bayou Place Limited Partnership, and any other tenants who may lease space from time to time at any of the Facilities.

Air Conditioning System:

For Offices:	SU603A-23	¾ HP
	SU51	½ HP

Capacitors:

Fixed:	MCC-1	100 K
	MCC-2	120 K VAR
	MCC – 3	120 K VAR

Automatic:	USS-7C	320 K VAR
	USS-CP	2500 KVA

IV. HOUSTON CENTER FOR THE ARTS

The Houston Center for the Arts (“HCA”) has a relatively new HVAC system and a new Fire Alarm System. Contractor will be responsible for maintaining both the existing Equipment and any new Equipment that is installed, along with associated warranties effective upon installation.

NOTE - All heat is supplied by electric heat except both theaters and lobby have a hot water boiler.

Miscellaneous Houston Center for the Arts Parking Equipment:

Type of Equipment	Manufacturer	Model No.	Location
Booth			Entrance to Parking Lot
Window unit air conditioner	Hampton Bay	HBLG7000H	Booth at entrance to lot
Gate equipment	Sentex	SW 2000 - B3	Attached to both entrance & Exit gates
Gate controller	Linear	412001 300	1 @ Parking Office-- 2 @ HCA

Houston Center for the Arts		
Equipment #	Floor	Room
Air Conditioning System		
75 ton Chiller	Roof	Roof
CHW Cir. Pump	2nd Floor	Center Mech.
Boiler	Roof	Roof
HW Cir. Pump	2nd Floor	Center Mech.
BAS / TAC System	2nd Floor	Center Mech.
AHU-1	2nd Floor	Arena
AHU-2	2nd Floor	Yeager
AHU-3	2nd Floor	Lobby
ACCU-14	South Roof	Dressing Rm
AHU-14A	2nd Floor	Dressing Rm
ACCU-11	South Roof	Green Rm
AHU-11A	2nd Floor	Green Rm
RTU-13	South Roof	Arena Back Stage
RTU-12	South Roof	Ticket Office
ACCU-4	North Roof	Bayou Pres
AHU-4A	2nd Floor	Bayou Pres
ACCU-7	North Roof	1-HAA
AHU-7A	1st Floor	1-HAA
RTU-5	North Roof	Admin.
RTU-6	North Roof	Rehearsal
RTU-8	Upper Roof West	HAA
RTU-9	Upper Roof Center	HAA
RTU-10	Upper Roof East	HAA
Drinking Fountains		
	1st Floor	Between Theaters
	1st Floor	At Rehearsal hall Restrooms
Emergency & Exit Lights		
	Both Floors	Throughout Building
Exhaust Fans		
EF-01	Roof	Roof
EF-02	Roof	Roof
Fire System		
Fire Alarm Sys.	Simplex-Grinnell Model # 4010	
Fountain--Houston Center for the Arts Courtyard		
Cir. Pump & Motor	Cir. Pump & Motor	Cir. Pump & Motor

Sand Filter	Sand Filter	Sand Filter
Hot Water Heaters		
HW Heater #1	2nd Floor	Center Mech Room
HW Heater #2	2nd Floor	HAA Restroom
HW Heater #3	1st Floor	Above Rehearsal Rm Restrooms
HW Heater #4	Warehouse 1st Floor	North Office Area
Lighting		
	Both Floors	Throughout Building
Warehouse		
ACCU-15	Ground	Ground
AHU-15A	1st Floor	Mech./Shop
ACCU-16	Ground	Ground
AHU-16A	1st Floor	Mech./Office
RTU-18	Roof	Roof
RTU-17	Roof	Roof

Drinking Fountains

Emergency and Exit Lights

V. Jones Hall for the Performing Arts

<u>Equipment #</u>	<u>Floor</u>	<u>Room</u>
AHU #1	Bsmt / CP	
AHU #2	Bsmt / CP	
AHU #3	Bsmt / CP	
AHU #4	Bsmt / CP	
AHU #5	Bsmt / CP	
AHU #6	Bsmt / CP	
AHU #7	Bsmt / CP	
AHU #8	Attic	
AHU #9	Bsmt / CP	
AHU #10	Bsmt / CP	
AHU #11	Attic	
AHU #12	Attic	
AHU #13	Bsmt	
AHU #14	Bsmt	
AHU #15	Bsmt	
AHU #16	Bsmt	
AHU #17	Balcony	
AHU #18	Balcony	

AHU #19	Balcony	
AHU #20	Balcony	
Jones Hall continued		
AHU #21	Bsmt / CP	
AHU #22	Bsmt	
AHU #23	Bsmt	
AHU #24	Bsmt / CP	
AHU #25	Attic	
AHU #26	Bsmt / CP	
AHU #27	Balcony	
AHU #28	Bsmt / CP	
AHU #29	Mezz	
AHU #30	Bsmt / CP	
AHU #31	1 st	
AHU #32	1 st	
Central Plant Equipment		
Talon-BAS	Bsmt	Plant
Chiller #1	Bsmt	Plant
Chiller #2	Bsmt	Plant
Chilled Water Pump #13	Bsmt	Plant
Chilled Water Pump #14	Bsmt	Plant
Chilled Water Pump #15	Bsmt	Plant
Chilled Water Expansion Tank	Bsmt	Plant
Cond. Water Pump #16	Bsmt	Plant
Cond. Water Pump #17	Bsmt	Plant
Cond. Water Pump #18	Bsmt	Plant
Boiler #1	Bsmt	Plant
Boiler #2	Bsmt	Plant
Boiler Pump #9	Bsmt	Plant
Boiler Pump #10	Bsmt	Plant
Dom. HW Heat Exchanger West	Bsmt	Plant
Dom. HW Heat Exchanger East	Bsmt	Plant
Dom. HW Booster Pump #19A	Bsmt	Plant
Dom. HW Booster Pump #19B	Bsmt	Plant
Dom. HW Cir. Pump / West	Bsmt	Plant
Dom. HW Cir. Pump / East	Bsmt	Plant
Dom. HW Expansion Tank	Bsmt	Plant
Dom. Potable Water Tank	Bsmt	
Cla-Valve #1	Bsmt	
Cla-Valve #2	Bsmt	
Dom. Water Pump #1	Bsmt	Plant
Dom. Water Pump #2	Bsmt	Plant

Dom. Water Pump #3	Bsmt	Plant
Sewage Ejector Pump #1	Bsmt	Plant
Jones Hall continued		
Sewage Ejector Pump #2	Bsmt	Plant
Sump Pump #3	Sub-Bsmt	Storage Rm.
Emergency Generator	Bsmt	N. Plant
Air Compressor	Bsmt	Plant
Cooling Towers		
Tower #1	Roof	
Tower #2	Roof	
Elevator Sump Pumps		
Sump pump at Glass Elev.	Pit	
Sump Pump at Actors Elev.	Pit	
Sump Pump at Freight Elev.	Pit	
Exhaust Fans		
Exh. Fan #1		
Exh. Fan #2		
Exh. Fan #3		
Exh. Fan #4		
Exh. Fan #5		
Exh. Fan #6		
Exh. Fan #7		
Exh. Fan #8		
Exh. Fan #9		
Exh. Fan #10		
Exh. Fan #11		
Exh. Fan #12		
Exh. Fan #13		
Exh. Fan #14		
Fan Coil Units		
FCU #1		
FCU #2		
FCU #3		
FCU #4		
FCU #5		
FCU #6		
FCU #7		
FCU #8		
FCU #9		
Humidifiers		
Humidifier #1	Bsmt	Plant

Humidifier #2	Bsmt	Plant
Humidifier #3	Bsmt	Plant

Jones Hall continued

Humidifier #4	Bsmt	Plant
Inst.Storage #5	Balcony	
Supply Fans		
Supply Fan #1		
Supply Fan #2		

Water Treatment Equipment

Miscellaneous Parking Equipment - Green Level

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Supply Fan #1	Industrial Air	022-072	317586-30	Aisle K down ramp between orange & violet levels	25 HP Motor
Supply Fan #2	Industrial Air	022-072	317586-30	Aisle J down ramp between orange & violet levels	25 HP Motor
Supply Fan #3	Industrial Air	022-072	317586-30		25 HP Motor
Supply Fan #4	Industrial Air	022-072	317586-30	Orange level Aisle B	25 HP Motor
Air Handler Unit (AHU) #1	Trane	LVCAD10F1CORK 00000000004FAFA		Jones Hall Tunnel	
AHU #2		LVCAD10F1CORK 00000000004FAFA		Southeast corner of Orange Level	
AHU #3		LVCAD10F1CORK 00000000004FAFA		Orange Concourse Tunnel	
AHU #4		LVCAD10F1CORK 00000000004FAFA		Orange Concourse Tunnel	
AHU #5		LVCAD10F1CORK 00000000004FAFA		Orange Concourse Tunnel	
AHU #6		LVCAD10F1CORK 00000000004FAFA		Orange Concourse Tunnel	
Chiller	York	YCAL0070SC46XA ASXT	RHKM001 020	East down ramp between green & orange levels	74 Ton

VI. Talento Bilingue de Houston

<u>Equipment #</u>	<u>Floor</u>	<u>Room</u>
Air Conditioning System		
RTU-1	Roof	
RTU-2	Roof	
RTU-3	Roof	
RTU-4	Roof	
RTU-5	Roof	
RTU-6	Roof	
RTU-7	Roof	
RTU-8	Roof	
Drinking Fountains		
	1st Floor	Main Lobby
Emergency & Exit Lights		
	1st Floor	Throughout Building
Exhaust Fans		
EF-01	Roof	Kitchen Hood
EF-02	Roof	Lobby
EF-03	Roof	Actors dressing rms.
Fire System		
Alarm Panel	1st Floor	Lobby
Sprinkler System	1st Floor	Throughout Building
Hot Water Heater		
HW Heater	1st Floor	Kitchen
Lighting		
Lighting	1st Floor	Throughout Building
Parking Lot lights		Parking Lot
Sump Pump		
Sump Pump	Outside	At N.E. Corner

VII. MILLER OUTDOOR THEATRE

<u>Equipment Description</u>	<u>Floor</u>	<u>Room</u>
Air Handling Unit		
2-50ton chillers	Roof	Roof
AHU#1-100ton	1st Floor	Supplies stage
ACCU #1	Roof	Roof
FCU #1		
ACCU #2	Roof	Roof
AHU #2		
ACCU #3	Roof	Roof
AHU #3		

RTU #1	Roof	Roof
RTU #2	Roof	Roof
RTU #3	Roof	Roof
RTU #4	Roof	Roof
Miller Outdoor Theatre		
Concession Building		
RTU #1	Roof	Roof
RTU #2	Roof	Roof
RTU #3	Roof	Roof
RTU #4	Roof	Roof
Hot Water Heater		
Hot Water Tank #1	1st Floor	Main Bldg.
Hot Water Tank #2	1st Floor	Concession Bldg.
Sump Pumps		
Sump Pump 1	Orchestra Pit	Stage
Sump Pump 2	Orchestra Pit	Stage
Exhaust Fans		
EF-01	Roof	Roof
EF-02	Roof	Roof
EF-03	Roof	Roof
EF-04	Roof	Roof
EF-05	Roof	Roof
EF-06	Roof	Roof
EF-07	Roof	Roof
EF-08	Roof	Roof
EF-09	Roof	Roof
Fire System		
Fire Alarm Panel	1st Floor	Near Guard's Desk
Dry & Wet System	1st Floor	Near Guard's Desk
Ansul System	1st Floor	Concession Kitchen
2 hose racks	1 st Floor stage left & right	Miller Theatre
Drinking Fountains		
Drinking Fountain	1st Floor	Indoor Stage Right
Drinking Fountains	Outdoors	In Park
Roll-Up Doors		
2 Manual Doors	1st Floor	Concession Side Walls
5 Motorized Doors	1 st Floor	Concession Front Wall
1 Manual Door	1 st Floor	Miller Theatre Loading Westside

VIII. JONES PLAZA:

Air Handlers:

- (3) TRANE Modular Climate Changer Central Station

Cooling Condensers:

- (3) Odyssey Split System
Models (60Hz): TTA120B...D, TTA150B...D, TTA120C...G

Jones Plaza continued

Lighting throughout: Luminaires, Ballasts, Fixtures

Roof Exhaust Fans:

- (6) Greenheck Model G Direct Drive Centrifugal

Mechanical Equipment:

<u>Air Cooled Condensing Units</u>				
Service	# of Compr.	Tonnage	Make	
Women's ACCU-1	2	14	Carrier Mod. # 95151	
Men's ACCU-2	2	14	Carrier Mod. # 95161	
Kitchen ACCU-3	2	10	Carrier Mod. # 95101	
<u>Air Handling Units</u>				
Service	Fan HP	CFM	Make	Heater Kw
Women's AHU-1	1.5	1570	Carrier Mod. #39LA03 HDT	24
Men's AHU-2	1.5	1400	Carrier Mod. # 39LA03 HDT	24
Kitchen AHU-3	3	3240	Carrier Mod. #39LB08 HDT	12
<u>Exhaust Fans</u>				
Service	Fan HP	CFM	Make	Drive
Toilet Exhaust				
Toilet Exhaust Fan-1	0.5	1275	Greenheck #BSQ-130	Belt
Toilet Exhaust Fan-2	0.5	1075	Greenheck #BSQ-130	Belt
Toilet Exhaust Fan-3		100	Greenheck #SQ-75	Direct
Toilet Exhaust Fan-4		300	Greenheck #G-75	Direct
Exhaust Hood				
KEF-1	1	2800	Greenheck #Cube-180	Belt
Exhaust				
EF-1		300	Greenheck #SET-8-440-D-QD	Direct
EF-2		300	Greenheck #SET-8-440-D-QD	Direct
Display Fountain				
Service	HP	GPM	Make	
Cir. Motor-1	15			
Cir. Motor-2	15			

Cir. Pump-1		1050	Paco Mod. #5095-7 Type-L
Cir. Pump-2		1050	Paco Mod. #5095-7 Type-L
Filter Pump Motor	2		
Filter Pump			Max-Flo Mod. #SP-2815X20

Water Heaters

Service	Gallon	Kw	Make
Ladies'	50	9	O.S. Smith #DSE-50
Men's	50	9	O.S. Smith #DSE-50
Kitchen	30	9	O.S. Smith #DSE-30

IX. Root Memorial Square Park

Equipment

Area

Fountain Pump	Pit
Filter Pump	Pit
Sand Filter	Pit
Sump pumps	Pit
Electrical	Pit
Basketball court lights, 1,000 watt MH	
Pole Lights, M57/175 watt MH	
Ground Lights, 100 watt Metal Halide	
Tree lights, 150 watt M-102 lamps	

X. Sabine Promenade Hike & Bike Trail

Equipment

Quantity

Sidewalk lamp poles, 2 - each 23 watt small compac florescent	150
Bridge Lights, 150 watt, flood	4
Tree Lights, SMP-150/par38/u/fl35	55
Rail Lights, 2,750 feet of 120 volt rope lights	17
Canoe Lights, 23 watt small compac	14
Blue Lights, 400 watt & 1,000 watt Metal halide	37
Electrical Panels, 8 stainless steel	8
Photo Cells	4

XI. PARKING FACILITIES

THEATER DISTRICT PARKING:

Civic Center Garage:

- | | |
|------------------------------------|---------------------------------------|
| (21) Exhaust Fans - 25 HP each | (2) Texas Lift Stations - 7.5 HP each |
| (4) Supply Fans - 20 HP each | (2) Capitol Lift Stations - 5 HP each |
| (2) Bagby Lift Stations- 5 HP each | |
| (1) Water Pump - 10 HP | |
| (8) Sump Pumps - 5 HP each | |
| (7) AHU's - 1 HP each | |

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
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Generator	Cummins	GTA955GI	25272441	Southeast corner of green level	293HP
Condenser Unit	Lennox	HS21-048-1P	5801J36861	Security Office	
AHU	Lennox	CB31MV-41-1P	5801G47440	Security Office	
Condenser Unit	Lennox	HS21-060-1P	5801E23243	Parking Office	
AHU	Lennox	LB31MV-65-1P	5801J28708	Parking Office	
				CEF Parking Office	
Condenser Unit	Lennox	HS21-060-1Y	5802A15176	Office	
				CEF Parking Office	
AHU	Lennox	CB31MV-65-1P	5801J28703		
					1HP 30
Compressor	Powerex Griffin	OTS110104	(H)9/24/2001-1620484	South wall in EF #17&18 Room	Gallon 120 PSI max
32 Dewatering Pumps	Dewatering Corp.	Special Griffin	100901-B/18544-10	Violet level	
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	Exit #1	side mounted
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	Exit #2 Wall	side mounted
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	Exit #2 Center	side mounted
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	Exit #4	side mounted
Cashier Booth A/C Unit	Coleman Mack	8330-713	80146999	Exit #5	roof top
Cashier Booth A/C Unit	Coleman Mack	8330-713	80146999	Exit #6/8	roof top
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	Exit #7	side mounted

Parking Lot H:

Type of Equipment	Manufacturer	Model No.	Serial No.	Notes
Cashier Booth A/C Unit	Duo-Therm	3107541	WA166027	roof top
Cashier Booth A/C Unit	Duo-Therm	3107541	WA166025	roof top

Small Tranquility Garage:

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Exhaust Fan #1	Northern Blower	7410	A49123-1	Brown level south wall	40 HP
Exhaust Fan #2	Northern Blower	7410	A49123-1	Brown level south wall	40 HP
Exhaust Fan #3	Northern Blower	7410	A49123-1	Brown level south wall	40 HP

Supply Fan #1	Northern Blower	7410	A49123-4	Brown level north wall	40 HP Motor
Supply Fan #2	Northern Blower	7410	A49123-4	Brown level north wall	40 HP Motor
Supply Fan #3	Northern Blower	7410	A49123-4	Brown level north wall	40 HP Motor
Air Compressor #5	General Air Products	LT2500500 B	LT2500-KH78520	Brown level southwest corner	5 HP
Air Compressor #6	General Air Products	LT2500500 B	LT2500-KH78520	Brown level northwest corner	5 HP
Sump Pump #4A	Weil	2221	2221J459.245	Brown level southeast corner	15 HP
Sump Pump #4B	Weil	2221	2221J459.245	Brown level southeast corner	15 HP
Sewer Pump #2A	Weil	2224	2224J459.244	Brown level southeast corner	5 HP
Sewer Pump #2A	Weil	2224	2224J459.244	Brown level southeast corner	5 HP
Generator	Cummins	500GTRA28-68-10	25629108	Brown level southeast corner	500 KW

Large Tranquillity Garage:

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Sump Pump #1A	Immons	SP10H	SS10-011	Pink level near Stair G	10 HP
Sump Pump #1B	Immons	SP10H	SS10-011	Pink level near Stair G	10 HP
Sump Pump #2A	Weil	2221	2221J459.247	Pink level Aisle E	15 HP
Sump Pump #2B	Weil	2221	2221J459.247	Pink level Aisle E	15 HP
Sump Pump #3A	Weil	2221	2221J459.247	Pink level near Stair F	15 HP
Sump Pump #3B	Weil	2221	2221J459.247	Pink level near Stair F	15 HP
Sewer Pump #3A	Weil	2224	2224J459-246	Pink level Aisle E	15 HP
Sewer Pump #3A	Weil	2224	2224J459-246	Pink level Aisle E	15 HP
Air Compressor #1	General	LT2500500B	LT2500-KH78462	Pink level northeast corner	5 HP
Air Compressor #2	General	LT2500500B	LT2500-KH78462	Pink level southeast corner	5 HP
Air Compressor #3	General	LT2500500B	LT2500-KH78463	Pink level near Stair D	5 HP
Air Compressor #4	General	LT2500500B	LT2500-KH78463	Pink level near Stair C	5 HP
Exhaust Fan #4	Industrial Air	022-084	317586-00	Pink level Aisle E	50 HP Motor
Exhaust Fan #5	Industrial Air	022-084	317586-00	Pink level Aisle E	50 HP Motor

Exhaust Fan #6	Industrial Air	022-084	317586-00	Pink level Aisle E	50 HP Motor
Exhaust Fan #7	Industrial Air	022-084	317586-00	Pink level east side of down ramp	50 HP Motor

Large Tranquillity Garage continued

Exhaust Fan #8	Industrial Air	022-084	317586-00	Pink level east side of down ramp	50 HP Motor
Exhaust Fan #9	Industrial Air	022-084	317586-00	Pink level east side of down ramp	50 HP Motor
Supply Fan #4	Industrial Air	022-084	317586-10	Pink level near Stair D	50 HP Motor
Supply Fan #5	Industrial Air	022-084	317586-10	Pink level near Stair D	50 HP Motor
Supply Fan #6	Industrial Air	022-084	317586-10	Pink level near Stair D	50 HP Motor
Supply Fan #7	Industrial Air	022-084	317586-20	Pink level east wall	50 HP Motor
Supply Fan #8	Industrial Air	022-084	317586-20	Pink level east wall	50 HP Motor
Supply Fan #9	Industrial Air	022-084	317586-20	Pink level east wall	50 HP Motor
Condenser	York	H1RAD6S468	WFKMD65695	Pink level near Stair F (Engineer's office)	
AHU #1	Magic Air	48/60	W010893122	Adjacent to Engineer's office	
Condenser	York	H1RA060S468	WFKM065689	City Hall Basement Tunnel	
AHU #2	York	CA0061121	DHKM-08098B	City Hall Basement Tunnel	

T-Tunnel:

Type of Equipment	Manufacturer	Model No.	Serial No.	Location
Condenser	York	H4CE090A46C	(S)NGJM098077	Aqua level southeast corner
AHU #3	York	CA0061327	BHKM-0H100B	Aqua level southeast corner

Theater District Parking

T-Tunnel continued

Condenser	York	H4CE090A46C	(S)NHJM104797	Blue level C.H. Annex Garage
AHU	York	CA0061327	DHKM-08099B	Blue level C.H. Annex Garage

Theater District Parking Garages

Old Rusk Entrance #1

Type of Equipment	Manufacturer	Model No.	Serial No.
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Booth	Par Kut		10464
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New Rusk Entrance #2

Type of Equipment	Manufacturer	Model No.	Serial No.
Booth	Par Kut		98147
Booth	Par Kut		98146

Old Capitol Entrance #4

Type of Equipment	Manufacturer	Model No.	Serial No.
Booth	Par Kut		98148

New Capitol Entrance #5

Type of Equipment	Manufacturer	Model No.	Serial No.
Booth	Par Kut		98151

Texas Entrance #7

Type of Equipment	Manufacturer	Model No.	Serial No.
Booth	Par Kut		98149

Prairie Entrance #6 & #8

Type of Equipment	Manufacturer	Model No.	Serial No.
Booth	Par Kut		98150

CIVIC CENTER GARAGE

Exhaust Fans Green Level

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Exhaust Fan #1	Industrial Air	026-048LV824-1024R	31758670	Northwest corner	25 HP Motor
EF #2	Industrial Air	026-048LV824-1024R	31758670	North wall	25 HP Motor
EF #3	Industrial Air	026-048LV824-1024R	31758670	North wall	25 HP Motor
EF #4	Industrial Air	026-048LV824-1024R	31758670	North wall	25 HP Motor
EF #5	Industrial Air	026-048LV824-1024R	31758670	North wall	25 HP Motor
EF #6	Industrial Air	026-048LV824-1024R	31758670	North wall	25 HP Motor
EF #7	Industrial Air	026-048LV824-1024R	31758670	North wall	25 HP Motor
EF #8	Industrial Air	026-048LV824-1024R	31758670	North wall	25 HP Motor
EF #9	Industrial Air	026-048LV824-1024R	31758670	North wall	25 HP Motor
EF #10	Industrial	026-048LV824-	31758650	North wall	25 HP

	Air	1024R			Motor
EF #11	Industrial Air	026-048LV824-1024R	31758640	North wall	25 HP Motor
EF #12	Industrial Air	026-048LV824-1024R	31758640	Jones Hall drop off	25 HP Motor
EF #13	Industrial Air	026-048LV824-1024R	31758640	Jones Hall drop off	25 HP Motor
EF #14	Industrial Air	026-048LV824-1024R	31758640	South wall	25 HP Motor
EF #15	Industrial Air	026-048LV824-1024R	31758640	South wall	25 HP Motor
EF# 16	Industrial Air	026-048LV824-1024R	31758640	South wall	25 HP Motor
EF #17	Industrial Air	026-048LV824-1024R	31758640	South wall	25 HP Motor
EF #18	Industrial Air	026-048LV824-1044R	31758640	South wall	25 HP Motor
EF #19	Industrial Air	026-048LV824-1024R	31758640	South wall	25 HP Motor
EF #20	Industrial Air	026-048LV824-1024R	31758640	Southwest corner	25 HP Motor
EF # 21	Industrial Air	026-048LV824-1024R	31758640	Southwest corner	25 HP Motor

CIVIC CENTER GARAGE

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Sump Pump #1A	Weil	AE254UTDR6761 BDW PUMP 224 L78	345670	Violet level Stair N	5 HP
Sump Pump #1B	Weil	AE254UTDR6761 BDW PUMP 224 L78	316711	Violet level Stair N	5 HP
Sump Pump #2A	Weil	AE254UTDR6761 BDW PUMP 224 L78	294591	Violet level Stair D	5 HP
Sump Pump #2B	Weil	AE254UTDR6761 BDW PUMP 224 L78	31240	Violet level Stair D	5 HP
Sump Pump #3A	Weil	AE254UTDR6761 BDW PUMP 224 L78	31637	Violet level Stair R	5 HP
Sump Pump #3B	Weil	AE254UTDR6761 BDW PUMP 224 L78	34555	Violet level Stair R	5 HP
Sump Pump #4A	Weil	AE254UTDR6761 BDW PUMP 224	34587	Violet level Stair R	5 HP

		L78			
Sump Pump #4B	Weil	AE254UTDR6761 BDW PUMP 224 L78	34587	Violet level Stair R	5 HP
Sewage Ejection Pump	Weil	8311		Green level back room of Security Office	
Storm Sewer Pump	Immons	SL9HT	5539-001	Capitol Entrance #5 near street	7.5 HP
Storm Sewer Pump	Immons	SL9HT	5539-001	Capitol Entrance #5 near street	7.5 HP
Storm Sewer Pump	Immons	SL9HT	5539-001	Bagby on esplanade mid block between Texas & Capitol	7.5 HP
Storm Sewer Pump	Immons	SL9HT	5539-001	Bagby on esplanade mid block between Texas & Capitol	7.5 HP
Storm Sewer Pump	Fairbanks	6360	K2M20344 85	Texas on sidewalk near Entrance #6	7.5 HP
Storm Sewer Pump	Fairbanks	6360	K2M20344 85		7.5 HP

CIVIC CENTER GARAGE

Miscellaneous Equipment Green Level

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Supply Fan #1	Industrial Air	022-072	317586-30	Aisle K down ramp between orange &	25 HP Motor
Supply Fan #2	Industrial Air	022-072	317586-30	Aisle J down ramp between orange &	25 HP Motor
Supply Fan #3	Industrial Air	022-072	317586-30		25 HP Motor
Supply Fan #4	Industrial Air	022-072	317586-30	Orange level Aisle B	25 HP Motor
Air Handler Unit (AHU) #1	Trane	LVCAD10F1CORK0 0000000004FAFA		Jones Hall Tunnel	
AHU #2		LVCAD10F1CORK0 0000000004FAFA		Southeast corner of Orange Level	
AHU #3		LVCAD10F1CORK0 0000000004FAFA		Orange Concourse Tunnel	
AHU #4		LVCAD10F1CORK0 0000000004FAFA		Orange Concourse Tunnel	
AHU #5		LVCAD10F1CORK0 0000000004FAFA		Orange Concourse Tunnel	
AHU #6		LVCAD10F1CORK0 0000000004FAFA		Orange Concourse Tunnel	
Chiller	York	YCAL0070SC46XAASX TXXXXLXXXX44X XXXXXQXXXSAXXB XXXXXXXXXX	RHKM001 020	East down ramp between green & orange levels	74 Ton

CIVIC CENTER GARAGE

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Generator	Cummins	GTA955GI	25272441	Southeast corner of green level	293HP
Condenser Unit	Lennox	HS21-048-1P	5801J36861	Security Office	
AHU	Lennox	CB31MV-41-1P	5801G47440	Security Office	
Condenser Unit	Lennox	HS21-060-1P	5801E23243	Parking Office	
AHU	Lennox	LB31MV-65-1P	5801J28708	Parking Office	
Condenser Unit	Lennox	HS21-060-1Y	5802A15176	CEF Parking Office	
AHU	Lennox	CB31MV-65-1P	5801J28703	CEF Parking Office	
Compressor	Powerex	OTS110104	(H)9/24/2001-1620484	South wall in EF #17&18 Room	1HP 30 Gallon 120 PSI max
32 Dewatering Pumps	Griffin Dewatering Corp.	Special Griffin	100901-B/18544-10	Violet level	
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	Exit #1	side mounted
	General Electric	AJC508ACAM1	DA604975	Exit #2 Wall	side mounted
	General Electric	AJC508ACAM1	DA604975	Exit #2 Center	side mounted
	General Electric	AJC508ACAM1	DA604975	Exit #4	side mounted
	Coleman Mack	8330-713	080146999	Exit #5	roof top
	Coleman Mack	8330-713	080146999	Exit #6/8	roof top
	General Electric	AJC508ACAM1	DA604975	Exit #7	side mounted
	Duo-Therm	3107541.017	WA166027	Lot H	roof top
	Duo-Therm	3107541.017	WA166025	Lot H	roof top

SMALL TRANQUILLITY GARAGE

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Exhaust Fan #1	Northern Blower	7410	A49123-1	Brown level south wall	40 HP
Exhaust Fan #2	Northern Blower	7410	A49123-1	Brown level south wall	40 HP
Exhaust Fan #3	Northern Blower	7410	A49123-1	Brown level south wall	40 HP

Supply Fan #1	Northern Blower	7410	A49123-4	Brown level north wall	40 HP Motor
Supply Fan #2	Northern Blower	7410	A49123-4	Brown level north wall	40 HP Motor
Supply Fan #3	Northern Blower	7410	A49123-4	Brown level north wall	40 HP Motor
Air Compressor #5	General Air Products	LT2500500B	LT2500-KH78520	Brown level southwest corner	5 HP
Air Compressor #6	General Air Products	LT2500500B	LT2500-KH78520	Brown level northwest corner	5 HP
Sump Pump #4A	Weil	2221	2221J459.245	Brown level southeast corner	15 HP
Sump Pump #4B	Weil	2221	2221J459.245	Brown level southeast corner	15 HP
Sewer Pump #2A	Weil	2224	2224J459.244	Brown level southeast corner	5 HP
Sewer Pump #2A	Weil	2224	2224J459.244	Brown level southeast corner	5 HP
Generator	Cummins	500GTRA28-68-10	25629108	Brown level southeast corner	500 KW

LARGE TRANQUILLITY GARAGE

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Sump Pump #1A	Immons	SP10H	SS10-011	Pink level near Stair G	10 HP
Sump Pump #1B	Immons	SP10H	SS10-011	Pink level near Stair G	10 HP
Sump Pump #2A	Weil	2221	2221J459.247	Pink level Aisle E	15 HP
Sump Pump #2B	Weil	2221	2221J459.247	Pink level Aisle E	15 HP
Sump Pump #3A	Weil	2221	2221J459.247	Pink level near Stair F	15 HP
Sump Pump #3B	Weil	2221	2221J459.247	Pink level near Stair F	15 HP
Sewer Pump #3A	Weil	2224	2224J459-246	Pink level Aisle E	15 HP
Sewer Pump #3A	Weil	2224	2224J459-246	Pink level Aisle E	15 HP
Air Compressor #1	General	LT2500500B	LT2500-KH78462	Pink level northeast corner	5 HP
Air Compressor #2	General	LT2500500B	LT2500-KH78462	Pink level southeast corner	5 HP
Air Compressor #3	General	LT2500500B	LT2500-KH78463	Pink level near Stair D	5 HP
Air Compressor #4	General	LT2500500B	LT2500-KH78463	Pink level near Stair C	5 HP
Exhaust Fan #4	Industrial Air	022-084	317586-00	Pink level Aisle E	50 HP Motor
Exhaust Fan #5	Industrial Air	022-084	317586-00	Pink level Aisle E	50 HP Motor
Exhaust Fan #6	Industrial Air	022-084	317586-00	Pink level Aisle E	50 HP Motor

Exhaust Fan #7	Industrial Air	022-084	317586-00	Pink level east side of down ramp	50 HP Motor
Exhaust Fan #8	Industrial Air	022-084	317586-00	Pink level east side of down ramp	50 HP Motor
Exhaust Fan #9	Industrial Air	022-084	317586-00	Pink level east side of down ramp	50 HP Motor
Supply Fan #4	Industrial Air	022-084	317586-10	Pink level near Stair D	50 HP Motor
Supply Fan #5	Industrial Air	022-084	317586-10	Pink level near Stair D	50 HP Motor
Supply Fan #6	Industrial Air	022-084	317586-10	Pink level near Stair D	50 HP Motor
Supply Fan #7	Industrial Air	022-084	317586-20	Pink level east wall	50 HP Motor
Supply Fan #8	Industrial Air	022-084	317586-20	Pink level east wall	50 HP Motor
Supply Fan #9	Industrial Air	022-084	317586-20	Pink level east wall	50 HP Motor
Condenser	York	H1RAD6S468	WFKMD65695	Pink level near Stair F (Engineer's office)	
AHU #1	Magic Air	48/60	W010893122	Adjacent to Engineer's office	
Condenser	York	H1RA060S468	WFKM065689	City Hall Basement Tunnel	
AHU #2	York	CA0061121	DHKM-08098B	City Hall Basement Tunnel	

T-TUNNEL

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Location
Condenser	York	H4CE090A46C	(S)NGJM098077	Aqua level southeast corner
AHU #3	York	CA0061327	BHKM-0H100B	Aqua level southeast corner
Condenser	York	H4CE090A46C	(S)NHJM104797	Blue level C.H. Annex Garage
AHU	York	CA0061327	DHKM-08099B	Blue level C.H. Annex Garage

OLD RUSK ENTRANCE #1

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Location
Booth	Par Kut		10464	

NEW RUSK ENTRANCE #2

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Location
Booth	Par Kut		98147	
Booth	Par Kut		98146	

OLD CAPITOL ENTRANCE #4

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Location
Booth	Par Kut		98148	

NEW CAPITOL ENTRANCE #5

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Location
Booth	Par Kut		98151	

TEXAS ENTRANCE #7

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Location
Booth	Par Kut		98149	

PRAIRIE ENTRANCE #6 & #8

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Location
Booth	Par Kut		98150	

Convention District Garage

Equipment #

Floor

Room

Air conditioning System

A/C 1-1		RM 420
A/C 1-2		RM 420
A/C 1-3		RM 412
A/C 1-3		RM 412
A/C 2-1		RM 403
A/C 2-2		RM 403
A/C 2-2 Split	2nd Level	
A/C 1-2 Split	1st Level	
A/C 2-1 Split	2nd Level	
Condenser 1-1	1st Level	
Condenser 2-1	2nd Level	
Condenser 2-2	2nd Level	
Condenser B-1	Basement	
Fan Coil 1-1	1st Level	
Fan Coil 2-1	B-2 Level	Lobby
Fan Coil 2-2	1st Level	RM 412
Fan Coil 3-1	B -2	Lobby
Fan Coil B-1	Basement	
Fan Coil B-1		Lobby
Roof Top HVAC P-1	1st Level	
Roof Top HVAC P2-1	2nd Level	
Roof Top HVAC P3-3	Roof	

Exhaust Fans

Exhaust Fan B1-1		RM 416 A
Exhaust Fan B 1-2		RM 415
Exhaust Fan B 2-1		RM 436 B
Exhaust Fan B-2-2		RM 427
Exhaust Fan	1st Level	
Exhaust Fan R 2-1	Roof	
Exhaust Fan B-2-1	Basement	
Exhaust Fan B 2-2	Roof	

Pumps

Ejector Pump #1	Basement
Ejector Pump # 2	Basement
Ejector Pump # 3	Basement
Ejector Pump # 4	Basement
Ejector Pump # 5	Basement
Ejector Pump # 6	Basement

Supply Fans

Supply Fan SF-B1-1	1st Level
Supply Fan SF B1-2	1st Level
Supply Fan SF B2-1	2nd Level
Supply Fan SF B2-2	2nd Level

Sump Pumps

Sump Pump #1	Basement
Sump Pump # 2	Basement
Sump Pump # 3	Basement
Sump Pump # 4	Basement
Sump Pump # 5	Basement
Sump Pump # 6	Basement
Sump Pump # 7	Basement
Sump Pump # 8	Basement
Sump Pump # 9	Elevator Pit
Sump Pump # 10	Elevator Pit

XII. LIGHTING EQUIPMENT includes but is not limited to:

Lighting Fixtures:

General:

Lighting fixtures for each Facility are specified by type and manufacturer in the lighting fixture schedule

Light poles and standards:

Listings:

UL-57 Electric Lighting Fixtures

Return Air Fixtures:

Must be capable of returning 300 CFM @ .5° W.C.

Luminaires:

General:	Provide luminaires for lighting fixture types specified in the lighting fixture schedule on the construction drawings.
Acceptable Manufacturers:	General Electric, Sylvania, and Westinghouse, Phillips.
Ballasts:	
General:	Provide energy efficient lighting fixture ballasts for fixtures that require them.
Fluorescent:	Provide Class P ballasts with high power factor and Class A sound ratings. Use ballasts tested or approved by Electrical Testing Laboratories and Certified Ballast Manufacturers.
Metal Halide and Mercury:	Provide constant wattage ballasts with high power factor. Ballasts must be suitable for operation in ambient temperature of 55 degrees C.
High-Pressure Sodium:	Provide constant wattage ballasts with high power factor. Ballasts must be suitable for operation in ambient temperature of 55 degrees C.
Listings:	01 Fluorescent, UL 935 02 High Intensity Discharge, UL 1029
Acceptable Manufacturers:	01 Rapid Start Fluorescent: General Electric, Universal VLH 02 Metal Halide: Advance, General Electric, Jefferson, Sola and the listed fixture manufacturers. 03 High-Pressure Sodium: Advance, General Electric, Jefferson, Sola, and the listed fixture manufacturers.

Reference standards:

- A. ANSI/ANSI C78 – Fluorescent Lamps
- B. ANSI/ANSI C78 – High Intensity Discharge Lamps
- C. ANSI/ANSI C78 – Incandescent Lamps
- D. ANSI/ANSI C82 – Lamp Ballasts
- E. ANSI/UL 935 – Safety Standard for Fluorescent Lamp Ballasts
- F. ANSI/UL 1029– High Intensity Discharge Lamp Ballasts
- G. NEMA FA 1 – Outdoor Floodlighting Equipment
- H. NEMA LE 1 – Fluorescent Luminaires
- I. NEMA LE 3 – Manual for High Intensity Discharge (HID) Lamps
- J. UL 57 – Electric Lighting Fixtures

XIII. DOORS, WINDOWS, OFFICE FURNITURE, MISCELLANEOUS includes but is not limited to the following:

Doors:

- Door closers
- Door Hinges
- Lock and passage sets
- Overhead Doors
- Weatherstripping

Office Furniture:

- Electrical/Mechanical repairs on movable partitions

Miscellaneous:

- Flag Poles, Ropes, Pulleys, Lanyards
- Landscaping Hardscape and Fixtures, Benches

Windows:

- Glass and Glazing
- Mullions
- Seals
- Storefront Glass and Glazing
- Weatherstripping
- Window Operators and Hinges

XIV. PLAZAS AND FOUNTAINS includes but is not limited to:

Sesquicentennial Park Equipment:

<u>Quantity</u>	<u>Items</u>
900'	Robert's Lights
14	CE 1262 Hydrel Lights
98	CE 1263 Hydrel Lights
14	CE 1264 Hydrel Lights
26	4524A Hydrel Lights
24	4418-5 Hydrel Lights
9	4424-5 Hydrel Lights
1	4842S-3 Hydrel Lights
20	48468-5 Hydrel Lights
12	BEGA 9333645-MV Lights
2	BEGA 9272-M Lights
17	Low Voltage Transformers
1	75 KVA Transformer
4	G.E. Breaker Panels
6	G.E. Lighting Contractors
1	G.E. 100 H.P. Motor & Pump
1	G.E. 8000 Line Motor Control Center

2	5 H.P. Sump Pumps
1	2 H.P. Filter Pump
1	5 Ton Watersource Heat Pump
1	1/8 H.P. Circulating Pump
1	1/8 H.P. Exhaust Fan
1	Model 300-29X Chlorine Feeder
1	Triton II Sand Filter
5	Time Clocks
1	Rain Bird Sprinkler Controller

Equipment

Location

Sesquicentennial Park/Wortham Fountain

Fountain Pump	Outside Pit
Fountain Pump Switchgear	Outside Pit
Sump Pump	Outside Pit

George Bush Fountain - Bagby & Franklin

Display Pump	Pit
Filter Pump	Pit
Elect. Controls & Lighting	Pit

Houston Center for the Arts Courtyard and Fountain:

1 each	Durex Model CMK50 5 HP Fountain Pump
1 each	Dynamo Model DYNII-NI ¾ Filter Pump

Jones Hall Courtyard:

Fountain Pump and Components

Jones Plaza

<u>Equipment</u>	<u>Floor</u>	<u>Area</u>
Paco Fountain Pump #1	Bsmt	Pit
Paco Fountain Pump #2	Bsmt	Pit
Max-Flo filter pump & motor	Bsmt	Mech.
Condenser/ Evaporator Unit #1	Bsmt	LRR
Condenser/ Evaporator Unit #2	Bsmt	MRR
Condenser/ Evaporator Unit #3	Bsmt	Bistro
Toilet Exhaust Fan-1	1	LRR
Toilet Exhaust Fan-2	1	MRR
Toilet Exhaust Fan-3	1	Bistro
Toilet Exhaust Fan-4	1	GR
Kitchen Exhaust hood	Roof	Bistro
Elect.Rm. EF-1	Bsmt	Elect
Mech.Rm. EF-2	Bsmt	Mech.
9kw DSE-50 Water Heater-1	1	LRR
9kw DSE-50 Water Heater-2	1	MRR
9kw DSE-30 Water Heater-3	1	Bistro

Preston Street – Cotswold Fountains:

2" gas powered water pump	model 3P956
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50 feet of 2" suction hose	
50 feet of 2" discharge hose	
Leaf skimmer	model 4RH23
Vacuum head & Pole	vacuum head 5YL37 & Pole 4RH22
Flood lights	model #RFL-100-EN (140)
Flood lights	model #RFL-500-EN (46)
Large Wet/Dry Vac	model 4TR14
5 gpm submersible pump	model 4RJ35
50 gpm submersible pump model	HS2.4S-61
Gas pressure washer model	4ZZ96

PLAZAS AND FOUNTAINS continued

Stainless Steel Fountain - Congress & Smith

Sta-Rite pump & motor	Bsmt	Pit
Pac Fab sand filter TR-50	Bsmt	Pit
Elect. Controls	Bsmt	Pit

Man Hole Cover Fountain - Preston & Louisiana

Sta-Rite pump & motor	Bsmt	Pit
Pac Fab sand filter TR-50	Bsmt	Pit
Elect. Controls and Lighting	Bsmt	Pit

South Market Square Fountain - Preston between Milam & Travis

Sta-Rite pump & motor	Bsmt	Pit
Pac Fab sand filter TR-50	Bsmt	Pit
Elect. Controls	Bsmt	Pit

West Main Street Fountain - Preston & Main

Paco pump & motor	Bsmt	Pit
Sta-Rite filter pump & motor	Bsmt	Pit
Pac Fab sand filter TR-50	Bsmt	Pit
Elect. Controls and Lighting	Bsmt	Pit

East Main Street Fountain - Preston & Main

Paco pump & motor	Bsmt	Pit
Sta-Rite filter pump & motor	Bsmt	Pit
Pac Fab sand filter TR-50	Bsmt	Pit
Elect. Controls and Lighting	Bsmt	Pit

Flooding Bayou Fountain - Preston between Fannin & San Jacinto

Sta-Rite pump & motor	Bsmt	Pit
12 - Solenoid valves	Bsmt	Pit
Pac Fab sand filter TR-50	Bsmt	Pit
Elect. Controls	Bsmt	Pit

Two Rectangle Fountains - Preston & Caroline

Sta-Rite pump & motor	Bsmt	Pit
Pac Fab sand filter TR-50	Bsmt	Pit
Elect. Controls	Bsmt	Pit

Baseball Fountain - Preston & Crawford

Sta-Rite pump & motor	Bsmt	Pit
Pac Fab sand filter TR-50	Bsmt	Pit
Elect. Controls	Bsmt	Pit

North Market Square Fountain - Congress between Milam & Travis

Sta-Rite pump & motor	Bsmt	Pit
Roman fountain sand filter RSFJ	Bsmt	Pit
Elect. Controls	Bsmt	Pit

West Main Street Fountain - Congress & Main

Roman Fountain pump & motor RWSP-150	Bsmt Pit
Roman Fountain pump & motor RWSP-50	Bsmt Pit
Roman fountain sand filter RSFJ	Bsmt Pit
Elect. Controls & Lighting	Bsmt Pit

East Main Street Fountain - Congress & Main

Roman Fountain pump & motor RWSP-150	Bsmt Pit
Roman Fountain pump & motor RWSP-50	Bsmt Pit
Roman fountain sand filter RSFJ	Bsmt Pit
Elect. Controls & Lighting	Bsmt Pit

Cotswold Wall Fountain - Prairie & Travis

Wisperflow pump & motor RSM-1-200	Bsmt Pit
Jacuzzi cartridge filter CFR50	Bsmt Pit
Elect. Controls & Lighting	Bsmt Pit

Icon Fountain - Prairie & Travis

Wisperflow pump & motor RSM-1-200	Bsmt Pit
Jacuzzi cartridge filter CFR50	Bsmt Pit
Elect. Controls & Lighting	Bsmt Pit

Sweeney Clock

Clock	Park
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Root Memorial Square Park

Fountain Pump	Pit
Filter Pump	Pit
Sand Filter	Pit
Sump pumps	Pit
Electrical	Pit

XV. FOOD MANAGEMENT EQUIPMENT includes but is not limited to:

George R. Brown Convention Center:

Kitchen equipment: All ovens, refrigeration equipment, and ice machines

Wortham Theater Center:

Refrigerators:

2 – Techumsa – located in alcoves

2 – Techumsa – located in Kitchen

1 – Techumsa – located in Green Room

2 – Techumsa – located in Founders Salon

Miller Outdoor Theatre:

One Taylor Ice machine

One walk in cooler

One walk in freezer

One walk in keg room

XVI. ALBERT THOMAS OFFICE AT BAYOU PLACE AND BAGBY STREET UNDERPASS

One Mitsubishi split a/c unit, 1-ton

Luminaires, ballasts, light fixtures

XVII. ADDITIONAL ITEMS OF SIMILAR EQUIPMENT

While efforts have been made to provide accurate lists of Equipment, any similar additional items of Equipment at the named Facilities, which may have been inadvertently omitted from the preceding lists, are also included as "Equipment." For example, all fire suppression systems and fire extinguishers located at the Facilities are included as "Equipment."

EXHIBIT "F"

PERFORMANCE REPORT CARD

**Operations & Maintenance Services
Performance Report Card**

Performance Report Card Summary				
Pro-Rata Approach	Total Potential Point Value	George R. Brown Convention Center and Convention District Garage	Theater District (all other Facilities, Parks, Fountains, and Parking Facilities)	Total
Pro-Rata Percentages *	↓	52.00%	48.00%	100.00%
Regional Scores	↓	0	0	
Total Result	100	0	0	0

** Percentages are proportionally split*

- 1) Each Facility Manager will complete a Performance Report Card each quarter and forward to the Director, with a copy to the Contractor.
- 2) Each Facility's score will be multiplied by its weight for a weighted score.
- 3) Weighted scores will be added together to determine a total score for the quarter.
- 4) The total score per quarter shall be compared to the chart below and the appropriate At-Risk Management Fee to match the score shall be awarded.

☐ Theater District Facility: _____

☐ George R. Brown Convention Center

**Performance Report Card - Summary
For The Quarter Ended _____**

Evaluation Category	Total Potential Score	Actual Score
<u>Quality of Work</u>	100	100
<u>Management and Staffing</u>	100	88
<u>Financial Management</u>	100	100
<u>Energy Management</u>	100	100
Total Performance Rating		96

At Risk Management Fee Distribution	
Total Score per Quarter	Awarded %
= to or > than 95%	100%
= to or > than 90% and < 95%	95%
= to or > than 80% and < 90%	85%
= to or > than 70% and < 80%	50%
< than 70%	0%

**THE SHEETS THAT HAVE COLUMNS THAT NEED INPUT ARE HIGHLIGHTED IN YELLOW
THE COLUMNS ON THE SHEET THAT NEED INPUT ARE SURROUNDED BY A RED DASHED
LINE.**

Facility: _____

Performance Report Card - Quality of Work Summary
For The Quarter Ended _____

Key Performance Indicator		Points Possible	Actual Points
A.	<u>Work requests completed as scheduled</u>	40	40
B.	<u>Quality of Work and Contract Compliance</u>	60	60
Quality of Work Score		100	100

Targeted Points	Comments and Reasons for Variances from Targeted Points
40	(example) Change Order requests issued in the month were 100% complete
60	(example) All projects were on time and within budget. Good Job
100	

THE SHEETS THAT HAVE COLUMNS THAT NEED INPUT ARE HIGHLIGHTED IN YELLOW
THE COLUMNS ON THE SHEET THAT NEED INPUT ARE SURROUNDED BY A RED DASHED LINE.

Performance Report Card - Quality of Work Summary
Key Performance Indicators

Tracking Criteria	Possible Points
A. Work requests completed as scheduled	40
1) Timely Response to critical/emergency issues If responded to = or < than 30 minutes = 15 points If responded to = or > than 60 minutes = 10 points If responded to = or > than 2 hours = 5 points If responded to = or > than 4 hours = 0 points	15
2) Timely completion of monthly Preventive Maintenance and Work Order requests If monthly Preventive Maintenance and Work Orders are 100% completed = 15 points (Reasonable allowances will be made for Work Order requests made at the end of the month) If monthly Preventive Maintenance and Work Order requests are completed by 90% or more, but not completely finished due to extenuating factors (e.g., proprietary parts need to be ordered) = 10 points If monthly Preventive Maintenance and/or Work Order requests are only partially completed, by 50% or more, but less than 90% completed, due to factors within Contractor's control (e.g., failure to have adequate inventory of commonly used parts) = 5 points If monthly Preventive Maintenance and/or Work Order work is not performed, or if either is less than 50% completed = 0 points	15
3) Projects completed within the schedule determined at the time of project approval, to the extent within contractor's control Within one week of schedule = 10 Points Within 1.5 weeks of scheduled completion = 8 points Within 2 weeks of schedule completion = 5 points Within 3 weeks of schedule completion = 2 points	10
B. Quality of Work and Contract Compliance	60
1) Contractor complies with the terms of the Agreement in all material respects = to or > than 95% satisfied = 30 points = to or > than 90% satisfied = 25 points = to or > than 80% satisfied = 15 points = to or > than 70% satisfied = 5 points < 70% satisfied = 0 points	30
2) Quality of work is good and work is completed as specified Yes, Contractor performs consistently good work, as specified = 20 points Contractor's work is usually good. Only a few minor problems have occurred = 15 points Contractor is doing a fair job, but has one or more major performance problems = 10 points Contractor needs to improve performance in several major areas = 5 points No, Contractor's quality of work is not good, work is not completed as specified = 0 points	20
3) Detailed log in machinery area near each piece of machinery If detailed log is kept near all Units = 10 points If detailed log is kept near 75% or more of the Units = 8 points If detailed log is kept at least near 50% of the Units but less than 75% = 5 points If detailed logs are not kept or less than 50% of Units have logs = 0 points	10

Facility: _____
Performance Report Card - Management and Staffing
Summary
For The Quarter Ended _____

Key Performance Indicator		Points Possible	Actual Points
A.	<u>Customer Satisfaction</u>	40	40
B.	<u>Compliance with all personnel requirements</u>	40	38
C.	<u>Communications</u>	20	10
Quality Score		100	88

Targeted Points	Comments and reasons for Variances from Targeted Points
40	(example) Customer service goals were met. Good job.
40	(example) All required personnel working in compliance with the contract, but one position was unfilled for 3 weeks.
20	(example) Contractor failed to respond to a Facility Manager's service request in a timely manner.
100	

THE SHEETS THAT HAVE COLUMNS THAT NEED INPUT ARE HIGHLIGHTED IN YELLOW
THE COLUMNS ON THE SHEET THAT NEED INPUT ARE SURROUNDED BY A RED DASHED LINE.

Performance Report Card - Maintenance and Staffing Summary	
Key Performance Indicators	
Tracking Criteria	Possible Points
A. Customer Satisfaction	40
1) Responds to and satisfactorily repairs and maintains Equipment in a timely manner = to or > than 95% satisfied = 15 points = to or > than 90% satisfied = 10 points = to or > than 80% satisfied = 6 points = to or > than 70% satisfied = 4 points Less than 70% = 0 points	15
2) Staff's willingness to assist C&E and provide prompt service = to or > than 95% satisfied = 10 points = to or > than 90% satisfied = 8 points = to or > than 80% satisfied = 6 points = to or > than 70% satisfied = 4 points Less than 70% = 0 points	10
3) Contractor executive-level management participation in quarterly walk-through inspections Quarterly walk-through inspection completed and documented = 10 points Quarterly walk-through inspection is conducted late or documentation is late = 5 points Quarterly walk-through inspection not completed and/or not documented = 0 points	10
4) Contractor's employees schedule services in advance and sign in and out at each Facility Contractor's employees schedule services in advance and sign in and out at each Facility = 5 points Contractor's employees schedule services in advance and sign in and out most of the time (75% of the time or more) = 3 points Contractor's employees show up unexpectedly and/or do not sign in and out as required = 0 points	5
B. Compliance with all personnel requirements	40
1) Compliance with personnel pre-approval and qualifications requirements including licenses, certifications, and demonstration of experience level and equipment knowledge = to or > than 95% satisfied = 20 points = to or > than 90% satisfied = 15 points = to or > than 80% satisfied = 10 points = to or > than 70% satisfied = 5 points Less than 70% = 0 points	20
2) On-site staffing requirements satisfied. Contractor makes reasonable efforts to recruit new employees to fill vacant positions. = to or > than 95% satisfied = 10 points = to or > than 90% satisfied = 9 points = to or > than 80% satisfied = 8 points = to or > than 70% satisfied = 5 points < 70% satisfied = 0 points	8
3) Employees and staff are knowledgeable in the service area Staff meet qualifications in technical areas Yes = 10 Points Staff meet qualifications in technical areas No = 0 Points	10
C. Communications	20
1) C&E managers receive accurate and timely status reports = to or > than 95% satisfied = 10 points = to or > than 90% satisfied = 7 points = to or > than 80% satisfied = 5 points = to or > than 70% satisfied = 3 points < 70% or requirements not met = 0 points	10
2) Informed Facility Managers of service request status the same day as requested Informed Facility Manager of call status (daily) Yes = 10 Informed Facility Manager of call status (daily) No = 0	0

Facility: _____

Performance Report Card - Financial Management Summary
For The Quarter Ended _____

Key Performance Indicator		Points Possible	Actual Points	Targeted Points	Comments for less than Targeted Points
A.	<u>Actual maintenance and repair costs managed to approved budget</u>	50	50	50	(example) Below budget for the month. Good job
B.	<u>Required reports complete, accurate and on-time</u>	35	35	35	(example) Reports included actual costs
C.	<u>Permits, code and documentation compliance, complete and accurate</u>	15	15	15	(example) 100% compliance for the reporting period
Financial Score		100	100	100	

THE SHEETS THAT HAVE COLUMNS THAT NEED INPUT ARE HIGHLIGHTED IN YELLOW
THE COLUMNS ON THE SHEET THAT NEED INPUT ARE SURROUNDED BY A RED DASHED LINE.

Performance Report Card - Final Summary

Key Performance Indicators

Tracking Criteria	Possible Points
A. Actual maintenance and repair costs managed to approved budget	50
1) Controlled costs within the Budget	20
= to or > than 95% satisfied = 20 points	
= to or > than 90% satisfied = 15 points	
= to or > than 80% satisfied = 10 points	
= to or > than 70% satisfied = 5 points	
Requirements not met = 0 points	10
2) Controls subcontracted services--uses subcontractors when appropriate, takes competitive bids when requested, and obtains proper approvals (All subcontracted services must be pre-approved by Director)	
= to or > than 95% satisfied = 10 points	
= to or > than 90% satisfied = 7 points	
= to or > than 80% satisfied = 5 points	
= to or > than 70% satisfied = 3 points	
Requirements not met = 0 points	20
3) Actual costs properly documented and submitted on time	
= to or > than 95% satisfied = 20 points	
= to or > than 90% satisfied = 15 points	
= to or > than 80% satisfied = 10 points	
= to or > than 70% satisfied = 5 points	
Requirements not met = 0 points	35
B. Required reports complete, accurate and on-time	
1) Monthly invoicing and preventive maintenance reports complete, accurate and on time	
= to or > than 95% satisfied = 20 points	
= to or > than 90% satisfied = 15 points	
= to or > than 80% satisfied = 10 points	
= to or > than 60% satisfied = 5 points	20
Requirements not met = 0 points	
2) Accuracy of information pertaining to monthly invoices	
= to or > than 95% satisfied = 10 points	
= to or > than 90% satisfied = 7 points	
= to or > than 80% satisfied = 5 points	
= to or > than 70% satisfied = 3 points	10
Requirements not met = 0 points	
3) Pay or Play reports complete and on time	
Reports submitted on time 100% = 5 points	
Reports provided within 1 week of due date = 3 points	
Reports not provided or provided later than 1 week after due date = 0 points	15
C. Permits, code and documentation compliance, complete and accurate	
1) All required permits obtained in a timely manner	
All required permits maintained = 5 Points	
Contractor is diligently working on permit process, but reasonable delays have occurred = 3 points	
Missing permit or documentation = 0 points	5
2) Ensure 100% compliance with all national, State, local laws, codes, ASME and OSHA codes and requirements	
Met requirements = 5 Points	
Requirements not met = 0 Points	
3) Operation and maintenance manuals properly documented and updated to include manufacturer's updates. Complete set of current documentation readily accessible.	5
Met requirements = 5 Points	
Requirements not met = 0 Points	

Facility: _____

Performance Report Card - Energy Management Summary

For The Quarter Ended _____

Key Performance Indicator		Points Possible	Actual Points	Targeted Points	Comments for less than Targeted Points
A.	<u>Energy Management and Conservation</u>	30	30	30	(example) Below budget for the quarter. Good job
B.	<u>Actual energy costs managed to approved budget</u>	40	40	40	(example) Reports included energy conservation suggestions
C.	<u>LEEDS performance and compliance</u>	30	30	30	(example) 100% compliance for the reporting period
Financial Score		100	100	100	

**THE SHEETS THAT HAVE COLUMNS THAT NEED INPUT ARE HIGHLIGHTED IN YELLOW
THE COLUMNS ON THE SHEET THAT NEED INPUT ARE SURROUNDED BY A RED DASHED LINE.**

Performance Report Card - Energy Management	
Key Performance Indicators	
Tracking Criteria	Possible Points
A. Energy Management and Conservation	30
1) Energy Management program adhered to within each facility, to the extent contractor can control [Total Points Possible = 10]	
EMS system is operating per conservation program.	
Temperatures start and stop as scheduled = 2.5 points Or not = 0 points	
Lighting schedules are programmed and operate according to building operating standards = 2.5 points Or not = 0 points	
Building temperatures are set consistent with the ECM program = 2.5 points	
Building temperatures are not set consistent with ECM program = 0 points	
EMS is maintained and operational during the period = 2.5 points	
EMS is not maintained or is not operational during the period = 0 points	10
2) Demonstrated proactive energy conservation measures developed and presented to City Management	
Program submitted and reported on quarterly with updates as appropriate = 10 points	
No program submitted or no quarterly updates as appropriate = 0 points	10
3) Reports were generated on consumption and cost for the period in each facility	
Reports completed and submitted as part of monthly report YES = 10 points	
Reports completed and submitted as part of monthly report NO = 0 points.	10
B. Actual energy costs managed to approved budget	40
1) Controlled energy costs within the Budget	
= to or > than 95% satisfied = 20 points	
= to or > than 90% satisfied = 15 points	
= to or > than 80% satisfied = 10 points	
= to or > than 70% satisfied = 5 points	
< 70% satisfied or requirements not met = 0 points	20
2) Actual energy costs properly documented and submitted on time	
= to or > than 95% satisfied = 20 points	
= to or > than 90% satisfied = 15 points	
= to or > than 80% satisfied = 10 points	
= to or > than 70% satisfied = 5 points	
< 70 % satisfied or requirements not met = 0 points	20
C. LEEDS performance and compliance	30
1) All required LEEDS certificates obtained in a timely manner AND Project Manager is LEEDS certified.	
All required LEEDS certificates maintained = 10 Points	
Contractor is diligently working on LEEDS process, but reasonable delays have occurred = 5 points	
Missing LEEDS certification or documentation = 0 points	10
2) Ensure 100% compliance with LEEDS requirements within Contractor's control	
Requirements met = 10 points	
Most requirements met, but not all = 5 points	
Requirements not met = 0 Points	10
3) All LEEDS projects completed as assigned, consistent with scope of work, budget, and schedule.	
= to or > than 95% satisfied = 10 points	
= to or > than 90% satisfied = 7 points	
= to or > than 80% satisfied = 5 points	
= to or < than 70% satisfied = 3 points	
< 70% satisfied or requirements not met = 0 points	10

EXHIBIT "G"

CONTRACTOR'S EMPLOYEE BENEFITS

Contractor's benefits are subject to change based on market conditions and changes made to the standard plan, as available to the entire company.

BENEFITS MATRIX

Compensation Category	TDIndustries Inc.
Medical Benefits	<p>Medical Deductible:</p> <ul style="list-style-type: none"> • \$400/person or \$800 per family - plan A • Employee monthly contribution - \$64.80 • Employee + 1 member monthly contribution - \$222.52 • Employee + family monthly contribution - \$369.44 <p>Dental Deductible:</p> <ul style="list-style-type: none"> • Dental Deductible - \$50 • Employee monthly contribution - \$32.12 • Employee + 1 member monthly contribution - \$57.80 • Employee + family monthly contribution - \$99.56 <p>Vision</p> <ul style="list-style-type: none"> • Co-Pay Exam - \$10.00 • Materials - \$25.00
Short Term Disability	<ul style="list-style-type: none"> • 100% of base pay for 2 - 12 weeks depending on length of service • Employee contribution
Long Term Disability	<ul style="list-style-type: none"> • 60% of base pay up to \$9500 of monthly pay • Employee contribution - variable
Life Insurance	<ul style="list-style-type: none"> • Death benefit coverage \$40,000 up to maximum of \$500,000 • Employee contribution
Dependent Life Insurance	<ul style="list-style-type: none"> • Spouse and children coverage up to \$250,000/\$5000 respectively • Employee contribution
Accidental Death and Dismemberment	<ul style="list-style-type: none"> • Up to \$80,000 against unexpected accident resulting in death or severe injury • Employee contribution
Defined Benefit Plans	<ul style="list-style-type: none"> • Defined Benefit Plans not provided
Incentive Savings Plans or Variable Benefit Plans	<ul style="list-style-type: none"> • 401k 15% company participation available after 3 months from start of employment • ESOP - 15% company contribution
Holidays	<ul style="list-style-type: none"> • TDI observes 8 paid holidays per year. For this contract they will observe the City's approved 11 standard paid holidays per year

BENEFITS MATRIX

Compensation Category	TDIndustries Inc.								
Severance	<ul style="list-style-type: none"> TDI's severance plan is described in TDI's proposal, kept on file in the Director's office. The Director's approval is required prior to Contractor being reimbursed for severance benefits. 								
Vacation	<ul style="list-style-type: none"> During first year of service, employees receive vacation time at the rate of one day each upon the completion of 2, 4, 6, 8, and 10 months of employment. After the first year, employee's vacation time is credited on employee's anniversary date: 10 days for years 2 - 5, 15 days for years 6 - 10, up to a maximum of 20 days vacation for years 21 or more. Any time exceeding maximum carry over time will be lost. 								
Sick/Personal Time	<ul style="list-style-type: none"> Employees are paid for sick leave after three days absence based on years of service: <table style="margin-left: 40px;"> <tr> <td><u>Length of service</u></td><td><u>Sick Pay</u></td></tr> <tr> <td>Less than one year:</td><td>no sick pay</td></tr> <tr> <td>2nd and 3rd years:</td><td>2nd & 3rd weeks</td></tr> <tr> <td>More than 3 years:</td><td>2nd through 12th weeks</td></tr> </table> 	<u>Length of service</u>	<u>Sick Pay</u>	Less than one year:	no sick pay	2nd and 3rd years:	2nd & 3rd weeks	More than 3 years:	2nd through 12th weeks
<u>Length of service</u>	<u>Sick Pay</u>								
Less than one year:	no sick pay								
2nd and 3rd years:	2nd & 3rd weeks								
More than 3 years:	2nd through 12th weeks								
Educational Assistance	<ul style="list-style-type: none"> All full time employees are to complete 32 hours of company approved training each year one-half of which will be on company time and the other one-half on personal time. Employees who complete 32 hours of training on their own time will receive an additional day of paid personal time at the end of the calendar year. Contractor will also reimburse 100% of resident tuition at state-supported schools, books, fees and materials required for the course. Employees are eligible after three months of regular employment. Training is to be compatible with the employee's experience, work load, job performance and ability. Other sources of financial assistance (such as scholarships, GI Bill, special grants, etc.) must be utilized before applying for reimbursement for the continuing education program. 								
Variable Compensation	<ul style="list-style-type: none"> Program is outlined in Contractor's proposal, on file in the Director's office. 								
Medical Retiree	<ul style="list-style-type: none"> Medical benefits for retirees are the same as for other employees--see Contractor's proposal. Retirees are defined as employees whose age and length of service equals at least 75. 								

EXHIBIT “H”

PRICING

EXHIBIT "H"

PRICING

All costs or expenses to be reimbursed or paid under this Exhibit H shall be subject to the provisions of Article 4, Section D, "Limit of Appropriation" of this Agreement.

1. **Operating Budget:**

Contractor shall provide an operating budget to the Director annually, by the first business day in September during the Agreement Term, including any Renewal Term. After the Director has approved Contractor's budget for each Agreement Year, it shall be known as the "Approved Budget."

Budget increases and decreases, if any, shall be based on changes in the Consumer Price Index for the month of June of the current calendar year as compared to the Consumer Price Index for the month of June of the previous calendar year. However, under no circumstances shall the budget for any Agreement Year be increased by more than **one percent (1.0%)** over the budget for the previous Agreement Year. At the Director's request, Contractor shall provide two different budgets: a budget for the next Agreement Year and a budget to correspond with the City's next fiscal year (from July 1st through June 30th), to assist the City with its budget preparation tasks.

The budget is subject to the Director's approval and should be substantially similar to the Approved Budget for the first Agreement Year contained in Contractor's proposal and attached hereto as **Exhibit "H"**—"Roll-up Summary" and itemized in **Exhibits "H-1A"** and **"H-1B."**

Within the budget, Contractor shall clearly delineate any and all proposed salary adjustments, for each employee. The maximum salary for each employee, including any salary increases, shall not exceed the high end of the salary range that Contractor has proposed for each individual position, as shown in **Exhibit "H1-A,"** without the Director's prior written approval. Contractor may provide merit increases for its employees based on annual performance evaluations; however, the Director shall be given the opportunity to comment on the employee performance evaluations. Bonuses shall not exceed the amount in the "Bonus Factor" column of **Exhibit "H-1A."** Bonuses are not cumulative and shall not exceed the amounts proposed for each individual position. The Director shall have the right to approve the allocation and use of monies that would otherwise be attributed to unfilled staff positions.

Contractor realizes that cost containment is an important Department goal and agrees that it shall not exceed the total amount of the Approved Budget, plus a proportionate allowance for Special Services, for any given Agreement Year, including Renewal Terms, without the Director's prior written approval. In any event, the total maximum contract amount shall not be exceeded unless and until City Council approves of such an increase, subject to the availability of sufficient funding.

2. **Reimbursable Expenses:**

- a. **Reimbursable Costs** – Contractor shall be reimbursed by City for all actual expenses incurred in operating the Facilities as delineated in the Approved Budget (as defined above). Contractor shall receive, review and approve all invoices for reimbursable expenses incurred in operating the Facilities and shall pay such invoices in accordance with the terms and conditions of this Agreement, if they are within the Approved Budget or if they have otherwise been pre-approved by Director. Upon Director's or Facility Manager's request, copies of all paid invoices shall be forwarded to appropriate Department staff together with Contractor's Monthly Report. Contractor shall submit invoices to the Facility Managers electronically on a monthly basis, via EDI or another acceptable electronic upload format, at no additional charge to City. Reimbursable costs described in this subparagraph "a." shall not include any of Contractor's employee costs, which costs will be evaluated and paid as described in subparagraph "b." below.
- b. **Contractor's Employee and Insurance Costs - With the exception of Non-reimbursable costs listed below**, Contractor will be reimbursed by City for the share of the actual costs of the gross salary and wages, payroll taxes, insurance, retirement plans, 401k plans, and other benefits of the Contractor's employees who are directly involved and required to properly, adequately, safely and economically render the Facilities Management Services provided that: (1) such positions have been identified and enumerated in the Approved Budget, (2) such costs do not exceed the budgeted amount, (3) such costs are not already reflected in the monthly "Base Management Fee," as defined herein, and (4) such costs are directly attributable to this Agreement. For each insurance amount included in the Budget, Contractor must submit the following from its insurance provider(s): (1) written documentation that the cost of such insurance is directly attributable to this Agreement, (2) a true and correct copy of each insurance policy, including all applicable endorsements, and (3) written documentation evidencing each calculation using policy rates, budgeted payroll, and revenues attributable to this Agreement that support each such line item. Non-employee related insurance must be shown as a separate line item in the Budget. In no event, however, shall any employees of Contractor be deemed to be employees of City on account of such reimbursement nor shall City be responsible to pay any sums for severance of any such employees.
- c. **Contractor's Additional Reimbursable Costs** - In addition to the costs described in Section 2.a. hereof, the following costs paid by Contractor in connection with the management, operation and maintenance of the Facilities shall be reimbursed by City:
 - i. The cost of all approved budget changes; and
 - ii. The cost of emergency repairs approved by Director that are not otherwise made by Contractor in accordance with the terms and conditions of this Agreement.

- d. **Non-reimbursable Costs** - The following expenses or costs incurred by Contractor in connection with the management, operation and maintenance of the Facilities shall be the expense of Contractor and will not be reimbursed by City:
- i. Costs, such as gross salaries/wages, payroll taxes, insurance, and other benefits attributable to Contractor's office and executive personnel will not be reimbursed;
 - ii. General accounting and reporting services which are provided by Contractor's personnel located at any location other than at a Facility;
 - iii. Cost of forms, papers, ledgers, and other supplies and equipment used in the Contractor's offices not associated with the operation of a Facility unless specifically approved by Director;
 - iv. Cost attributable to litigation or lawsuits arising from Contractor's services, except to the extent reimbursement may be required pursuant to the indemnification provisions of this Agreement;
 - v. Travel expenses of Contractor's employees incurred in traveling to and from the Facilities at the beginning and ending of their shifts.
 - vi. Any and all other costs and expenses that were not incurred either solely and directly pursuant to the terms of this Agreement or approved by Director in an Approved Budget.
 - vii. Employee recruitment costs and expenses to fill personnel positions.
 - viii. Severance pay for employees who are dismissed at the Director's request or whose employment is terminated due to poor job performance.
 - ix. Training that is not job related for the purposes of work under this Agreement.
 - x. Extra benefits, such as the expense of extra life insurance beyond the basic policy offered to all of Contractor's employees who perform work related to this Agreement.
 - xi. Other costs not included in the Approved Budget or otherwise approved by the Director.

3. Environmental Health & Safety Fee:

City shall pay Contractor, as compensation for the Environmental Health & Safety services, the amounts as calculated and set forth on **Exhibit H-1D** attached hereto and made a part hereof (hereafter referred to as the "Environmental Health & Safety Fees"). The Environmental Health & Safety Fees shall be paid by City for services actually completed. All unit prices set forth on **Exhibit H-1D** shall remain constant for the term of this Agreement. Contractor agrees to accept the payments per sample as recited in this Section 3 as compensation for the Environmental Health & Safety Services to be rendered to, or at the request of, City hereunder during the term hereof.

4. Base Management Fee:

- a. The City shall pay Contractor, as compensation for the services Contractor renders under this Agreement, the annual Base Management Fees as set forth on **Exhibit H-1C** attached hereto and made a part hereof (hereafter referred to as the "Base Management Fee"), for each Agreement Year, in monthly payments equal to the amount of the annual Base Management Fees divided by twelve (12).
- b. The Base Management Fee shall be paid by City monthly, within 30 days after receipt of an approved invoice. The Monthly Fixed Fee shall be prorated for any

partial calendar month at the beginning or end of the contract term. Contractor agrees to accept the payments recited in this Section 4 as base compensation for the services to be rendered to, or at the request of, City hereunder during the term hereof.

5. At-Risk Management Fee:

- a. City shall pay Contractor, as additional compensation for the services under this Agreement, the amounts set forth on the Performance Fee Schedule attached hereto as **Exhibit "H-1C"** (hereafter referred to as the "At-Risk Management Fee"), as based upon Contractor's performance rating, calculated in accordance with the Performance Report Card in **Exhibit "F."** The At-Risk Management Fee shall be paid quarterly. Contractor agrees to accept the payments recited in this Section 5 as performance compensation for the services to be rendered to, or at the request of, City hereunder during the term of this Agreement.
- b. Contractor shall be paid the At-Risk Management Fee in four (4) payments per Agreement Year, the total of which shall not exceed the total annual At-Risk Management Fees for the Agreement Years shown in **Exhibit "H-1C."** Contractor shall be eligible to receive up to twenty-five percent (25%) of the annual At-Risk Management Fee per quarter, based on Contractor's score on the Performance Report Cards for the quarter.
- c. The Performance Report Card shall be used to calculate an overall score for the Contractor's performance against the Service Level Agreements for the Quarter for which the At-Risk Management Fee is being calculated. The maximum score to be assigned to each category of the Performance Report Card, and the relative weight of each performance element are set forth in **Exhibit "F"--"Performance Report Card"** attached hereto. The total maximum score set forth in **Exhibit "F"** shall be 100.
- d. Within five (5) business days following the end of each quarter, the Contractor shall deliver to Facility Managers a proposed Performance Report Card (and the associated calculation of the quarterly At-Risk Management Fee) reflecting the Contractor's assessment of its performance for the quarter. Within five (5) business days following receipt of the proposed Performance Report Card from Contractor, Facility Managers shall review the proposed Performance Report Card and either (a) approve the Performance Report Card as submitted, or (b) provide Contractor with written exceptions to the Performance Report Card. If the Facility Managers have noted exceptions to the proposed Performance Report Card, then the Facility Manager(s) and Contractor shall meet within ten (10) business days in order to discuss the Department's exceptions. If the Facility Managers accept the proposed Performance Report Card as submitted, then City shall pay Contractor the portion of the quarterly At-Risk Management Fee determined to be due. If the Facility Managers do not accept the proposed Performance Report Card as submitted, the Facility Managers will provide a detailed explanation of the variance in the line item score. The Contractor will then invoice the City for the associated amount. The City will pay Contractor the portion of the quarterly At-Risk Management Fee determined to be due based upon the adjusted Performance Report Card within thirty (30) calendar days after

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the Department and Contractor resolve Facility Managers' exceptions to the proposed Performance Report Card.

Exhibit H—Rollup Summary					
COA Category	GRBCC	Wortham Theater	Jones Hall	Parking Facilities	
	Cost	Cost	Cost	Cost	
Repairs & Maintenance	\$1,401,129	\$550,523	\$378,118	\$271,431	
Administrative	\$480,086	\$152,720	\$92,814	\$88,770	
Work Orders					
Subtotal	\$1,881,215	\$703,243	\$470,932	\$360,201	
General Services	\$33,518	\$16,536	\$5,731	\$0	
EH&S					
Facility Totals	\$1,914,733	\$719,779	\$476,663	\$360,201	
COA Category	Parks & Fountains	Miller Outdoor Theatre	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost	Cost	Cost	Cost
Repairs & Maintenance	\$226,982	\$101,169	\$60,205	\$36,307	\$3,025,863
Administrative	\$43,162	\$32,527	\$19,294	\$11,494	\$920,868
Work Orders					\$0
Subtotal	\$270,145	\$133,697	\$79,499	\$47,800	\$3,946,731
General Services	\$2,671	\$0	\$0	\$0	\$58,456
EH&S					\$20,125
Facility Totals	\$272,815	\$133,697	\$79,499	\$47,800	
				Total All Services	\$4,025,312

Exhibit "H 1-A"
Staffing Plan
George R. Brown Convention Center

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Operations Manager	1.00	\$62,500	\$77,500	\$72,500	32.80%	0.00%	3.00%	\$98,455	\$98,455
Maintenance Supervisor	1.00	\$50,200	\$59,000	\$54,570	32.80%	3.00%	2.00%	\$75,197	\$75,197
Plant Operations Supervisor	1.00	\$43,472	\$55,000	\$45,000	32.80%	3.00%	1.00%	\$61,560	\$61,560
Plant Operations Engr.	1.00	\$41,000	\$47,000	\$42,000	32.80%	3.00%	1.00%	\$57,456	\$57,456
Plant Operations Engr.	1.00	\$35,360	\$38,480	\$37,000	32.50%	3.00%	1.00%	\$50,505	\$50,505
Plant Operations Engr.	1.00	\$35,360	\$38,480	\$37,000	32.50%	3.00%	1.00%	\$50,505	\$50,505
Plant Operations Engr.	1.00	\$35,360	\$38,480	\$37,000	32.50%	3.00%	1.00%	\$50,505	\$50,505
Air Wall Maintenance	1.00	\$31,200	\$36,920	\$33,000	32.80%	3.00%	1.00%	\$45,144	\$45,144
Journeyman Electrician	1.00	\$47,840	\$54,080	\$48,256	32.80%	3.00%	1.00%	\$66,014	\$66,014
Plumber	1.00	\$35,360	\$54,080	\$33,500	32.80%	3.00%	1.00%	\$45,828	\$45,828
General Maintenance Technician	1.00	\$33,280	\$41,600	\$37,960	32.80%	3.00%	1.00%	\$51,929	\$51,929
Locksmith	1.00	\$33,800	\$46,280	\$47,840	32.80%	2.00%	1.00%	\$64,967	\$64,967
Locksmith App. (Shared)	-	\$33,800	\$34,320	\$38,480	32.80%	2.00%	1.00%	\$52,256	\$0
Painters	1.00	\$31,200	\$37,440	\$35,880	32.80%	2.00%	1.00%	\$48,725	\$48,725
Painter's Assistant(s)	1.00	\$24,960	\$29,120	\$27,456	32.50%	2.00%	1.00%	\$37,203	\$37,203
Subtotal Repairs & Maintenance	14.0							\$57,428	\$803,994
Project Manager	0.52	\$101,000	\$120,000	\$118,000	32.80%	0.00%	6.00%	\$163,784	\$85,168
Customer Service Representative	0.52	\$29,120	\$36,400	\$33,280	32.80%	2.00%	1.00%	\$45,194	\$23,501
Financial Analyst	0.52	\$52,000	\$64,168	\$59,384	32.80%	0.00%	3.50%	\$80,940	\$42,089
Accounting Specialist	0.52	\$33,280	\$43,680	\$41,600	32.80%	2.00%	1.00%	\$56,493	\$29,376
Subtotal Administrative	2.1							\$86,603	\$180,134
Subtotal General Services	0.0							\$0	\$0
Totals	16.1								\$984,128

Exhibit "H 1-A"
Staffing Plan
Wortham Theater Center

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Operations Manager (shared)	0.50	\$58,431	\$72,450	\$66,560	32.80%	0.00%	3.00%	\$90,388	\$45,194
Maintenance Mechanics (shared)	2.15	\$31,200	\$35,360	\$29,640	32.80%	3.00%	1.00%	\$40,548	\$87,177
Journeyman Electrician (lead)	0.90	\$41,600	\$49,920	\$45,760	32.80%	3.00%	1.00%	\$62,600	\$56,340
Plant Engineer	1.00	\$32,240	\$38,480	\$35,880	32.80%	3.00%	1.00%	\$49,084	\$49,084
Plant Engineer	1.00	\$32,240	\$38,480	\$35,880	32.80%	3.00%	1.00%	\$49,084	\$49,084
Plant Engineer	1.00	\$32,240	\$38,480	\$35,880	32.80%	3.00%	1.00%	\$49,084	\$49,084
Plant Engineer (shared)	0.50	\$32,240	\$38,480	\$35,880	32.80%	3.00%	1.00%		
Painter	1.00	\$31,200	\$35,360	\$31,616	32.80%	3.00%	1.00%	\$43,251	\$43,251
Locksmith App.(Shared)	-	\$24,960	\$29,120	\$27,456	32.80%	3.00%	1.00%	\$37,560	\$0
Subtotal Repairs & Maintenance	8.1							\$47,107	\$379,213
Project Manager	0.16	\$101,000	\$120,000	\$118,000	32.80%	0.00%	6.00%	\$163,784	\$26,205
Customer Service Representative	0.16	\$29,120	\$36,400	\$33,280	32.80%	2.00%	1.00%	\$45,194	\$7,231
Financial Analyst	0.16	\$52,000	\$62,088	\$59,384	32.80%	0.00%	3.50%	\$80,940	\$12,950
Accounting Specialist	0.16	\$33,280	\$43,680	\$41,600	32.80%	2.00%	1.00%	\$56,493	\$9,039
Subtotal Administrative	0.6							\$86,603	\$55,426
Subtotal General Services	0.0							\$0	\$0
Totals	8.7								\$434,639

Exhibit "H 1-A"
Staffing Plan
Jones Hall

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Operations Manager (shared)	0.50	\$58,431	\$72,450	\$64,480	32.80%	0.00%	3.00%	\$87,564	\$43,782
Journeyman Electrician (shared)	0.80	\$41,600	\$49,920	\$45,760	32.80%	3.00%	1.00%	\$62,600	\$50,080
Plant Engineer (Lead)	1.00	\$32,240	\$38,480	\$35,880	32.80%	3.00%	1.00%	\$49,084	\$49,084
Plant Engineer	1.00	\$32,240	\$38,480	\$35,880	32.80%	3.00%	1.00%	\$49,084	\$49,084
Plant Engineer	1.00	\$32,240	\$38,480	\$35,880	32.80%	3.00%	1.00%	\$49,084	\$49,084
Painter	1.00	\$31,200	\$35,360	\$31,616	32.80%	3.00%	1.00%	\$43,251	\$43,251
Maintenance Tech (Rover)	0.25	\$36,227	\$45,577	\$39,000	32.80%	3.00%	1.00%	\$53,352	\$13,338
Subtotal Repairs & Maintenance	5.6							\$53,640	\$297,702
Project Manager	0.12	\$101,000	\$120,000	\$118,000	32.80%	0.00%	6.00%	\$163,784	\$19,654
Customer Service Representative	0.12	\$29,120	\$36,400	\$33,280	32.80%	2.00%	1.00%	\$45,194	\$5,423
Financial Analyst	0.12	\$52,000	\$62,088	\$59,384	32.80%	0.00%	3.50%	\$80,940	\$9,713
Accounting Specialist	0.12	\$33,280	\$43,680	\$41,600	32.80%	2.00%	1.00%	\$56,493	\$6,779
Subtotal Administrative	0.5							\$86,603	\$41,569
Subtotal General Services	0.0							\$0	\$0
Totals	6.0								\$339,271

Exhibit "H 1-A"
Staffing Plan
Parking Facilities

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Operations Manager (shared)	0.25	\$58,100	\$72,450	\$58,240	32.80%	0.00%	3.00%	\$79,090	\$19,772
Maintenance Mechanic (shared)	1.40	\$32,227	\$45,577	\$33,280	32.80%	3.00%	1.00%	\$45,527	\$63,738
Journeyman Electrician (shared)	0.60	\$41,600	\$49,920	\$45,760	32.80%	3.00%	1.00%	\$62,600	\$37,560
Painter	1.00	\$31,200	\$35,360	\$31,616	32.80%	3.00%	1.00%	\$43,251	\$43,251
Subtotal Repairs & Maintenance	3.3							\$50,560	\$164,321
Project Manager	0.08	\$101,000	\$120,000	\$118,000	32.80%	0.00%	6.00%	\$163,784	\$13,103
Customer Service Representative	0.08	\$29,120	\$36,400	\$33,280	32.80%	2.00%	1.00%	\$45,194	\$3,616
Financial Analyst	0.08	\$52,000	\$62,088	\$59,384	32.80%	0.00%	3.50%	\$80,940	\$6,475
Accounting Specialist	0.08	\$33,280	\$43,680	\$41,600	32.80%	2.00%	1.00%	\$56,493	\$4,519
Subtotal Administrative	0.3							\$86,603	\$27,713
Subtotal General Services	0.0							\$0	\$0
Totals	3.6								\$192,034

Exhibit "H 1-A"
Staffing Plan
Parks and Fountains

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Operations Manager (shared)	0.25	\$58,431	\$72,450	\$58,240	32.80%	0.00%	3.00%	\$79,090	\$19,772
Maintenance Mechanic	1.00	\$36,227	\$45,577	\$39,000	32.80%	3.00%	1.00%	\$53,352	\$53,352
Fountain Technician	2.00	\$32,723	\$37,440	\$35,360	32.80%	3.00%	1.00%	\$48,372	\$96,745
Journeyman Electrician (shared)	0.25	\$41,600	\$49,920	\$45,760	32.80%	3.00%	1.00%	\$62,600	\$15,650
Subtotal Repairs & Maintenance	3.5							\$53,006	\$185,519
Project Manager	0.04	\$101,000	\$120,000	\$118,000	32.80%	0.00%	6.00%	\$163,784	\$6,551
Customer Service Representative	0.04	\$29,120	\$36,400	\$33,280	32.80%	2.00%	1.00%	\$45,194	\$1,808
Financial Analyst	0.04	\$52,000	\$62,088	\$59,384	32.80%	0.00%	3.50%	\$80,940	\$3,238
Accounting Specialist	0.04	\$33,280	\$43,680	\$41,600	32.80%	2.00%	1.00%	\$56,493	\$2,260
Subtotal Administrative	0.2							\$86,603	\$13,856
Subtotal General Services	0.0							\$0	\$0
Totals	3.7								\$199,376

Exhibit "H 1-A"
Staffing Plan
Miller Outdoor Theatre

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Operations Manager (shared)	0.25	\$58,431	\$72,450	\$58,240	32.80%	0.00%	3.00%	\$79,090	\$19,772
Maintenance Mechanic (shared)	0.75	\$36,227	\$45,577	\$39,000	32.80%	3.00%	1.00%	\$53,352	\$40,014
Journeyman Electrician (shared)	0.50	\$41,600	\$49,920	\$45,760	32.80%	3.00%	1.00%	\$62,600	\$31,300
Subtotal Repairs & Maintenance	1.5							\$60,724	\$91,086
Project Manager	0.05	\$101,000	\$120,000	\$118,000	32.80%	0.00%	6.00%	\$163,784	\$8,189
Customer Service Representative	0.05	\$29,120	\$36,400	\$33,280	32.80%	2.00%	1.00%	\$45,194	\$2,260
Financial Analyst	0.05	\$52,000	\$62,088	\$59,384	32.80%	0.00%	3.50%	\$80,940	\$4,047
Accounting Specialist	0.05	\$33,280	\$43,680	\$41,600	32.80%	2.00%	1.00%	\$56,493	\$2,825
Subtotal Administrative	0.2							\$86,603	\$17,321
Subtotal General Services	0.0							\$0	\$0
Totals	1.7								\$108,407

Exhibit "H 1-A"
Staffing Plan
Houston Center for the Arts

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Operations Manager (shared)	0.25	\$58,431	\$72,450	\$58,240	32.80%	0.00%	3.00%	\$79,090	\$19,770
Maintenance Mechanic	0.25	\$36,227	\$45,577	\$39,000	32.80%	3.00%	1.00%	\$53,352	\$13,338
Journeyman Electrician (shared)	0.25	\$41,600	\$49,920	\$45,760	32.80%	3.00%	1.00%	\$62,600	\$15,650
Subtotal Repairs & Maintenance	0.8							\$65,014	\$48,760
Project Manager	0.02	\$101,000	\$120,000	\$118,000	32.80%	0.00%	6.00%	\$163,784	\$3,276
Customer Service Representative	0.02	\$29,120	\$36,400	\$33,280	32.80%	2.00%	1.00%	\$45,194	\$904
Financial Analyst	0.02	\$52,000	\$62,088	\$59,384	32.80%	0.00%	3.50%	\$80,940	\$1,619
Accounting Specialist	0.02	\$33,280	\$43,680	\$41,600	32.80%	2.00%	1.00%	\$56,493	\$1,130
Subtotal Administrative	0.1							\$86,603	\$6,928
Subtotal General Services	0.0							\$0	\$0
Totals	0.8								\$55,689

Exhibit "H 1-A"
Staffing Plan
Talento Bilingue de Houston

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Operations Manager (shared)	0.15	\$58,431	\$72,450	\$58,240	32.80%	0.00%	3.00%	\$79,090	\$11,863
Maintenance Mechanic (shared)	0.15	\$36,227	\$45,577	\$39,000	32.80%	3.00%	1.00%	\$53,352	\$8,003
Journeyman Electrician (shared)	0.10	\$41,600	\$49,920	\$45,760	32.80%	3.00%	1.00%	\$62,600	\$6,260
Subtotal Repairs & Maintenance	0.4							\$65,316	\$26,126
Project Manager	0.01	\$101,000	\$120,000	\$118,000	32.80%	0.00%	6.00%	\$163,784	\$1,638
Customer Service Representative	0.01	\$29,120	\$36,400	\$33,280	32.80%	2.00%	1.00%	\$45,194	\$452
Financial Analyst	0.01	\$52,000	\$62,088	\$59,384	32.80%	0.00%	3.50%	\$80,940	\$809
Accounting Specialist	0.01	\$33,280	\$43,680	\$41,600	32.80%	2.00%	1.00%	\$56,493	\$565
Subtotal Administrative	0.04							\$86,603	\$3,464
Subtotal General Services								\$0	\$0
Totals	0.4						\$14,618	\$14,972	\$29,590

Exhibit "H 1-A"
Staffing Plan Rollup

Position Title	GRBCC		Wortham Theater Center		Jones Hall		Parking Facilities	
	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation
Repairs & Maintenance	14.0	\$803,994	8.1	\$379,213	5.6	\$297,702	3.3	\$164,321
Administrative	2.1	\$180,134	0.6	\$55,426	0.5	\$41,569	0.3	\$27,713
Subtotal Base Services	16.1	\$984,128	8.7	\$434,639	6.0	\$339,271	3.6	\$192,034
General Services	0.0	\$0	0.0	\$0	0.0	\$0	0.0	\$0
PORTFOLIO TOTAL	16.1	\$984,128	8.7	\$434,639	6.0	\$339,271	3.6	\$192,034

Position Title	Parks and Fountains		Miller Outdoor Theatre		Houston Center for the Arts		Talento Bilingue de Houston		Portfolio Total	
	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation
Repairs & Maintenance	3.5	\$185,519	1.5	\$91,086	0.8	\$48,760	0.4	\$26,126	37.0	\$1,996,722
Administrative	0.2	\$13,856	0.2	\$17,321	0.1	\$6,928	0.0	\$3,464	4.0	\$346,411
Subtotal Base Services	3.7	\$199,376	1.7	\$108,407	0.8	\$55,689	0.4	\$29,590	41.0	\$2,343,133
General Services	0.0	\$0	0.0	\$0	0.0	\$0	0.0	\$0	0.0	\$0
PORTFOLIO TOTAL	3.7	\$199,376	1.7	\$108,407	0.8	\$55,689	0.4	\$29,590	41.00	\$2,343,133

Exhibit "H 1-B"
Operating Budget
GRBCC

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	Repairs and Maintenance	
41300	HVAC	\$175,235
41400	Electrical	\$84,782
41500	Structural/Roofing	\$80,049
41600	Plumbing	\$71,225
41700	Fire & Life Safety	\$91,002
41800	General Building R&M (Interior)	\$78,842
41850	General Building R&M (Exterior)	\$8,500
41900	Other	\$7,500
	Subtotal	\$597,135
41100	Allocation of Salary and Benefits	\$803,994
	Total Repairs & Maintenance	\$1,401,129
45000	Administrative	
45200	Allocated Administrative Fees	
45300	Management Contract Fees	\$222,221
45310	Base Management Fee	\$133,333
45320	At Risk Fee	\$88,889
45400	Professional Fees	\$7,589
45500	General Office Expense	\$26,554
45600	Employee Expenses	\$9,210
45700	Other Administrative Expenses	\$19,378
45800	Transition Expenses	\$15,000
	Subtotal	\$299,952
45100	Allocation of Salary and Benefits	\$180,134
	Total Administrative	\$480,086
	Total Building Costs	\$1,881,215
80400	General Services	
80485	Subcontracted Services	\$31,952
80490	Materials	\$1,566
80495	Allocation of Salary and Benefits	\$0
	Subtotal General Services	\$33,518
	Total General Services	\$33,518
	Total All Services	\$1,914,733

Exhibit "H 1-B"
Operating Budget
Wortham Theater Center

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	Repairs and Maintenance	
41300	HVAC	\$55,277
41400	Electrical	\$16,793
41500	Structural/Roofing	\$5,700
41600	Plumbing	\$28,181
41700	Fire & Life Safety	\$43,635
41800	General Building R&M (Interior)	\$19,420
41850	General Building R&M (Exterior)	\$2,303
41900	Other	
	Subtotal	\$171,309
41100	Allocation of Salary and Benefits	\$379,213
	Total Repairs & Maintenance	\$550,523
45000	Administrative	
45200	Allocated Administrative Fees	
45300	Management Contract Fees	\$59,903
45310	Base Management Fee	\$35,942
45320	At Risk Fee	\$23,961
45400	Professional Fees	\$8,676
45500	General Office Expense	\$9,362
45600	Employee Expenses	\$8,853
45700	Other Administrative Expenses	\$4,500
45800	Transition Expenses	\$6,000
	Subtotal	\$97,294
45100	Allocation of Salary and Benefits	\$55,426
	Total Administrative	\$152,720
	Total Building Costs	\$703,243
80400	General Services	
80485	Subcontracted Services	\$12,002
80490	Materials	\$4,534
80495	Allocation of Salary and Benefits	\$0
	Subtotal General Services	\$16,536
	Total General Services	\$16,536
	Total All Services	\$719,779

Exhibit "H 1-B"
Operating Budget
Jones Hall

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	Repairs and Maintenance	
41300	HVAC	\$30,938
41400	Electrical	\$10,886
41500	Structural/Roofing	\$4,125
41600	Plumbing	\$6,629
41700	Fire & Life Safety	\$12,132
41800	General Building R&M (Interior)	\$8,773
41850	General Building R&M (Exterior)	\$6,934
41900	Other	
	Subtotal	\$80,416
41100	Allocation of Salary and Benefits	\$297,702
	Total Repairs & Maintenance	\$378,118
45000	Administrative	
45200	Allocated Administrative Fees	
45300	Management Contract Fees	\$37,423
45310	Base Management Fee	\$22,454
45320	At Risk Fee	\$14,969
45400	Professional Fees	\$2,141
45500	General Office Expense	\$1,341
45600	Employee Expenses	\$3,915
45700	Other Administrative Expenses	\$3,424
45800	Transition Expenses	\$3,000
	Subtotal	\$51,244
45100	Allocation of Salary and Benefits	\$41,569
	Total Administrative	\$92,814
	Total Building Costs	\$470,932
80400	General Services	
80485	Subcontracted Services	\$4,164
80490	Materials	\$1,567
80495	Allocation of Salary and Benefits	\$0
	Subtotal General Services	\$5,731
	Total General Services	\$5,731
	Total All Services	\$476,663

Exhibit "H 1-B"
Operating Budget
Parking Facilities

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	Repairs and Maintenance	
41300	HVAC	\$31,483
41400	Electrical	\$25,822
41500	Structural/Roofing	
41600	Plumbing	\$3,837
41700	Fire & Life Safety	
41800	General Building R&M (Interior)	\$22,984
41850	General Building R&M (Exterior)	
41900	Other	\$22,984
	Subtotal	\$107,110
41100	Allocation of Salary and Benefits	\$164,321
	Total Repairs & Maintenance	\$271,431
45000	Administrative	
45200	Allocated Administrative Fees	
45300	Management Contract Fees	\$31,440
45310	Base Management Fee	\$18,864
45320	At Risk Fee	\$12,576
45400	Professional Fees	\$2,994
45500	General Office Expense	\$4,924
45600	Employee Expenses	\$11,854
45700	Other Administrative Expenses	\$3,845
45800	Transition Expenses	\$6,000
	Subtotal	\$61,057
45100	Allocation of Salary and Benefits	\$27,713
	Total Administrative	\$88,770
	Total Building Costs	\$360,201
80400	General Services	
80485	Subcontracted Services	
80490	Materials	
80495	Allocation of Salary and Benefits	\$0
	Subtotal General Services	\$0
	Total General Services	\$0
	Total All Services	\$360,201

Exhibit "H 1-B"
Operating Budget
Parks and Fountains

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	Repairs and Maintenance	
41300	HVAC	\$3,501
41400	Electrical	\$17,648
41500	Structural/Roofing	
41600	Plumbing	\$9,893
41700	Fire & Life Safety	\$565
41800	General Building R&M (Interior)	\$9,856
41850	General Building R&M (Exterior)	
41900	Other	
	Subtotal	\$41,463
41100	Allocation of Salary and Benefits	\$185,519
	Total Repairs & Maintenance	\$226,982
45000	Administrative	
45200	Allocated Administrative Fees	
45300	Management Contract Fees	\$16,112
45310	Base Management Fee	\$9,667
45320	At Risk Fee	\$6,445
45400	Professional Fees	\$787
45500	General Office Expense	\$2,153
45600	Employee Expenses	\$3,075
45700	Other Administrative Expenses	\$1,179
45800	Transition Expenses	\$6,000
	Subtotal	\$29,306
45100	Allocation of Salary and Benefits	\$13,856
	Total Administrative	\$43,162
	Total Building Costs	\$270,145
80400	General Services	
80485	Subcontracted Services	\$1,358
80490	Materials	\$1,313
80495	Allocation of Salary and Benefits	\$0
	Subtotal General Services	\$2,671
	Total General Services	\$2,671
	Total All Services	\$272,815

Exhibit "H 1-B"
Operating Budget
Miller Outdoor Theatre

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	Repairs and Maintenance	
41300	HVAC	\$2,597
41400	Electrical	\$3,113
41500	Structural/Roofing	
41600	Plumbing	\$1,289
41700	Fire & Life Safety	\$1,231
41800	General Building R&M (Interior)	\$1,853
41850	General Building R&M (Exterior)	
41900	Other	
	Subtotal	\$10,083
41100	Allocation of Salary and Benefits	\$91,086
	Total Repairs & Maintenance	\$101,169
45000	Administrative	
45200	Allocated Administrative Fees	
45300	Management Contract Fees	\$7,340
45310	Base Management Fee	\$4,404
45320	At Risk Fee	\$2,936
45400	Professional Fees	\$263
45500	General Office Expense	\$1,171
45600	Employee Expenses	\$2,296
45700	Other Administrative Expenses	\$1,137
45800	Transition Expenses	\$3,000
	Subtotal	\$15,207
45100	Allocation of Salary and Benefits	\$17,321
	Total Administrative	\$32,527
	Total Building Costs	\$133,697
80400	General Services	
80485	Subcontracted Services	
80490	Materials	
80495	Allocation of Salary and Benefits	\$0
	Subtotal General Services	\$0
	Total General Services	\$0
	Total All Services	\$133,697

Exhibit "H 1-B"
Operating Budget
Houston Center for the Arts

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	Repairs and Maintenance	
41300	HVAC	\$434
41400	Electrical	\$3,650
41500	Structural/Roofing	
41600	Plumbing	\$3,519
41700	Fire & Life Safety	\$2,290
41800	General Building R&M (Interior)	\$1,552
41850	General Building R&M (Exterior)	
41900	Other	
	Subtotal	\$11,445
41100	Allocation of Salary and Benefits	\$48,760
	Total Repairs & Maintenance	\$60,205
45000	Administrative	
45200	Allocated Administrative Fees	
45300	Management Contract Fees	\$7,345
45310	Base Management Fee	\$4,407
45320	At Risk Fee	\$2,938
45400	Professional Fees	\$263
45500	General Office Expense	\$873
45600	Employee Expenses	\$886
45700	Other Administrative Expenses	
45800	Transition Expenses	\$3,000
	Subtotal	\$12,366
45100	Allocation of Salary and Benefits	\$6,928
	Total Administrative	\$19,294
	Total Building Costs	\$79,499
80400	General Services	
80485	Subcontracted Services	
80490	Materials	
80495	Allocation of Salary and Benefits	\$0
	Subtotal General Services	\$0
	Total General Services	\$0
	Total All Services	\$79,499

Exhibit "H 1-B"
Operating Budget
Talento Bilingue de Houston

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	Repairs and Maintenance	
41300	HVAC	\$2,694
41400	Electrical	\$1,903
41500	Structural/Roofing	
41600	Plumbing	\$556
41700	Fire & Life Safety	\$2,139
41800	General Building R&M (Interior)	\$2,888
41850	General Building R&M (Exterior)	
41900	Other	
	Subtotal	\$10,180
41100	Allocation of Salary and Benefits	\$26,126
	Total Repairs & Maintenance	\$36,307
45000	Administrative	
45200	Allocated Administrative Fees	
45300	Management Contract Fees	\$3,738
45310	Base Management Fee	\$2,243
45320	At Risk Fee	\$1,495
45400	Professional Fees	\$131
45500	General Office Expense	\$352
45600	Employee Expenses	\$416
45700	Other Administrative Expenses	\$393
45800	Transition Expenses	\$3,000
	Subtotal	\$8,029
45100	Allocation of Salary and Benefits	\$3,464
	Total Administrative	\$11,494
	Total Building Costs	\$47,800
80400	General Services	
80485	Subcontracted Services	
80490	Materials	
80495	Allocation of Salary and Benefits	\$0
	Subtotal General Services	\$0
	Total General Services	\$0
	Total All Services	\$47,800

Exhibit "H 1-B"
Operating Budget
Roll-Up

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	Repairs and Maintenance	
41300	HVAC	\$302,159
41400	Electrical	\$164,597
41500	Structural/Roofing	\$89,874
41600	Plumbing	\$125,128
41700	Fire & Life Safety	\$152,994
41800	General Building R&M (Interior)	\$146,169
41850	General Building R&M (Exterior)	\$17,737
41900	Other	\$30,484
	Subtotal	\$1,029,141
41100	Allocation of Salary and Benefits	\$1,996,722
	Total Repairs & Maintenance	\$3,025,863
45000	Administrative	
45200	Allocated Administrative Fees	\$0
45300	Management Contract Fees	\$385,522
45310	Base Management Fee	\$231,313
45320	At Risk Fee	\$154,209
45400	Professional Fees	\$22,844
45500	General Office Expense	\$46,730
45600	Employee Expenses	\$40,505
45700	Other Administrative Expenses	\$33,856
45800	Transition Expenses	\$45,000
	Subtotal	\$574,457
45100	Allocation of Salary and Benefits	\$346,411
	Total Administrative	\$920,868
	Total Building Costs	\$3,946,731
80400	General Services	
80485	Subcontracted Services	\$49,476
80490	Materials	\$8,980
80495	Allocation of Salary and Benefits	\$0
	Total General Services	\$58,456
	Total All Services	\$4,005,187
	EH&S	\$20,125
	GRAND TOTAL	\$4,025,312

TOTAL CONTRACT AMOUNT			
	Budget only (without Management Fees)	Total Management Fees	Budget + Management Fees
Agreement Year 1	3,639,789.66	385,522.05	4,025,311.71
Agreement Year 2	3,676,187.55	389,377.27	4,065,564.82
Agreement Year 3	3,712,949.43	393,271.04	4,106,220.47
Option Year 1	3,750,078.92	397,203.75	4,147,282.67
Option Year 2	3,787,579.71	405,147.83	4,192,727.54
Total O&M Budget	18,566,585.28	1,970,521.94	\$20,537,107
SSA Budget @ 10%			\$2,053,711
Total			\$22,590,818

Exhibit "H-1C"
Management Fees By Asset
Year 1

Historic percentage of contract usage:	52%	16%	12%	8%	3%	5%	2%	2%	100%
	GRBCC	Wortham Theater	Jones Hall	Theater District Parking	Miller Outdoor Theatre	Theater District Parks and Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost
MANAGEMENT FEE BREAKDOWN									
I/T Services	\$15,300	\$6,720	\$1,616	\$2,000	\$650	\$1,000	\$520	\$250	\$28,056
Human Resource Services	\$15,300	\$3,914	\$5,000	\$2,000	\$250	\$800	\$500	\$250	\$28,014
Marketing Services	\$2,000	\$824	\$361	\$500	\$200	\$500	\$200	\$200	\$4,785
Legal Services	\$16,000	\$2,500	\$2,000	\$5,000	\$1,000	\$3,200	\$800	\$425	\$30,925
Accounting Services	\$23,500	\$5,700	\$1,608	\$2,940	\$250	\$670	\$670	\$245	\$35,583
Call Center Services*	\$15,946	\$3,834	\$1,592	\$1,894	\$500	\$1,200	\$412	\$250	\$25,628
Procurement Services	\$15,793	\$3,834	\$1,608	\$2,100	\$840	\$990	\$800	\$720	\$26,684
Training Services	\$24,499	\$7,938	\$3,200	\$3,309	\$650	\$1,107	\$717	\$258	\$41,677
Total Administrative Overhead	\$128,338	\$35,263	\$16,983	\$19,743	\$4,340	\$9,467	\$4,619	\$2,598	\$221,352
National/Regional Management Allocation	\$15,334	\$4,200	\$2,100	\$1,890	\$500	\$1,800	\$500	\$245	\$26,569
Infrastructure Allocation	\$14,604	\$4,200	\$2,100	\$1,890	\$500	\$1,800	\$500	\$245	\$25,839
Total Corporate Overhead	\$29,938	\$8,400	\$4,200	\$3,780	\$1,000	\$3,600	\$1,000	\$490	\$52,408
Profit	\$63,945	\$16,240	\$16,240	\$7,917	\$2,000	\$3,045	\$1,726	\$650	\$111,763
TOTAL MANAGEMENT FEE	\$222,221	\$59,903	\$37,423	\$31,440	\$7,340	\$16,112	\$7,345	\$3,738	\$385,522
At Risk Component	40%	40%	40%	40%	40%	40%	40%	40%	
Base Management Fee	\$133,333	\$35,942	\$22,454	\$18,864	\$4,404	\$9,667	\$4,407	\$2,243	\$231,313
At Risk Management Fee	\$88,889	\$23,961	\$14,969	\$12,576	\$2,936	\$6,445	\$2,938	\$1,495	\$154,209

* Call Center costs excluding personnel and other resources included in the work order unit pricing
Building Totals will automatically feed each Operating Budget pricing sheet

Exhibit "H-1C"
Management Fees By Asset
Year 2

Historical percentage of contract usage:	52%	16%	12%	8%	3%	5%	2%	2%	100%
	GRBCC	Wortham Theater	Jones Hall	Theater District Parking	Miller Outdoor Theatre	Theater District Parks and Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost
MANAGEMENT FEE BREAKDOWN									
I/T Services	\$15,453	\$6,787	\$1,632	\$2,020	\$657	\$1,010	\$525	\$253	\$28,337
Human Resource Services	\$15,453	\$3,953	\$5,050	\$2,020	\$253	\$808	\$505	\$253	\$28,294
Marketing Services	\$2,020	\$832	\$364	\$505	\$202	\$505	\$202	\$202	\$4,832
Legal Services	\$16,160	\$2,525	\$2,020	\$5,050	\$1,010	\$3,232	\$808	\$429	\$31,234
Accounting Services	\$23,735	\$5,757	\$1,624	\$2,969	\$253	\$677	\$677	\$247	\$35,938
Call Center Services*	\$16,106	\$3,872	\$1,608	\$1,913	\$505	\$1,212	\$416	\$253	\$25,884
Procurement Services	\$15,951	\$3,872	\$1,624	\$2,121	\$848	\$1,000	\$808	\$727	\$26,951
Training Services	\$24,744	\$8,017	\$3,232	\$3,342	\$657	\$1,118	\$724	\$260	\$42,094
Total Administrative Overhead	\$129,622	\$35,616	\$17,153	\$19,941	\$4,383	\$9,562	\$4,665	\$2,623	\$223,565
National/Regional Management Allocation	\$15,487	\$4,242	\$2,121	\$1,909	\$505	\$1,818	\$505	\$247	\$26,835
Infrastructure Allocation	\$14,750	\$4,242	\$2,121	\$1,909	\$505	\$1,818	\$505	\$247	\$26,097
Total Corporate Overhead	\$30,237	\$8,484	\$4,242	\$3,818	\$1,010	\$3,636	\$1,010	\$495	\$52,932
Profit	\$64,584	\$16,402	\$16,402	\$7,996	\$2,020	\$3,075	\$1,743	\$657	\$112,880
TOTAL MANAGEMENT FEE	\$224,444	\$60,502	\$37,798	\$31,755	\$7,413	\$16,273	\$7,418	\$3,775	\$389,377
At Risk Component	40%	40%	40%	40%	40%	40%	40%	40%	
Base Management Fee	\$134,666	\$36,301	\$22,679	\$19,053	\$4,448	\$9,764	\$4,451	\$2,265	\$233,626
At Risk Management Fee	\$89,777	\$24,201	\$15,119	\$12,702	\$2,965	\$6,509	\$2,967	\$1,510	\$155,751

* Call Center costs excluding personnel and other resources included in the work order unit pricing
Building Totals will automatically feed each Operating Budget pricing sheet

Exhibit "H-1C"
Management Fees By Asset
Year 3

Historical percentage of contract usage:	52%	16%	12%	8%	3%	5%	2%	2%	100%
	GRBCC	Wortham Theater	Jones Hall	Theater District Parking	Miller Outdoor Theatre	Theater District Parks & Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost
MANAGEMENT FEE BREAKDOWN									
I/T Services	\$15,608	\$6,855	\$1,648	\$2,040	\$663	\$1,020	\$530	\$255	\$28,620
Human Resource Services	\$15,608	\$3,993	\$5,101	\$2,040	\$255	\$816	\$510	\$255	\$28,577
Marketing Services	\$2,040	\$841	\$368	\$510	\$204	\$510	\$204	\$204	\$4,881
Legal Services	\$16,322	\$2,550	\$2,040	\$5,101	\$1,020	\$3,264	\$816	\$434	\$31,547
Accounting Services	\$23,972	\$5,815	\$1,640	\$2,999	\$255	\$683	\$683	\$250	\$36,298
Call Center Services*	\$16,267	\$3,911	\$1,624	\$1,932	\$510	\$1,224	\$420	\$255	\$26,143
Procurement Services	\$16,110	\$3,911	\$1,640	\$2,142	\$857	\$1,010	\$816	\$734	\$27,221
Training Services	\$24,991	\$8,097	\$3,264	\$3,376	\$663	\$1,130	\$731	\$263	\$42,515
Total Administrative Overhead	\$130,918	\$35,972	\$17,325	\$20,140	\$4,427	\$9,658	\$4,712	\$2,650	\$225,801
National/Regional Management Allocation	\$15,642	\$4,284	\$2,142	\$1,928	\$510	\$1,836	\$510	\$250	\$27,103
Infrastructure Allocation	\$14,898	\$4,284	\$2,142	\$1,928	\$510	\$1,836	\$510	\$250	\$26,358
Total Corporate Overhead	\$30,540	\$8,569	\$4,284	\$3,856	\$1,020	\$3,672	\$1,020	\$500	\$53,461
Profit	\$65,230	\$16,566	\$16,566	\$8,076	\$2,040	\$3,106	\$1,760	\$663	\$114,009
TOTAL MANAGEMENT FEE	\$226,688	\$61,107	\$38,176	\$32,072	\$7,488	\$16,436	\$7,492	\$3,813	\$393,271
At Risk Component	40%	40%	40%	40%	40%	40%	40%	40%	
Base Management Fee	\$136,013	\$36,664	\$22,905	\$19,243	\$4,493	\$9,862	\$4,495	\$2,288	\$235,963
At Risk Management Fee	\$90,675	\$24,443	\$15,270	\$12,829	\$2,995	\$6,574	\$2,997	\$1,525	\$157,308

* Call Center costs excluding personnel and other resources included in the work order unit pricing
Building Totals will automatically feed each Operating Budget pricing sheet

Exhibit "H-1C"
Management Fees By Asset
Option Year 1

Historical percentage of contract usage:	52%	16%	12%	8%	3%	5%	2%	2%	100%
	GRBCC and Convention District Garage	Wortham Theater	Jones Hall	Theater District Parking	Miller Outdoor Theatre	Theater District Parks and Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost
MANAGEMENT FEE BREAKDOWN									
I/T Services	\$15,764	\$6,924	\$1,665	\$2,061	\$670	\$1,030	\$536	\$258	\$28,906
Human Resource Services	\$15,764	\$4,033	\$5,152	\$2,061	\$258	\$824	\$515	\$258	\$28,863
Marketing Services	\$2,061	\$849	\$371	\$515	\$206	\$515	\$206	\$206	\$4,929
Legal Services	\$16,485	\$2,576	\$2,061	\$5,152	\$1,030	\$3,297	\$824	\$438	\$31,862
Accounting Services	\$24,212	\$5,873	\$1,656	\$3,029	\$258	\$690	\$690	\$252	\$36,661
Call Center Services*	\$16,430	\$3,950	\$1,640	\$1,952	\$515	\$1,236	\$424	\$258	\$26,404
Procurement Services	\$16,272	\$3,950	\$1,656	\$2,164	\$865	\$1,020	\$824	\$742	\$27,493
Training Services	\$25,241	\$8,178	\$3,297	\$3,409	\$670	\$1,141	\$739	\$265	\$42,940
Total Administrative Overhead	\$132,227	\$36,332	\$17,498	\$20,341	\$4,472	\$9,754	\$4,759	\$2,676	\$228,059
National/Regional Management Allocation	\$15,799	\$4,327	\$2,164	\$1,947	\$515	\$1,855	\$515	\$252	\$27,374
Infrastructure Allocation	\$15,047	\$4,327	\$2,164	\$1,947	\$515	\$1,855	\$515	\$252	\$26,622
Total Corporate Overhead	\$30,845	\$8,655	\$4,327	\$3,895	\$1,030	\$3,709	\$1,030	\$505	\$53,996
Profit	\$65,883	\$16,732	\$16,732	\$8,157	\$2,061	\$3,137	\$1,778	\$670	\$115,149
TOTAL MANAGEMENT FEE	\$228,955	\$61,718	\$38,557	\$32,393	\$7,562	\$16,600	\$7,567	\$3,851	\$397,204
At Risk Component	40%	40%	40%	40%	40%	40%	40%	40%	
Base Management Fee	\$137,373	\$37,031	\$23,134	\$19,436	\$4,537	\$9,960	\$4,540	\$2,310	\$238,322
At Risk Management Fee	\$91,582	\$24,687	\$15,423	\$12,957	\$3,025	\$6,640	\$3,027	\$1,540	\$158,882

* Call Center costs excluding personnel and other resources included in the work order unit pricing
Building Totals will automatically feed each Operating Budget pricing sheet

Exhibit "H-1C"
Management Fees By Asset
Option Year 2

Historical percentage of contract usage:	52%	16%	12%	8%	3%	5%	2%	2%	100%
	GRBCC	Wortham Theater	Jones Hall	Theater District Parking	Miller Outdoor Theatre	Theater District Parks and Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost
MANAGEMENT FEE BREAKDOWN									
I/T Services	\$16,079	\$7,062	\$1,698	\$2,102	\$683	\$1,051	\$546	\$263	\$29,484
Human Resource Services	\$16,079	\$4,113	\$5,255	\$2,102	\$263	\$841	\$525	\$263	\$29,440
Marketing Services	\$2,102	\$866	\$379	\$525	\$210	\$525	\$210	\$210	\$5,028
Legal Services	\$16,815	\$2,627	\$2,102	\$5,255	\$1,051	\$3,363	\$841	\$447	\$32,499
Accounting Services	\$24,696	\$5,990	\$1,689	\$3,090	\$263	\$704	\$704	\$257	\$37,394
Call Center Services*	\$16,758	\$4,029	\$1,673	\$1,991	\$525	\$1,261	\$433	\$263	\$26,933
Procurement Services	\$16,597	\$4,029	\$1,689	\$2,207	\$883	\$1,040	\$841	\$757	\$28,043
Training Services	\$25,746	\$8,342	\$3,363	\$3,477	\$683	\$1,164	\$754	\$271	\$43,799
Total Administrative Overhead	\$134,872	\$37,058	\$17,848	\$20,748	\$4,561	\$9,949	\$4,854	\$2,730	\$232,620
National/Regional Management Allocation	\$16,115	\$4,414	\$2,207	\$1,986	\$525	\$1,892	\$525	\$257	\$27,922
Infrastructure Allocation	\$15,347	\$4,414	\$2,207	\$1,986	\$525	\$1,892	\$525	\$257	\$27,154
Total Corporate Overhead	\$31,462	\$8,828	\$4,414	\$3,972	\$1,051	\$3,783	\$1,051	\$515	\$55,076
Profit	\$67,200	\$17,067	\$17,067	\$8,320	\$2,102	\$3,200	\$1,813	\$683	\$117,452
TOTAL MANAGEMENT FEE	\$233,534	\$62,953	\$39,328	\$33,041	\$7,714	\$16,932	\$7,718	\$3,928	\$405,148
At Risk Component	40%	40%	40%	40%	40%	40%	40%	40%	
Base Management Fee	\$140,120	\$37,772	\$23,597	\$19,824	\$4,628	\$10,159	\$4,631	\$2,357	\$243,089
At Risk Management Fee	\$93,414	\$25,181	\$15,731	\$13,216	\$3,085	\$6,773	\$3,087	\$1,571	\$162,059

* Call Center costs excluding personnel and other resources included in the work order unit pricing
Building Totals will automatically feed each Operating Budget pricing sheet

Exhibit "H-1D"
Unit Pricing

	Unit Measure	Volume	Extended Volume	Unit Cost	Extended Cost
Call Center					
Remedial Work Request Work orders	Cost/Work order				
Base		Up to and include 9000	9000	\$0.00	\$0
Base + ____ %		9001 to 10000		\$0.00	
Base + Over ____ %		Over 10000		\$0.00	
Preventative Maintenance Work orders	Cost/Work order				
Base		Up to and include 4000	4000	\$0.00	\$0
Base + ____ %		4001 to 5000		\$0.00	
Base + Over ____ %		Over 5000		\$0.00	
Subtotal Call Center					\$0
Environmental Health & Safety (EH&S)					
IAQ Investigation	Cost/Investigation	125		\$145.00	\$18,125
EMF Investigation	Cost/Investigation	4		\$125.00	\$500
Noise Survey	Cost/Survey	12		\$0.00	\$0
Lighting Survey	Cost/Survey	12		\$0.00	\$0
Water Sampling	Cost/Sample	12		\$125.00	\$1,500
Subtotal EH&S					\$20,125
Unit Pricing Total					\$20,125

Exhibit "H-2"
Transition Costs

Transition Services Provided	GRBCC	Wortham Theater	Jones Hall	Theater District Parking	Theater District Parks & Fountains	Miller Outdoor Theatre	Houston Center for the Arts	Talento Bilingue de Houston	Total Transition Costs
Management Personnel Expenses									\$0
Furniture/Fixtures									\$0
Computer Equipment	\$15,000	\$6,000	\$3,000	\$6,000	\$6,000	\$3,000	\$3,000	\$3,000	\$45,000
Software & Related Licenses									\$0
Office Costs									\$0
Maintenance & Repair Parts									\$0
Tools & Equipment									\$0
Overhead/Fees/Profit									\$0
Other Costs									\$0
Total	\$15,000	\$6,000	\$3,000	\$6,000	\$6,000	\$3,000	\$3,000	\$3,000	\$45,000
Percent Pass Through to the City of Houston									
Total City of Houston Transition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contractor will provide transition costs of up to \$45,000 at no cost to the City.									

EXHIBIT "I"

MAYOR'S DRUG POLICY FORMS

SECTION A
DRUG POLICY COMPLIANCE AGREEMENT

I, _____ as an owner or officer of
(Name) (Print/Type) (Title)

(Contractor) (Name of Company)

have authority to bind Contractor with respect to its bid, offer or performance of any and all contracts it may enter into with the City of Houston; and that by making this Agreement, I affirm that the Contractor is aware of and by the time the contract is awarded will be bound by and agree to designate appropriate safety impact positions for company employee positions, and to comply with the following requirements before the City issues a notice to proceed.

1. Develop and implement a written Drug Free Workplace Policy and related drug testing procedures for the Contractor that meet the criteria and requirements established by the Mayor's Amended Policy on Drug Detection and Deterrence (Mayor's Drug Policy) and the Mayor's Drug Detection and Deterrence Procedures for Contractors (Executive Order No. 1-31).
2. Obtain a facility to collect urine samples consistent with Health and Human Services (HHS) guidelines and a HHS certified drug testing laboratory to perform the drug tests.
3. Monitor and keep records of drug tests given and the results; and upon request from the City of Houston, provide confirmation of such testing and results.
4. Submit semi-annual Drug Policy Compliance Declarations.

I affirm on behalf of the Contractor that full compliance with the Mayor's Drug Policy and Executive Order No. 1-31 is a material condition of the contract with the City of Houston.

I further acknowledge that falsification, failure to comply with or failure to timely submit declarations and/or documentation in compliance with the Mayor's Drug Policy and/or Executive Order No. 1-31 will be considered a breach of the contract with the City and may result in non-award or termination of the contract by the City of Houston.

Date

Contractor Name

Signature

Title

SECTION B

DRUG POLICY COMPLIANCE DECLARATION

I, _____ as an owner or officer of
(Name) (Print/Type) (Title)
_____ (Contractor)
(Name of Company)

have personal knowledge and full authority to make the following declarations:

This reporting period covers the preceding six months from _____ to _____, 20_____.

_____ A written Drug Free Workplace Policy has been implemented and employees notified. The policy meets the
Initials the criteria established by the Mayor's Amended Policy on Drug Detection and Deterrence (Mayor's Policy).

_____ Written drug testing procedures have been implemented in conformity with the Mayor's Drug Detection and
Initials Deterrence Procedures for Contractors, Executive Order 1-31. Employees have been notified of such
procedures.

_____ Collection/testing has been conducted in compliance with federal Health and Human Services (HHS)
Initials guidelines.

_____ Appropriate safety impact positions have been designated for employee positions performing on the City of
Initials of Houston contract. The number of employees on safety impact positions during this reporting period
is _____.

_____ From _____ to _____ the following testing has occurred:
Initials (start date) (end date)

	<u>Random</u>	<u>Reasonable Suspicion</u>	<u>Post Accident</u>	<u>Total</u>
Number of Employees Tested	_____	_____	_____	_____
Number of Employees Positive	_____	_____	_____	_____
Percent Employees Positive	_____	_____	_____	_____

_____ Any employee who tested positive was immediately removed from the City worksite consistent with the
Initials Mayor's Policy and Executive Order No. 1-31.

_____ I affirm that falsification or failure to submit this declaration timely in accordance with established guidelines
Initials will be considered a breach of contract.

I declare under penalty of perjury that the affirmations made herein and all information contained in this declaration are within my personal knowledge and are true and correct.

Date _____ Contractor Name _____

Signature _____ Title _____

SECTION C

**CONTRACTOR'S CERTIFICATION
OF NO SAFETY IMPACT POSITIONS
IN PERFORMANCE OF A CITY CONTRACT**

I, _____, _____,
(Name) (Title)

as an owner or officer of _____ (Contractor)
(Name of Company)

have authority to bind the Contractor with respect to its bid, and hereby certify that Contractor has no employee safety impact positions, as defined in §5.17 of Executive Order No. 1-31, that will be involved

in performing _____.
(Project)

Contractor agrees and covenants that it shall immediately notify the City of Houston Director of Personnel if any safety impact positions are established to provide services in performing this City Contract.

(Date)

(Typed or Printed Name)

(Signature)

(Title)

EXHIBIT "J"

EQUAL EMPLOYMENT OPPORTUNITY

1. The contractor, subcontractor, vendor, supplier, or lessee will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or age. The contractor, subcontractor, vendor, supplier, or lessee will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, religion, color, sex, national origin, or age. Such action will 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, subcontractor, vendor, supplier or lessee agrees to post in conspicuous places available to employees, and applicants for employment, notices to be provided by the City setting forth the provisions of this Equal Employment Opportunity Clause.

2. The contractor, subcontractor, vendor, supplier, or lessee states that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, national origin or age.

3. The contractor, subcontractor, vendor, supplier, or lessee will send to each labor union or representatives of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer advising the said labor union or worker's representative of the contractor's and subcontractor's commitments under Section 202 of Executive Order No. 11246, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

4. The contractor, subcontractor, vendor, supplier, or lessee will comply with all provisions of Executive Order No. 11246 and the rules, regulations, and relevant orders of the Secretary of Labor or other Federal Agency responsible for enforcement of the equal employment opportunity and affirmative action provisions applicable and will likewise furnish all information and reports required by the Mayor and/or Contractor Compliance Officer(s) for purposes of investigation to ascertain and effect compliance with this program.

5. The contractor, subcontractor, vendor, supplier, or lessee will furnish all information and reports required by Executive Order No. 11246, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to all books, records, and accounts by the appropriate City and Federal Officials for purposes of investigations to ascertain compliance with such rules, regulations, and orders. Compliance reports filed at such times as directed shall contain information as to the employment practice policies, program, and work force statistics of the contractor, subcontractor, vendor, supplier, or lessee.

6. In the event of the contractor's, subcontractor's, vendor's, supplier's, or lessee's non-compliance with the non-discrimination clause of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part, and the contractor, subcontractor, vendor, supplier, or lessee may be declared ineligible for further City contracts in accordance with procedures provided in Executive Order No. 11246, and such other sanctions may be imposed and remedies invoked as provided in the said Executive Order, or by rule, regulation, or order of the Secretary of Labor, or as may otherwise be provided by law.

7. The contractor shall include the provisions of paragraphs 1-8 of this Equal Employment Opportunity Clause in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontractor or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that in the event the contractor becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

8. The contractor shall file and shall cause his or her subcontractors, if any, to file compliance reports with the City in the form and to the extent as may be prescribed by the Mayor. Compliance reports filed at such times as directed shall contain information as to the practices, policies, programs, and employment policies and employment statistics of the contractor and each subcontractor.

EXHIBIT “K”

M/WBE SUBCONTRACT TERMS

CITY OF HOUSTON CERTIFIED M/WBE SUBCONTRACT TERMS

Contractor shall insure that all subcontracts with M/WBE subcontractors and suppliers are clearly labeled **“THIS CONTRACT IS SUBJECT TO BINDING ARBITRATION ACCORDING TO THE TEXAS GENERAL ARBITRATION ACT”** and contain the following terms:

1. _____ (M/WBE subcontractor) shall not delegate or subcontract more than 50% of the work under this subcontract to any other subcontractor or supplier without the express written consent of the City of Houston’s Affirmative Action Director (“the Director”)
2. _____ (M/WBE subcontractor) shall permit representatives of the City of Houston, at all reasonable times, to perform 1) audits of the books and records of the subcontractor, and 2) inspections of all places where work is to be undertaken in connection with this subcontract. Subcontractor shall keep such books and records available for such purpose for at least four (4) years after the end of its performance under this subcontract. Nothing in this provision shall affect the time for bringing a cause of action nor the applicable statute of limitations.
3. Within five (5) business days of execution of this subcontract, Contractor (prime contractor) and Subcontractor shall designate in writing to the Director an agent for receiving any notice required or permitted to be given pursuant to Chapter 15 of the Houston City Code of Ordinances, along with the street and mailing address and phone number of such agent.
4. As concluded by the parties to this subcontract, and as evidenced by their signatures hereto, any controversy between the parties involving the construction or application of any of the terms, covenants or conditions of this subcontract shall, on the written request of one party served upon the other or upon notice by Director served on both parties, be submitted to binding arbitration, under the Texas General Arbitration Act (Tex. Civ. Prac. & Rem. Code Ann., Ch. 171 – “the Act”). Arbitration shall be conducted according to the following procedures:
 - a. Upon the decision of the Director or upon written notice to the Director from either party that a dispute has arisen, the Director shall notify all parties that they must resolve the dispute within thirty (30) days or the matter may be referred to arbitration.
 - b. If the dispute is not resolved within the time specified, any party or the Director may submit the matter to arbitration conducted by the American Arbitration Association under the rules of the American Arbitration Association, except as otherwise required by the City’s contract with American Arbitration Association on file in the Office of the City’s Affirmative Action Division.
 - c. Each party shall pay all fees required by the American Arbitration Association and sign a form releasing the American Arbitration Association and its arbitrators from liability for decisions reached in the arbitration.
 - d. In the event the American Arbitration Association no longer administers Affirmative Action arbitration for the City, the Director shall prescribe alternate procedures as necessary to provide arbitration by neutrals in accordance with the requirements of Chapter 15 of the Houston City Code of Ordinances.

EXHIBIT "L"
PERFORMANCE BOND

PERFORMANCE BOND

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

KNOW ALL MEN BY THESE PRESENTS

THAT WE, _____ as principal, hereinafter called "Contractor" and the other subscriber hereto as Surety, do hereby acknowledge ourselves to be held and firmly bound to the City of Houston, a municipal corporation in the sum of ONE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS. (\$1,750,000) for the payment of which sum, well and truly to be made to the City of Houston, and its successors, the said Contractor and surety do bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:

WHEREAS, the said Contractor has on or about this day entered into a contract in writing with the City of Houston, Texas, entitled "Agreement for Facility Operations, Maintenance and Repair Services" which is made a part of this instrument as fully and completely as if set in full herein.

NOW, THEREFORE, if the said Contractor shall faithfully and strictly perform as set out in said contract in all its terms, provisions, and stipulations in accordance with its true meaning and effect, and shall comply strictly with each and every provision of said contract and with this bond, then this obligation shall become null and void and shall have no further force and effect; otherwise the same is to remain in full force and effect.

It is further understood and agreed that the Surety does hereby relieve the said City of Houston or its representatives from the exercise of any diligence whatever in securing compliance on the part of the said Contractor with the terms of the said contract, and the Surety hereby waives any notice to it of any default, or delay by the Contractor in the performance of his contract and agrees that it, the said Surety, shall be bound to take notice of and shall be held to have knowledge of all acts or omissions of the said Contractor in all matters pertaining to said contract.

It is further expressly agreed by said Surety that the City of Houston or its representatives are at liberty at any time, without notice to the Surety, to make any changes in said contract and in the work to be done thereunder, as provided in said contract, and in the terms and conditions thereof, or to make any changes in, addition to, or deduction from the work to be done thereunder; and that such changes, if made, shall not in any way vitiate the obligation in this bond and undertaking, or release said Surety therefrom.

It is expressly agreed and understood that the Contractor and surety will fully indemnify and save harmless the City of Houston from any liability, loss, cost, expense or damage arising out of or in connection with the work done by the Contractor under said Contract.

In the event that the City of Houston shall bring any suit or other proceeding at law on this bond, the Contractor and Surety agree to pay to the said City the sum of ten percent (10%) of whatever amount may be recovered by the City in said suit or legal proceeding, which sum of ten percent (10%) is agreed by all parties to be payment to the City of Houston for the expense of or time consumed by its City Attorney, his assistants and office force and other cost and damage occasioned to the City. This said amount of ten percent (10%) is fixed and liquidated by the parties, it being agreed by them that the exact damage to the City would be difficult to ascertain.

This bond and all obligations created hereunder shall be performable in Harris County, Texas.

IN TESTIMONY WHEREOF, witness our hands this _____ day of _____, A.D. 20_____.

ATTEST: (Corporate Seal)

(Principal)

By: _____
Name: (Typed) Name: (Typed)
Title: _____

By: _____
Title: _____

ATTEST/WITNESS: (Corporate Seal)

(Full Name of Surety)

By: _____
Name: (Typed)
Title: _____

By: _____
Name: (Typed)

The foregoing bond is approved and accepted this _____ day of _____, A.D. 20_____.

REVIEWED:

Assistant City Attorney

EXHIBIT "M"
CITY-OWNED TOOLS

George R. Brown Convention Center ("GRBCC")

Quantity	Description
4	Battery Charger Motorola
4	Battery Charger Motorola
2	Motorola
4	Motorola
1	24 FT. UPRIGHT LIFT
1	31 FT. UPRIGHT LIFT
2 ea.	736" Klein Pipe Wrenches (steel)
2 ea.	24" Rigid Pipe Wrenches (steel)
1 ea.	No. 1 Bolt Cutter
1 ea.	Hand-held wood saw
1 ea.	Klein Safety Belts
2 ea.	Drop Lights with 50' cords
2 ea.	Grease Guns
1 ea.	Hand-held plumbing snake "ridid"
2 ea.	Bag type filter pullers
1 ea.	Hand-held hack saws
1 ea.	Rigid K5800 Plumbing Auger 1 100' extr 1/2" snake line
1 set	Rigid portable pipe threading kit w/ reaming tool, 1/4" - 2"
1 ea.	Milwaukee 3/8" high speed drills
1 ea.	Hou-Tex percussion drill
1 ea.	Black & Decker 1/2" impact drill
1 ea.	Proto 3/4" Drive Socket set 7/8" - 2"
1 ea.	Porter Cable Portband Saw
1 ea.	Milwaukee H.D. Sawzall
1 ea.	Black & Decker Portable Belt Sander
1 ea.	Associated Mo. #6229 Battery Tester
1 ea.	Goodway Tube Puncher w/ 9 xtra 1/2" brushes
1 ea.	Hitachi Ltd. 4400 lb. Electric Chain Hoist
1 ea.	Uniweld Oxy-Acetylene Torch
1 ea.	Dayton Electric Portable Compressor w/ extra nozzle
1 ro.	3/8" Polypro Rope (nylon)
1 ea.	10 lb. Sledge Hammer
1 ea.	Dremel Br. Engraving Tool
1 ea.	Chicago Pneumatic High Speed Air Drill
1 ea.	Binks Mo. #2001 Spray Gun
1 ea.	Binks Mo. #80 Paint Pressure Bucket
1 ea.	10" Visegrips
2 ea.	Craftsman 10" Channellock Pliers
1 set	Nicholson 6" & 8" Asst. Files
1 ea.	Craftsman 8" half-round file
1 ea.	Craftsman 5/8" x 7" chisel
2 ea.	Craftsman 3/4" x 6" chisel
1 ea.	Craftsman spanner/pry tool
1 ea.	Craftsman 3/8" punch

George R. Brown Convention Center ("GRBCC")

Quantity	Description
1 set	Craftsman Hex Head Key Wrenches
1 ea.	Craftsman 1/4" screwdriver (med.)
1 ea.	Craftsman 3/16" screwdriver (long)
1 ea.	Craftsman #1 Phillips screwdriver
1 ea.	Craftsman #0 Phillips screwdriver
1 ea.	Craftsman #3 Phillips screwdriver
1 ea.	Craftsman #4 Phillips screwdriver
1 ea.	Klein Nut Drivers 1/4" - 1/2"
1 ea.	Craftsman NU Drivers 1/4" - 1/2" -- 5/16, 11/32, 1/2
1 ea.	Milwaukee Percussion Drill Bit 3/8" x 4"
1 ea.	Milwaukee Percussion Drill Bit 3/8" x 6"
1 ea.	Milwaukee Percussion Drill Bit 7/16" x 6"
1 ea.	Milwaukee Percussion Drill Bit 1/2" x 12"
1 ea.	Milwaukee Percussion Drill Bit 1/2" x 6"
1ea.	Milwaukee Percussion Drill Bit 5/8"X8"
1ea.	Milwaukee Percussion Drill Bit 7/8"X6"
1ea.	Milwaukee Percussion Drill Bit 9/16"X12"
1ea.	Milwaukee Percussion Drill Bit 1"X8"
1ea.	1-1/4" Hole Cutting Bit For Wood
1ea.	Craftsman 15/16"X1" Open end Wrench+2 Proto 15/16X1 open
1ea.	Craftsman 1-1/2"X1-5/8" Open end Wrench
1ea.	Craftsman 1-1/4"X1-5/16" Open end Wrench
1ea.	Craftsman 1-3/8"X1-7/16" Open end Wrench
1ea.	Craftsman 3/4" X 7/8" Open end Wrench
1ea.	Craftsman 5/8"X 3/4" Open end Wrench+2 Proto 5/8X3/4 open
2ea.	Proto 5/8"X9/16" Open End Wrench
1ea.	Craftsman 1/4"X9/16 Open End Wrench
1ea.	Proto 1/4"X5/16" Open End Wrench
1ea.	Craftsman 1-7/16"X1-1/2"Box End Wrench
1ea.	Craftsman 1-1/8"X1-5/16"Box End Wrench
1ea.	Craftsman 1-1/16"X1-1/4"Box End Wrench
2ea.	Proto 7/8x13/16 Open
1ea.	Craftsman 11/16X13X16 Open
1ea.	Craftsman 1/16X1-1/8 Open
1ea.	Proto 3/8X5/16 Open
2ea.	Proto 3/4X11/16 Open
1ea.	Proto 5/8X9/16 Box
1ea.	Proto 3/4X11/16 Box
1ea.	Proto 7/8X13/16 Box
1ea.	Proto 1-1/16"X1-1/8"Box End Wrench
1ea.	Craftsman15/16"X1" Box End Wrench
1ea.	Craftsman 3/4"X7/8" Box End Wrench
1ea.	Craftsman11/16"X13/16" Box End Wrench
2ea.	Craftsman 5/8"X3/4"" Box End Wrench

George R. Brown Convention Center ("GRBCC")

Quantity	Description
1ea.	Craftsman 1/2"X9/16" Box End Wrench
1ea.	Klein 3LB Sledge Hammer
1ea.	Craftsman Rubber Hammer
1ea.	Craftsman 5/8"X3/4" Ratchet Wrenches
1ea.	Craftsman 13/16"X7/8" Ratchet Wrenches
1ea.	Dunlap 13/16X7/8 Ratchet Wrenches
1ea.	Williams 3/4"X7/8" Ratchet Wrenches
1ea.	Craftsman 1/2"X9/16" Ratchet Wrench
1ea.	Gear puller
1ea.	Craftsman Ring- puller Plier
1ea.	Craftsman 1/2" Ratchet
1ea.	Craftsman 1/2" Breaker Bar
1ea.	Craftsman 1/2"X10" Extension
1ea.	Craftsman 3/4" Ratchet w/ 1" – 2" sockets; 4", 8" & 10" Extensions; & Breaker Bar
1ea.	Craftsman 1/2" Sockets 1/2"-1-1/4"
1ea.	Craftsman 3/8" Breaker Bar
1ea.	Craftsman 3/8" Sockets 1/2"-1-1/8"
1ea.	Dayco Belt Tension Gauges
2ea.	Water Pressure Testing Gauges
1set.	Proto 1/2" Ratchet w/Sockets; & extensions 1/2"-1-1/4"
1ea.	Weller Soldering Gun
2rls.	Silver Solder
1ea.	4oz. Jar Solder Flux
1tb.	Copper Alloy Solder
2ea.	Simpson Multi Meters
1ea.	Proto 3/4" Drive Torque Wrench
1ea.	Magna Tap & Die Set
1ea.	Rigid Screw Extractor Kit
1ea.	Dayton 10amp Battery Charger
4ea.	Drill Indexes 1/16"-1/2"
1ea.	TIF 5500 Halogen Leak Detector
1ea.	TIF 8800 Detector Combustible Gas Detector
3ea.	Dwyer Magnehelic Gauge
1ea.	Amprobes
1ea.	Waveter Multi Meters
1ea.	RPM Gauges
1ea.	Stanley 100' Measuring Tape
1ea.	Klein 50' Measuring Tape
1ea.	Bilge Pump
1ea.	Alnon Air Volume Balancer
1ea.	Milwaukee Rotany Hammer
1ea.	Wilton 10" Desk Vise

George R. Brown Convention Center ("GRBCC")

Quantity	Description
3ea.	Complete Tool Pouches signed out to Maintenance Personnel each Pouch containing
1ea.	Klein Vise Grip
1ea.	Klein 1/2" screwdriver (long)
1ea.	Klein 1/4" screwdriver (long)
1ea.	Klein 1/4" screwdriver (short)
1ea.	Klein #1 Phillips Screwdriver (3in.)
1ea.	Klein #2 Phillips Screwdriver (long)
1ea.	Klein #3 Phillips Screwdriver (long)
1ea.	Needlenose pliers
1ea.	Cutters
1ea.	Allen Wrench Set
1ea.	Klein 8" Cresent Wrench
1ea.	Knaack Job Box
1ea.	Milwaukee Bench Grinder Model 4991
1ea.	Delta Floor Model Drill Press Serial 8723-Model 17
1ea.	Harris Acetylene Regulators
2ea.	Starrett Dial Indicator
2ea.	Rubbing Flare Tools
700 lbs	R11 Freon
2ea.	Rebuilt 25 Horsepower Motor 1700 RPM
1ea.	2 Drawer Lateral File Cabinet
5ea.	36x72 Meter Desk
1ea.	48" Round table
4ea.	Chairs
2ea.	6X30 Tables
1ea.	6x18 Tables
8ea.	EDS Canopy/ Marquee Bulb Circuit Boards
3ea.	EDS Canopy/ Marquee Power Supplies
2ea	EDS Canopy/ Marquee Driver Boards
125	CanopyMarquee Bulbs
2ea.	Andover LCU8 Circuit Boards
1ea.	Spare Net Commander Back Up
1ea.	Silver Red EXGG7D Typewriter
1ea.	Telescopic Seating Control Switch
1ea.	Large Sewer Machine
2ea.	6 ft. Laddder
1ea.	8 ft. Ladder
1ea.	10 ft. Ladder
2ea.	Ear Muffs
1ea.	Bulb Changer
2ea.	Pocket Testers
1ea.	2- ton rachet puller
1ea.	Tap & Die Set

George R. Brown Convention Center ("GRBCC")

Quantity	Description
1	HACK SAW
1	1172SUPPER WRENCH OPEN END 1 1/8
1	BOX END 1 3/8
1	18" CRESCENT WRENCH
1	24" BOLT CUTTER
1	DAYTON MODEL 6 X 628 TAP
1	DIE SET- 52 PIECES
1	HEAT DUAL WELDER D-550
1	240/3325 WATTS
1	AMPROB
1	RIGID FOLDING PIPE VISE
1	DAYTON HAND TRUCK
1	DAYTON DRUM TRUCK
	B/D 1/2" DRILL MOTOR
	MILLER A/C D/C ARC WELDER
	B/D 3/8" Drill Motor
	Victor Acetylene Welding & Cutting Drill Press #67c991/One
	Dayton Airless Paint Sprayer
	7" Hand Grinder
	Rigid Pipe Cutter & Reamer
	Bench Grinder
	Dayton Battery Charger
	Keil Key Machine
	Spartan Sewer Machine, 100 Cable
	Thompson Ice Edger
	#Gpo60rbduad086
	Serial #P-318026
	1 1/2 Ton Chain Hoist

Jones Hall for the Performing Arts

Quantity	Description
1	Grinder
1	(Broken) 1/2" Drill
	Jig Saw
2	Sump Pumps
1	Arc Welder
2	Retaining Ring Pliers
1	Channel Lock
1	10" Grip Pliers
1	7" Grip Pliers
1	8" Vise Grip Pliers
2	Wire Strippers

Jones Hall for the Performing Arts

Quantity Description

WRENCHES

Open End- Box End: 3/4", 11/16", 5/8", 9/16", 1/2", 1", 1 1/4", 1 1/8", 1 1/16", 13/16",

Pipe Wrenches: 36", 24", 14", 12"

2 5/8" Spud Wrench

Crescent Wrenches: 18", 15"

13" Bolt Cutter

2 Rip Saws

1 24" Leveler

1 Framing Square

2 Oil Cans

3 Hammers

2 Grease Guns

3 Putty Knives

1 Pipe Threading Set

3 Packing Removal Tools

6 Metal And Wood Files

1 Proto Tool Box

2 C-Clamp

1 Wheel Puller

1 Come-A-Long

1 DeWalt Hammer Drill 18v

1 DeWalt Hand Grinder 18v

1 DeWalt reciprocating Saw 18v

1 DeWalt Flashlight 18v

1 DeWalt Circular Saw 18v

1 Belt Sander 120v

1 Assortment of Screw Drivers

1 Portable Husky Air Compressor

2 6' A Frame Ladders

1 24' Little Giant Ladder

1 14' A Frame Ladder

1 8' A Frame Ladder

1 Digital Volt/Amp Meter

1 Wet/Dry Vac

2" Pipe Cutter

1 Hacksaw

1 Fish Tape

1 50' Extension Cord

1 Tire Tool

6 Boiler Tube Brushes

1 Flaring Tool

1 Mallet

1 Torque Wrench

Jones Hall for the Performing Arts

Quantity	Description
	1 Tap & Die Set
	1 Deep Drive Socket Set
	1 Misc Drill Set
	1 Vise
	1 Hatchet

Wortham Theater Center

Quantity	Description
1ea.	Drum Dolley
1ea.	Tool Box, 9 Drawer Proto
1ea.	Knack Lock Box (work box)
1ea.	Knack Box, 18" X 30"
1ea.	Crowbar
1ea.	Rotosplit Box cutter
1ea.	Tap& Die Set, 77 piece
1ea.	150' Tape Measure
1ea.	Electrical Fish Tape
1ea.	Small Submersible Sump Pump
1ea.	Handsaw
1ea.	Allen Set
1ea.	Long Arm Allen Set
3ea.	Extension Cords
1ea.	Square
1ea.	Face Shield
2ea.	Pulley Pullers
1ea.	Bench Grinder
6ea.	(City Preq) Radios
1ea.	Tube Snip
1ea.	Hole Saw Set
1ea.	3# Sledge Hammer
1ea.	Pipe Reamer
2ea.	Tube Cutter
1ea.	Flare Tool
3ea.	Garden Hoses
3ea.	Notched Trowel
1ea.	Drill Press
4ea.	6' A Frame ladder
1ea.	7' A Frame Ladder
3ea.	8' A Frame Ladder
2ea.	10' A Frame Ladder
1ea.	12' A Frame Ladder
1ea.	16' A Frame Ladder
1ea.	16' A Frame ladder w/center extension
1ea.	20' Extension Ladder

Wortham Theater Center

Quantity	Description
1ea.	32' Extension Ladder
6ea	CP200 Motorola Two-Way Radios w/chargers
1ea.	Dell Computer w/ Officejet J6480 Printer
1ea	Old Milwaukee hand Grinder
1ea.	½" Dewalt Hammer/Drill 18v w/extra batteries
1ea	3/8" Milwaukee Drill 14v
2ea.	24"pipe Wrench
1ea.	Set of Hex T Wrenches
1ea.	Strap Pipe Wrench
1ea.	Bolt Cutter
1ea.	Multi socket Set
1ea.	Assortment of Pliers
1ea.	Combo Wrench Set
1ea.	Assortment of hand files
2ea.	Safety Harness
1ea.	Grease Gun
2ea.	Hacksaw
1ea.	½" EMT Pipe Bender
1ea.	Zolatone Spray Rig – Pot
1ea.	Zolatone Spray Rig – Turbine
1ea.	Rigid 4.5 gal air compressor #0F45150A
1ea.	Speedair air compressor #3Z419G
1ea.	Husky 2 gal air compressor
1ea.	5 kw gas generator
	75' x 3/8" elect Sewer Machine
1ea.	25' x ¼" Hand Sewer Machine
1ea.	Assortment of extension cords
1ea.	Employee Time Clock
1ea.	Microwave
1ea.	Refrigerator
2ea.	Digital Multi Meter
1ea	High Voltage Tester & Insulated Pole
2ea.	Wet/Dry Vac
1ea.	Screw Driver Knocker
1ea.	Rubber mallet
1ea.	Ball Pein Hammer
1ea.	Sheet Metal Cutting Pliers
1ea.	Faucet Seat Removal Set
3ea.	Chain Hoist
1ea.	Key Machine
1ea.	Best Key Punching Machine

Theater District Remote Sites / Parking Garage

Quantity	Description
	4' A-Frame Fiberglass Ladder

Theater District Remote Sites / Parking Garage

Quantity	Description
	6' A-Frame Fiberglass Ladder #1
	6' A-Frame Fiberglass Ladder #2
	Little Giant Multi-Function Fiberglass Ladder
	Golf Cart White (Electric/Electricians)
	Golf Cart White (Electric/Painters)
	Golf Cart White (Gas/General Use)
	Golf Cart White (Gas/Electrician) #2
	Golf Cart Green (Gas/General Use)
	Golf Cart Green Heavy Duty (Gas)
	Kawasaki Mule Cart (Gas/General Use)
	36v DeWalt Drill
	36v DeWalt Saw
	36v DeWalt Batteries (Qty:2)
	36v DeWalt Battery Charger
	Milwaukee Hammer Drill
	Milwaukee Electric Shears
	Ryobi Circular Saw
	Aluminum Man Rescue Tripod
	A-Frame Hoist
	Chain Come Along
	Single-Man Lift
	Engine Hoist
	2-Inch Semi Trash Pump #1
	2-Inch Semi Trash Pump #2
	2-Inch Semi Trash Pump #3
	3-Inch Semi Trash Pump Emergency Flooding
	2-inch Suction Hose
	2-inch Discharge Hose
	3-inch Suction Hose
	3-inch Discharge Hose
	2-Inch Strainer Cover
	3-Inch Strainer Cover
	Battery Charger
	36" Pipe Wrench #1
	36" Pipe Wrench #2
	100' Green Lee Fish Tape
	100' Extension Cord
	50' Extension Cord #1
	50' Extension Cord #2
	GFI Cord
	Pallet Jack
	6 hp wet vac
	6 hp wet vac
	Tools that on the van

Theater District Remote Sites / Parking Garage

Quantity	Description
	Full shield safety goggles
	dust masks
	lattice gloves
	leather gloves
	ear plugs
	freon gauges
	oxygen acetylene kit
	18v Dewalt hammer drill
	18v Dewalt sawzall
	18v Batteries
	Freon Leak Detector
	Screwdriver Set
	Channel Locks
	Tin Snips
	1/2", 3/8", 1/4" Socket Set
	Sink Wrench
	Toilet Wrench
	Stud Sensor
	File Set
	Torx&Allen Wrench Set
	Power T Handle Allen Wrench Set
	Digital volt/amp Prob
	Nut Drive Set
	Grease Gun
	Wire Pulling Snake
	Caulking Gun
	4' Level
	120v DeWalt Hand Grider
	17pc Combo Wrench Set
	Dust Pan
	Hacksaw
	Mallet
	Ballpen Hammer
	Claw Hammer
	18' Pipe Wrench
	Water Hose
	Water Nozzle