



PURCHASING DIVISION

TO: All Proposers
DATE: April 27, 2026

ADDENDUM NO. 1

Yearly HVAC Maintenance at Various Durham County Facilities

RFP No. 26-033

This **ADDENDUM No. 1** forms part of Durham County's Request for Proposals RFP No. **26-033 – Yearly HVAC Maintenance at Various Durham County Facilities**. Extending the date concerning RFP -26-033. All requirements of the original Scope of Services remain in effect in their respective order. **Receipt of this Addendum should be acknowledged on the Addendum Acknowledgement Form included in the RFP document.**

1. Proposals are due by 2:00 PM EST on **May 12, 2026**.
2. A non-mandatory site visit was held on **April 16, 2026, at 8:00 AM, EST**.
3. The last date for questions was **April 23, 2026, at 3:00 PM EST**.

Should you have any questions regarding this Addendum, please contact me at 919-560-0054.

Sincerely,

Delta Farrington

Procurement Specialist

Durham County Administrative Complex • 201 E. Main Street, 7th Floor • Durham, NC 27701
(919) 560-0051 • Fax (919) 560-0057 • www.dconnc.gov
Equal Employment /Affirmative Action Employer

**The addendum is to notify that RFP 26-033 Yearly
HVAC Maintenance at Various Durham County
Facilities has been extended to May 12, 2026, at
2:00PM.**

**DURHAM COUNTY
NORTH CAROLINA**



REQUEST FOR PROPOSALS

Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

Proposals Due:

May 7, 2026

2:00 P.M., Eastern Time

Table of Contents

PROPOSAL SCHEDULE.....	2
REQUEST FOR PROPOSALS.....	3
LEGAL NOTICE	5
INSTRUCTIONS TO PROPOSERS.....	6
3. PROPOSAL DUE DATE:.....	6
4. COMMUNICATION WITH PROPOSERS:.....	6
5. LATE PROPOSALS:.....	7
6. VENDOR APPLICATION:.....	7
8. DISCREPANCIES AND OMISSIONS:.....	7
9. SECURITY OF NON-PUBLIC RECORDS:.....	7
10. E-VERIFY:.....	7
EQUAL EMPLOYMENT OPPORTUNITY.....	8
QUALIFICATIONS AND SUBMISSION REQUIREMENTS.....	9
Tab 1 – Signed Forms	9
Tab 2 – Executive Summary	9
Tab 3 – Corporate Overview	9
Tab 4 – Approach.....	9
Tab 5 – Organization and Staffing	10
Tab 6 – Qualifications and Experience.....	10
Tab 8 – Conflict of Interest.....	10
EVALUATION AND AWARD CRITERIA.....	11
SCOPE OF WORK.....	12
ATTACHMENTS AND AFFIDAVITS	30
PROPOSAL FORM	31
NO PROPOSAL REPLY FORM	34
ADDENDUM ACKNOWLEDGEMENT	35
NON-COLLUSION AFFIDAVIT.....	36
AFFIDAVIT OF COMPLIANCE.....	37
VENDOR APPLICATION & W-9.....	38

Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

PROPOSAL SCHEDULE

(Note: The below dates are subject to change)

Advertisement Date	April 2, 2026
Site Visit Date/Location	April 16, 2026, at 8:00AM
Last Date for Questions	April 23, 2026, at 3:00 PM
Sealed Proposal Due Date	May 7, 2026, at 2:00 PM



REQUEST FOR PROPOSALS

Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

ISSUE DATE:

Date: April 2, 2026

ISSUING DEPARTMENT:

County of Durham Purchasing Division of Finance
201 East Main Street, 7th Floor, Room 703
Durham, NC 27701

Sealed Proposals will be received until **2:00 P.M., Eastern Time on May 7, 2026**. The purpose and intent of the Request for Proposals (RFP) is to solicit proposals from qualified Mechanical Firms to provide preventive maintenance, inspection, and repair services for Durham County facilities equipment, including Water and Air Cooled Chillers, Cooling Towers, Condensing and Non-Condensing Boilers/Water Heaters and One Geothermal Heat Pump. The selected contractor(s) will support the ongoing reliability, efficiency, and safe operation of critical HVAC systems.

The intent of this RFP is to establish a service agreement with qualified Mechanical Service Provider(s) capable of delivering scheduled preventive maintenance, diagnostics, emergency response, and repair services for Water and Air Cooled Chillers, Cooling Towers, Condensing and Non-Condensing Boilers/Water Heaters, and One Geothermal Heat Pump system.

Proposals shall be submitted for:

1. Separate proposal for Air and Water Cooled Chillers, Cooling Towers, including Geothermal Heat Pump service.
2. Separate proposal for Condensing and Non-Condensing Boilers/Water Heaters service – Heating equipment
3. Full proposal for complete services of all equipment

The organization reserves the right to award a contract for the complete scope to a single contractor or to award separate contracts for individual service categories based on evaluation of qualifications, service approach, and cost.

All inquiries concerning the Scope of Work, Proposal Submission Requirements or Procurement Procedures should be directed to:

**Delta Farrington, Senior Procurement Specialist
Purchasing Division**

Email: purchasinggroup@dcconc.gov

Telephone: 919-560-0054

Sealed Proposals shall be mailed and/or hand delivered to the Issuing Department shown above, and the envelope shall bear the name and number of this Request for Proposals (RFP). It is the sole responsibility of the Proposer to ensure that his/her Proposal reaches the Purchasing Division by the designated date and hour indicated above.

In compliance with this Request for Proposals and to all the terms and conditions imposed herein, the undersigned offers and agrees to furnish the goods and services described in accordance with the attached signed proposal.

Firm Name: Johnson Controls
Address: 540 Civic Blvd

Raleigh NC 27610
Phone: (919) 983-7849

Date: 5/5/2006
By: Wendi Scott
(Name Typed/Printed)
Wendi Scott
(Signature in Ink)



LEGAL NOTICE

Yearly HVAC Maintenance at Various Durham County Facilities

RFP No. 26-033

The County of Durham will receive sealed proposals for qualified Contractor(s) to establish contract(s) to provide preventive maintenance, inspection, and repair services For Water and Air Cooled Chillers, Cooling Towers, Condensing and Non-Condensing Boilers/Water Heaters, and a Geothermal Heat Pump system at Durham County facilities **on May 7, 2026, at 2:00 P.M Eastern Time**, in the Durham County Purchasing Division of Finance, 201 East Main Street, 7th Floor, Room 703, Durham, North Carolina 27701. **No proposals will be accepted after the official time and date.**

SITE VISIT:

A SITE VISIT TOUR of the buildings and equipment will begin promptly at **8:00 A.M. Eastern Time, on April 16, 2026**, starting at the location of The Durham General Services Building located at 310 South Dillard Street Durham, NC 27701.

An electronic copy of this Request for Proposal (RFP) can be obtained from Durham County's eBid System located under Bid Opportunities <https://www.dconnc.gov/county-departments/departments-f-z/finance/bid-opportunities>. Proposers can download a copy of the solicitation and all addenda without registering in the system. However, in order to **automatically** receive email notifications of solicitations and addenda issued by the Purchasing Division, Proposers **MUST** register in the eBid system.

The County reserves the right to accept or reject, in whole or in part, such proposals as appears in its judgment to be in the best interest of the County.

Publication Date: April 2, 2026

INSTRUCTIONS TO PROPOSERS

Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

1 In order for a proposal to be considered, it must be based on terms, conditions and Scope of Work contained herein and must be a complete response to this RFP. **ONE (1) hard copy Original, and THREE (3) hard copies of the Original and shall be submitted to the Issuing Department. The original Proposal should be marked "Original". The copies must consist of all documents that are included in the "Original" Proposal.** No other distribution of the Proposal shall be made by the Proposer. Proposals shall be limited to thirty (30) double-sided or sixty (60) single-sided pages or less and must be signed by an authorized representative. Each Proposal should be bound in a single volume with all relevant documentation. The coversheet, the letter of introduction, section dividers, detailed résumés, forms and dividers **are not** included in this page limit. The County may elect to require oral presentations after receipt of the proposals.

2. **SITE VISIT:** Site Visit will be held on **April 16, 2026**. For additional Site Visit information contact:

Project Manager: Dwayne Cofield

Telephone: 919-309-6480

Email: dcofield@dcconc.gov

3. **PROPOSAL DUE DATE:** Sealed Proposals will be received until 2:00 P.M. Eastern Time, on **May 7, 2026**.

Proposals must be mailed, or hand delivered to:

Durham County Purchasing Division

Attn: Delta Farrington, Senior Procurement Specialist

201 East Main Street, 7th Floor, Room 703

Durham, NC 27701

Sealed proposals shall be duly marked and/or identified with Proposer name, address and RFP number.

4. **COMMUNICATION WITH PROPOSERS:** All communications between the Purchasing Division and prospective Proposers shall be in writing. E-mailed questions will be accepted and can be sent to purchasinggroup@dcconc.gov. Any inquiries, requests for interpretation, technical questions, clarification, or additional information shall be directed to Delta Farrington, Senior Procurement Specialist at the email address above. All questions concerning this RFP shall

reference the RFP number, section number and paragraph. Questions and responses affecting the Scope of Work will be provided to all Proposers by issuance of an Addendum. **All questions shall be received by the Purchasing Division no later than 3:00 P.M., Eastern Time on April 23, 2026. NO EXCEPTIONS.**

5. **LATE PROPOSALS:** Proposals received after the date and time specified will not be considered for award and will be returned to the Proposer unopened.
6. **VENDOR APPLICATION:** All Proposers shall complete and submit the Vendor Application along with the W-9 Form. This information will be used to create or update the County's electronic vendor database upon award of contract.
7. **DISCREPANCIES AND OMISSIONS:** Should a Proposer find discrepancies in, or omissions from the documents, or should be in doubt as to their meaning, he/she should at once notify the County, and a written Addendum shall be issued. The County will not be responsible for any oral instructions. Acknowledgment of any Addendum received shall be noted on the Addendum Acknowledgement Form included in the Proposal. In closing of a contract, any Addendum issued shall become a part thereof.
8. **SECURITY OF NON-PUBLIC RECORDS:** Pursuant to N.C.G.S. § 132-1.7, entitled, "Sensitive Public Security Information", public records, as defined in G.S. 132-1, shall not include information containing specific details of public security plans and arrangements or the detailed plans and drawings of public buildings and infrastructure facilities. Therefore, all information provided, received, gathered or obtained by BIDDER containing specific details of public security plans and arrangements or the detailed plans and drawings of public buildings and infrastructure facilities shall be held confidential and shall be used by the BIDDER only for the purpose of responding to this bid. All plans and drawings shall be returned to the County. Any breach of this paragraph by the BIDDER may result in BIDDER being barred from being awarded any contracts with the COUNTY.
9. **E-VERIFY:** As a condition of payment for services rendered under this agreement, CONTRACTOR shall comply with the requirements of Article 2 of Chapter 64 of the General Statutes. Further, if CONTRACTOR provides the services to the County utilizing a subcontractor, CONTRACTOR shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes as well. CONTRACTOR shall verify, by affidavit, compliance of the terms of this section upon request by the COUNTY.

END OF INSTRUCTIONS TO PROPOSERS

EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this contract, the contractor agrees as follows:

- A. The contractor will not discriminate against any employee or applicant for employment because of race, handicap, age, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to race, handicap, age, color, religion, sex or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruiting advertising, layoff or termination rates of pay or other forms of compensation, and selection for training including apprenticeship. The contractor agrees to post in conspicuous places available to employees and applicants for employment notices setting forth the provisions of the nondiscrimination clause.
- B. The contractor will in all solicitations or advertisements for employees placed by or on behalf of the contractor state that all qualified applicants will receive consideration for employment without regard to race, handicap, age, color, religion, sex, or national origin.
- C. The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding a notice to be provided advising the labor union or workers' representative of the contractor's commitments under the Equal Employment Opportunity section of this contract and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- D. In the event of the contractor's noncompliance with nondiscrimination clauses of this contract or with any such rules, regulations or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further County contracts.
- E. The contractor will include the provisions of this section in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Board of County Commissioners of the County of Durham, North Carolina so that such provisions will be binding such Subcontractor or Proposer.

QUALIFICATIONS AND SUBMISSION REQUIREMENTS

Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

The Proposal must include all of the information set forth in this Section and other Sections of this RFP and should be organized and tabbed appropriately. Unnecessary elaborate brochures or other materials beyond those sufficient to present a complete and effective response to this solution are not desired and may be construed as an indication of the Proposer's lack of cost consciousness. Therefore, elaborate artwork, expensive paper and bindings, etc., are strongly discouraged.

ONE (1) Original hard copy, and Three (3) hard copies of the Original, shall be submitted to the Issuing Department.

Tab 1 – Signed Forms

This Tab should include the following forms and information.

- a. **Signed Proposal Form**
- b. **No Proposal Reply Form (if applicable)**
- c. **Addendum Acknowledgement Form**
- d. **Non-Collusion Affidavit Form (Must be Notarized)**
- e. **Affidavit of Compliance (E-Verify) Form (Must be Notarized)**
- f. **Vendor Application/W-9 Form**

Tab 2 – Executive Summary

This Tab should provide a brief summary of the Proposer's understanding of the Scope of Work presented in this RFP and emphasize any unique aspects or strengths of the Proposal.

Tab 3 – Corporate Overview

This Tab should present an overview of the Proposer's organization and should include the firm's name, address, phone and fax numbers, firm history, email address and phone number of the firm's representative for the Proposal.

Tab 4 – Approach

This Tab should present the Proposer's approach to providing the services specified in this RFP. This Tab should describe the services to be provided, who will provide the services, how the services will be provided, etc. This Tab should include a description of activities, such as the project methodology and timeline for project completion, etc. The Proposer should also include in this Section its plan for managing the work requirements. Most of the proposed responses to the requirements found in

Work Requirements should be included under this Tab.

Tab 5 – Organization and Staffing

This Tab should present the Proposer's proposed organization structure and staffing chart showing specific job classifications, number of employees and full-time equivalent employees by position and reporting relationships. Résumés for all managerial and key personnel should be provided in sufficient detail to be able to determine the nature and depth of each individual's relevant experience. This Tab should also identify any of the required services that the Proposer intends to subcontract, if any, providing for each (i) the reasons for subcontracting, (ii) the proposed subcontractor's responsibilities, and (iii) information identifying proposed subcontractor's name, location, relevant personnel and experience.

Tab 6 – Qualifications and Experience

In this Tab, the Proposer should describe its track record in performing services comparable to those specified in this RFP and other information relevant to making a determination as to the ability of the Proposer to perform these services. This tab should also include a list of all similar work performed by your firm over the past five (5) years. This list should include the name of each client, a client contact and telephone number, the size and Scope of Work provided, effective dates of the contract(s) with this client, and the annual contract amount.

Tab 7 – Conflict of Interest

In this Tab the Proposer should describe any involvement that your firm, its employees, or its owner(s) have that may constitute a conflict of interest.

EVALUATION AND AWARD CRITERIA

Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

Based on the evaluation criteria outlined below, all Proposals will be evaluated and scored by the Evaluation Committee designated by the County of Durham. Written or oral discussions may be requested to resolve issues relating to individual proposals.

1. Evaluation Criteria:

Proposals submitted in response to this RFP will be evaluated by Durham County using the following criteria.

<u>Evaluation Category</u>	<u>Possible Points</u>
Experience with Chillers, Cooling Towers, Condensing and Non-Condensing Boilers/Water Heaters, and Geothermal systems	25
Qualifications and Certifications for Personnel	25
Cost Proposal and Cost Control Measures	25
Documenting, Reporting, Billing systems	20
References from Similar Government or Institutional Clients	5

Total Possible Score: 100 Points

The County reserves the right to request additional information, conduct interviews with proposing firms, and verify references prior to final selection.

2. Award of Contract

The County reserves the right to award a single contractor or multiple contractors deemed to be fully qualified and best suited among those submitting proposals on the basis of the evaluation factors included in the Request for Proposals. Price shall be considered but shall not be the sole determining factor. Once the proposals are ranked and the most qualified firm is determined, the County may conduct further negotiations, and/or request presentations from firm to further assist in the clarification of information and selection process.

The County reserves the right to accept or reject, in whole or in part, proposals as appears in its judgment to be in the best interest of the County.

SCOPE OF WORK

Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

This Scope of Work will become an integral part of the contract between the County of Durham and the Contractor. The Contractor hereby agrees to provide services and/or materials to the County pursuant to the provisions set forth below.

- 1.0 **PURPOSE:** The purpose and intent of the Request for Proposals (RFP) is to solicit proposals from qualified firms to provide HVAC Preventive Maintenance Services at various Durham County facilities. Services shall include Preventive Maintenance Programs for **Water and Air Cooled Chillers, Cooling Towers, Condensing and Non-Condensing Boilers/Water Heaters, and One Geothermal Heat Pump system**, that include ONE (1) comprehensive service and THREE (3) operational services to ensure proper control, and efficient operation of equipment.

The selected Contractor(s) shall provide all labor, materials, testing, monitoring, reporting, and technical support necessary to maintain these systems in accordance with manufactures specifications, industry best practices, and applicable standards.

Proposals shall include and have all Three (3) to be submitted for:

1. Water- and Air-Cooled Chillers, Cooling Towers, including Geothermal Heat Pump service
To be itemized by Facility Location.
2. Condensing and Non-Condensing Boilers/Water Heaters service
To be itemized by Facility Location.
3. Complete services of all equipment
To be itemized by Facility Location.

The Facility Locations covered under this contract include...

- Administration Building I
- Administration Building II
- Courthouse
- Detention Center
- Health and Human Services
- Main Library
- North Regional Library
- East Regional Library
- South Regional Library
- Southwest Regional Library
- Youth Center

These services are intended to protect the County's HVAC infrastructure, maintain reliable system performance, improve operational efficiency, and reduce long-term maintenance and energy costs.

A. General Requirements

The contractor(s) shall provide all labor, supervision, tools, materials, and equipment necessary to perform preventive maintenance, inspection, troubleshooting, and repair services for Durham County mechanical equipment as defined in this RFP.

Contractor(s) shall provide **qualified technicians experienced in servicing commercial and institutional HVAC equipment** that Durham County possesses as assets and shall comply with all applicable safety, environmental, and regulatory requirements. Contractor(s) shall ensure that all maintenance requirements meet or exceed manufacturer recommendations and prescribed service intervals. The Contractor(s) shall provide documentation of all applicable manufacturer maintenance recommendations to the County prior to the commencement of work.

Contractor(s) shall provide THREE (3) separate proposals, one for each category of the General Requirements listed below. Each proposal must be itemized by individual building location and must clearly identify the associated cost for each building.

1. Water and Air Cooled Chillers, Cooling Towers, and Geothermal Heat Pump service.
2. Condensing and Non-Condensing Boilers/Water Heaters service.
3. A full proposal for complete services of all equipment.

All THREE (3) proposals shall cover:

- Comprehensive services.
- Operational inspections.
- Performance testing.
- Troubleshooting and diagnostics.
- Hourly labor rates for repair services.
- Emergency service rates.
- Estimated cost for recommended maintenance tasks.
- Documentation and reporting service activities and performances.
- Contractor(s) shall provide a **recommended maintenance schedule** consistent with manufacturer requirements and applicable codes and maintenance frequency.

B. Water and Air Cooled Chillers, Cooling Towers, and Geothermal Heat Pump Service:

Contractor(s) proposing Chiller, Cooling Tower, and Geothermal services shall provide preventive maintenance, inspection, and repair services for the facility's systems.

Services may include but are not limited to:

- Inspection of compressors, motors, and bearings.
- Refrigerant level checks and leak detection.
- Inspection and cleaning of condenser and evaporator tubes or coils.

- Verification of operating pressures, temperatures, superheat and subcooling.
- Lubrication of components as required.
- Inspection of electrical connections and controls.
- Inspection of pumps, valves, strainers and associated piping.
- Calibration of sensors and safety controls.
- Oil analysis where applicable.
- Performance testing and efficiency verification.
- Troubleshooting and repair services as required.
- Preventive maintenance visits.
- Hourly labor rates for repair services.
- Emergency service rates.
- Estimated cost for recommended maintenance tasks.

C. Condensing and Non-Condensing Boilers/Water Heaters Services

Contractor(s) proposing Condensing and Non-Condensing Boilers/Water Heaters service shall provide preventive maintenance, inspection, and repair services for the facility's systems.

Services may include but are not limited to:

- Inspection of burners and combustion systems.
- Flame safeguard inspection.
- Inspection of heat exchangers, chambers and pressure vessels.
- Inspection and adjustment of fuel delivery systems.
- Combustion analysis and burner tuning.
- Inspection of pumps, valves, strainers and associated piping.
- Verification of safety and operating controls along with relief valves.
- Performance testing and efficiency verification.
- Troubleshooting and repair services as required.
- Preventive maintenance visits.
- Hourly labor rates for repair services.
- Emergency service rates.
- Estimated cost for recommended maintenance tasks.

2.0 **INVOICE PAYMENT:** Invoices submitted will be paid net 30 days. Invoices shall be forwarded to the County's Designated Representative for review and payment approval.

3.0 **TERMS OF CONTRACT:**
 The initial term of the contract is from **Date of Award** through June 30th of the year in which the contract is awarded, with the option to renew by the County for up to FOUR (4) additional terms in ONE (1) year increments under the same terms and conditions. Any renewal shall be based on satisfactory performance by the Contractor(s) during the previous years as the services provided.

4.0 **CANCELLATION OF CONTRACT:** The County of Durham reserves the right to cancel and terminate any resulting contract(s), in part or in whole, without penalty, upon 30 days

written notice to the Contractor. Any contract cancellation shall not relieve the Contractor(s) of the obligation to deliver and/or perform services on all outstanding orders issued prior to the effective date of cancellation.

5.0 **COUNTY DESIGNATED REPRESENTATIVE:**

Name: Dwayne Cofield

Phone: 919-309-6480

Email: dcofield@dconc.gov

6.0 **BACKGROUND:** Durham County's HVAC systems represent a significant capital investment and must be maintained at a high standard to ensure reliable operation for the citizens and employees of the County. These systems must operate safely, efficiently, and with minimal downtime due to equipment failures.

The intent of this contract is to establish comprehensive maintenance that preserves equipment integrity, maximizes system performance, and extends the service life of HVAC assets. The program shall emphasize preventive maintenance, proactive monitoring, and early identification of system deficiencies.

In addition to maintaining operational reliability, this contract is intended to achieve **long-term cost savings** by reducing energy consumption, preventing premature equipment failure, and minimizing emergency repairs. Proper system maintenance practices shall support efficient operation, reduce lifecycle costs, increase life span of equipment, and protect the County's investment in its HVAC infrastructure.

7.0 **WORK REQUIREMENTS:** The Contractor(s) shall provide the following services for preventive maintenance, inspection, repair, and emergency services for HVAC equipment at facilities operated by Durham County.

- a) The Contractor(s) shall provide the necessary labor, security, permits and safety measures as required to perform the following:
 - b) Provide ONE (1) yearly comprehensive service and THREE (3) operational services for equipment listed as Water cooled Chillers, Air Cooled Chillers, Condensing and Non-Condensing Boilers/ Water Heaters, and Geothermal Heat Pump system.
 - c) Provide One (1) comprehensive and One (1) operational service for Cooling Towers.
 - d) A comprehensive report on each service, inclusive of findings, and deficiencies are required to be provided by the contractor for Durham County records.
 - e) A comprehensive report on each service, inclusive of findings, and deficiencies are required to be provided by the contractor for Durham County records.
 - f) Service shall be specific to the equipment manufacture, model, and type, and shall meet all manufacture requirements and specifications. **Service outlines below are for reference only. Actual service/maintenance requirement may vary for specific equipment. It shall be the contractor's responsibility to verify service is appropriate for specific**

equipment. (Model and serial numbers are provided in the attached spread sheet and shall be verified by contractor(s) during walk through.)

7.1 Location of Cooling Towers:

- Administration I 200 East Main St, Durham NC
- Administration II 201 East Main St, Durham NC
- Durham County Court House 510 South Dillard St, Durham NC
- Durham County Detention Center 219 South Mangum St, Durham NC
- Durham County Health and Human Services 414 East Main St, Durham NC
- Durham County Main Library 300 North Roxboro St, Durham NC
- Durham County Youth Home 2432 Broad St, Durham NC

Operational:

- Perform lockout/tagout procedures on all equipment and components as required to safely perform maintenance.
- Check for proper operation of makeup water controller.
- Check condition of sump and basin.
- Check for proper condenser loop temperature control (if applicable)
- Check operation of bypass valve (if applicable).
- Check condition of tower fill.
- Check for blockage in water distributors.
- Check fan mechanical drive system.
- Check belt(s) (if applicable).
- Check operation of basin heater (if applicable).
- Check for unusual noise and vibration.
- Check overall condition of unit.
- Document tasks performed during visit and report any observations to appropriate customer representative.

Comprehensive:

- Perform lockout/tagout procedures on all equipment and components as required to safely perform maintenance.
- Drain, clean, and refill the cooling tower basin to remove accumulated sediment, biological growth, and debris, and restore proper water level for operation.
- Inspect the condition of the cooling tower sump and basin.
- Verify proper operation of the makeup water controller or float valve and adjust as necessary.
- Disassemble and clean the sump level sensor, if applicable.
- Verify proper condenser water temperature control, if applicable.
- Inspect and verify operation of the bypass valve, if applicable.
- Inspect the condition of the cooling tower fill media.
- Check for blockages in water distribution piping and spray nozzles.
- Inspect the fan mechanical drive system and lubricate according to the manufacturer's recommendations, including but not limited to:
 - o Shaft bearings

- o Fan bearings
- o Gearboxes
- Inspect and adjust fan belts, if applicable.
- Inspect and tighten all electrical connections.
- Verify proper operation of the basin heater, if applicable.
- Inspect cooling tower sump screens and clean as necessary.
- Check for unusual noise, vibration, or abnormal operating conditions.
- Inspect the overall condition of the cooling tower and associated components.
- Remove and properly dispose of any debris resulting from maintenance activities.
- Test the cooling tower(s) after service to verify correct operation.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

7.2 Location of Water Cooled Chillers:

Durham County Courthouse	510 South Dillard St, Durham NC
Durham County Detention Center	219 South Mangum St, Durham NC
Durham County Health and Human Services Administration I	414 East Main St, Durham NC
Administration II	200 East Main St, Durham NC
	201 East Main St, Durham NC

Operational:

- Perform lockout/tagout procedures on all equipment and components as required to safely perform maintenance.
- Review the chiller control panel for proper operation and review recorded fault histories.
- Verify proper condenser water flow and chilled water flow through the system.
- Record and evaluate system operating pressures and temperatures.
- Check refrigerant levels and charge condition.
- Inspect compressor oil level(s).
- Inspect oil separator level, if applicable.
- Verify proper operation of capacity control mechanisms and linkage.
- Check oil temperature and oil pressure for proper operating range.
- Lubricate motor bearings in accordance with the manufacturer's recommendations.
- Visually inspect the unit for refrigerant and oil leaks.
- Check for unusual noise, vibration, or abnormal operating conditions.
- Inspect the overall condition of the chiller and associated components.
- Record the oil level in the seal oil bottle, if applicable.
- Verify proper operation of the oil return system.
- Record and log all operating parameters.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

Comprehensive:

- Perform lockout/tagout procedures on all equipment and components required to safely perform maintenance.
- Review the chiller control panel for proper operation and review recorded fault histories.

- Conduct a refrigerant leak inspection.
- Confirm Purge unit is operating as designed.
- Inspect compressor oil level(s).
- Inspect oil separator level, if applicable.
- Record oil level in the seal oil bottle, if applicable.
- Replace oil filters (isolation valves must be present and operational).
- Replace oil pump/jet filter dryer (isolation valves must be present and operational).
- Lubricate and inspect capacity control mechanisms and linkage.
- Verify proper operation of the oil heater.
- Inspect and tighten all electrical connections.
- Perform preventive maintenance procedures on flow-proving devices.
- Lubricate motor bearings, if applicable and in accordance with the manufacturer's recommendations.
- Verify proper oil temperature and oil pressure.
- Check system operating pressures and temperatures.
- Verify proper operation of the oil return system.
- Record and log all operating parameters.
- Inspect contactors for wear, if applicable.
- Perform megohmmeter testing on compressor motors and record results, if applicable.
- Check for unusual noise, vibration, or abnormal operating conditions.
- Inspect the overall condition of the chiller and associated components.
- Remove and properly dispose of debris generated from maintenance activities.
- Test the chiller(s) after service to verify correct operation and functions.
- Record all readings and operating data for each unit serviced.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

7.3 Magnetic Bearing Centrifugal

Durham County Main Library

300 North Roxboro St, Durham NC

Operational:

- Perform lockout/tagout procedures on all components as required to safely perform maintenance activities.
- Confirm purge is operating as designed.
- Review the chiller control panel for proper operation and check recorded fault histories.
- Verify proper condenser water flow and chilled water flow through the system.
- Check and record system operating pressures and temperatures.
- Inspect refrigerant levels.
- Inspect and verify proper operation of the capacity control system and linkage.
- Inspect the unit for signs of refrigerant leakage.
- Check for unusual noise, vibration, or abnormal operating conditions.
- Inspect the overall condition of the chiller and associated components.
- Record and log all operating parameters.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

Comprehensive:

- Lockout/tagout all components needed to perform work safely.
- Review the chiller control panel for proper operation and check recorded fault histories.
- Conduct a refrigerant leak inspection.
- Verify proper condenser water flow and chilled water flow through the system.
- Check and record system operating pressures and temperatures.
- Inspect the unit for signs of refrigerant leakage.
- Verify refrigerant levels.
- Lubricate and inspect the capacity control mechanism and linkage.
- Verify proper oil temperature and oil pressure.
- Replace oil filters (isolation valves must be present and operational).
- Verify proper operation of the oil return system.
- Record and log all operating parameters.
- Inspect and tighten all electrical connections.
- Perform preventive maintenance procedures on flow-proving devices.
- Perform Variable Speed Drive (VSD) coolant changes procedures, if applicable.
- Check for unusual noise, vibration, or abnormal operating conditions.
- Inspect the overall condition of the chiller and associated components.
- Remove and properly dispose of any debris generated from maintenance activities.
- Test the chiller(s) after service to verify correct operation.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

A. Condenser Tube Brushing: (Once per year)

Facilities:

- | | | |
|-----------------------------|----------------------------------|---------------|
| • Courthouse | Two centrifugal | (Trane) |
| • Detention Center | Two centrifugal | (Trane) |
| • Health and Human Services | Two centrifugal | (York) |
| • Administration I | Two screw | (Carrier) |
| • Administration II | Two screw | (Dunham Bush) |
| • Main Library | One magnetic bearing centrifugal | (Dakin) |
-
- Lockout/tagout all components needed to perform work safely.
 - Isolate tubes.
 - Drain water from tubes.
 - Remove head.
 - Mechanically brush tubes.
 - Replace with new gasket, old gasket **will not** be reused.
 - Replace head, seal chamber, torque to manufactures specifications.
 - Remove and dispose of any debris from any maintenance activity.
 - Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

B. Refrigeration monitor testing: (Once per year)

● **Facilities to be tested:**

1. County Courthouse: Haloguard
2. County Detention: Sherlock
3. County Health and Human Services: Chilguard
4. County Admin I: Sherlock
5. County Admin II: Haloguard
6. County Main Library: Sherlock

Refrigeration monitors shall be tested and calibrated once per year; service shall include:

- Test and calibrate refrigeration monitors per manufactures specifications.
- Replace all sensors with new sensors.
- Visual inspection of all electrical and tubing and connections attached to sensors.
- Provide a comprehensive report to a Durham County Representative on findings.
- Report will include readings taken during testing procedures.

C. **Oil sample and analysis:** (Twice per year)

- Remove samples in an approved container and drop off container for analysis.
- Return completed results of the oil analysis to the Durham County Representative.
- Label and complete paperwork indicating present operating conditions.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

D. **Condenser Pump Strainer Cleaning:** (Twice per year)

- Remove and clean strainer.
- Remove and dispose of any debris from any maintenance activity.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

7.4 Location of Air Cooled Chillers:

- North Regional Library
221 Milton Rd, Durham NC
- East Regional library
211 Lick Creek Rd, Durham NC
- South Regional library
4505 South Alston Ave, Durham NC
- Southwest Regional Library
3605 Shannon Rd, Durham NC

Operational:

- Perform lockout/tagout procedures on all equipment and components required to safely.
- Perform maintenance activities.
- Inspect overall machine operation for proper performance.
- Inspect power supply connections and piping for proper condition and operation.
- Inspect control systems for proper operation.

- Inspect wiring, electrical contacts, and terminations.
- Verify operation and condition of gauges and indicators.

Record and Log Operating Parameters

- Chilled water/brine entering temperature.
- Chilled water/brine leaving temperature.
- Chilled water/brine differential pressure.
- Chilled water/brine pump differential pressure.
- Refrigerant temperature.
- Chiller leaving temperature difference (LTD).
- Oil level and oil condition (color).
- Condenser air entering temperature.
- Condenser air leaving temperature.
- Oil differential pressure.
- Motor temperatures.
- Verify proper system approach through performance calculations.
- Inspect electrical components for proper condition and operation.
- Verify proper refrigeration charge.
- Lubricate components as required and in accordance with manufacturer recommendations.
- Adjust as necessary to maintain proper equipment operation.
- Clean the equipment and surrounding work area upon completion of service.
- Document all tasks performed during the service visit, including all recorded operating readings.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

Comprehensive

- Perform lockout/tagout procedures on all equipment and components required to safely perform maintenance activities.
- Check at obvious or infamous locations for leaks, using bubbles, ultrasonic, or electronic leak detection tools.
- Inspect capacitors for proper condition and ratings.
- Inspect all electrical connections and components.
- Check gauges, indicators, and main control panel for proper function.
- Review and evaluate system operating logs.
- **Clean condenser coils with manufacturers recommended cleaning agent.**
- Inspect for vibrations, wear, deterioration, or degradation of pipes/ tubing.
- Calibrate operating controls as required.
- Calibrate flow switches to verify proper operation.
- Lubricate components as needed and in accordance with manufacturer recommendations.
- Obtain an oil sample in an approved container for laboratory analysis.
- Deliver the oil sample to an approved laboratory for analysis.
- Provide a complete oil analysis report to a Durham County representative.
- Label oil sample containers and complete documentation indicating present operating conditions at the time of sampling.

- Clean the equipment and surrounding work area upon completion of maintenance activities.
- Provide written documentation of services performed and note any deficiencies or equipment issues identified.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

7.5 Location of Geothermal Heat Pump

Durham County Youth Home

2432 Broad Street, Durham NC

- Start and operate the heat pump through full heating and cooling cycles.
- Inspect heat pump compressor for proper operation, abnormal vibration, and noise.
- Inspect the refrigerant circuit for leaks, oil residue, and proper operating pressures.
- Inspect and clean system strainers as necessary.
- Verify proper operation of flow switches.
- Inspect brazed plate or coaxial heat exchangers for fouling, scaling, or flow restrictions.
- Inspect geothermal loop piping, insulation, and fittings.
- Inspect circulation pumps, including seals and bearings, for proper operation.
- Inspect the system for water leaks, corrosion, or deterioration.
- Inspect air elimination devices and expansion tanks.
- Verify proper communication with the thermostat or Building Automation System.
- Inspect control boards, sensors, and associated wiring.
- Test safety shutdown functions and alarm notifications.
- Inspect electrical disconnects, breakers, and electrical panels associated with the heat pump system.
- Verify system performance meets manufacturer operating specifications.
- Measure and record refrigerant pressures, superheat, and subcooling.
- Verify heat pump capacity and temperature differentials.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

7.6 Condensing and Non-Condensing Boilers/Water Heaters

Facility locations:

- | | |
|---|----------------------------------|
| • Administration I | 200 East Main St, Durham NC |
| • Administration II | 201 East Main St, Durham NC |
| • Durham County Courthouse | 510 South Dillard St, Durham NC |
| • Durham County Detention Center | 219 South Mangum St, Durham NC |
| • Durham County Health and Human Services | 414 East Main St, Durham NC |
| • Durham County Main Library | 300 North Roxboro St, Durham NC |
| • East Regional library | 211 Lick Creek Rd, Durham NC |
| • North Regional Library | 221 Milton Rd, Durham NC |
| • South Regional library | 4505 South Alston Ave, Durham NC |
| • Southwest Regional Library | 3605 Shannon Rd, Durham NC |
| • Youth Home | 2432 Broad Street, Durham NC |

A. Location of Non-Condensing Boiler/Water Heater Facilities

- Administration Building I
- County Courthouse
- Detention Center
- Health and Human Services
- North Regional Library
- East Regional Library
- South Regional Library
- Southwest Regional Library

Operational:

- Review manufacturers' recommendations for the boiler and burner startup.
- Check auxiliary equipment operation.
- Inspect burner, boiler and controls prior to startup.
- Check operating controls.
- Test and verify proper operation of all operating, safety, and limit controls.
- Perform combustion tests and adjust burner for maximum efficiency.
- Log all operating conditions.
- Test low water cutoff and exercise pressure relief valve.
- Blow down, test low water cutoff, and feed control(s).
- Check for water, steam, and fuel leaks.
- Check setting and test operating and limit control.
- Check operation of low water cutoff.
- Visually inspect condition of safety relief valves for tampering and leakage.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

Comprehensive:

- Lockout/tagout all components needed to perform work safely.
- Secure and drain boilers, if applicable.
- Check igniter for function.
- Check and tighten electrical connections.
- Check for proper gas supply pressure.
- Check and clean pilot assembly.
- Clean combustion fan wheel, if applicable.
- Visually inspect combustion chamber, draft diverter, and flue for accumulation of soot - clean as needed.
- Boilers will be opened and inspected if applicable and or required by the manufacturer. Clean as needed.
- After inspection, provide new material/gasket to seal boiler
- Refill boiler.
- Clean fuel nozzles, inspect burner tubes.

- Check burner for proper sequence of operation.
- Check operating controls.
- Check all safety controls.
- Lift relief valve to ensure proper operation and check for leakage.
 - (Relief valve is tested once per year)
- Check combustion motor operation and lubricate as needed.
- Check gas piping and components for leakage.
- Test and verify proper operation of all operating, safety, and limit controls.
- Check for proper operation of make-up water valve.
- Verify proper operation of low water cut-out control.
- Check overall condition of unit.
- Boiler (s) will be tested to verify correct operation after service is completed.
- Record and log all operating parameters. (including pressures and temperatures)
- Remove and dispose of any debris from any maintenance activity.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

B. Location of Condensing Boiler/Water Heater Facilities

- Administration Building II
- Durham County Detention Center
- Durham County Main Library
- Durham County Youth Home

Operational:

- Review manufacturers' recommendations for the boiler and burner startup.
- Check auxiliary equipment operation.
- Inspect boiler burner and controls prior to startup.
- Start burner. Check operating controls.
- Test and verify operation of safety controls, limits controls.
- Perform combustion tests and adjust burner for maximum efficiency.
- Log all operating conditions.
- Visually inspect condition of safety relief valves for tampering and leakage.
- Test low water cutoff.
- Blow down and verify make up water feed control and low water cutoff operation.
- Check for water, and fuel leaks.
- Check setting and test operating and limit control.
- Visually inspect condition of safety relief valves for tampering and leakage.
- Check for proper operation of low and high gas pressure cut-out switches.
- Check gas piping and components for leakage.
- Check flame quality.
- Check condensate piping, trap and drain.
- Check hot water temperature and pressure.
- Check combustion blower motor operation.
- Check overall condition of unit.

- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

Comprehensive:

Lockout/tagout all components needed to perform work safely.

- Secure and drain boilers, if applicable.
- Boilers will be opened and inspected if applicable and or required by the manufacture.
- Check for proper operation of makeup water control.
- Clean fuel nozzles or gas burner tubes.
- Clean combustion blower fan wheel and air dampers, ensure proper operation, lubricate blower motor as needed.
- Clean and adjust or replace ignition electrodes.
- Inspect, lubricate, and tighten all linkage/jackshaft components.
- Check operation of low water cutoff control.
- Check and verify settings of operational controls.
- Test and verify proper operation of all operating, safety, and limit controls.
- Inspect condensate piping, trap, and drain.
- Lift relief valve to ensure proper operation, inspect for leakage.
- Check and tighten electrical connections.
- Check for proper gas supply pressure.
- Check and clean pilot assembly.
- Visually inspect combustion chamber, draft diverter, and flue for accumulation of soot - clean as needed.
- Check burner for proper sequence of operation.
- Check operating controls.
- Check gas piping and components.
- Check overall condition of unit.
- Record and log all operating parameters (including pressures and temperatures).
- Boiler (s) will be tested to verify correct operation after service is completed.
- Remove and dispose of any debris from any maintenance activity.
- Document all tasks performed during the service visit and report any deficiencies, recommended repairs, or observations to a Durham County representative.

7.7 Combustion Testing:

Testing will be completed before heating season, August – September time frame (all boilers and Courthouse Domestic Water Heaters will require combustion testing, and will meet or exceed industry standards for equipment being tested)

- Test the following:
 - Proper fuel pressure, fuel/air ratio, CO2, CO, EFF, and NOx.
 - Adjust burner controls as required to obtain proper combustion.
 - Check burner and / or boiler for proper gas input by clocking flow meter where applicable.
 - Check operation and calibration of operating controls and safety devices.

- Readings will be provided on report for each unit tested.
- Provide a comprehensive report to a Durham County Representative on findings.
- Report will include readings taken during testing procedures.

7.8 Detention Center Specific:

A. Background Checks

The Durham County Sheriff's Department may require background checks for any Contractor personnel who will enter secure areas of the facility. If required, all necessary information for the background check shall be provided to the Sheriff's Department prior to the start of work. Any individual who fails the background check may be denied access to the facility.

B. Escort Requirements

Tools will need to be inventoried when entering and exiting a secure area if brought daily. The contractor can provide a lockable storage container to store tools at the end of the day. If this is provided, an inventory at the beginning and ending of the project will be performed. Any new tools will need to be added to inventory list, and any tools removed will be signed off as no longer on site.

C. Tool Inventory Procedures

All tools brought into secure areas shall be inventoried upon entry and exit each day. As an alternative, the Contractor may provide a lockable storage container to store tools within the facility. If on-site storage is provided, a complete tool inventory shall be conducted at the beginning and end of the project. Any new tools introduced shall be added to the inventory list, and any tools removed from the site shall be documented and signed off accordingly.

D. Tool Accountability

Tool inventory lists shall be specific to the Contractor personnel responsible for those tools. These inventory records shall be maintained by the designated County representative.

E. Tool Security

The Contractor shall ensure that all tools and equipment are always secured and are not accessible to the inmate population.

F. Missing Tools

If a tool or piece of equipment is discovered to be missing, it shall be reported immediately to the County representative. Contractor personnel may be required to remain on-site until the missing item is located. Any costs incurred by the County in conducting a search for missing tools may be charged to the Contractor.

G. Inmate Contact Prohibition

Direct contact with the inmate population that could compromise the security of the facility is strictly prohibited. If Contractor personnel initiate contact with inmates, they may be required to leave the facility immediately and may be denied future access. If contact is initiated by an inmate, the Contractor personnel shall report the interaction immediately to a County representative

7.9 EQUIPMENT LIST:

BUILDING	TYPE OF EQUIPMENT	MODEL	SERIAL NUMBER
Youth Center	Heat Pump	Nyle C185W-460360W-NP	NHP231543
Youth Center	Heat Pump	Nyle C185W-460360W-NP	NHP231544
Youth Center	Boiler Domestic Hot Water	Lochinvar AWN286PM	2220 129540768
Youth Center	Boiler Domestic Hot Water	Lochinvar AWN286PM	2220 129540766
Youth Center	Cooling Tower	Marley 2R8X90	10219833-A1 HF710
Administration Building I	Boiler	Lochinvar CHN1262	2019 119149785
Administration Building I	Boiler	Lochinvar CHN1262	2019 119149786
Administration Building I	Chiller	Carrier 30HXC161RZB671KA	4511Q19648
Administration Building I	Chiller	Carrier 30HXC161RZB671KA	4511Q19654
Administration Building I	Cooling Tower	Marley AV64051G	AV-10045052-A1
Administration Building I	Refrigeration Monitor	Sherlock	202 20x2
Administration Building II	Boiler	Patterson-Kelly C-2000H	H807-17-13287
Administration Building II	Boiler	Patterson-Kelly C-2000H	H807-17-13286
Administration Building II	Chiller	WCFX 24TAR BR5CR	2B72100068
Administration Building II	Chiller	WCFX 24TAR BR5CR	2B72100069
Administration Building II	Cooling Tower	Evapco LSTE-5512	16-802615
Administration Building II	Cooling Tower	Evapco LSTE-5512	16-802614
Administration Building II	Refrigeration Monitor	HaloGuard IR141-113 + ALS (5)	6427-6427
Courthouse	Boiler B-1 Burner	Power Flame CM9A-G-30	121039766
Courthouse	Boiler B-1 Reheat system	Superior W7-X-1500	16927
Courthouse	Boiler B-2 Burner	Power Flame CM9A-G-30	121039767
Courthouse	Boiler B-2 Reheat System	Superior W7-X-1500	16928
Courthouse	Chiller 1	Trane CVHF770	L11A00339
Courthouse	Chiller 2	Trane CVHF770	L11A00338
Courthouse	Cooling Tower	Evapco NC8411RLN	
Courthouse	Cooling Tower	Evapco NC8411RLN	
Courthouse	Cooling Tower	Evapco NC8411RLN	
Courthouse	PVI Ind. Domestic Hot Water	PVI Ind. 500 N 400A-TP	0511132205
Courthouse	PVI Ind. Domestic Hot Water	PVI Ind. 500 N 400A-TP	0511132206
Courthouse	Refrigeration Monitor	HaloGuard 171-113 + ALS (4)	4986-4986
Detention Center	Boiler B-1	4-5-1276 (4-5-1276L-GR)	12023
Detention Center	Boiler B-1 Burner	LCN021/36	01025
Detention Center	Boiler B-2	4-5-1276 (4-5-1276L-GP)	12024
Detention Center	Boiler B-2 Burner	LCN021/36	01026
Detention Center	B-1 Reheat system	Riello AR 2000	PR44S0 01768
Detention Center	B-2 Reheat System	Riello AR 2000	PR44S0 01769
Detention Center	Boiler Domestic Hot Water	Aerco INN1060N	
Detention Center	Boiler Domestic Hot Water	Aerco AM 1000B0 HVX	15320018
Detention Center	Chiller #2	Trane CVHE400	L13A00119
Detention Center	Chiller #1	Trane CVHE400	L21H02245
Detention Center	Cooling Tower	BAC 3272C-2	UT34841801-01-01
Detention Center	Cooling Tower	BAC 3272C-2	ONLY ONE EQ TAG
Detention Center	Refrigeration Monitor	Sherlock	202 20x2
Health & Human Services	Boiler	ATH KN-20	KN-H-NET-M09N-3579
Health & Human Services	Boiler	ATH KN-20	KN-H-NET-M09N-3574
Health & Human Services	Boiler	ATH KN-20	KN-H-NET-M09N-3569
Health & Human Services	Boiler	ATH KN-20	KN-H-NET-M09N-3597
Health & Human Services	Chiller	York YKDRRQ4-CMGS	SVNM-454960
Health & Human Services	Chiller	York YKDRRQ4-CMGS	SVNM-455100
Health & Human Services	Cooling Tower #1	N/A	10007413-A1-
Health & Human Services	Cooling Tower #2	N/A	NC8304FCG-09
Health & Human Services	Cooling Tower #2	N/A	10007413-A2-
Health & Human Services	Cooling Tower #2	N/A	NC8304FCG-09
Health & Human Services	Refrigeration Monitor	Chillgard	E-10-3432148-10
Main Library	Boiler B-1 Reheat System	Lochinvar FBN1751	1835 111641321
Main Library	Boiler B-2 Reheat System	Lochinvar FBN1751	1833 111498444
Main Library	Chiller	Daikin WMC048DDNSA	STNU180600075
Main Library	Cooling Tower	Evapco UT 19-4J14	18-835994
Main Library	Refrigeration Monitor	Sherlock	19B60-0035-A0
Main Library	Refrigeration Monitor	Sherlock	204 ANALOG
Main Library	Refrigeration Monitor	Sherlock	00299H001F656

- Youth Home 2432 Broad Street, Durham NC
- East Regional Library 211 Lick Creek Road, Durham NC
- North Regional Library 221 Milton Road, Durham NC
- South Regional Library 4505 South Alston Ave, Durham NC
- Southwest Regional Library 3605 Shannon Road, Durham NC

Schedules for Service:

Comprehensive services will be performed during the off season, to prepare the equipment for peak seasonal performance. Comprehensive Boiler service, Refrigerant Monitoring, and combustion testing will be performed during the time frames of August and September. Comprehensive Chiller and Cooling Tower will be performed during the time of April and May.

ATTACHMENTS

- **Experience with Chillers, Cooling Towers, Condensing and Non-Condensing Boilers/Water Heaters, and Geothermal systems**

- In 1885, Warren Johnson inspired the future, launching an industry focused on energy efficiency and a company poised to explore new ideas and enter new fields. This foundation has ignited the customer-focused innovation of thousands of employees for more than 125 years.
- The Johnson Controls Raleigh, NC branch that will be servicing Johnston Community College is staffed with over 63 factory-trained and certified technicians that regularly work in mission-critical or occupied spaces such as dormitories, labs, lecture halls, etc. to execute service and repair with minimal disruption to operations or occupants. The Johnson Controls Raleigh, NC branch is staffed to deliver services for HVAC, controls, fire, security, and more for Johnston Community College. Below is a summary of professional qualifications and description of experience for principal team members who will be working on the Johnston Community College service contract.
- Utility Plant Solutions Operating and Maintenance Engineers offer solutions to short and long term problems that frequent the Utility Industry. We specialize in Steam and Chill Water Utility generation and distribution. Our team's experience consists of the Design, Construction, Commissioning, Operation, and Maintenance of large Utility Plants and Distribution Systems.

• Qualifications and Certifications for Personnel

- Education: Technical diploma or associate degree, or apprenticeship.
- Licenses: Electrician or technician licenses as required by local law.
- Certifications: EPA 608 (refrigerant handling), OSHA 10/30, lockout/tagout, NATE/RSES HVAC certifications, manufacturer product certifications, BCxP/CxA credentials for commissioning.
- Safety and quality: OSHA-based safety training, ISO 45001 awareness, fall protection, confined space training and quality control basics.
- We have a team of 17 technicians. Our three team leads bring a combined total of over 110 years of experience. In addition, we have nine technicians with 5–15 years of experience. The remaining team members have three years or less of experience and are currently progressing through our Chiller Technician Program.
- We also work closely with WTCC through their apprenticeship program each year, helping to train and develop the next generation of skilled technicians.

- **Cost Proposal and Cost Control Measures**

Please see 2 added case studies*

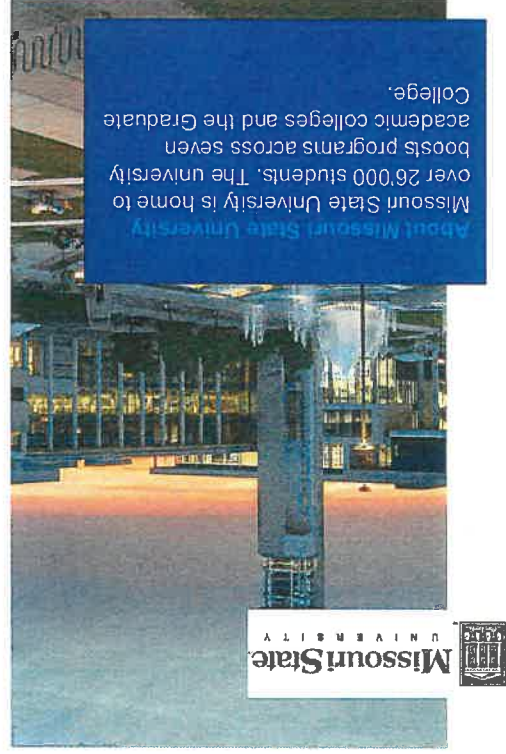
1. Cost Proposal
 - Objective and scope: Which procurements/contracts require formal cost proposals (bids, RFQs, negotiated contracts), and which costs are included (labor, materials, subcontractors, overhead, escalation, taxes, currency risk).
 - Submission requirements: Detailed cost breakdown by cost category, basis of estimate, assumptions, rate cards, and any required certifications (compliance, ethics, anti-corruption).
 - Pricing rules and templates: Standardized cost templates, approved overhead and profit rates, allowed cost elements, caps/ceilings, and currency/foreign-exchange handling.
 - Compliance: Alignment with applicable laws and regulations (e.g., anti-corruption/FCPA, import/export controls, sanctions) and internal ethics policies.
 - Evaluation criteria: How price is weighed relative to technical merit and risk (best value/total cost of ownership), with documented scoring rubrics and decision authority.
 - Price realism and audits: Reasonableness review, potential price-to-win checks, and post-award price verification if needed.
 - Change management: Process for scope changes, change orders, re-bids, and dispute resolution.
 - Documentation and records: Version control, audit trails, retention periods, and accessibility for audits.

2. Cost Control measures

- Budgeting and baselining: Project/program budget, established baseline, reserves, and contingency plans.
- Forecasting and tracking: Regular cost forecasting, period-end closes, and variance analysis (cost variances, schedule variances).
- Change control: Formal change-request process with impact assessment and approvals (scope, schedule, cost).
- Earned value management (where appropriate): Tracking cost performance (CPI), schedule performance (SPI), and estimate at completion, for projects with EVMS maturity.
- Invoicing and payments: Verification against budget/poise, three-way match (PO, receipt, invoice), approval workflows, and controls to prevent duplicate or erroneous payments.
- Procurement governance: Vendor selection, contract conformance, subcontracts oversight, and segregation of duties.
- Cost reduction and optimization: Value engineering, process improvements, supplier negotiations, and efficiency initiatives.
- Risk management: Financial risk registers, mitigation plans, reserves, and regular risk reviews.
- Governance and compliance: Internal controls (SOX/ICFR where applicable), audit rights, corrective actions, and ethics/compliance overlays.
- Reporting and metrics: KPI dashboards (CPI, cost variance, VAC, cycle time for Procurement platforms for bids, supplier management, and contract administration
- Project controls tools for labor costing, material tracking, and change control.
- Document management and audit trail systems for proposals, contracts, and approvals.

Missouri State University, Springfield, MO, USA

Delivering optimal environmental conditions on campus



Challenge

- Until 2005, each of the 30+ buildings on the University's 160-acre campus was air conditioned via individual water chillers or packaged air-conditioning systems.
- Many of the buildings were heated using steam from a central boiler plant, distributed via a network of subterranean pipe tunnels, but the air-conditioning systems were a building-by-building mix of direct expansion packages, centrifugal chillers, steam-driven absorption chillers, and air-cooled chillers.

Solution

- The University reached out to Johnson Controls to provide the best approach for the overall life cycle cost of their facility infrastructure.
- Johnson Controls delivered a campus wide district chilled water system that leverages both new and existing equipment.
- We guaranteed the first cost and on-going utility costs associated with the project.

Results

- Through a performance contract (the second performed with the University), the new campus chilled water network connected 17 campus buildings and is expandable for many others.
- The \$11 million project paid for itself in 11 years through cost avoidance.



Energy Targets Maintaining New Steam Plant

University of North Dakota, Grand Ford, ND, USA

Johnson Controls' scope at the UND project includes delivery of financial guarantees for O&M, lifecycle and energy performance over the duration of the concession term. In addition to the building equipment and guarantees provided to the project, Johnson Controls also provides the full scope of Hard/Soft O&M Services. In addition to addressing the needs of the new steam plant, Johnson Controls also provides lifecycle efficiency and improvement work across the campus by providing new LED lighting, new controls, chillers and other significant heating, ventilation and air conditioning system improvements. The results will provide a much more comfortable learning environment for students, staff and faculty.

Increased revenue impact
 590M facility built at no cost to taxpayers. Along with energy savings retrofits across campus, program will save UND more than \$1M per year.

Increased productivity
 Highly-efficient natural gas steam plant replaces 100yo coal-fired plant

Improved efficiency
 Reducing emissions by 36,000 metric tons of CO2e each year, equal to 74 square miles of forest



- 1 Goal Setting & Advisory Services
- 2 Efficient Infrastructure
- 3 Sustainable Operations
- 4 Certify & Recognize Impact

- **Documenting, Reporting, Billing systems**

Our documenting, reporting, and billing are all managed in an integrated, cloud-based service management platform. Technicians record labor, parts, notes, and customer approvals in electronic work orders, which are time-stamped and linked to specific assets and sites, creating a complete service and maintenance history. The platform's reporting tools provide on-demand and scheduled reports for key metrics such as response times, PM completion, technician productivity, and asset/service history, which can be shared internally or with customers. Billing is generated directly from approved work orders, supporting time-and-material, fixed-price, and preventive maintenance contracts, with itemized invoices that are fully traceable back to the underlying work orders and seamlessly exported to our accounting system.

References from Similar Government or Institutional Clients

- **Wake County Public Schools**
- **Wake County Corrections**
- **Social Security Administration**
- **Purdue Pharma**
- **GSK Pharma**
- **Raleigh DOA**

*References will be provided upon request

Johnson Controls Pricing Sheet

Service Rate Table

<u>Service Type</u>	<u>Regular Rate</u>	<u>OT Rate</u>	<u>DT Rate</u>
Chiller Heavy	\$210.00	\$315.00	\$420.00
Chiller Light	\$168.00	\$252.00	\$336.00
Mechanical Heavy	\$169.00	\$253.50	\$338.00
Mechanical Light	\$135.00	\$202.50	\$270.00

Additional Charges:

Parts: 30% Markup

DEU: \$45.00

Mileage Charge (per day): \$78.00

Rigging: TBD (quoted per job)

Notes:

- Regular hours are Monday–Friday during standard business hours.
- Time-and-a-half applies to Saturdays and after-hours work.
- Double-time applies to Sundays and company-observed holidays.
- Rigging jobs are quoted on a case-by-case basis.

On Call: 866-227-2750

If awarded contract Durham County will receive 10% off the hourly rates



PROPOSAL FORM
Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

In accordance with the attached instructions, terms, conditions, and Scope of Work we submit the following proposal to the County of Durham.

Cooling Equipment ONLY
(Chillers, Cooling Towers, Geothermal)

Itemized List by Building:	Itemized Price
Administration I:	\$10,152.73
Administration II:	\$12,417.41
Durham County Court House:	\$20,289.01
Durham County Detention Center:	\$17,797.82
Durham County Health and Human Services:	\$16,382.83
Durham County Main Library:	\$9,933.81
East Regional Library:	\$2,196.37
North Regional Library:	\$2,179.00
South Regional Library:	\$1,961.68
Southwest Regional Library:	\$2,846.48
Durham County Youth Home:	\$3,304.32

TOTAL PROPOSED COST for Cooling

\$ 99,462.19

\$ 99,462.19

(Provide the Total Proposed Cost in writing, as indicated on the line above)

The above Total Proposed Cost should be based on being awarded the entire project.

I certify that the contents of this proposal are known to no one outside the firm, and to the best of my knowledge all requirements have been complied with.

Date: 5/11/2026 Authorized Signature: Wendi Scott
Name

HVAC Service
Title

Johnson Controls
Firm Name



PROPOSAL FORM
Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

In accordance with the attached instructions, terms, conditions, and Scope of Work we submit the following proposal to the County of Durham.

Heating Equipment ONLY

(Condensing and Non-Condensing Boilers/Water Heaters)

Itemized List by Building:	Itemized Price
Administration I:	\$4,771.79
Administration II:	\$6,446.15
Durham County Court House:	\$16,507.69
Durham County Detention Center:	\$17,030.77
Durham County Health and Human Services:	\$8,247.44
Durham County Main Library:	\$5,128.21
East Regional Library:	\$4,057.69
North Regional Library:	\$4,220.00
South Regional Library:	\$2,450.00
Southwest Regional Library:	\$2,533.33
Durham County Youth Home:	\$4,589.74

TOTAL PROPOSED COST for Heating

\$ 75,982.81

\$ 75,982.81

(Provide the Total Proposed Cost in writing, as indicated on the line above)

The above Total Proposed Cost should be based on being awarded the entire project

I certify that the contents of this proposal are known to no one outside the firm, and to the best of my knowledge all requirements have been complied with.

Date: 5/11/2020 Authorized Signature: Wendi Scott

Name

HVAC Service

Title

Johnson Controls

Firm Name



PROPOSAL FORM
Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

In accordance with the attached instructions, terms, conditions, and Scope of Work we submit the following proposal to the County of Durham.

Cooling & Heating Equipment (Full Services)

(Entire project combined)

Itemized List by Building:	Itemized Price
Administration I:	\$14,924.52
Administration II:	\$18,863.56
Durham County Court House:	\$36,796.70
Durham County Detention Center:	\$34,828.59
Durham County Health and Human Services:	\$24,630.27
Durham County Main Library:	\$15,062.02
East Regional Library:	\$6,254.06
North Regional Library:	\$6,399.73
South Regional Library:	\$4,411.68
Southwest Regional Library:	\$5,379.81
Durham County Youth Home:	\$7,894.06

TOTAL PROPOSED COST for Full Services

\$ 175,445.00

\$ 175,445.00

(Provide the Total Proposed Cost in writing, as indicated on the line above)

The above Total Proposed Cost should be based on being awarded the entire project

I certify that the contents of this proposal are known to no one outside the firm, and to the best of my knowledge all requirements have been complied with.

Date: 5/11/2026 Authorized Signature: Wendi Scott
 Name: HVAC Service
 Title: Johnston Controls
 Firm Name

Attachment B

NO PROPOSAL REPLY FORM

TO: Durham County
Purchasing Division
201 East Main Street, 7th Floor
Durham, NC 27701

PROPOSAL #: 26-033

PROPOSAL TITLE: Yearly HVAC Maintenance at Various
Durham County Facilities

To assist us in obtaining good competition on our Request for Proposals, we ask that each firm that has received an invitation, but does not wish to submit a proposal, state their reason(s) below and return to this office. This information will not preclude receipt of future invitations unless you request removal from the Bidders' List by so indicating below, or do not return this form or bona fide proposal.

Unfortunately, we must offer a "No Proposal" at this time because:

- _____ 1. We do not wish to participate in the proposal process.
- _____ 2. We do not wish to submit a proposal under the terms and conditions of the Request for Proposal document. Our objections are:

_____ 3. We do not feel we can be competitive.

_____ 4. We cannot submit a Proposal because of the marketing or franchising policies of the manufacturing company.

_____ 5. We do not wish to sell to the Durham County. Our objections are:

_____ 6. We do not sell the items/services on which Proposals are requested.

_____ 7. Other: _____

FIRM NAME _____ DATE _____

SIGNATURE _____ PHONE _____

_____ We wish to remain on the Bidders' List.

_____ We wish to be deleted from the Bidders' List.

Attachment C

ADDENDUM ACKNOWLEDGEMENT
Yearly HVAC Maintenance at Various Durham County Facilities

RFP No. 26-033

Receipt of the following Addendum is acknowledged:

Addendum no. 1 Date 4/27/2020
Addendum no. _____ Date _____
Addendum no. _____ Date _____
Addendum no. _____ Date _____
Addendum no. _____ Date _____

Signature: Wade Scott Date: 5/5/2020
Johnson Controls
Name of Firm

AFFIDAVIT OF COMPLIANCE

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

AFFIDAVIT OF COMPLIANCE
with N.C. E-Verify Statutes

I, Wendi Suott (hereinafter the "Affiant"), being duly authorized by and on behalf of Johnson Controls (hereinafter "Contractor") after first being duly sworn hereby swears or affirms as follows:

- Contractor understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with Article 2 of Chapter 64 of the North Carolina General Statutes; and
- Contractor understands that an "Employer", as defined in NCGS§64-25(4), is required by law to use E-Verify to verify the work authorization of its employees through E-Verify in accordance with NCGS§64-26(a). The term "Employer" does not include State agencies, counties, municipalities, or other governmental bodies.
- Contractor is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in the state of North Carolina. (mark Yes or No)
 - YES _____
 - NO _____
- Contractor will ensure compliance with E-Verify to the extent applicable and will ensure compliance by any subcontractors subsequently hired by Contractor to perform work under Contractor's contract with Durham County.

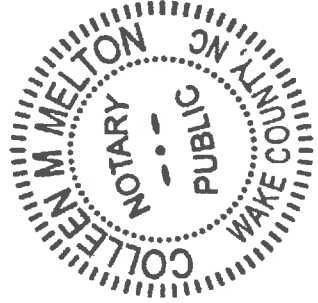
This 6 day of May, 2026
Wendi Suott
Signature of Affiant

Print or Type Name: Wendi Suott

State of North Carolina
County of Wake

Signed and sworn to (or affirmed) before me, this the 6
day of May, 2026

My Commission Expires:
11/22/30 Colleen M Melton
Notary Public



(Affix Official/Notarial Seal)

Attachment D Required to be submitted with the bid

NON-COLLUSION AFFIDAVIT

State of North Carolina
County of Durham

Colleen M Melton, being first duly sworn, deposes and says that:
1. He/She is the Wendi Scott of Johnson Controls, the Proposer that has submitted the attached proposal;

2. He/She is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;

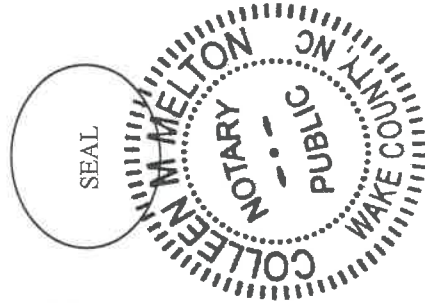
3. Such Proposal is genuine and is not a **collusive** or **sham** Proposal;

4. Neither the said Proposer nor any of its officers, partners, owners agents, representatives, employees or parties of interest, including this affidavit, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Proposer, firm or person to submit a **collusive** or **sham** Proposal in connection with the contract for which the attached Proposal has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to fix any overhead, profit or cost element of the Proposal price of any other Proposer or to secure through collusion, conspiracy, connivance or unlawful agreement any advantage against the County of Durham or any person interested in the proposed contract; and

5. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affidavit.

Wendi Scott
Signature of Proposer
5/6/2026
Date

State of North Carolina, County of Wake
Subscribed and sworn to before me this 6 day of May 2026
Notary Public: Colleen M Melton
My commission expires 1/22/30



VENDOR APPLICATION & W-9

[Vendor Application and W9 Form | Durham County](#)

(To open click Ctrl + the link)



VENDOR APPLICATION

IT IS CRITICAL TO THE COUNTY THAT YOU COMPLETE ALL DATA - PLEASE PRINT OR TYPE
(A W-9 FORM IS REQUIRED AND MUST BE SUBMITTED WITH THIS FORM)

1. Vendor Name: Johnson Controls Building Solutions LLC

Do you require a 1099? Yes No

2. Mailing address for payments:
540 Civic Blvd #105
Raleigh, NC 27610

3. Mailing address for purchase orders, proposals and bids:

4. Contact Person: Colleen Metten Phone #: 919.490.1086
Email: Colleen.metten@jcl.com Fax #:

5. In what City and State is your firm licensed? NC
If licensed in NC, indicate County (for tax purposes) Wake

Individual Partnership Corporation Governmental Agency Other

6. Is your firm a large business? Yes No 7. Is your firm a small business? Yes No

8. Is your firm incorporated? Yes No LLC

9. Is your firm a not-for-profit concern? Yes No

10. Is your firm a handicapped business concern? Yes No

11. Give a brief description of goods or services your firm provides:
Manufacture and insublation of building control
Systems.

Signature: Wendi Swett Title: Service Development Rep
Print name: Wendi Swett Date: 5/16/2024

If you have any questions concerning this form, email Durham County Purchasing Division at purchasinggroup@dcconc.gov

NOTICE TO THE BIDDERS/PROPOSERS

Please return this Vendor Application and W-9 along with your Bid Proposal packet.

PURCHASING TO COMPLETE (when received from the department)

Listed as Debarred or Suspended Vendors?

<https://www.sam.gov> Yes No <https://www.doa.nc.gov/divisions/purchase-contract/debarred-vendors> Yes No

Verified by: _____ Date: _____



Johnson Controls Building Solutions LLC
Shared Service Center
5757 N Green Bay Ave
Milwaukee, WI 53209

Fact Sheet for Johnson Controls Building Solutions LLC.

TYPE OF BUSINESS: Manufacture and installation of building control systems.

YEARS IN BUSINESS: Since 1885

OFFICERS: Joakim Weidemanis --- CEO & Chairman
Marc Vandiepenbeeck --- EVP and Chief Financial Officer Elect

BANK REFERENCE: Bank of America
Credit and Confirmation Group
Contact: Karina Moreno
Telephone: 262-336-1559

TRADE REFERENCES: Anixter Inc.
2301 Patriot Blvd.
Glenview, IL 60026
United States of America
Contact: credref.anixter.com
JCI Account: 513462

United Refrigeration, Inc
11401 Roosevelt Blvd
Philadelphia, PA 19154

Contact: Michael Hudacko
Telephone: 908-927-1188
Mobile: 908-451-9208

Kele Incorporated
3300 Brother Blvd, Memphis, TN 38133
Contact: John Paul Ferguson
Phone: 901-356-0892

Email: john.ferguson@kele.com

REGARDED PARENT: TYCO TECHNOLOGY GMBH

FEDERAL IDENTIFICATION #: 98-1647226

DUNS #: 137098631

ADDITIONAL INFORMATION: Johnson Controls International plc ("Johnson Controls") is a publicly traded stock company headquartered in Ireland. Johnson Controls conducts its enterprise procurement operations through its wholly owned subsidiary Johnson Controls, Inc. ("JCI") and files consolidated financial statements for its operations. Therefore, separate financial statements are not available for its subsidiaries. Financial statements are available on: <http://investors.johnsoncontrols.com/financial-information/johnson-sec-filings>

Form **W-8ECI**

(Rev. October 2021)

Certificate of Foreign Person's Claim That Income Is Effectively Connected With the Conduct of a Trade or Business in the United States

OMB No. 1545-1621

Department of the Treasury
Internal Revenue Service

- ▶ Section references are to the Internal Revenue Code.
- ▶ Go to www.irs.gov/FormW8ECI for instructions and the latest information.
- ▶ Give this form to the withholding agent or payer. Do not send to the IRS.

Note: Persons submitting this form must file an annual U.S. income tax return to report income claimed to be effectively connected with a U.S. trade or business. See instructions.

Do not use this form for:

- A beneficial owner solely claiming foreign status or treaty benefits W-8BEN or W-8BEN-E
 - A foreign government, international organization, foreign central bank of issue, foreign tax-exempt organization, foreign private foundation, or government of a U.S. possession claiming the applicability of section(s) 115(2), 501(c), 892, 895, or 1443(b) W-8EXP
- Note: These entities should use Form W-8ECI if they received effectively connected income and are not eligible to claim an exemption for chapter 3 or 4 purposes on Form W-8EXP.
- A foreign partnership or a foreign trust (unless claiming an exemption from U.S. withholding on income effectively connected with the conduct of a trade or business in the United States) W-8BEN-E or W-8IMY
 - A person acting as an intermediary W-8BEN-E or W-8IMY
 - See instructions for additional exceptions. W-8IMY

Instead, use Form:

Part I Identification of Beneficial Owner (see instructions)

1 Name of individual or organization that is the beneficial owner Tyc0 Technology GmbH	2 Country of incorporation or organization Switzerland
--	--

3 Name of disregarded entity receiving the payments (if applicable)

Johnson Controls Building Solutions LLC (disregarded entity with EIN 83-2862704)

4 Type of entity (check the appropriate box):

- Partnership Simple trust Complex trust Tax-exempt organization
- Foreign Government - Controlled Entity Grantor trust Central bank of issue
- Foreign Government - Integral Part International organization Corporation
- Private foundation Individual Estate

5 Permanent residence address (street, apt. or suite no., or rural route). Do not use a P.O. box or in-care-of address.

Victor-von-Brunns Strasse 21

City or town, state or province. Include postal code where appropriate.

Neuhausen am Rheinfall, Schaffhausen (de) 8120

Country
Switzerland

6 Business address in the United States (street, apt. or suite no., or rural route). Do not use a P.O. box or in-care-of address.

5757 N Green Bay Ave Attn: Tax Dept X-81

City or town, state, and ZIP code

Glendale, WI 53209

7 U.S. taxpayer identification number (required—see instructions) SSN or ITIN EIN **98-1647226**

8a Foreign tax identifying number (FTIN) **8b** Check if FTIN not legally required

9 Reference number(s) (see instructions) **10** Date of birth (MM-DD-YYYY)

11 Specify each item of income that is, or is expected to be, received from the payer that is effectively connected with the conduct of a trade or business in the United States (attach statement if necessary). **Income from sources within the United States that is attributable to a US permanent establishment under Article 7 of the United States - Switzerland Tax Treaty, including income from goods and services.**

12 Check here to certify that: you are a dealer in securities (as defined in section 475(c)(1)); you are a transferor of an interest in a publicly traded partnership (PTP) claiming an exception from withholding under Regulations section 1.1446(f)-4(b)(6); and any gain from the transfer of the PTP interest associated with this form is effectively connected with the conduct of a trade or business within the United States without regard to section 864(c)(8).

Part III Certification

Under penalties of perjury, I declare that I have examined the information on this form and to the best of my knowledge and belief it is true, correct, and complete. I further certify under penalties of perjury that:

- I am the beneficial owner (or I am authorized to sign for the beneficial owner) of all the payments to which this form relates,
- The amounts for which this certification is provided are effectively connected with the conduct of a trade or business in the United States,
- The income for which this form was provided is includible in my gross income (or the beneficial owner's gross income) for the taxable year, and
- The beneficial owner is not a U.S. person.

Sign Here

Furthermore, I authorize this form to be provided to any withholding agent that has control, receipt, or custody of the payments of which I am the beneficial owner or any withholding agent that can disburse or make payments of the amounts of which I am the beneficial owner.

I agree that I will submit a new form within 30 days if any certification made on this form becomes incorrect.

I certify that I have the capacity to sign for the person identified on line 1 of this form.

Daniel C. McConeghy

4/7/2025

Signature of beneficial owner (or individual authorized to sign for the beneficial owner)

Print name

Date (MM-DD-YYYY)

January 2026

Clarification of Johnson Controls Building Solutions, LLC's Form W-8ECI

Dear Customer:

We provide this letter to inform you about an important change regarding the tax forms to be provided in connection with the payments you make for goods and services. You previously received a Form W-9 by Johnson Controls, Inc.. However, pursuant to a broader business initiative, we are centralizing contracts and accounts to a new business entity called Johnson Controls Building Solutions, LLC (the Company).

The Company is a Delaware limited liability company that earns income subject to U.S. tax. Like the current Johnson Controls, Inc. structure, you can make payments to Johnson Controls Building Solutions, LLC for products and services. You do not have to withhold tax.

For U.S. tax purposes, the Company is a single member LLC owned by a Swiss company in the Johnson Controls family (Tyco Technology GmbH). Therefore, the Company must now provide to you a Form W-8ECI instead of a Form W-9 to support the above noted withholding tax result.

Understanding Form W-8ECI:

The Form W-8ECI certifies that the income earned by the Company is taxed in the United States. This form ensures that you are not required to withhold tax on payments made to us, like the previous arrangement under Form W-9. The language below is taken directly from the Form W-8ECI instructions.

Who Must Provide Form W-8ECI

You must give Form W-8ECI to the withholding agent or payer if you are a foreign person and you are the beneficial owner of U.S. source income that is (or is deemed to be) effectively connected with the conduct of a trade or business within the United States or are an entity (including a foreign partnership or foreign trust) engaged in a U.S. trade or business submitting this form on behalf of your owners, partners, or beneficiaries.

Provide Form W-8ECI to the withholding agent or payer before income is paid, credited, or allocated to you.

Source: <https://www.irs.gov/pub/irs-pdf/fw8eci.pdf>

Implications for your reporting:

1. As you make payments to Johnson Controls Building Solutions, LLC, and if a 1042-S is required, then please ensure the 1042-S is issued to Tyco Technology GmbH.
2. Payments made to the Company are not subject to either IRS backup withholding or non-resident alien (NRA) withholding. This means you are not required to withhold any portion of the payment for tax purposes.

Additional Guidance:

You may have noticed that the Form W-8ECI lists the name of Tyco Technology GmbH on line 1 and its corresponding EIN (98-1647226). Johnson Controls Building Solutions, LLC is listed on line 2 of the Form (as directed by the IRS). For cross-reference purposes within your AP systems, we have also listed the Company's EIN (83-2862704) on line 2 of the Form W-8ECI.

Please note that the address listed on the Form W-8ECI line 6 represents the formal location of the Company's operational address and office.

If you have further questions, please consult your corporate tax team to ensure compliance with these requirements.

The power behind your mission

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "JOHNSON CONTROLS DIGITAL SOLUTIONS, LLC", CHANGING ITS NAME FROM "JOHNSON CONTROLS DIGITAL SOLUTIONS, LLC" TO "JOHNSON CONTROLS BUILDING SOLUTIONS, LLC", FILED IN THIS OFFICE ON THE EIGHTEENTH DAY OF DECEMBER, A.D. 2024, AT 10:33 O`CLOCK A.M.




Jeffrey W. Bullock, Secretary of State

7181584 8100
SR# 20244531424

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 205171814
Date: 12-18-24

STATE OF DELAWARE
CERTIFICATE OF AMENDMENT
OF CERTIFICATE OF FORMATION

The undersigned authorized person, desiring to amend the limited liability company formation pursuant to Section 18-202 of the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

1. The name of the limited liability company is _____
Johnson Controls Digital Solutions, LLC

2. The Certificate of Formation of the limited liability company is hereby amended as follows:

The name of the limited liability company is: Johnson Controls Building Solutions, LLC

By:  _____
Authorized Person

Name: Richard J. Dancy, Vice President

Print or Type



Department of the Treasury
Internal Revenue Service
7940 Kentucky dr
Florence, KY, 41042

In reply refer to: 0236294038
2/11/2025 LTR 147C

JOHNSON CONTROLS BUILDING SOLUTIONS LLC
% JOHNSON CONTROLS INC SOLE MBR
5757 N GREEN BAY AVE NUM X81
MILWAUKEE, WI 53209-4408-573

Employer Identification Number: 83-2862704

Dear Taxpayer:

Thank you for your inquiry of 2/11/2025.

Your Employer Identification Number (EIN) is 83-2862704.

Please keep this letter in your permanent records. Enter your name and your EIN on all business federal tax forms and on related correspondence.

If you have any questions regarding this letter, you can call 800-829-0115. If you prefer, you may write to us at the address shown at the top of the first page of this letter. When you write, please include a telephone number where you may be reached and the best time to call.

Sincerely,
Ms. Leonard
1003275692
Large Corp Tax Examiner