

EXHIBIT "A"**SPECIFICATIONS****TOTAL SYSTEM MAINTENANCE
SUMMIT COUNTY COURTHOUSE – MAIN BUILDING
SUMMIT COUNTY COURTHOUSE – ANNEX BUILDING
SUMMIT COUNTY COURTHOUSE – NORTH ANNEX BUILDING**

The Contractor is required to read carefully the specifications for all parts of the work so as to become familiar with the work covered by the contract. The Contractor shall visit the site and familiarize himself with the existing conditions before submitting his bid. No additional compensation will be awarded due to unfamiliarity. It shall be assumed that the Contractor has full knowledge of existing conditions and accepts those conditions as is.

GENERAL SPECIFICATIONS**1. GENERAL**

It is understood and agreed that the following conditions shall be part of the specifications of this contract. These general specifications shall be binding upon this Contractor.

2. DEFINITIONS

Where the word "bidder" is used in the specifications, it shall be understood to mean and contractor submitting a bid to perform the work and supply the materials as defined in these specifications. Where the words "contractor or service company" is used in these specifications, it is understood to mean the successful bidder to whom the service contract is awarded. Where the word "owner" is used in these specifications, it shall be understood to mean the County of Summit and the duly authorized representatives thereof.

3. SCOPE OF WORK

This specification covers five (5) years service to the specified HVAC and associated systems and components thereof at the Summit County Courthouse and Annex buildings, 209 South High Street, Akron, Ohio.

4. PROPOSAL REQUIREMENTS

Before submitting a proposal, each bidder must make a careful study of the site and specifications and fully assure himself as to the extent of the work, the type and quality of the materials, and the type and quality of the workmanship required. The bidder must carefully consider and visit the places where the work

is to be performed, the materials delivered; and should his proposal be accepted, he will be held responsible for any misunderstandings or error whether or not it is the result of his unfamiliarity with the work. The proposal for this work must cover all contingencies – including all labor, materials, scaffolding, replacement parts, equipment, rigging, tools, transportation, etc., necessary for the complete service on everything described, shown, or reasonably implied herein. These specifications included all labor, materials, equipment, replacement parts, etc., necessary to keep all systems in good operating condition satisfactory to the Owner. All items of labor, material or equipment not specifically required by the specifications but incidental to or necessary for the proper operation of the HVAC systems or reasonably implied in connections therewith shall be furnished as if specifically required by the specifications. The right is reserved to furnish any detail drawings which, in the judgment of the Owner, may be necessary.

5. DISCREPANCIES

In the case of any discrepancies, the subject shall be referred to the Owner for decisions and the Owner's decision shall be binding and without such decision, adjustments shall not be made by the Contractor save at his own risk.

6. SUMMIT COUNTY REPRESENTATIVES

The Summit County representatives shall be the following and shall be called in order of precedence as noted below sequentially:

1. Jim Ridella (330) 643-2809
2. John Conley (330) 643-2810
3. Jon Holland (330) 926-2492

7. BIDDER QUALIFICATIONS

The following requirements shall be considered as the minimum standards for a Service Company to be considered as qualified to provide services under this contract and shall be a prerequisite to any award:

- A. A period of ten (10) years' experience in the performance of HVAC maintenance as specified shall be considered minimum. Bidder must submit evidence of years of experience with their bid.
- B. The Service Company shall maintain a field office and/or warehouse that are within fifty (50) miles of the facility to be serviced under this specification. Bidder must submit address of said facility with their bid.
- C. A minimum of two (2) local HVAC mechanics and two (2) local electronic technicians employed by the Service Company shall be residents in an area within a maximum of a fifty (50) mile radius of

the facility to be serviced. Bidder must submit the names and cities of residence of these individuals with their bid.

- D. Services that are to be provided shall be performed by qualified and trained service personnel that are directly employed by the Service Company. Subcontracting portions of the system or services requested in this specification shall not be allowed without prior consent.
- E. The Service Company shall submit with their bid evidence of at least five (5) documented full-service maintenance contracts similar to that of this specification with documented continuous full service for at least five (5) years. This evidence shall include name, address, phone number, length of contract and type of equipment covered.
- F. The Service Company shall submit with their bid evidence of at least four (4) customers with whom they have completed a full responsibility contract similar to that of this specification for at least one (1) year in excess of \$20,000. This evidence must include at least name, address, phone number and type of equipment maintained.
- G. The Service Company shall submit with their bid evidence that indicates the use of a uniform and detailed method by which preventative maintenance tasks are defined, scheduled, recorded, updated and processed. The Service Company's preventative maintenance program shall be computer-generated based on manufacturer's recommended maintenance procedures and shall include provisions to build a historical data bank of all equipment being maintained. Simple hand-scheduled programs are not acceptable.
- H. The Service Company's service mechanics must use and submit to the Owner upon completion of each service call copies of the computer-generated sheets defining the tasks performed on each piece of equipment. The Service Company must submit with their bid sample of these tasking sheets.
- I. A copy of the preventative maintenance work order form, which the Service Company plans to use, shall be submitted with their bid package and must be approved by the Owner.
- J. The Service Company shall submit with their bid, resumes of all personnel to be associated with this contract. Minimum resumes required are:

1. HVAC Mechanic – (2)
2. Service Manager – (1)
3. Electronic Technician – (2)

K. The Service Company shall submit with their bid, evidence satisfactory to the owner of its ability to troubleshoot, maintain, modify as required and secure replacement parts for the Johnson Controls Metasys Energy Management System and the existing Johnson Controls Management System.

L. There will be a mandatory bidders meeting on _____, at the Summit County Courthouse, 209 South High Street, Akron, Ohio. The meeting will begin promptly at 9:00 a.m. in the Courthouse Atrium area, which is located at the main entrance to the Courthouse and will include a tour of the facility. All bidders are required to attend.

8. PARTS REPLACEMENT

- A. All parts, components or devices for the HVAC and DHW system that are worn or are not in proper operational condition shall be repaired and/or replaced with new parts, components or devices of the same manufacturer.
- B. When equipment or parts are replaced in their entirety and a newer design of this device is available and is functionally equivalent and compatible, the device of the newer design shall be used as a replacement.
- C. All repair and replacement parts, components and devices for the mechanical system and equipment as listed shall be supplied by the Service Company and shall be included in the cost of the service program.
- D. All miscellaneous parts and supplies necessary to maintain the mechanical system and equipment shall be supplied by the Service Company and shall be included in the cost of the service program: belts, valve packing, lubricants, tools, paints, refrigerant, test instruments, meters, etc.
- E. The Service Company shall not be made responsible for repairs or replacements necessitated by reason of negligence or misuse of the equipment by other than the Service Company or by reason of any other cause beyond the control of the Service Company except ordinary wear and tear.

9. SCOPE

The Contractor shall be responsible for maintaining original design performance (O.D.P.) conditions for all equipment and systems covered under this specification.

The Contractor accepts all equipment and systems as is upon submitting this maintenance proposal. Design, installation labor and materials required to keep systems at O.D.P. are the responsibility of the Contractor and shall be affected at no additional charge to the Owner. All HVAC equipment, appurtenant devices and systems that are related to the HVAC systems are the equipment to be maintained. The equipment not to be maintained under this contract are such items as foundations, structural supports, domestic water lines, gas lines, unit cabinets, piping, electrical services (power), etc. Contract for HVAC maintenance will be awarded to include:

HVAC Preventative Maintenance

HVAC Emergency Maintenance

HVAC Equipment Repair

HVAC Equipment Testing & Calibration

HVAC Water Treatment Service

HVAC Filter Service

DHW Controls and Equipment

Facility Management System Preventative Maintenance

Facility Management System Repairs

Facility Management System Software Upgrades

10. CLEANING

Upon completion of any work, the work areas shall be cleaned of all refuse caused by work performed under this contract.

11. RUBBISH

The Contractor shall not allow waste material or rubbish caused by his employees to accumulate in or about the premises but shall have same properly removed from the job site. No items shall be placed in any County waste containers, ie: dumpsters, compactors, etc.

12. EMERGENCIES

Because of the nature of the Owner's facility, the Contractor will be required to commence corrective action within two (2) hours of receipt of notification by telephone or otherwise from the Owner that such an emergency exists. Failure of the Contractor to adequately respond to emergency situations within the terms of the service contract will be grounds for the Owner to seek assistance from whatever means available and back charge the associated charges to the Contractor.

13. SERVICE HOURS

The Contractor shall respond to emergency calls 24 hours per day, 365 days per year, at no additional cost to the Owner.

14. PERFORMANCE REVIEW

- A. The Owner's agent may review at any time the services provided and reports submitted to verify that the preventative maintenance is in fact being properly and adequately performed. Any lack of maintenance service complaints or deficiencies in the performance of the services shall be submitted to the Service Company in writing for correction.
- B. For problems of deficiencies of significant importance or of a continual nature, a time period for compliance shall be established after discussion and mutual agreement. Failure of the Service Company to correct the deficiencies within the time period agreed upon shall constitute cause for termination of the service and/or withholding of payment.

15. EQUIPMENT OUTAGES

In the event equipment must be shut down for an extended period of time, the County of Summit shall be notified immediately of the delay and the measures being taken to put the equipment back in service. During situations involving

extended outages of critical equipment, it shall be the Contractor's responsibility to implement contingency plans to temporarily provide the required services.

16. EQUIPMENT MAINTENANCE SERVICE

- A. The specific quantities and sizes of the major pieces of equipment shall be listed separately on the equipment list attached.
- B. The responsibility of the Service Company shall not be limited only to these major pieces of equipment as shown on the equipment list, but shall also include all appurtenant devices and systems as listed below that are related to heating, ventilating and air conditioning systems.

The maintenance and preventative maintenance includes all parts, materials and labor necessary to perform the service and, in addition, any necessary replacement of any units.

Heating System – Heat exchangers, heating coils, expansion tanks, steam traps, strainers, unit heaters, cabinet heaters, duct heaters, regulators, relief valves, pumps, all valves, penn valves, fin tube heaters, flash tanks, thermometers, pressure reducing valves, pilot valves, pop-off valves, electric coils, check valves, air vents, bleeder valves, steam traps, motors, chemical shot feeders, gauges, related equipment and controls.

Cooling System – Compressors, condensers, pumps, fans, valves, cooling coils, terminal units, strainers, side stream filter system, plate heat exchanger, tubes, terminal units, motors, variable speed drives, chemical shot feeders, couplings, thermometers, air vents, bleeder valves, gauges, condensate pumps, related equipment and controls.

Air Handling System – Fans, motors, air grills, plenums, drain pans, registers, air filters, dampers, linkages, make-up air units, mixing boxes, fan coil units, condensate lines, variable speed drives, damper motors, related equipment and controls.

Temperature Control System – Thermostats, pressure controls, relays, limits, valve operators, damper motors, humidity controls, timers, stepper switches, contactors, controllers, recorders, control panels, gauges, air compressors, control air piping, dryers, solenoid valves, control valves, sensors, photo cells, low temp cut out controls, motor actuators, DDC controls, terminal unit controllers, DDC controls, zone sensors, electronic 3-way control valves, feeder valves, fuses, air vents, static probes, transformers, electronic control valves, air sensors, air separators, actuators, limit switches, temperature transmitters, thermocouples (RTD), DPS sensors, differential pressure transmitters, flow meters, temperature sensors, pressure gauges, temperature gauges, related equipment and controls.

Facility Management System – All components of the system to include software, programming, circuit boards, gauges, sensors, base & relay kits, transformers, modules, controllers, N2/Bacnet buss, power supplies, panels, modems, end switches, DP switches, relay modules, differential pressure transmitters, extended digital controllers, extension and expansion modules, electro-pneumatic transducers, humidity transmitters, temperature sensing elements, thermostats, starters, solenoid valves, pneumatic gradual switches, zone sensors, day/night controls, fan and pump starters, 3-way valves, flow switches, oil filters, remote panels and key pads, sensing bulbs and wells, static air controls and sensors, isolation valves, manual valves, butterfly valves, heat trace, control contacts, and all electronic, digital and pneumatic controls and devices associated with this system including all software and software updates.

Miscellaneous Equipment – Exhaust fans, manual valves, piping on all covered equipment to first connect, float valves, direct expansion valves, thermometers, gauges, magnetic starters, manual motor starters, pump and fan motor starters to their respective motors, check valves, flow valves, relief valves, stop valves, heat trace system, refrigerant piping and piping insulation, refrigerant, wheel valves, gate valves, ball valves, all air vents, main auxiliary control valve, gate valves, wheel valves, belimo valves, butterfly valves, isolation valves, triple duty valves, drain valves, pressure reducing control valves, pressure reducing sustaining valves, throttle valves, three-way control valves, diverting valves, two-way modulating control valves, three-way modulating diverting valves, control valves, spring loaded check valves, strainers, filters, flow trex valves, air separators, actuators, temperature transmitters, pressure release valves, flow transmitters, pressure gauges, temperature gauges, PRV's glycol, refrigerant, refrigerant piping and insulation, coils, freeze stats, all domestic hot water tanks, point-of-use hot water tanks and inline circulating pumps, feeder valves, pressure reducing valves, bleeder valves, air vents, pressure differential transducers, trap primers, steam traps, pop-off valves, flow meters, motorized steam valves, all valves, all Johnson Controls panels, auxiliary panels, Metasys panels and key pads, condensate pumps, related equipment and controls.

17. EQUIPMENT NOT INCLUDED

- A. Excluded items shall be considered: Foundations, structural supports, fan ductwork, domestic water lines.
- B. This specification covers only that equipment listed herein and/or in place at the time of the bidders meeting. In the event the systems is altered, changed, or if any equipment is added or not included in this specification, then that portion shall be added or deleted as required and shall be in accordance with this specification.
- C. Service resulting from vandalism, misuse, abuse, operator error or site-related problems.

18. SERVICES INCLUDED

- A. The contractor shall be responsible for scheduling of the preventative maintenance and task functions to be performed on each scheduled call by calendar periods and operating hours as pertinent to each task. Master records shall be maintained in the Owner's office and such schedules will be adhered to.
- B. The contractor shall have in his possession specific maintenance and repair procedures and parts lists for all equipment to be maintained.
- C. As work is scheduled, the contractor shall issue to the mechanic the recommended maintenance procedures and a listing of any special lubricants, tools, etc. that are required for proper maintenance of the equipment involved.
- D. As work is performed, it shall be checked off on the service sheets and then kept on file by the contractor with a copy being emailed or left with the Owner. The Department of Physical Plants reserves the right to have access to the contractor's files within 48 hours of notification. These files must be kept for the life of the contract. This and all other work is to be performed in a professional manner by properly trained personnel. All maintenance shall include parts, labor and materials. Preventative maintenance calls shall include checking the performance of all components and testing, adjusting, calibrating and cleaning of all system components.
- E. The contractor shall report to the Owner daily when on the job. After each service call, a service report shall be emailed or left with the Owner detailing work accomplished. Two of the scheduled service calls shall include the system startup and shutdown for the appropriate season.
- F. The contractor shall provide maintenance and repair service to keep subject equipment in good operating condition as follows:
 - 1. Furnish and install as required all replacement and repair parts and/or system components.
 - 2. Furnish as required all labor, refrigerant, materials, parts components and supplies including freight and delivery. Note – all refrigeration controls are the responsibility of the contractor. In the event of damage caused by compressor failure, electric starters, isolations switches, etc., will also be the responsibility of the contractor.

19. SPECIAL INCLUSIONS

Repair and replacement of all moving parts which suddenly or accidentally fail including gears, motors stators, bearings, shafts, contactors, etc. Also included is any sudden or accidental failure of tubes, cracking of vessels and refractories and resulting damage to other equipment. Anticipated equipment repairs and correctional steps determined to be required as the result of diagnostic tests are also included.

20. FACILITY MANAGEMENT SYSTEM

Any and all software updates/revisions as designated by the manufacturer during the term of this contract shall be implemented and utilized as soon as they are available at no additional cost to the County of Summit.

21. PREVENTATIVE MAINTENANCE

In addition to the established preventative maintenance program, the service company shall include as a part of their service:

1. Annual calibration of each thermostat, safety and operating control.
2. Monthly inspection of steam traps during the heating season.
3. Annual inspection and testing of relief valves.
4. Clean/vacuum fin tubing/coils as needed for efficient heat transfer.
5. Water Treatment Service – Provide the necessary labor, equipment and chemicals to properly maintain all water within the heating and cooling circulation systems to control metal corrosion, scale formation, biological fouling or contaminated discharge. Take test samples, adjust feed rates, change settings, drain and flush systems, manually inject chemicals if necessary and provide a quarterly detailed analysis and service report. This includes the side stream filter system and the plate heat exchanger. The plate heat exchanger is to be flushed and cleaned annually.
6. Inspect, clean and disinfect as needed but no less than quarterly, cooling coil drain pans and condensate lines assuring that they are draining properly and do not contain biological growth.
7. Air Filter Service – Replacement filters are to be as recommended by the equipment manufacturer and must fit properly so as not to allow the passage of air around them. Several areas require that the changes be done after normal Courthouse hours. This will be accomplished at no additional cost to the Owner. Filters on ceiling mounted and concealed fan coil units to be changed as required but not less than semi-annually. Filters on vertical floor mounted fan coil units and cabinet heaters to be

changed quarterly. Filters on make-up air and air handling units to be replaced monthly.

8. Facility Management System – Semi-annually, exercise all control devices with manual command functions and verify proper response of field hardware. Check all alarms and overrides. Verify voltages, ground, inspect connections and review set points. Calibrate all temperature, safety and operating controls.
9. Freeze Protection – Freeze protection is the responsibility of the contractor. The service company shall be required to drain and blow out the cooling coils designated by the Owner as well as adding glycol as needed.

22. EMERGENCY SERVICE

The service company shall provide emergency service on an as-required basis. Emergency service shall be considered as calls in addition to the scheduled preventative maintenance calls.

- A. All labor, overtime, travel costs, parts, supplies and any other expenses incurred and expended on such a call shall be provided by the service company and shall be included in the cost of the service program.
- B. The emergency service shall be provided as often as needed on a 24-hour basis – weekend and holidays included.
- C. The service company shall be capable of responding to an emergency situation within two (2) hours.

23. PARTS AND COMPLETE REPLACEMENTS

- A. The contractor will repair worn parts or complete components with new parts. Reconditioned components may be used only when delivery time of new components is excessive and it is mandatory to get a piece of equipment in operation.
- B. Damage obviously due to vandalism will be reimbursable by the County of Summit, Department of Physical Plants, to the contractor for replacement parts used plus the labor necessary to install.

24. SPECIAL CONDITIONS

- A. The contractor shall not be required to install new equipment or additional controls as recommended by any governmental authority. Contractor

shall be reimbursed for any expenses, parts or labor, which are incurred because of the above-mentioned work.

- B. The contractor shall coordinate as required all mandated pressure vessel inspections at no additional cost to the Owner.
- C. It is agreed that the County of Summit agent will provide general access to all devices, which are to be serviced. The contractor shall be free to start and stop all primary equipment incidental to the operation of the mechanical system(s) as arranged with and directed by the County of Summit agent or other duly authorized representative. The County of Summit agent will take responsibility for equipment malfunction where such access is denied.
- D. The contractor shall not be liable for any loss, delay, injury or damage, whether direct or consequential, that may be caused by conditions beyond the contractor's direct control including, but not limited to, acts of government, strikes, lockouts, fire, explosion, theft, riot, civil commotion, war, malicious mischief, floods and other acts of God.
- E. The following items pertaining to the system are not included under this agreement:
 - 1. The replacement parts of heating, cooling and ventilating equipment such as ductwork, equipment building support, diffusers, etc., unless damaged by the contractor during performance of his work.
 - 2. Maintenance or repair of electrical wiring (other than as related to control system), plumbing, oil storage tanks, oil and/or gasoline and domestic water lines.

25. GENERAL CONDITIONS

This maintenance contract shall begin as soon as thereafter as possible, and continue for a period of five (5) years. The County of Summit Department of Physical Plants may terminate this contract at any time by giving thirty (30) days written notice by certified mail. Should cancellation occur, a refund of the sum paid by the County of Summit Department of Physical Plants would be pro-rated on the basis of unused portion of the contract period paid for. No service charge, handling fees or other penalties for cancellation will be accessible.

26. SPECIAL CONDITIONS AND CONSIDERATIONS

There are two (2) equipment lists in the specifications which include Equipment List "A", Courthouse and Annex and Equipment List "B", Courthouse-North Annex.

EQUIPMENT LIST "A"

QTY.	UNIT	MODEL	LOCATION
2	Mueller 20 HP circulating HW pumps	4LZ	Mechanical room
1	Taco steam to HW converter	G12214-S1C 1A-TOO	Mechanical room
1	Cleaver Brooks blow down separator	205-134-312	Mechanical room
2	Taco suction diffusers	358	Mechanical room
2	Taco suction diffusers	355	Mechanical room
1	Fisher back pressure valve	63E6-3	Mechanical room
1	Fisher back pressure valve	63E6-50	Mechanical room
1	Armstrong inverted bucket trap	814	Mechanical room
1	Quincy duplex air compressor	325/100	Mechanical room
1	AD-1 refrigerated air dryer	N/A	Mechanical room
1	Spence pressure regulator and BIF Flow meter	Spence	Mechanical room
1	Trane makeup air unit	MCCA021	Annex Bsmt. Mech. Room
1	Trane makeup air unit	10	Attic main bldg.
1	Trane air handler	6	3 rd floor Annex
1	Trane unit heater	64P	Annex bsmt. Mech. Room
4	Trane unit heaters	146P	Attic main bldg.
1	Chromalox elec. Heater	AWH-4000	Annex bsmt. East vestibule
1	Chromalox elec. Heater	MUH-05-8	Annex elevator room
9	Trane cabinet heaters	F/B	Consult dwgs M1 thru M6
83	Trane fan coil units-above ceiling	"C" horizontal concealed	Consult dwgs M1 thru M6
20	Trane fan coil units	"D" horizontal surface	Consult dwgs M1 thru M6
106	Trane fan coil units	"B" vertical floor mount	Consult dwgs M1 thru M6
24	Trane wall fin	18S	Consult dwgs M1 thru M6
16	Trane fan coil air conditioners (Unitrane)	Horizontal concealed	Consult 2000 Renov. Dwgs
1	Trane wall fin	SW-44x26	Consult dwgs M1 thru M6

20	Trane wall fin	10S	Consult dwgs M1 thru M6
2	McQuay heat/cool fan coil units	TSF021E12	1 st floor Annex
1	Trane wall fin	E3	Consult dwgs M1 thru M6
8	Trane wall fin	Bare element	Consult dwgs M1 thru M6
10	Loren cook exhaust fans		(6) Annex roof (4) Main bldg. roof (1) Mech room
1	Johnson Control Metasys Energy Management System and all associated equipment		
1	Trane Universal Programmable Control Module for makeup air unit in Annex basement		
1	Window A/C units		Elevator machine room Ann
All domestic hot water tanks throughout building			
All point-of-use hot water tanks throughout building			
Side stream filter system			Main Courthouse basement
1	Heat/cool fan coil unit		1 st Floor Probate Computer
1	Fan coil unit		Courthouse attic for elevatc
All condensate pumps throughout entire building			

Equipment List "B"

Quantity	Description	Details
1	Standard Pumps	40,Bell & Gossett, 1510-4GB, Equipment Rm# P-2 CHW
2	Air Handling Unit	95,Carrier, 39NC74,,Rooftop# RTU-1# RTU-2
1	Standard Pumps	40,Bell & Gossett, 1510-4GB, Equipment Rm# P-1 CHW
1	Standard Pumps	50,Bell & Gossett, 1510-5G, Equipment Rm# P-3 CHW
1	Standard Pumps	50,Bell & Gossett, 1510-5G, Equipment Rm# P-4 CHW
1	Standard Pumps	15,Bell & Gossett, 1510-3E, Equipment Rm# P-5 HW
1	Standard Pumps	15,Bell & Gossett, 1510-3E, Equipment Rm# P-6 HW
1	Standard Pumps	15,Bell & Gossett, 1510-3E, Equipment Rm# P-9 HW
1	Standard Pumps	15,Bell & Gossett, 1510-3E, Equipment Rm# P-10 HW
1	Computer Room Unit	6,Liebert, MMD092C,,Bsmt-Main I. T. Server Rm# CRU
1	Computer Room Unit	4,Liebert, MMD092C,,Bsmt-Security-800A- UPS- 800B-
1	Computer Room Unit	3.5,Liebert, MMD23C,,2nd-3rd-4th-Floors-Tele/Data r
1	Computer Room Unit	1.5,Liebert, MMD14W,,Sally Port Vest, PS09# CRU-7
3	Radiant Unit Heater	Dunham-Bush, H175CA,, Penthouse P-01# UH-1#UH-2#UH-3
1	Radiant Unit Heater	Dunham-Bush, H100CA,, Shipping/Receiving 170#UH-4
1	Mixing Boxes	Carrier, 45J# Size 3,, Corridor B01B# B-1
1	Mixing Boxes	Carrier, 45J# Size 2,, Corridor B01A# B-2
1	Mixing Boxes	Carrier, 45J# Size 2,, Work Room B10 #B-3
1	Mixing Boxes	Carrier, 45J# Size 3,, Copy B10A #B-4
1	Mixing Boxes	Carrier, 45J# Size 5,, Domestic Civil Files #B-5
1	Mixing Boxes	Carrier, 45J# Size 4,, Storage Future B50#B-6
1	Mixing Boxes	Carrier, 45J# Size 2,, Cubicles B31A-G #B-7
1	Mixing Boxes	Carrier, 45J# Size 2,, Clerk 152A #1-1
1	Mixing Boxes	Carrier, 45J# Size 5,, Toilets Viewing 101B #1-2
1	Mixing Boxes	Carrier, 45J# Size 2,, Elev. Lobby 100 # 1-3
1	Mixing Boxes	Carrier, 45J# Size 4,, Offices Asst. Mgr. 116 # 1-4
1	Mixing Boxes	Carrier, 45J# Size 4,, Staff Break Rm. 117 #1-6
1	Mixing Boxes	Carrier, 45J# Size 3,, Toilets Lobby 145 # 1-7
1	Mixing Boxes	Carrier, 45J# Size 4,, Computer Work Rm 146 # 1-8
1	Mixing Boxes	Carrier, 45J# Size 4,, Office Manager 157 #1-9
1	Mixing Boxes	Carrier, 45J# Size 3,, Conference Rm 158 #1-10
1	Mixing Boxes	Carrier, 45J# Size 5,, Open Office. Admin. 151 #1-13
1	Mixing Boxes	Carrier, 45J# Size 5,, Open Office. 147A #1-14
1	Mixing Boxes	Carrier, 45J# Size 7,, Toilets Corridor 201 #2-1
1	Mixing Boxes	Carrier, 45J# Size 5,, Managers Office 212 #2-3
1	Mixing Boxes	Carrier, 45J# Size 3,, Evaluators 241B #2-8
1	Mixing Boxes	Carrier, 45J# Size 2,, Toilets Judges Elev. 245 #2-11
1	Mixing Boxes	Carrier, 45J# Size 2,, Court Comm. Corridor 241 F #2-
1	Mixing Boxes	Carrier, 45J# Size 3,, Bailiff/Recep. 251B #2-14
1	Mixing Boxes	Carrier, 45J# Size 3,, Judges Offices 251D #2-15
1	Mixing Boxes	Carrier, 45J# Size 2,, Jury 251G #2-16
1	Mixing Boxes	Carrier, 45J# Size 7,, Ceremonial Courtroom 209 #2-18
1	Mixing Boxes	Carrier, 45J# Size 4,, Attorney Lounge 208 #2-19
1	Mixing Boxes	Carrier, 45J# Size 3,, Cubicles 220 #2-20
1	Mixing Boxes	Carrier, 45J# Size 2,, Fam. Court Services 207B #2-22
1	Mixing Boxes	Carrier, 45J# Size 2,, Court Manager 207A #2-23
1	Mixing Boxes	Carrier, 45J# Size 4,, Computer/Equip. rm 216 #2-25

Equipment List "B"

Quantity	Description	Details
1	Mixing Boxes	Carrier, 45J# Size 2,, Copy/Workroom 222 #2-26
1	Mixing Boxes	Carrier, 45J# Size 3,, Break Rm 233 #2-27
1	Mixing Boxes	Carrier, 45J# Size 2,, Conference Rm 246A #2-28
1	Mixing Boxes	Carrier, 45J# Size 3,, Evaluators Mediator 246F #2-29
1	Mixing Boxes	Carrier, 45J# Size 7,, Waiting 330 #3-1
1	Mixing Boxes	Carrier, 45J# Size 7,, Waiting 330 #3-2
1	Mixing Boxes	Carrier, 45J# Size 7,, Waiting 330 #3-3
1	Mixing Boxes	Carrier, 45J# Size 2,, Magistrate Office 311 #3-5
1	Mixing Boxes	Carrier, 45J# Size 4,, Magistrate Office 341A #3-8
1	Mixing Boxes	Carrier, 45J# Size 3,, Magistrate Office 341C #3-9
1	Mixing Boxes	Carrier, 45J# Size 2,, Judges Elevator 345 #3-12
1	Mixing Boxes	Carrier, 45J# Size 5,, Magistrate Office 341F #3-13
1	Mixing Boxes	Carrier, 45J# Size 2,, Magistrate Office 341J #3-17
1	Mixing Boxes	Carrier, 45J# Size 3,, Magistrate Hear. Rm 309 #3-18
1	Mixing Boxes	Carrier, 45J# Size 3,, Magistrate Hear. Rm 322A #3-19
1	Mixing Boxes	Carrier, 45J# Size 3,, Magistrate Hear. Rm 322C #3-21
1	Mixing Boxes	Carrier, 45J# Size 3,, Magistrate Hear. Rm 322E #3-23
1	Mixing Boxes	Carrier, 45J# Size 3,, Magistrate Hear. Rm 322G #3-25
1	Mixing Boxes	Carrier, 45J# Size 3,, Magistrate Hear. Rm 332J #3-27
1	Mixing Boxes	Carrier, 45J# Size 3,, Magistrate Hear. Rm 332J #3-27
1	Mixing Boxes	Carrier, 45J# Size 5,, Balcony 420 #4-1
1	Mixing Boxes	Carrier, 45J# Size 5,, Balcony 420 #4-2
1	Mixing Boxes	Carrier, 45J# Size 5,, Courtroom 411 #4-4
1	Mixing Boxes	Carrier, 45J# Size 3,, Bailiff 431A #4-5
1	Mixing Boxes	Carrier, 45J# Size 4,, Judges office 413E #4-6
1	Mixing Boxes	Carrier, 45J# Size 3,, Magistrate office 441 #4-7
1	Mixing Boxes	Carrier, 45J# Size 2,, Judges Elevator 445 #4-9
1	Mixing Boxes	Carrier, 45J# Size 3,, Chief Magistrate office 447 #4
1	Mixing Boxes	Carrier, 45J# Size 4,, Judges Attorney Office 453H #4
1	Mixing Boxes	Carrier, 45J# Size 2,, Judges Office 453D #4-13
1	Mixing Boxes	Carrier, 45J# Size 4,, Courtroom 452 #4-15
1	Mixing Boxes	Carrier, 45J# Size 2,, Attor./Client Mtg 541D #4-16
1	Mixing Boxes	Carrier, 45J# Size 2,, Attor./Client Mtg 451C #4-17
1	Mixing Boxes	Carrier, 45J# Size 2,, Attor./Client Mtg 451C #4-17
1	Mixing Boxes	Carrier, 45J# Size 3,, Corridor/Work Space 440 A #4-19
1	Mixing Boxes	Carrier, 45J# Size 2,, Magistrate Hearing Rm 423 #4-2
1	Mixing Boxes	Carrier, 45J# Size 3,, Vestibule 1 181 #P-15
1	Mixing Boxes	Carrier, 45J# Size 3,, Magistrate Hearing Rm 424 #4-2
1	Mixing Boxes	Carrier, 45J# Size 7,, Ped. Walkway #180 #P-16
1	Mixing Boxes	Carrier, 45J# Size 4,, Vestibule 2 182 #P-17
1	Air Handling Unit	.5, Carrier, 42DE-20,, FCU-1
1	Air Handling Unit	.5, Carrier, 42DE-20,, FCU-2
1	Air Handling Unit	.5, Carrier, 42-CE-A-02-A-L, FCU-6
1	Air Handling Unit	.5, Carrier, 42-CE-A-02-A-R, FCU-7
1	Air Handling Unit	.5, Carrier, 42-CE-A-04-A-R, FCU-8
1	Air Handling Unit	.5, Carrier, 42DE-14,, FCU-9
1	Air Handling Unit	.5, Carrier, 42CE-06,, FCU-10

Equipment List "B"

Quantity	Description	Details
1	Electric Unit Heater	Markel, G3454,,SCCH-Stair 1 #WH-1
1	Electric Unit Heater	Markel, G3454,,SCCH-Stair 2 #WH-2
1	Electric Unit Heater	Markel, G3455,,SCCH-Stair 3 #WH-3
1	Electric Unit Heater	Markel, G3452,,Sallyport Vest, SP09 #WH-4
1	Exhaust Fans	.5, Greenheck, GB-121-4,,Roof Exhaust Chase #EF-1
1	Exhaust Fans	.5, Greenheck, GB-141-3,,Roof Exhaust Chase #EF-2
1	Exhaust Fans	.5, Greenheck, GB-141-5,,Roof Exhaust Chase #EF-3
1	Exhaust Fans	.5, Greenheck, SBCE-3H30-7,,Mechanical Penthouse #EF-4
1	Exhaust Fans	.5, Greenheck, GB-090-4,,Rms 170-B01B-B08A-B08B #EF-5
1	Exhaust Fans	.5, Greenheck, BSQ-80,, Holding Cells-Restrooms #EF-6
1	VAVs	Carrier, 35J,,Elec 844 #VAV/B-1
1	VAVs	Carrier, 35J,,Mech Elec 244 #VAV/2-1
1	VAVs	Carrier, 35J,,a/c mtg 300A 301A 321A 321B #V
1	VAVs	Carrier, 35J,,a/c mtg 308A 308B 321C 321D #
1	VAVs	Carrier, 35J,,Mech Elec 344 #VAV/3-3
1	VAVs	Carrier, 35J,,Mech Elec 344 #VAV/3-3
1	VAVs	Carrier, 35J,,Att/Client Mtg 421 422 #VAV/4-
1	VAVs	Carrier, 35J,,Mech Elec 444 #VAV/4-2
1	VAVs	Carrier, 35J,,Staff Break Rm 412 #VAV/4-3
50	Pleated	12,20x25x2,,
	Throughout buildings	Johnson Controls Metasys Energy Management System and all associated equipment and software
	Throughout buildings	All domestic hot water heaters and inline circulating pumps
1	Plate Heat Exchanger	Basement chilled water pump room
2	Sewage Injector Pumps	Basement-steam room-all associated controls and panels for pumps, also float switches, valves, check valves, etc.
2	Pressurized Expansion Tanks	Bell & Gossett, Mod #500,, Basement chilled water pump room
1	Sump Pump & Controls	Basement chilled water pump room
2	Air Separation Tanks	Basement chilled water pump room
2	Pumps & Motors	Syncro Flo water pressure boosting system (all components)
1	Syncro Flo Control Panel	Water pressure boosting system (all components), gauges, lines, feeders, valves, alarms, indicators, relief valves, chilled water pump room
1	Pressurized Expansion Tank	Bell & Gossett, Basement Steam Room
1	Heat Exchanger	Bell & Gossett, Basement Steam Room
1	Air Separation Tank	Basement Steam Room
1	Steam Seperator	Basement Steam Room
1	Flash Tank	Basement Steam Room
2	Steam Pressure Reducing Stations with pilot valves	Basement Steam Room
	Motorized Steam Valve	Johnson Controls - Basement Steam Room
1	Exhaust Fan	Loren Cook, Basement-Clerk's Vault

All condensate pumps throughout building