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# WILLIAMSON COUNTY SERVICES CONTRACT

(Johnson Controls Fire Protection LP)

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**Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.**

**THIS SERVICES CONTRACT** (hereinafter “Contract”) is made and entered into by and between **Williamson County, Texas** (“County”), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Johnson Controls Fire Protection LP** (hereinafter “Service Provider”), both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services pursuant to the following terms, conditions, and restrictions:

## I.

**Services:** Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she, or it is not an employee of the County. The service includes the work described in the attached Proposal being marked as **Exhibit “A,”** which is incorporated herein.

Should the County choose to add services in addition to those described, such additional services shall be described in a separate written amendment to this Contract wherein the additional services shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional services. Service Provider shall not begin any additional services, and the County shall not be obligated to pay for any additional services unless a written amendment to this Contract has been signed by both parties.

Service Provider represents that Service Provider (including Service Provider’s agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described. The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

## II.

**Effective Date and Term:** This Contract shall be in full force and effect when signed by all parties and shall continue until September 30, 2025, unless terminated earlier pursuant to this Contract.

### III.

**Consideration and Compensation:** Service Provider will be compensated based on the fixed sum as set out in Exhibit A.

Payment for services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date the County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by the County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of the County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

This Contract is subject to funding availability and award of grant funds. In the event sufficient grant funds become reduced or unavailable, the County may terminate this Contract without penalty or expense to the County. The County shall be the final authority as to the availability of funds and how available funds will be allotted.

### IV.

**Insurance:** Service Provider shall provide and maintain, until the services covered in this Contract is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

Type of Coverage	Limits of Liability	
a. Worker's Compensation	Statutory	
b. Employer's Liability		
Bodily Injury by Accident	\$500,000 Ea. Accident	
Bodily Injury by Disease	\$500,000 Ea. Employee	
Bodily Injury by Disease	\$500,000 Policy Limit	
c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:		

COVERAGE	PER PERSONPER OCCURRENCE	
Comprehensive General Liability (including premises, completed operations	\$1,000,000	\$1,000,000

and contractual)

Aggregate policy limits: \$2,000,000

- d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	\$1,000,000	\$1,000,000
Property damage	\$1,000,000	\$1,000,000
Aggregate policy limits	No aggregate limit	

Service Provider, as an independent contractor, meets the qualifications of an “Independent Contractor” under Texas Worker’s Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents and sub-subcontractors worker’s compensation coverage. Contactor shall not be entitled to worker’s compensation coverage or any other type of insurance coverage held by the County.

Upon execution of this Contract, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Contract.

## V.

**No Agency Relationship & Indemnification:** It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with the County, nor shall Service Provider hold itself out as an agent or official representative of the County. Service Provider shall be considered an independent contractor for the purpose of this Contract and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Contract. The County will not be liable for any loss, cost, expense, or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being provided.

## VI.

**INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS:** TO THE FULLEST EXTENT PERMITTED BY LAW, THE SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY’S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY’S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE “INDEMNITEES”) AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES’ GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF THE SERVICE PROVIDER, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE WORK SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. SERVICE PROVIDER HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT

BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

**INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS:** TO THE FULLEST EXTENT PERMITTED BY LAW, SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF SERVICE PROVIDER OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

## VII.

**No Waiver of Sovereign Immunity or Powers:** Nothing in this Contract will be deemed to constitute a waiver of sovereign immunity or powers of the County, the Williamson County Commissioners Court, or the Williamson County Judge.

## VIII.

**Compliance With All Laws:** Service Provider agrees and will comply with any and all local, state or federal requirements with respect to the services rendered. Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal, state or local law or regulations are automatically incorporated into the Contract without written amendment hereto and shall become effective on the date designed by such law or by regulation.

## IX.

**Termination:** This Contract may be terminated at any time at the option of either party, without future or prospective liability for performance, upon giving thirty (30) days written notice thereof. In the event of termination, the County will only be liable for its pro rata share of services rendered and good received.

## X.

**Additional Rights and Remedies:** Nothing contained herein shall be constructed as a limitation on such other rights and remedies available to the parties under law or in equity which may now or in the future be applicable.

## XI.

**Venue and Applicable Law:** Venue of this Contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

## XII.

**Severability:** In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality,

or unenforceability shall not affect any other provision in this Contract and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

### **XIII.**

**Equal Opportunity Clause:** Service Provider agrees to comply with the requirements of all applicable state, federal, and local laws, rules, regulations, ordinances, and Executive Orders prohibiting and or relating to discrimination. Service Provider shall not discriminate based on race, color, religion, sex, national origin, age, and handicap.

### **XIV.**

**Right to Audit:** Service Provider agrees that the County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Contract, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Contract for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that the County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

### **XV.**

**Good Faith Clause:** Service Provider agrees to act in good faith in the performance of this Contract.

### **XVI.**

**No Assignment:** Service Provider may not assign this Contract.

### **XVII.**

**Confidentiality:** Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

### **XVIII.**

**Foreign Terrorist Organizations:** Service Provider represents and warrants that it is not engaged in business with Iran, Sudan, or a foreign terrorist organization, as prohibited by Section 2252.152 of the Texas Government Code.

### **XIX.**

**Public Information:** Service Provider understands that County will comply with the Texas Public information Act as interpreted by judicial ruling and opinions of the Attorney General of the

State of Texas. Information, documentation, and other material in connection with this Purchase Order or any resulting contract may be subject to public disclosure pursuant to the Texas Public Information Act.

**XX.**

**Damage to County Property:** Service Provider shall be liable for all damage to county-owned, leased, or occupied property and equipment caused by Service Provider and its employees, agents, subcontractors, and suppliers, including any delivery or transporting company, in connection with any performance pursuant to this Contract. Service Provider shall notify County in writing of any such damage within one (1) calendar day.

**XXI.**

**Media Releases:** Service Provider shall not use County's name, logo, or other likeness in any press release, marketing materials, or other announcement without the County's prior written approval.

**XXII.**

**Authorized Expenses:** In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Contract, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Contract by reference. The Williamson County Vendor Reimbursement Policy can be found at: [WilliamsonCountyVendorReimbursementPolicyMarch2023.pdf \(wilco.org\)](#) . Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

**XXIII.**

**Entire Contract & Incorporated Documents; Conflicting Terms:** This Contract constitutes the entire Contract between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated (as if copied in full) into this Contract include the following:

- A. This Contract;
- B. Cooperative Purchasing Agreement (Sourcewell 030421-JHN);
- C. Service Provider's Proposal ("Exhibit A"); and
- D. Insurance certificates evidencing coverages required herein above.

The County reserves the right and sole discretion to determine the controlling provisions where there is any conflict between the terms of this Contract and the terms of any other purchase order(s), contract(s) or any document attached hereto as exhibits relating to the services and goods subject of this Contract.

XXIV.

**County Judge or Presiding Officer Authorized to Sign Contract:** The presiding officer of the County's governing body who is authorized to execute this instrument by order duly recorded may execute this Contract on behalf of the County.

WITNESS that this Contract shall be effective as of the date of the last party's execution below.

**WILLIAMSON COUNTY:**

Bill Gravell Jr.  
Bill Gravell (Oct 29, 2024 11:17 CDT)  
\_\_\_\_\_  
Judge Bill Gravell, Jr.  
County Judge  
Date: Oct 29, 2024<sup>129, 202</sup>, 20\_\_\_\_

**SERVICE PROVIDER:**

Johnson Controls Fire Protection LP  
\_\_\_\_\_  
Name of Service Provider  
Gene Baldwin  
\_\_\_\_\_  
Authorized Signature  
Gene Baldwin  
\_\_\_\_\_  
Printed Name  
Date: October 16, 2024

## **Exhibit A**





Johnson Controls Fire Protection LP  
401 Center Ridge Dr, Suite 400  
Austin, TX 78753

## Johnson Controls Fire Protection LP Quotation

To:  
Williamson County  
2100 Willowbend  
Round Rock, TX 78664

Project: WilCo Inner Loop Annex Notification Add  
Johnson Controls Reference: 650632491  
Proposal #: 1  
Date: 10/11/2024  
Page: 1 of 6

Items cited on this quote are products and services on the Johnson Controls Fire Protection LP Sourcewell Contract # 030421-JHN.

Johnson Controls is pleased to offer for your consideration this quotation for the above project

### Scope of Work

Pricing is for the provision of the fire alarm system based on "Design Built" and take off was performed off the drawing sheet provided: A.2 dated as of 5/17/1994 and JCI as-builts.

### BREAKOUT OF WORK TO BE PERFORMED BY JOHNSON CONTROLS:

#### General Notes

1. This budget assumes we will be able to run our FA riser inside of a 2-hr rated enclosure (such as a stacked electrical room).
2. Provision/installation of conduit is excluded from this proposal.
3. This budget is based on addition to existing Simplex 4100U FACP.
4. Annunciator added by fire pump, and programmed to initiate audio visual and AHU bypasses.
5. No changes to monitoring are included in this budget.
6. Wiring method to be free-cable throughout the contract area.
7. Project is based on being completed in one phase. If project is to be completed in multiple phases this will require permitting by phase and additional mobilization, which would constitute a change order.
8. Proposal assumes all work is to be performed during normal business hours.
9. Provide one functional system test with the AHJ during JCI normal business hours.
10. Provide (one) two hour owner training session during JCI's normal business hours
11. Project is based on retrofit to existing system
12. Pricing only valid for 30 days

#### Notification Devices -- notification devices as required for code minimal coverage. Design approach includes:

1. Notification to be comply with code minimum requirements. All notification will be non-voice.
2. Ceiling mount notification has been provided.
3. Proposal currently includes notification in each office shown on plans, as occupancy of offices was not clearly defined.

Fire, Security, Communications, Sales & Service  
Offices & Representatives in Principal Cities throughout North America

#### Initiation Devices

1. Smoke detectors in electrical room to be placed above new NAC Panel.

#### **WORK TO BE PERFORMED BY JCI ELECTRICAL SUBCONTRACTOR:**

- EC to provide and install a complete rough-in system including but not limited to: all required conduit, raceway, flex, stub-ups, sleeves, fire caulking, and back-boxes that may be required
- EC to provide and install all grommets, bushings and conduit end-caps
- EC to provide and install all standard back boxes and install specialty back boxes provided by JCI. Back boxes are to be installed as indicated on JCI's final design drawings. Installation of fire alarm system cannot begin until plans have been submitted to/ and/or approved by the local AHJ
- EC to provide dedicated 120VAC power for all Simplex equipment.
- EC to provide power to fire/smoke dampers
- EC to provide labeling and/or painting of conduit, back boxes and covers as required by specifications and/or AHJ

#### **WHAT IS NOT INCLUDED?**

- Proposal does not include spare parts
- Proposal does not include any tax
- Proposal does not include provision of 120VAC power
- Proposal does not include provision of/ or installation of any back boxes, stub-ups, conduit, fire caulk
- Proposal does not include any bid bonds or performance and payment bonds
- Proposal does not include provision of central station monitoring service
- Proposal does not include any premium time. Overtime or holiday work required as a result of project delays created by others will be justification for a change order.
- Phone lines for monitoring service to be provided by others
- Proposal does not include any expediting or priority shipping fees
- Shutdown wire or connections for any HVAC units



Project: WilCo Inner Loop Annex Notification Add  
Johnson Controls Reference: 650632491  
Proposal #: 1  
Date: 10/11/2024  
Page: 3 of 6

**Net selling price for System, FOB shipping point, \$41,583.84**

**Net selling price for Annunciator Add, FOB shipping point, \$4,897.36**

**Total net selling price, FOB destination, \$46,481.20**

Johnson Controls has **not** included an estimate for all state and local sales tax for this quote based on the understanding that a valid exemption and/or resale certificate is received by Johnson Controls from Purchaser. Otherwise, actual sales tax due will be calculated and billed



**IMPORTANT NOTICE TO CUSTOMER**

This Agreement is contingent on credit approval, which may be checked at JCI's discretion and requires final approval of a JCI authorized manager before any equipment/ services may be provided. Should credit and/or approval be declined, this Agreement will be terminated and JCI's only obligation to customer will be to notify Customer of such termination and refund any amounts paid in advance.

For Customers located in Canada, this Fire Domain Sale and Installation Agreement has been drawn up and executed in English at the request of and with the full concurrence of Customer. Ce contrat a été rédigé en anglais à la demande et avec l'assentiment du client.

**CUSTOMER ACCEPTANCE:**

In accepting this Agreement, Customer agrees to the terms and conditions contained herein including those on the following page(s) of this Proposal and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that Customer may issue. Any changes requested by Customer after the execution of this Agreement shall be paid for by the Customer and such changes shall be authorized by the parties in writing. **ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS CONTAINED IN THIS AGREEMENT.**

Customer agrees to pay Johnson Controls pursuant to the progress-based billing schedule of values set forth below. If the schedule of values includes an upfront deposit, it will be paid within 30 days of contract signing and Johnson Controls will not commence work until the upfront deposit is received. Customer agrees to pay for materials, goods, and equipment (ordered, delivered, or stored) pursuant to the schedule of values, prior to installation commencement. The remaining portion of the total price will be progress billed through completion of the work. Johnson Controls progress based billing can also include any services performed on-site or off-site. All invoices will be delivered via Email(), paid via Electronic Funds Transfer and are due Net 30 from the date of invoice. Electronic Funds Transfer details will be provided upon contract execution. The proposed total price is contingent upon Customer agreeing to these payment and invoicing terms.

**Planned Monthly Progress Billing Schedule of Values**

Item #	Description	%
1	Deposit	0%
2	Mobilization	0%
3	Engineering	TBD*
4	Material	TBD*
5	Installation	TBD*
6	Commissioning	TBD*

\*To be mutually agreed upon in writing at a later date



**This offer shall be void if not accepted in writing within thirty (30) days from the date first set forth above.**

To ensure that JCI is compliant with your company's billing requirements, please provide the following information:

PO is required to facilitate billing: ☐ NO: This signed contract satisfies requirement  
☐ YES: Please reference this PO Number: \_\_\_\_\_

**Deposit Invoice accepted (     %):**

☐ **No** ☐ **Yes**



<p>Offered By:</p> <p>Johnson Controls Fire Protection LP</p> <p>401 Center Ridge Dr, Suite 400</p> <p>Austin , TX 78753</p> <p>Telephone:</p> <p>Representative: _____</p> <p>Email: william.2.wright@jci.com</p> <div><div>Digitally signed by Gene Baldwin DN: C=US, E=eldred.baldwin@jci.com, O=Johnson Controls, OU=Fire Protection, CN=Gene Baldwin Date: 2024.10.16 15:21:38-05'00'</div><div>Gene Baldwin</div></div>	<p>Accepted By: (Customer)</p> <p>Company: _____</p> <p>Address: _____</p> <p>Signature: _____</p> <p>Title: _____</p> <p>Date: _____</p>
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# Agenda Item #19, CC 10.29.24 Approval of Services Contract 202551 Johnson Controls - FM (Johnny)

Final Audit Report

2024-10-29

Created:	2024-10-28
By:	Cheryl Johnson (cheryl.johnson@wilco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7pXKPNZeFV0zcQG0wYDe5tKw_At7j-WS

## "Agenda Item #19, CC 10.29.24 Approval of Services Contract 202551 Johnson Controls - FM (Johnny)" History

-  Document digitally presigned by Gene Baldwin (eldred.baldwin@jci.com)  
2024-10-16 - 8:21:16 PM GMT- IP address: 173.219.39.210
-  Document digitally presigned by Gene Baldwin (eldred.baldwin@jci.com)  
2024-10-16 - 8:21:38 PM GMT- IP address: 173.219.39.210
-  Document created by Cheryl Johnson (cheryl.johnson@wilco.org)  
2024-10-28 - 5:29:09 PM GMT- IP address: 173.219.39.210
-  Document emailed to Rebecca Pruitt (becky.pruitt@wilco.org) for delegation  
2024-10-28 - 5:30:00 PM GMT
-  Email viewed by Rebecca Pruitt (becky.pruitt@wilco.org)  
2024-10-29 - 4:04:48 PM GMT- IP address: 66.76.4.65
-  Document signing delegated to Bill Gravell (bgravell@wilco.org) by Rebecca Pruitt (becky.pruitt@wilco.org)  
2024-10-29 - 4:05:10 PM GMT- IP address: 66.76.4.65
-  Document emailed to Bill Gravell (bgravell@wilco.org) for signature  
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-  Email viewed by Bill Gravell (bgravell@wilco.org)  
2024-10-29 - 4:17:02 PM GMT- IP address: 66.76.4.65
-  Document e-signed by Bill Gravell (bgravell@wilco.org)  
Signature Date: 2024-10-29 - 4:17:14 PM GMT - Time Source: server- IP address: 66.76.4.65

✔ Agreement completed.

2024-10-29 - 4:17:14 PM GMT

