



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 24-0091

Meeting Date: 2/7/2024

Department

Real Estate and Asset Management

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval to renew an existing contract - Department of Real Estate and Asset Management, 21RFP127274K-BKJ, Comprehensive Operations and Preventive and Predictive Maintenance Services for the Fulton County Jail and the Jail South Annex in an amount not to exceed \$5,383,820.00 with Johnson Controls, Inc., (Atlanta, GA), to provide comprehensive operations, preventive, and corrective maintenance services. This action exercises the third of four renewal options. One renewal option remains. Effective Dates: January 1, 2024, through December 31, 2024.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-394(6), the Purchasing Department shall present all renewal requests to the Board of Commissioners at least 90 days prior to the contract renewal date or 60 days if the contract term is six (6) months or less.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Open and Responsible Government

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background: This contract provides comprehensive preventive and corrective maintenance services for all three (3) jail campuses. The Jail North Annex located at 2565 Old Milton Pkwy was added, by contract amendment, as a covered location for FY 2023. This contract is a fixed labor contract requiring the contractor to provide all requisite labor and materials for all manufacturer prescribed preventive maintenance as well as all labor for corrective/unplanned maintenance services.

The contract requires preventive and corrective services for all building systems including, but not limited to, all HVAC, door & locking controls, plumbing, electrical, generators, building envelope, kitchen equipment, laundry equipment, and perimeter fencing/gates. laundry equipment. On average, 1,600 corrective maintenance work requests are submitted and completed each month across all three facilities.

Community Impact: This contract is essential for the County to meet its legal obligations associated with the housing and disposition of inmates.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval.

The requested authority in the amount of \$5,383,820.00 is the proposed cost for the third full year of the new contract term and will cover for all corrective/unscheduled maintenance services to include labor rates for during normal/after hours and emergency for all three Fulton County Jail facilities for FY2024.

Project Implications: The intent of this contract is to ensure the provision of a functional correctional facility suitable for the safe and effective housing of inmates along with occupancy by staff and visitors. Additionally, it is the intent of this contract to extend the useful life of the existing jail facility assets.

Community Issues/Concerns: None that the Department is aware of.

Department Issues/Concerns: If this renewal contract is not approved, the County does not have the internal resource capacity, or the expertise, to perform this service in-house. It will enable the County to have Jail Facility Management Contractor to ensure preventive/corrective maintenance services at these jail facilities.

Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0406	6/2/21	\$2,175,459.00
1st Renewal	21-0951	12/1/21	\$5,192,445.00
Amendment No. 1	22-0987	12/21/22	\$0.00
2 nd Renewal	22-0977	12/21/22	\$5,531,120.00
Increase Spending Authority	23-0631	9/20/23	\$1,230,530.00
60 Day Extension	102-364	1/1/2024	\$860,000.00
3rd Renewal			\$5,383,820.00
Total Revised Amount			\$20,373,374.00

Contract & Compliance Information *(Provide Contractor and Subcontractor details.)*

Contract Value: \$5,383,820.00

Prime Vendor: Johnson Controls, Inc.
Prime Status: Non-Minority
Location: Alpharetta, GA
County: Fulton County
Prime Value: \$1,113,912.36 or 20.69%

Subcontractor: 1electric
Subcontractor Status: African American Male Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: \$3,230.29 or 0.06%

Subcontractor: F. M. Shelton
Subcontractor Status: African American Female Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: \$23,150.43 or 0.43%

Subcontractor: BB&D Services
Subcontractor Status: Asian Male Business Enterprise
Location: Lithia Springs, GA
County: Douglas County
Contract Value: \$446,318.68 or 8.29%

Subcontractor: B&W Mechanical
Subcontractor Status: Non-Minority
Location: Lawrenceville, GA
County: Gwinnett County
Contract Value: \$61,913.93 or 1.15%

Subcontractor: Buffington Burns Electric, Inc
Subcontractor Status: Non-Minority
Location: Conyers, GA
County: Rockdale County
Contract Value: \$41,993.80 or 0.78%

Subcontractor: Capital Materials
Subcontractor Status: Non-Minority
Location: Marietta, GA
County: Cobb County
Contract Value: \$11,844.40 or 0.22%

Subcontractor: Complete Contracting Partners, LLC
Subcontractor Status: African American Male Business Enterprise
Location: Powder Spring, GA
County: Cobb County
Contract Value: \$303,647.45 or 5.64%

Subcontractor: Electronic Maintenance Associates, Inc
Subcontractor Status: Non-Minority
Location: Norcross, GA
County: Gwinnett County
Contract Value: \$16,689.84 or 0.31%

Subcontractor: Ferguson
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: DeKalb County
Contract Value: \$5,383.82 or 0.10%

Subcontractor: Ferrell Gas
Subcontractor Status: Non-Minority
Location: Conley, GA
County: Clayton County
Contract Value: \$21,535.28 or 0.40%

Subcontractor: Hawk Construction
Subcontractor Status: African American Male Business Enterprise
Location: Ellenwood, GA
County: DeKalb County
Contract Value: \$1,511,238.27 or 28.07%

Subcontractor: Grainger
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Contract Value: \$642,828.11 or 11.94%

Subcontractor: Heaton Erecting
Subcontractor Status: Non-Minority
Location: Forest Park, GA
County: Clayton County
Contract Value: \$2,153.53 or 0.04%

Subcontractor: Home Depot
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Contract Value: \$2,153.53 or 0.04%

Subcontractor: IDN Armstrong
Subcontractor Status: Non-Minority
Location: Atlanta, GA

County: DeKalb County
Contract Value: \$4,845.44 or 0.09%

Subcontractor: ITR of Georgia
Subcontractor Status: Non-Minority
Location: Tucker, GA
County: DeKalb County
Contract Value: \$9,152.49 or 0.17%

Subcontractor: JWC Environmental
Subcontractor Status: Non-Minority
Location: Santa Ana, CA
County: Orange County
Contract Value: \$12,382.79 or 0.23%

Subcontractor: L&H Sheet Metal Company
Subcontractor Status: Non-Minority
Location: Jonesboro, GA
County: Clayton County
Contract Value: \$14,536.31 or 0.27%

Subcontractor: LABS
Subcontractor Status: Non-Minority
Location: Lawrenceville, GA
County: Gwinnett County
Contract Value: \$19,381.75 or 0.36%

Subcontractor: LP Gas Industrial Equipment Company
Subcontractor Status: Non-Minority
Location: Macon, GA
County: Bibb County
Contract Value: \$38,763.50 or 0.72%

Subcontractor: Otis Elevator
Subcontractor Status: Non-Minority
Location: Birmingham, AL
County: Jefferson County
Contract Value: \$375,790.64 or 6.98%

Subcontractor: Prime Coat Coating Systems
Subcontractor Status: Non-Minority
Location: Waukegan, IL
County: Lake County
Contract Value: \$177,666.06 or 3.30%

Subcontractor: Pro Air Care, LLC

Subcontractor Status: Hispanic Male Business Enterprise
Location: Buford, GA
County: Gwinnett County
Contract Value: \$4,845.44 or 0.09%

Subcontractor: Mayer Electric
Subcontractor Status: Non-Minority
Location: Covington, GA
County: Newton County
Contract Value: \$538.38 or 0.01%

Subcontractor: McMaster Carr
Subcontractor Status: Non-Minority
Location: Douglasville, GA
County: Douglas County
Contract Value: \$8,075.73 or 0.15%

Subcontractor: RS Group
Subcontractor Status: Non-Minority
Location: Norcross, GA
County: Gwinnett County
Contract Value: \$2,153.53 or 0.04%

Subcontractor: Roof Management
Subcontractor Status: White Female Business Enterprise
Location: Norcross, GA
County: Gwinnett County
Contract Value: \$3,230.29 or 0.06%

Subcontractor: Service Lighting
Subcontractor Status: Non-Minority
Location: Maple Grove, MN
County: Hennepin County
Contract Value: \$4,307.06 or 0.08%

Subcontractor: Southern Automatic Machinery
Subcontractor Status: Non-Minority
Location: Fayetteville, GA
County: Fayette County
Contract Value: \$3,230.29 or 0.06%

Subcontractor: Spot Coolers
Subcontractor Status: Non-Minority
Location: Norcross, GA
County: Gwinnett County
Contract Value: \$6,998.97 or 0.13%

Subcontractor: Stovall Trucking & Construction LLC
Subcontractor Status: African American Female Business Enterprise
Location: Eatonton, GA
County: Putnam County
Contract Value: \$322,490.82 or 5.99%

Subcontractor: Total Maintenance Solutions
Subcontractor Status: Non-Minority
Location: Roswell, GA
County: Fulton County
Contract Value: \$106,061.25 or 1.97%

Subcontractor: Thermal Resource Solutions
Subcontractor Status: Non-Minority
Location: Taylor, SC
County: Greenville County
Contract Value: \$51,146.29 or 0.95%

Subcontractor: Trane Supply
Subcontractor Status: Non-Minority
Location: Marietta, GA
County: Cobb County
Contract Value: \$8,075.73 or 0.15%

Subcontractor: Western Detention
Subcontractor Status: Non-Minority
Location: Deer Park, WA
County: Spokane County
Contract Value: \$2,153.53 or 0.04%

Total Contract Value: \$5,383,820.00 or 100.00%
Total Certified Value: \$2,618,151.67 or 48.63%

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- Exhibit 1: Contract Renewal Agreement
- Exhibit 2: Performance Evaluation
- Exhibit 3: Contract Renewal Evaluation Form

Contact Information *(Type Name, Title, Agency and Phone)*

Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3772

Contract Attached

Yes

Previous Contracts

Yes

Total Contract Value

Original Approved Amount: \$2,175,459.00
 Previous Adjustments: \$12,814,095.00
 This Request: \$5,383,820.00
 TOTAL: \$20,373,374.00

Grant Information Summary

Amount Requested: Cash
 Match Required: In-Kind
 Start Date: Approval to Award
 End Date: Apply & Accept
 Match Account \$:

Fiscal Impact / Funding Source

Funding Line 1:

100-520-5224-1116: General, Real Estate and Asset Management, Building Maintenance-\$5,383,820.00 "Subject to availability of funding adopted for FY2024 by BOC"

Key Contract Terms	
Start Date: 1/1/2024	End Date: 12/31/2024
Cost Adjustment:	Renewal/Extension Terms: O renewal option remains

Overall Contractor Performance Rating: 91
Would you select/recommend this vendor again?

Yes

Report Period Start: 8/30/2023
Report Period End: 9/6/2023



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Real Estate and Asset Management

BID/RFP# NUMBER: 21RFP127274K-BKJ

BID/RFP# TITLE: Comprehensive Operation and Preventive and Predictive Maintenance Services for the Fulton County Jail and the South Fulton Municipal Regional Jail

ORIGINAL APPROVAL DATE: 6/2/2021

RENEWAL EFFECTIVE DATES: 1/1/2024 **THROUGH** 12/31/2024

RENEWAL OPTION #: 3 OF 4

NUMBER OF RENEWAL OPTIONS: 4

RENEWAL AMOUNT: \$5,383,820.00

COMPANY'S NAME: Johnson Controls, Inc.

ADDRESS: 1350 Northmeadow Parkway

CITY: Roswell

STATE: Georgia

ZIP: 30076

This Renewal Agreement No. 3 was approved by the Fulton County Board of Commissioners on BOC DATE: BOC NUMBER:

SIGNATURES: SEE NEXT PAGE

SIGNATURES:

Vendor agrees to accept the renewal option and abide by the terms and conditions set forth in the contract and specifications as referenced herein: 21RFP127274K-BKJ

FULTON COUNTY, GEORGIA

JOHNSON CONTROL, INC.

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Scott E. McVay
Sr. Account Executive

ATTEST:

ATTEST:

Tonya R. Grier
Clerk to the Commission

Secretary/
Assistant Secretary

(Affix County Seal)

(Affix Corporate Seal)

AUTHORIZATION OF RENEWAL:

ATTEST:

Joseph N. Davis, Director
Department of Real Estate and Asset
Management

Notary Public

County: _____

Commission Expires: _____

(Affix Notary Seal)

ITEM#: _____ RCS: _____ RECESS MEETING	ITEM#: _____ RM: _____ REGULAR MEETING
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Performance Evaluation Details

ID	E1
Project	Comprehensive Operation and Preventive and Predictive Maintenance Services for t
Project Number	21RFP127274K-BKJ
Supplier	Johnson Controls
Supplier Project Contact	Scott Mcvay (preferred language: English)
Performance Program	Professional Services
Evaluation Period	08/30/2023 to 11/29/2023
Effective Date	12/04/2023
Evaluation Type	Formal
Interview Date	08/30/2023
Expectations Meeting Date	09/06/2023
Status	Completed
Publication Date	12/04/2023 08:06 AM EST
Completion Date	12/04/2023 08:06 AM EST
Evaluation Score	91

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - PROFESSIONAL SERVICES

- Evaluation Score Range
- Outstanding = 90-100%
- Excellent = 80-89%
- Satisfactory = 70-79%
- Needs Improvement = 50-69%
- Unsatisfactory = -50%

PROJECT MANAGEMENT

20/20

Rating Outstanding: Project Management practices that exceed in the areas of scope, schedule, budget, quality of work and risk/issue management. Complete understanding of project objectives, risks and Contract requirements.

Comments Johnson Controls effective management and oversight indicate a thorough understanding of the contractual scope, schedule, budget, quality of work expected and risk management. They independently manage staff with little to no supervision required by County staff and continue to make timely repairs of maintenance concerns. They display a high level of professionalism and proactively coordinate with client to ensure security measures are prioritized as well.

SCHEDULE

17/20

Rating Excellent: Delivered ahead of original completion date with some effort by Consultant to meet or exceed project milestone dates, or on original schedule with increased scope. At times, proactive approach to monitoring and forecasting of project schedule.

Comments Johnson Controls has met key milestones and has proven to be reliable. They have presented concerns on current conditions and met each obstacle with prompt corrective actions.

QUALITY OF DESIGN, REPORTS AND DELIVERABLES

17/20

Rating Excellent: Deliverables exceed requirements in some areas and remainder of items delivered are high quality.

Comments Johnson Controls has been very responsive to their high volume of requests and reporting requirements. Effective communication with key DREAM personnel has been consistent to ensure timely reporting updates and deliverables. Their technicians are knowledgeable and they proactively present concerns on key systems, identifying where repairs or corrective action would avoid failures.

COMMUNICATIONS AND CO-OPERATION

17/20

Rating Excellent: Co-operative and timely response to the User Department concerns.

Comments Johnson Controls' responsiveness to inquiries has been prompt and are completed with history updates where applicable. Their service manager has been available for meetings and impromptu calls bringing all persons together for clear and transparent communications. As well as having staff available to respond.

OVERSIGHT OF CONTRACTOR COMPLIANCE WITH CONTRACT DOCUMENTS

20/20

Rating Outstanding: Outstanding oversight of the Contractor and ability to bring the Contractor into compliance in an expedited manner.

Comments Oversight has been effective for this review period of the Johnson Controls contract performance. They have fully complied with their work plan and deliverables.

GENERAL COMMENTS

Comments *Not Specified*

Contract Renewal Evaluation Form

Date:	January 10, 2024
Department:	Real Estate and Asset Management
Contract Number:	21RFP127274K-BKJ
Contract Title:	Comprehensive Operation and Preventive and Predictive Maintenance Services for the Fulton County Jail, the Jail South Annex in Union City and the Jail North Annex in Alpharetta

Instructions:

It is extremely important that every contract be rigidly scrutinized to determine if the contract provides the County with value. Each renewal shall be reviewed, and answers provided to determine whether services should be maintained, services/scope reduced, services brought in-house or if the contract should be terminated. Please submit a completed copy of this form with all renewal requests.

1. Describe what efforts were made to reduce the scope and cost of this contract.

The jail is an intensive maintenance environment. Previous experience has proven that the criticality of jail systems to the overall constitutional mandate of the Sheriff, combined with the complexity of its various systems, requires a robust scope of work that ensures the continuity of jail operations. Therefore, the scope of work has not been reduced. This contract furnishes all materials, labor, tools, equipment, and appurtenances necessary to provide comprehensive operation, preventive and corrective maintenance services for the Fulton County Jail, South Fulton Municipal Jail at Union City, and the Fulton County North Annex Jail in Alpharetta.

2. Describe the analysis you made to determine if the current prices for this good or service is reflective of the current market. Check all applicable statements and provide documentation:

Internet search of pricing for same product or service:

	Date of search:	Click here to enter a date.
	Price found:	Click here to enter text.
	Different features / Conditions:	Click here to enter text.
	Percent difference between internet price and renewal price:	Click here to enter text.

Explanation / Notes:

This procurement was conducted in accordance with all applicable provisions of the Fulton County Code of Ordinances and the specific method of source selection for the services required in this Purchasing Code Selection 102-374 and 102-375, Competitive Sealed Proposals.

Inflation rate:

[Click here to enter text.](#)

Adjusted price:

[Click here to enter text.](#)

Percent difference between past purchase price and renewal price:

[Click here to enter text.](#)

Explanation / Notes:

Reviewing quotes received from vendors for this service in the Atlanta Metro Area.

5. **Is this a seasonal item or service?** Yes No

6. **Has an analysis been conducted to determine if this service can be performed in-house?** Yes
 No **If yes, attach the analysis.**

Given the number of both corrective and preventive maintenance work orders, DREAM does not have the in-house resources (personnel and/or equipment) to maintain the three (3) jail facilities: Fulton County Main Jail, Jail South Annex, and the Jail North Annex Jail in Alpharetta efficiently and effectively.

7. **What would be the impact on your department if this contract was not approved?**

DREAM would not be able to maintain these facilities in a manner sufficient to ensure the continuity of jail operations. The department does not have the internal resources necessary to render adequate and timely maintenance services in the Fulton County Jail Complex, Jail South Annex, and the Fulton County North Annex in Alpharetta.

Joseph N. Davis, Director

January 10, 2024

Prepared by

Date


Joseph N. Davis, Director

January 10, 2024

Department Head

Date



**FULTON
COUNTY**

**RENEWAL #3
FORM TO CONTRACT**

#21RFP127274K-BKJ

**COMPREHENSIVE OPERATION AND
PREVENTIVE AND PREDICTIVE
MAINTENANCE SERVICES FOR THE
FULTON COUNTY JAIL AND THE SOUTH
FULTON MUNICIPAL REGIONAL JAIL**

**DEPARTMENT OF REAL ESTATE AND ASSET
MANAGEMENT**



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Real Estate and Asset Management

BID/RFP# NUMBER: 21RFP127274K-BKJ

BID/RFP# TITLE: Comprehensive Operation and Preventive and Predictive Maintenance Services for the Fulton County Jail and the South Fulton Municipal Regional Jail

ORIGINAL APPROVAL DATE: 6/2/2021

RENEWAL EFFECTIVE DATES: 1/1/2024 THROUGH 12/31/2024

RENEWAL OPTION #: 3 OF 4

NUMBER OF RENEWAL OPTIONS: 4

RENEWAL AMOUNT: \$5,383,820.00

COMPANY'S NAME: Johnson Controls, Inc.

ADDRESS: 1350 Northmeadows Parkway, Building 100

CITY: Roswell

STATE: Georgia

ZIP: 30076

This Renewal Agreement No. 3 was approved by the Fulton County Board of Commissioners on BOC DATE: 02/07/2024 BOC NUMBER: 24-0091

SIGNATURES: SEE NEXT PAGE

SIGNATURES:

Vendor agrees to accept the renewal option and abide by the terms and conditions set forth in the contract and specifications as referenced herein: 21RFP127274K-BKJ

FULTON COUNTY, GEORGIA

JOHNSON CONTROL, INC.

DocuSigned by:

Robert L. Pitts

**Robert L. Pitts, Chairman
Fulton County Board of Commissioners**

DocuSigned by:

Anthony Outland

**Anthony Outland,
Metro General Manager**

ATTEST:

ATTEST:

DocuSigned by:

Tonya R. Grier

**Tonya R. Grier
Clerk to the Commission**

DocuSigned by:

Yolanda Y. Brown

Notary Public

(Affix Count)



County: Cherokee

AUTHORIZATION OF RENEWAL:

Commission Expires: 12/07/2025

DocuSigned by:

Joseph N. Davis

**Joseph N. Davis, Director
Department of Real Estate and Asset
Management**

DocuSigned by:

(Affix Notary Seal)



ITEM#: _____ RCS: _____	ITEM#: <u>24-0091</u> RM: <u>2/7/2024</u>
RECESS MEETING	REGULAR MEETING



ADDITIONAL REMARKS SCHEDULE

AGENCY MARSH USA LLC.		NAMED INSURED Johnson Controls US Holdings, Inc. Johnson Controls, Inc. Tyco International Holding S.a.r.l. SimplexGrinnell LP (see attached Acord 101) 5757 North Green Bay Avenue Milwaukee, WI 53209	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance**

WORKERS COMPENSATION:

Workers Compensation "AOS" Policy includes coverage for employees from the following States WHILE WORKING IN ANY STATE: AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, NE, NH, NJ, NM, NV, NY, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WI, & WV.

PRIMARY COVERAGE:

The General Liability and Automobile Liability policies are primary and not excess of or contributing with other insurance or self-insurance, where required by written lease or written contract. For General Liability, this applies to both ongoing and completed operations.

WAIVER OF SUBROGATION:

The General Liability, Automobile Liability, Workers' Compensation and Employers Liability policies include a Waiver of Subrogation in favor of the certholder and any other person or organization, BUT ONLY to the extent required by written contract.

ADDITIONAL INSURED - AUTOMOBILE LIABILITY:

The Automobile Liability policy, if required by written contract, includes coverage for Additional Insureds as required by such written contract.

ADDITIONAL INSURED - GENERAL LIABILITY:

For General Liability, if required by written contract, the following are included as additional insureds, as required pursuant to a written contract with a named insured, per attached Policy Endorsements A2 and A2A: THE CERTIFICATE HOLDER LISTED ON THIS CERTIFICATE OF LIABILITY INSURANCE, AND EACH OTHER PERSON OR ORGANIZATION REQUIRED TO BE INCLUDED AS AN ADDITIONAL INSURED PURSUANT TO A WRITTEN CONTRACT WITH THE NAMED INSURED.

ONGOING OPERATIONS AND COMPLETED OPERATIONS INSURANCE

The General Liability Insurance includes insurance for ongoing operations and completed operations.

LIMIT OF LIABILITY:

The Liability Limit that applies is the amount indicated on the face of this Certificate of Liability Insurance, or the minimum Liability limit that is required by the written contract, whichever is less. If there is no contract then the Liability Limit is limited to \$1,000,000.

NOTICE OF CANCELLATION TO CERTIFICATE HOLDERS:

Should any of the above described policies be cancelled, other than for non-payment, before the expiration date thereof, 30 days advice of cancellation will be delivered to certificate holders in accordance with the policy endorsements.

NAMED INSURED:

Air Distribution Technologies IP, LLC; Air System Components, Inc.; American Chiller Mechanical Service LLC; ArkLaTex Mechanical Service; Central CPVC Corporation; Central Sprinkler LLC; Chemguard, Inc.; Connect 24 Wireless Communications Inc.; Digital Security Controls, Inc.; Eastern Sheet Metal, Inc.; Elpas, Inc.; Exacq Technologies, Inc.; FBN Transportation, Inc.; FM Systems Group LLC; Foghorn Systems Inc.; Grinnell LLC; Haz-Tank Fabricators, Inc.; IMECO LLC; Integrated Systems and Power, Inc.; Johnson Controls (Suisse) SA; Johnson Controls Air Conditioning and Refrigeration, Inc.; Johnson Controls Building Automation Systems, LLC; Johnson Controls Capital LLC; Johnson Controls Digital Solutions LLC; Johnson Controls Engineering, LLC; Johnson Controls Federal Systems, LLC; Johnson Controls Fire Protection LP; Johnson Controls Foundation, Inc.; Johnson Controls Government Systems, LLC; Johnson Controls, Inc.; Johnson Controls Navy Systems, LLC; Johnson Controls PI Project Site Operations LLC; Johnson Controls Security Solutions LLC; Johnson Controls-Hitachi Air Conditioning North America LLC; Johnson Controls US Holdings, LLC; Koch Filter Corporation; M&M Refrigeration, LLC; Master Protection LP dba FireMaster; Qolsys, Inc.; Rescue Air Systems; Retail Expert, Inc.; Richmond Alarm Company LLC; Ruskin Company; Ruskin Rooftop Systems, Inc.; Ruskin Service Company; Security Enhancement Systems LLC, Senelco Iberia, Inc.; Sensormatic Asia/Pacific, Inc.; Sensormatic Electronics (Puerto Rico) LLC; Sensormatic Electronics, LLC; Sensormatic USA LLC; ShopperTrak International Investment LLC; ShopperTrak RCT Corporation; Shurjoint America, Inc.; Silent-Aire Mission Critical Service LLC; Silent-Aire USA Inc.; SimplexGrinnell LP; Tempered Networks Inc.; Tyco Fire & Security LLC; Tyco Fire Products LP; Tyco Integrated Security LLC; Tyco International Holding S.a.r.l.; Tyco International Management Company, LLC; Visonic Inc.; WillFire HC, LLC; York International (SA), Inc.; York International Corporation

IL 10 (12/06) OLD REPUBLIC INSURANCE COMPANY**ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION - ENDORSEMENT A2**

Named Insured Johnson Controls US Holdings LLC			Endorsement Number
Policy Prefix	Policy Number MWZY 313947 23	Policy Period 10/01/23 - 10/01/24	Effective Date of Endorsement 10/01/23
Issued By Old Republic Insurance Company			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

If required by contract, the person or organization listed on the certificate of insurance as additional insured, and each other person or organization required to be included as an additional insured pursuant to a contract with a named insured.

Location(s) Of Covered Operations:

As required by contract.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused solely by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

GL 289 001 1012

IL 10 (12/06) OLD REPUBLIC INSURANCE COMPANY**ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS - ENDORSEMENT A2A**

Named Insured Johnson Controls US Holdings LLC			Endorsement Number
Policy Prefix	Policy Number MWZY 313947 23	Policy Period 10/01/23 - 10/01/24	Effective Date of Endorsement 10/01/23
Issued By Old Republic Insurance Company			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE**Name Of Additional Insured Person(s) Or Organization(s):**

If required by contract, the person or organization listed on the certificate of insurance as additional insured, and each other person or organization required to be included as an additional insured pursuant to a contract with a named insured.

Location And Description Of Completed Operations:

As required by contract.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused solely by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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