Service Solutions Agreement

Presented: April 17, 2026

Service Solutions Agreement to Maintain Peak Performance of the Automated Logic WebCTRL System at:

Lee College
200 Lee Drive
Baytown, TX 77520

Buy Board No: 720-23

Proposed by:

Matthew Anderson
Email: Matthew.anderson1@carrier.com

General

Included here is a brief overview and description of the different services provided in this Secure Assurance plan.

Facility management consulting
A dedicated Field Engineer provides on-site consulting services that specifically address your facility needs.

Service history and reporting
During each site visit, service technicians discuss material used, labor required, and work performed along with any additional findings or concerns.

Database protection and backup
Automated Logic helps ensure the WebCTRL® configuration and history are preserved in a secure location.

Onsite response < 1 business day
For time-sensitive matters that cannot be resolved remotely, a service technician will be onsite within one business day.

Online support
Automated Logic provides remote facility operation support during normal business hours.

Software maintenance
Revisions and updates to purchased software driver

Scope of This Agreement:

Objective: Maintain the Automated Logic system for maximum stability, dependability, and energy savings.

Building Controls:

☒ **Remote Technical Service –** Technical Support Specialists will provide you with online or phone assistance to troubleshoot your system and resolve operational problems. The remote support team will provide patches and driver updates throughout the agreement, which are released from the factory periodically. This service is included during normal business hours. Remote connection is required to aid remotely.

☒ **Onsite System Verification** - Automated Logic will provide a Field Engineer for **(1) DAY** on a bi-weekly basis to complete standard maintenance routines as determined by our experience, equipment application, and the manufacturer's recommendations. The Field Engineer will make corrections to any items that need repair to avoid potential emergency call outs.

- The Field Engineer will begin reviewing WebCTRL system, based on a predetermined schedule of facilities. The following items will be reviewed:
  - **System Review:** Perform a remote review of the Building Automation System (BAS) to include the system operation, generate reports and recommendations.
  - **Controller Module Evaluation:** Review aspects of operation of the control modules. Volatile and non-volatile memory capacities will be checked for any errors or communication problems.
  - **Alarm Evaluation:** Evaluate alarms in the system comply with the customer's standards and are appropriately set. If the district would like alarm changes made, we will coordinate with appropriate FBISD personnel and proceed as directed.
  - **Trend Evaluation:** Evaluate the data is accurate and trending properly. ALC will assist the customer in creating necessary trends for ease of reporting. If the district would like trend changes made, we will coordinate with appropriate FBISD personnel and proceed as directed.
  - **Onsite BAS Facility Review**: The SS will evaluate onsite, one facility at a time, beginning with the Elementary Schools to include Hot Water and Cold-Water System analysis.
  - **Hot Water System Analysis**
    - See tasking items for description of work.
  - **Chilled Water System Analysis**
    - See tasking items for description of work.

☒ **Software Upgrade & Maintenance –** Automated Logic will furnish and install manufacturer's software and updates. One version upgrade provided per contract term. Automated Logic is not responsible for maintaining the customer's server, nor updating it for ALC software compatibility. Server access is needed to complete the WebCTRL upgrade. During the upgrade process, ALC will complete (1) database backup:

- **Database Backup** – Databases hold values programmed into your systems, and the latest settings and algorithms that are the heart of the DDC control system. To preserve the integrity of the system and provide the ability to restore the system after problems occur, controller database backups will be performed on the workstation, server, master/field controllers, gateways and routers. Database Backup Protection will create backups to assure that your system can be restored to operating condition after data or system damage. One backup copy is stored at the site under your care. Data integrity is the responsibility of the customer. Restoration of system is not included and will be billed separately, using contract rates.

☒ **Standard Repair Labor Service -** Automated Logic Contracting Services shall perform repair labor service during normal business hours at no additional charge.

☒ **Component Repair and Replacement -** Automated Logic Contracting Services will repair or replace failed ALC components (per Addendum A) with new or reconditioned components of compatible design to minimize obsolescence and maintain system integrity at no additional charge. Exchanged parts become the property of Automated Logic Contracting Services. If the Repair Labor Service option is not included, then the labor to repair or replace these components will be provided by the Customer or by ALCS at an additional charge based on mutually agreed upon labor rates. The component replacement shall not apply to any obsolete parts and to equipment not manufactured by Automated Logic Corporation, although the Company shall use its best efforts to secure replacement components from other manufacturers and make them available to the Customer. *Lee College shall receive a 50% discount off of list price for ALC labeled parts.*

☒ **Third Party Component Repair and Replacement -** Automated Logic Contracting Services will repair or replace failed third party components (per Addendum A) with new or reconditioned components of compatible design to minimize obsolescence and maintain system integrity at no additional charge. Exchanged parts become the property of ALCS. If the repair labor service option not checked, then the labor to repair or replace these components will be provided by the customer or by ALCS at an additional charge based on service agreement customer labor rates.

Equipment Covered: All ALC manufactured equipment, all field sensing & temperature control end devices installed by ALC, damper actuators installed by ALC.

Equipment Not Covered: Control valve bodies, including Tyco valves/actuators, Keystone valves/actuators, Inverters, and any equipment that is deemed obsolete and no longer supported by ALC. Any Non-ALC material outside of its original manufacture warranty. Repair or replacement of non-electronic and non-moving parts of the system such as, but not limited to, relay enclosures, electrical wiring, pneumatic piping, and other non-moving parts shall not be included under this agreement.

☐ **Premium Repair Labor Service -** Automated Logic Contracting Services shall perform repair labor service at no additional charge 7 days a week, 24 hours a day. Emergency onsite response will be within 4 hours of receiving the call.

General

- The specifications in this proposal are for EMS equipment & labor for the Automated Logic systems. The purpose of this contract is to maintain the existing controls system. This includes controllers, space sensors, immersion sensors, and end devices directly related to the ALC system.

  Covered locations: All of Lee College campuses which have Automated Logic controls

- Automated Logic will perform scheduled maintenance in accordance with standard maintenance routines as determined by our experience, equipment application and the manufacturer's recommendations.

- It is understood that repair, replacement, and service/emergency service provisions shall apply only to systems and equipment covered by this agreement.

- Lee College shall receive a 50% discount off of list price for ALC labeled parts.

- Lee College shall receive technical phone support as long as there is remote access to the WebCTRL system.

- Upon completion of any work, the ALC Field Engineer will submit documentation via service ticket to the owner/operator. These tickets will summarize the work accomplished during the onsite visit and will document recommendations for any deficiencies.

- All billable service outside the coverage included in the maintenance agreement must be authorized by the Customer by the issuance of a purchase order. Billing without a purchase order will not be honored.
- Campus security procedures require that all visitors to a campus observe sign-in and out protocol. ALC service personnel must report to the office on arrival and sign in on the visitor's log. Prior to leaving, service personnel must sign out.

Covered Facilities

The Service Agreement covers the following facilities, which have Automated Logic Controls:

As listed in WebCTRL:

1. 909 Decker
2. Adult Learning Center
3. Bonner Hall
4. 700 West Texas
5. John Britt Hall (Previously Social Science Building)
6. Career Center
7. Child Care Center
8. Gray Science Building
9. Grounds Facility
10. Gymnasium
11. Huddle Wing (Rundell Hall)
12. Tennis Court
13. McNair Center
14. McNulty-Haddick Building
15. Moler Hall
16. North Central Plant
17. Performing Arts Center
18. Physical Plant
19. Security
20. Rundell Hall
21. Shipping & Receiving
22. South Plant
23. Sports Complex & Wellness Center
24. Student Center
25. Advanced Technology Center & Library
26. Transportation
27. Tucker Hall
28. TV 1
29. TV 2
30. TV 3
31. TV 4
32. TV 5
33. TV 6
34. TV 7
35. TV 9

Baytown, TX 77520

Automated Logic Remit Payment To:
Automated Logic Corporation
P.O. Box 403257
Atlanta, GA 30384

Customer Information:
Lee College
200 Lee Drive
Customer Number: 41LEECO001

Term/Automatic Renewal:
This Agreement takes effect on ***September 1, 2026*** and will continue for an agreement of ***(3) three terms.*** This contract will automatically renew on a term-to-term basis unless the Customer or ALC give the other a written notice to stop renewals. The notice must be delivered at least 30 days before the end of any contract term cycle.

Year One Term:

Terms	Date Range	Annual Price	*Quarterly Payment*
Term 1:	September 1, 2026 – August 31, 2027	$86,875.00	$21,718.75

Additional Terms:

Term 2:	September 1, 2027 – August 31, 2028	$88,613.00	$22,153.25
Term 3:	September 1, 2028 – August 31, 2029	$90,386.00	$22,596.50

Price and Payment Terms:
The total price for this Service Solutions Contract during the first term of this agreement is **$86,875.00**. Payments will be broken out quarterly during this term in the amount of **$21,718.75**. Each consecutive alternate term will be billed quarterly at the amount listed above. Lee College is to provide a new purchase order per term.

Exclusions:

New construction or retrofit projects fall under ALC's standard warranty period per project. Any new facilities added to Lee College, not listed in the "Attachment A – Covered Facilities" will be covered under this service agreement after warranty period has lapsed.

Clarifications:

State and local Taxes will be billed separately, if applicable.
All work is to be performed during normal working hours.
Work other than above proposal will not be included.
Payment due upon invoice.
All Terms and Conditions apply.

Automated Logic Remit Payment To:

Automated Logic Corporation
P.O. Box 403257
Atlanta, GA 30384

Automatic Renewal: This Agreement shall automatically renew at each Agreement anniversary for an additional like term (a Renewal Term) unless either party gives written notice to the other party at least sixty (60) days prior to the expiration of the Initial Term or the Renewal Term or its intention to not automatically renew this Agreement. The Agreement Price for the first year of the initial Renewal Term will be adjusted to reflect the percent increase shown by the index of the Producer Price Index for Metals and Metal products published by the U.S. Department of Labor, Bureau of Statistics for the adjustment month compared with the index for the same month of the final year of the Initial Term of

the Agreement and the percent increase to ALCS straight-time hourly labor rates. The Agreement Price will be adjusted annually thereafter to reflect the percent increase shown by the index of the Producer Price Index for Metals and Metal products published by the U.S. Department of Labor, Bureau of Statistics for the adjustment month compared with the index for the same month of the previous year, and the percent increase to ALCS straight-time hourly labor rate compared with the straight-time hourly labor rates for the same month of the previous year.

Early Termination:

In the event of early termination or other breach by the Customer, ALCS may, at its option, recover from Customer, and Customer agrees to pay any and all amounts which, under the terms of this Agreement, may be then due or which may have accrued to the date of such termination.

Acceptance and Approval:

Agreement will become binding upon signature by Customer and signature by an ALCS representative.

Thank you for your consideration of Automated Logic. We look forward to working with you and your team on this unique opportunity. Please feel free to contact me anytime with questions or for any clarifications or scope modifications.

Pricing does not include sales, use, and other similar taxes, which may be imposed by local, state, and/or federal government on all new work. If claiming tax exemption on this project, please include a Tax Exempt or Resale Certificate with acceptance of this proposal. This pricing is valid for 45 days from the above date.

By accepting this Proposal, Customer agrees to comply with the Automated Logic Terms & Conditions of Sale posted on **posted on Carrier's webpage: https://www.corporate.carrier.com/legal/terms-of-sale:**

Automated Logic Contracting Services Inc.	CUSTOMER:
Name	Customer Name
Signature Date	Signature Date
Title	Title
	Company Name

Sincerely,

Matthew Anderson

Matthew Anderson
Service Sales Representative
Automated Logic Contracting Services
Mobile: 281.832.8367
matthew.anderson1@carrier.com
www.automatedlogic.com

Tasking Items

Network Analysis

Tasks to be performed on a Scheduled Basis:

- ✓ Check the server for proper connectivity with the network
- ✓ Check the IP connectivity with the ALC BACnet/IP routers
- ✓ Check the alarm log for any communication alarms.
- ✓ Gather module status reports and generate a report which will identify errors. Depending on the number of modules, this may be broken up, per visit.
- ✓ Log all errors on the service ticket.

**BACnet (Building Automation and Control networks) is a data communication protocol standard designed specifically for building automation and control systems. BACnet defines an object-based model of the information that is exchanged between components of the building automation system and an application layer protocol that is used to access and manipulate this information. It also provides a way to convey the information across a variety of local and wide-area networks that may be interconnected to form an internetwork.*

WebCTRL Server & Database Backup

Tasks to be performed on a Scheduled Basis:

- ✓ Shutdown the WebCTRL server software and do a complete backup of the database.
- ✓ Test Remote connection to customer site (if applicable).
- ✓ Check system time and run module time synchronization.
- ✓ Navigate system and check alarm log. Discuss with the customer if any issues found.
- ✓ Restart WebCTRL and verify system is operating correctly.
- ✓ List any issues on your service ticket and discuss with the customer.
- ✓ ALCS will back-up your database and copy it to an external device provided by the customer. Data integrity is the responsibility of the customer. Restoration of system is not included. We recommend that the customer have a backup routine coordinated with their IT department.

System Controllers Analysis

Tasks to be performed on a Scheduled Basis:

- ✓ Check input/output values (verify sensor readings are correct).
    a. Analog Scaled Outputs (check valve, damper operation and repeatability).
    b. Digital inputs (status of fans, pumps, etc.).
    c. Digital Outputs (start/stop of fans, pumps, etc).
- ✓ Review alarm & trend logs to track system operation
- ✓ Verify & check control parameters
    a. Humidity & temperature Setpoints
    b. Supply Air Setpoint
    c. Outdoor Air Percentage
    d. Economizer verification, if applicable
    e. Return Air & Space Humidity
    f. Staging of Boilers, Chillers, Pumps, Cooling Towers
- ✓ Verify PIDs loop operation and tune control loops as necessary
- ✓ Check all electronic board settings
- ✓ Check Modstat status
- ✓ Check power restarts and ARCNET Reconfigurations

Hot Water System

Tasks to be performed on a Scheduled Basis: (ideally prior to seasonal use)

- ✓ Verify system is enabled and system components are in the automatic position.
- ✓ Verify reasonable readings are received into the system from the Outside Air Temperature/Relative Humidity sensor.
- ✓ Ensure enable/disable or lockout setpoints are reasonable for the application and equipment.
- ✓ Confirm setpoints, reset schedules or optimized setpoints are in the proper range for equipment.
- ✓ Confirm hot water supply and return temperature readings are reasonable for the condition of the system (prior to startup).
- ✓ Start system and confirm the lead equipment i.e. pumps, boilers, etc. started as expected note any deficiencies.
- ✓ Confirm hot water supply and return temperature readings are reasonable for the condition of the system (post startup). Note any deficiencies.
- ✓ Confirm flow readings (if applicable) are reasonable.
- ✓ Enable Pump rotation sequence to confirm proper failure recovery. This process should be initiated once for pumps present. Note any deficiencies.
- ✓ If equipped with VFD's adjust setpoint of process variable i.e. flow or differential pressure and confirm the control loop responds appropriately. Restore setpoint to original setting and note any deficiencies.
- ✓ If equipped with a mixing valve, adjust setpoint or reset schedule to force a response from valve. Verify the system responded appropriately and achieved setpoint. Restore setpoint to original and note any deficiencies.
- ✓ If equipped with a heat exchanger, adjust setpoint or reset schedule to force a response from valve. Verify the system responded appropriately and achieved setpoint. Restore setpoint to original and note any deficiencies.
- ✓ Enable boiler rotation as applicable and be sure to allow for adequate runtime in between rotation in order to avoid the short cycle of the heating equipment. Note any deficiencies.
- ✓ Adjust parameters to allow for staging of equipment as applicable. Return parameters to original values once complete.
- ✓ Note any deficiencies of all the above tests in detail on service report. & Make any recommendations on findings to Facility Manager.

Air Handling Unit

Tasks to be performed on a Scheduled Basis:

- ✓ Verify that AHU is being controlled at the appropriate values, while the fan is operating.
- ✓ Change one set point value; verify smooth transition and stable control at the new set point.
- ✓ Return set point to original value. Repeat for each additional control loop, if any.
- ✓ Verify that controlled valves and dampers will stroke fully in both directions, sealing tightly where appropriate.
- ✓ Verify the proper operation of critical control processes and points associated with this unit. Adjust if necessary.
- ✓ Verify the setting/operation of the low temperature safety device, if applicable.
- ✓ Verify the operation of the cooling, pre-heat, reheat, & humidity control device, if applicable.
- ✓ Verify sensors are within acceptable range, calibrate if applicable.
- ✓ Check associated controller(s) and expansion modules for proper 24 Volt power and communication.
- ✓ Inspect wiring for signs of corrosion, fraying and discoloration, defective shielding or shield grounding.
- ✓ Clean enclosure exterior surfaces & remove excessive dust from internal surfaces.
- ✓ Document any issues and discuss "Corrective Maintenance" options with customer.

Variable Air Volume Box

Tasks to be performed on a Scheduled Basis:

- ✓ Verify that VAV is being controlled within current CFM values.
- ✓ Change temperature set point value; verify smooth transition and stable control at the new set point.
- ✓ Verify the operation of reheat device, if applicable.
- ✓ Return set point to original value.
- ✓ Verify that controlled valves and dampers will stroke fully in both directions, sealing tightly where appropriate.
- ✓ Verify the proper operation of critical control processes and points associated with this unit. Adjust if necessary.
- ✓ Verify sensors are within acceptable range, calibrate if applicable.
- ✓ Check associated controller for proper 24 Volt power and communication.
- ✓ Document any issues and discuss "Corrective Maintenance" options with customer.

Miscellaneous Monitoring

Tasks to be performed on a Scheduled Basis: (Some test items may require *prior* approval before performing)

- ✓ Verify system is enabled and system components are in the automatic position.
- ✓ Where applicable confirm reasonable reading on monitoring temperature / humidity devices. Note deficiencies.
- ✓ Verify status points match actual conditions.
- ✓ Review integration points for valid communication with EMS.
- ✓ Compare readings at local display match those monitored through interface provided through EMS.
- ✓ Ensure enable/disable or lockout setpoints are reasonable for the application and equipment.
- ✓ Confirm setpoints are in the proper range for equipment.
- ✓ Adjust parameters to allow for staging of equipment as applicable.
- ✓ Return parameters to original values once complete.
- ✓ Note any deficiencies of all the above tests in detail on service report.
- ✓ Make any recommendations on findings to Facility Manager.

Third Party Interface

Tasks to be performed on a Scheduled Basis:

- ✓ Verify values at operator workstation.
- ✓ Inquire if any changes to the system i.e. maintenance of equipment or upgrades have been performed since the initial startup or the last visit.
- ✓ At the device check indications to verify proper communication, appropriate transmit and receive activity on the communication trunks, and to check for possible error code indications.
- ✓ Verify that alarm notification is setup correctly for all critical points.
- ✓ Confirm equipment is properly located on floorplan graphics.
- ✓ Compare data collected through interface to that of the equipment shown on local display if equipped; otherwise verify the readings are reasonable to the status and/or condition of the equipment.
- ✓ In the case of a controlling interface verify any points written to controlled equipment are being responded to properly.
- ✓ Note any deficiencies of all the above tests in detail on service report & make any recommendations on findings to Facility Manager.

**Clarification: ALC will inspect all the data that is being monitored and/or controlled through the interface and report any information that appears inaccurate. However, the instrumentation and controls within the interfaced equipment shall be physically inspected and maintained by equipment manufacture or other and is not included within this ALC service agreement.*