



Argyle Security  
9155 Sterling Street, Suite 160  
Irving, TX 75063  
Phone: 972-827-9600  
Fax: 972-827-9241  
www.Argylesecurity.com

### FIRE ALARM PROPOSAL

Proposal Date	10/14/2015				
Project	8585 John Wesley Frisco				
To	Collin County		hereinafter, the "Customer"		
	Attn	Lloyd Rollins			
	Address				
	City		State		Zip
From	Argyle Security				
	Attn	David Fulmer			
	Email	<a href="mailto:dfulmer@argylesecurity.com">dfulmer@argylesecurity.com</a>			
	Office	972-827-9600			
	Mobile	972-670-6806			

Argyle Security Group ("Argyle") is pleased to provide this fire alarm proposal ("Proposal") for your review and consideration. All system components have a warranty for a period of one (1) year, unless otherwise specified, against all defects in material and workmanship. This Proposal shall remain firm for period of (30) days from the submittal date, and price is based upon delivery of equipment within three (3) months of the Proposal Date. Argyle payment terms are net (30) days with progressive billing to be fully described in the forthcoming Agreement to be signed by Customer and Argyle.

### SCOPE OF WORK

I am pleased to provide you with this proposal for the Fire Alarm Panel Replacement at 8585 John Wesley Dr. in Frisco, Texas.

**Fire Alarm System, Installed:** This proposal is for the replacement of the current EST1 Fire Alarm Panel with an EST3 with dialer. Argyle will supply engineering, submittals to the City of Frisco, permits, installation, testing, acceptance by the City of Frisco and demolition of existing fire alarm control panel. All existing field devices and wiring are to remain in place. This does not include the installation of conduit, sleeves, mounting of back boxes, 120 VAC power, pull boxes, or stub-ups.

The entire Scope of Work to be performed on the Project is described in this Proposal and any other contractual documents executed in connection with the Scope of Work, together with any modifications or additions (the "Contract Documents"), shall set forth the agreement of Argyle and the Customer. Argyle agrees to furnish all things as indicated in the Contract Documents which are necessary to complete the Scope of Work.

## EXCLUSIONS AND CLARIFICATIONS

### **Installation Requirements:**

Argyle will provide necessary installation, programming and start-up of the proposed system that meet and/or exceeds federal, state, local and all applicable code requirements. Any damage to the Work prior to completion of the Scope of Work, which is not the fault of Argyle may be corrected and rectified by Argyle for an additional charge. Any existing defective equipment can be repaired or replaced at an additional charge.

### **Termination:**

Argyle, by written notice, shall have the right to terminate and cancel the work being performed in connection with this Agreement, in whole or in part, for any reason by providing Customer with prior written notice. Argyle shall not be liable to Customer for any other cost or consequential damages, including prospective profits on any portion of the Work not performed as a result of termination.

### **Training:**

This Proposal includes informal training for Administrative, Operational and Maintenance personnel so a full understanding of day-to-day operation can be best utilized.

### **Warranty:**

Argyle offers a standard one (1) year warranty on all labor and material included in this project. All system components provided in this proposal are warranted against all defects in material and workmanship.

### **Sales Tax:**

Sales Tax is not included in this Proposal, unless specifically listed.

### **Electrical and Network Connections:**

Customer to provide all electrical power (120 VAC) as required. Lighting, conduit, raceway, trenching, concrete work, pull-strings, standard back-boxes and temporary power are not included in the proposal. Customer to provide all network connections and drops as required. Electrical contractor to provide and install 120vac power, conduit, raceway, standard device back boxes and special back boxes provide by Argyle.

### **System Interfaces:**

This proposal does not include any system interface to any type of mechanical equipment not furnished by Argyle. This includes but is not limited to Halon, CO<sub>2</sub> or suppression systems, Air Handling Units, Fire Dampers, Elevator shutdown, etc. Argyle will furnish interface points to control these various pieces of equipment as required, but the connection from the Argyle interface point to the piece of equipment being controlled or monitored will be by others.

### **Miscellaneous:**

All claims, disputes, and other matters in question arising out of or relating to this Proposal, or the breach thereof, shall be decided by arbitration before the American Arbitration Association in the county in which the contracted work or project is principally located. The arbitration shall be conducted in accordance with the American Arbitration Association's Construction Industry Arbitration Rules.

If either party shall deem it necessary to employ an attorney to assert any right or to enforce any obligation hereunder or pay any liens, that party shall be entitled to recover all costs and expenses thereby incurred including, without limitation, the fees and expenses of the attorney so employed.

This Proposal and the performance of maintenance and extended warranty described herein shall be governed by and interpreted in accordance with the laws of the State of Texas, and more particularly described in the forthcoming Agreement, to be signed by Customer and Argyle.

If any term or provision of this Proposal is found invalid, it shall not affect the validity and enforcement of all remaining terms and provisions of this Proposal. The duties and obligations imposed on each party by this Proposal and the rights and remedies available shall be in addition to and not a limitation of the duties, obligations, rights and remedies otherwise imposed or available by law.

**BILL OF MATERIAL**

This bill of materials is provided by Argyle for this project and is not intended to be a comprehensive list of all fire alarm system parts, components or accessories required for this project and are not sold separately.

Quantity	Part Number	Description
1	3-CPU3	Central Processor Unit Module
1	3-LCDXL1	Large Format Liquid Crystal Display Module
1	3-RS485B	Network Communications Card, Class B.
1	3-PPS/M	Primary Power Supply with Local Rail Module
1	3-CHAS7	Chassis Assembly.
1	3-SSDC1	Single Signature Driver Controller
1	3-IDC 8/4	Initiating Device Circuit Module
1	3-LRMF	Blank LRM Filler (plastic).
5	3-FP	Plastic Filler plate
1	3-CAB7D	Door for CAB7B Series Wallbox
1	3-CAB7B	Wallbox with 1 Chassis Space
1	3-MODCOM	DACT
2	12V18AH	Battery
1	DK120V	FACP Surge Protector

**PROJECT COST**

<b>Engineering</b>	<b>\$875.00</b>
<b>Material</b>	<b>\$5,315.00</b>
<b>Labor</b>	<b>\$2,594.00</b>
<b>TOTAL PROJECT COST:</b>	<b>\$8,784.00</b>

Thank you for allowing Argyle the opportunity to participate in this project.

Sincerely,

*David Fulmer*

Argyle Security Group  
AUTHORIZED SIGNATURE

## Integration of JP-4 Building

October 26, 2015

A Proposal To:

George King  
Utility Manager  
Collin County Facilities Maintenance Department  
Central Plant  
4600 Community Blvd.  
McKinney, TX 75071-2541

Property:

8585 John Wesley Drive  
Frisco, Texas 75034

What We Propose

Under the scope of this proposal, Rockwall Controls Company, Inc. furnishes and installs the following.

1. Eight programmable Honeywell controllers
2. Eight non-adjustable wall-mounted temperature sensors (Figure 1)
3. Eight air flow sensing switches
4. Sixteen duct-mounted temperature sensors: supply and return
5. One Lon-IP router to fully integrate the above controllers into the existing Niagara Framework countywide network
6. Programming, graphical user interface
7. Full commissioning of the system
8. Operator training
9. All network and control wiring



Figure 1  
Non-Adjustable  
Sensor

Features of Proposed Improvements

Operators receive alarms, adjust set points, set operating schedules and observe system operation.  
Floor plan graphic indicates relative locations of HVAC units

Benefits of Proposed Improvements

- System operator has command over operating schedules and temperature operating limits to minimize energy efficiency
- Sustainable technology empowers Collin County technical personnel to service control system
- After-hours HVAC operation in County occupied spaces does not require central plant operator actions (Option 3 only). This feature can be enabled or disabled by system operators at will without special programming.

Pricing

\$12,345.00



ROCKWALL CONTROLS COMPANY, INC.

Integrators  Contractors  Consultants

## Integration of JP-4 Building

Prices remain firm for 90 days. After 90 days, prices changes may be subject to increases in materials cost.

Terms

Net 30

This proposed scope of work supersedes and replaces all previous proposals for similar scope of work.

Disposal of Removed Materials

Rockwall Controls Company, Inc. disposes of all removed equipment in an environmentally responsible manner.

Qualifications

Rockwall Controls Company, Inc. (Rockwall) rests unique in our marketplace: no employee "churn". Among three team members, our collective experience is 76 years in the design, programming and deployment of sophisticated building control systems. Numerous certifications include Honeywell BCS, Tridium R2, Tridium AX, Johnson Controls Explorer and Vykon systems integrators.

Under the Petra Systems label, our team developed embedded systems for various manufacturers.

As a design-build contractor and services provider, Rockwall offers full-service HVAC, lighting and energy related solutions. Consulting, contracting and systems integration services assure long-term success for our customers.

Since 1987, Rockwall's design experience and customer software products have converged with new, lower-cost technologies to create scalable systems that introduce the features of large commercial systems to all sizes of buildings.

Rockwall systems are found in industrial plants, commercial office buildings, critical fuel management systems (liquid propane and diesel), churches, laboratories, jails, municipal buildings, military bases, courthouses, high-rise apartment buildings and large residences.

John White is an associate member of the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Member Number: 8157905.

Warranty

Rockwall Controls Company, Inc. "the company" fully warrants all materials and workmanship of those items provided by Rockwall Controls Company, Inc. for a period of one calendar year. Manufacturers' warranties apply to all manufactured components. It is not the practice of the company to supersede manufacturers' warranties. The company warrants installation materials and workmanship without regard to manufacturers' warranties on wire, enclosures, and fittings and like materials. Warranty shall commence upon acceptance by the owner or from the date of beneficial use.

Warranty means the company will either replace or repair defective materials and workmanship without additional charges to the owner. Warranty does not apply to those items that fail because of neglect, misuse, vandalism or acts of god. The decision to either repair or replace lies solely with the company.

## Integration of JP-4 Building

Under no circumstances shall the company warrant equipment beyond its capabilities as expressed by the manufacturer of said equipment.

There are no charges for reasonable telephone support. Reasonable means discussion of topics relating to the materials and workmanship provided. Consultation for exogenous topics shall be charged at our usual and customary rate of \$95.00 per hour (preferred customer rate) computed by the quarter hour. After-hours service rate of \$120.00 applies between 7:00 PM and 7:00 AM, Monday through Friday, weekends and legal holidays.

It is the intent and desire of the company to provide the highest quality goods and services commensurate with the HVAC controls industry.

Warranty, as described herein, depends upon standard terms and conditions of sale.

### Training

On-site training prepares system operator to understand methods employed and reasonable expectations in performance.

### Execution

Upon receipt of order for select option, Rockwall will prepare wiring diagrams and assemble with manufacturer's literature for review by Collin County before work begins.

Submitted by

\_\_\_\_\_  
John N. White, President  
Rockwall Controls Company, Inc.

Accepted by

\_\_\_\_\_  
Name (please print)

Title \_\_\_\_\_

Date \_\_\_\_\_

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### Ownership of copyright

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### Copyright license

Rockwall Controls Company, Inc. grants to Collin County a worldwide non-exclusive royalty-free revocable license to:

## Integration of JP-4 Building

- view this report hardcopy, on a computer or mobile device via a web browser;
- copy and store this report, and
- print pages from this report for your own personal and non-commercial use.

Rockwall Controls Company, Inc. does not grant you any other rights in relation to this report. In other words, all other rights are reserved.

For the avoidance of doubt, you must not adapt, edit, change, transform, publish, republish, distribute, redistribute, broadcast, rebroadcast or show or play in public this report without prior written permission from Rockwall Controls Company, Inc.

**T**Tallent Roofing, Inc.  
*Quality Roofing Since 1987*

**Estimate**

Kenneth Tallent  
1521 McKinney St, Ste 100  
Melissa, TX 75454  
Phone: (972) 562-9100  
Fax: (972) 562-5092  
Email: kenneth.tallent@yahoo.com

July 30, 2015

Project Name: Justice of the Peace, Precinct 4  
Location: Frisco, TX  
Contact: Terry Babbitt  
Phone: (972) 547-5365

We are pleased to provide a price for the above mentioned project, as per your plans and specifications in accordance with state, city, and local codes.

**Scope of Work: Preventative Roof Maintenance**

- Inspect roof to assess repairs needed

**A: Leaks at Roof wall** - Will be repaired by removing and replacing wall flashing sealant (refer to C)

**B: Leaks at Vents** - Remove and replace flashing around two (2) vents

**C: Wall Flashing** - Remove existing sealant and reseal 494 LF of wall flashing with Firestone EPDM lap sealant

**D: Drains** - Remove and replace sealant around three (3) drains

**E: Metal Coping** - Remove existing sealant from lap joints on coping around perimeter of roof  
Apply 4" EternaBond Roof Seal to all coping lap joints

- All work areas will be maintained in a clean, safe, and acceptable condition

- Job site will be cleaned up and all debris removed after each work day

- Provide Owner with a 1 year warranty on workmanship

**Comments:** A/C Coils need to be combed. Condensation line is leaking and is causing water to puddle on roof. Recommending this be repaired.

**Total Price :** \$ 8,675.34

This Proposal is made this day of July 30, 2015. This Proposal is accepted by Owner once executed in the space provided or upon commencement of the work if commenced at the instruction of the Owner (verbal or in writing). In this Proposal, Contractor offers to furnish all materials and labor necessary to perform the scope of work at the project location. If accepted by either method listed above, Owner agrees to perform the obligations for which it is responsible as set out herein. Once this document is executed or once Owner instructs that work is to commence, this Proposal forms a contract between the Owner and the Contractor (both as defined below). In the event of a conflict between this document and any other relating to this Agreement, this document shall control. The Agreement is between:

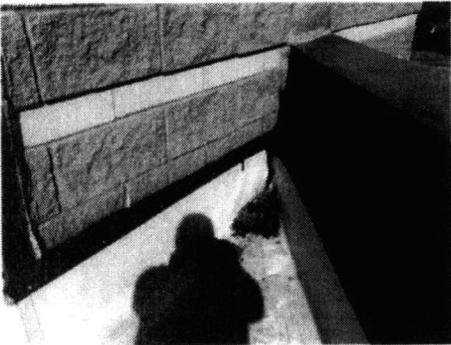
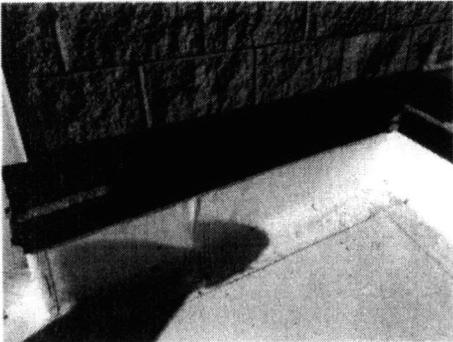
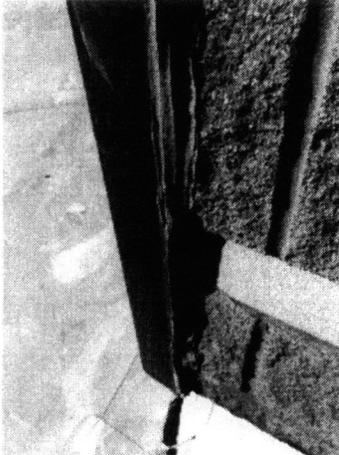
**Owner:**  
Collin County (the "Owner")  
2300 Bloomdale Rd  
McKinney, TX 75071

**Contractor:**  
Tallent Roofing, Inc. (the "Contractor")  
1521 McKinney St, Ste 100  
Melissa, TX 75454

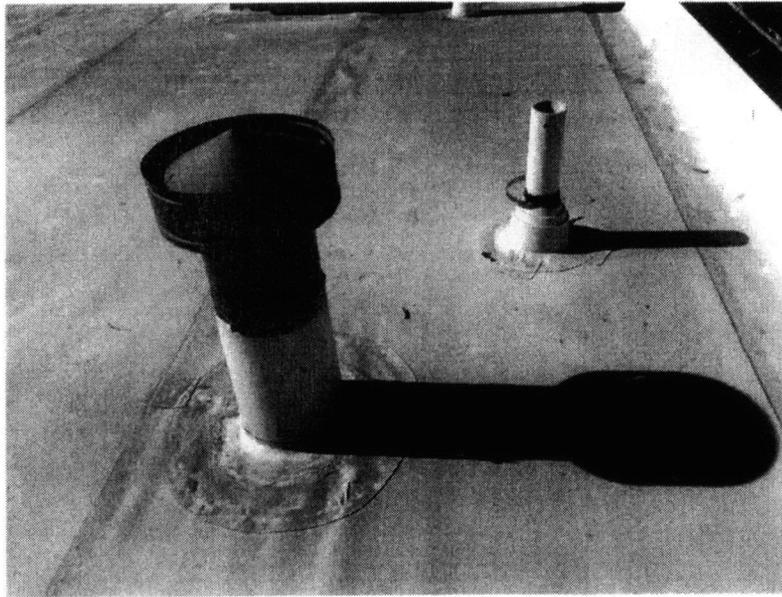
**Project Location:**  
Justice of the Peace, Precinct 4  
8585 John Wesley Dr  
Frisco, TX 75034

The parties agree that the above scope does not include additional services and materials which may be necessary due to conditions discovered during the work but which were not known to the Contractor at the time of the evaluation to prepare the estimation in the above scope of work. Additional damage may include, but is not limited to, deteriorated decking.

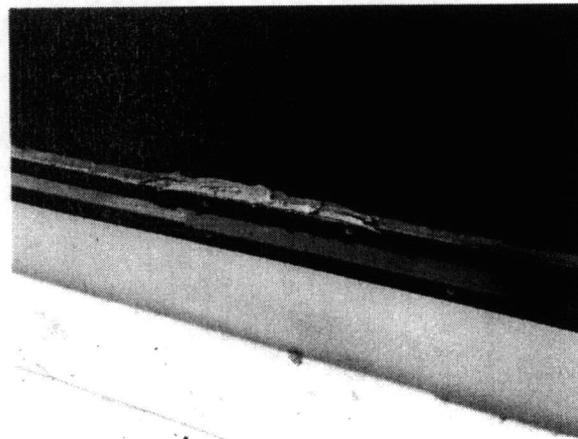
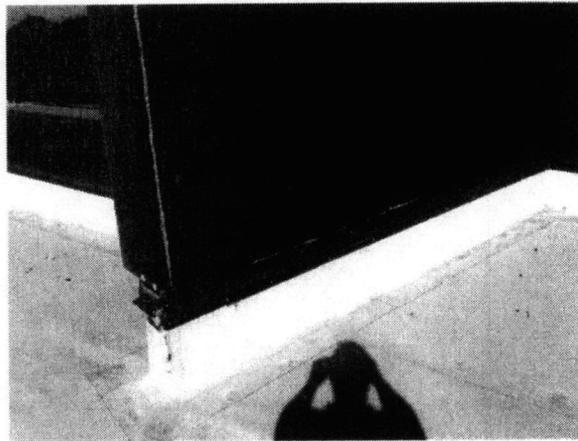
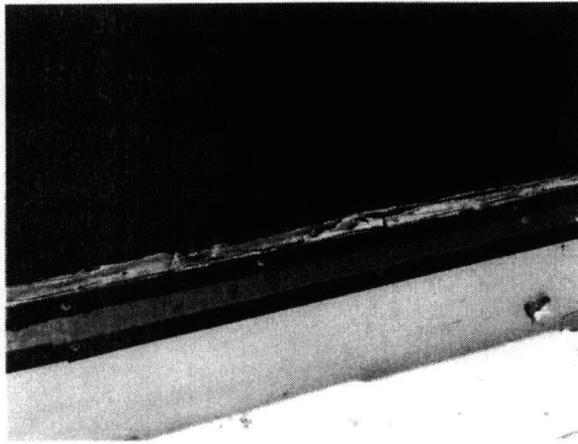
**A: Leaks at Roof Wall**



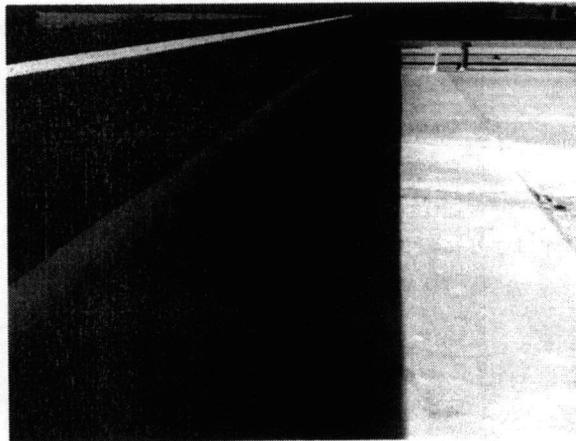
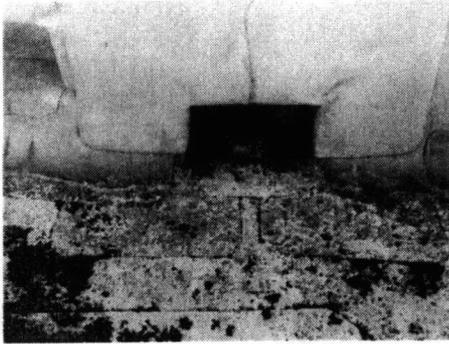
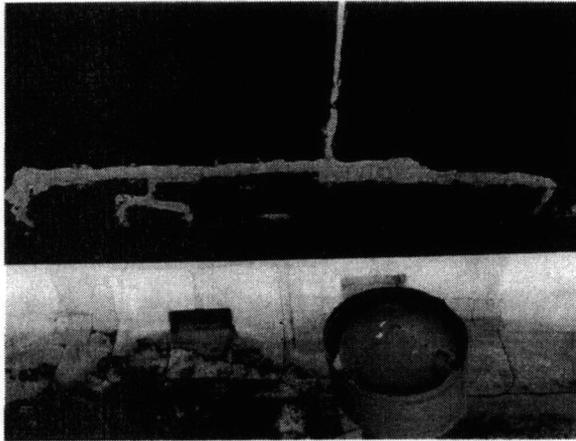
**B: Vents**



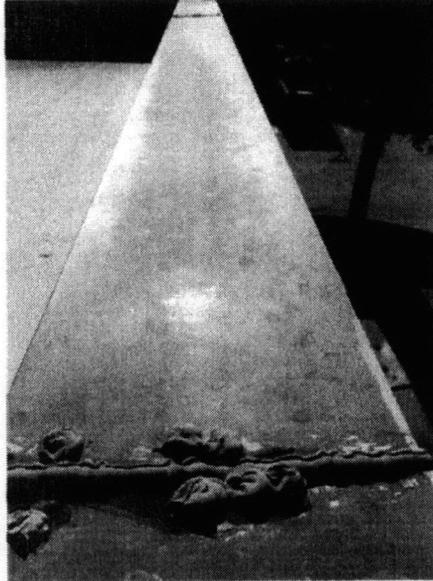
## C: Wall Flashing



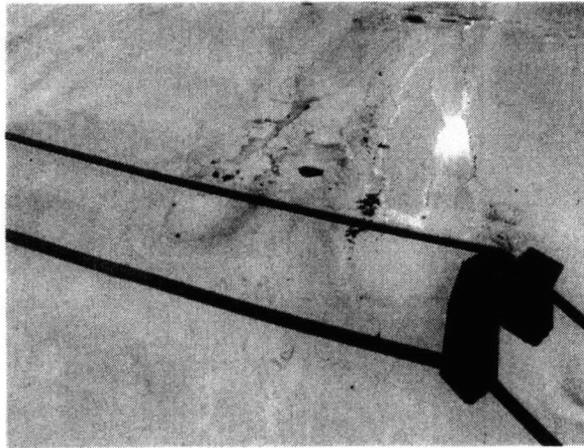
## D: Drains



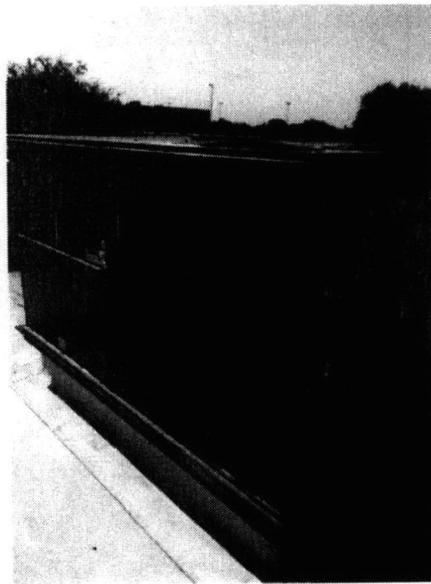
## E: Metal Coping



## Recommendations



**Condensation line leaking**



**A/C coils need to be combed**

### Penetrations Notes Diagram

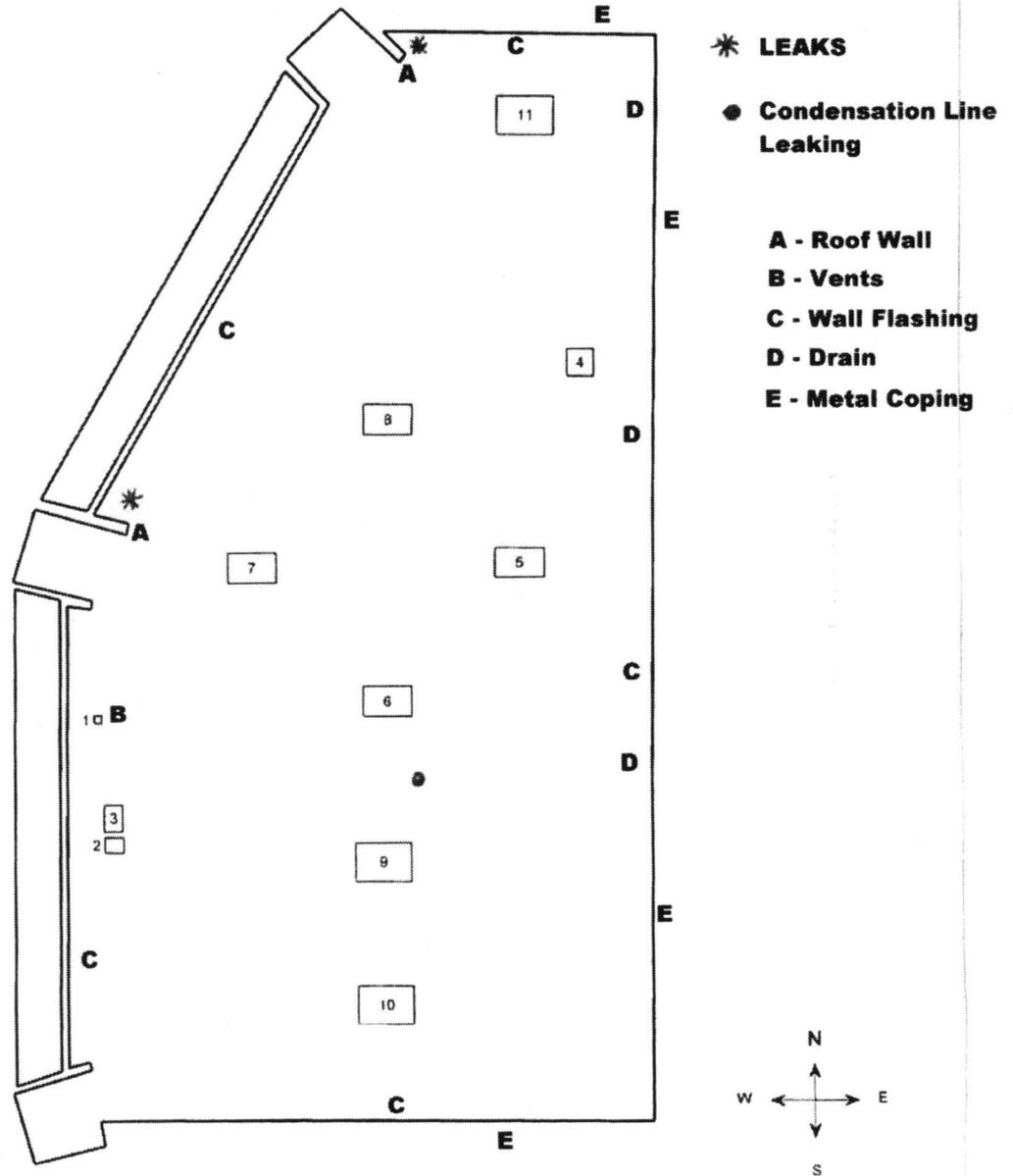
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 11

Total Penetrations Perimeter = 198 ft

Total Penetrations Area = 244 sq ft

Total Roof Area Less Penetrations = 10,672 sq ft



Report: 11645477

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