

EXHIBIT 1 – DESCRIPTION OF ADC BUILDING SYSTEMS

1. EMERGENCY GENERATORS: 3 UNITS

Owner will contract with Generator Service contractor to perform quarterly generator and Transfer switch testing and maintenance as required. Contractor shall support Generator Service contractor as necessary to complete the tests.

- a. Generator sets will be programmed to perform a weekly operational test of all emergency generator equipment that will include, but not be limited to, running each emergency generator for 15 minutes plus cool down. During run, Contractor shall:
 - i. Check batteries for proper voltage
 - ii. Record the number of hours on the engine
 - iii. Record level of the fuel
 - iv. Visual inspection for any leaks or discrepancies.
- b. Contractor is required to respond to emergency generator failures within 2 hours as outlined in “Contractor scope of Supply” as outlined above.

2. HEATING VENTILATION AND AIR CONDITIONING (HVAC) SYSTEMS

- a. Contractor will perform Preventive Maintenance on all HVAC equipment including, but not limited to, direct exchange cooling units, heat pumps, air handling units, roof top units, exhaust fans, chillers, boilers, pumps, valves, related distribution piping, controls, and lubricants. Refrigeration equipment and piping, compressed air systems, ductwork, grills, and insulation. Owner will supply parts, consumables and specialty services as required for HVAC equipment maintenance as per “Owners Scope of Supply” above.
- b. Routine Maintenance: Contractor will change all filters as required by the equipment manufacturers but as a minimum on a quarterly basis. Contractor will lubricate all bearings and wear points as required by the manufacturer of the equipment. Contractor shall inspect all fan belts, pulleys, sheaves and couplings for alignment and or wear on a quarterly basis and replace as necessary.
- c. Heavy Maintenance: Contractor and Owner will jointly develop a Preventive Maintenance schedule for all HVAC equipment as required by the manufacturer(s), equipment condition, equipment operating history, Owners Capital plan and/or as dictated by the Contractor's expertise.
- d. Contractor is required to respond to HVAC equipment failures within 2 hours as outlined in “Contractor Scope of Supply” as outlined above.

3. SMOKE CONTROL SYSTEM

- a. Contractor will perform Preventive Maintenance on all Smoke Control System equipment including, but not limited to, exhaust fans, controls, ductwork, grills, and insulation. Owner will supply parts, consumables and specialty services as required for Smoke control equipment maintenance as per “Owners Scope of Supply” above.
- b. Routine Maintenance: Contractor will change all filters as required by the equipment manufacturers but as a minimum on a quarterly basis. Contractor will lubricate all bearings and wear points as required by the manufacturer of the equipment. Contractor shall inspect all fan belts, pulleys, sheaves and couplings for alignment and or wear on a quarterly basis and replace as necessary

- c. Heavy Maintenance: Contractor and Owner will jointly develop a Preventive Maintenance schedule for all HVAC equipment as required by the manufacturer(s), equipment condition, equipment operating history, Owners Capital plan and/or as dictated by Contractor's expertise.
- d. Contractor is required to respond to HVAC equipment failures within 2 hours as outlined in "Contractor Scope of Supply" as outlined above

4. FIRE ALARM

- a. Contractor will develop a Preventive Maintenance schedule for all fire alarm equipment as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Contractor's expertise.
- b. Contractor will perform:
 - i. Monthly
 1. Make sure alarm panel is reading normal; Check active alarm codes.
 2. Confirm all panel locations are readily accessible and not blocked.
 3. Ensure all monitoring devices have the appropriate battery backup
 4. Check conditions of batteries to ensure proper operation. Replace as necessary
 5. Log performance data and actions taken
 - ii. Annual
 1. Notify Building supervisors of the testing
 2. Perform annual fire alarm system testing in accordance with the requirements of NFPA 72, chapter 14
 3. Document results of testing. Contractor should provide verbal results of the tests, before they leave the facility.
- c. Contractor is required to respond to notifications, alerts, alarms and equipment failures within 2 hours as outlined in "Contractor Scope of Supply" as outlined above.

5. FIRE SPRINKLER & OTHER SUPPRESSION SYSTEMS

- a. Contractor will develop a Preventive Maintenance schedule for all fire Sprinkler and suppression equipment (Hood Systems, and IT closet systems) as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Contractor's expertise.
- b. Contractor will perform and document weekly, monthly, and quarterly inspections of sprinkler system components and conditions as required by NFPA 25. Annual Inspections shall be performed by specialty contractor provided by Owner. Preventive Maintenance on all fire suppression equipment including, but not limited to, Sprinkler systems, Ansul systems, and Halon systems will be performed by Owner provided specialty contractor. Contractor shall support as necessary.
- c. Contractor efforts and direct involvement on sprinkler system repair shall be limited to system shutdown and replacement of vandalized sprinkler heads only. Owner's liability and insurance requirements prevent further involvement unless contractor is a licensed fire sprinkler contractor.
- d. Owner will provide for annual inspection of system by local Fire Marshall. Contractor shall support as necessary.
- e. Contractor is required to respond to alarms and equipment failures within 2 hours as outlined in "Contractor Scope of Supply" as outlined above.

6. ELEVATORS

- a. Owner shall develop a Preventive Maintenance schedule for all elevator equipment as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Owner's expertise. Owner will contract with Elevator Service contractor to perform periodic testing and maintenance as required. Contractor shall support Elevator Service contractor as necessary to complete the tests.
- b. Contractor is required to maintain elevator car lighting as outlined in "Electrical Systems" section below.
- c. Contractor is required to notify owner of elevator equipment failure within 24 hours as outlined in "Contractor Scope of Supply" as outlined above.

7. ELECTRICAL SYSTEMS (INCLUDING LOW VOLTAGE SYSTEMS)

- a. Contractor will develop a Preventive Maintenance schedule for all electrical systems equipment as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Contractor's expertise.
- b. Contractor will perform Preventive Maintenance on all electrical systems equipment including, but not limited to: 12 kV high voltage distribution systems inclusive of transformers, switchgear, cables, and secondary conductors all switchgear, main panel boards, sub-panels, disconnects, motor starters, feeders, and wiring; receptacles and switches; conduit; wire breakers; interior and exterior lighting: ballast; lighting control systems; and parking lot lighting. Owner will supply parts, consumables and specialty services as required for electrical equipment maintenance as per "Owners Scope of Supply" above.
- c. Contractor is required to respond to Electrical equipment failures within 2 hours as outlined in "Contractor Scope of Supply" as outlined above

8. CENTRAL PLANT SYSTEMS

- a. Contractor will develop a Preventive Maintenance schedule for all central utility plant systems as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Contractor's expertise.
- b. Contractor will perform Preventive Maintenance and repairs on all Heating water systems components including, but not limited to: packaged boilers, heating water pumps, valves and actuators, expansion tanks, instrumentation, and all heating water piping system components, including but not limited to hangars and insulation.
- c. Contractor will perform Preventive Maintenance and repairs on all Chilled water systems components including, but not limited to: Chillers, Heat exchangers, Chilled water pumps, valves and actuators, expansion tanks, instrumentation, and all Chilled water piping system components, including but not limited to hangers and insulation.
- d. Contractor will perform Preventive Maintenance and repairs on all cooling water systems components including, but not limited to: Cooling towers, Cooling water pumps, valves and actuators, expansion tanks, instrumentation, and all Cooling water piping system components, including but not limited to hangers and insulation.

- e. Contractor will perform Preventive Maintenance and repairs on all water chemistry systems components including, but not limited to: chemical injection pumps, valves and actuators, chemical storage tanks, instrumentation, and all chemical system piping system components, including but not limited to hangers and insulation. Owner shall provide chemicals and repair parts and consumables for chemistry system maintenance.
- f. Contractor shall monitor and record chemistry of cooling water chemistry daily. Log shall be available in Central plant office for owner inspection during business hours. Owner will provide monthly inspection of heating, chilled and cooling water chemistry via specialty contractor. Contractor is to provide support as required.
- g. Owner will supply parts, consumables and specialty services as required for Central plant equipment maintenance as per "Owners Scope of Supply" above. Owner will provide quarterly inspection of boilers and chillers via specialty contractor. Contractor is to provide support.
- h. Contractor is required to respond to Central plant equipment/system failures within 2 hours as outlined in "Contractor Scope of Supply" as outlined above.

9. SECURITY SYSTEMS & SECURITY LIGHTING

- a. Contractor will develop a Preventive Maintenance schedule for all security systems equipment as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Contractor's expertise.
- b. Contractor will perform Preventive Maintenance and repair on all security systems equipment including, but not limited to, interior and exterior locking control systems, door lock actuators, door lock cylinders, gate operators, gate lock cylinders, and all related controls.
- c. Contractor will perform Preventive Maintenance and limited/first responder level repairs on all CCTV equipment, cameras, monitors, recording equipment, control panels, intercom systems, cell locks, Detex strips, and related controls. Owner has a fully trained team to deal with higher level repairs.
- d. Contractor will be required to check all detention cells on a daily basis including inspecting cell doors and locks, cell lights, plumbing chases, sprinkler heads, and Detex strips. Contractor will document results of daily cell inspection.
- e. Contractor is required to respond to Security System equipment/system failures within 1 hour as outlined in "Contractor Scope of Supply" as outlined above.
- f. Contractor will develop a Preventive Maintenance schedule for all security lighting systems equipment as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Contractor's expertise.
- g. Contractor will perform Preventive Maintenance and repairs on all lighting equipment including, but not limited to, interior lighting, exterior lighting, security lighting, ballast, security lighting control systems, and lamp replacement.
- h. Contractor is required to respond to Security Lighting System equipment/system failures within 8 hours as outlined in "Contractor Scope of Supply" as outlined above.

10. PLUMBING AND SEWER SYSTEMS

- a. Contractor will develop a Preventive Maintenance schedule for all plumbing equipment as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Contractor's expertise.
- b. Contractor will perform Preventive Maintenance and repairs on all plumbing equipment including, but not limited to service pipes, hangers supports & insulation, drains, valves, fittings, gauges, sumps, sewer lines, backflow prevention devices, grease traps, muffin monster, expansion tanks, storage tanks, pumps and associated controls, water heaters and their associated controls, sinks, showers, toilets, faucets, water softeners, water purifiers, garbage disposers, washer lines, floor drains, and leak detection.
- c. Owner will supply parts, consumables and specialty services as required for plumbing system equipment maintenance as per "Owners Scope of Supply" above.
- d. Contractor is required to respond to plumbing and Sewer System equipment/system failures within 1 hour as outlined in "Contractor Scope of Supply" as outlined above.

11. KITCHEN AND RELATED EQUIPMENT

- a. Contractor will develop a Preventive Maintenance schedule for all Kitchen equipment as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Contractor's expertise.
- b. Contractor will perform Preventive Maintenance and repairs on all kitchen equipment including, but not limited to, ranges, ovens, convection ovens, microwave ovens, fryers, stoves, griddles, char broilers, grills, steamers, toasters, blenders, mixers, grinders, kettles, ventilation systems, vent hoods, refrigerators, freezers, coolers, ice machines, steam tables, coffee brewers, warming tables, trays and dish washers.
- c. Owner will supply parts, consumables and specialty services as required for Kitchen equipment maintenance as per "Owners Scope of Supply" above.
- d. Contractor is required to respond to plumbing and Sewer System equipment/system failures within 1 hour as outlined in "Contractor Scope of Supply" as outlined above.

12. LAUNDRY EQUIPMENT

- a. Contractor will develop a Preventive Maintenance schedule for all Laundry equipment as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Contractor's expertise.
- b. Contractor will perform Preventive Maintenance and repairs on all laundry equipment including, but not limited to, washers, dryers, washer-extractors, tumblers, presses, ironers, finishers and inmate property storage rack system.
- c. Owner will supply parts, consumables and specialty services as required for Laundry equipment maintenance as per "Owners Scope of Supply" above.
- d. Contractor is required to respond to Laundry equipment/system failures within 4 hours as outlined in "Contractor Scope of Supply" as outlined above.

13. NATURAL GAS DISTRIBUTION AND COMBUSTION SYSTEMS

- a. Contractor will develop a Preventive Maintenance schedule for all Laundry equipment as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Contractor's expertise.
- b. Contractor will perform Preventive Maintenance and repairs on all natural gas distribution and combustion systems equipment including, but not limited to, pipes, valves, controls, pressure testing, and gas leak

detection. Owner will supply parts, consumables and specialty services as required for Central plant equipment maintenance as per “Owners Scope of Supply” above.

- c. Owner will supply parts, consumables and specialty services as required for Natural gas and combustion equipment maintenance as per “Owners Scope of Supply” above.
- d. Contractor is required to respond to Natural Gas equipment/system failures within 4 hours as outlined in “Contractor Scope of Supply” as outlined above.

14. BUILDING ENVELOPE AND STRUCTURE

- a. Contractor will develop a Preventive Maintenance schedule for the building envelope as required by the manufacturer(s), equipment condition, equipment operating history, or as dictated by the Contractor's expertise. Contractor will be required to ensure the integrity of all the Facility's buildings and systems during all his activities.
- b. Contractor will perform Preventive Maintenance and repairs on the building envelope and related equipment including, but not limited to roof, walls, doors & windows, floors & flooring, stairways, walkways, hand & guardrails, surface coatings (paint & waterproofing coatings) and storm water drainage systems.
- c. Owner will supply parts, consumables and specialty services as required for building envelope maintenance as per “Owners Scope of Supply” above.
- d. Contractor is required to respond to Building envelope failures within 4 hours as outlined in “Contractor Scope of Supply” as outlined above.

15. LIGHTNING PROTECTION SYSTEM

- a. Contractor will perform and document quarterly inspections of lightning protection system components and conditions. Preventive Maintenance on all lightning protection equipment will be performed by Owner provided specialty contractor. Contractor shall support as necessary.