

The power behind **your mission**

**Johnson
Controls**



Lee College

Genetec video surveillance system

November 4, 2025

Thank you for the opportunity to provide a proposal. We are pleased to submit this document along with, Bill of Materials for your evaluation and approval.

While we can indeed meet the requirements described in the following pages, we can add value where appropriate thanks to the expertise and experience that Johnson Controls has gained as a buildings and security integrations provider for many years.

Project Location	Lee College - 200 Lee Dr, Baytown, TX USA 77520
Industry	Higher Education
Project Type	Upgrade
Estimate Number	1-8MV4H8Q
Site Hours of Operation	8:00 am – 5:00 pm / Monday – Friday

Karl Walker

Karl Walker
Commercial Account Executive Security, Johnson Controls
karl.walker@jci.com

Johnson Controls
1800 International Park Drive Suite 500 Birmingham, AL 35243
AESBL Lic #2073

SYSTEM OPERATION

Customer Objective

Lee College is looking for JCI expertise in securing their property with a Video Detection System. Lee College is looking for a system to be user-friendly and cost competitive.

Proposed Solution

JCI has reviewed your request and have based this proposal on our understanding of Lee College requirements. If any points need clarification, or if you would like to discuss the proposal further, please contact your JCI representative for prompt attention.

JCI Proposal Solution: JCI will provide a Genetec video surveillance system which is composed of Axis, Sony, Samsung and Generic Cameras.

Additional details:

- **Video surveillance system**
 - JCI to provide and install a Genetec Video Management System
 - For the head-end equipment JCI will provide:
 - Genetec Video Recording Server (SV-4040EX-R28-384T-16-416) & (SV-2040E-R6S-D480-436)
 - Licenses included.
 - The proposed system has capacity for new cameras.
 - No project management time added to the proposal.
- **Generalities**
 - Submittal package price is not included in this proposal.

Video System Equipment Details

Software & Computer Equipment:

Licenses

- Description: Genetec Security Center (GSC) Base Enterprise Package (GSC-Base-E)
- Install Location: On the Video Recording Server.
- Description: 1 Enterprise camera connection, mandatory Genetec Advantage (GSC-OM-E-1C)
- Install Location: On the Video Recording Server.
- Description: Genetec Advantage for 1 Omnicast Enterprise Camera – 1 year (ADV-CAM-E-1Y)
- Install Location: On the Video Recording Server.

Headend Equipment:

Network Video Recorder (NVR)

- Description: 4040EX Series - 2U 28-Bay Appliance 384TB (SV-4040EX-R28-384T-16-416)
- Install Location: Location to be confirmed.

Network Video Recorder (NVR)

- Description: 2040E Series -1U 6-Bay Multi-Purpose Appliance 1x Xeon (SV-2040E-R6SD480-436)
- Install Location: Location to be confirmed.

Other responsibilities: (Not included in JCI proposal, but is necessary for an operating System)

- The provisions and termination of all necessary 120v A/C power for Video Equipment
- Adequate rack space is available for the installation of all necessary Video Equipment

SITE CONDITIONS

Work Hours and Labor Rates

- All work is to be performed during normal working hours, Monday-Friday between 8:00 am to 5:00 pm excluding local and national holidays. If it is required that work be done at any other time except normal working hours, a change order will be presented to the owner's representatives with a schedule of costs. Upon acceptance of the change order, the work will be done, and the additional charges will be added to the total charge to the customer.
- All work performed is estimated utilizing standard JCI Integrated Security Labor Rates. Should Prevailing Wage, or A-Rate Labor apply, the customer is required to pay a variance.

Other Trades/Contractor's Exposure

- IT Department

Building Status and Type

- Renovation
- College

Special equipment/training needs

- Proper Personal Protection Equipment needed

PROGRAMMING

Video System Programming

Programming Details

Manufacture

- Genetec

Hardware

- Network Video Recorder (NVR)
 - JCI will program the NVR with an IP Address to communicate with Cameras and the customer's network.
- Cameras
 - JCI will program Cameras with an IP Address to communicate with NVR.

Software

- NVR Configurations
 - Retention Storage – 45 Days Storage
 - Frames Per Second – 15fps
 - Motion Recording
 - Interior – 4 hours
 - Exterior – 6 Hours

Testing and Commissioning

JCI Certified Technician to perform the following:

- JCI to confirm with the customer the camera's field of view and final placement before installation.

EXISTING EQUIPMENT

Video System

Headend Equipment

- POE Switch: Existing POE Switches are to remain and be connected to the new Video Management System.

Field Equipment

- Cameras: Existing Cameras are to remain and be connected to the new Video Management System

Cabling/Pathways

- Cable: Existing Cabling to remain and be connected to the new Video Management System

The work and/or cost of replacing any damaged, and or non-compatible equipment and/or cable which is to be reused will be the responsibility of the customer. Upon the discovery of any such situation, a change order will be presented to the owner's representatives with a schedule of costs. Upon acceptance of the change order, the paperwork will be processed through JCI. This will be followed by ordering parts as necessary then the work will be completed. The additional charges will be added to the total charge to the customer. Note: Work will not start, nor will the part be ordered or supplied without a signed acceptance of the change order. Subsequent changes to system parameters are not within the scope of the work.

GENERAL INFORMATION AND CLARIFICATIONS

Proposal

- Pricing included in this quotation is valid for 30 days from the date of this proposal.
- This proposal does not include permits or fees for the installation of the systems.

Labor Rates

- All work performed is estimated utilizing standard JCI Integrated Security Labor Rates.
- Should Prevailing Wage, or A-Rate Labor apply, the customer is required to pay a variance.

Site Safety

- The location of all proposed equipment is assumed to be installed outside of any Hazardous Areas. It will be the responsibility of the Customer to advise prior to installing if any area hazards exist.
- Asbestos testing, removal & drilling are not included in this proposal.

Coordination

- JCI will coordinate an estimated project schedule with the client prior to the start of the project. Any subsequent scheduling changes, additions, or deletions must be mutually agreed upon prior to the change. Any changes may result in additional charges.

Expected Work Hours

- Normal Business is 8:00 am to 5:00 pm excluding local and national holidays.

Engineering

- Any re-engineering of the original scope of work that can compromise the functionality of the system may require a change order and result in additional charges.

Electrical

- This proposal does not include the provision or installation of 120v A/C power.
- This proposal does not include Grounding and Bonding Systems.
- The work and/or cost for the provision and installation of electrical conduits, junction boxes, wire ways, cable trays, or raceways are not included in this proposal.
- This proposal does not include trenching, excavations, core drilling, backfilling, roof penetrations, or dewatering.

Network Communications

- The customer is to supply all data communication network connections that shall be dedicated exclusively for the bi-direct transfer of data between host/server and workstations at designated panel locations.
- The Customer must provide network bandwidth sufficient to carry data streams required by the system.

CUSTOMER RESPONSIBILITIES

Video System

Software & Computer Equipment

- Administrator login and password.
- Workstations
- IT Rack
- Monitor
- Keyboard & Mouse
- 120VAC power requirements

Headend Equipment

- 120VAC power requirements
- IT Rack/Rack Space
- Patch Panels
- This proposal does not include Grounding and Bonding Systems

Field Equipment

- Painting and Patching
- Ceiling Tiles Replacement

Cabling/Pathways

- Existing Cabling is assumed to be in good working condition.
- Fiber and Fiber Accessories.
- Roof penetrations.
- The work and/or cost for the provision and installation of electrical conduits, junction boxes, wire ways, cable trays, or raceways are not included in this proposal.
- This proposal does not include trenching, excavations, core drilling, backfilling, roof penetrations, or dewatering.

Programming

- Static IP Address for Cameras and Network Video Recorder
- Integration with third party systems
- Static IP Address for NVRs and Workstations

Testing and Commissioning

- Any re-aiming of the camera after Lee College signed off will be a change order to the original job.

CUSTOMERS EXPECTATIONS

- JCI will contact the customer prior to the scheduled installation date to ensure free & clear access is provided.
- JCI technician will check in with the customer's designated contact at the start & finish of each workday.
- JCI will schedule in advance the installation on a date that is acceptable to the customer.
- The customer expects the JCI technician to arrive with the tools, parts, scope of work, layout, and other supporting documents required to complete a successful installation in a positive, professional manner.
- The customer expects to receive a call from the installation coordinator within five business days from the date that the job is booked by the sales representative. JCI Installation Department shall coordinate according to the timeline that is provided by Lee College in a positive, professional manner.
- Plan all site preparation and accommodations that need to be made at arrival with the site contact or operations manager, which shall include but not be limited to facility operating hours, parking, equipment staging, reasonable access to areas where work is to be performed.
- Clean all workspace prior to departure to remove any packaging, debris, or other items that may have resulted from installation work.
- Communicate with the site manager or operations manager prior to departure, which shall include but not be limited to the following: a summary of work that has been performed, any hindrances that result in an inability to continue work, a summary of work that still needs to be completed, anticipated return date.

KEY CONTACTS

Karl Walker

Commercial Account Executive Security
Johnson Controls
karl.walker@jci.com

Linda Berry

Commercial Account Executive Security
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Jovan Jolivette

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Rachelle Margo

JCI Field Service Team Manager
rachelle.margo@jci.com

JCI Service Work Orders
1-800-289-2647

To route your call appropriately
If you are a Customer, Choose Option 1.
If you are a JCI Employee, Choose Option 2.

You will then be prompted to for the Service Type

Option 1 – MSM
Option 2 – Intrusion
Option 3 – Video
Option 4 – Access

TRAINING EXPECTATIONS

Prior to completion of the job. Coordinate with the designated contact person and employees who will need to be trained on the provided system. The training will be performed by a Certified Technician. It will consist, but not be limited to:

Video System Software

- Typical User End Navigation (General Overview)
- Viewing Live and Recorded Video
- Searching and Export Video



This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Tech-Voc 1
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. Johnson Controls' provision of the equipment, systems, and/or services described in this Proposal is expressly conditioned upon Company's acceptance of the terms and conditions of the standard Johnson Controls Security Solutions "AGREEMENT" COMMERCIAL TERMS AND CONDITIONS. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com

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JOHNSON CONTROLS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Tech-Voc 1
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Tech Voc 1 Genetec June 25
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Tech-Voc 1 with our proposal for Lee College Tech Voc 1 Genetec June 25.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: AL 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 AK 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 AR 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 AZ ROC281489, 18267-0 CA 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 DC ECS1327 FL EF20000890, EF20000341, EF0000478 GA LVA002833, LVA205386, LVU004635 HI CT-32427 ID PWC-C-12256-A-4, RCE-33602, EC012834 IL 127001526, 128000247, 128000246, 128000243 LA 24889, F523, F489 MA 401-C, MI 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913,

A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; MN TS651063 **MS 15024088, 19530-SC** NC 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 NJ 34BF00050200, P00451, 607013 NM 375283 NV 0077542, F470, F469, NY 12000327404, Licensed by NYS Dept. of State OH E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 OK AC-67 OR CLE-322, 197010, AC-67 PA Pennsylvania Home Improvement Contractor Registration Number; PA010083 RI 18004, AF-09170 TN ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 TX B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 UT 8390557-6501 VA 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 WA JOHNCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 WV 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Tech-Voc 1
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Tech Voc 1 Genetec June 25
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Tech-Voc 1 to successfully meet the specifications of the Lee College Tech Voc 1 Genetec June 25 Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information: Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu

Luis Hernandez
IT
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JCI Sales Manager
Roger Cosio
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JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com

Installation Coordinator

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Tech-Voc 1
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Tech Voc 1 Genetec June 25
Sourcewell ID: 218100

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Maribel Cavazos
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maribel.cavazos@jci.com

JCI Houston Installation Manager
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Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Rachelle Margo
rachelle.margo@jci.com
281/841-0089

JCI Service Work Orders
1-800-289-2647

2. System Operation:

Customer Objective
Lee College is looking for JCI expertise in securing their property with a Video Detection System. Lee College is looking for the system to be user-friendly and cost competitive.

Proposed Solution
JCI has reviewed your request and have based this proposal on our understanding of Lee College requirements. If any points need clarification, or if you would like to discuss the proposal further, please contact your JCI representative for prompt attention.

JCI Proposal Solution: JCI will provide a Genetec video surveillance system which is composed of Axis, Sony, Samsung and Generic Cameras.

Additional details:

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Sourcewell ID: 218100

- Video surveillance system
- o JCI to provide and install a Genetec Video Management System
- o For the head-end equipment JCI will provide:
 - Genetec Video Recording Server (SV-4040EX-R28-384T-16-416) & (SV-2040E-R6S-D480-436)
 - Licenses included.
- o The proposed system has capacity for new cameras.
- o No project management time added to the proposal.
- Generalities
- o Submittal package price is not included in this proposal.

Video System Equipment Details

Software & Computer Equipment:

Licenses

- Description: Genetec Security Center (GSC) Base Enterprise Package (GSC-Base-E)
- Install Location: On the Video Recording Server.
- Description: 1 Enterprise camera connection, mandatory Genetec Advantage (GSC-OM-E-1C)
- Install Location: On the Video Recording Server.
- Description: Genetec Advantage for 1 Omnicast Enterprise Camera – 1 year (ADV-CAM-E-1Y)
- Install Location: On the Video Recording Server.

Headend Equipment:

Network Video Recorder (NVR)

- Description: 4040EX Series - 2U 28-Bay Appliance 384TB (SV-4040EX-R28-384T-16-416)
- Install Location: Location to be confirmed.

Network Video Recorder (NVR)

- Description: 2040E Series -1U 6-Bay Multi-Purpose Appliance 1x Xeon (SV-2040E-R6SD480-436)
- Install Location: Location to be confirmed.

Other responsibilities: (Not included in JCI proposal, but is necessary for an operation)

3. Programming Info:

Video System Programming
Programming Details
Manufacturer

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



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- Genetec

Hardware

- Network Video Recorder (NVR)
 - o JCI will program the NVR with an IP Address to communicate with Cameras and the customer's network.
- Cameras
 - o JCI will program Cameras with an IP Address to communicate with NVR.

Software

- NVR Configurations
 - o Retention Storage – 45 Days Storage
 - o Frames Per Second – 15fps
 - o Motion Recording
 - ☐ Interior – 4 hours
 - ☐ Exterior – 6 Hours

Testing and Commissioning

JCI Certified Technician to perform the following:

- JCI to confirm with the customer the camera's field of view and final placement before installation.

4. Site Conditions:

Work Hours and Labor Rates

- All work is to be performed during normal working hours, Monday-Friday between 8:00 am to 5:00 pm excluding local and national holidays. If it is required that work be done at any other time except normal working hours, a change order will be presented to the owner's representatives with a schedule of costs. Upon acceptance of the change order, the work will be done, and the additional charges will be added to the total charge to the customer.
- All work performed is estimated utilizing standard JCI Integrated Security Labor Rates. Should Prevailing Wage, or A-Rate Labor apply, the customer is required to pay a variance.

Other Trades/Contractor's Exposure

- IT Department

Building Status and Type

- Renovation
- College

Special equipment/training needs

- Proper Personal Protection Equipment needed

5. Existing Equipment:

Video System

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Headend Equipment

- POE Switch: Existing POE Switches are to remain and be connected to the new Video Management System.

Field Equipment

- Cameras: Existing Cameras are to remain and be connected to the new Video Management System

Cabling/Pathways

- Cable: Existing Cabling to remain and be connected to the new Video Management System

The work and/or cost of replacing any damaged, and or non-compatible equipment and/or cable which is to be reused will be the responsibility of the customer. Upon the discovery of any such situation, a change order will be presented to the owner's representatives with a schedule of costs. Upon acceptance of the change order, the paperwork will be processed through JCI. This will be followed by ordering parts as necessary then the work will be completed. The additional charges will be added to the total charge to the customer. Note: Work will not start, nor will the part be ordered or supplied without a signed acceptance of the change order. Subsequent changes to system parameters are not within the scope of the work.

- JCI has made every effort to verify the Existing Cameras Compatibility with the New Server we are providing. This quote is based on that Compatibility, if there ends up being a compatibility issue, any Camera Firmware Upgrades, Camera resets will be on a change order
- This quote is based on all work being done at the Server location, if we need to do any function at the Camera locations themselves this will constitute a change order.

6. Customer Expectations:

- JCI will contact the customer prior to the scheduled installation date to ensure free & clear access is provided.
- JCI technician will check in with the customer's designated contact at the start & finish of each workday.
- JCI will schedule in advance the installation on a date that is acceptable to the customer.
- The customer expects the JCI technician to arrive with the tools, parts, scope of work, layout, and other supporting documents required to complete a successful installation in a positive, professional manner.
- The customer expects to receive a call from the installation coordinator within five business days from the date that the job is

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



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booked by the sales representative. JCI Installation Department shall coordinate according to the timeline that is provided by Lee College in a positive, professional manner.

- Plan all site preparation and accommodations that need to be made at arrival with the site contact or operations manager, which shall include but not be limited to facility operating hours, parking, equipment staging, reasonable access to areas where work is to be performed.
- Clean all workspace prior to departure to remove any packaging, debris, or other items that may have resulted from installation work.
- Communicate with the site manager or operations manager prior to departure, which shall include but not be limited to the following: a summary of work that has been performed, any hindrances that result in an inability to continue work, a summary of work that still needs to be completed, anticipated return date.

7. Training Expectations:

Prior to completion of the job. Coordinate with the designated contact person and employees who will need to be trained on the provided system. The training will be performed by a Certified Technician. It will consist, but not be limited to:

Video System Software

- o Typical User End Navigation (General Overview)
- o Viewing Live and Recorded Video
- o Searching and Export Video

8. General Comments:

Proposal

- Pricing included in this quotation is valid for 30 days from the date of this proposal.
- This proposal does not include permits or fees for the installation of the systems.

Labor Rates

- All work performed is estimated utilizing standard JCI Integrated Security Labor Rates.
- Should Prevailing Wage, or A-Rate Labor apply, the customer is required to pay a variance.

Site Safety

- The location of all proposed equipment is assumed to be installed outside of any Hazardous Areas. It will be the responsibility of the Customer to advise prior to installing if any area hazards exist.
- Asbestos testing, removal & drilling are not included in this proposal.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
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Coordination

- JCI will coordinate an estimated project schedule with the client prior to the start of the project. Any subsequent scheduling changes, additions, or deletions must be mutually agreed upon prior to the change. Any changes may result in additional charges.

Expected Work Hours

- Normal Business is 8:00 am to 5:00 pm excluding local and national holidays.

Engineering

- Any re-engineering of the original scope of work that can compromise the functionality of the system may require a change order and result in additional charges.

Electrical

- This proposal does not include the provision or installation of 120v A/C power.
- This proposal does not include Grounding and Bonding Systems.
- The work and/or cost for the provision and installation of electrical conduits, junction boxes, wire ways, cable trays, or raceways are not included in this proposal.
- This proposal does not include trenching, excavations, core drilling, backfilling, roof penetrations, or dewatering.

Network Communications

- The customer is to supply all data communication network connections that shall be dedicated exclusively for the bi-direct transfer of data between host/server and workstations at designated panel locations.
- The Customer must provide network bandwidth sufficient to carry data streams required by the system

9. Customer Responsibilities / Tyco Exclusions:

Video System

Software & Computer Equipment

- Administrator login and password.
- Workstations
- IT Rack
- Monitor
- Keyboard & Mouse
- 120VAC power requirements

Headend Equipment

- 120VAC power requirements

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
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Tech-Voc 1
200 LEE DR
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Estimate Name: Lee College Tech Voc 1 Genetec June 25
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- IT Rack/Rack Space
- Patch Panels
- This proposal does not include Grounding and Bonding Systems

Field Equipment

- Painting and Patching
- Ceiling Tiles Replacement

Cabling/Pathways

- Existing Cabling is assumed to be in good working condition.
- Fiber and Fiber Accessories.
- Roof penetrations.
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Programming

- Static IP Address for Cameras and Network Video Recorder
- Integration with third party systems
- Static IP Address for NVRs and Workstations

Testing and Commissioning

- Any re-aiming of the camera after Lee College signed off will be a change order to the original job.

10. Documentation Needs:

Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.

Customer is to also receive all software, manuals and specification sheets for all devices installed.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Tech-Voc 1
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Tech Voc 1 Genetec June 25
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BILL OF MATERIALS

Lee College Tech Voc 1 Genetec June 25 System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	0.01
278	Regular Labor	Regular Labor	0.02
1	COE Software	***** SOFTWARE *****	1.00
1	NSI_GSC-5.12/Other_Genetec	Security Center Version 5.12	
1	NSI_GSC-BASE-E/UNKNOWN	GENETEC SECURITY CENTER (GSC) BASE ENTERPRISE PACKAGE INCLUDES SYNERGIS ENTERPRISE PACKAGE WITH ACC	
322	NSI_GSC-OM-E-1C/GENETEC INC.	GENETEC 1-CAMERA CONNECTION	
1	COE Head End	***** HEAD END *****	2.00
1	NSI_SV-2040E-R6SD480-436/Other_Genetec	2040E Series - 1U 6-Bay Multi-Purpose Appliance 1x Xeon E-2436 32GB RAM	2.01
3	NSI_SV-4040EX-R28-384T-16-416/Other_Genetec	Streamvault™ 4040EX Series - 2U 28-Bay Appliance 384TB	2.02
1	COE Field Devices	***** FIELD DEVICES *****	3.00
1	Line Item Comment	Existing cameras to be reused	3.01
1	COE Cable	***** CABLE *****	4.0
1	Line Item Comment	Existing cable to be reused	4.1
1	COE Misc	***** MISCELLANEOUS *****	5.00
1	Line Item Comment	No misc hardware needed	5.01
1	COE Services	***** SERVICES *****	6.00
1	Programming	Programming	6.01
1	Line Item Comment	Client Programming	
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$255,738.93**
Total Annual Payment Including Preferred Services: **\$ 30,851.60 /annually**

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Tech-Voc 1
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Tech Voc 1 Genetec June 25
Sourcewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.

Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.

Note #3: Customer to provide Power and Telco Communications

Note #4: Price Includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty

Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing

Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
McNair
3411 East Fwy
Baytown, TX 77521
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. Johnson Controls' provision of the equipment, systems, and/or services described in this Proposal is expressly conditioned upon Company's acceptance of the terms and conditions of the standard Johnson Controls Security Solutions "AGREEMENT" COMMERCIAL TERMS AND CONDITIONS. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



McNair
3411 East Fwy
Baytown, TX 77521
Estimate Name: Lee College-McNair- Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide McNair with our proposal for Lee College-McNair- Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913,

A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-SC **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



McNair
3411 East Fwy
Baytown, TX 77521
Estimate Name: Lee College-McNair- Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of McNair to successfully meet the specifications of the Lee College-McNair- Genetec Project at the 3411 East Fwy, Baytown, TX 77521 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information:
 - Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu
 - Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu
 - JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com
JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com
 - JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com
 - JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com
Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com
 - Maribel Cavazos

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



McNair
3411 East Fwy
Baytown, TX 77521
Estimate Name: Lee College-McNair- Genetec
Sourcewell ID: 218100

Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC). Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION

5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS
6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well. Customer expects technicians to check in and out with the key contact everyday they are on site. Customer expects a kickoff meeting on the first day of install. Job start meeting to discuss scope of work, device layout and expectations.
7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations. CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review. Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location. Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network. Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site. Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact. Customer is to also receive all software, manuals and

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



McNair
3411 East Fwy
Baytown, TX 77521
Estimate Name: Lee College-McNair- Genetec
Sourcewell ID: 218100

specification sheets for all devices installed.

BILL OF MATERIALS

Lee College-McNair- Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
36	Regular Labor	Regular Labor	
1	SV-2040E-R12-132T-12	STREAMVAULTÖ 2040E SERIES - 2U 12-BAY APPLIANCE 132TB RAW RAID 6 1X X	Rack mounted NVR
37	NSI_GSC-OM-E-1C/GENETEC INC.	GENETEC 1-CAMERA CONNECTION	
3	02634-001	Multi-Sensor	
3	5504-821	Multi-Sensor Wall Mount	
3	01513-001	Multi-Sensor Pendant Kit	
3	5017-641	Multi-Sensor Corner Mount	
1	02915-001	P5654-E MK II 60 HZ WIDE ANGLE PTZ HDTV 1080P 21X ZOOM	
4	02172-004	MIDSPAN, POE, SINGLE PORT, IEEE 802.3AT, TYPE 2 CLASS 4 PRODUCT	
1	5506-951	T91G61 WALL MOUNT	
1	5017-641	Corner Bracket, Mounting AXIS T91A61 Wall Bracket on External Corner	
1	Programming	Programming	
1	Testing	Testing	
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: \$ 47,598.60
Total Annual Payment Including Preferred Services: \$ 6,247.80/annually

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



McNair
3411 East Fwy
Baytown, TX 77521
Estimate Name: Lee College-McNair- Genetec
Sourcewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Google

50 ft

Image
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Airbus
Max
Technology



This Proposal is in Compliance with Sourcwell



Contract# 030421-TIS



**Proposal for
Lee College-Liberty Campus
1715 Highway 146 N
Liberty, TX 77575
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Lee College-Liberty Campus
1715 Highway 146 N
Liberty, TX 77575
Estimate Name: Lee College-Liberty- Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Lee College-Liberty Campus with our proposal for Lee College-Liberty-Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: AL 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 AK 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 AR 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 AZ ROC281489, 18267-0 CA 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 DC ECS1327 FL EF20000890, EF20000341, EF0000478 GA LVA002833, LVA205386, LVU004635 HI CT-32427 ID PWC-C-12256-A-4, RCE-33602, EC012834 IL 127001526, 128000247, 128000246, 128000243 LA 24889, F523, F489 MA 401-C, MI 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913, A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; MN TS651063 **MS 15024088, 19530-SC** NC 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 NJ 34BF00050200, P00451, 607013 NM 375283 NV 0077542, F470, F469, NY 12000327404, Licensed by NYS Dept. of State OH E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 OK AC-67 OR CLE-322, 197010, AC-67 PA Pennsylvania Home Improvement Contractor Registration Number; PA010083 RI 18004, AF-09170 TN ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 TX B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 - Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 UT 8390557-6501 VA 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 WA JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 WV 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College-Liberty Campus
1715 Highway 146 N
Liberty, TX 77575
Estimate Name: Lee College-Liberty- Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Lee College-Liberty Campus to successfully meet the specifications of the Lee College-Liberty-Genetec Project at 1715 Highway 146 N, Liberty, TX 77575 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information:

Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tqinn@Lee.Edu

Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu

JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com

JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com

JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com

JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com

Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College-Liberty Campus
1715 Highway 146 N
Liberty, TX 77575
Estimate Name: Lee College-Liberty- Genetec
Sourcewell ID: 218100

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation:

JCSS will provide the materials listed below, as well as programming, testing, and licensing. JCI will be providing a new Genetec NVR for recording and archiving of video. Video streams will be available for remote views to the central Lee College security operations center (SOC).

NOTE: ALL SAFETY STANDARDS AND PRACTICES WILL BE HELD TO JCI'S REQUIREMENTS. ANY ADDITIONAL SAFETY TOPICS TO BE FOLLOWED WHILE ON PREMISE WILL NEED TO BE CLEARLY EXPRESSED BY CLIENT IN WRITING BEFORE ACCEPTING AGREEMENT.

NOTE: WHEN USING ANY EXISTING EQUIPMENT/WIRE TO COMPLETE THE PROJECT, IT WILL BE THE CUSTOMERS RESPONSIBILITY OF INSURING COMPLETE CORRECT OPERATION OF EQUIPMENT AND/OR WIRE. FAILURE OF ANY EXISTING EQUIPMENT/WIRE TO BE USED WILL BE REPLACED AT CUSTOMERS EXPENSE. A CHANGE ORDER WILL BE REQUIRED BEFORE REPLACEMENT, OR REPAIRS BEGIN.

NOTE: WHEN USING EXISTING EQUIPMENT ON UPGRADING TO NEW SYSTEM, IF ANY ITEM IS NOT COMPATIBLE WITH NEW UPGRADE, IT WILL BE AT THE

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College-Liberty Campus
1715 Highway 146 N
Liberty, TX 77575
Estimate Name: Lee College-Liberty- Genetec
Sourcewell ID: 218100

CUSTOMERS EXPENSE TO REPLACE WITH A
COMPATIBLE ITEM. A CHANGE ORDER WILL BE
REQUIRED BEFORE MATERIAL IS ORDERED.

3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
 Various Building sizes and floors
 Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: 14 Total Cameras-Fixed and PTZ's
 8-Internal
 6-External
6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well. Customer expects technicians to check in and out with the key contact everyday they are on site. Customer expects a kickoff meeting on the first day of install. Job start meeting to discuss scope of work, device layout and expectations.
7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations. CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Lee College-Liberty Campus
1715 Highway 146 N
Liberty, TX 77575
Estimate Name: Lee College-Liberty- Genetec
Sourcewell ID: 218100

PC with video card and monitor for monitoring CCTV activity.
JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.

10. Documentation Needs:

Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

BILL OF MATERIALS

Lee College-Liberty- Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
12	Regular Labor	Regular Labor	
1	NSI_SV-2040E-R4-48T-12-436/Other_Genetec	Streamvault™ 2040E Series - 1U 4-Bay Appliance 48TB Raw RAID 5 1x Xeon E-2436 32GB RAM	
14	NSI_GSC-OM-E-1C/GENETEC INC.	GENETEC 1-CAMERA CONNECTION	
1	Programming	Programming	
1	Testing	Testing	
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: \$18,287.38
Total Annual Payment Including Preferred Services: \$ 2,233.80/annually

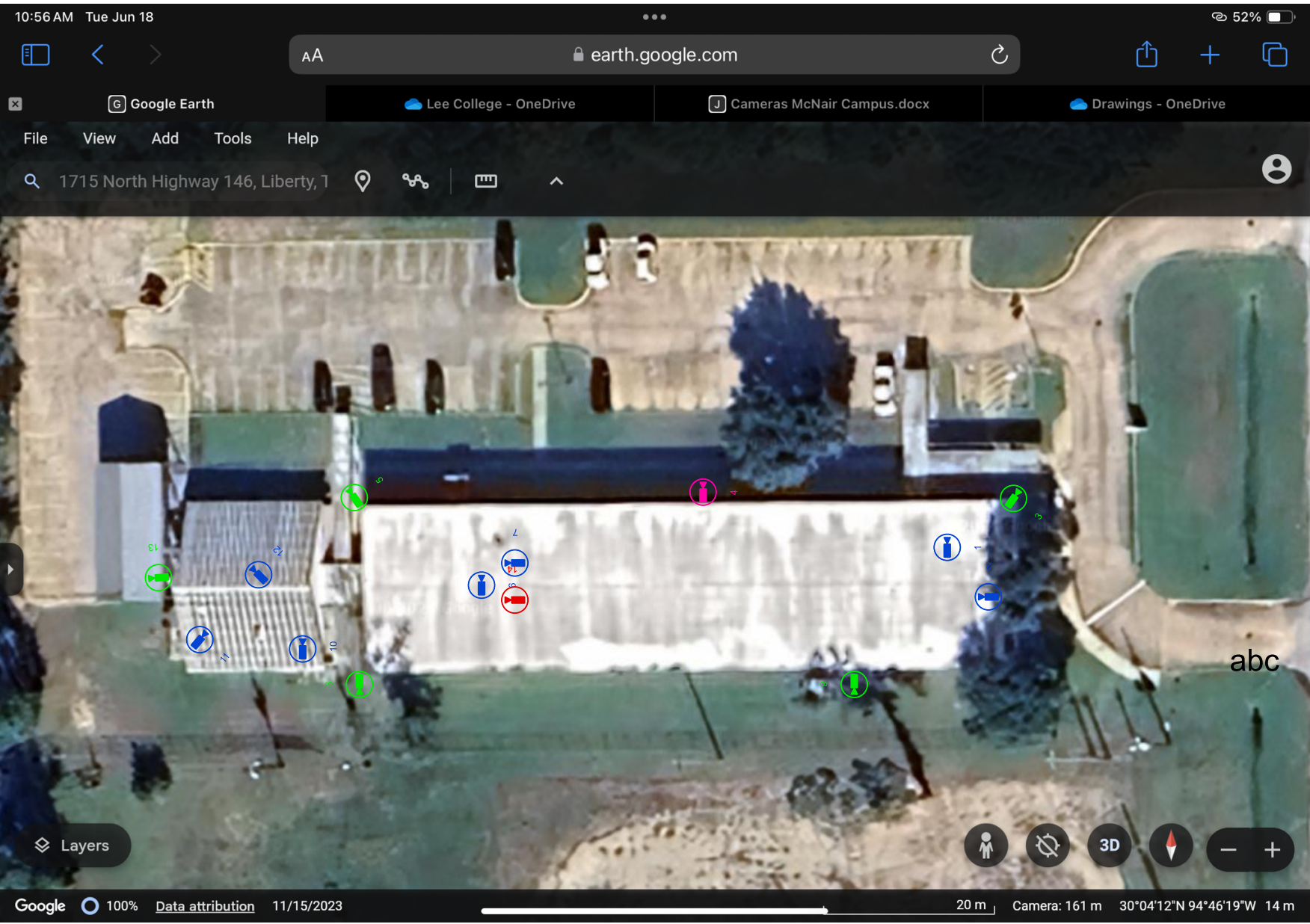
JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College-Liberty Campus
1715 Highway 146 N
Liberty, TX 77575
Estimate Name: Lee College-Liberty- Genetec
Sourcewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Green = PTZ

Purple = Multi Sensor

Red = Dual Head



This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Lee College- Huntsville Center
168 Col Etheredge Blvd Ste C
Huntsville, TX 77340
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Lee College- Huntsville Center
168 Col Etheredge Blvd Ste C
Huntsville, TX 77340
Estimate Name: Lee College-Huntsville-Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Lee College- Huntsville Center with our proposal for Lee College-Huntsville-Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: AL 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 AK 125516, 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 AR 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 AZ ROC281489, 18267-0 CA 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 DC ECS1327 FL EF20000890, EF20000341, EF0000478 GA LVA002833, LVA205386, LVU004635 HI CT-32427 ID PWC-C-12256-A-4, RCE-33602, EC012834 IL 127001526, 128000247, 128000246, 128000243 LA 24889, F523, F489 MA 401-C, MI 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913, A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; MN TS651063 **MS 15024088, 19530-SC** NC 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 NJ 34BF00050200, P00451, 607013 NM 375283 NV 0077542, F470, F469, NY 12000327404, Licensed by NYS Dept. of State OH E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 OK AC-67 OR CLE-322, 197010, AC-67 PA Pennsylvania Home Improvement Contractor Registration Number; PA010083 RI 18004, AF-09170 TN ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC1710, ACC1711 TX B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 - Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 UT 8390557-6501 VA 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 WA JOHNCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 WV 050291.
See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College- Huntsville Center
168 Col Etheredge Blvd Ste C
Huntsville, TX 77340
Estimate Name: Lee College-Huntsville-Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Lee College-Huntsville Center to successfully meet the specifications of the Lee College-Huntsville-Genetec Project at the 168 Col Etheredge Blvd Ste C, Huntsville, TX 77340 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information:

Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu

Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu

JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com

JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com

JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com

JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com

Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College- Huntsville Center
168 Col Etheredge Blvd Ste C
Huntsville, TX 77340
Estimate Name: Lee College-Huntsville-Genetec
Sourcewell ID: 218100

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation:

JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec Server and enrolled for view through the campus police department's special operations center (SOC). JCI proposes the installation of a rack mounted NVR, cameras, and the associated power supply,

NOTE: ALL SAFETY STANDARDS AND PRACTICES WILL BE HELD TO JCI'S REQUIREMENTS. ANY ADDITIONAL SAFETY TOPICS TO BE FOLLOWED WHILE ON PREMISE WILL NEED TO BE CLEARLY EXPRESSED BY CLIENT IN WRITING BEFORE ACCEPTING AGREEMENT.

NOTE: WHEN USING ANY EXISTING EQUIPEMENT/WIRE TO COMPLETE THE PROJECT, IT WILL BE THE CUSTOMERS RESPONSIBLTY OF INSURING COMPLETE CORRECT OPERATION OF EQUIPEMENT AND/OR WIRE. FAILURE OF ANY EXISTING EQUIPEMENT/WIRE TO BE USED WILL BE REPLACED AT CUSTOMERS EXPENSE. A CHANGE ORDER WILL BE REQUIRED BEFORE REPLACEMENT, OR REPAIRS BEGIN.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College- Huntsville Center
168 Col Etheredge Blvd Ste C
Huntsville, TX 77340
Estimate Name: Lee College-Huntsville-Genetec
Sourcewell ID: 218100

NOTE: WHEN USING EXISTING EQUIPMENT ON UPGRADING TO NEW SYSTEM, IF ANY ITEM IS NOT COMPATIBLE WITH NEW UPGRADE, IT WILL BE AT THE CUSTOMERS EXPENSE TO REPLACE WITH A COMPATIBLE ITEM. A CHANGE ORDER WILL BE REQUIRED BEFORE MATERIAL IS ORDERED.

3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
 Various Building sizes and floors
 Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: HIK vision system, no elements other than cabling are to be used. All HIK vision material is to be disconnected and or removed.
6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well. Customer expects technicians to check in and out with the key contact everyday they are on site. Customer expects a kickoff meeting on the first day of install. Job start meeting to discuss scope of work, device layout and expectations.
7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College- Huntsville Center
168 Col Etheredge Blvd Ste C
Huntsville, TX 77340
Estimate Name: Lee College-Huntsville-Genetec
Sourcewell ID: 218100

CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.

Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.

Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network

Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.

Customer to provide allocated parking space at building location for duration of installation.

10. Documentation Needs:

Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.

Customer is to also receive all software, manuals and specification sheets for all devices installed.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Lee College- Huntsville Center
168 Col Etheredge Blvd Ste C
Huntsville, TX 77340
Estimate Name: Lee College-Huntsville-Genetec
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College-Huntsville-Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
36	Regular Labor	Regular Labor	
1	NSI_SV-2040E-R4-48T-20-436/Other_Genetec	Streamvault™ 2040Ever Standard1U 4-Bay Appliance 48TB Raw RAID 5 1x Xeon E-2436 32GB RAM	
13	NSI_GSC-OM-E-1C/GENETEC INC.	GENETEC 1-CAMERA CONNECTION	Licenses and Promo Estimate
4	02416-001	Dual Sensor	
3	5017-641	DUAL HEAD CAMS	
3	5506-481	DUAL HEAD CAMS	
3	02076-001	DUAL HEAD CAMS	
4	IA-POE-90-U00	DUAL HEAD CAMS	
9	02373-001	Mini Dome	Interior
1	Line Item Comment	Line Item Comment	Existing System Removal Labor
1	Labor Adjustments	Labor Adjustments	Existing material removal
1	Miscellaneous Hardware	FLEX CONDUIT, BOXES, AND COVER PLATES FOR EXTERIOR CAMS	
8	Miscellaneous Hardware	RJ45 CONNECTORS	
1	Labor Adjustments	RJ45 CONNECTIONS	
1	Programming	Programming	
1	Testing	Testing	
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: \$35,542.35
Total Annual Payment Including Preferred Services: \$ 3,948.30/annually

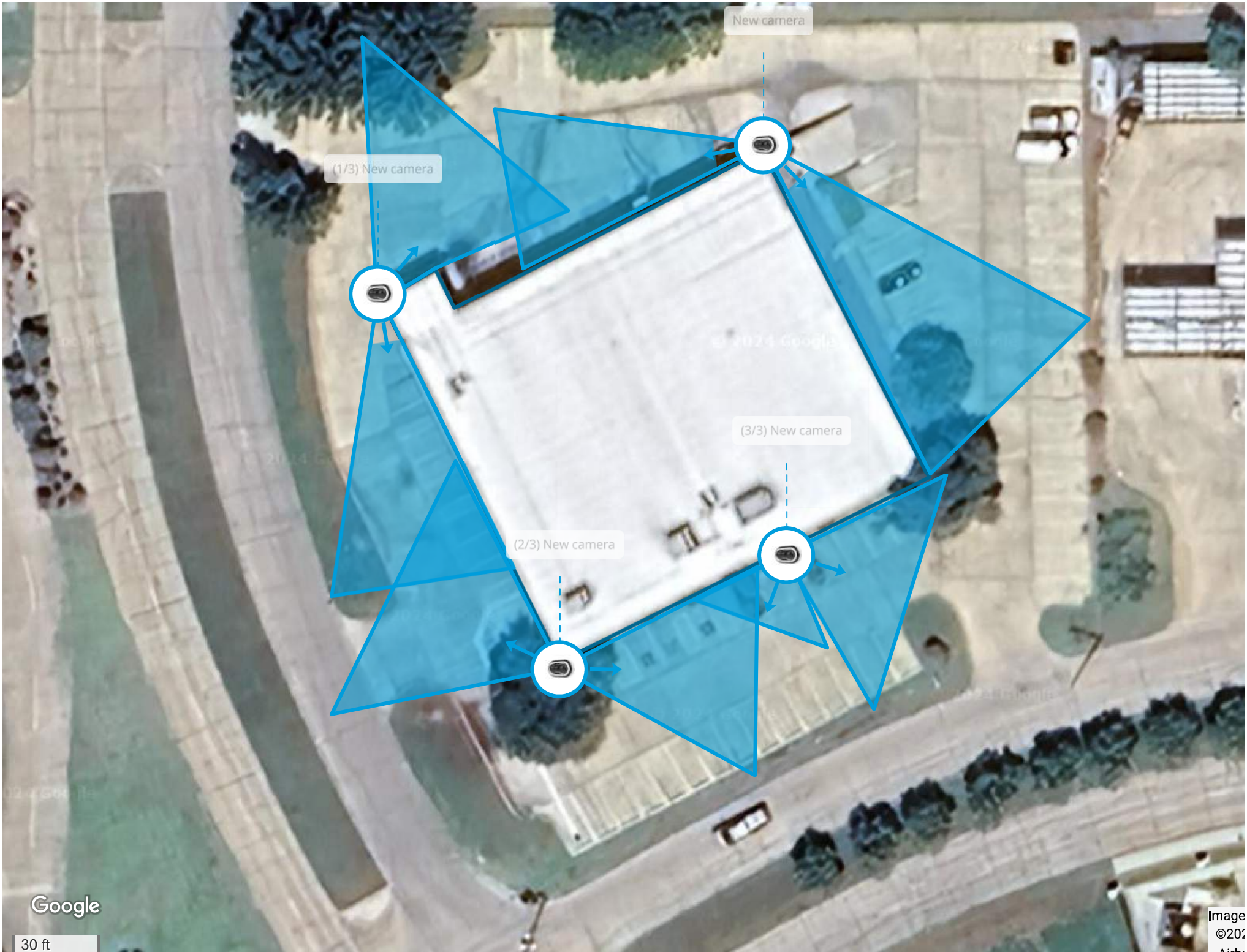
JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College- Huntsville Center
168 Col Etheredge Blvd Ste C
Huntsville, TX 77340
Estimate Name: Lee College-Huntsville-Genetec
Sourcewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
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Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



[illegible][illegible]



This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Tech-Voc 1
Lee College-Genetec 5 YR SSA
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Tech-Voc 1
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College-Genetec 5 YR SSA
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Tech-Voc 1 with our proposal for Lee College-Genetec 5 YR SSA.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

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A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; MN TS651063 MS 15024088, 19530-SC NC 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 NJ 34BF00050200, P00451, 607013 NM 375283 NV 0077542, F470, F469, NY 12000327404, Licensed by NYS Dept. of State OH E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 OK AC-67 OR CLE-322, 197010, AC-67 PA Pennsylvania Home Improvement Contractor Registration Number; PA010083 RI 18004, AF-09170 TN ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 TX B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 - Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 UT 8390557-6501 VA 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 WA JOHNCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 WV 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. California Customers Only: Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Tech-Voc 1
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College-Genetec 5 YR SSA
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Tech-Voc 1 to successfully meet the specifications of the Lee College-Genetec 5 YR SSA Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information: Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu

Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu

Andy Cruz
Commercial Account Executive Security
Johnson Controls
andy.cruz@jci.com
2. System Operation: The following is a box sale estimate for the 5 year Software Support Agreement associated with estimate #1-8MV4H8Q and the promotional Genetec pricing.

5 year SSA is for the initial phase 1 of the VMS takeover and will cover the currently installed cameras as well as the cameras associated with McNair, Liberty, and Huntsville.

Phase 2-3 cameras SSA is not included in this estimate but can be purchased at a later date after those installations are complete.
3. Programming Info: None
4. Site Conditions: Work Hours and Labor Rates
 - All work is to be performed during normal working hours, Monday-Friday between 8:00 am to 5:00 pm excluding local and national holidays. If it is required that work be done at any other time except normal working hours, a change order will be presented to the owner's representatives with a schedule of costs.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Tech-Vee 1
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College-Genetec 5 YR SSA
Sourcewell ID: 218100

Upon acceptance of the change order, the work will be done, and the additional charges will be added to the total charge to the customer.

- All work performed is estimated utilizing standard JCI Integrated Security Labor Rates. Should Prevailing Wage, or A-Rate Labor apply, the customer is required to pay a variance.

Other Trades/Contractor's Exposure

- IT Department

Building Status and Type

- Renovation
- College

- | | | |
|----|------------------------|--|
| 5. | Existing Equipment: | Genetec Security Center |
| 6. | Customer Expectations: | JCI technician will check in with the customer's designated contact at the start & finish of each workday. |
| 7. | Training Expectations: | None |
| 8. | Documentation Needs: | None |

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Tech-Voc 1
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College-Genetec 5 YR SSA
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College-Genetec 5 YR SSA System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Access Control Configurator	Profile Codes	
407	ADV-CAM-E-5Y	SMA FOR 1 OMNICAST ENTERPRISE CAMERA – 5 YEAR	
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: \$81,246.92

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
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Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
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JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION

This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Rundell Hall
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Rundell Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Rundell Hall Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Rundell Hall with our proposal for Lee College- Rundell Hall Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

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I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913,

A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-SC **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Rundell Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Rundell Hall Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Rundell Hall to successfully meet the specifications of the Lee College- Rundell Hall Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information: Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu

Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu

JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com

JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com

JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com

JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com

Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Rundell Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Rundell Hall Genetec
Sourcewell ID: 218100

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Cameras are in place and are currently recording to the VMS.
6. Customer Expectations: Customers are expecting a professionally installed system that will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well.
Customer expects technicians to check in and out with the key

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION

contact everyday they are on site.

Customer expects a kickoff meeting on the first day of install.

Job start meeting to discuss scope of work, device layout and expectations.

7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Rundell Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Rundell Hall Genetec
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College- Rundell Hall Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
30	Regular Labor	Regular Labor	
2	02416-001	Dual Sensor	
3	02373-001	Mini Dome	
7	02864-001	P9117-PV INDR CORNER MNTD CMRA 6MP SNSR 30 FPS H.264 H.264 H.265 IK10 IP66	
4	02124-001	M2035-LE CAMERA, FIXED CAMERA OUTDOOR-READY, BUILT-IN IR	
12	02637-004	AXIS M4328-P IS AN ULTRA-COMPACT, INDOOR FIXED MINI DOME WITH 12	
1	Programming	Programming	APPLIED TO Lee College-1-818V8M1
1	Testing	Testing	APPLIED TO Lee College-1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$30,676.26**
Total Annual Payment Including Preferred Services: **\$ 4,050.00/annually**

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Rundell Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Rundell Hall Genetec
Sourcewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order







**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**

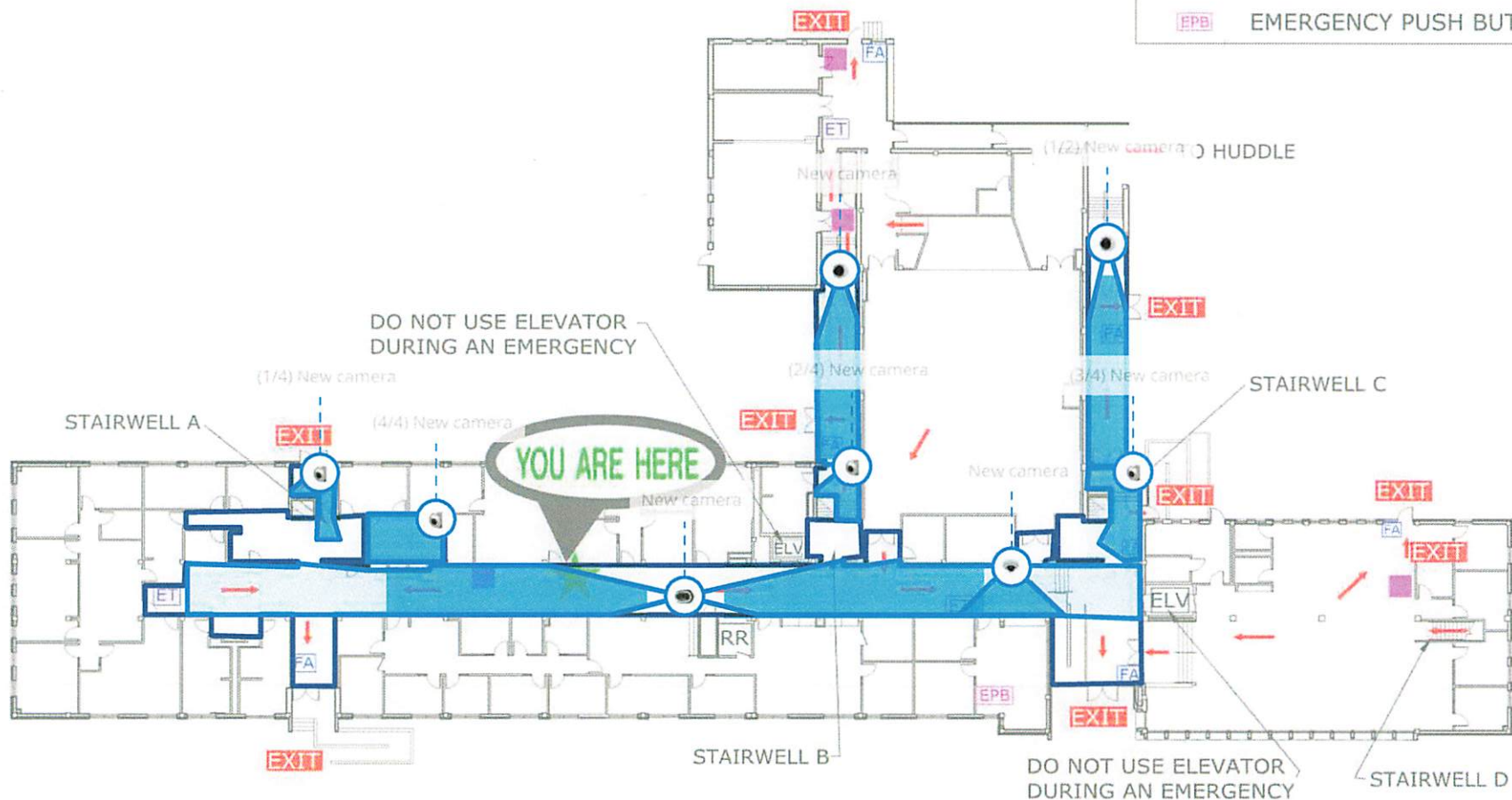
EMERGENCY EVACUATION PLAN

BLDG NO. 1: RUNDELL HALL

FIRST FLOOR

LEGEND







-  ESCAPE ROUTE
-  EMERGENCY TELEPHONE
-  FIRE ALARM (PULL STATION)
-  YOU ARE HERE
-  FIRE EXTINGUISHER
-  EMERGENCY PUSH BUTTON

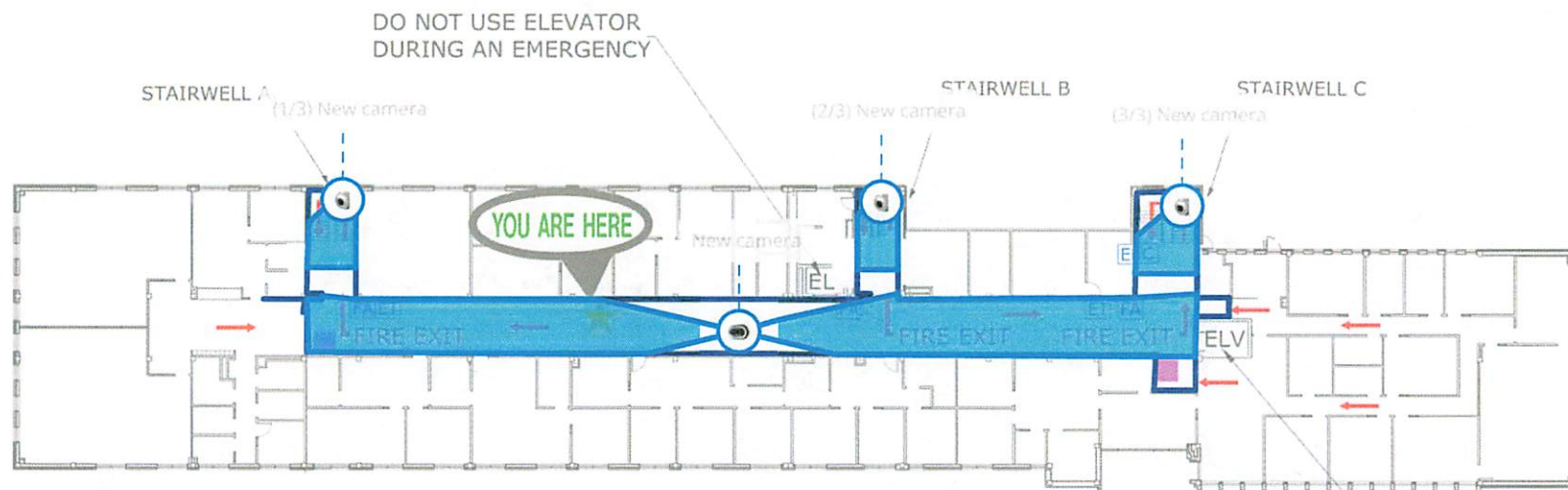


ASSEMBLY POINT 1
NORTH OF
RUNDELL HALL

EMERGENCY EVACUATION PLAN BLDG NO.1: RUNDELL HALL SECOND FLOOR

LEGEND

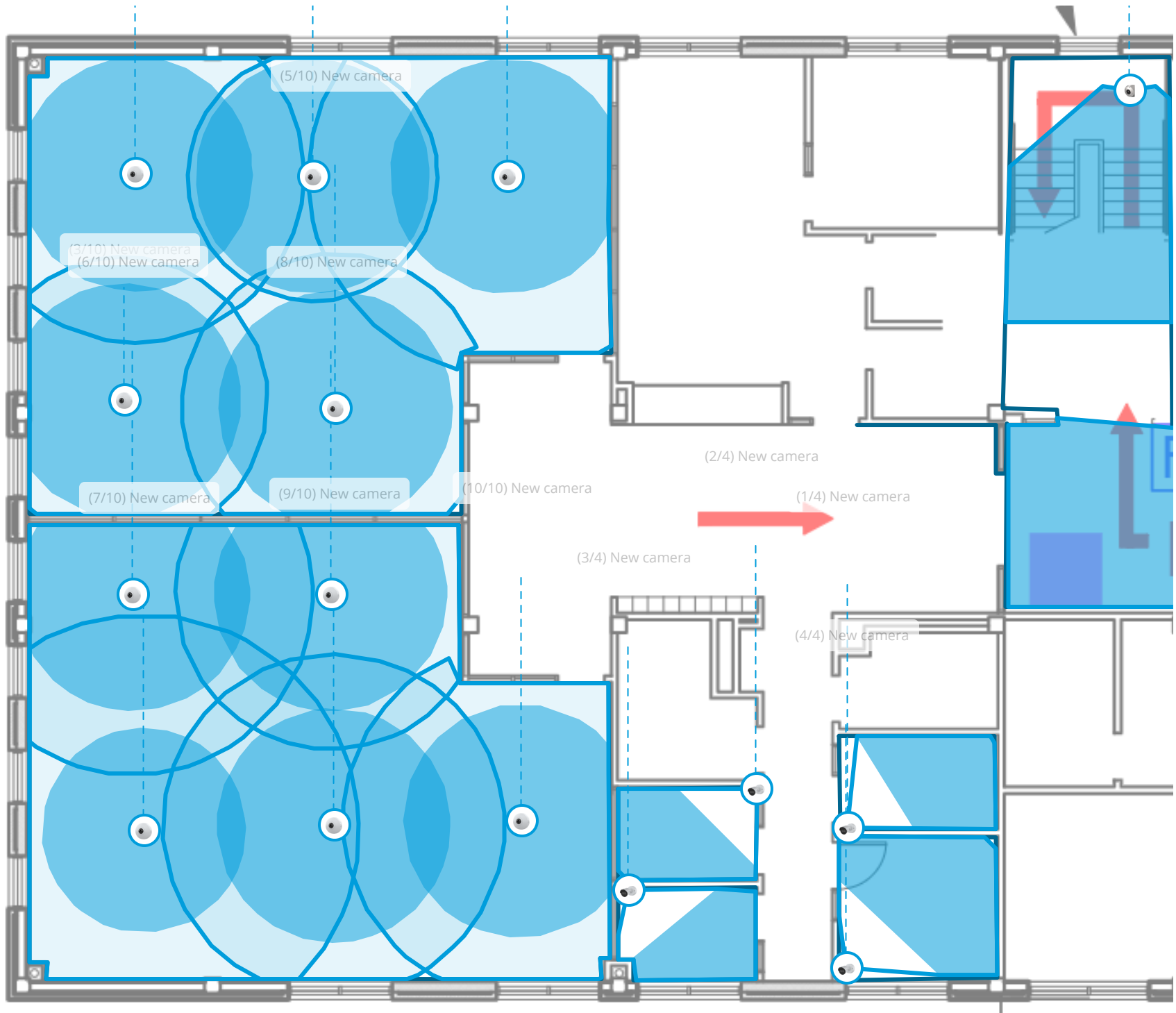
-  ESCAPE ROUTE
-  EMERGENCY TELEPHONE
-  FIRE ALARM (PULL STATION)
-  YOU ARE HERE
-  FIRE EXTINGUISHER
-  EMERGENCY EVACUATION CHAIR



ASSEMBLY POINT 1
NORTH OF
RUNDELL HALL
PARKING LOT

DO NOT USE ELEVATOR
DURING AN EMERGENCY





This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Performing Arts Center
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Performing Arts Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- PAC Video Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Performing Arts Center with our proposal for Lee College- PAC Video Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

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JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Performing Arts Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- PAC Video Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Performing Arts Center to successfully meet the specifications of the Lee College- PAC Video Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information:
 - Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu
 - Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu
 - JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com
 - JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com
 - JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com
 - JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com
 - Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.
6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**

Customer wants to be able to view the system not only on his local network but through mobile devices as well.
Customer expects technicians to check in and out with the key contact everyday they are on site.
Customer expects a kickoff meeting on the first day of install.
Job start meeting to discuss scope of work, device layout and expectations.

7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.



Performing Arts Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- PAC Video Genetec
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College- PAC Video Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
10	Regular Labor	Regular Labor	
3	02100-001	Fisheye	
5	02864-001	P9117-PV INDR CORNER MNTD CMRA 6MP SNSR 30 FPS H.264 H.264 H.265 IK10 IP66	
2	02060-001	180	
1	02329-001	Vari-Focal Dome	
1	Programming	Programming	APPLIED TO Lee College-1-818V8M1
1	Testing	Testing	APPLIED TO Lee College-1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: \$18287.52
Total Annual Payment Including Preferred Services: \$ 2,535.30/annually

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION



Performing Arts Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- PAC Video Genetec
Sourcewell ID: 218100

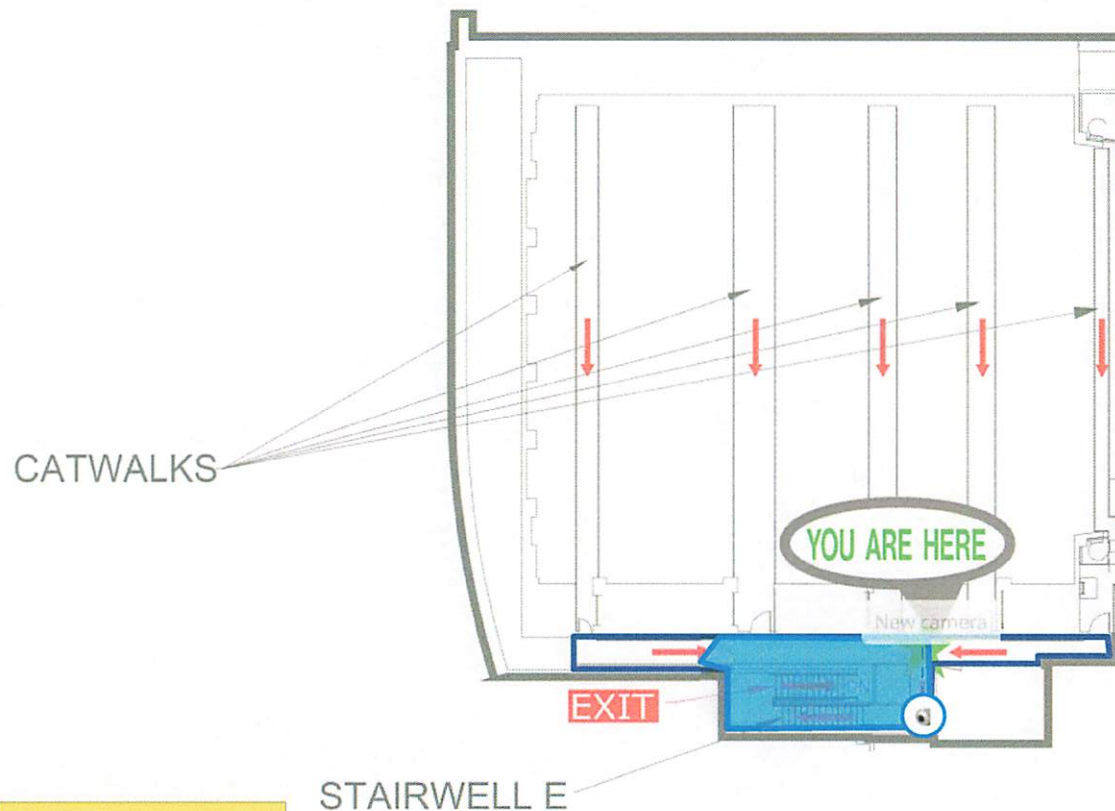
Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**

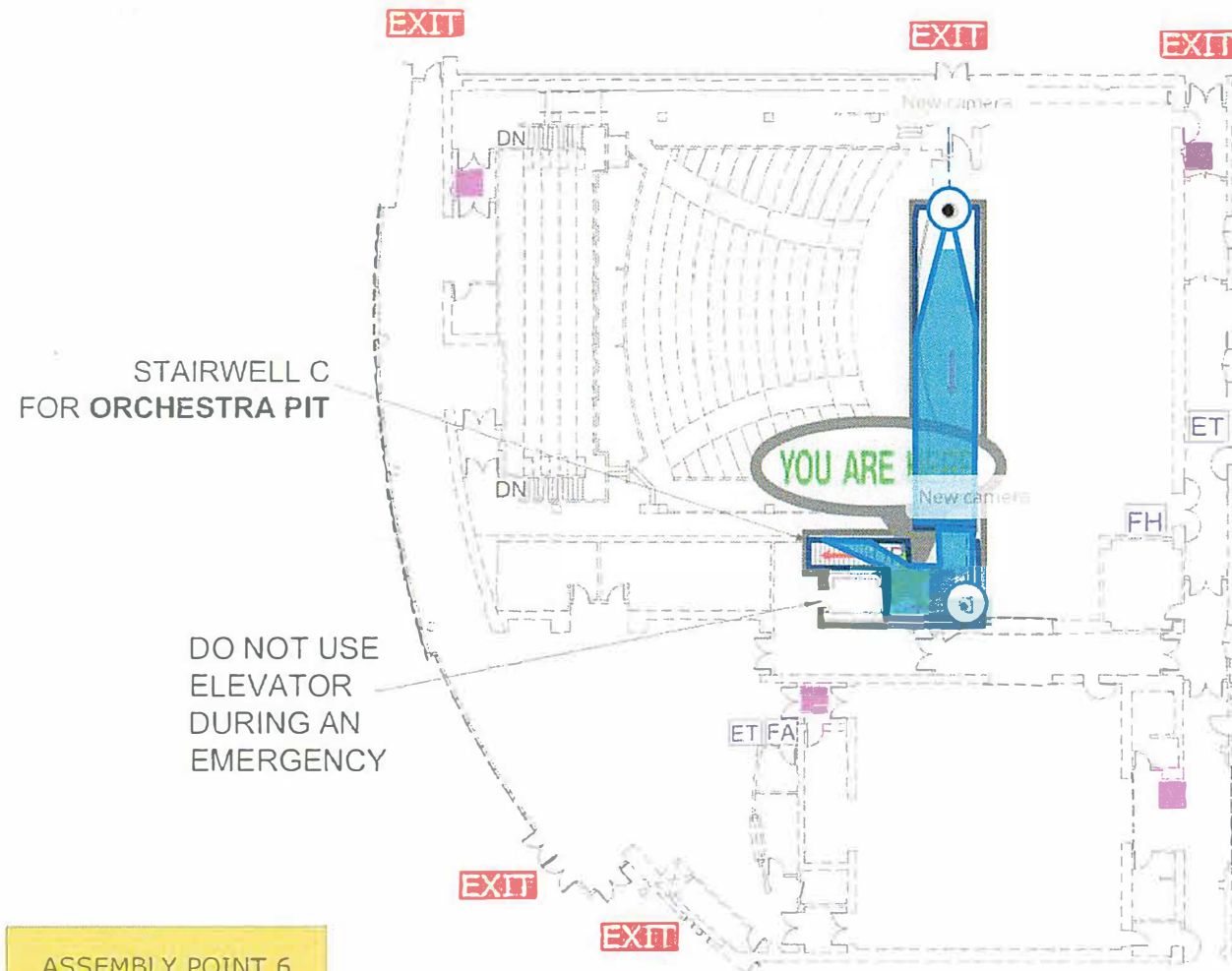
EMERGENCY EVACUATION PLAN BLDG NO. 3: PERFORMING ARTS CENTER (PAC) CATWALKS FOR STAGE

LEGEND

- ESCAPE ROUTE
- ET EMERGENCY TELEPHONE
- FH FIRE HOSE
- FA FIRE ALARM (PULL STATION)
- FIRE EXTINGUISHER
- ★ YOU ARE HERE



EMERGENCY EVACUATION PLAN
BLDG NO. 3: PERFORMING ARTS
CENTER (PAC)
ORCHESTRA PIT



ASSEMBLY POINT 6
GRASS AREA
SOUTH OF PAC



This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Moler Hall
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. Johnson Controls' provision of the equipment, systems, and/or services described in this Proposal is expressly conditioned upon Company's acceptance of the terms and conditions of the standard Johnson Controls Security Solutions "AGREEMENT" COMMERCIAL TERMS AND CONDITIONS. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Moler Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Moler Hall Genetec
Sourewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Moler Hall with our proposal for Lee College- Moler Hall Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913,

A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-SC **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Moler Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Moler Hall Genetec
Sourewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Moler Hall to successfully meet the specifications of the Lee College- Moler Hall Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information: Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu

Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu
2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Site Conditions
Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.
6. Customer Expectations: Customer is expecting a professionally installed system that will

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION

monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well.

Customer expects technicians to check in and out with the key contact everyday they are on site.

Customer expects a kickoff meeting on the first day of install. Job start meeting to discuss scope of work, device layout and expectations.

7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Moler Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Moler Hall Genetec
Sourewell ID: 218100

BILL OF MATERIALS

Lee College- Moler Hall Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
4	Regular Labor	Regular Labor	
2	02100-001	Fisheye	
1	02373-001	Mini Dome	
1	02864-001	P9117-PV INDR CORNER MNTD CMRA 6MP SNSR 30 FPS H.264 H.264 H.265 IK10 IP66	
1	Minimum Labor Fee	Minimum Labor Fee	
1	Programming	Programming	APPIED TO Lee College-1-818V8M1
1	Testing	Testing	APPIED TO Lee College-1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$5412.84**
Total Annual Payment Including Preferred Services: **\$ 676.80/annually**

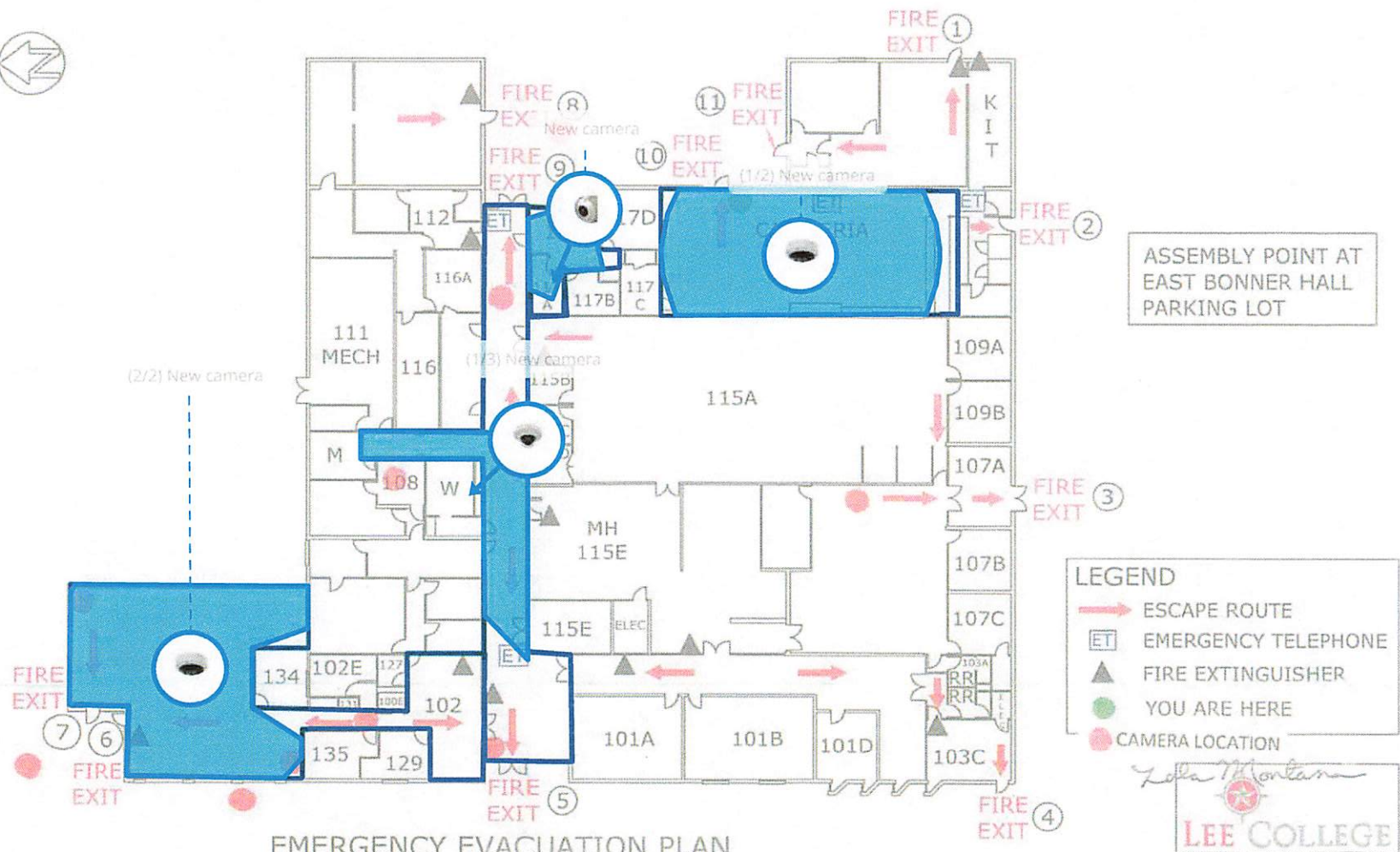
JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION



Moler Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Moler Hall Genetec
Sourewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



EMERGENCY EVACUATION PLAN
MOLAR HALL

Molar Hall Total Cameras 10

Inside 7 Outside 3 All PTZ

DWG NO.: B-MOL-EPP-100A-R1



This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Daycare Center
2 Price St
Baytown, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Daycare
2 Price St
Baytown, TX 77520
Estimate Name: Lee College- Daycare Center Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Daycare with our proposal for Lee College- Daycare Center Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913,

A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-SC **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Daycare
2 Price St
Baytown, TX 77520
Estimate Name: Lee College- Daycare Center Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Daycare to successfully meet the specifications of the Lee College- Daycare Center Genetec Project at the 2 Price St, Baytown, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information: Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu

Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu

JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com

JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com

JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com

JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com

Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.
6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**

through mobile devices as well.

Customer expects technicians to check in and out with the key contact everyday they are on site.

Customer expects a kickoff meeting on the first day of install.

Job start meeting to discuss scope of work, device layout and expectations.

7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Daycare
2 Price St
Baytown, TX 77520
Estimate Name: Lee College- Daycare Center Genetec
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College- Daycare Center Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
2	Regular Labor	Regular Labor	
1	02124-001	Bullet Camera	
1	02341-001	Vari-Focal Bullet	
1	Minimum Labor Fee	Minimum Labor Fee	
1	Programming	Programming	APPLIED TO Lee College-1-818V8M1
1	Testing	Testing	APPLIED TO Lee College-1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: \$2427.03
Total Annual Payment Including Preferred Services: \$ 272.70/annaully

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Daycare
2 Price St
Baytown, TX 77520
Estimate Name: Lee College- Daycare Center Genetec
Sourcewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Google

| 30 ft |

Image
©2015
Aerial

This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
McNulty-Haddick Nursing Center
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



McNulty-Haddick Nursing Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- McNulty Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide McNulty-Haddick Nursing Center with our proposal for Lee College-McNulty Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

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See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



McNulty-Haddick Nursing Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- McNulty Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of McNulty-Haddick Nursing Center to successfully meet the specifications of the Lee College-McNulty Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information:
 - Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu
 - Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu
 - JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com
 - JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com
 - JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com
 - JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com
 - Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



McNulty-Haddick Nursing Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- McNulty Genetec
Sourcewell ID: 218100

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivet
Mobile: 832-654-6342
Email: jovan.jolivet@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.
6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility. Customer

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



- wants to be able to view the system not only on his local network but through mobile devices as well.
Customer expects technicians to check in and out with the key contact everyday they are on site.
Customer expects a kickoff meeting on the first day of install.
Job start meeting to discuss scope of work, device layout and expectations.
7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



McNulty-Haddick Nursing Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- McNulty Genetec
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College- McNulty Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
4	Regular Labor	Regular Labor	
1	02341-001	Vari-Focal Bullet	
1	02634-001	Multi-Sensor	
3	02864-001	P9117-PV INDR CORNER MNTD CMRA 6MP SNSR 30 FPS H.264 H.264 H.265 IK10 IP66	
1	Testing	Testing	APPLIED TO LEE COLLEGE 1-818V8M1
1	Programming	Programming	APPLIED TO LEE COLLEGE 1-818V8M1
1	Minimum Labor Fee	Minimum Labor Fee	
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$7934.80**
Total Annual Payment Including Preferred Services: **\$ 1,064.70/annually**

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION



McNulty-Haddick Nursing Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- McNulty Genetec
Sourcewell ID: 218100

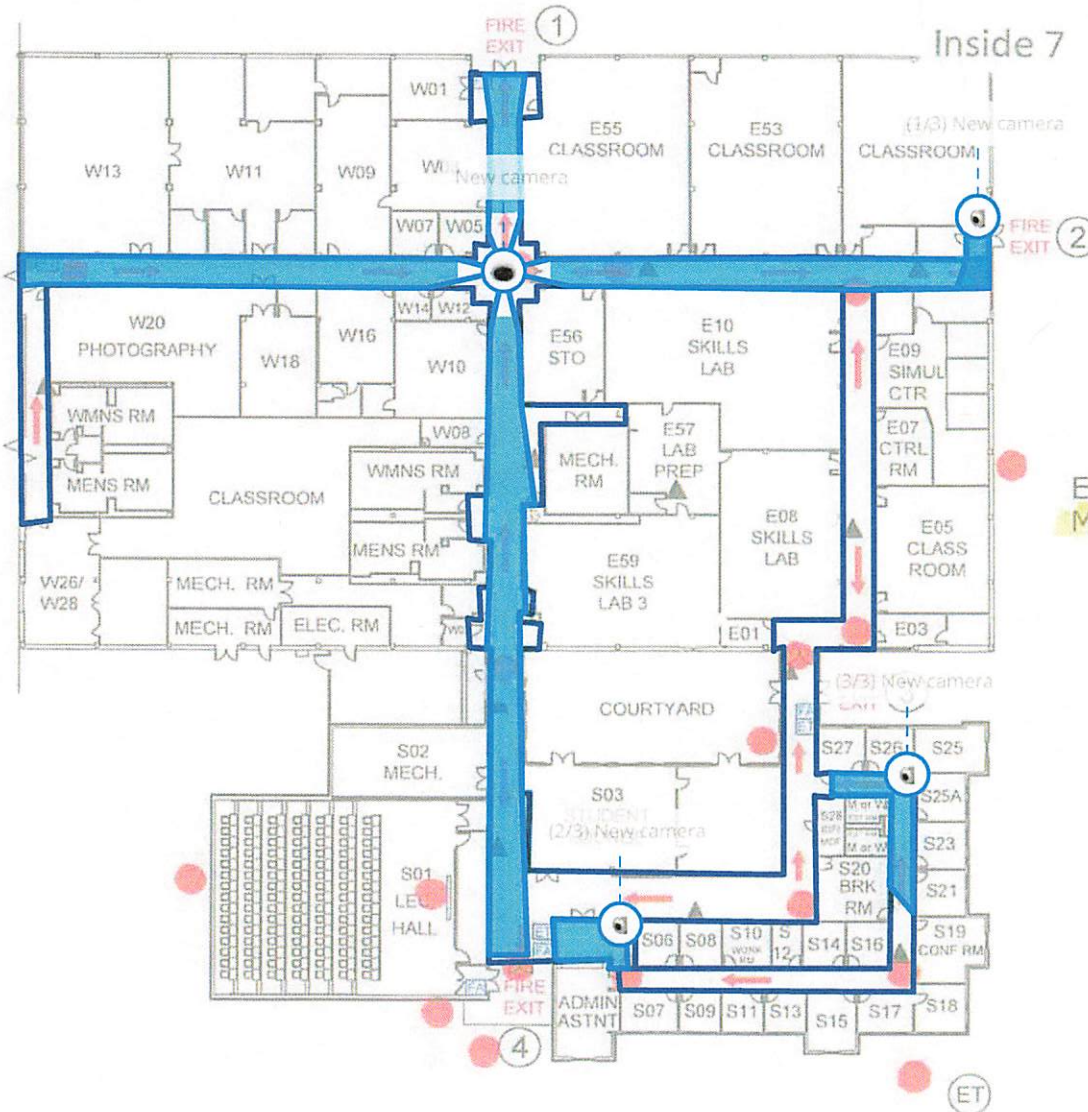
Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**

McNulty Total Cameras 5 All PTZ

Nursing Total Cameras 13

Inside 7 External 6 All PTZ



ASSEMBLY POINT AT
MCNULTY HADDICK
PARKING LOT

EMERGENCY EVACUATION PLAN MCNULTY-HADDICK COMPLEX

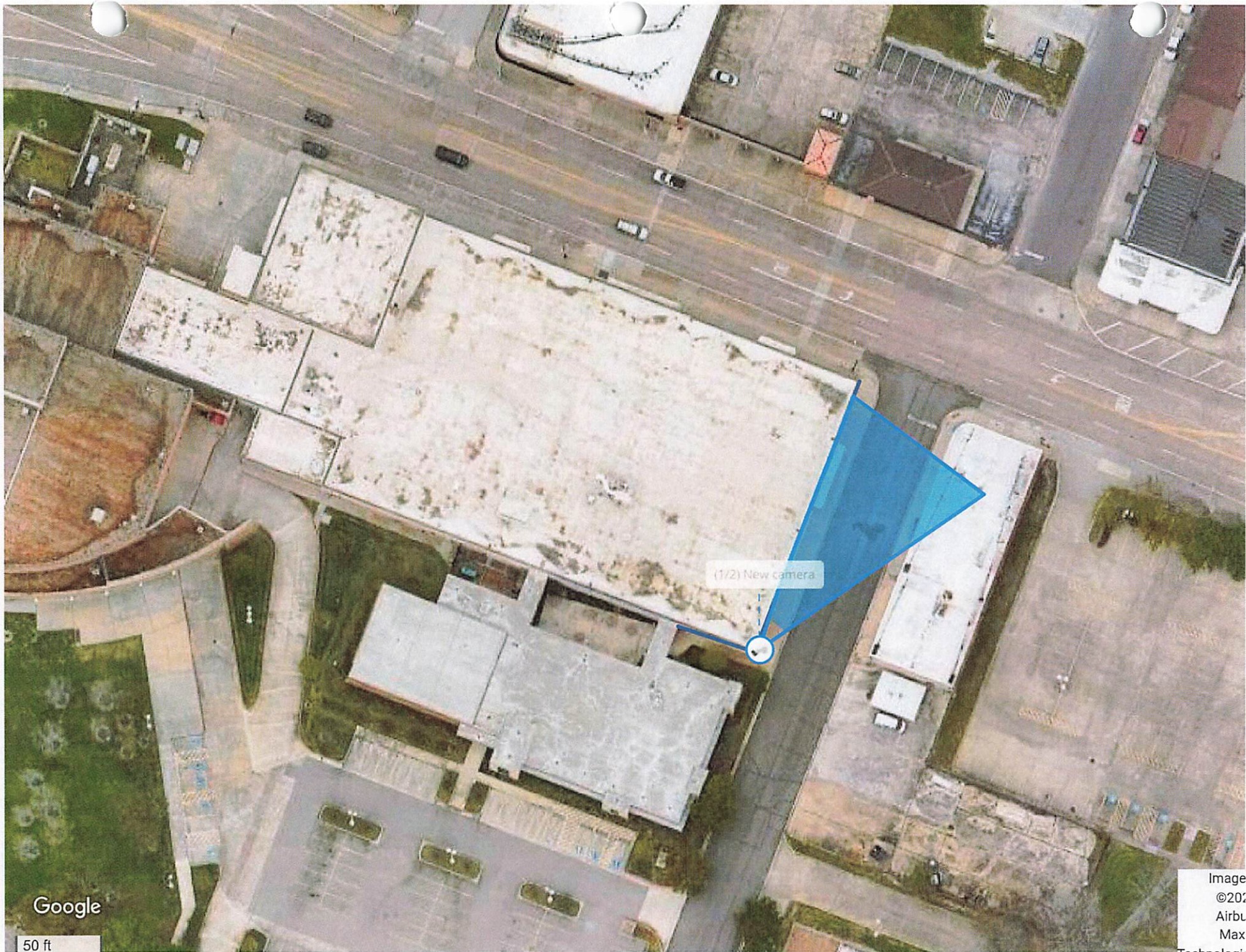
LEGEND

- ESCAPE ROUTE
- ET EMERGENCY TELEPHONE
- FA FIRE ALARM (PULL STATION)
- FIRE EXTINGUISHER
- YOU ARE HERE
- ET OUTSIDE EMERGENCY TELEPHONE

CAMERA LOCATION



DWG NO.: B-MHC-EEP-100A



Google

50 ft

Image
©2012
Airbu
Max



This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
John Britt Hall
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



John Britt Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- John Britt Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide John Britt Hall with our proposal for Lee College- John Britt Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913, A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-**SC** **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.
See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



John Britt Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- John Britt Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of John Britt Hall to successfully meet the specifications of the Lee College- John Britt Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information: Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu

Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu

JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com

JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com

JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com

JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com

Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



John Britt Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- John Britt Genetec
Sourcewell ID: 218100

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.
6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION

- Customer expects technicians to check in and out with the key contact everyday they are on site.
Customer expects a kickoff meeting on the first day of install.
Job start meeting to discuss scope of work, device layout and expectations.
7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
 8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
 9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
 10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



John Britt Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- John Britt Genetec
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College- John Britt Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
6	Regular Labor	Regular Labor	
2	02416-001	Dual Sensor	
5	02864-001	P9117-PV INDR CORNER MNTD CMRA 6MP SNSR 30 FPS H.264 H.264 H.265 IK10 IP66	
1	Programming	Programming	APPLIED TO Lee College-1-818V8M1
1	Testing	Testing	APPLIED TO Lee College-1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$9662.62**
Total Annual Payment Including Preferred Services: **\$ 1,319.40/annually**

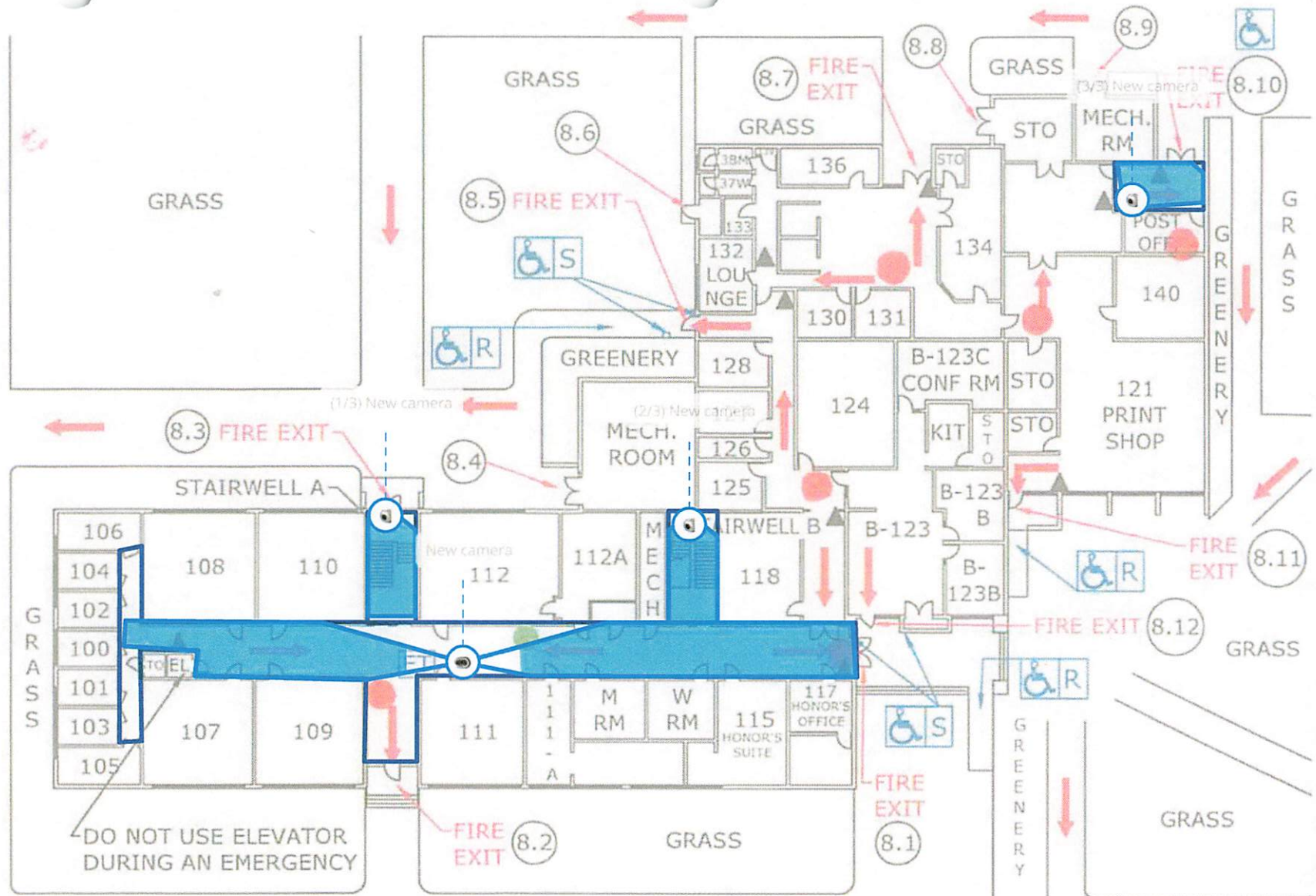
JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION



John Britt Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- John Britt Genetec
Sourcewell ID: 218100

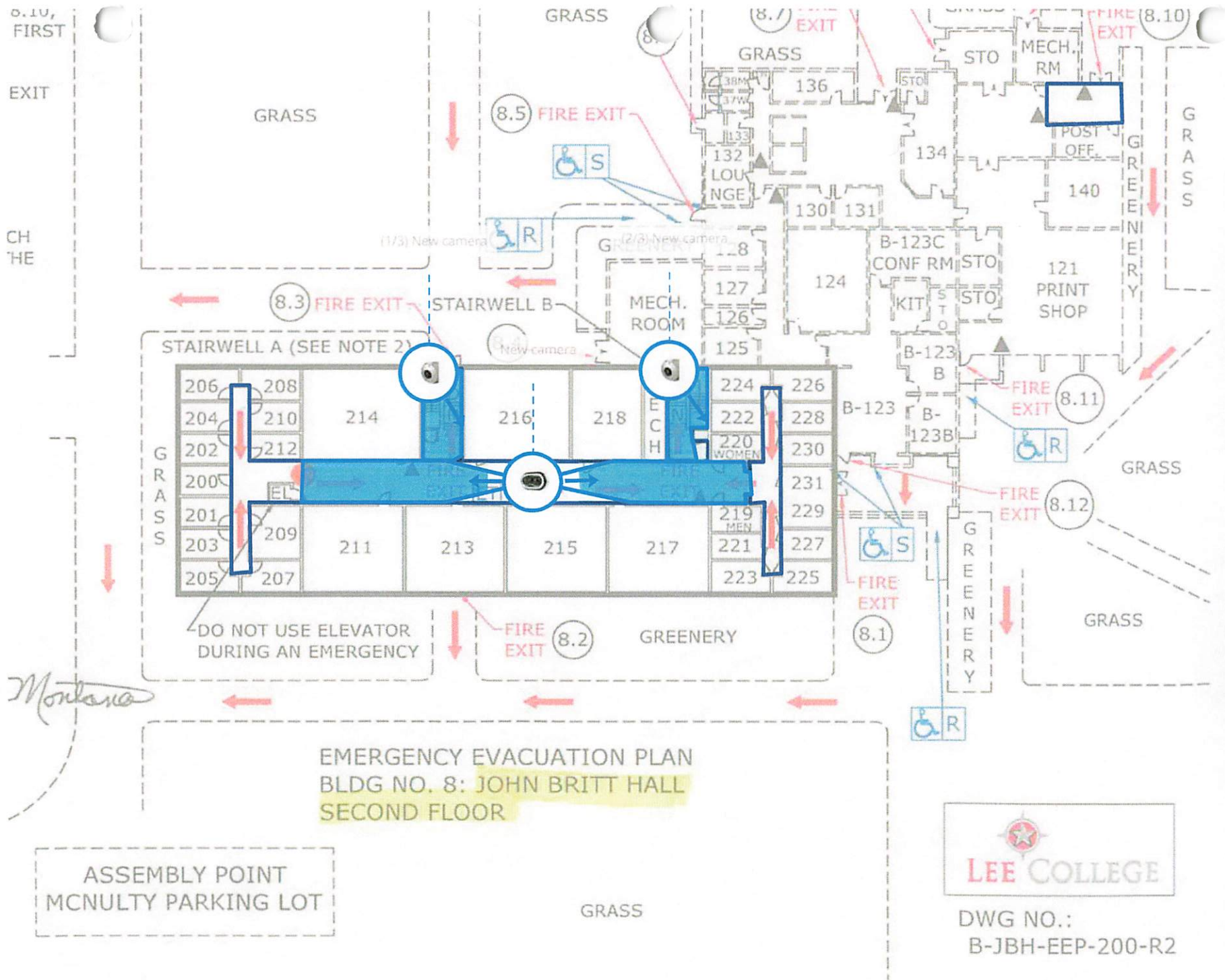
Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



EMERGENCY EVACUATION PLAN
 BLDG NO.8: JOHN BRITT HALL
 FIRST FLOOR





This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Student Center
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Student Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College-Student Center Video Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Student Center with our proposal for Lee College-Student Center Video Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913, A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-**SC** **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Student Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College-Student Center Video Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Student Center to successfully meet the specifications of the Lee College-Student Center Video Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information:
 - Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu
 - Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu
 - JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com
 - JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com
 - JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com
 - JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com
 - Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Student Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College-Student Center Video Genetec
Sourcewell ID: 218100

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
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Various Building sizes and floors
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Customer wants to be able to view the system not only on his

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



local network but through mobile devices as well.
Customer expects technicians to check in and out with the key contact everyday they are on site.
Customer expects a kickoff meeting on the first day of install.
Job start meeting to discuss scope of work, device layout and expectations.

7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
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CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
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Customer is to also receive all software, manuals and specification sheets for all devices installed.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



BILL OF MATERIALS

Lee College-Student Center Video Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
22	Regular Labor	Regular Labor	
2	02634-001	Multi-Sensor	
2	5017-641	Multi-Sensor Corner Mount	
2	01513-001	Multi-Sensor Pendant Kit	
2	5504-821	Multi-Sensor Wall Mount	
2	02100-001	Fisheye	
1	02416-001	Dual Sensor	
1	02124-001	Bullet Camera	
1	02915-001	P5654-E MK II 60 HZ WIDE ANGLE PTZ HDTV 1080P 21X ZOOM	
1	5900-334	midspan for PTZ	
1	5017-641	Corner Bracket, Mounting AXIS T91A61 Wall Bracket on External Corner	
1	5504-821	T91D61 WALL MOUNT, AL WH W/ 1.5" NPS THREAD FOR FIXED DOME PENDANT KITS	
1	5506-951	T91G61 WALL MOUNT	
1	01513-001	T94N01D PENDANT KIT FOR P3717-PLC IP CAM, 1.5" NPS THREAD, WALL MOUNT	
1	Programming	Programming	APPLIED TO Lee College-1-818V8M1
1	Testing	Testing	APPLIED TO Lee College-1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: \$18155.76
Total Annual Payment Including Preferred Services: \$ 2,178.00/annually

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Student Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College-Student Center Video Genetec
Sourcewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**

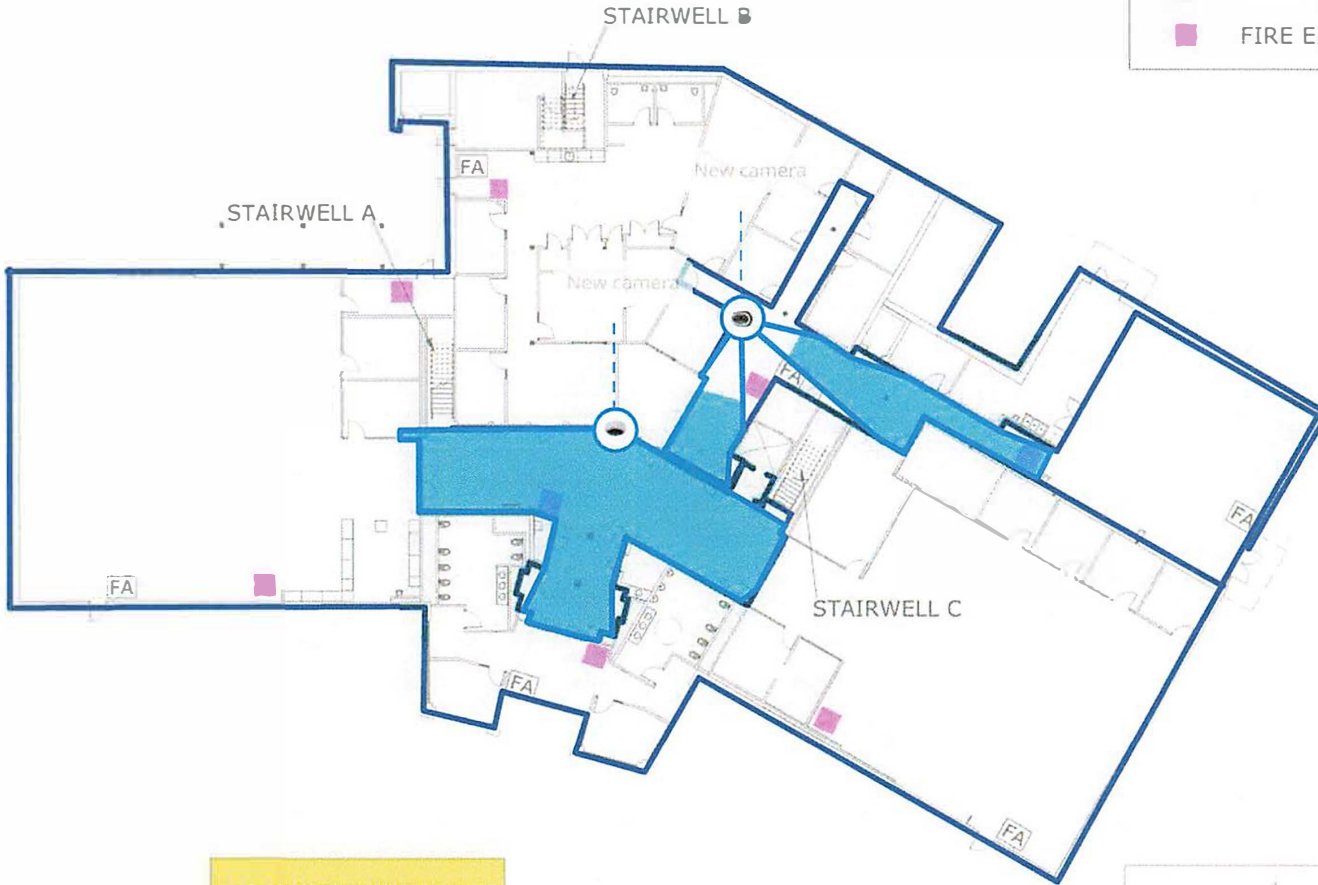
EMERGENCY EVACUATION PLAN

BLDG NO. 6: STUDENT CENTER

FIRST FLOOR

LEGEND

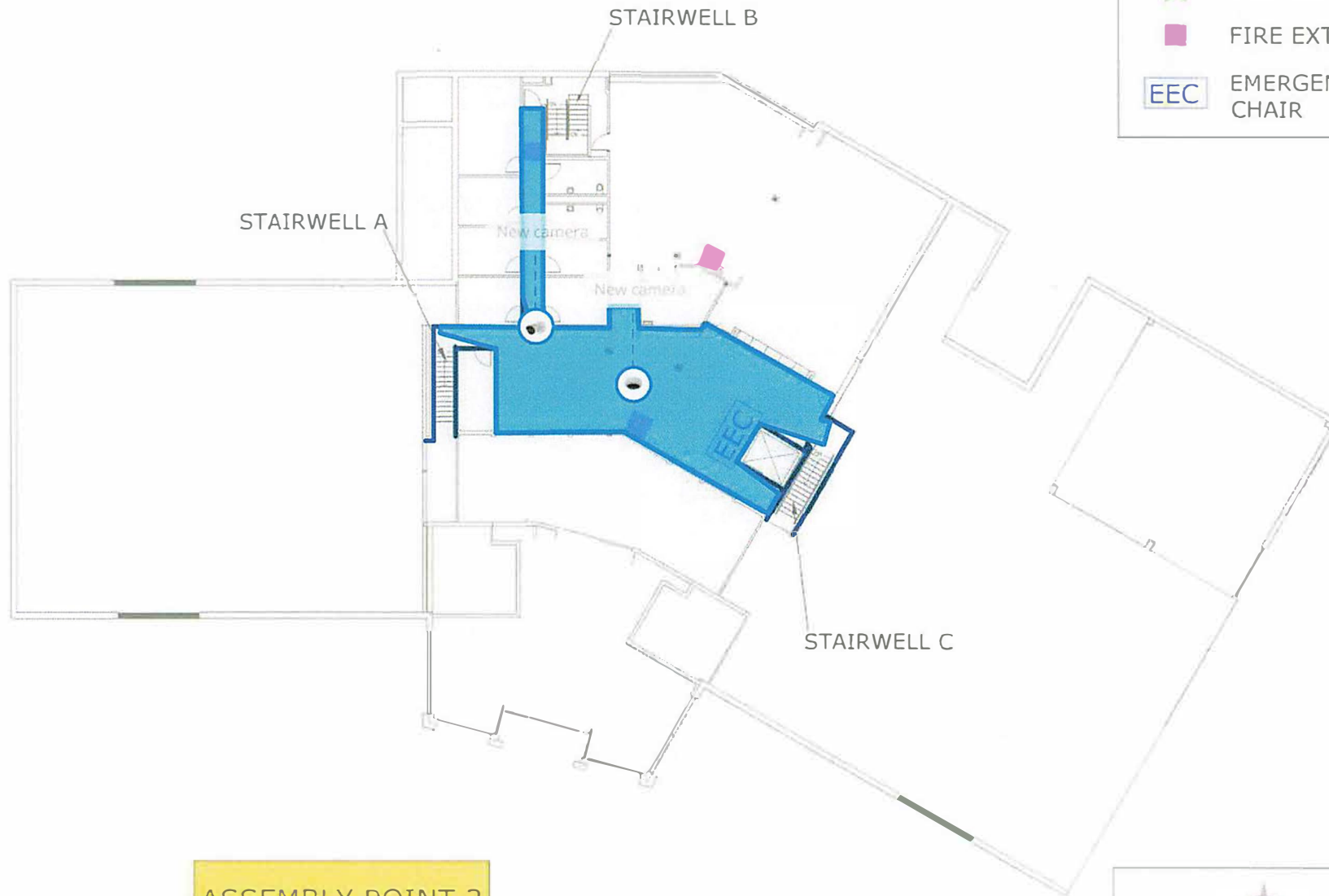
- ESCAPE ROUTE
- ET EMERGENCY TELEPHONE
- FA FIRE ALARM (PULL STATION)
- ★ YOU ARE HERE
- FIRE EXTINGUISHER



ASSEMBLY POINT 2
SOUTH OF
STUDENT CENTER



SECOND FLOOR



- [FA] FIRE ALARM () STATION
- ★ YOU ARE HERE
- FIRE EXTINGUISHER
- [EEC] EMERGENCY EVACUATION CHAIR

ASSEMBLY POINT 2
SOUTH OF
STUDENT CENTER





(3/4) New camera

(2/6) New camera

(2/2) New camera

New camera

Google

50 ft

Image ©2017 Airbyte Max Technology

This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Gray Science Building
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Gray Science Building
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Gray Science Bldg. Genetec

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Gray Science Building with our proposal for Lee College Gray Science Bldg. Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Andy Cruz
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913, A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-**SC** **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Gray Science Building to successfully meet the specifications of the Lee College Gray Science Bldg. Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information: Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu

Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu
2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.
6. Customer Expectations: Customer is expecting a professionally installed system that

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well. Customer expects technicians to check in and out with the key contact everyday they are on site. Customer expects a kickoff meeting on the first day of install. Job start meeting to discuss scope of work, device layout and expectations.

7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations. CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review. Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location. Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network. Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site. Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact. Customer is to also receive all software, manuals and specification sheets for all devices installed.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Gray Science Building
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Gray Science Bldg. Genetec

BILL OF MATERIALS

Lee College Gray Science Bldg. Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
4	Regular Labor	Regular Labor	
2	02634-001	Multi-Sensor	
4	02864-001	P9117-PV INDR CORNER MNTD CMRA 6MP SNSR 30 FPS H.264 H.264 H.265 IK10 IP66	
1	Programming	Programming	APPLIED TO Lee College-1-818V8M1
1	Testing	Testing	APPLIED TO Lee College-1-818V8M1
1	Minimum Labor Fee	Minimum Labor Fee	
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$10240.47**
Total Annual Payment Including Preferred Services: **\$ 1,419.30/annually**

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION

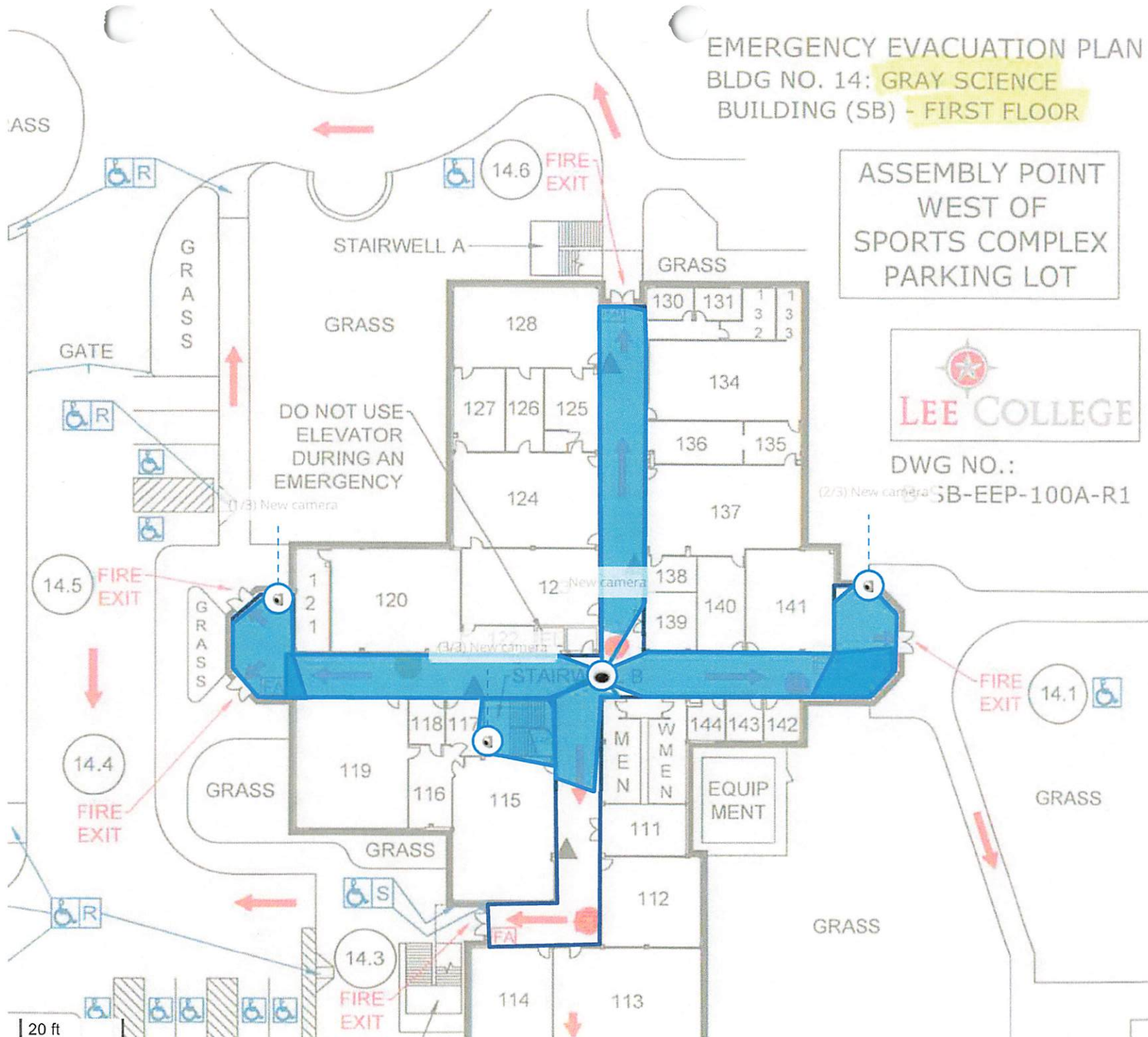


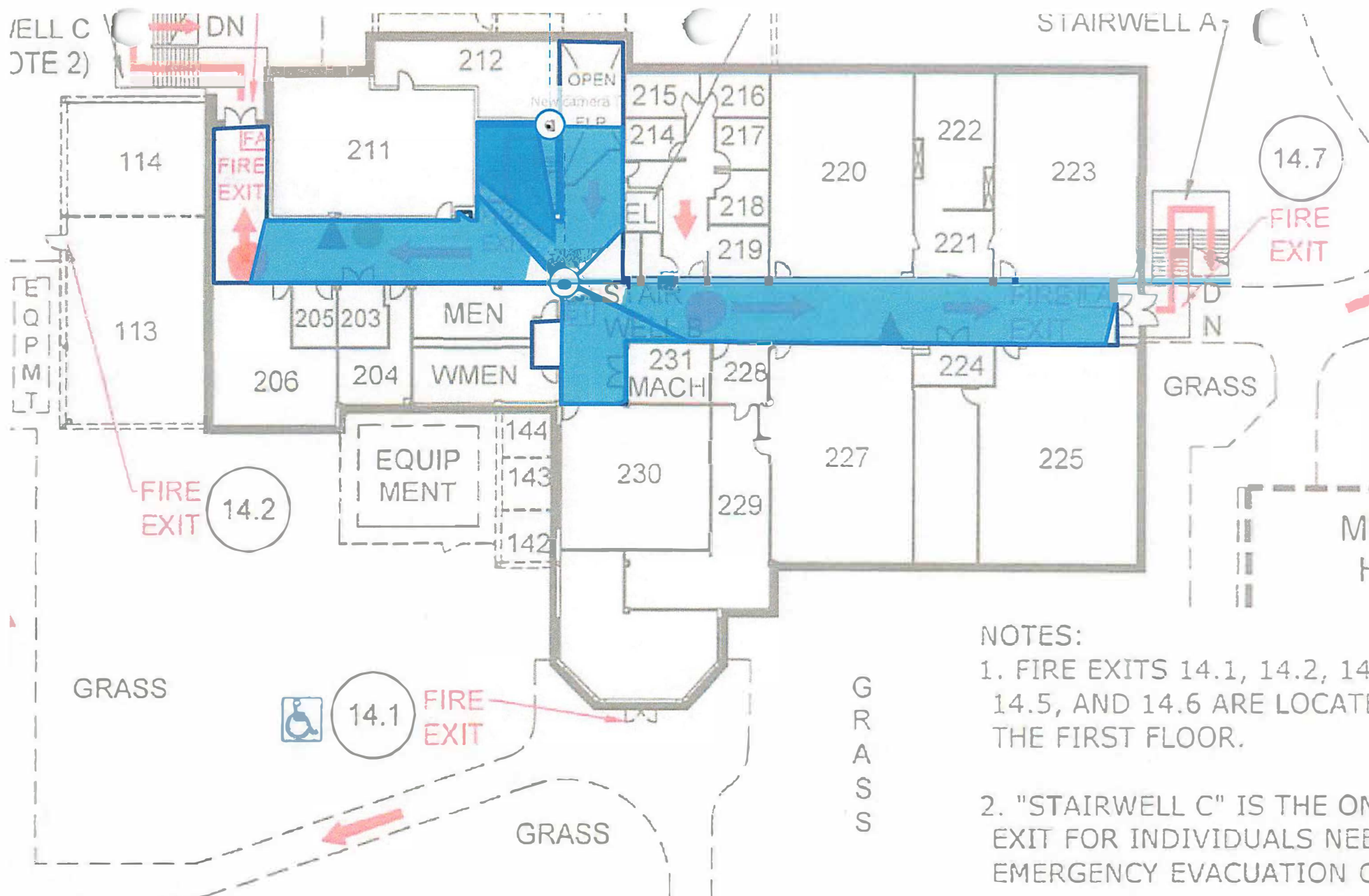
Gray Science Building
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Gray Science Bldg. Genetec

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**

EMERGENCY EVACUATION PLAN
BLDG NO. 14: GRAY SCIENCE
BUILDING (SB) - FIRST FLOOR





NOTES:

1. FIRE EXITS 14.1, 14.2, 14.5, AND 14.6 ARE LOCATED ON THE FIRST FLOOR.
2. "STAIRWELL C" IS THE ONLY EXIT FOR INDIVIDUALS NEEDING EMERGENCY EVACUATION C
3. OUTDOOR ESCAPE ROUTE LOCATED ON THE FIRST FLOOR
4. WHEELCHAIR ACCESS AND

EMERGENCY EVACUATION PLAN

BUILDING NO. 14: GRAY SCIENCE BUILDING (SB) - SECOND FLOOR

1/20 ft

This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Sports Arena/Wellness Center
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Sports Arena/Wellness Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Arena Video Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Sports Arena/Wellness Center with our proposal for Lee College- Arena Video Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913, A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-**SC** **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Sports Arena/Wellness Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Arena Video Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Sports Arena/Wellness Center to successfully meet the specifications of the Lee College- Arena Video Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information:
 - Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu
 - Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu
 - JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com
JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com
 - JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com
 - JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com
Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com
 - Maribel Cavazos

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Sports Arena/Wellness Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Arena Video Genetec
Sourcewell ID: 218100

Office 713-9347867
maribel.cavazos@jci.com
JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com
Jovan Jolivet
Mobile: 832-654-6342
Email: jovan.jolivet@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).

6 Cameras
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.
6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION

facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well.

Customer expects technicians to check in and out with the key contact everyday they are on site.

Customer expects a kickoff meeting on the first day of install.

Job start meeting to discuss scope of work, device layout and expectations.

7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review. Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Sports Arena/Wellness Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Arena Video Genetec
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College- Arena Video Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
16	Regular Labor	Regular Labor	
1	02373-001	Mini Dome	
1	02060-001	180	
2	02635-001	Multi-Sensor	
2	5504-821	Multi-Sensor Wall Mount	
2	01513-001	Multi-Sensor Pendant Kit	
2	02634-001	P3737-PLE PANORAMIC 4X 5MP 20FPS, 360 IR ILLUM. IP66/67 H.264 & H.265	
2	5017-641	Corner Bracket, Mounting AXIS T91A61 Wall Bracket on External Corner	
2	5504-821	T91D61 WALL MOUNT, AL WH W/ 1.5" NPS THREAD FOR FIXED DOME PENDANT KITS	
2	01513-001	T94N01D PENDANT KIT FOR P3717-PLE IP CAM, 1.5" NPS THREAD, WALL MOUNT	
1	Programming	Programming	APPLIED TO Lee College-1-818V8M1
1	Testing	Testing	APPLIED TO Lee College-1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$17,425.50**
Total Annual Payment Including Preferred Services: **\$ 2,309.40/Annually**

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION

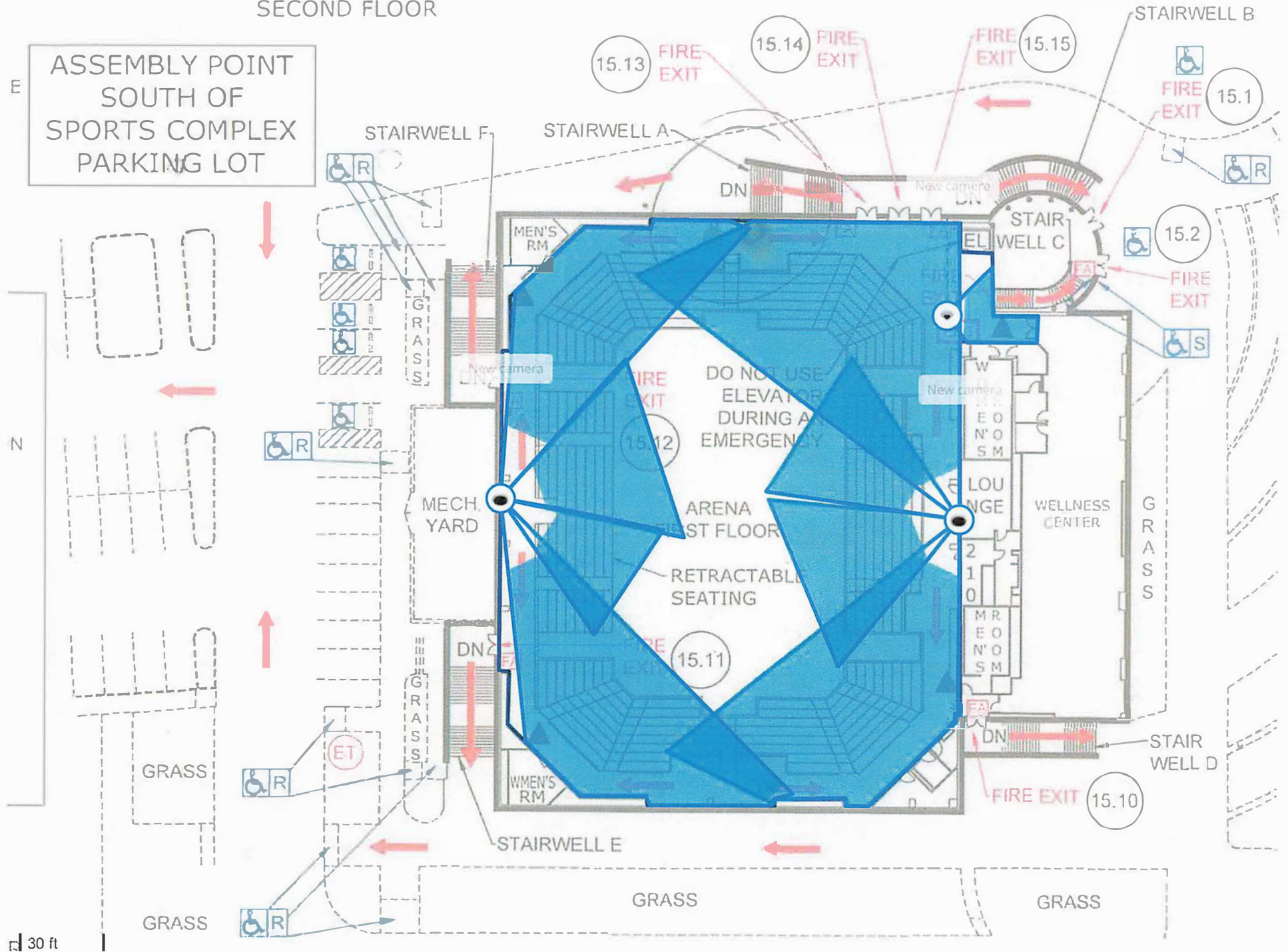


Sports Arena/Wellness Center
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Arena Video Genetec
Sourcewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**

BLDG NO. 15: SPORTS COMPLEX & WELLNESS CENTER (SC)
SECOND FLOOR





Google

50 ft

© 2025 Google

New camera

(2/2) New camera

(1/2) New camera

Image
©202
Airbu
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This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Gymnasium
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. Johnson Controls' provision of the equipment, systems, and/or services described in this Proposal is expressly conditioned upon Company's acceptance of the terms and conditions of the standard Johnson Controls Security Solutions "AGREEMENT" COMMERCIAL TERMS AND CONDITIONS. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Gymnasium
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Old Gym Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Gymnasium with our proposal for Lee College- Old Gym Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913,

A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-SC **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Gymnasium
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Old Gym Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Gymnasium to successfully meet the specifications of the Lee College- Old Gym Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information:
 - Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu
 - Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu
 - JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com
 - JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com
 - JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com
 - JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com
 - Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Gymnasium
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Old Gym Genetec
Sourcewell ID: 218100

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.
6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Customer wants to be able to view the system not only on his local network but through mobile devices as well.
Customer expects technicians to check in and out with the key contact everyday they are on site.
Customer expects a kickoff meeting on the first day of install.
Job start meeting to discuss scope of work, device layout and expectations.

7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Gymnasium
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Old Gym Genetec
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College- Old Gym Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
6	Regular Labor	Regular Labor	
2	02100-001	Fisheye	
1	02372-001	M3216-LVE FIXED DOME W/DLPU. H.264/H.265 MAX 4MP AT 30 FPS W/WDR UP TO	
2	02864-001	P9117-PV INDR CORNER MNTD CMRA 6MP SNSR 30 FPS H.264 H.264 H.265 IK10 IP66	
2	01766-001	Q9216-SLV STEEL ROBUST STAINLESS STEEL CORNER-MOUNT CAMERA	
1	Testing	Testing	APPLIED TO LEE COLLEGE 1-818V8M1
1	Programming	Programming	APPLIED TO LEE COLLEGE 1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$10700.86**
Total Annual Payment Including Preferred Services: **\$ 1,479.60/annually**

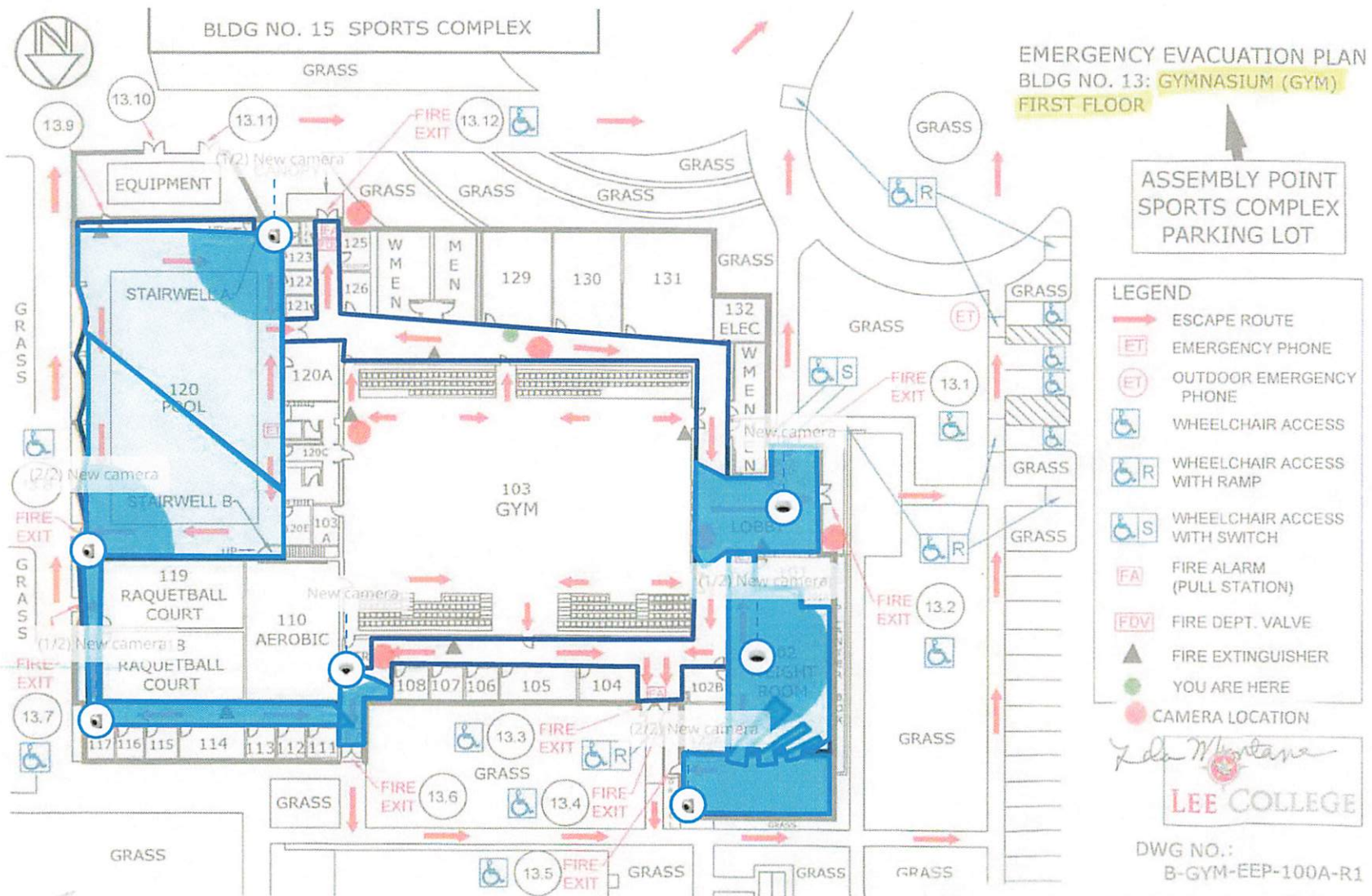
JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Gymnasium
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Old Gym Genetec
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Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Gymnasium Total Cameras 7

Inside 5 Outside 2 All PTZ

This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Advanced Technology Center/Library
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

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Inquiries regarding this proposal may be directed to:

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Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Advanced Technology Center/Library
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- ATC Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Advanced Technology Center/Library with our proposal for Lee College-ATC Genetec.

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JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Advanced Technology Center/Library
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- ATC Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Advanced Technology Center/Library to successfully meet the specifications of the Lee College- ATC Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information:
 - Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu
 - Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu
 - JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com
 - JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com
 - JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com
 - JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com
 - Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Advanced Technology Center/Library
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- ATC Genetec
Sourcewell ID: 218100

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
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Various Building sizes and floors
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6. Customer Expectations: Customer is expecting a professionally installed system that

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well. Customer expects technicians to check in and out with the key contact everyday they are on site. Customer expects a kickoff meeting on the first day of install. Job start meeting to discuss scope of work, device layout and expectations.

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JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Advanced Technology Center/Library
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- ATC Genetec
Sourcewell ID: 218100

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Advanced Technology Center/Library
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- ATC Genetec
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College- ATC Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
14	Regular Labor	Regular Labor	
5	02100-001	Fisheye	
4	02416-001	Dual Sensor	
7	02864-001	P9117-PV INDR CORNER MNTD CMRA 6MP SNSR 30 FPS H.264 H.264 H.265 IK10 IP66	
1	Programming	Programming	APPLIED TO Lee College-1-818V8M1
1	Testing	Testing	APPLIED TO Lee College-1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$23652.12 Total**
Annual Payment Including Preferred Services: **\$3,249.00/** ☐ ☐ ☐ ☐ ☐ ☐

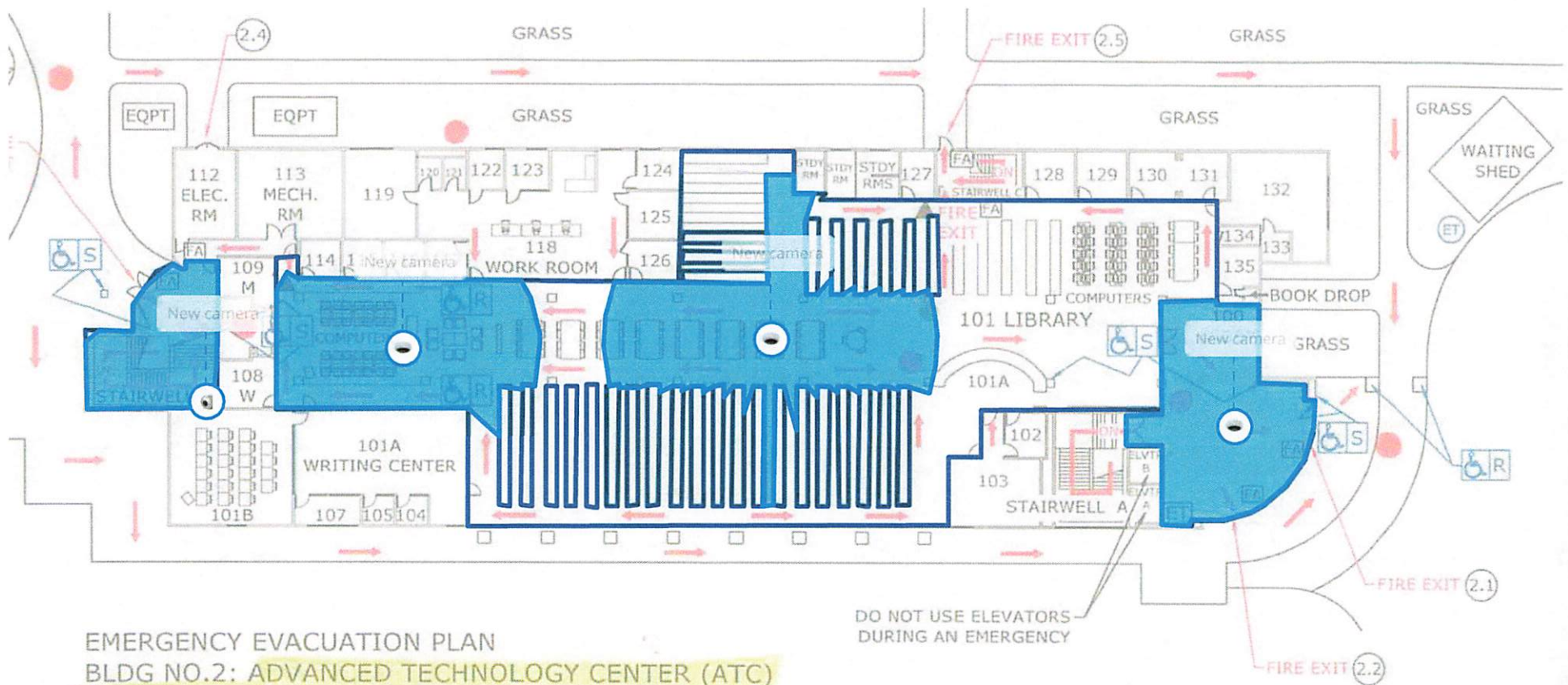
JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION



Advanced Technology Center/Library
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- ATC Genetec
Sourcewell ID: 218100

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Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



EMERGENCY EVACUATION PLAN
 BLDG NO.2: ADVANCED TECHNOLOGY CENTER (ATC)
 FIRST FLOOR

LEGEND

- | | |
|-------------------------------|-----------------------------|
| ESCAPE ROUTE | WHEELCHAIR ACCESS WITH RAMP |
| EMERGENCY TELEPHONE | FIRE ALARM (PULL STATION) |
| OUTDOOR EMERGENCY TELEPHONE | FIRE EXTINGUISHER |
| WHEELCHAIR ACCESS WITH SWITCH | YOU ARE HERE |

CAMERA LOCATION

Lda Montana

ATC Building Total Cameras 12

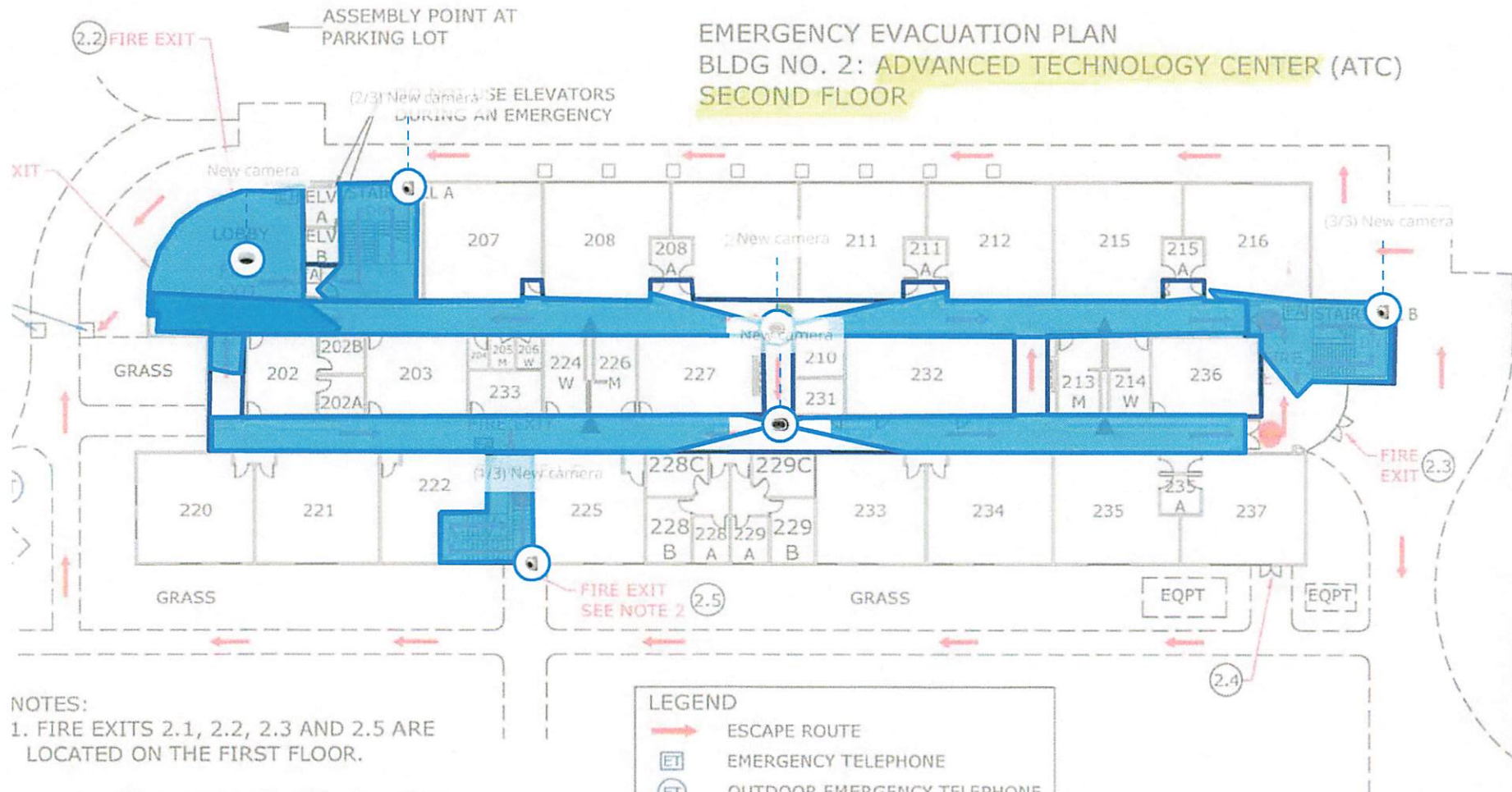
ASSEMBLY POINT AT
 PARKING LOT



DWG NO.: B-ATC-EEP-100A-R4

ASSEMBLY POINT AT
PARKING LOT

EMERGENCY EVACUATION PLAN BLDG NO. 2: ADVANCED TECHNOLOGY CENTER (ATC) SECOND FLOOR



NOTES:

1. FIRE EXITS 2.1, 2.2, 2.3 AND 2.5 ARE LOCATED ON THE FIRST FLOOR.
2. "STAIRWELL C" IS THE ONLY FIRE EXIT FOR INDIVIDUALS NEEDING AN EMERGENCY EVACUATION CHAIR.
3. OUTDOOR ESCAPE ROUTES ARE LOCATED ON THE FIRST FLOOR.

LEGEND

- ESCAPE ROUTE
- ET EMERGENCY TELEPHONE
- ET OUTDOOR EMERGENCY TELEPHONE
- WHEELCHAIR ACCESS WITH RAMP
- FA FIRE ALARM (PULL STATION)
- ▲ FIRE EXTINGUISHER
- YOU ARE HERE

CAMERA LOCATION

Zola Montana

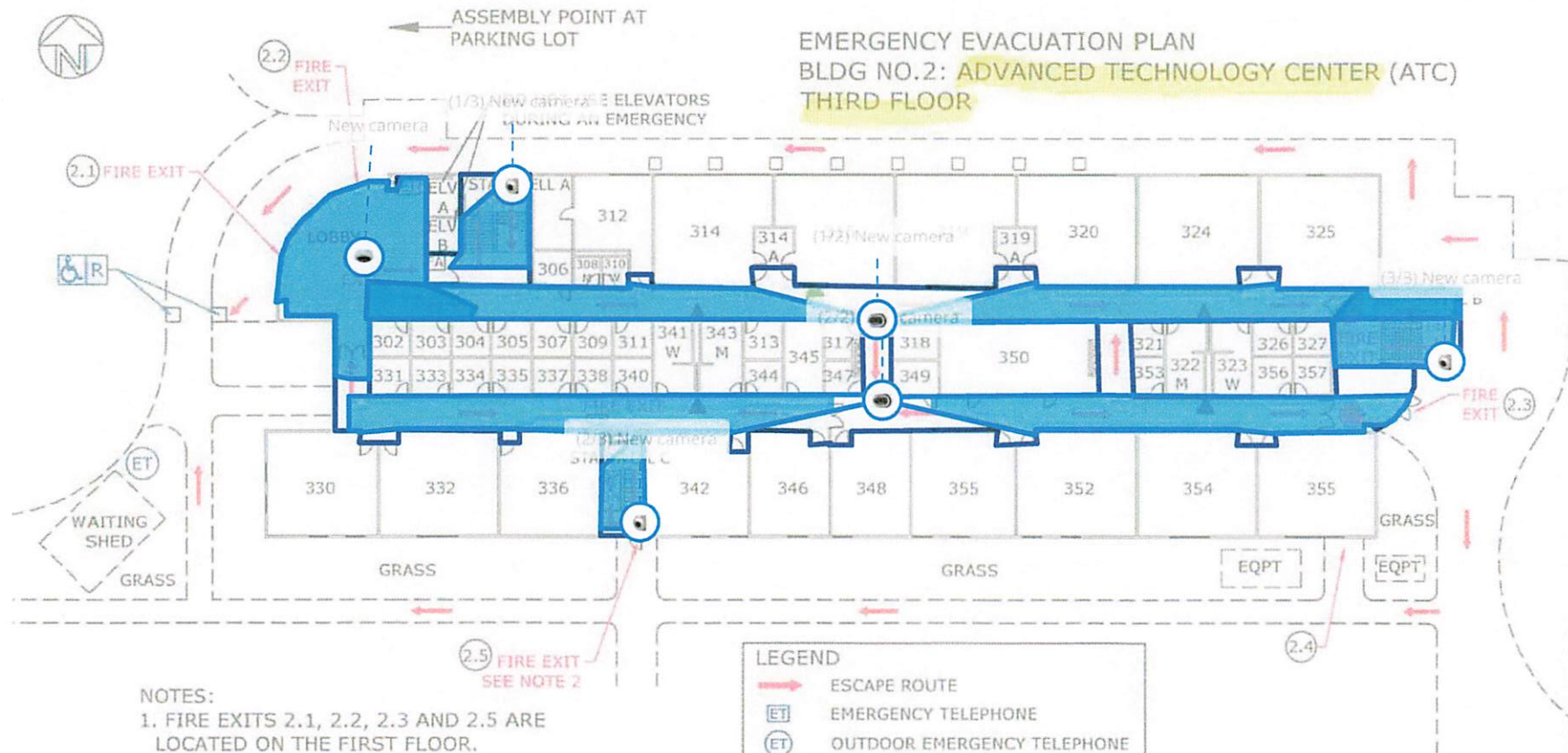


DWG NO.: B-ATC-EEP-200A-R3



ASSEMBLY POINT AT
PARKING LOT

EMERGENCY EVACUATION PLAN
BLDG NO.2: ADVANCED TECHNOLOGY CENTER (ATC)
THIRD FLOOR



NOTES:

1. FIRE EXITS 2.1, 2.2, 2.3 AND 2.5 ARE LOCATED ON THE FIRST FLOOR.
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LEGEND

- ESCAPE ROUTE
- ET EMERGENCY TELEPHONE
- ET OUTDOOR EMERGENCY TELEPHONE
- EEC EMERGENCY EVACUATION CHAIR
- WHEELCHAIR ACCESS WITH RAMP
- FA FIRE ALARM (PULL STATION)
- ▲ FIRE EXTINGUISHER
- YOU ARE HERE
- CAMERA LOCATION



DWG NO.: B-ATC-EEP-300A-R3

Rola Montana



This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Tucker Hall
200 LEE DR
BAYTOWN, TX 77520
11/5/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Tucker Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Tucker Hall Genetec
Sourcewell ID: 218100

DATE 11/5/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Tucker Hall with our proposal for Lee College- Tucker Hall Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913,

A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-SC **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Tucker Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Tucker Hall Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Tucker Hall to successfully meet the specifications of the Lee College- Tucker Hall Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information: Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu

Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu

JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com
JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com

JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com

JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com
Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

Maribel Cavazos

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Tucker Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Tucker Hall Genetec
Sourcewell ID: 218100

Office 713-9347867
maribel.cavazos@jci.com
JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com
Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Faraz S. Rehman
Cell: (346) 293-4343
Email: Faraz.S.Rehman@JCI.com

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.
6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well.
Customer expects technicians to check in and out with the key contact everyday they are on site.
Customer expects a kickoff meeting on the first day of install.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Tucker Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Tucker Hall Genetec
Sourcewell ID: 218100

- Job start meeting to discuss scope of work, device layout and expectations.
7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
 8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
 9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
 10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Tucker Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Tucker Hall Genetec
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College- Tucker Hall Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
2	Regular Labor	Regular Labor	
2	02100-001	Fisheye	
1	Minimum Labor Fee	Minimum Labor Fee	
1	Programming	Programming	APPLIED TO LEE COLLEGE 1-818V8M1
1	Testing	Testing	APPLIED TO LEE COLLEGE 1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$3537.36**
Total Annual Payment Including Preferred Services: **\$ 443.70/annually**

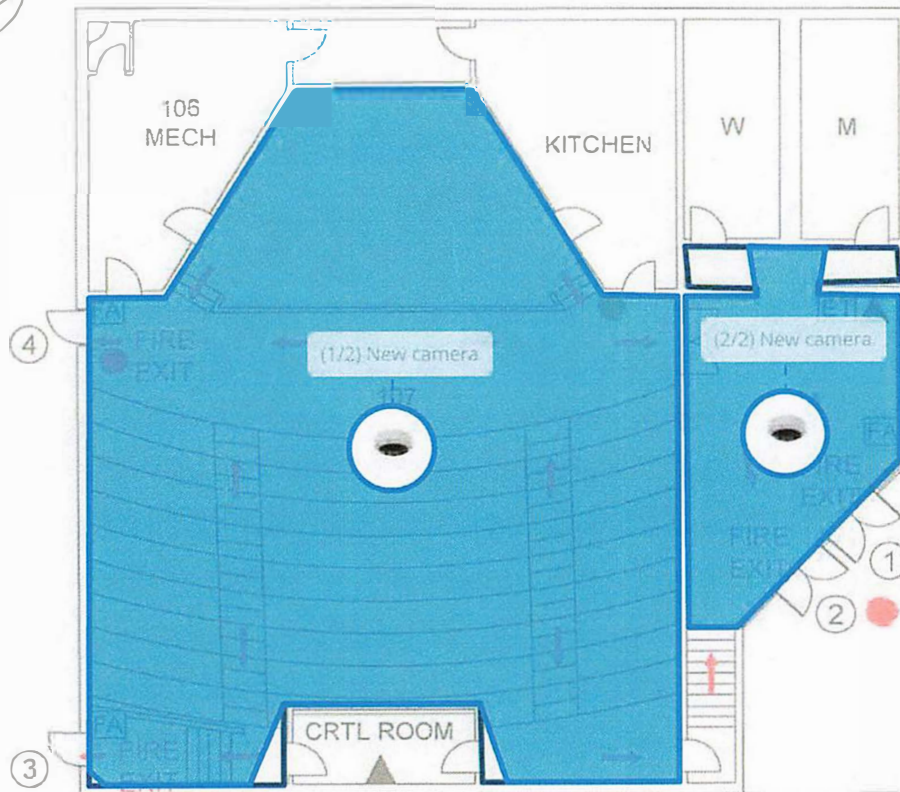
JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION



Tucker Hall
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College- Tucker Hall Genetec
Sourcewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



EMERGENCY EVACUATION PLAN
TUCKER HALL

(ET)

ASSEMBLY POINT AT
MCNULTY HADDICK
PARKING LOT

LEGEND

- ESCAPE ROUTE
- ET EMERGENCY TELEPHONE
- FA FIRE ALARM (PULL STATION)
- FIRE EXTINGUISHER
- YOU ARE HERE
- ET OUTSIDE EMERGENCY TELEPHONE
- CAMERA LOCATION

Tucker Hall Total Cameras 2
Both are PTZ 1 Inside 1 Outside

A

This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Lee College-Cosmetology
Camera System Project
200 LEE DR
BAYTOWN, TX 77520
10/28/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Lee College-Cosmetology
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Cosmetology Genetec
Sourcewell ID: 218100

DATE 10/28/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Lee College-Cosmetology with our proposal for Lee College Cosmetology Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913, A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-**SC** **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College-Cosmetology
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Cosmetology Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Lee College-Cosmetology to successfully meet the specifications of the Lee College Cosmetology Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information:
 - Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu
 - Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu
 - JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com
 - JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com
 - JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com
 - JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com
 - Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College-Cosmetology
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Cosmetology Genetec
Sourcewell ID: 218100

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivet
Mobile: 832-654-6342
Email: jovan.jolivet@jci.com

JCI Field Service Team Manager
Rachelle Margo
rachelle.margo@jci.com
281/841-0089

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide activation for the materials listed below, as well as programming, testing, and licensing. Lee College will be responsible for any associated cameras, cable pulls, conduit, and additional power requirements for the supplied cameras.

The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).

The customer has the following cameras installed for the building:

1. XND-C7083RV, Hanwha Vision
2. XND-C7083RV, Hanwha Vision
3. PNM-9085RQZ1 Hanwha Vision
4. XND-C7083RV, Hanwha Vision
5. XND-C7083RV, Hanwha Vision
6. PNM-9085RQZ1 Hanwha Vision
7. PNM-C9022RV Hanwha Vision

The cameras will be programmed and added to the Genetec Server.

3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.

4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.

There is an existing camera system on site. JCI will be re-using all of the existing field devices and existing wire. This estimate assumes that all existing devices that are to be re-used are in good working order. All existing devices that are to be re-used will be tested and inspected to ensure proper working order. Any and all existing devices that are found not to be in good working order will be repaired and or replaced at an additional cost to the customer. Prior to any work commencing, all associated costs will be mutually agreed upon by JCI and Customer.
6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well.
Customer expects technicians to check in and out with the key contact everyday they are on site.
Customer expects a kickoff meeting on the first day of install.
Job start meeting to discuss scope of work, device layout and expectations.

Customer expects Johnson Controls Security technician to arrive with the tools, parts, scope of work, layout, and other supporting documents required to complete a successful installation in a positive, professional manner.

Customer expects to receive a call from the installation coordinator within five business days from the date that the job is booked by the sales representative. Johnson Controls Security Install coordinator shall coordinate according to the timeline that is provided by the customer in a positive, professional manner.

Johnson Controls Security Installation Manager shall oversee all activities by the Installation coordinator and technicians.

Johnson Controls technician will check in with customer's designated contact at the start & finish of each work day and coordinate all dates, including site walks, job starts, installations,

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



system commissioning and end-user training with SITE manager or operations manager

Plan all site preparation and accommodations that need to be made at arrival with SITE manager or operations manager, which shall include but not be limited to: facility operating hours, parking, equipment staging, lift-rental use and storage, reasonable access to areas where work is to be performed,

Clean all work space prior to departure to remove any packaging, debris or other items that may have resulted from installation work.

Communicate with SITE manager or operations manager prior to departure, which shall include but not be limited to the following: summary

7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College-Cosmetology
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Cosmetology Genetec
Sourcewell ID: 218100

given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

BILL OF MATERIALS

Lee College Cosmetology Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
10	Regular Labor	Regular Labor	
1	AS NOW INSTALLED:	AS NOW INSTALLED:	
5	Camera Interior	Camera Interior	
2	Camera Exterior	Camera Exterior	
1	Labor Adjustments	Labor Adjustments	LABOR TO TEST AND INSPECT 7 CAMERAS
1	Testing	Testing	APPLIED TO LEE COLLEGE 1-818V8M1
1	Programming	Programming	APPLIED TO LEE COLLEGE 1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	
1	QSP Adjustment	QSP Adjustment	Maintenance for the existing equipment

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: \$1,710.28
Total Annual Payment Including Preferred Services: \$ 1,350.00/annually

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Lee College-Cosmetology
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Cosmetology Genetec
Sourcewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**

This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Lee College-Shipping & Receiving Dept.
Camera System Project
200 LEE DR
BAYTOWN, TX 77520
10/28/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Shipping & Receiving
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Shipping and Receiving Genetec
Sourcewell ID: 218100

DATE 10/28/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Shipping & Receiving with our proposal for Lee College Shipping and Receiving Genetec.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913, A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-**SC** **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Shipping & Receiving
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Shipping and Receiving Genetec
Sourcewell ID: 218100

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Shipping & Receiving to successfully meet the specifications of the Lee College Shipping and Receiving Genetec Project at the 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information: Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu

Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu

JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com

JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com

JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com

JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com

Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397
brook.d.morgan@jci.com

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Shipping & Receiving
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Shipping and Receiving Genetec
Sourcewell ID: 218100

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivette
Mobile: 832-654-6342
Email: jovan.jolivette@jci.com

JCI Field Service Team Manager
Rachelle Margo
rachelle.margo@jci.com
281/841-0089

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.

There is an existing camera system on site. JCI will be re-using all of the existing field devices and existing wire. This estimate assumes that all existing devices that are to be re-used are in good working order. All existing devices that are to be re-used will be tested and inspected to

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Shipping & Receiving
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Shipping and Receiving Genetec
Sourcewell ID: 218100

ensure proper working order. Any and all existing devices that are found not to be in good working order will be repaired and or replaced at an additional cost to the customer. Prior to any work commencing, all associated costs will be mutually agreed upon by JCI and Customer.

6. Customer Expectations: Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well.
Customer expects technicians to check in and out with the key contact everyday they are on site.
Customer expects a kickoff meeting on the first day of install.
Job start meeting to discuss scope of work, device layout and expectations.

Customer expects Johnson Controls Security technician to arrive with the tools, parts, scope of work, layout, and other supporting documents required to complete a successful installation in a positive, professional manner.

Customer expects to receive a call from the installation coordinator within five business days from the date that the job is booked by the sales representative. Johnson Controls Security Install coordinator shall coordinate according to the timeline that is provided by the customer in a positive, professional manner.

Johnson Controls Security Installation Manager shall oversee all activities by the Installation coordinator and technicians.

Johnson Controls technician will check in with customer's designated contact at the start & finish of each work day and coordinate all dates, including site walks, job starts, installations, system commissioning and end-user training with SITE manager or operations manager

Plan all site preparation and accommodations that need to be made at arrival with SITE manager or operations manager, which shall include but not be limited to: facility operating hours, parking, equipment staging, lift-rental use and storage, reasonable access to areas where work is to be performed,

Clean all work space prior to departure to remove any packaging, debris or other items that may have resulted from installation work.

Communicate with SITE manager or operations manager prior to departure, which shall include but not be limited to the following:
summary

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Shipping & Receiving
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Shipping and Receiving Genetec
Sourcewell ID: 218100

7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Shipping & Receiving
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Shipping and Receiving Genetec
Sourcewell ID: 218100

BILL OF MATERIALS

Lee College Shipping and Receiving Genetec System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
8	Regular Labor	Regular Labor	
1	TO BE INSTALLED:	TO BE INSTALLED:	
2	02060-001	P3818-PVE, 13MPX, 180 DEG 30FPS, OUTDOOR, CAMERA	
3	02373-001	M3085-V INDOOR FIXED MINIDOME HDTV 2MP, LIGHTFINDER, WDR DLPV	
1	Testing	Testing	APPLIED TO LEE COLLEGE 1-818V8M1
1	Programming	Programming	APPLIED TO LEE COLLEGE 1-818V8M1
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: \$8,777.81
Total Annual Payment Including Preferred Services: \$ 1,060.20/annually

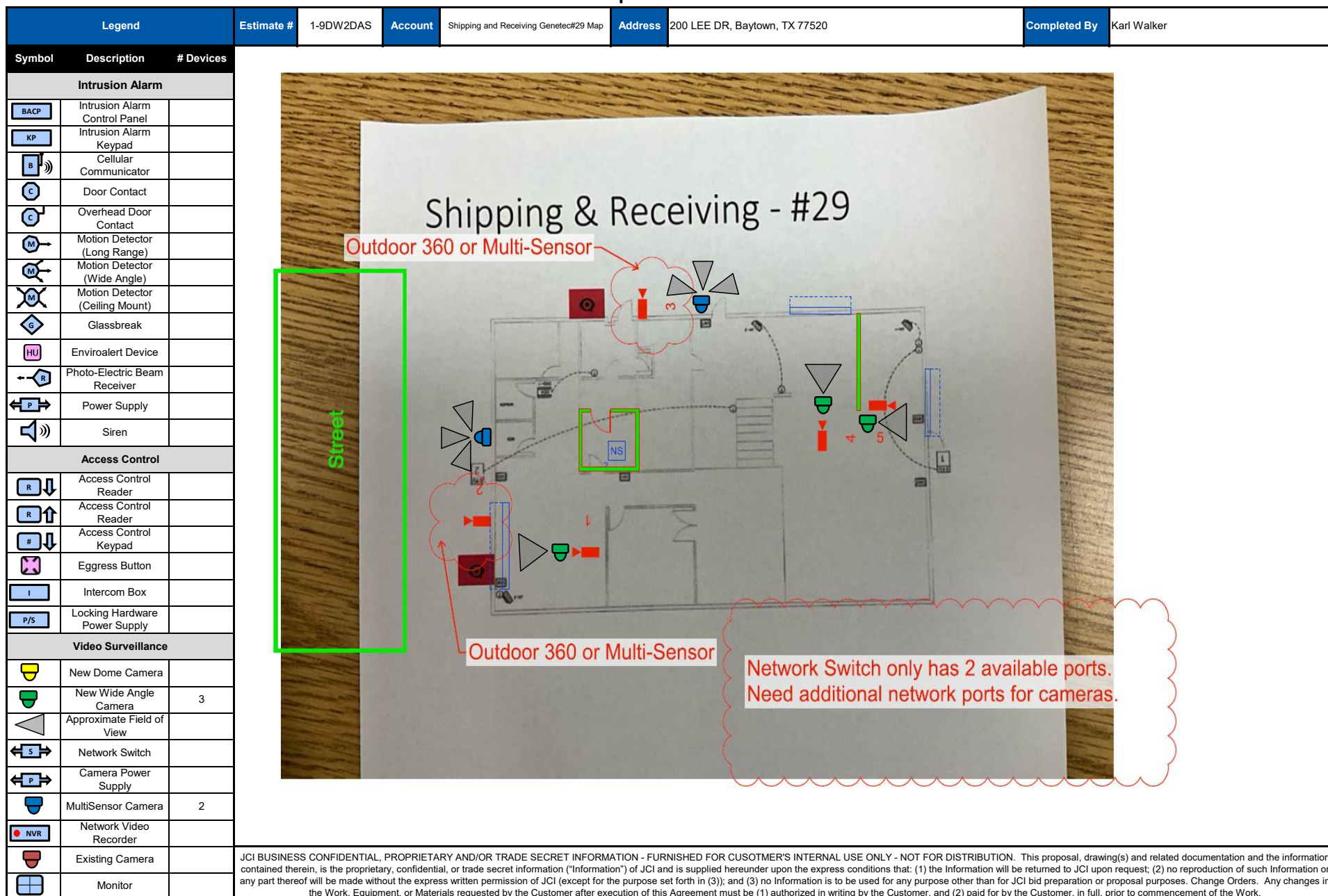
JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION



Shipping & Receiving
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: Lee College Shipping and Receiving Genetec
Sourcewell ID: 218100

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



This Proposal is in Compliance with Sourcewell



Contract# 030421-TIS



**Proposal for
Center for Workforce & Community Development
Camera System Project
200 LEE DR
BAYTOWN, TX 77520
10/28/2025**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Karl Walker
Johnson Controls Security Solutions
Cell Phone #: 713-906-7265
Email: karl.walker@jci.com



Center for Workforce & Community Development
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: LC Center for Workforce & Community
Development

DATE 10/28/2025

Dear Thomas Quinn:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Center for Workforce & Community Development with our proposal for LC Center for Workforce & Community Development.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Karl Walker
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913, A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-**SC** **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Center for Workforce & Community Development
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: LC Center for Workforce & Community
Development

SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of Center for Workforce & Community Development to successfully meet the specifications of the Lee College Center for Workforce & Community Development Project at 200 LEE DR, BAYTOWN, TX 77520 location.

We propose to install and maintain a Video system which will consist of the following:

1. Contact Information:
 - Thomas (Tom) Quinn, MPA, CEM
Emergency and Safety Operations Manager
Lee College
Phone: 281-425-6409
Email: tquinn@Lee.Edu
 - Luis Hernandez
IT
Office# (281)425-6457
Cell# (409)370-4484
lhernandez@lee.edu
 - JCI Sales and Design Support
Karl Walker
Cell- 713-906-7265
karl.walker@jci.com
 - JCI Commercial Sales Estimator – Security Domain
Johnson Controls Security Solutions
William Foux
929-637-2912 cell
william.foux@jci.com
 - JCI Sales Manager
Roger Cosio
Office- 713/296-0011
Email- roger.cosio@jci.com
 - JCI Installation Scheduling
David Nguyen
Email- duong.nguyen@jci.com
 - Installation Coordinator
Brook Morgan
Tel: +1.281.671.3253 / Cell: +1.346.374.6397

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Center for Workforce & Community Development
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: LC Center for Workforce & Community
Development

brook.d.morgan@jci.com

Maribel Cavazos
Office 713-9347867
maribel.cavazos@jci.com

JCI Houston Installation Manager
Wes Sandefer
Office-346.206.7639
Email- wesley.sandefer@jci.com

Jovan Jolivet
Mobile: 832-654-6342
Email: jovan.jolivet@jci.com

JCI Field Service Team Manager
Rachelle Margo
rachelle.margo@jci.com
281/841-0089

JCI Service Work Orders
1-800-289-2647

2. System Operation: JCSS will provide the materials listed below, as well as programming, testing, and licensing. Lee college will be responsible for any associated cable pulls, conduit, and additional power requirements for the supplied cameras. The provided cameras are to be added to the installed Genetec VMS and enrolled for view through the campus police department's special operations center (SOC).
3. Programming Info: Cameras are to be programmed for recorded video based on motion/event detection at 15FPS at the highest resolution. Areas within the cameras field of view that are not deemed pertinent are to be "blanked out" for reduction of bandwidth and storage. An example would be trees or vegetation, roadways outside the campus property. Review view angles with POC and Campus PD.
4. Site Conditions: Public college
Various Building sizes and floors
Safety Requirements- Hard Hat, Safety Goggles, gloves
5. Existing Equipment: Current cameras are in place and depicted by red dots on the attached drawings and are currently recording to the VMS.

There is an existing camera system on site. JCI will be re-using all of the existing field devices and existing wire. This estimate

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



assumes that all existing devices that are to be re-used are in good working order. All existing devices that are to be re-used will be tested and inspected to ensure proper working order. Any and all existing devices that are found not to be in good working order will be repaired and or replaced at an additional cost to the customer. Prior to any work commencing, all associated costs will be mutually agreed upon by JCI and Customer.

6. Customer Expectations:
- Customer is expecting a professionally installed system that will monitor and record activity inside and outside the facility. Customer wants to be able to view the system not only on his local network but through mobile devices as well.
- Customer expects technicians to check in and out with the key contact everyday they are on site.
- Customer expects a kickoff meeting on the first day of install.
- Job start meeting to discuss scope of work, device layout and expectations.
- Customer expects Johnson Controls Security technician to arrive with the tools, parts, scope of work, layout, and other supporting documents required to complete a successful installation in a positive, professional manner.
- Customer expects to receive a call from the installation coordinator within five business days from the date that the job is booked by the sales representative. Johnson Controls Security Install coordinator shall coordinate according to the timeline that is provided by the customer in a positive, professional manner.
- Johnson Controls Security Installation Manager shall oversee all activities by the Installation coordinator and technicians.
- Johnson Controls technician will check in with customer's designated contact at the start & finish of each work day and coordinate all dates, including site walks, job starts, installations, system commissioning and end-user training with SITE manager or operations manager
- Plan all site preparation and accommodations that need to be made at arrival with SITE manager or operations manager, which shall include but not be limited to: facility operating hours, parking, equipment staging, lift-rental use and storage, reasonable access to areas where work is to be performed,
- Clean all work space prior to departure to remove any packaging, debris or other items that may have resulted from installation work.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



Communicate with SITE manager or operations manager prior to departure, which shall include but not be limited to the following: summary

7. Training Expectations: No install training needed as training is being offered on an alternate estimate.
8. General Comments: JCSS is assuming the existing wiring is in operating condition and is not damaged. If during system installation, it's determined this wiring is not operative then, its replacement and associated labor, will be handled at an additional cost to be supplied to the Customer prior to the work being conducted.
9. Customer Responsibilities / Tyco Exclusions: Installation of all required cabling for new camera locations as well as the appropriate PoE switches for power and transmission to the server. Customer will also be responsible for all needed conduit for new camera locations.
CUSTOMER supplied network computers meet the minimum requirements provided by vendor for loading of Remote Client Software. Customer to provide appropriate PC with video card and monitor for monitoring CCTV activity. JCSS will install client software for CCTV review.
Provide one (1) 120VAC 20AMP circuit to be terminated in a duplex receptacle at equipment rack location.
Customer to provide dedicated IP network resources required for Video system. This includes associated ports, IP address ranges, and network
Customer to have a representative on-site at all times during Installation. Our technicians will not work unsupervised on-site.
Customer to provide allocated parking space at building location for duration of installation.
10. Documentation Needs: Technician is to provide a drawing showing where camera locations are located on the drawing. One copy is to be left inside the IT closet for future service technician and another copy is to be given to the key contact.
Customer is to also receive all software, manuals and specification sheets for all devices installed.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**



BILL OF MATERIALS

LC Center for Workforce & Community Development System

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
1	Profile Codes Video Configurator	Profile Codes	
18	Regular Labor	Regular Labor	
1	TO BE INSTALLED:	TO BE INSTALLED:	
1	02637-004	AXIS M4328-P IS AN ULTRA-COMPACT, INDOOR FIXED MINI DOME WITH 12	PURPLE ICON
2	02373-001	M3085-V INDOOR FIXED MINIDOME HDTV 2MP, LIGHTFINDER, WDR DLPV	GREEN ICONS
1	02329-001	P3267-LV FIXED DOME CAMERA 5MP, IR, LIGHTFINDER 2.0, WDR, OBJ ANALY	ORANGE ICON
3	02060-001	P3818-PVE, 13MPX, 180 DEG 30FPS, OUTDOOR, CAMERA	YELLOW ICONS
1	AS NOW INSTALLED:	AS NOW INSTALLED:	
4	Camera Exterior	Camera Exterior	
2	Camera Interior	Camera Interior	
1	Testing	Testing	APPLIED TO LEE COLLEGE 1-818V8M1
1	Programming	Programming	APPLIED TO LEE COLLEGE 1-818V8M1
1	Labor Adjustment	Labor Adjustment	Remove and relocate 2 existing cameras
1	Labor Adjustment	Labor Adjustment	Test and Inspect 3 existing cameras
1	One year warranty as required by state	One year warranty as per State Contract	

PAYMENT OPTIONS

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$15,227.75**
Total Annual Payment Including Preferred Services: **\$ 1,756.80/annually**

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION































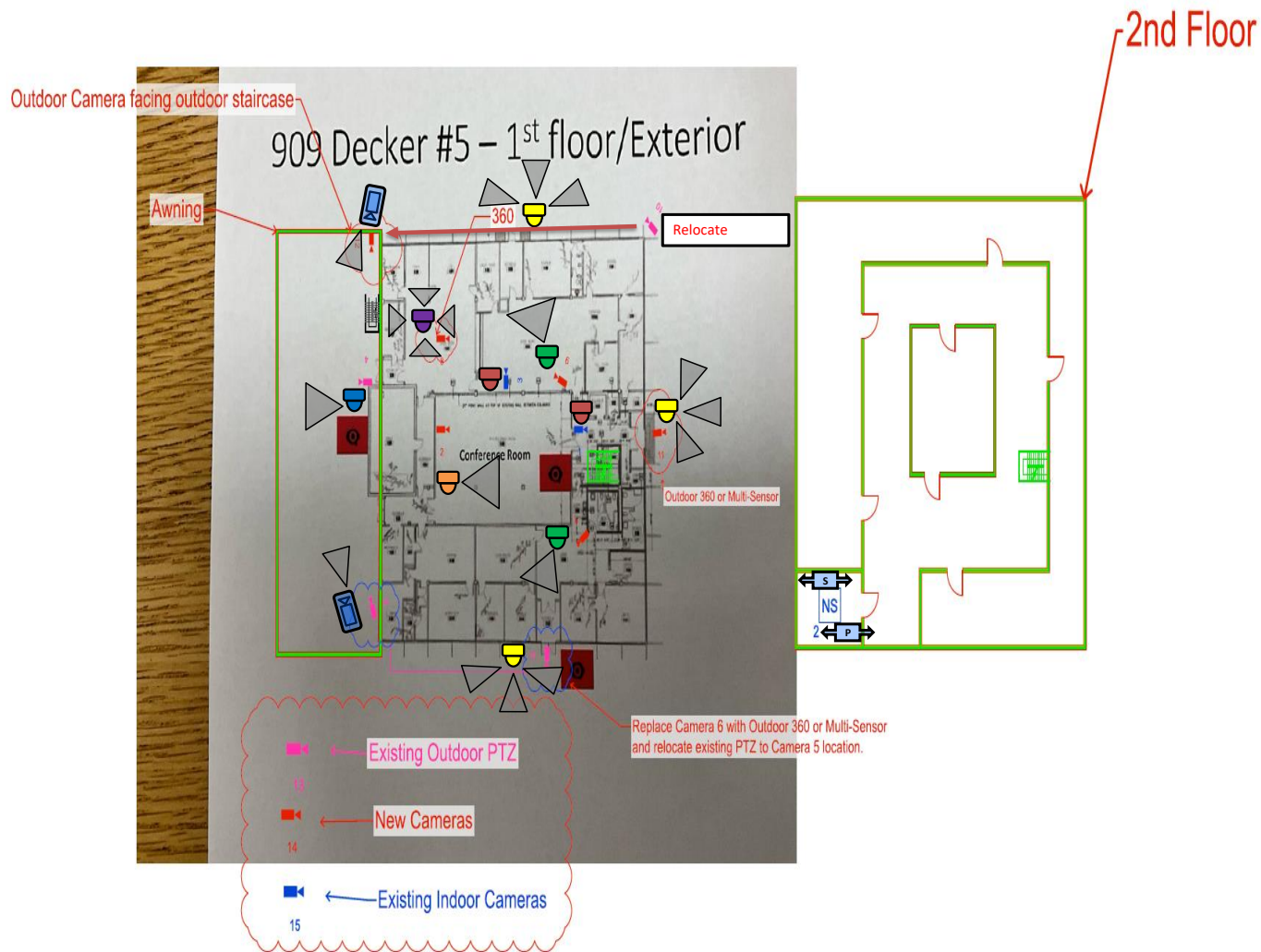
Center for Workforce & Community Development
200 LEE DR
BAYTOWN, TX 77520
Estimate Name: LC Center for Workforce & Community
Development

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWA") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable wage determination and we will provide a revised quote.
Note #2: This proposal DOES NOT include any applicable Local, State or Federal taxes.
Note #3: Customer to provide Power and Telco Communications
Note #4: Price includes a One Year Warranty on Material & Labor. Warranty is Standard Warranty only & any upgraded maintenance packages are not covered under this warranty
Note #5: Any award resulting from this proposal that is over \$10,000 or over 30 days from start to completion will be eligible for progress billing
Note #6: Please include Sourcewell Contract# 030421-TIS on your Purchase Order

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION**

Scope of Work

Legend			Estimate #	1-9DW5ECC	Account	for Workforce and Community Deve	Address	200 LEE DR, Baytown, TX 77520	Completed By	Karl Walker
Symbol	Description	# Devices								
Intrusion Alarm										
	Intrusion Alarm Control Panel									
	Intrusion Alarm Keypad									
	Cellular Communicator									
	Door Contact									
	Overhead Door Contact									
	Motion Detector (Long Range)									
	Motion Detector (Wide Angle)									
	Motion Detector (Ceiling Mount)									
	Glassbreak									
	Enviroalert Device									
	Photo-Electric Beam Receiver									
	Power Supply									
	Siren									
Access Control										
	Access Control Reader									
	Access Control Reader									
	Access Control Keypad									
	Egress Button									
	Intercom Box									
	Locking Hardware Power Supply									
Video Surveillance										
	New Multi Sensor Camera	3								
	Existing Camera Relocation	2								
	New Fisheye Camera	1								
	Network Switch	1								
	Camera Power Supply	1								
	Existing Interior Camera	2								
	New Wide Angle Interior 5 MP Camera	1								
	New Wide Angle Interior 2 MP Camera	2								
	Existing Exterior Camera	1								
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Lee College Camera Cable Run Spreadsheet

	Camera Type	Model	Make	Internal/External	Link to Camera
Daycare					
Playground	Bullet	02341-001	Axis	External	https://www.axis.com/products/axis-p1467-le
Back Drive	Bullet	02124-001	Axis	External	https://www.axis.com/products/axis-m2035-le
McNulty					
Hallway	Multi-sensor	02634-001	axis	Internal	https://www.axis.com/products/axis-p3737-ple
Admin Office	Wide angle Dome	02864-001	axis	Internal	https://www.axis.com/products/axis-p9117-pv
Admin Hallway	Wide angle Dome	02864-001	axis	Internal	
East Exit Door	Wide angle Dome	02864-001	axis	Internal	
Felton St	Bullet	02341-001	axis	External	https://www.axis.com/products/axis-p1467-le
Molar Hall					
Cafeteria	Fisheye	02100-001	Axis	Internal	https://www.axis.com/products/axis-m4308-ple
Restrooms	Dome	02373-001	Axis	Internal	https://www.axis.com/products/axis-m3085-v
IT office	Fisheye	02100-001	Axis	Internal	
Student Store	Wide angle Dome	02864-001	Axis	Internal	
Gymnasium					
Pool SW	Wide angle Dome	01766-001	Axis	Internal	https://www.axis.com/products/axis-q9216-slv
Pool NE	Wide angle Dome	01766-001	Axis	Internal	
Lobby	Fisheye	02100-001	Axis	Internal	
Weight Room	Fisheye	02100-001	Axis	Internal	
Cadio area	Wide angle Dome	02864-001	Axis	Internal	
North Hallway	Wide angle Dome	02372-001	Axis	Internal	https://www.axis.com/products/axis-m3216-lve
NE Hallway	Wide angle Dome	02864-001	Axis	Internal	
Science 1st Floor					
Hallway	Multi-sensor	02634-001	Axis	Internal	
East Lobby	Wide angle Dome	01620-001	Axis	Internal	
Stairwell B	Wide angle Dome	01620-001	Axis	Internal	
West Lobby	Wide angle Dome	01620-001	Axis	Internal	
Science 2nd Floor					
Hallway	Multi-sensor	02634-001	Axis	Internal	

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Stairwell B	Wide angle Dome	01620-001	Axis	Internal	
John Britt Hall					
Mailroom Lobby	Wide angle Dome	02864-001	Axis	Internal	
Stairwell B	Wide angle Dome	02864-001	Axis	Internal	
Stairwell A	Wide angle Dome	02864-001	Axis	Internal	
Hallway	Dual Sensor Dome	02416-001	Axis	Internal	https://www.axis.com/products/axis-p4707-plve
2nd Floor Hallway	Dual Sensor Dome	02416-001	Axis	Internal	
Stairwell A 2	Wide angle Dome	02864-001	Axis	Internal	
Stairwell B 2	Wide angle Dome	02864-001	Axis	Internal	
Student Center 1 st Floor					
Pantry Entry	Dual Sensor Dome	02416-001	Axis	Internal	
Lobby	Fisheye	02100-001	Axis	Internal	
2nd Floor Common Area	Fisheye	02100-001	Axis	Internal	
2nd Floor Hallway	Bullet	02124-001	Axis	Internal	
NE Corner	Multi-sensor	02634-001	Axis	External	
NW Corner	Multi-sensor	02634-001	Axis	External	
South East Corner	PTZ	02915-001	Axis	External	https://www.axis.com/products/axis-p5654-e-mk-ii
Tucker Hall					
Lobby	Fisheye	02100-001	Axis	Internal	
Theater	Fisheye	02100-001	Axis	Internal	
Sports Arena					
Front Entry	180 Degree	02060-001	Axis	External	https://www.axis.com/products/axis-p3818-pve
South Wall	Multi-sensor	02635-001	axis	Internal	https://www.axis.com/products/axis-p3738-ple
South East Corner	Multi-sensor	02634-001	axis	External	https://www.axis.com/en-us/products/axis-p3737-ple#numbers
North East Corner	Multi-sensor	02634-001	axis	External	https://www.axis.com/en-us/products/axis-p3737-ple#numbers
North Wall	Multi-sensor	02635-001	axis	Internal	
Wellness Center	Wide angle Dome	02373-001	axis	Internal	
ATC 1st Floor					

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Lobby	Fisheye	02100-001	axis	Internal	
Library A	Fisheye	02100-001	axis	Internal	
Library B	Fisheye	02100-001	axis	Internal	
Stairwell B	Wide angle Dome	02864-001	axis	Internal	
ATC 2 nd Floor					
Elevator Lobby	Fisheye	02100-001	Axis	internal	
Satirwell A	Wide angle Dome	02864-001	Axis	Internal	
North Hallway	Dual Sensor Dome	02416-001	Axis	Internal	
South Hallway	Dual Sensor Dome	02416-001	Axis	Internal	
Stairwell B	Wide angle Dome	02864-001	Axis	Internal	
Stiarwell C	Wide angle Dome	02864-001	Axis	internal	
ATC 3 rd Floor					
Elevator Lobby	Fisheye	02100-001	Axis	Internal	
South Hallway	Dual Sensor Dome	02864-001	Axis	Internal	
North Hallway	Dual Sensor Dome	02864-001	Axis	Internal	
Satirwell A	Wide angle Dome	02864-001	Axis	Internal	
Stiarwell C	Wide angle Dome	02864-001	Axis	Internal	
Stairwell B	Wide angle Dome	02864-001	Axis	Internal	
PAC 1st Floor					
Black Box Lobby	Fisheye	02100-001	Axis	Internal	
Theatre Lobby	Fisheye	02100-001	Axis	Internal	
Theater Seating	180 Degree	02060-001	Axis	Internal	
Control Room Lobby	Wide angle Dome	02864-001	Axis	Internal	
Black Box Theatre	180 Degree	02060-001	Axis	Internal	
Green Room	Wide angle Dome	02864-001	Axis	Internal	
W135 Corridor	Fisheye	02100-001	Axis	Internal	
Stairwell A	Wide angle Dome	02864-001	Axis	Internal	
Pit	Mini Dome	02329-001	Axis	Internal	https://www.axis.com/products/axis-p3267-lv
Pit Elevator Lobby	Wide angle Dome	02864-001	Axis	Internal	
Catwalk Stairwell E	Wide angle Dome	02864-001	Axis	Internal	

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Rundell Hall 1st Floor					
Stairwell A	Wide angle Dome	02864-001	Axis	Internal	
Stairwell B	Wide angle Dome	02864-001	Axis	Internal	
Stairwell C	Wide angle Dome	02864-001	Axis	Internal	
Hallway	Dual Sensor Dome	02416-001	Axis	Internal	
Villanueva's Office Door	Wide angle Dome	02373-001	Axis	Internal	
Huddle Hallway B	Wide angle Dome	02373-001	Axis	Internal	
Huddle Hallway C	Wide angle Dome	02373-001	Axis	Internal	
Cashier's Office	Wide angle Dome	02864-001	Axis	Internal	
Rundell Hall 2nd Floor					
Stairwell A	Wide angle Dome	02864-001	Axis	Internal	
Stairwell B	Wide angle Dome	02864-001	Axis	Internal	
Stairwell C	Wide angle Dome	02864-001	Axis	Internal	
Testing Center	Wide angle Bullet	02124-001	Axis	Internal	https://www.axis.com/en-us/products/axis-m2035-le
Testing Center	Wide angle Bullet	02124-001	Axis	Internal	
Testing Center	Wide angle Bullet	02124-001	Axis	Internal	
Testing Center	Wide angle Bullet	02124-001	Axis	Internal	
Testing Center	Fisheye	02637-004	Axis	Internal	https://www.axis.com/en-us/products/axis-m4328-p
Testing Center	Fisheye	02637-004	Axis	Internal	
Testing Center	Fisheye	02637-004	Axis	Internal	
Testing Center	Fisheye	02637-004	Axis	Internal	
Testing Center	Fisheye	02637-004	Axis	Internal	
Testing Center	Fisheye	02637-004	Axis	Internal	
Testing Center	Fisheye	02637-004	Axis	Internal	
Testing Center	Fisheye	02637-004	Axis	Internal	
Testing Center	Fisheye	02637-004	Axis	Internal	
Testing Center	Fisheye	02637-004	Axis	Internal	
Testing Center	Fisheye	02637-004	Axis	Internal	
Hallway	Dual Sensor Dome	02416-001	Axis	Internal	
McNair					

Lee College Camera Cable Run Spreadsheet

NE Corner	Multi-sensor	02634-001	Axis	External	
NW Corner	Multi-sensor	02634-001	Axis	External	
SW Corner	Multi-sensor	02634-001	Axis	External	
SE Corner	PTZ	02915-001	Axis	External	https://www.axis.com/products/axis-p5654-e-mk-ii
Huntsville					
NW Corner	Dual Sensor Dome	02416-001	axis	External	
NE Corner	Dual Sensor Dome	02416-001	axis	External	
SW Corner	Dual Sensor Dome	02416-001	axis	External	
Entry Door	Dual Sensor Dome	02416-001	axis	External	
Interior 1	Wide angle Dome	02373-001	Axis	internal	
Interior 2	Wide angle Dome	02373-001	Axis	internal	
Interior 3	Wide angle Dome	02373-001	Axis	internal	
Interior 4	Wide angle Dome	02373-001	Axis	internal	
Interior 5	Wide angle Dome	02373-001	Axis	internal	
Interior 6	Wide angle Dome	02373-001	Axis	internal	
Interior 7	Wide angle Dome	02373-001	Axis	internal	
Interior 8	Wide angle Dome	02373-001	Axis	internal	
Interior 9	Wide angle Dome	02373-001	Axis	internal	
Shipping and Receiving					
Exterior 1	Multi-sensor	02060-001	Axis	External	
Exterior 2	Multi-sensor	02060-001	Axis	External	
Interior 1	Wide angle Dome	02373-001	Axis	Internal	
Interior 2	Wide angle Dome	02373-001	Axis	Internal	
Interior 3	Wide angle Dome	02373-001	Axis	Internal	
Center for Workforce and Community Development					
Exterior 1	Multi-sensor	02060-001	Axis	External	
Exterior 2	Multi-sensor	02060-001	Axis	External	
Exterior 3	Multi-sensor	02060-001	Axis	External	
Exterior 4	Existing PTZ Relocation		Axis	External	
Exterior 5	Existing PTZ Relocation		Axis	External	
Interior 1	Fisheye	02637-004	Axis	Internal	

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Interior 2	Wide angle Dome	02373-001	Axis	Internal	
Interior 3	Wide angle Dome	02373-001	Axis	Internal	
Interior 4	Wide angle Dome	02329-001	Axis	Internal	