



Integrated Fire and Security Solutions
4615 Parkbreeze Ct
Orlando FL 32808
EF20001683

SOFTWARE HOUSE

Authorized Factory Representative

Project Proposal and Scope

Project: Security System Maintenance & Service Plan for The Villages Traffic Gate Arms

Proposal Date: August 17, 2022

IFSS, Inc.. is an authorized field representative for Software house Inc. on items purchased for this project shall not exceed the warranties granted to IFSS, Inc. by its suppliers. All applicable taxes are included unless otherwise noted. "The standard terms and conditions of sale are attached and are a part hereto"

Maintenance and Repair Plan

Between

Village Center Community Development District
984 Old Mill Run
The Villages, FL 32162

IFSS
4615 Parkbreeze CT
Orlando, FL 32808

Term and Schedule

This Service Agreement shall begin on the _____, and shall continue for a **period of three (3) years** and from year to year thereafter until terminated. The attached SWH Upgrade Agreement list all is a devices covered under this Agreement. Additional information on that equipment can be provided at any time during this Agreement. A thorough inspection of each gate will be done to evaluate the gate's operational status. All gates will be assessed, and any equipment found not functioning to the manufacturer's specification, or customer satisfaction will be addressed as a supplement to this proposal.

Price and Payment Terms

IFSS, inc.. agrees to furnish the services as described in this Agreement for: **\$8,157.00 per month.**

Invoices will be issued **Quarterly** in the amount of **\$24,471.00** as agreed. These invoices will be sent in advance of the services that we are to provide. Payment will be made within 30 days of invoice date.

All new gates installed during the length of this Agreement will increase the monthly service charge by **\$32.00 a gate**, after the individual gates warranty has expired.

Proposal to reference SourceWell contract #FL-E03-111821-IFS

We include the Following:

Scheduled Maintenance / Typical Service Procedures

Provide certified trained technician(s) to conduct the required tasks to ensure that the gate equipment, including the software and access control components, receives its proper annual maintenance. Each piece of covered equipment will receive a thorough preventive maintenance routine, as outlined in the attached schedule for each specific type of equipment.

- Before Agreement is fully activated, IFSS will perform a complete inspection of all gates and provide a list of non-functioning equipment. Repairs to this equipment will be on a T&M bases prior to service agreement taking affect.
- Each Gate location will be evaluated for the safety of vehicles and pedestrians
- Each gate will be checked for operation from the gate arm through to the head end equipment. Including gate tower, gate arm, gate loops, loop detectors, safeties, readers, emergency phones, access edge controllers, Card Reader, and system communication.
- Each camera will be cleaned and inspected for functionality, view, and status of camera electronics and network connection through the VMS is the Customer's responsibility.
- Each emergency phone will be tested through to the central station. All units will be accessed and inspected for water damage and general condition from weather, animals, and insects.
- Each RED button is tested through to the central station.
- Operation of Workstations
 - Perform Existing Server and Graphical Interface Software Inspection:
 - Proactive measures to ensure any possible future replacements that will require a newer software version will be compatible with the existing Server.
 - Perform software revision updates if required.
 - Perform Operator Workstation Program Inspection to ensure the latest versions and required updates are present.
 - Perform software update if required.
 - Test GUI interface
 - Guard training if necessary
- A service report will be completed after each visit and will be provided to the Customer with final analysis of the investigation and recommendation for repair if applicable.

Repair Labor and Materials

This service agreement Includes all necessary parts and scheduled labor required to restore the covered equipment to normal operation during normal working hours. This included all equipment for 282 gates, at 121 locations, either installed by IFSS or equipment previously installed. Equipment covered under this Agreement is listed

- Motors, belts, pulleys, gear boxes, gear box oil, clutches, linage, and arms/gates.
- Actuator control boards, roadway loops and loop control boards.
- Actuator on/off and bypass switches.
- Card Reader
- Manual override switches.
- Check Modem equipment.
- Power supplies.
- Check for Phone line voltage and clarity (42v).
- Help phone Unit.
- Check mountings and supports, wire connections, covers and locks, physical damage / corrosion / paint.
- Surge suppressor and lightning protection devices.
- Battery back-up systems.
- Environmental enclosure A/C unit and filter (where applicable)

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Repair exclusion are:

Excludes damage caused by Natural Disasters or Acts of Nature, i.e. lightning, water, or Fire.

Excludes damage caused by Residents, Owner, or Owner's Representative.

Emergency Support

Emergency services for critical responses on a 7-day/week, 24- hour/day basis are offered at additional expense, with a \$50.00 trip charge

Preferred Contract Customer Billing Rates

(For work performed over and above the contract)

Monday - Friday	8:00am to 5:00pm	\$115.00
Monday - Friday	5:00pm to 8:00am	\$172.50
Saturday	12:00am to 12:00pm	\$172.50
Sunday & All Holidays	12:00am to 12:00pm	\$230.00

Non Preferred Billing Rates

Monday - Friday	8:00am to 5:00pm	\$155.00
Monday - Friday	5:00pm to 8:00am	\$232.50
Saturday	12:00am to 12:00pm	\$232.50
Sunday & All Holidays	12:00am to 12:00pm	\$310.00

Not included in this Proposal:

- ☒ Coverage of work not completed due to Customer's request of deviation from tasks listed.
- ☒ Any work associated with warranty claims due to previous contracts
- ☒ Permit Fee's or Bonding costs.
- ☒ Premium / After-Hours Working Hours.
- ☒ Electrical Equipment above 77 volts of power
- ☒ Emergency Guaranteed Response Time
- ☒ IT network Infrastructure including fiber and POE Switches at the gates
- ☒ Telephone lines for help phone
- ☒ Servers and workstations (as they are property of The Villages)

Accepted for: The Villages

IFSS

4615 Parkbreeze Ct
Orlando, FL 32808
Phone: (407) 371-7507
Tmelnick@IFSSi.com

By _____

Name _____

Title _____

Date _____

By _____
Timothy A. Levell
Account Manager

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