



SIMPLE, AFFORDABLE
ONLINE TOOLS TO MANAGE
YOUR FACILITIES.

FACILITY DUDE®

6/17/2015

Ben Wehmeier
Jefferson County
311 S Center Ave
Jefferson, WI 53549-1701

Dear Ben,

Thank you for your interest in FacilityDude's affordable suite of powerful, easy-to-use online tools that allow you to save money, increase efficiency, and improve services. FacilityDude is dedicated to providing best in class solutions with unlimited training and support. Ask us about our other affordable online solutions that are built exclusively for organizations just like Jefferson County. Pricing is based on the total square footage of your facilities.

Total Square Footage of Facilities: 450,000

Item	Term	Investment
Initial Investment for MaintenanceEdge and Capital Forecast	Now to December 31, 2015	\$9,149.00
Pricing includes unlimited support, unlimited online training, and unlimited users		

Beginning January 1, 2016, the annual renewal amount is **\$9,106.00** per year.

Terms of Service:

- Proposal has been prepared for Jefferson County.
- Proposal is valid for 30 days.
- Initial Term: 12 months
- Automatic invoicing of annual fee will occur at the end of each term unless request for non-renewal is received in writing 30 days prior to renewal date.
- Payment: Terms are net 30 days.
- Applicable sales taxes are in addition to the quoted price. If Jefferson County is tax exempt please email a copy of your Tax Exemption Certificate to accounting@facilitydude.com.
- Please address purchase order to: FacilityDude.com, 11000 Regency Parkway Suite 200, Cary, NC 27518
- Training and startup assistance are available in an online format and through telephone support as indicated on our website.
- Technical Support is available from 8am to 6pm EST. Please call (877)655-3833 for or email support@facilitydude.com for technical support.
- Subscription begins upon written acceptance of terms and conditions of the proposal.
- Data Imports, project management, and onsite training are outside of the scope of this proposal and are available at an additional cost.
- FacilityDude.com's Terms of Use are governed by our online terms of use statement available at: <http://facilitydude.com/privacy-terms-of-use/>.

Payment and Delivery Terms:

- If within 60 days of order you are not completely satisfied, you can cancel your service for a full refund.
- FacilityDude.com solutions are delivered for the client to access within 24 hours of the order.

At FacilityDude, we are happy to work with your yearly budgeting cycle. If you would prefer a pro-rated annual fee based on your budget cycle, please let me know. I will provide you with the pro-rated cost based on the number of months remaining in your fiscal year.

Thanks again for your interest in utilizing our web-native solutions to integrate and more efficiently manage your operations. Please feel free to contact me with any questions at 919-674-8752 or by email at daniel.mccauley@facilitydude.com

Sincerely,

Daniel McCauley
Account Representative
Cell (919) 410-2032
Office 919-674-8752
daniel.mccauley@facilitydude.com
Fax 919-827-0693



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Total Square footage of facilities: 340,000

<i>Item</i>	<i>Term</i>	<i>Investment</i>
<i>Equipment Inventory Data Collection & Facility Condition Assessment with Report (For MaintenanceEdge & Capital Forecast)</i>	<i>One Time</i>	<i>32,760.00</i>
<i>Investment includes:</i> <i>1) An advance audit of your account with corrective action.</i> <i>2) Onsite gathering data by industry experts.</i> <i>3) Post-visit data review and import into your FacilityDude products.</i>		

Scope of Work: Equipment Inventory Data Collection & Facility Condition Assessment

The following is meant to provide details on deliverables that FacilityDude will provide on assignments in partnership with EMG. The condition assessment will include a bound deliverable containing:

- Narrative report with description of systems and corresponding conditions
- Digital photos of key components and deficiencies as an Appendix in the narrative
- 20 year capital Reserve table with systems and component replacement costs and dates
- Populate systems level detail into FacilityDude Capital Forecast application
- Populate major equipment level detail into FacilityDude MaintenanceEdge application

The purpose of the partnership facility condition assessment is to assess the facilities based on the following scope, provide collected data for import into FacilityDude's MaintenanceEdge and Capital Forecast tools and provide narratives that summarize assessment observations and comments.

A. Condition Assessment and Asset Inventory

The FD-Capital Forecast field data collection and condition assessment is meant to capture information of all major building systems to the individual component level, including all components considered capital repair items (as opposed to maintenance level items). This includes site paving, HVAC, roofing, electrical, plumbing, vertical transportation systems, building envelope and structural systems.

FacilityDude's partner EMG will collect, document, and analyze the facilities assessment data to achieve the following:

- At the start of each building or facility assessment we will interview client's staff to understand what improvements have been made in the last three years, what improvements are planned in the next three years and known problems.
- Inventory all major building equipment including quantity, size, asset tag number, manufacturer, model and serial number.
- Identify deficient conditions in terms of deferred maintenance and building condition.
- Provide a reasonable cost analysis for the above-mentioned efforts.
- For single building projects, provide a report for the property that details the assessment data.
- For multi-building projects, data will be collected from every building in the portfolio. Reports will be prepared as follows:
 - Major buildings (generally defined as 25,000 square feet or greater and approximately 10% of the project portfolio), a separate report will be prepared.
 - Smaller buildings will be grouped into reports by building type, geography or other logical grouping (for example maintenance structures, parks assets, fire stations...)
- Provide individual cost tables and digital photographs to document the deficient conditions at each property.

Based on observations and information obtained from available on-site personnel, FacilityDude's partner EMG will visually inspect all facilities and properties. Specifically, the assessment will focus on the following components:

1) Heating System

Identify boilers, furnaces, and major labeled equipment.

2) Ventilation System

Identify the ventilation systems at the property and assess its overall condition.

3) Air Conditioning System

Identify the material air-conditioning components, including cooling towers, chillers, and major labeled equipment. Excluded are window units, terminal units, above ceiling equipment, thermostatic controls.

4) Roofing System

EMG will identify the material roof systems, including roof type, reported age, slope, drainage, or any unusual roofing conditions. The team will observe for evidence of material repairs, significant ponding, or evidence of material roof leaks.

5) Electrical System

Identify the electrical service provided and distribution system at the subject property. Observation and evaluation will include switchgear, transformers, emergency generators and main distribution panels. Excluded are step down transformers.

6) Plumbing

Identify the material plumbing systems at the subject property, including domestic water supply, domestic hot water production over 80 gallons, sanitary sewer, primary backflow preventer or any special or unusual plumbing systems (such as fuel systems, gas systems).

7) Vertical Transportation

Identify the existing vertical transportation equipment and provide an overall assessment. EMG will detail deficiencies for each elevator and provide an analysis of the remaining useful life, along with budgets for any expected expenditures up to and including modernization or replacement.

8) Building Envelope

Identify the material elements of the building exterior, to include walls, doors, windows, and fire escapes. This will also include the façade, curtain-wall systems, glazing, exterior sealant, exterior balconies, and stairways. Observations may be subject to grade, accessible balconies, and rooftop vantage points.

9) Structural Components

Evaluate the footings, foundations, slabs, columns, floor framing system, and roof framing system as part of the structural inspection for soundness. Observations will be subject to grade and visibility of components. This is a visual inspection only and no structural testing of components or materials will be undertaken.

10) Site Paving

Observe and evaluate the site paving components including paving, curbs, drains and sidewalks.

11) Commercial Kitchen

- Major equipment (above approximately \$2000 value)
 - Walk-in freezer and refrigerator equipment
 - Ovens, stoves, broilers, grills
 - Reach-in refrigerators and freezers
 - Dishwashers
 - Fryers

12) Life Safety/Security

- High Level (system level) -for identification to track maintenance
 - Alarm Panels
 - Emergency Generators
 - Exhaust hood fire suppression

NOTE TO HEALTHCARE CLIENTS: The level of data collection provided in this service provides much of what is required under current Joint Commission guidelines, but it DOES NOT provide complete Joint Commission Utility System Compliance.

B. Evaluation–

At the conclusion of the assessment(s), FacilityDude will prepare reports as described above that include:

- A general description of the property and improvements and comment generally on observed conditions.
- Comments for components that are exhibiting deferred maintenance issues and provide estimates for “immediate” and “capital repair” costs based on observed conditions, available maintenance history and industry-standard useful life estimates. If applicable, this analysis will include the review of any available documents pertaining to capital improvements completed within the last three years, or currently under contract. EMG shall also inquire about available maintenance records and procedures and interview current available on-site maintenance staff.
- A schedule for recommended replacement or repairs (schedule of priorities).
- Address critical repairs separately from repairs anticipated over the term of the analysis.
- A FCI index number for each building.
- A twenty year capital plan with an Executive Summary with graphic presentation of results to provide a quick, “user-friendly” summary of the property’s observed condition and estimated costs assigned by category.

C. Cost Estimating–

Each single building report will include an estimated cost for each system or component repair or replacement anticipated during the evaluation term. The capital needs analysis will be presented as an Excel-based cost table that includes a summary of the description of each component, the age and estimated remaining useful life, the anticipated year of repair or replacement, quantity, unit cost and total cost for the repair of each line item. A consolidated Capital Needs Analysis will be presented that includes all anticipated capital needs for all buildings.

In addition to the detailed description of the deficiencies, we will provide cost estimates for the deficiencies noted. The cost estimate for capital deficiencies will be based on the estimate for maintenance and repair. Project management costs, construction fees, and design fees will be derived using actual costs from previous projects, if available.

FacilityDude's partner EMG uses the Unifomat system and the RS Means model for cost estimating. EMG maintains and updates our cost estimating system with information received from the field. Through our construction monitoring work, we have current cost data from hundreds of in-progress construction and rehabilitation projects. This allows us to project costs based on local conditions and to maintain a cost database that in most cases is more current than published RS Means' models.

D. Building Systems Equipment Inventory – populate FacilityDude Capital Forecast and MaintenanceEdge tools

An asset survey of major building systems will be conducted for the purpose of noting remaining useful life of major building equipment. A complete equipment inventory for each system will be recorded with information populated to Capital Forecast including:

- Building name
- System name (classification)
- Subsystem name (type)
- Component name (description)
- Unit of measure
- Quantity
- Asset tag number
- Manufacturer
- Model
- Serial Number
- Date put in service (if available)
- Condition
- Remaining useful life
- Replacement cost
- Notes

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- Technical Support is available from 8am to 6pm EST. Please call (877)655-3833 for or email support@facilitydude.com for technical support.
- Services will be scheduled upon written acceptance of the terms and conditions of the proposal.
- Pricing is based on FacilityDude having at least 1 months' notice for booking service for travel and living reservations.
- Typical service dates are scheduled 8 to 10 weeks in advance.
- Service dates are scheduled Monday-Friday
- A service day is defined as up to 8 hours per day.
- Escort to be provided during onsite visit, particularly for access to locked and hidden areas.
- If a service day is rescheduled or cancelled by Jefferson County., then Jefferson County is responsible for any cancellation fees incurred by rescheduling or cancelling travel and living fees.
- Dude Solutions maintains the necessary liability insurance for their products and services. Proof of insurance can be requested at any time.
- Although the terms of this document control, all other conditions of use can be found at <http://facilitydude.com/privacy-terms-of-use/>.

The undersigned accepts the above detail and agrees to the terms herein.

SUBMITTED BY:

DANIEL MCCAULEY

6/17/2015

Representative Name

Date

ACCEPTED BY:

Customer Signature

Date

Print Name

Position

Please address the purchase order to:

FacilityDude.com

11000 Regency Parkway #110

Cary, NC 27518

***** Please mail the original and fax or email a copy of the signed proposal and purchase order to 919-674-8515 or sales@facilitydude.com.**