

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 4/29/2025

Meeting Date: 5/12/2025

Submitted By: Codey Sibley

Department: Facilities Management

Signature of Elected Official/Department Head:



Court Decision:

This section to be completed by County Judge's Office



5-12-25

Description:

Consider and Approve 1 Year Maintenance Service Agreement with SW Electric
in the amount of \$11,011.25 for Quarterly Service and Inspection of the Guinn
Justice Center Generator; with Authorization for the County Judge to Sign -
Facilities Management

(May attach additional sheets if necessary)

Person to Present: Josh Green

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) ☒ PUBLIC ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 5 minutes

Session Requested: (check one)

☐ Action Item ☒ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☒ County Attorney ☐ IT ☒ Purchasing ☐ Auditor
☐ Personnel ☐ Public Works ☒ Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**

Approved in CC on 9/11/2023



04/02/2025
Josh Green
Johnson County

**Subject: Johnson County Generator Maintenance Service Agreement
ELECTRICAL STATEMENT OF WORK**

I. SCOPE OF WORK

A. Our proposal includes:

II. **SW Electric** is pleased to provide the following scheduled annual maintenance proposal for the emergency equipment located at the address noted above.

Each service inspection cycle will be invoiced per unit serial number after the services have been rendered. If any additional services are required, they will be quoted separately for approval. This proposal assumes that the services will be rendered during normal business hours.

Quarterly Inspection (3 Times/Year)

Complete 75-point inspection of equipment with equipment exercise to insure proper operation of all systems.

Service and Inspection (1 Time/Year)

Complete 75-point inspection of equipment with equipment exercise to insure proper operation of all systems. Replace oil filters, fuel filters, and lube oil. Extract oil, coolant and fuel sample for analysis before servicing unit.

2 Hour Load Test (Optional Adder)

A resistive load bank test on each generator set. During load test the technician will record temperatures and pressures and record onto the generator load test report.

- It is imperative that all lock-out and tag-out procedures are implemented by the end customer prior to commencement of load testing.
- 2-hour load test cycle

Other Services (Optional Adders)

Diesel Fuel Sample
Engine Oil Sample
Engine Coolant Sample

A. Clarifications:

1. This proposal of SW Electric is based upon the assumption that the labor and materials anticipated herein will be reasonably available and not subject to unanticipated market fluctuations. SW Electric's price and schedule are subject to equitable adjustments for delays caused by Client's failure to provide any required approval or suitable project access.
2. Breakouts are for accounting purposes only.
3. In the event of any changes in the scope of services to be performed by SW Electric, as directed by Client, SW Electric shall prepare and submit a change order defining the change in scope, and setting forth the change, if any, in the schedule and cost. Upon written approval of the change order, SW Electric shall proceed with the work and compensation will be adjusted in accordance with the approved change order.
4. Client must provide all reasonable assistance required by SW Electric in connection with the services, including, without limitation, all information related to the services or subject matter thereof in Client's possession, custody or control reasonably required by SW Electric.

III. EXCLUSIONS


- A. Tax
- B. Flow fill concrete, forms or steel and install of flow fill or concrete
- C. Expediting or acceleration fees
- D. Any framing, sheetrock or painting.
- E. No hot work of any kind
- F. Furnishing of UL rated fire stopping devices.
- G. Additional cost associated with participation in a LEEDS type program
- H. Furnishing or installation of access doors
- I. Cutting or patching of concrete, masonry, brick, sheetrock, plaster, etc. unless due to negligence on the part of SW Electric Engineering, Inc.
- J. Placing or forming of concrete (i.e., housekeeping pads, Generator pads curbs, pole bases, transformer pads, handholes, etc.)
- K. Painting or priming of any kind except for touch up of electrical equipment
- L. Warranty of existing electrical work
- M. Business interruptions or losses resultant there from
- N. Payment and performance bond
- O. Hazardous materials handling, generation / shipping and remediation fees
- P. All costs associated with the removal of contaminated soils.
- Q. Telephone, computer, or data cabling, equipment, devices, or terminations
- R. Fire alarm system equipment, devices, raceway, wiring or terminations
- S. Additional cleaning or replacement of Fire Alarm Smoke Detectors installed prior to final cleanup.
- T. Security system equipment, devices, raceway, wiring or terminations
- U. Lightning protection system
- V. Special pads, pavers, membrane strips, etc., under lightning protection roof conductors.
- W. CCTV/MATV systems equipment, devices, raceway, wiring or terminations
- X. Temperature control and interlock wiring
- Y. Energy management systems equipment, devices, raceway, wiring or terminations
- 1. Pump equipment
- 2. Temporary power and lighting
- 3. Temporary power for Cooling and heating equipment. DD. Sanitary facilities or any associated fees EE. Asbestos abatement

III. PRICING SUMMARY

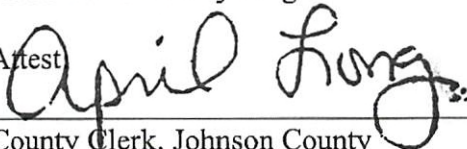
Quarterly Inspection (Price Each, 3 Times/Year):	\$1,161.50
Service and Inspection (Price Each, 1 Time/Year):	\$4,082.50
Resistive Load Bank Test:	\$3,162.50
Diesel Fuel Sample:	\$201.25
Engine Oil Sample:	\$34.50
Engine Coolant Sample:	\$46.00
Total Annual Price:	\$11,011.25
(Plus any applicable state, local, and federal taxes)	

APPROVED AS TO FORM AND CONTENT:

JOHNSON COUNTY:


Christopher Boedeker
As Johnson County Judge

5-12-25
Date

Attest 
County Clerk, Johnson County



5-12-25
Date

SW ELECTRIC COMPANY:


Authorized Representative of Company

4/4/2025
Date

Printed Name: CLIFF McLEOD

Title:

Please do not hesitate to call if you have any questions or require additional information.

Thank you,

Account Manager
Cliff McLeod

TECL# 39172
10460 Miller Road
Dallas, TX 75238
Cell: 214-708-7092
cmcleod@swetexas.com

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