



MASTER AGREEMENT CONTRACT

DATE: 11/3/2020

ADVANTAGE MASTER AGREEMENT CONTRACT #: 18P 20102600000000000044

CONTRACTED SERVICE: Honeywell EBI, Licensing, Installation, Programming and Upgrades

START DATE: 11/3/2020 **END DATE:** 10/31/2023

The Department may opt to renew the agreement for two (2) renewal periods of one year each subject to satisfactory performance and covers the following products and services offered.

This Contract, is between the following Department of the State of Maine and Provider:

State of Maine DEPARTMENT

Department of Administrative and Financial Services

Address: 9 SHS, Cross Office Building

City: Augusta **State:** ME **Zip Code:** 04333

PROVIDER

Honeywell International INC

Address: 501 County Rd

City: Westbrook **State:** ME **Zip Code:** 04092

Provider's Vendor Customer #: VC1000036763

Each signatory below represents that the person has the requisite authority to enter into this Contract. The parties sign and cause this Contract to be executed.

Department of Administrative and Financial Services

DocuSigned by:
Jaime C. Schorr
6D6437754DD0459

Jaime C. Schorr, Chief Procurement Officer
Date 11/3/2020

Honeywell International INC

DocuSigned by:
Ian K Coulthard
0B1AA6611E55434

Ian Coulthard, Service Business Leader, North East District
Date 11/3/2020

ACRONYMS/DEFINITIONS:

The following terms and acronyms shall have the meaning indicated below as referenced in this Contract:

COMMONLY KNOWN ACRONYMS AND DEPARTMENT ABBREVIATIONS	
Agreement Administrator	Contract Administrator
Contract	Formal and legal binding agreement
Department	State of Maine Department Entering into this Contract
Provider	Organization providing services under this Contract
State	State of Maine
COI	Certificate of Liability Insurance

RIDERS

<input checked="" type="checkbox"/>	The following riders are hereby incorporated into this Contract and made part of it by reference: (check all that apply)
<input checked="" type="checkbox"/>	Rider A – Scope of Work
<input checked="" type="checkbox"/>	Rider B – Terms and Conditions
<input type="checkbox"/>	Rider C – Exceptions
<input checked="" type="checkbox"/>	Rider G – Identification of Country in Which Contracted Work will be Performed

DEPARTMENT AND PROVIDER POINT OF CONTACTS

Agreement Administrator: The following person is designated as the Contract Administrator on behalf of the Department for this Contract. All financial reports, invoices, correspondence and related submissions from the Provider as outlined in Rider A, Reports, shall be submitted to:

Name: Bill Black
 Email: Bill.Black@maine.gov
 Telephone: 207-287-4151

Provider Contact: The following person is designated as the Contact Person on behalf of the Provider for the Contract. All contractual correspondence from the Department shall be submitted to:

Name: Blake A. Peebles
 Email: ian.coulthard@honeywell.com
 Telephone: 603-339-6501

RIDER A

SCOPE OF WORK

Contracted Services: Honeywell EBI, Licensing, Installation, Programming and Upgrades

The State of Maine operates a comprehensive software suite for enterprise facility and integrated building management solutions with which to manage state facilities from a single location. Honeywell Enterprise Buildings Integrator (EBI) is a highly configurable and integrated building management system providing an efficient and reliable way of ensuring the security, safety and comfort of people and the effective operation of buildings and facilities.

The Department of Administrative and Financial Services, Bureau of General Services is issuing this Master Agreement Contract to Honeywell Inc to provide the following services for the components of the Honeywell Enterprise Buildings Integrator (EBI).

- Design
- Integrations
- Installation
- Labor
- Licensing
- Product installation and support
- Programming
- Software solutions
- System Upgrades
- Technical Support

Labor Rates:

The State of Maine will have a preferred straight labor rate of not to exceed \$161.13 (Automation Preferred Customer Rate) per an hour for year one. Escalation of this labor rate for future years is capped at 3% annually. The Service Team Leaders have discretionary ability to apply further rate discounts. Honeywell shall perform work in a timely manner, assigned staffing will have required equipment, training, and certification. Projects will be completed on time as set by contracts and meet local, state and federal codes.

Overtime rate is capped at not to exceed 1.5X the Preferred Straight Labor Rate per an hour for year one. Honeywell shall follow all Federal and state labor laws to include extended and holiday overtime. Work will be performed in a timely manner, assigned staffing will have required equipment, training, certification, and projects will be completed on time as set by contract and meet local, state and federal codes.

Parts

Honeywell will supply The State of Maine parts at MSRP, or "List Price," less a -5.0% discount. The Service Team Leaders have discretionary ability to apply further rate discounts based on the type of product and parts being provided and the prevailing circumstances of those products and parts.

Parts will be warrantied for a minimum of 1 year.

Facility Management Systems

The Honeywell Enterprise Buildings Integrator (EBI) platform includes the following components;

- **Honeywell Advanced Endpoint Security (HAES)** is a real-time next generation antivirus that uses a deep learning framework to detect and deter cyber threats in fraction of milliseconds, including Advanced XThreats (AXT), based on an advanced form of artificial intelligence.
- **System Redundancy - BCC / RBCC**
- **Honeywell Command and Control Suite** - supports the building control center's rapid response and workflow processes
- **Honeywell Digital Video Manager** – An intuitive, scalable digital CCTV surveillance solution that promotes improved operational efficiencies, cost-effectiveness and performance. The system provides monitoring of 132 buildings statewide with 883 + cameras providing storage of clips. Camera Redundancy provides 100% uptime during routine maintenance and a high degree of protection against software and hardware failure.
 - Honeywell Cameras
 - AXIS Cameras
- **Honeywell Energy Manager** – Providing comprehensive tools to monitor, validate and optimize energy usage to help reduce costs, improve efficiency and operational activities monitoring 200 + meters of various types.
- **Honeywell Life Safety Manager** – Monitors and controls fire alarm systems for enhanced life safety protection and reduces risk. The system provides monitoring of 4,239 + points for 24 buildings statewide. Honeywell XLS3000 panels are the standard for life safety systems.
 - Honeywell XLS 3000
- **Honeywell Building Manager** - Provides an integrated monitoring system for Heating, Ventilation and Air conditioning for 30 buildings with 25,860 + points monitored.
 - Honeywell XL Controllers
 - Comfort Point Open Controllers
- **Honeywell Security Manager** – System Integrates information from security, access control systems and surveillance devices, promoting the protection of people, assets and intellectual property. Provides an integrated security monitoring system for 116 buildings statewide, monitoring 1200+ card readers, 10,840 + security points and 200 + duress / medical points.
 - PCSC Panels are the standard for security systems
 - HID SEOS Access Cards
- **Honeywell Instant Alert +** - Provides an integrated mass notification system that can reach 15,000 + employees.
- **Honeywell FORGE** – Forge for Buildings is a software platform, similar in some ways to EBI, but serving a different and unique set of growing functions. EBI is integrated with a wide variety of

building and business functions, and therefore collecting large amounts of data, that the Forge for Buildings platform can utilize to get to a better understanding of system operations that impact key business needs. As example, utilizing Digitized Maintenance previously known as Outcome Based Service – OBS to determine maintenance activities immediately at the time of occurrence instead of waiting for an alarm or preventative maintenance programs.

- **Honeywell Vector Occupant APP** - Vector is a user mobile app for iPhone and Android devices that help tie the building occupants into the experiences of the building around them. It has many functions but currently it is setup to be used as a mobile credential. Reducing the costs of replacement cards or temporary badging and helping to provide a better access experience to the workforce. Expect a future where occupants have more and more control of the spaces around them, which will help recruit and retain talented people, provide for a more productive work environment, and give valuable business insights to start making smarter choices on space utilization, temperature set points, and maintenance programs.
- **Honeywell Incident Work Flow (IWF)** - Aid operators in following standard operating procedures during an incident. An incident can be defined as a scenario, from an emergency situation needing specific urgent action to take place or routine (e.g. unlock door) and can be triggered on any alarm/event or manually. Steps can be used trigger sub-incidents or automation rules providing for a lot of flexibility in their design.

Invoice and payments

Invoices related to this agreement will be sent to the following address;

Building Control
State House Station #44
Augusta Maine, 04333

This contract, although initiated and contracted by the Bureau of General Services may be used by all government agencies of the State of Maine. Agencies must inform the Bureau of Property Management prior to seeking services. Terms and conditions will be negotiated with the provider and the agency is responsible for the funding.

COI: The Provider shall procure and maintain, for the duration of the contract, insurance for injuries to persons or damages to property which may arise from or in connections with the performance of the work hereunder by the Provider, agents, representatives, employees or subcontractors. The Provider will supply a COI to the Department prior to the start of the contract term and must send updates as the COI's are revised or new policies are issued. The Department of Administrative and Financial Services, Bureau of General Services must be listed as the Certificate Holder. All appropriate ADDL INSD boxes must be checked.

RIDER B
TERMS AND CONDITIONS

1. INVOICES AND PAYMENT: Department will pay the Provider as follows: Payment terms are net 30 days from the date the State receives an error-free invoice with all necessary and complete supporting documents. Provider shall submit detailed invoices, itemizing all work performed during the invoice period, including the dates of service, rates of pay, hours of work performed, and any other information and/or documentation appropriate and sufficient to substantiate the amount invoiced for payment by the State. All invoices must include the Department and Advantage Contract numbers for this contract.
2. BENEFITS AND DEDUCTIONS. If the Provider is an individual, the Provider understands and agrees that he/she is an independent contractor for whom no Federal or State Income Tax will be deducted by the Department, and for whom no retirement benefits, survivor benefit insurance, group life insurance, vacation and sick leave, and similar benefits available to State employees will accrue. The Provider further understands that annual information returns, as required by the Internal Revenue Code or State of Maine Income Tax Law, will be filed by the State Controller with the Internal Revenue Service and the State of Maine Bureau of Revenue Services, copies of which will be furnished to the Provider for his/her Income Tax records.
3. INDEPENDENT CAPACITY. In the performance of this Contract, the parties hereto agree that the Provider, and any agents and employees of the Provider, shall act in the capacity of an independent contractor and not as officers or employees or agents of the State.
4. DEPARTMENT'S REPRESENTATIVE. The Contract Administrator shall be the Department's representative during the period of this Contract. He/she has authority to curtail services if necessary to ensure proper execution. He/she shall certify to the Department when payments under the Contract are due and the amounts to be paid. He/she shall make decisions on all claims of the Provider, subject to the approval of the Commissioner of the Department.
5. CHANGES IN THE WORK. The Department may order changes in the work, the Contract Amount being adjusted accordingly. Any monetary adjustment or any substantive change in the work shall be in the form of an amendment, signed by both parties and approved by the State Purchases Review Committee. Said amendment must be effective prior to execution of the work.
6. SUB-AGREEMENTS. Unless provided for in this Contract, no arrangement shall be made by the Provider with any other party for furnishing any of the services herein contracted for without the consent and approval of the Contract Administrator. Any sub-agreement hereunder Entered into subsequent to the execution of this Contract must be annotated "approved" by the Contract Administrator before it is reimbursable hereunder. This provision will not be taken as requiring the approval of contracts of employment between the Provider and its employees assigned for services thereunder.
7. SUBLETTING, ASSIGNMENT OR TRANSFER. The Provider shall not sublet, sell, transfer, assign or otherwise dispose of this Contract or any portion thereof, or of its right, title or interest therein, without written request to and written consent of the Contract Administrator. No subcontracts or transfer of Contract shall in any case release the Provider of its liability under this Contract.
8. EQUAL EMPLOYMENT OPPORTUNITY. During the performance of this Contract, the Provider agrees as follows:

STATE OF MAINE | SERVICE CONTRACT**MA 18P 201026-044**

- a. The Provider shall not discriminate against any employee or applicant for employment relating to this Contract because of race, color, religious creed, sex, national origin, ancestry, age, physical or mental disability, or sexual orientation, unless related to a bona fide occupational qualification. The Provider shall take affirmative action to ensure that applicants are employed and employees are treated during employment, without regard to their race, color, religion, sex, age, national origin, physical or mental disability, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; and selection for training including apprenticeship. The Provider agrees to post in conspicuous places available to employees and applicants for employment notices setting forth the provisions of this nondiscrimination clause.

- b. The Provider shall, in all solicitations or advertising for employees placed by or on behalf of the Provider relating to this Contract, state that all qualified applicants shall receive consideration for employment without regard to race, color, religious creed, sex, national origin, ancestry, age, physical or mental disability, or sexual orientation.
- c. The Provider shall send to each labor union or representative of the workers with which it has a collective bargaining Contract, or other Contract or understanding, whereby it is furnished with labor for the performance of this Contract a notice to be provided by the contracting agency, advising the said labor union or workers' representative of the Provider's commitment under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- d. The Provider shall inform the contracting Department's Equal Employment Opportunity Coordinator of any discrimination complaints brought to an external regulatory body (Maine Human Rights Commission, EEOC, Office of Civil Rights) against their agency by any individual as well as any lawsuit regarding alleged discriminatory practice.
- e. The Provider shall comply with all aspects of the Americans with Disabilities Act (ADA) in employment and in the provision of service to include accessibility and reasonable accommodations for employees and clients.
- f. Providers and subcontractors with Contracts in excess of \$50,000 shall also pursue in good faith affirmative action programs, which programs must conform with applicable state and federal laws, rules and regulations.
- g. The Provider shall cause the foregoing provisions to be inserted in any subcontract for any work covered by this Contract so that such provisions shall be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
9. EMPLOYMENT AND PERSONNEL. The Provider shall not engage on a full-time, part-time or other basis during the period of this Contract, any (a) state employee or (b) any former state employee who participated in any way in the solicitation, award or administration of this Agreement. This restriction shall not apply to regularly retired employees or any employee who has out of state employment for a period of twelve (12) months.
10. WARRANTY. The Provider warrants that it has not employed or contracted with any company or person, other than for assistance with the normal study and preparation of a proposal, to solicit or secure this Contract and that it has not paid, or agreed to pay, any company or person, other than a

bona fide employee working solely for the Provider, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon, or resulting from the award for making this Contract. For breach or violation of this warranty, the Department shall have the right to annul this Contract without liability or, in its discretion to otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

11. ACCESS TO RECORDS. As a condition of accepting an Contract for services under this section, a Provider must agree to treat all records, other than proprietary information, relating to personal services work performed under the Contract as public records under the freedom of access laws to the same extent as if the work were performed directly by the Department or agency. For the purposes of this subsection, "proprietary information" means information that is a trade secret or commercial or financial information, the disclosure of which would impair the competitive position of the Provider and would make available information not otherwise publicly available. Information relating to wages and benefits of the employees performing the personal services work under the Contract and information concerning employee and Contract oversight and accountability procedures and systems are not proprietary information. The Provider shall maintain all books, documents, payrolls, papers, accounting records and other evidence pertaining to this Contract and make such materials available at its offices at all reasonable times during the period of this Contract and for such subsequent period as specified under Maine Uniform Accounting and Auditing Practices for Community Agencies (MAAP) rules. The Provider shall allow inspection of pertinent documents by the Department or any authorized representative of the State of Maine or Federal Government, and shall furnish copies thereof, if requested. This subsection applies to contracts, contract extensions and contract amendments executed on or after October 1, 2009.
12. TERMINATION. (a) The performance of work under the Contract may be terminated by the Department whenever for any reason the Contract Administrator shall determine that such termination is in the best interest of the Department. Any such termination shall be effected by delivery to the Provider of a Notice of Termination specifying the date on which such termination becomes effective. Upon such termination, the Department shall pay the Provider for work performed by the Provider prior to the date of Notice of Termination. (b) Either party may terminate this Agreement for cause by providing a written notice of termination stating the reason for the termination. Upon receipt of the notice of termination, the defaulting party shall have fifteen (15) business days to cure the default. If the default is of such a nature that it cannot be cured within fifteen (15) business days, the defaulting party shall have such additional time, as the parties may agree to, to cure the default, provided the defaulting party has taken steps to cure the default with the initial 15 days.
13. GOVERNMENTAL REQUIREMENTS. The Provider warrants and represents that it will comply with all governmental ordinances, laws and regulations.
14. GOVERNING LAW. This Contract shall be governed in all respects by the laws, statutes, and regulations of the United States of America and of the State of Maine. Any legal proceeding against the State regarding this Contract shall be brought in State of Maine administrative or judicial forums. The Provider consents to personal jurisdiction in the State of Maine.
15. STATE HELD HARMLESS. The Provider shall indemnify and hold harmless the Department and its officers, agents, and employees from and against any and all third party claims, liabilities, and costs, including reasonable attorney fees, for any or all injuries to persons or property or claims for money damages, including claims for violation of intellectual property rights, arising from the negligent acts or omissions of the Provider, its employees or agents, officers or Subcontractors in the performance of work under this Agreement; provided, however, the Provider shall not be liable for claims arising out of the negligent acts or omissions of the Department, or for actions taken in reasonable reliance on written instructions of the Department.

16. NOTICE OF CLAIMS. The Provider shall give the Contract Administrator immediate notice in writing of any legal action or suit filed that is related in any way to the Contract or which may affect the performance of duties under the Contract, and prompt notice of any claim made against the Provider by any subcontractor which may result in litigation related in any way to the Contract or which may affect the performance of duties under the Contract.
17. APPROVAL. This Contract must have the approval of the State Controller and the State Purchases Review Committee before it can be considered a valid, enforceable document.
18. INSURANCE. The Provider shall keep in force a liability policy issued by a company fully licensed or designated as an eligible surplus line insurer to do business in this State by the Maine Department of Professional & Financial Regulation, Bureau of Insurance, which policy includes the activity to be covered by this Contract with adequate liability coverage to protect itself and the Department from suits. Providers insured through a "risk retention group" insurer prior to July 1, 1991, may continue under that arrangement. Prior to or upon execution of this Contract, the Provider shall furnish the Department with written or photocopied verification of the existence of such liability insurance policy.
19. NON-APPROPRIATION. Notwithstanding any other provision of this Contract, if the State does not receive sufficient funds to fund this Contract and other obligations of the State, if funds are de-appropriated, or if the State does not receive legal authority to expend funds from the Maine State Legislature or Maine courts, then the State is not obligated to make payment under this Contract.
20. SEVERABILITY. The invalidity or unenforceability of any particular provision, or part thereof, of this Contract shall not affect the remainder of said provision or any other provisions, and this Contract shall be construed in all respects as if such invalid or unenforceable provision or part thereof had been omitted.
21. ORDER OF PRECEDENCE. In the event of a conflict between the documents comprising this Agreement, the Order of Precedence shall be:
- Rider C Exceptions
 - Rider B Terms and Conditions
 - Rider A Scope of Work
 - Payment Rider
 - Rider D Included at Department's Discretion
 - Rider E Included at Department's Discretion
 - Rider F Included at Department's Discretion
 - Rider G Identification of Country in which contracted work will be performed
 - Business Associate Agreement included at Department's Discretion
 - Other Included at Department's Discretion
22. FORCE MAJEURE. The performance of an obligation by either party shall be excused in the event that performance of that obligation is prevented by an act of God, act of war, riot, fire, explosion, flood or other catastrophe, sabotage, severe shortage of fuel, power or raw materials, change in law, court order, national defense requirement, or strike or labor dispute, provided that any such event and the delay caused thereby is beyond the control of, and could not reasonably be avoided by, that party.
23. SET-OFF RIGHTS. The State shall have all of its common law, equitable and statutory rights of set-off.

These rights shall include, but not be limited to, the State's option to withhold for the purposes of set-off any monies due to the Provider under this Contract up to any amounts due and owing to the State with regard to this Contract, any other Contract, any other Contract with any State department or agency, including any Contract for a term commencing prior to the term of this Contract, plus any amounts due and owing to the State for any other reason including, without limitation, tax delinquencies, fee delinquencies or monetary penalties relative thereto. The State shall exercise its set-off rights in accordance with normal State practices including, in cases of set-off pursuant to an audit, the finalization of such audit by the State agency, its representatives, or the State Controller.

24. ENTIRE CONTRACT. This document contains the entire Contract of the parties, and neither party shall be bound by any statement or representation not contained herein. No waiver shall be deemed to have been made by any of the parties unless expressed in writing and signed by the waiving party. The parties expressly agree that they shall not assert in any action relating to the Contract that any implied waiver occurred between the parties, which is not expressed in writing. The failure of any party to insist in any one or more instances upon strict performance of any of the terms or provisions of the Contract, or to exercise an option or election under the Contract, shall not be construed as a waiver or relinquishment for the future of such terms, provisions, option or election, but the same shall continue in full force and effect, and no waiver by any party of any one or more of its rights or remedies under the Contract shall be deemed to be a waiver of any prior or subsequent rights or remedy under the Contract or at law.
25. AMENDMENT: No changes, modifications, or amendments in the terms and conditions of this Contract shall be effective unless reduced to writing, numbered and signed by the duly authorized representative of the State and Provider.
26. DEBARMENT, PERFORMANCE, AND NON-COLLUSION CERTIFICATION: By signing this Contract, the Provider certifies to the best of Provider's knowledge and belief that the aforementioned organization, its principals and any subcontractors named in this Contract:
- a. Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from bidding or working on contracts issued by any governmental agency.
 - b. Have not within three years of submitting the proposal for this contract been convicted of or had a civil judgment rendered against them for:
 - i. Fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state or local government transaction or contract.
 - ii. Violating Federal or State antitrust statutes or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - iii. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
 - iv. Have not within a three (3) year period preceding this proposal had one or more federal, state or local government transactions terminated for cause or default.
 - c. Have not Entered into a prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services and this proposal is in all respects fair and without collusion or fraud. The above-mentioned entities understand and agree that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.

RIDER G

IDENTIFICATION OF COUNTRY

IN WHICH CONTRACTED WORK WILL BE PERFORMED

Please identify the country in which the services purchased through this contract will be performed:

- United States. Please identify state: Maine**
- Other. Please identify country: Enter Country**

Notification of Changes to the Information

The Provider agrees to notify the Division of Procurement Services of any changes to the information provided above.