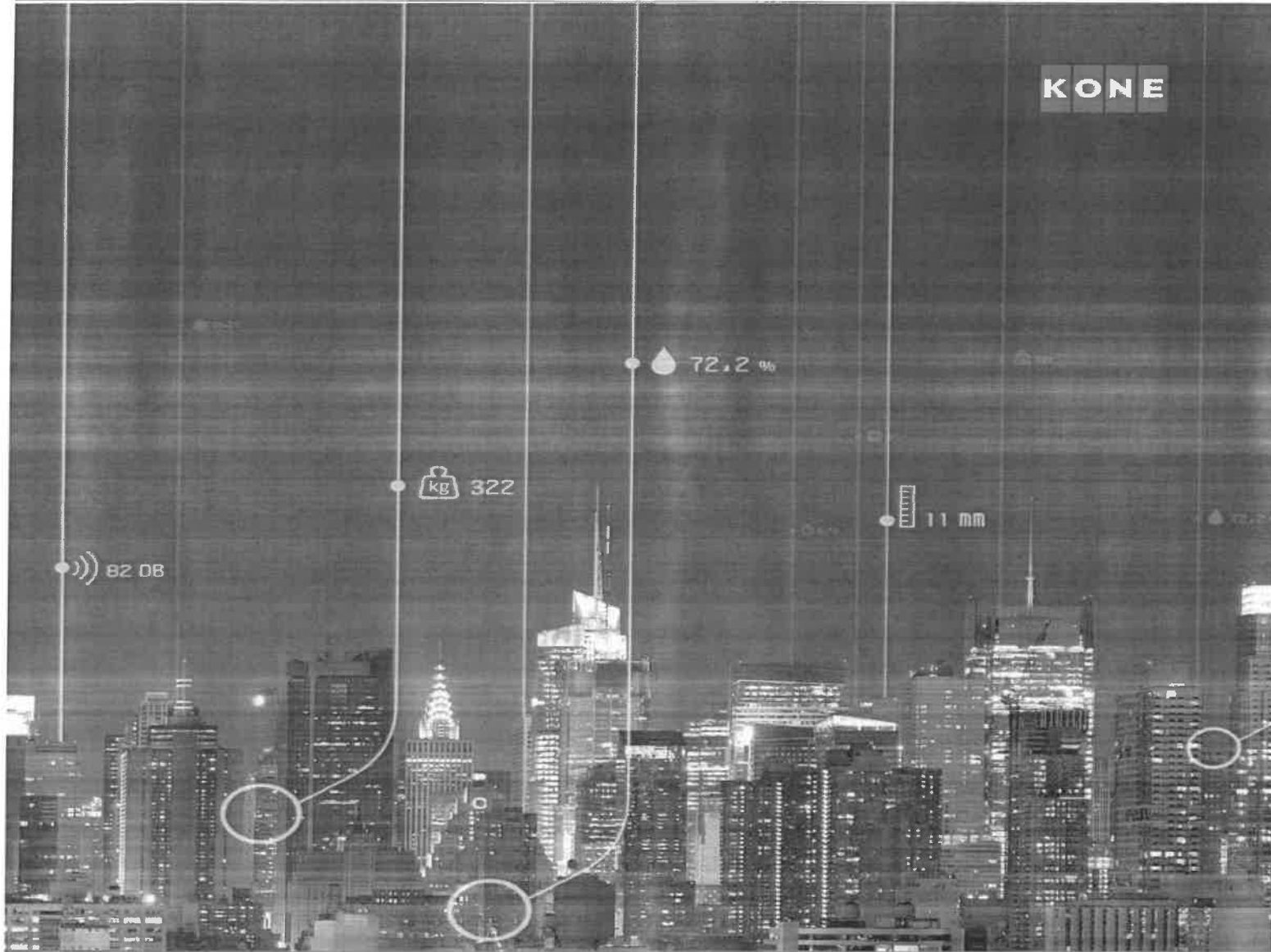




KONE



KONE CARE' 24/7 CONNECT



KONE has taken a major step forward in the industry using IoT technology. Working with IBM, new solutions like remote diagnostics and predictability means we will deliver better service quality for our customers, and great experiences for the passengers.

KONE Care™ Maintenance Agreement

Prepared for: PERRIS UNION HIGH SCHOOL DIST - Art Fritz

Date: May 13, 2019

Issued by: Amy Strobel

Dedicated to People Flow™



May 13, 2019
PUHSD Portfolio
Various

KONE
Orange County 11165
Knott Ave Cypress,
California Phone: 714-
699-0354 Fax: 714-
893-1848
amy.strobel@kone.com

Attn: Art Fritz

Re: KONE Care™ Maintenance Agreement
PUHSD Portfolio

Dear Art Fritz,

Thank you for the opportunity to submit our KONE Care Maintenance Agreement for the vertical transportation equipment located at PUHSD Portfolio.

KONE Care™ provides a detailed program that covers various components of your vertical transportation operation and is tailored to your specific facility, equipment, and needs. KONE's maintenance methods are utilized to maintain the safety, performance, and reliability of your equipment. Our trained service technicians follow proven performance procedures to help deliver a customized maintenance program, designed specifically to the profile for each piece of equipment.

As part of our advanced solutions, we also invite you to inquire about our KONE 24/7 Connected Services program, an innovative approach to connect your elevators and escalators for predictive monitoring services with IBM Watson. Please let me know if you would like to learn more about this service.

Upon your approval, please sign and return two (2) copies of the KONE Care Maintenance Agreement to our local branch office. One fully executed copy of the maintenance agreement will be returned to you for your files.

Once again, thank you for the opportunity to serve your vertical transportation needs. Please feel free to contact me with any questions at 714699-0354.

Respectfully,

Amy Strobel
Sr. Sales Consultant
KONE

Dedicated to People Flow™



Purchaser ("Purchaser"):
 PERRIS UNION HIGH SCHOOL DIST
 155 E FOURTH STREET
 PERRIS, California 92570

Service Location ("Premises"):
 PUHSD Portfolio
 Various
 , California

KONE Inc. ("KONE")
 Orange County
 11165 Knott Ave
 Cypress, California 90630

TENDER DATE: 05/13/2019

EFFECTIVE DATE: 07/01/2019

SCOPE OF SERVICES

1.EQUIPMENT DESCRIPTION ("Equipment")

For additional information about the Equipment covered under the terms of this Agreement, see Exhibit A.

Manufacturer	Type	Sub-Type	Count
Other	Other	Wheelchair Lift	5
Other US Control Systems	Elevator	Hydraulic	1
Other US Control Systems	Elevator	Hydraulic	1
Thyssen Krupp	Elevator	Hydraulic	1
Thyssen Krupp	Elevator	Hydraulic	1
Thyssen Krupp	Elevator	Hydraulic	1
Thyssen Krupp	Elevator	Hydraulic	1
Other US Control Systems	Elevator	Hydraulic	1
Other US Control Systems	Elevator	Hydraulic	1
Other US Control Systems	Elevator	Hydraulic	1
Thyssen Krupp	Elevator	Hydraulic	1
Thyssen Krupp	Elevator	Hydraulic	1
Thyssen Krupp	Elevator	Hydraulic	1
Other US Control Systems	Elevator	Hydraulic	1

2.SERVICES

Customized Preventative Maintenance - (PVHS Elev #1; PVHS Elev #2; HHS Elev #1; HHS Elev #2; HHS Elev #3; HHS Elev #4; PHS Elev #1; PHS Elev #2; PHS Elev #3; PHS Elev #4; PMS - Elev #1; PHS - Elev #5; PUHSD - Admin;)

KONE will perform 4 maintenance visits to examine, maintain, adjust, and lubricate the components listed below. In addition, KONE will repair or replace the components listed below, unless exclusion or limited scope language exists elsewhere in this Agreement. All other work related to the equipment is Purchaser's responsibility unless specifically noted elsewhere in this Agreement, or unless Purchaser has separately contracted with KONE for the work.

A. Hydraulic Elevators

1. Relay Logic Control System

All control system components.

2. Microprocessor Control System

All control system components. System performance examinations will be conducted to ensure that dispatching and motion control systems are operating properly.

3. Power Unit

Pump, motor, valves, and all related parts and accessories.

4. Hoistway and Pit Equipment

All elevator control equipment and buffers.

5. Rails and Guides

Guide rails, guide shoe gibs, and rollers

6. Wiring

All elevator control wiring and all power wiring from the elevator equipment input terminals to the motor.

7. Door Equipment

Automatic door operators, hoistway and car door hangers, hoistway and car door contacts, door protective devices, hoistway door interlocks, door gibs, and auxiliary door closing devices.

8. Manual Freight Door Equipment

Switches, retiring cams, interlocks, guide shoes, sheaves, rollers, chains, sprockets, tensioning devices, and counter-balancing equipment.

9. Power Freight Door Equipment

Controller, relays, contactors, rectifiers, timers, resistors, solid state components, door motors, retiring cams, interlocks, switches, guide shoes, sheaves, rollers, chains, sprockets, and tensioning devices.

10. Hydraulic System Accessories

Exposed piping, fittings accessories between the pumping unit and the jack, jack packing, hydraulic fluid, and any heating or cooling elements installed by the original equipment manufacturer ("OEM") for controlling fluid temperature.

11. Signals and Accessories

Car operating panels, hall push button stations, hall lanterns, emergency lighting, car and hall position indicators, car operating panels, fireman's service equipment and all other signals, and accessory facilities furnished and installed as an integral part of the elevator equipment. Re-lamping of signal fixtures is included only during KONE's maintenance visits. Service requests for re-lamping of signal fixtures will be billed separately at KONE's then current labor rates.

12. Car Equipment

All elevator control system components on the car.

Examination and Lubrication - (PVHS - WCL - Ladies LR; PVHS - WCL - Mens LR; HHS - WCL - Theater; PHS - WCL - Ladies LR; PHS - WCL - Mens LR;)

KONE will provide the labor to perform 4 maintenance visits to examine and/or lubricate the following equipment areas per twelve month period.

- Control system
- Power unit and/or machines
- Hydraulic system accessories
- Hoistway and pit equipment
- Door equipment
- Signals and accessories
- Rails and guides

KONE will provide all lubricants, greases, and wiping cloths.

If KONE identifies items, which, in KONE's judgment, require replacement or repair, KONE will submit to Purchaser a separate proposal and contract for Purchaser's signature. KONE makes no guarantee that its examination will identify any items that require replacement or repair.

3. TESTING

KONE is not obligated to: perform safety tests other than those specified herein; perform any work required by new or retroactive code changes; perform tests required or correct outstanding violations or deficiencies identified prior to the effective date. Unless specifically provided for in this section; a written Maintenance Control Plan (MCP) and documented testing procedures are not included, even when required by current code, as such that code may be changed or amended from time to time by local jurisdictions. KONE is not responsible for providing documentation onsite, as all reporting and testing records are available digitally.

4. HOURS OF SERVICE

All services described above in this Agreement will be performed during the regular working hours of the regular working days of the elevator or escalator trade in the location where the services are performed, unless otherwise specified in the Agreement.

5. SERVICE REQUESTS (CALLBACKS)

Service requests are defined as services that require immediate attention and that are within the scope of services and not excluded from the scope of services as provided below. Service requests outside the scope of services will be billed separately at KONE's then current labor rates and material prices plus mileage and incidentals. Any rates and lump sum amounts are not subject to audit. Service requests that require more than one technician or more than two hours to complete will be treated as a repair and scheduled in accordance with the Hours of Service section above. Purchaser agrees that KONE may perform service requests made by any person that KONE believes is authorized by Purchaser to make such requests. Unless specified herein travel time and expenses are billable.

Regular Time Coverage - (PVHS Elev #1; PVHS Elev #2; HHS Elev #1; HHS Elev #2; HHS Elev #3; HHS Elev #4; PHS Elev #1; PHS Elev #2; PHS Elev #3; PHS Elev #4; PMS - Elev #1; PHS - Elev #5; PUHSD - Admin;)

In addition to the work described in the Scope of Services section, this Agreement covers requests for service during the regular working hours of the regular working days of the elevator trade.

6. REPORTING SERVICES

KONE may provide Purchaser with access to KONE's online reporting tool. Based on the Purchaser's user access, Purchaser can view information about the performance and service of the Equipment. KONE may provide Purchaser with automatic email notifications that provide information on work performed.

7. EXCLUSIONS

The following are excluded from the scope of services:

A. GENERAL

1. KONE is not obligated to: remove water or excessive debris from the pit; make replacements or repairs necessitated by fluctuations in the building power systems, adverse machine room or environmental conditions (including without limitation temperature variations below 50 degrees or above 90 degrees Fahrenheit) or humidity greater than 95% relative humidity, prior water exposure, rust, fire, explosion, acts of God, misuse, vandalism, theft, acts or mandates of government, labor disputes, strikes, lockouts, or tampering with the equipment by any person other than a KONE representative, negligence or acts or omissions of the Purchaser or any third party, or any other cause beyond KONE's control.
2. KONE agrees to maintain the existing performance as designed and installed. KONE is not required under this Agreement to make changes in operation and/or control, subsequent to the date of this Agreement.
3. Notwithstanding anything contained to the contrary within this Agreement, KONE's work shall not include any abatement or disturbance of asbestos containing material (ACM), presumed asbestos containing materials (PACM), or other hazardous materials (i.e. lead, PCBs) (collectively "HazMat"). Any work in the affected area where reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from the HazMat is excluded from KONE's scope of work without an applicable change order to reflect the additional costs and time. In accordance with OSHA requirements, Purchaser shall inform KONE and its employees who will perform work activities in areas which contain HazMat of the presence and location of HazMat in such areas which may be contacted during work before entering the area. Other than as expressly disclosed in writing, Purchaser warrants that KONE's work area at all times meets applicable OSHA permissible exposure limits (PELs). KONE shall have the right to discontinue its work in any location where suspected HazMat is encountered or disturbed. Any HazMat removal or abatement, or delays caused by such, required in order for KONE to perform its work shall be Purchaser's sole responsibility and expense. After any removal or abatement, Purchaser shall provide documentation that the HazMat has been abated from the KONE work area and air clearance reports shall be made available upon request prior to the start of KONE's work.
4. Nothing contained within this agreement shall be construed or interpreted as requiring KONE to assume the status of an owner, operator, generator, storer, transporter, treater or disposal facility as those terms appear within RCRA or any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants. Purchaser shall be responsible to execute all waste manifests necessary to transport hazardous materials for disposal.

B. OBSOLESCENCE

1. Component may become obsolete during the term of this Agreement. Obsolete components are not covered under this Agreement. KONE will provide Purchaser with a separate quotation for the price to replace obsolete components. Equipment modifications necessary to accommodate replacement of obsolete components are at the Purchaser's expense.
2. Components include without limitation any part, component, assembly, product, or firmware or software module. A component is obsolete when it can no longer be economically produced due to the cessation of consistent sources for materials, a loss or termination of a manufacturing process occurs, product reliability analysis shows that it is not economically feasible to continue to produce the component, escalation of component costs beyond acceptable industry expectations drive alternative equipment upgrades, the support of product safety programs or conformance to codes or standards mandates that use of a component be discontinued in its entirety, the OEM designates the component as obsolete, or such component has been installed 20 or more years. No exception to the above will be made for a component designated as obsolete because it can be custom made or acquired at any price. KONE will not be required to furnish reconditioned or used components. After the component that replaces the obsolete component is installed, that component is covered under this Agreement unless it becomes obsolete.

C. ELEVATOR

1. Refinishing, repairing, replacing, or cleaning of the: car enclosure; gates or door panels; door pull straps; hoistway enclosure; rail alignment; hoistway doors; door frames; sills; hoistway gates; flooring; power feeders, switches, and their wiring and fusing; car light diffusers; ceiling assemblies and attachments; smoke or heat sensors; fans; fireman's phone devices; intercoms; phone lines; music systems; media displays; card-readers or other security systems; computer monitoring systems; light tubes and bulbs; pit pumps; emergency power generators; hydraulic cylinder; unexposed piping; or disposal or clean-up of waste oil or contamination caused by leaks in the hydraulic cylinder or unexposed piping. KONE is not be obligated to perform or keep records of firefighter's service testing, unless specifically included in this Agreement.

8. REMOTE MONITORING

If the Equipment is equipped with remote monitoring capabilities, Purchaser gives KONE the right to utilize this functionality and the phone line to the Equipment to collect data related to the use and operation of the Equipment, so long as such data does not include Personally Identifiable Information of students, parents, or Purchaser staff, as defined by the Family Educational Rights and Privacy Act of 1974.

9. SAFETY

Purchaser will provide a safe workplace for KONE personnel and safe access to the equipment, property and machine room areas and keep all machine rooms and pit areas free from water, stored materials and debris; remove and dispose of any hazardous materials, water or waste according to applicable laws and regulations; post any and all instructions and warnings related to the use of the equipment. Purchaser will be responsible for proper supervision and use of the equipment, and for taking such steps including but not limited to providing attendant personnel, warning signs and other controls necessary to ensure the safety of the user or safe operation of the equipment.

If in KONE's sole judgment the equipment presents a safety hazard to the riding public or KONE's technicians (including but not limited to Purchaser's act of creating or allowing unsafe practices or conditions or Purchaser's failure to authorize necessary repairs or upgrades), KONE may terminate this Agreement in accordance with Section 1 of the Terms and Conditions of this Agreement, below, once a thirty (30) day cure period has been provided. To the extent that KONE provides Purchaser with any written account or report identifying a safety issue with the equipment that is the subject of the Agreement or otherwise makes any recommendation or proposal to make a reasonably necessary safety improvement or to address a safety issue related to such equipment, and Purchaser does not approve KONE's proposal or recommendation within a reasonable period of time, Purchaser agrees to indemnify, defend, and hold KONE harmless for any claims arising out of Purchaser's failure to comply with KONE's recommendations and proposals, and any obligation on the part of KONE to indemnify or defend Purchaser with regard to such claim shall be null and void.

10. NOTICE OF MALFUNCTION OR INJURY

As to any elevator or escalator equipment that is the subject of the Agreement, Purchaser will: (i) immediately shut down any such equipment that presents a potential safety hazard; and (ii) provide prompt verbal notice to KONE's Service Center of such hazard. Purchaser will immediately notify KONE's Service Center of any injury or accident in or about such equipment, followed by prompt written notice of such injury or accident. Any indemnity of Purchaser provided by KONE under the Agreement becomes null and void and will not be considered in interpreting the Agreement if Purchaser does not take the action or provide the notice required by this provision.

11. THIRD PARTY SERVICES

- A. All services within the scope of this Agreement must be performed by KONE or its subcontractors, if any. If Purchaser causes or permits a third party to perform the same or substantially the same services required by this Agreement, Purchaser shall be deemed in breach of this Agreement and Purchaser waives all claims against KONE arising from or related to a third party's performance of such services. Kone shall provide the District with written notice ten (10) days prior to any subcontractor conducting work.
- B. If a third party works on the equipment during the term of this Agreement, KONE reserves the right to inspect the equipment and may determine that re-work, different or additional work is required. Purchaser will reimburse KONE for the cost of any additional work required. If Purchaser declines to have KONE perform the additional work, KONE reserves the right to cancel the Agreement upon written notice to Purchaser.

12. NON-KONE EQUIPMENT

If the equipment covered under this Agreement was not manufactured by KONE (or a company acquired by KONE), Purchaser will: (i) provide KONE with a complete set of as-built wiring diagrams, (ii) Purchaser will procure and pay for replacement parts or proprietary diagnostic devices from the OEM, if requested by KONE, and (iii) provide Maintenance Control Plan (MCP) test procedures as required by current code, as that code may be changed or amended from time to time. KONE will reimburse Purchaser for the actual cost paid by Purchaser for OEM parts acquired at KONE's request. KONE is not responsible for any delays, damages, cost, or claims arising from or in connection with Purchaser's failure to provide OEM parts or proprietary diagnostic devices in a timely manner. Purchaser authorizes KONE to produce single copies of the EPROM and/or ROM chips for each unit for the sole purpose of an archive backup of the embedded software to allow for replacement of a defective or damaged chip. These will be stored on the building premises and the Purchaser retains possession.

TERMS AND CONDITIONS

1. TERM AND TERMINATION

- A. This Agreement will commence on the effective date and continue for an initial period of one (1) year. Either party may terminate this Agreement at any time by giving the other party no less than ninety (90) days nor more than one hundred twenty (120) days written notice, via certified mail, prior to the expiration date of the term of the Agreement.
- B. If a party materially breaches the Agreement, the other party shall provide written notice of the breach and a reasonable time under the circumstances to cure the breach, but in no event less than a thirty (30) days cure period. If the breaching party fails to cure the breach within the specified time period, the non-breaching party may terminate the Agreement upon fifteen (15) days written notice to the other party.

2. CANCELLATION

If Purchaser cancels or otherwise terminates the Agreement in any way inconsistent with the termination provisions of the Agreement, such cancellation will constitute a material breach of the Agreement. In such case, Purchaser will pay as a cancellation fee an amount equal to fifty percent (50%) of the balance of the total price owed for the remaining term of the Agreement. Notwithstanding anything to the contrary in the Agreement, the cancellation fee will be paid by Purchaser within one (1) week after receipt of KONE's invoice.

3. ASSIGNMENT

Either party may assign the Agreement to a third party only with express written consent of the other party. If Purchaser transfers ownership of the premises on which such equipment is located to a new owner, Purchaser will promptly provide KONE with new owner's contact information and take all such actions as are necessary to assign the Agreement to the new owner. Purchaser will promptly provide KONE with a copy of such assignment. Should the new owner fail to assume this Agreement, Purchaser shall remain liable for all unpaid amounts, including those owed for the balance of the current unexpired term of this Agreement.

4. PAYMENT TERMS

Payment is due thirty (30) days from the date of the invoice. A charge of the greater of: (i) one and one half percent (1½%); or (ii) the maximum rate permitted by applicable law, will be applied to the unpaid balance.

5. SUSPENSION OF SERVICE

If Purchaser fails to pay any invoice within the specified payment terms or if Purchaser breaches any material provision of the Agreement, KONE may stop work or suspend its services under this Agreement and/or other contracts with the Purchaser until all invoices are current or Purchaser cures the breach. Any requests for service during the period of suspension of service or repairs necessitated by the lack of maintenance service will be invoiced by KONE and paid separately by Purchaser.

6. TAXES

Purchaser is responsible for the payment of all federal, state, or local taxes applicable to the services or materials provided under the Agreement.

7. INSURANCE AND INDEMNIFICATION

KONE will provide an Owners and Contractors Protective Liability Policy, which lists Purchaser as a Named Insured. This policy will remain in effect for the duration of this Agreement. Limit to be \$1,000,000.

To the extent permitted by law, each party will indemnify, defend, and hold the other party harmless from and against any and all claims, demands, actions, suits, proceedings, judgments, damages, loss, liabilities, costs, or expenses, including without limitation court costs and reasonable attorney's fees, arising from or related to the indemnifying party's sole negligence or willful misconduct in performance of the Agreement. Each party is responsible for its share of any comparative or contributory negligence without indemnity by the other party.

Each party's indemnity obligations are expressly conditioned on the indemnified party: (i) giving the indemnifying party prompt written notice of each claim; (ii) promptly tendering to the indemnifying party the defense or settlement of each claim; and (iii) cooperating with the indemnifying party at the indemnified party's expense in defending or settling each claim. If an indemnified party does not comply with the terms of this provision, the indemnifying party's indemnity obligations will become null and void and will not be considered in interpreting the Agreement.

8. LIMITATION OF LIABILITY

- A. Notwithstanding anything to the contrary in this Agreement, KONE's total liability to Purchaser under the Agreement is limited to the total amount paid by Purchaser to KONE during the calendar year in which the liability occurred.
- B. In no event will either party be liable to the other party for indirect, incidental, consequential, special, exemplary, or punitive damages of any kind or nature arising from or related to performance of the Agreement, including without limitation loss of profits, loss or inaccuracy of data, or loss of use damages, even if the party has been advised of the possibility of such damages and even if under applicable law such damages would not be considered for indirect, incidental, punitive, special, or consequential damages. Each party hereby waives its rights to such damages to the fullest extent permitted by applicable law.
- C. If there is any litigation between the parties with respect to this Agreement or the subject matter hereof, the prevailing party in such litigation shall be entitled to collect all of its costs and expenses in such litigation, including reasonable attorney's fees and court costs, from the other party.

9. U.S. GOVERNMENT SALES

If the product(s) or service(s) provided under this Agreement are for end use by a federal, state or local government customer, KONE makes no representations, certifications or warranties whatsoever with respect to the ability of its product(s), service(s) or price(s) to satisfy any applicable federal, state or local statutes or regulations, including without limitation the Federal Acquisition Regulation ("FAR").

10. FORCE MAJEURE

A party is not liable for failure to perform its obligations under the Agreement if such failure results from Acts of God, fire, flood, unavoidable casualties, terrorist activities, government sanction, blockage, embargo, labor dispute, strike, or lockout, concealed conditions, shortage or unavailability of materials, supplies, labor, equipment or systems, interruption or failure of electricity or telephone service or any other causes beyond KONE's control. The non-performing party must promptly notify the other party in writing of the force majeure event and resume performance immediately upon cessation of the event.

11. VENUE

This Agreement, and any dispute arising from the relationship between the parties to this Agreement, will be governed by California law, excluding any laws that direct the application of another jurisdiction's laws. Any dispute that arises under or relates to this Agreement (whether in contract, tort, or both) will be resolved in a Riverside County superior court in California. Venue shall lie only in the County of Riverside.

12. PROPERTY RIGHTS

- A. KONE will provide Purchaser with any information or materials that it provides generally to all its customers in the ordinary course of its business. Any tools, devices, or other equipment that KONE uses to perform its services or monitor the Equipment remains the sole property of KONE. If this Agreement terminates or expires for any reason, Purchaser will give KONE access to the premises to remove such equipment at KONE's expense.
- B. KONE retains all rights, title, and interest, including all intellectual property rights, in and to the written materials it provides to Purchaser or uses to perform its services, including without limitation shop drawings, technical documentation, and user manuals, and to any software provided with the equipment. Purchaser will not use such software except in connection with the use and operation of the Equipment. Purchaser will not reverse engineer or otherwise attempt to obtain the source code of any software in object code form.

13. MISCELLANEOUS

The Agreement, including any attachments, supersedes all prior written or oral negotiations, commitments, agreements, and understandings between the parties relating to the subject thereof, and constitutes the entire agreement between the parties with respect to the subject matter hereof. The Agreement is not effective until signed by KONE's authorized representative and approved by the Purchaser's Board of Trustees. Notwithstanding

anything to the contrary in this Agreement, if Purchaser causes or permits KONE to commence performance of services, Purchaser accepts the terms and conditions of this Agreement. The Agreement may not be modified, amended, canceled, or altered by custom and usage of trade or course of dealing. Any section headings are for convenience only and will not in any way limit the scope or affect the interpretation of any provision of the Agreement. In the event any part of the Agreement is determined to be invalid or non-enforceable, the remaining part or provisions will continue in full force and effect. Failure or delay by a party to exercise any right, remedy, power, or privilege accorded by the Agreement does not constitute a waiver of such right, remedy, power, or privilege. A waiver is effective only if in writing and signed by the waiving party. A written waiver of default will not operate as a waiver of any other default or of the same default in the future. The terms and conditions of the Agreement that by their sense and context are intended to survive expiration or termination of the Agreement will so survive, including without limitation the making of all payments hereunder. This Agreement can be amended only in a writing signed by both parties. The parties acknowledge that no provision of this Agreement will be interpreted against any of the parties hereto because any such party or its counsel participated in the drafting thereof.

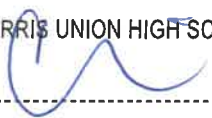
14. FINGERPRINTING

In accordance with Education Code § 45125.2 Kone shall, at its own expense, (1) install a physical barrier to limit contact with students by Kone and/or Kone's employees and/or subcontractors, and/or (2) provide for the continuous supervision and monitoring of Kone and/or Kone's employees and/or subcontractors by an employee of Kone who has received fingerprint clearance from the California Department of Justice, and/or (3) provide for the surveillance of Kone and Kone's employees, and/or subcontractor by a Purchaser employee.

PRICE

\$2,675 per month payable by Purchaser in twelve (12) monthly installments, after receipt of each monthly invoice, for an annual total of \$32,100.00. If Purchaser does not sign this Agreement within ninety (90) days after the tender date above, KONE reserves the right to submit a revised price.

PERRIS UNION HIGH SCHOOL DISTRICT



(Signature of Authorized Representative)

Candace Reines

(Print Name)

Deputy Superintendent

Title

6/20/19

Date

Respectfully submitted,

Amy Strobel



(Approved by) Authorized Representative

Jeff Blum

Title

Senior Vice President

Date June 11, 2019

Oppy 9116569

This is a non-standard KONE agreement. Terms and conditions have been modified.

KONE Care Value Added Services

*These services are offered to improve the quality and transparency
of the KONE service delivery experience.*

TESTING

In addition to the work described in the Services section above, the following additional services have been negotiated and are included at the determined frequency as listed.

1. **PVHS Elev #1**
CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.
2. **PVHS Elev #2**
CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.
3. **HHS Elev #1**
CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.
4. **HHS Elev #2**
CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.
5. **HHS Elev #3**
CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.
6. **HHS Elev #4**
CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.
7. **PHS Elev #1**
CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.
8. **PHS Elev #2**
CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.
9. **PHS Elev #3**
CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.
10. **PHS Elev #4**
CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.

11. PMS - Elev #1

CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.

Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.

12. PHS - Elev #5

CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.

Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.

13. PUHSD - Admin

CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.

Firefighter Safety Testing - Only During PM - The Firefighter's Service Test (necessary records) as required by applicable code will be completed on preventative maintenance visits specified herein. Most jurisdictions allow ownership or management to perform and keep records for firefighter's service testing.

24/7 CONNECTED SERVICES

KONE's 24/7 Connected Services uses proprietary advanced remote monitoring and analysis technologies to bring intelligent services to elevators and escalators. 24/7 Connected Services provides continuous updates on the status and condition of the equipment, allowing KONE to perform services tailored to each equipment's needs. 24/7 Connected Services is a family of different services that may be ordered separately.

As consideration and in order for KONE to be able to provide the 24/7 Connected Services to the Customer, the Agreement is hereby amended as follows:

1. KONE to provide the Services set forth below are included with this service agreement. This Service fee will be charged on the maintenance invoice at the same interval as the invoicing for maintenance under the Agreement. Installation and/or set-up fees will be provided in a separate proposal when applicable. The interest on any late payments shall be as detailed in the Agreement.
2. KONE shall perform the selected Value-Added Services (each a "Service" and together the "Services") substantially as set forth and authorized below:

A. KONE Care - Emergency Phone Monitoring

KONE shall program the elevator phone(s) listed below to call the KONE Customer Care Center and will monitor the elevator phone(s).

Customer shall:

1. Provide names and phone numbers of at least two (2) of its representatives for the KONE Service Center to contact on a 24 hour basis, and at least one (1) police, fire or local 911 agency name and phone number.
2. Notify KONE immediately in writing of any changes in these names or numbers. In the event of a call from the elevator, the KONE Customer Care Center will contact the points of contact in the order listed below. The local authorities will be contacted only if the previously mentioned point of contacts cannot be reached.
3. If KONE does not provide Wireless Phone Provider Service, Customer shall provide an analog phone line to the elevator machine room (to be terminated on the appropriate phone jacks). If phone line is an extension off an existing phone system, a backup power source must also be provided. An extension, if applicable, must be a direct inward dial (DID) extension. All phones and associated equipment shall be in compliance with the requirements of ASME A17.1, local codes and applicable law, as amended. Customer shall also provide the elevator phone number(s) and/or extension(s) for the phone(s) being programmed.

3. The KONE Care 24/7 Connected Services are performed for the following equipment, as further described in Exhibit A, attached:

Equipment Name	KONE Equipment #	Wireless Phone	Phone Monitoring	24/7 Connect
PVHS Elev #1			X	
PVHS Elev #2			X	
HHS Elev #1			X	
HHS Elev #2			X	
HHS Elev #3			X	
HHS Elev #4			X	
PHS Elev #1			X	
PHS Elev #2			X	
PHS Elev #3			X	
PHS Elev #4			X	
PMS - Elev #1			X	
PHS - Elev #5	43419963		X	
PUHSD - Admin	20038414		X	

Service	Price / Month
Kone Care Emergency Phone Monitoring	1.00
KONE Care Wireless Phone Provider Service	
24/7 Connect Performance Analytics	

4. Unless the remote monitoring device was a built-in component of a new KONE elevator, the remote monitoring devices are installed to the equipment by KONE solely in order to enable the Services. The remote monitoring devices are provided to the Customer as part of the Services. Purchaser gives KONE the right to utilize 24/7 Connected Services to collect, export and use data generated by the use and operation of the equipment, regardless if Customer elects any of the Services, and so long as collection of such data is otherwise compliant with this Agreement. Purchaser will not use the 24/7 Connected Services device, except in connection with the use and operation of the equipment. Purchaser will not reverse engineer or otherwise attempt to obtain the source code of any software in object code form. Purchaser has no ownership or proprietary rights to such data, nor the device or software that monitors, analyzes, translates, reports or compiles such data. KONE 24/7 Connected Services, including any data collected, the device(s) to perform the service, and any software related thereto shall be the exclusive property of KONE.
5. KONE 24/7 Connected Services is a family of remote monitoring Services. The parties may later agree to add new Services to the equipment.
6. The Services shall be performed for the duration of the Agreement. Should the Agreement expire or terminate, the Services will automatically terminate.
7. If any or all Services are terminated, unless the remote monitoring device was a built-in component of a new KONE elevator, the Customer shall upon request give KONE access to the equipment to remove any remote monitoring devices owned by KONE along with any other equipment which remains KONE's property at the facility or otherwise at KONE's expense. Such right shall survive the expiration or termination of the Agreement. Upon termination for any reason of either the Emergency Phone Monitoring or Wireless Phone Provider Service, no further phone services will be provided, the phone(s) must be immediately reprogrammed to dial to a location other than a KONE designated phone number and KONE will block the phone numbers from coming into the KONE Service Center. Upon termination for any reason of the Data Remote Monitoring, no further data will be collected. Upon any termination or expiration of the Agreement, no further Services will be provided, including phone services or data collection. KONE shall have no obligation to any party to either collect, export or analyze any data, or to provide the source code of any software in object code form.
8. If the Customer uses its own SIM card or network connection for the data transfer required by the Services, KONE shall not be liable for the costs of such data transfer incurred due to the Services

Remote Monitoring Service Voice Link and Wireless Phone Service

Elevator Description	Equipment #	Elevator Phone # and Extension for Caller ID
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
First Point of Contact (Required)		
Name:	Title:	
Phone #:	Cell Phone #:	
Second Point of Contact (Required)		
Name:	Title:	
Phone #:	Cell Phone #:	
Third Point of Contact (Optional)		
Name:	Title:	
Phone #:	Cell Phone #:	
Local Emergency Authorities (Required)		
Fire Department Phone #:	Police Department Phone #:	

CUSTOMER INFORMATION

Who is the agreement with?		
Legal Name of the Company:		
Address:		
City:	State:	Zip:
Contact Name:	Title:	
Phone:	Fax:	
Is the Owner tax exempt? Yes (If Yes, provide the Tax Exemption Certificate.)		
Federal tax ID #:		

Where should the invoice be sent?		
Legal Name of the Company:		
Attention:		
Address:		
City:	State:	Zip:
Contact Name:	Title:	
Phone:	Fax:	
Federal tax ID #:	Email:	

Who will be responsible for paying the invoices?		
Legal Name of the Company:		
Attention:		
Address:		
City:	State:	Zip:
Contact Name:	Title:	
Phone:	Fax:	

Federal tax ID #:	Email:
-------------------	--------

Exhibit "A" Equipment Covered

The following is a breakdown of the equipment covered under this Agreement:

PROPOSED UNITS & EQUIPMENT PRICING:

Perris High School 176 E Nuevo Rd, Perris, CA 92571	Service Type	Pricing / Month	Annual Testing
Hydraulic Passenger Unit – State ID #131502	Complete Maintenance	\$200.00	Included
Hydraulic Passenger Unit – State ID #106253	Complete Maintenance	\$200.00	Included
Hydraulic Passenger Unit – State ID #153017	Complete Maintenance	\$200.00	Included
Hydraulic Passenger Unit – State ID #171989	Complete Maintenance	\$200.00	Included
Wheelchair Lift – State ID #164667	Exam and Lubrication (Oil & Grease)	\$15.00	
Wheelchair Lift – State ID #164668	Exam and Lubrication (Oil & Grease)	\$15.00	
	Subtotal	\$1,030.00	

Paloma Valley High School 31376 Bradley Rd., Menifee, CA 92554	Elevators	Pricing / Month	Annual Testing
Hydraulic Passenger Unit – State ID #132275	Complete Maintenance	\$200.00	Included
Hydraulic Passenger Unit – State ID #106301	Complete Maintenance	\$200.00	Included
Wheelchair Lift – State ID #160061	Exam and Lubrication (Oil & Grease)	\$15.00	
Wheelchair Lift – State ID #160082	Exam and Lubrication (Oil & Grease)	\$15.00	
	Subtotal	\$430.00	

Heritage High School 26000 Briggs Rd., Menifee, CA 92555	Elevators	Pricing / Month	Annual Testing
Hydraulic Passenger Unit – State ID #153858	Complete Maintenance	\$200.00	Included
Hydraulic Passenger Unit – State ID #152105	Complete Maintenance	\$200.00	Included
Hydraulic Passenger Unit – State ID #146598	Complete Maintenance	\$200.00	Included
Hydraulic Passenger Unit – State ID #146599	Complete Maintenance	\$200.00	Included
Wheelchair Lift – State ID #146753	Exam and Lubrication (Oil & Grease)	\$15.00	
	Subtotal	\$815.00	

Perris Union High School District Main Office 155 E 4 th St, Perris, CA 92750	Service Type	Pricing / Month*	
Hydraulic Passenger Unit – State ID #93061	Complete Maintenance	\$200.00	Included
	Subtotal	\$200.00	

Pinacate Middle School 1990 S A St., Perris, CA 92750	Service Type	Pricing / Month*	
Hydraulic Passenger Unit – State ID #164582	Complete Maintenance	\$200.00	Included
	Subtotal	\$200.00	

Grand Total (all units)	Per Month	\$2,675.00	
--------------------------------	------------------	-------------------	--