

Exhibit A - Specifications

Fire & Security Alarm Monitoring Services, Fire Suppression System Testing, and Inspection & Maintenance Services

Locations:

- Brushy Creek Community Center
 - 16318 Great Oaks Drive
- Water Treatment Plant
 - 2300 Great Oaks Drive
- Public Works Staff Building
 - 17501 Great Oaks Drive
- Maintenance Yard
 - 3800 Oak Ridge
- Creekside Swimming Pool
 - 4300 Brushy Creek Road
- Cat Hollow Swimming Pool
 - 8600 O'Connor Drive
- Sendero Springs Swimming Pool
 - 4203 Pasada Lane
- Highland Horizon Swimming Pool
 - 416 Highland Horizon

Scope of Work per Location:

- Brushy Creek Community Center
 - Fire & Security Alarm Monitoring
 - Contractor shall monitor fire alarm and security alarm systems 24 hours per day, 7 days per week, and 365 days per year by trained personnel.
 - Contractor must be able to contact authorities within 60 seconds of the alarm activation.
 - Maintain call down lists for each facility and perform call downs on receipt of the alarm.
 - Contractor shall keep detailed records of each incident. At a minimum, reports shall include day, date, time and signal (open, close, test, alarm), user identification, zone identification, dispatch and disposition information. This report shall be delivered to the designated Brushy Creek staff member within 48 hours of any incident.
 - Fire Suppression Systems Inspections
 - Fire suppression systems shall be tested, and service tagged at the main alarm panel, at the frequency required by local, State, or Federal statute. Testing shall include but not be limited to all smoke detectors, manual pull devices, sprinkler systems, fire risers,

- backflow valve, enunciators, visual indicators and strobes, control units, voice/alarm communication systems and other devices that may be part of the fire alarm system.
- A record of each inspection, test, or service shall be maintained as specified in NFPA Standards and local, State, or Federal statutes. Copies of each inspection shall be forwarded to the local, State, or Federal authorities as required by law, code or ordinance. A copy of each inspection, test or service shall be forwarded to Brushy Creek within one week of completion of the inspection and/or test.
- All work shall be performed on a scheduled and systematic basis. In all cases, all equipment shall be maintained to manufacturer's specifications, kept in proper working order and in compliance with all applicable codes, at all times. Contractor shall schedule inspections with the Brushy Creek designated staff member.
- Contractor shall notify the Brushy Creek designated staff member within one week of any repairs required as a result of the inspection and test.
- Fire Extinguisher Maintenance
 - Annual visit to each Brushy Creek facility to inspect all fire extinguishers within that facility.
 - Six-year maintenance and/or hydro-testing of fire extinguishers requiring such maintenance when such maintenance does not exceed the cost of a replacement extinguisher.
 - Annual reports of all fire extinguisher inspections and maintenance, and other such related reports along with follow-up reports when necessary.
 - Contractor shall notify the Brushy Creek designated staff member within one week of any repairs required as a result of the inspection.

2. Water Treatment Plant

- Fire & Security Alarm Monitoring
 - Contractor shall monitor fire alarm and security alarm systems 24 hours per day, 7 days per week, and 365 days per year by trained personnel.
 - Contractor must be able to contact authorities within 60 seconds of the alarm activation.
 - Maintain call down lists for each facility and perform call downs on receipt of the alarm.
 - Contractor shall keep detailed records of each incident. At a minimum, reports shall include day, date, time and signal (open, close, test, alarm), user identification, zone identification, dispatch and disposition information. This report shall be delivered to the designated Brushy Creek staff member within 48 hours of any incident.
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- Fire Extinguisher Maintenance
 - Annual visit to each Brushy Creek facility to inspect all fire extinguishers within that facility.
 - Six-year maintenance and/or hydro-testing of fire extinguishers requiring such maintenance when such maintenance does not exceed the cost of a replacement extinguisher.
 - Annual reports of all fire extinguisher inspections and maintenance, and other such related reports along with follow-up reports when necessary.
 - Contractor shall notify the Brushy Creek designated staff member within one week of any repairs required as a result of the inspection.

3. Public Works Staff Building

- Security Alarm Monitoring
 - Contractor shall monitor security alarm system 24 hours per day, 7 days per week, and 365 days per year by trained personnel.
 - Contractor must be able to contact authorities within 60 seconds of the alarm activation.
 - Maintain call down lists for each facility and perform call downs on receipt of the alarm.
 - Contractor shall keep detailed records of each incident. At a minimum, reports shall include day, date, time and signal (open, close, test, alarm), user identification, zone identification, dispatch and disposition information. This report shall be delivered to the designated Brushy Creek staff member within 48 hours of any incident.
- Fire Extinguisher Maintenance
 - Annual visit to each Brushy Creek facility to inspect all fire extinguishers within that facility.
 - Six-year maintenance and/or hydro-testing of fire extinguishers requiring such maintenance when such maintenance does not exceed the cost of a replacement extinguisher.
 - Annual reports of all fire extinguisher inspections and maintenance, and other such related reports along with follow-up reports when necessary.

- Contractor shall notify the Brushy Creek designated staff member within one week of any repairs required as a result of the inspection.

4. Maintenance Yard

- Fire Extinguisher Maintenance
 - Annual visit to each Brushy Creek facility to inspect all fire extinguishers within that facility.
 - Six-year maintenance and/or hydro-testing of fire extinguishers requiring such maintenance when such maintenance does not exceed the cost of a replacement extinguisher.
 - Annual reports of all fire extinguisher inspections and maintenance, and other such related reports along with follow-up reports when necessary.
 - Contractor shall notify the Brushy Creek designated staff member within one week of any repairs required as a result of the inspection.

5. Creekside, Cat Hollow, Sendero Springs, and Highland Horizon Pools

- Fire Extinguisher Maintenance
 - Annual visit to each Brushy Creek facility to inspect all fire extinguishers within that facility.
 - Six-year maintenance and/or hydro-testing of fire extinguishers requiring such maintenance when such maintenance does not exceed the cost of a replacement extinguisher.
 - Annual reports of all fire extinguisher inspections and maintenance, and other such related reports along with follow-up reports when necessary.
 - Contractor shall notify the Brushy Creek designated staff member within one week of any repairs required as a result of the inspection.

Schedule for Performance of Services:

- Contractor shall monitor fire alarm and security alarm systems 24 hours per day, 7 days per week, and 365 days per year by trained personnel.
- All work shall be performed on a scheduled and systematic basis. In all cases, all equipment shall be maintained to manufacturer's specifications, kept in proper working order and in compliance with all applicable codes, at all times. Contractor shall schedule inspections with the Brushy Creek designated staff member.