



MAINTENANCE AGREEMENT

Customer’s Billing Name and Address:

City of Coppell 255 Parkway, Coppell, TX 75019

Service to be provided at:

29 City Buildings

Effective Date: October 1st, 2024

Account Manager: Bryan Strode

Agreement Amount: \$395,686.00

Proposal Date: 7/9/24

Payment Schedule: \$32,974.00 Per Monthly

Agreement Terms: Oct 1st, 2024 – Sept 30th, 2025

Omnia Partners # R200403-TX-310466

At the time of scheduled inspections and for the equipment listed on the attached pages, TDIndustries, Inc. agrees to perform the Planned Maintenance tasks described on the following pages.

TDIndustries, Inc. will make a total of four (4) Planned Maintenance Inspections over a total of four (4) scheduled site visits (except where noted) during each term of this agreement. (see exceptions) The Air Conditioning and Heating inspections include equipment startup and shutdown.

<input type="checkbox"/> PLANNED MAINTENANCE (PM)	<input type="checkbox"/> ELECTRICAL MAINTENANCE (EM)
<input checked="" type="checkbox"/> FULL MAINTENANCE (FM)	<input type="checkbox"/> BUILDING SYSTEM INTEGRATION MAINTENANCE (BSI)

Inspections shall be scheduled by TDIndustries, Inc. and will be based on manufacturer’s recommendations; equipment location; application and type; and TDIndustries, Inc. experience. A service report will be presented after each service call for your records that shows the maintenance and repair work completed.

Beginning with the effective date, the customer agrees to pay, in advance, for the service described herein according to the payment schedule shown above and remit to P.O. Box 300008, Dallas, TX 75303-0008. This agreement shall continue in effect unless either party gives written notice and confirms their intention not to renew and it is received by a minimum of thirty (30) days prior to the effective date. Either party may cancel this agreement prior to the expiration of the agreement terms, provided a 30-day written notice is delivered and confirmed. TDIndustries reserves the right to invoice and be paid for work performed that exceeds the billings to date for early cancellation. TDIndustries, Inc. may annually adjust any charges for ongoing maintenance and services. This adjustment will be based on the Service Consumer Price Index and any local increases in labor and material costs. This agreement is not valid or binding until accepted by TDIndustries, Inc.

TDINDUSTRIES, INC. TERMS AND CONDITIONS ARE A PART OF THIS AGREEMENT.

TDIndustries, Inc.

Customer

Printed Name and Title

Printed Name and Title

Date

Date

TDIndustries, Inc. 13850 Diplomat Dr., Dallas, TX 75234 - 972-888-9500 - Fax #972-888-9520

A/C - TA CL-A26339C

Plumbing – Larry Bartlett M-16723

Electrical - 32734

DALLAS

AUSTIN

FORT WORTH

HOUSTON

PHOENIX

SAN ANTONIO

DESCRIPTION OF SERVICES PROVIDED UNDER THIS AGREEMENT

FULL MAINTENANCE (FM)

This Full Maintenance Agreement is to provide services for the equipment referenced as “*Equipment Covered*”. Full Maintenance coverage provides for all labor, parts, material and miscellaneous expenses associated with maintaining and repairing the equipment identified in this agreement. If applicable, this agreement assumes that the equipment listed is in good running, maintainable condition and eligible for a Full Maintenance Agreement. If on first inspection, repairs are found necessary, such repair charges will be submitted for owner’s approval. If these repairs are declined, those items will be eliminated from the agreement solely at the discretion of TDIndustries, Inc. and the price of the agreement will be adjusted in accordance with the equipment covered. *See Terms and Conditions.* Compressor Coverage: Material - Yes No , Labor - Yes No

**Labor and materials to replace defective compressors is covered under this agreement.
Coverage is 24/7**

Refrigerant is “included” in this agreement.

Concession stand inspections are to be performed twice per year per customer.

Added equipment at Heritage Park, New Arts Center, Village Pump Station, and Fire Station 4

Old Arts Center has been removed from the contract

Standard Terms and Conditions

THIS PROPOSAL IS EXPRESSLY CONDITIONED UPON THE TERMS AND CONDITIONS CONTAINED OR REFERRED TO HEREIN, INCLUDING THOSE CONTAINED IN ANY ATTACHMENTS HERETO.

1. TDIndustries, Inc. liability on any claim for loss or damage arising out of this contract or from the performance or breach thereof or connected with the supplying of any labor, equipment, goods or material hereunder, or their sale, resale, operation or use, whether based on contract, warranty, tort (including negligence) or other grounds, shall not exceed the price allowable to such labor, equipment, goods or material, or part thereof involved in the claim. TDIndustries, Inc. shall not, under any circumstances, be liable for any labor charges without the prior written consent of TDIndustries, Inc. TDIndustries, Inc. shall not, in any event, be liable, whether as a result of breach of contract, warranty, tort (including negligence), or other grounds, for special, consequential, incidental or penal damages, including, but not limited to loss of profits, revenues, loss of the product or any associated product, cost of capital, cost of substitute products, facilities or services, downtime costs of claims of the Customer for such damages, If TDIndustries, Inc. furnishes Customer with advice or other assistance which concerns any labor, equipment, goods or material furnished hereunder, or any system or equipment in which of such equipment, goods or material may be installed, and which is not pursuant to this contract, the furnishing of such advice or assistance will not subject TDIndustries, Inc. to any liability, whether based on contract, warranty, tort (including negligence) or other grounds.
2. If TDIndustries, Inc. encounters asbestos, polychlorinated biphenyl (PCB) or other hazardous substances on the site, TDIndustries, Inc. will stop work and report the condition to the owner or owners' representative. TDIndustries, Inc. will not resume work in the affected area until the asbestos, PCB's or other hazardous substances has been removed or otherwise controlled so that it does not pose a health or safety threat.
3. Any installation dates given in advance are estimated. Installation will be made subject to prior orders with TDIndustries, Inc. TDIndustries, Inc. shall not be liable for failure to perform or delay in performance hereunder resulting from fire, labor, difficulties, delays in usual sources of supply, major changes in economic conditions, or without limitation by the foregoing, any cause beyond TDIndustries, Inc. reasonable control.
4. On arrival of any equipment, goods or material at the shipping address specified, Customer shall assume all risk of loss or damage to such equipment, goods or material.
5. In the event Customer requires TDIndustries, Inc. to delay shipment or completion of the work under this proposal, payment pursuant to this proposal shall not be withheld or delayed on such account. TDIndustries, Inc. shall have the right to deliver any portion of the equipment, goods or material to be furnished hereunder and to bill Customer therefore, and Customer agrees to pay for the same in accordance with terms of the payment hereof upon notification that such shipment is ready for delivery, notwithstanding the fact that Customer may be unable to receive or provide suitable storage space for any such partial delivery. In such event, such portion of the equipment, TDIndustries, Inc. may store goods or material ready for shipment at Customer's risk and expense.
6. The amount of any past, present or future occupation, sales, use, service, excise or other similar tax which TDIndustries, Inc. shall be liable for, either on its own behalf or on behalf of Customer, or otherwise, with respect to any equipment, goods, material or service covered by this proposal, shall be in addition to the prices set forth herein and shall be paid by Customer.
7. If the equipment, goods or material furnished hereunder requires the use of water or steam, re-circulated or otherwise, TDIndustries, Inc. shall not be liable for the effect of its physical or chemical properties upon said equipment, goods or material.
8. All skilled or common labor which may be furnished by the Customer shall be considered and treated as Customer's own employees, and Customer agrees to fully protect and indemnify TDIndustries, Inc. against all claims for accidents or injuries to such employees in the course of the work, or to any person, or persons through the negligence of such employees.
9. No oral representations are binding upon TDIndustries, Inc. unless reduced to writing and signed by an authorized representative of TDIndustries, Inc. All changes to this contract must be in writing.

Customer Agrees:

1. To provide access to all equipment during normal working hours.
2. To accept the judgment of TDIndustries, Inc. as to the best means to be employed for any corrective or repair work and as to the operation of the equipment.
3. That any service performed by anyone not authorized by TDIndustries, Inc. will release TDIndustries, Inc. from all obligations and cause any warranties provided under this agreement to become null and void.
4. That if customer requests or requires maintenance inspections to be made on overtime, that customer will pay the then prevailing difference between regular and overtime rates for labor performed.
5. Customer agrees to make payment in advance for services described. If customer defaults on payments, TDIndustries, Inc. will notify customer, and may cancel the contract for non-payment.
6. The customer acknowledges that TDIndustries, Inc. employees are a valuable asset to TDIndustries, Inc. The customer agrees to pay TDIndustries, Inc. an amount equal to 12 months of salary for each TDIndustries, Inc. employee who worked at the customer's facility that is then hired by the customer at any time during the term of this Agreement and for 60 days thereafter. In addition, the customer agrees to reimburse TDIndustries, Inc. for all costs associated with any training TDIndustries, Inc. provided to such employee during the three years before the date the customer hires such employees.

Specific Exclusions:

1. CABINETS, DUCTWORK, AIR BALANCE, INSULATION, WATER PIPING, DRAIN LINES, STEAM LINES, CONDENSER, EVAPORATOR, HEAT EXCHANGERS (GAS FURNACES, BOILERS, CHILLERS, ETC.), MOLD, UV LIGHT ELECTRICAL WIRING OR SAFETY DEVICES, AND ITEMS BEYOND THE EQUIPMENT ITSELF. REPAIRS DUE TO FREEZING OR VOLTAGE PROBLEMS, CHANGES REPAIRS OR CORRECTIONS TO EQUIPMENT DUE TO DESIGN, CODE OR INSURANCE REQUIREMENTS.
2. Service and material required due to electrical power failure, burned out fuses, or other work excluded from this agreement.
3. TDIndustries, Inc. will provide under this agreement specifically exclude inspection, discovery, identification, prevention or remediation of Hazardous Substances caused by mold.
4. Loss, damage, or injury caused by failure or delay arising from causes beyond the control of TDIndustries, Inc.
5. Damage due to fire, water, war, vandalism, natural phenomena, and/or acts of God.
6. TDIndustries, Inc. has no obligation or responsibility except as specifically and explicitly proven for herein.
7. Parts and labor for heat exchanger replacement.

Equipment Covered

265 TOWN CENTER BUSINESS PARK	1	TRANE YSC060/242010930L	RTU	R-410
	2	JCI J05ZFN08N/N1N3285662	RTU	R-410
	3	JCI J07ZFN10N/N1N3285833	RTU	R-410
	4	JCI J072FN10N/N1N3285844	RTU	R-410
	5	JCI J05ZN08N/N1N3285663	RTU	R-410
	6	JCI J05ZN08N/N1N3285664	RTU	R-410
	7	JCI J05ZN08N/N1N3285665	RTU	R-410
	8	JCI J05ZN08N/N1N3285659	RTU	R-410
	9	JCI J05ZN08N/N1N3285666	RTU	R-410
	10	JCI J072FN10/N1N3285885	RTU	R-410
	11	JCI J072FN10/N1N3285886	RTU	R-410
	12	JCI J05ZN08N/N1N3285661	RTU	R-410
	1X	DAIKIN 024 CARRIER 38NB018311/NA EXHAUST FAN	MINI MINI	R-410 R-22
COLUMBARIUM		TRANE 2TTR304/9053MB44F	SPLIT	R-22
		TRANE 2TTR306/844419D4	SPLIT	R-22
		TRANE 2TTR302/8375MD13F	SPLIT	R-22
COLUMBARIUM SUITE 100		TRANE YHC048/202410975L	RTU	R-410
		TRANE YHC060E/202410974L	RTU	R-410
POLICE AND COURTS JUSTICE	1	JCI J06ZJN10B/N1E4722713	RTU	R-410
	2	JCI J12ZJN15P/N1E4722721	RTU	R-410
	3	JCI A4ZJA07B/N1E4722723	RTU	R-410
	4	JCI J072JN10P/N1E4722718	RTU	R-410
	5	JCI A5ZJA09B/N1E4722724	RTU	R-410
	6	JCI J06ZJN10B/N1E4722714	RTU	R-410
2X	MITSUBISHI SUZ-KA12NA/44P01587 EXHAUST FANS	MINI	R-410	
POLICE		JCI ZF060C00N	RTU	R-410
		DAIKIN FTX36NVTV	MINI	R-410
		AAON RN-050-3/201407-BNEW10754	RTU	R-410
		JCI J07ZJN100P/N1E4722717	RTU	R-410
	2X 10X	REZNOR GAS HEATERS SALLY PORT EXHAUST FANS		

COZBY LIBRARY	1	JCI J06ZJN10W/N1A6288508	RTU	R-410
	2	JCI J10ZJN15W/N1A6288529	RTU	R-410
	3	JCI J07Z1N10W/N1A6288511	RTU	R-410
	4	JCI J07Z1N10W/N1A6288510	RTU	R-410
	5	JCI J03ZEN04R/N1A6292615	RTU	R-410
	6	JCI JA4ZJA07/N1A6288474	RTU	R-410
	7	JCI JA3ZJA07/N1A6288499	RTU	R-410
	8	JCI J15ZJN24M/N1A6295911	RTU	R-410
	9	JCI J15ZJN24M/N1A6295910	RTU	R-410
	10	JCI J07ZJN10W/N1A6288513	RTU	R-410
	11	JCI J07ZJN10W/N1A6288514	RTU	R-410
	12	JCI J06ZJN10W/N1A6288507	RTU	R-410
	13	JCI JA4ZJA07/N1A6288473	RTU	R-410
	14	JCI J07Z1N10W/N1A6288512	RTU	R-410
	15	JCI JA3ZJA07/N1A6288498	RTU	R-410
	1X	JCI DHP18CSB21S/NA EXHAUST FAN	MINI	R-410
FIRE STATION 1		JCI YHJD18S4152A/W1E1025578	SPLIT	R-410
		INTERTEK 4SCU13LC/1615A01702	SPLIT	R-410
		JCI YCJD60S43S3A/W1F2873610	SPLIT	R-410
	2X	PTAC UNITS		
	3X	AIRMATION FILTRATION UNITS	SMOKE	
	1X	UV UNIT SLEEPING QUARTERS	UV	
4X	GORDON RAY INFRAREDS	HEATER		
2X	BAY MOUNTED EXHAUST FANS			
FIRE STATION 2	1	DAIKIN RXYQ120 W/8 FCU'S	VRF	R-410
	1	DAIKIN RXYQ048 W/8 FCU'S	VRF	R-410
	1	DAIKIN RTXQ048 MAU	MAU	R-410
FIRE STATION 3 TRAINING	2A	TRANE 2TTA3048A/64650Y24F	SPLIT	R-22
	2B	TRANE 2TTA3048A/64651PW4F	SPLIT	R-22
	1A	TRANE 2TTA306A/6463C94F	SPLIT	R-22
	2B	TRANE2TTA3060A/64636EM4F	SPLIT	R-22
	2	DAIKIN RXYQ120 W/7 & 8FCU'S	VRF	R-410
	1	DAIKIN RXTQ48 MAU	MAU	R-410
	3X	AIRMATION FILTRATION UNIT	SMOKE	
	1X	UV UNIT SLEEPING QUARTERS	UV	
	4X	GORDON RAY INFRARED	HEATER	
	2X	BAY MOUNTED EXHAUST FANS		
WAGON WHEEL BASEBALL		CARRIER 38AYC030/3698E01357	SPLIT	R-22

CONCESSIONS				
WAGON WHEEL		AMERICAN STANDARD 4A6H403G100A	SPLIT	R-410
SOCCER		AMERICAN STANDARD 4A6H403G100A	SPLIT	R-410
CONCESSION				
WAGON WHEEL		UPG TCGD24S4/W0C9648664	SPLIT	R-410
WELDING				
KIRKLAND HOUSE		GOODMAN GSZ130310AF/1201227776	SPLIT	R-410
MINYARD STORE		DAIKIN FTX24AXVJV	MINI	R-410
MINYARD		DAIKIN 2MXS18NMVJUA/ 2 EVAPS	MINI	R-410
RESTROOMS				
IHNFELDT HOUSE		DAIKIN 3MXS24WMVJUP/ 2 EVAPS	MINI	R-410
LIFE SAFETY PARK	CU1	LENNOX XC21-036/5816F01773	SPLIT	R-410
	CU2	LENNOX XC21-024/5816F20928	SPLIT	R-410
	CU3	LENNOX XC21-060/5816C03246	SPLIT	R-410
	CU4	DAIKIN RXSQ60TAVJUA	SPLIT	R-410
	CU5	LENNOX XC21-024/5816F20930	SPLIT	R-410
	CU6	LENNOX XC21-060/5816FC05538	SPLIT	R-410
	CU7	LENNOX XC21-048/5816F03114	SPLIT	R-410
	RTU1	LENNOX LGH060/5616F03258	RTU	R-410
	RTU2	LENNOX LGH060/5616F03216	RTU	R-410
	RTU3	LENNOX LGH060/5616F03259	RTU	R-410
	RTU4	LENNOX LGH060/5616F03217	RTU	R-410
	RTU5	LENNOX LGH072/5616F06344	RTU	R-410
	RTU6	LENNOX LGH060/5616F03215	RTU	R-410
MACARTHUR				
PARK		CARRIER 38YRA030/4100E00782	SPLIT	R-22
CONCESSIONS				
OLD FIRE ADMIN		JCI 060	SPLIT	R-410
		JCI 060	SPLIT	R-410
		FREDRICH MR24C35/LJCC-03118	MINI	R-410
SENIOR CENTER	1	TRANE YSJ072A3S0L	RTU	R-410
	2	LENNOX LGC150S4/5609A00503	RTU	R-410
	3	LENNOX LGC072/5609A00613	RTU	R-410
	4	LENNOX LGC150S4/5609A00502	RTU	R-410
	5	LENNOX LGC180H4/5609A00323	RTU	R-410

DALLAS

AUSTIN

FORT WORTH

HOUSTON

PHOENIX

SAN ANTONIO

	6	LENNOX LGC120H4/5609A00470	RTU	R-410
	7	LENNOX LGC150S4/5609A00322	RTU	R-410
	8	LENNOX LGC180H4/5609A00322	RTU	R-410
	1X	EXHAUST FANS		
SERVICE CENTER	CU1	JCI J10YCC/N1A6279036	SPLIT	R-410
	CU2	JCI J10YCC/N1A6279038	SPLIT	R-410
	CU3	JCI J10YCC/N1A6279037	SPLIT	R-410
	CU4	JCI J10YCC/N1A6279035	SPLIT	R-410
		JCI J08ZFN10V/N1A6288747	RTU	R-410
		JCI V54AC04Q7/N1A6292316	RTU	R-410
		LIEBERT PFH027A/Y15EG10170	SPLIT	R-410
	SHOP	TRANE 4TTA304048/12453XER3F	SPLIT	R-410
	SIGN	TRANE TTA090A/2023T0GAD	SPLIT	R-410
		DAIKIN 4MXS36/G032988	MINI	R-410
	DAIKIN RTX12NMV/G048220	MINI	R-410	
TENNIS COURTS		JCI YC90C/N1K2148212	SPLIT	R-410
		DAIKIN FTX18	MINI	R-410
VILLAGE PUMP STATION		AMERICAN STANDARD 4A6H060	SPLIT	R-410
		CARRIER38AUDA14ADM6/2722C10749	SPLIT	R-410
		CARRIER 38AUDA16A0M6/4222P83084	SPLIT	R-410
		CARRIER 38AUDA16A0M6/4522P83723	SPLIT	R-410
		CARRIER 38AUDA16A0M6/4222P83083	SPLIT	R-410
FIRE STATION 4	CU1	TRANE 4TT4018L/20315XRTAF	SPLIT	R-410
	CU2	TRANE 4TTR048B/2033121HBF	SPLIT	R-410
	CU3	TRANE 4TTR048B/203381LP2F	SPLIT	R-410
	CU4	TRANE 4TTR4030L/203633W5AF	SPLIT	R-410
	CU5	mitsubishi XTXST09/38831U8C7	MINI	R-410
	CU6	mitsubishi XTXST09/42131U9C7	MINI	R-410
	CU7	mitsubishi XTXST09/28331U8C7		
	MAU	DAIKIN RXTQ 48/FXMQ48/VAM470GVJU	MAU	R-410
	8X	TUBE HEATERS (BAY)		
	8X	AIRMATION DIESEL SMOKE		
	3X	EXHAUST FANS		
	2	MAU FANS (ENGINE BAY)		
NEW ARTS CENTER	CU1	AAON CFA-015/CNCL06617	SPLIT	R-410
	CU2	AAON CFA-016/CNCM06622	SPLIT	R-410
	CU3	AAON CFA-016/CNCM06618	SPLIT	R-410
	CU4	AAON CFA-040/CNCU06621	SPLIT	R-410
	CU5	AAON CFA-016/CNCM06619	SPLIT	R-410

	CU6	AAON CFA-015/CNCM06620	SPLIT	R-410
	CU7	AAON CFA-30/CNCS06623	SPLIT	R-410
	5X	LG LSU243HLV	MINI	R-410
BLACK BOX ROOM		DAIKIN 2MXS24WMVJU/ 2 EVAPS	MINI	R-410
AV ROOM		DAIKIN FTX36NVJU	MINI	R-410

Red Indicates New Equipment
Green Indicates Equipment Replaced with New

**TOWN CENTER
255 PARKWAY**

	TRANE CGAM130/U20E80847	CHILLER	410
	TRANE CSAA006/H20C25575	DOAS	
	TRANE 2TTA303/80551XM3F	SPLIT	22
2X	BELL &GOSSETT E-80	PUMPS	
	DAIKIN MINI SPLIT 3 TON	MINI SPLIT	
	DAIKIN AV ROOM 3 TON	MINI SPLIT	

AIR HANDLERS	1	TRANE CSAA017U/K20C14474	AHU
	2	TRANE UCCA08C/H20C25746	AHU
	3	TRANE THYBAR FLXI-6500/202339-1	AHU
	4	TRANE CSAA014U/K20C14497	AHU
	5	TRANE UCCAD06C/H20C25747	AHU
	6	TRANE CSAA017U/K20C14484	AHU
	7	MAGIC AIRE 48-BHW-4-B/981273317	AHU
	3X	EXHAUST FAN	

PACKAGED UNITARY EQUIPMENT MAINTENANCE

SCHEDULE:

This schedule describes the basic planned maintenance procedures that will be performed by TDIndustries. These procedures comply with all EPA regulations regarding maintenance and repair of air conditioning/heating equipment and systems.

4 Inspections per year

Annual Maintenance Tasks

Refrigerant System

- Visually check refrigerant circuit(s) for leaks
- Check superheat setting and adjust if necessary
- Check operation and refrigerant pressures

Lubrication System

- Check oil level in compressor(s) (if applicable)
- Check oil pressure per specifications (if applicable)
- Visually inspect oil lines for leaks
- Check crankcase heater

Electrical Systems

- Check condition of contacts for wear, pitting, etc.
- Check and calibrate operating controls
- Check and calibrate safety controls
- Check condenser fan motor(s) for proper operation
- Check/tighten all electrical panel terminals
- Check/tighten all motor terminals
- Check external interlocks and flow switches (if applicable)
- Inspect electrical components for indications of heat
- Check starter operation, voltage and current

Operating Checks

- Visually inspect condenser/evaporator coils for leaks and fin deterioration
- Check operation of condenser fan(s) and inspect blades
- Lubricate condenser/evaporator fan bearings (if applicable)
- Check condition and tension of fan belts (if applicable)
- Check condition of vibration eliminators
- Check damper operation, lubricate and adjust as required
- Inspect filters
- Check the sheaves and pulleys for wear and alignment

Written Report

- Provide to customer representative following each regular inspection or emergency call

Operating Maintenance Tasks

- Adjust operating and safety controls. Record settings
- Check operation of control circuit
- Check operation of lubrication system including oil pressure and oil level
- Check operation of crankcase heater(s)
- Check operation of all motors and starters
- Visual inspection of condenser coil(s)
- Report to customer any uncorrected deficiencies noted.
- Inspect filters

Heating Equipment Tasks

- Check and adjust burners
- Check and clean heat exchanger
- Check for gas leaks at unit
- Check vent pipe connection
- Check heat elements and sequencers
- Check heat limit controls
- Run cycle to burn off dust from elements or exchanger

Included Services

- Wash condenser coils during annual inspection.
- Provide material and labor to replace filters 4 times per year.
- Change belt where require once per year.

Additional Provisions:

SPLIT SYSTEM EQUIPMENT MAINTENANCE

SCHEDULE:

This schedule describes the basic planned maintenance procedures that will be performed by TDIndustries. These procedures comply with all EPA regulations regarding maintenance and repair of air conditioning/heating equipment and systems.

4 Inspections per year

Annual Maintenance Tasks

Refrigerant System

- Visually check refrigerant circuit(s) for leaks
- Check superheat setting and adjust if necessary
- Check operation and refrigerant pressures

Lubrication System

- Check oil level in compressor(s) (if applicable)
- Check oil pressure per specifications (if applicable)
- Visually inspect oil lines for leaks
- Check crankcase heater

Electrical Systems

- Check condition of contacts for wear, pitting, etc.
- Check and calibrate operating controls
- Check and calibrate safety controls
- Check condenser fan motor(s) for proper operation
- Check/tighten all electrical panel terminals
- Check/tighten all motor terminals
- Check external interlocks and flow switches (if applicable)
- Inspect electrical components for indications of heat
- Check starter operation, voltage and current

Operating Checks

- Visually inspect condenser/evaporator coils for leaks and fin deterioration
- Check operation of condenser fan(s) and inspect blades
- Lubricate condenser/evaporator fan bearings (if applicable)
- Check condition and tension of fan belts (if applicable)
- Check condition of vibration eliminators
- Check damper operation, lubricate and adjust as required
- Inspect filters
- Check the sheaves and pulleys for wear and alignment

Written Report

- Provide to customer representative following each regular inspection or emergency call

Operating Maintenance Tasks

- Adjust operating and safety controls. Record settings
- Check operation of control circuit
- Check operation of lubrication system including oil pressure and oil level
- Check operation of crankcase heater(s)
- Check operation of all motors and starters
- Visual inspection of condenser coil(s)
- Report to customer any uncorrected deficiencies noted.
- Inspect filters

Heating Equipment Tasks

- Check and adjust burners
- Check and clean heat exchanger
- Check for gas leaks at unit
- Check vent pipe connection
- Check heat elements and sequencers
- Check heat limit controls
- Run cycle to burn off dust from elements or exchanger

Included Services

- Wash condenser coils during annual inspection.
- Provide material and labor to replace filters 4 times per year.
- Change belts once per year were necessary.

Additional Provisions:

SCROLL CHILLER MAINTENANCE

SCHEDULE:

This schedule describes the basic planned maintenance procedures that will be performed by TDIndustries. These procedures comply with all EPA regulations regarding maintenance and repair of air conditioning/heating equipment and systems.

4 Inspections per year

Annual Maintenance Tasks

Refrigerant System

- Visually check refrigerant circuits for leaks
- Check superheat and adjust if necessary
- Check operation and refrigerant pressures

Lubrication System

- Check oil level in compressor
- Check oil pressure per specifications
- Visually inspect oil lines for leaks
- Check crankcase heater

Electrical Systems

- Check condition of contacts for wear or pitting
- Inspect and calibrate operating controls
- Inspect and calibrate safety controls
- Check condenser fan motors for proper operation
- Inspect/tighten control panel terminals
- Inspect/tighten motor terminals
- Inspect interlocks and flow switches
- Inspect starter operation and record voltage and current

Operating Checks

- Inspect condenser coils buildup or damage
- Check operation of condenser fan

- Inspect condenser fan blades
- Lubricate condenser fan bearings if necessary
- Check condition and alignment of condenser fan belts
- Inspect condition of vibration eliminators
- Inspect condenser and evaporator for buildup or damage

Written Report

- Provide to customer following each regular inspection or emergency call

Operating Maintenance Tasks

- Adjust operating and safety controls as needed and record settings
- Log chiller operation conditions
- Check operation of control circuit
- Check oil level
- Check crankcase heater
- Check control and operation of all motors and starters
- Visual inspection of condenser coil
- Visual inspection of condenser and evaporator vessels

Included Services

- Wash condenser coils during annual inspection.
- Meg compressor motor and record data
- Water treatment testing on chilled water loop.**

Additional Provisions:

AIR HANDLING UNIT MAINTENANCE

SCHEDULE:

This schedule describes the basic planned maintenance procedures that will be performed by TDIndustries. These procedures comply with all EPA regulations regarding maintenance and repair of air conditioning/heating equipment and systems.

4 Inspections per year.

Annual Maintenance Tasks

- Inspect coils and make recommendations as needed.
- Inspect drain pan and drain line.
- Inspect blower wheel and retaining bolts.
- Inspect pulleys and sheaves.
- Inspect/adjust belt alignment and condition.
- Lubricate shaft and motor bearings as required.
- Inspect all bearing and motor retaining bolts.
- Record motor operating conditions.
- Inspect/tighten all control and power wiring.
- Remove fan belts and spin blower wheel and let coast to a stand still for static unbalance test.
- Inspect all duct connections and door seals.
- Inspect flex connections for wear and leaks.
- Inspect unit for unusual noise or vibration.
- Inspect zone isolation dampers and linkages for proper movement. Adjust linkages as needed.
- Inspect damper operators for proper operation
- Inspect spring isolators and adjust as needed.
- Inspect lubricate lines and connections.

Operating Maintenance Tasks

- Inspect coils for air flow obstructions.
- Lubricate shaft and motor bearings as required.
- Inspect all bearing and motor retaining bolts.
- Record motor operating voltage and amperage.
- Inspect/tighten electrical connections.
- Inspect unit for unusual noise or vibration.
- Inspect/adjust belt alignment or tension.
- Inspect filters and report condition to the customer.

Optional Services

- Provide labor and material to replace filters and media, or clean permanent filter 4 time(s) per year.
- Change belts on annual inspection.

Additional Provisions:

PUMP MAINTENANCE

SCHEDULE:

This schedule describes the basic planned maintenance procedures that will be performed by TDIndustries. These procedures comply with all EPA regulations regarding maintenance and repair of air conditioning/heating equipment and systems.

4 Inspections per year

Operating Maintenance Tasks

Included Services

- Lubricate pump bearings per manufacturer's recommendations
- Lubricate motor bearings per manufacturer's recommendations
- Check suction and discharge pressures, if possible
- Visually inspect packing or mechanical seals
- Check motor voltage and amperage
- Check motor operating conditions
- Inspect electrical connections and conductors
- Check operation of isolation valves
- Check pump starter

Additional Provisions:

EXHAUST FAN MAINTENANCE

SCHEDULE:

This schedule describes the basic planned maintenance procedures that will be performed by TDIndustries, Inc. These procedures comply with all EPA regulations regarding maintenance and repair of air conditioning/heating equipment and systems.

4 Inspections per year.

Annual Maintenance Tasks

- Lubricate motor bearings (if applicable)
- Lubricate blade shaft bearings (if applicable)
- Check bearing and motor mounting
- Check motor operating voltage and amperage
- Inspect the control and power wiring for secure connections and insulation
- Rotate the fan and check for obstructions in the fan housing
- Check unit for unusual noise or vibration
- Lubricate linkages as needed (if applicable)
- Clean fan blades and shroud

Operating Maintenance Tasks

- Check unit for unusual noise or vibration
- Lubricate linkages as needed (if applicable)
- Check motor operating voltage and amperage
- Inspect the control and power wiring for secure connections and insulation

Optional Services

- Replace drive belts 1 times per year (if required)

Additional Provisions:

MAKEUP AIR UNIT MAINTENANCE – AIRMATION DIESEL EXHAUST AND FIRE STATION SLEEPING QUARTERS UV

SCHEDULE:

This schedule describes the basic planned maintenance procedures that will be performed by TDIndustries, Inc. These procedures comply with all EPA regulations regarding maintenance and repair of air conditioning/heating equipment and systems.

4 Inspections per year.

Annual Maintenance Tasks

- Lubricate motor bearings (if applicable)
- Lubricate blade shaft bearings (if applicable)
- Check bearing and motor mounting
- Check motor operating voltage and amperage
- Inspect the control and power wiring for secure connections and insulation
- Rotate the fan and check for obstructions in the fan housing
- Check unit for unusual noise or vibration
- Lubricate linkages as needed (if applicable)
- Clean fan blades and shroud

Operating Maintenance Tasks

- Check unit for unusual noise or vibration
- Lubricate linkages as needed (if applicable)
- Check motor operating voltage and amperage
- Inspect the control and power wiring for secure connections and insulation

Included Services

- Replace drive belts 1 times per year
- Replace filters in AirMation units 4 times per year
- Replace charcoal filters in AirMation units 2 times per year
- Replace filters and UV lights in sleeping quarters 2 times per year.

Additional Provisions:

GORDAN RAY TUBE HEATERS FIRE STATION MAINTENANCE

SCHEDULE:

This schedule describes the basic planned maintenance procedures that will be performed by TDIndustries. These procedures comply with all EPA regulations regarding maintenance and repair of air conditioning/heating equipment and systems.

1 Inspections per year.

Annual Maintenance Tasks

- Inspect safety and operating controls
- Inspect main burner assembly
- Inspect condition of spark electrode and flame rod
- Lubricate blower motor as required
- Inspect condition of flues and report
- Inspect all electrical connections for tightness
- Inspect wire insulation for signs of overheating, burns, etc.

Additional Provisions:

WATER TREATMENT MAINTENANCE- 255 Town Hall Only

SCHEDULE:

This schedule describes the basic planned maintenance procedures that will be performed by TDIndustries. These procedures comply with all EPA regulations regarding maintenance and repair of air conditioning/heating equipment and systems.

2 Inspections per year

Operating Maintenance Tasks

- Conduct a survey of equipment prior to startup and recommend the correct chemicals.
- Provide product safety information on all chemical products used in the system.
- Provide all products required for water treatment for the duration of this agreement.
- Make all necessary adjustments to chemical feed equipment in accordance with ongoing laboratory recommendations.
- Provide on-site water testing and supply a field test report for the system.
- Maintain or replace customer owned chemical feed equipment at an additional expense to customer.
- If TDIndustries determines that repairs to the system are required to minimize loss of water treatment and water, customer will cause repairs to be made at their expense.
- These prices are established on a good clean leak free system. The customer will be financially responsible for replacing chemical due to water loss causing chemical loss that exceeds 25% of the initial chemical charge.
- Should government restrictions be placed upon use of chemical treatment, alternate products will be substituted at customer's expense.