



January 16, 2026

Office: 972-442-9584
 Cell Phone: 214-449-3518

City of Coppell
 265 Parkway Blvd.
 Coppell, Texas 75019

RE: Quote # 27052
 Project: HVAC Preventative Maintenance
 TIPS Contract# 240501 MRO

I am pleased to submit pricing for the following scope of work. This PM Agreement includes inspections on the equipment listed under Schedule A and the scope is under Exhibit B.

Buildings

Animal Shelter	Cost: \$6,100.00	Business Park	Cost: \$10,725.00
Aquatic & Rec	Cost: \$3,795.00	Columbarium	Cost: \$3,575.00
Gym	Cost: \$5,500.00	Police & Courts	Cost: \$1,900.00
Exercise	Cost: \$5,580.00	Justice	Cost: \$4,235.00
Pool Office	Cost: \$1,700.00	Police	Cost: \$8,305.00
Ticket Booth	Cost: \$1,700.00	Cozby Library	Cost: \$13,145.00
Life Guard	Cost: \$850.00	Fire Station 1	Cost: \$6,325.00
Biodiversity	Cost: \$3,905.00	Fire Station 2	Cost: \$2,365.00
Brown Central	Cost: \$850.00	Fire Station 3	Cost: \$7,260.00
Brown East	Cost: \$1,600.00	Wagon Wheel	Cost: \$3,400.00
Brown West	Cost: \$850.00	Heritage Park	Cost: \$3,400.00
Baseball	Cost: \$850.00	Life Safety Park	Cost: \$9,295.00
Soccer	Cost: \$1,700.00	Macarthur Park	Cost: \$850.00
Town Center	Cost: \$16,500.00	Old Fire Admin	Cost: \$3,575.00
Senior Center	Cost: \$7,590.00	Service Center	Cost: \$9,934.00
Tennis Courts	Cost: \$1,700.00	Pump Station	Cost: \$9,075.00
Fire Station 4	Cost: \$11,495.00	New Arts Center	Cost: \$11,400.00
Black Box Room	Cost: \$1,700.00	Fire Station 5	Cost: \$11,715.00

Total Cost for PM Contract: \$194,444.00

Year 2026: \$194,444.00 (10% Discount) = \$175,000.00
Year 2027: \$202,222.22 (10% Discount) = \$182,000.00
Year 2028: \$210,000.00 (10% Discount) = \$189,000.00
Year 2029: \$217,777.77 (10% Discount) = \$196,000.00
Year 2030: \$217,777.77 (10% Discount) = \$196,000.00

2026-2027 City of Coppell Service Rates/Fees
TIPS Contract# 240501 MRO

- HVAC Regular Time \$135.00 per hour.
- HVAC Overtime \$202.50 per hour.
- Plumbing Regular Time \$135.00 per hour.
- Plumbing Overtime \$202.50 per hour.
- Truck Charge \$65/Per Vehicle and Fuel Charge \$59/Per Day

Nitrogen: \$75.00

Vacuum: \$70.00

Torch: \$70.00

Recovery Charge: \$110.00

Pro Press: \$50.00

Freeze Machine: \$225.00

Camera: \$298.00

Large Sewer Machine: \$150.00

Small Sewer Machine: \$75.00

Jetter: \$350.00

Auger: \$50.00

Digital Air Hood: \$225.00

“Not to Exceed” \$150,000.00

Qualifications:

Work to be performed during normal business hours Monday-Friday.

Requires a 30 day written notice to cancel and is subject to a 25% of contract amount cancellation fee.

Start Date: _____

Quote good for 30 days.

DFW Mechanical Group LLC

Customer

By: Perry Holekamp

By: _____

Title: Account Manager

Name: _____

TACLA48426C: Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin Texas 78711

1-800-803-9202, 512-463-6599, www.license.state.tx.us

Jacob Petty: M-37570 Texas State Board of Plumbing Examiners, P.O. Box 4200, Austin Texas 78765-4200

1-800-845-6584, 512-936-5200

Equipment Covered

BUILDING	UNIT #	MODEL	TYPE	REFRIG
ANIMAL SHELTER	1	AMERICAN STANDARD 060	SPLIT	R-410
	2	AMERICAN STANDARD 060	SPLIT	R-410
	3	AMERICAN STANDARD 036	SPLIT	R-410
	4	AMERICAN STANDARD 042	SPLIT	R-410
	1	DAIKIN RTXQ48	VRF	R-410
	1	TRANE 072	SPLIT	R-410
	4X	EXHAUST FANS		
AQUATIC AND REC	1	TRANE YCD180G/172710967D	RTU	R-410
	2	TRANE YCD600B/C17F04366	RTU	R-410
GYM	3	TRANE YCD600B/C17F04365	RTU	R-410
	4	TRANE SXHLF604/C17G04392	RTU	R-410
EXERCISE	5	MCQUAY MPS035FG4/FBOU110701810	RTU	R-410
	2	MCQUAY MPS012BG/2Q7871ADAAF3011	RTU	R-410
	3	MCQUAY RCS06F/7748F151107033	SPLIT	R-410
	4	TRANE TTB4018E/1131WLX3F	SPLIT	R-410
POOL OFFICE	ACCU2	TRANE XL1200/P3635GR2F	SPLIT	R-22
	ACCU1	TRANE XL1200/P311P9YFF	SPLIT	R-22
TICKET BOOTH		KADEN KO-PSX18HP-2AAMA	MINI	R-410
LIFE GUARD	3X	MENS/WOMENS LOCKER ROOM EXHAUST		
	1	DAIKINFTXS36	MINI	R-410
BIODIVERSITY		AAON CC-C-010/201310-CHCB06087	SPLIT	R-410
		LENNOX TSA090S4/5613H10414	SPLIT	R-410
		LENNOX 060S4/5813G13439	SPLIT	R-410
		LENNOX MS8-HO-12L1A/S2813D50927	MINI	R-410
		LENNOX TSA060S4/5813G12799	SPLIT	R-410
BROWN CENTRAL		TRANE TTP030D/P414EXX2F	SPLIT	R-22
BROWN EAST		CARRIER 52VQR12-03	PACK	R-410
		CARRIER 52VQR12-03	PACK	R-410
BROWN WEST BASEBALL SOCCER		CARRIER 52VQR12-03	PACK	R-410
		CARRIER 52VQR12-03	PACK	R-410
		CARRIER 52VQR12-03	PACK	R-410
		CARRIER 52VQR12-03	PACK	R-410

TOWN CENTER 255 PARKWAY		TRANE CGAM130/U20E80847	CHILLER	R-410
		TRANE CSAA006/H20C25575	DOAS	
		TRANE 2TTA303/80551XM3F	SPLIT	R-22
	2X	BELL & GOSSETT	PUMPS	
IT ROOM		DAIKIN RXTQ36TBVJUA	MINI	R-410
AV ROOM		DAIKIN FTXS36	MINI	R-410
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/H20C225747	AHU	
	6	TRANE CSAA017U/K20C14484	AHU	
	7	MAGIC AIRE 48BHW-4-B/981273317	AHU	
	3X	EXHAUST FANS		
BUSINESS PARK 265 TOWN CENTER	1	TRANE YSC060G4ELB/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
		DAIKIN RX18NMVJU/G019764	MINI	R-410
		DAIKIN RK30LVJU/E003666	MINI	R-410
	1X	EXHAUST FAN		
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	1	JCI J06ZJN10B/N1E4722713	RTU	R-410
	2	JCI J12ZJN15P/N1E4722721	RTU	R-410
JUSTICE	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	REZNOR GAS HEATERS SALLY PORT		
	10X	EXHAUST FANS		
COZBY LIBRARY	1	JCI J06ZJN10W/N1A6288508	RTU	R-410
	2	JCI J10ZJN15W/N1A6288529	RTU	R-410
	3	TRANE YSK90A4SL/250211375L	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	KADEN KO-PSX18HP-2AAMA 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				
CONCESSIONS				
		CARRIER 38AYC030/3698E01357	SPLIT	R-22
WAGON WHEEL				
SOCCER				
CONCESSION				
		AMERICAN STANDARD 4A6H403G100A	SPLIT	R-410
		AMERICAN STANDARD 4A6H403G100A	SPLIT	R-410
WAGON WHEEL				
WELDING				
		UPG TCGD24S4/W0C9648664	SPLIT	R-410
HERITAGE PARK				
KIRKLAND HOUSE				
MINYARD STORE				
HERITAGE REST				
ROOM				
		GOODMAN GSZ130310AF/1201227776	SPLIT	R-410
		DAIKIN RX24AXVJU/K019041	MINI	R-410
		2MXS18NMVJUA/E020476	MINI	R-410
IHNFELDT HOUSE				
		DAIKIN 3MXS24WMVJUP/E017855	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	TRANE YHC060E/244114297L	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				
CONCESSIONS				
		CARRIER 38YRA030/4100E00782	SPLIT	R-22

OLD FIRE ADMIN AKA "HANGER"	CU1	JCI YCJD60S43S3A/WIL0321865	SPLIT	R-410
	CU2	JCI YCJD600S43S4A/W1E5678796	SPLIT	R-410
	CU3	RHEEM RAKA-060JAS/4987M03936550	SPLIT	R-22
	CU4	TRANE 5TTR4024A1000AA/250551543F FRIEDRICH MR24C3F/LJCO-03118	SPLIT MINI	R-454B R-410
SENIOR CENTER	1	TRANE YSJ072A3S0L/233013780L	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
	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/2023TOGAD	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	OFFICE	AMERICAN STANDARD 4A6H060	SPLIT	R-410
	CU1	CARRIER38AUDA14ADM6/2722C10749	SPLIT	R-410
	CU2	CARRIER 38AUDA16A0M6/4222P83084	SPLIT	R-410
	CU3	CARRIER 38AUDA16A0M6/4522P83723	SPLIT	R-410
	CU4	CARRIER 38AUDA16A0M6/4222P83083	SPLIT	R-410
	AHU1	CARRIER 40RUAA1412A/4022U06361	SPLIT	R-410
	AHU2	CARRIER 40RUAA16T/0423U09290	SPLIT	R-410
	AHU3	CARRIER 40RUAA16T/0523U09470	SPLIT	R-410
	AHU4	CARRIER 40RUAA16T/0623U09547	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/E005188	MINI	R-410
AV ROOM		DAIKIN RK36WMVJU9/E002977	MINI	R-410
FIRE STATION 5	CU1	DAIKIN RXTQ48TBVJUB/E000864	VRF	R-410
	CU2	DAIKIN RXTQ60TBVJUB/E001228	VRF	R-410
	CU3	DAIKIN RXTQ48TBVJUB/E002317	VRF	R-410
	CU4	DAIKIN RXTQ60TBVJUB/E001215	VRF	R-410
	MAU1	CAPTIVE AIRE CAS-HVAC2-L-150-15-10T	MAU	R-454B
	DCU1	DAIKIN RXL24WMVJU9/E003078	MINI	R-410
	DCU2	DAIKIN RXL24WMVJU9/E002587	MINI	R-410
	DOAS	DAIKIN DPS006AHCG2DC/SLPU241007178	DOAS	R-410
	KEF-1	CAPTIVE AIRE DU85HFA	EF	
	8X	MUSHROOM EXHAUST FANS		
	6X	AIRMATION DIESEL EXHAUST FANS		
	6X	SMALL GAS RADIANT HEATERS		

Exhibit B

Packaged Rooftop Air Conditioners

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 setting
- 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.

Split System Air Conditioners

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.

Trane Air Cooled Chiller

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.**

Air Handler Units

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.

Chill Water Pumps

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

Exhaust Fans

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)

Makeup Air Units – AirMation Diesel Exhaust & Fire Station Sleeping Quarters UV

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.

Firestation – Tube & Radiant Natural Gas Heaters

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.

Town Hall – Water Treatment

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 DFW Mechanical determines that repairs to the system are required to minimize loss of water treatment and water, customer will cause repair 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 a customer's expense.