TDIndustries, Inc. is licensed and regulated by the
Texas Department of Licensing and Regulation
P.O. Box 12157, Austin, TX 78711
1-800-803-9202 or 512-463-6599

Texas State Board of Plumbing
P.O. Box 4200, Austin, TX 78765
1-800-845-6584

MAINTENANCE AGREEMENT

Customer's Billing Name and Address: **City of Coppell 255 Parkway, Coppell, TX 75019**

Service to be provided at: **25 City Buildings**

Effective Date:	**May 1st, 2017**			**Account Manager:**	**Bryan Strode**
Agreement Amount:	**$890,200.00**			**Proposal Date:**	**3/2/2017**
Payment Schedule:	**$24,727.78**	**Per**	**36 months**	**Agreement Terms:**	**May 1st, 2017 – April 30th, 2020**

National IPA # R150501-TX-13426

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 during each term of this agreement. The Air Conditioning and Heating inspections include equipment startup and shutdown.

☐ PLANNED MAINTENANCE (PM)	☐ ELECTRICAL MAINTENANCE (EM)
☒ FULL MAINTENANCE (FM)	☐ 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 - TACL-A26339C Plumbing – Larry Bartlett M-16723 Electrical - 32734

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 (excluding refrigerant) 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

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, 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.

8. Refrigerant is included in this agreement.

EQUIPMENT COVERED

BUILDING	UNIT #	MODEL	TYPE	REFIG	AGE	TONS
ANIMAL SHELTER	1	LENNOX 13ACDL060/9114G17404	SPLIT	22	3	5
	2	CARRIER 38TKB060/4599E02806	SPLIT	22	18	5
	3	CARRIER 38TKB036/4699E08877	SPLIT	22	18	3
	4	CARRIER 38TKB042/4599E03136	SPLIT	22	18	3.5
	4X	EXHAUST FANS				
AQUATIC AND REC	1	TRANE YCD180B4LGEA/P38101789D	RTU	22	18	15
	2	TRANE YCD600A4/C99H17259M	RTU	22	18	60
GYM	3	TRANE YCD600A4HE/C99H17258M	RTU	22	18	60
	4	TRANE SXHFC604T45/C99H17237M	RTU	22	18	60
	5	MCQUAY MPS035FG4/FBOU110701810	RTU	410	6	35
EXERCISE	2	MCQUAY MPS012BG/2Q7871ADAAF3011	RTU	410	6	10
	3	MCQUAY RCS06F/7748F151107033	SPLIT	410	6	6
	4	TRANE 4TTB4018E/11311WLX3F	SPLIT	410	6	4
POOL OFFICE	ACCU2	TRANE XL1200/P3635GR2F	SPLIT	22	18	2
	ACCU1	TRANE XL1200/P311P9YFF	SPLIT	22	18	1.5
TICKET BOOTH		LG LSU186CE/NA	MINI	410		1.5
	3X	MENS/WOMENS LOCKER EXHAUST FAN				
ARTS CENTER	GROUND	JCI ZF120C00N/N1G2055959	RTU	410	6	10
	ROOF	JCI ZF090N10N/N1L2205199	RTU	410	6	7.5
	ROOF	JCI ZF180N24A/N1L2250905	RTU	410	6	15
	ROOF	JCI YCD060/W1K2146542	SPLIT	410	6	5
	ROOF	JCI YC090C00/N1M22836676	SPLIT	410	6	7.5
	5X	EXHAUST FANS				
BIODIVERSITY		AAON CC-C-010/201310-CHCB06087	SPLIT	410	4	10
		LENNOX TSA090S4/5613H10414	SPLIT	410	4	7.5
		LENNOX TSA060S4/5813G13439	SPLIT	410	4	5
		LENNOX MS8-H0-12L1A/S2813D50927	MINI	410	4	1
		LENNOX TSA060S4/5813G12799	SPLIT	410	4	5
BROWN P CENTRAL		TRANE TTP030D/P414EXX2F	SPLIT	22	18	2.5
TOWN CENTER		TRANE CGAFC0504/C06A00451	CHILLER	22	11	50
255 PARKWAY		TRANE RTAA0804/U06B06229	CHILLER	22	11	80
		TRANE 2TTA303/80551XM3F	SPLIT	22	11	2.5
	2X	AURORA 344A-BF	PUMPS		11	
		JCI YCJD42SF/W1F4837414	SPLIT	22	6	3.5
	1	MCQUAY LML114DH/3Q00222-04	AHU		32	?
	2	MCQUAY LSL108CV/3QM00224-06	AHU		32	?

	3	MCQUAY LML111CH/3Q00223-06	AHU		32	?
	4	MCQUAY LML114DH/3Q00219-04	AHU		32	?
	5	MCQUAY LSL106CV/3Q00218-06	AHU		32	?
	6	MCQUAY LML114DH/3Q00220-04	AHU		32	?
	3X	EXHAUST FAN				
265 TOWN CENTER	1	JCI J05ZFN08N/N1N3285660	RTU	410	4	5
BUSINESS PARK	2	JCI J05FN08N/NIN3285662	RTU	410	4	5
	3	JCI J07ZFN10N/N1N3285883	RTU	410	4	7.5
	4	JCI J07ZFN10N/N1N3285884	RTU	410	4	7.5
	5	JCI J05ZFN08N/N1N3285663	RTU	410	4	5
	6	JCI J05ZFN08N/N1N3285664	RTU	410	4	5
	7	JCI J05ZFN08N/N1N3285665	RTU	410	4	5
	8	JCI J05ZFN08N/N1N3285659	RTU	410	4	5
	9	JCI J05ZFN08N/N1N3285666	RTU	410	4	5
	10	JCI J07ZFN10N/N1N3285885	RTU	410	4	7.5
	11	JCI J07ZFN10N/N1N3285886	RTU	410	4	7.5
	12	JCI J05ZFN08N/N1N3285661	RTU	410	4	5
		MITSUBISHI PUY-A24/22U11234B	MINI	410	4	2
		CARRIER 38NB018311/ NA	MINI	22	4	1.5
	1X	EXHAUST FAN				
COLUMBARIUM		TRANE 2TTR304/9053MB44F	SPLIT	22	8	4
		TRANE 2TTR306/844419D4	SPLIT	22	9	5
		TRANE 2TTR302/8375MD13F	SPLIT	22	9	2.5
POLICE AND COURTS	1	JCI JO6ZJN10B/N1E4722713	RTU	410	3	6.5
	2	JCI J12ZJN15P/N1E4722721	RTU	410	3	12.5
JUSTICE	3	JCI JA4ZJA07B/N1E4722723	RTU	410	3	4
	4	JCI J07ZJN10P/N1E4722718	RTU	410	3	7.5
	5	JCI JA5ZJA09B/N1E4722724	RTU	410	3	4
	6	JCI J06ZJN10B/N1E4722714	RTU	410	3	6.5
		MITSUBISHI SUZ-KA12NA/44P01587	MINI	410	3	1
	2X	EXHAUST FAN				
		JCI ZF048C00N/N1H4003412	RTU	410	3	4
		CARRIER 38HDR048/3006X90905	SPLIT	410	11	4
POLICE		AAON RN-050-3/201407-BNEW10754	RTU	410	3	50
	15	JCI J07ZJN100P/N1E4722717	RTU	410	3	7.5
	2X	REZNOR GAS HEATERS	GARAGE			
	10X	EXHAUST FANS				
COZBY LIBRARY	1	JCI J06ZJN10W/N1A6288508	RTU	410	1	6.5
	2	JCI J10ZJN15W/N1A6288529	RTU	410	1	10
	3	JCI J07ZJN10W/N1A6288511	RTU	410	1	7.5
	4	JCI J07ZJN10W/N1A6288510	RTU	410	1	7.5

	5	JCI J03ZEN04R/N1A6292615	RTU	410	1	3
	6	JCI JA4ZJA07/N1A6288474	RTU	410	1	4
	7	JCI JA3ZJA07/N1A6288499	RTU	410	1	3
	8	JCI J15ZJN24M/N1A6295911	RTU	410	1	15
	9	JCI J15ZJN24M/N1A6295910	RTU	410	1	15
	10	JCI J07ZJN10W/N1A6288513	RTU	410	1	7.5
	11	JCI J07ZJN10W/N1A6288514	RTU	410	1	7.5
	12	JCI J06ZJN10W/N1A6288507	RTU	410	1	6.5
	13	JCI JA4ZJA070D/N1A6288473	RTU	410	1	4
	14	JCI J07ZJN10W/N1A6288512	RTU	410	1	7.5
	15	JCI JA3ZJA07/N1A6288498	RTU	410	1	3
		JCI DHP18CSB21S/NA	MINI	410	1	1.5
	1X	EXHAUST FAN				
DEFORREST S CENTER		WINDOW UNIT	WU	22		?
FIRE STATION 1		JCI YHJD18S41S2A/W1E1025578	SPLIT	410	6	1.5
		INTERTEK 4SCU13LC/1615A01702	SPLIT	410	2	4
		JCI YCJD60S43S3A/W1F2873610	SPLIT	410	5	5
	2X	PTAC UNITS	PTAC			2
	3X	AIRMATION FILTRATION UNITS				
	1X	UV UNIT SLEEPING QUARTERS				
	4X	GORDONRAY INFRAREDS	HEATERS			
	2X	BAY MOUNT EXH FANS				
FIRE STATION 2		JCI YCJD60S4/W1G2109349	SPLIT	410	5	5
		JCI YCJD60S4/W1H2145332	SPLIT	410	5	5
	3X	AIRMATION FILTRATION UNITS				
	1X	UV UNIT SLEEPING QUARTERS				
	4X	GORDONRAY INFRAREDS	HEATER			
	2x	BAY WALL MOUNT EXH FANS				
FIRE STATION 3	2A	TRANE 2TTA3048A/64650Y24F	SPLIT	22	11	4
TRAINING	2B	TRANE 2TTA3048A/64651PW4F	SPLIT	22	11	4
	1A	TRANE 2TTA3060A/6463C94F	SPLIT	22	11	5
	2B	TRANE 2TTA3060A/64636EM4F	SPLIT	22	11	5
STATION	1	JCI YCJD60S4/W1L0321865	SPLIT	410	4	5
	2	JCI YCJD48S4/W1N4362083	SPLIT	410	4	4
		JCI YCJD60S4/W1E5678796	SPLIT	410	3	5
		JCI YCJD48S4/W1E4736334	SPLIT	410	3	4
	3X	AIRMATION FILTRATION UNIT				
	1X	UV UNIT SLEEPING QUARTERS				
	4X	GORDONRAY INFRARED	HEATER			
	2X	BAY MOUNTED EXH FANS				

FIRE WHEEL BASEBALL CONCESSIONS		CARRIER 38AYC030/3698E01357	SPLIT	22	19	2.5
FIREWHEEL SOCCER CONCESSIONS		CARRIER 38BYC030/2501E11870	SPLIT	22	16	2.5
		CARRIER 38BYC030/1801E19277	SPLIT	22	16	2.5
FIREWHEEL WELDING		UPG TCGD24S4/W0C9648664	SPLIT	410	8	2
KIRKLAND HOUSE		GOODMAN GSZ130310AF/1201227776	SPLIT	410	16	2.5
	1X	WINDOW UNIT				
LIFE SAFETY PARK	CU1	LENNOX XC21-036/5816F01773	SPLIT	410	1	3
	CU2	LENNOX XC21-024/5816F20928	SPLIT	410	1	2
	CU3	LENNOX XC21-060/5816C03246	SPLIT	410	1	5
	CU4	LENNOX XC21-060/5816C03249	SPLIT	410	1	5
	CU5	LENNOX XC21-024/5816F20930	SPLIT	410	1	2
	CU6	LENNOX XC21-060/5816C05538	SPLIT	410	1	5
	CU7	LENNOX XC21-048/5816F03114	SPLIT	410	1	4
	RTU1	LENNOX LGH060/5616F03258	RTU	410	1	5
	RTU2	LENNOX LGH060/5616F03216	RTU	410	1	5
	RTU3	LENNOX LGH060/5616F03259	RTU	410	1	5
	RTU4	LENNOX LGH060/5616F03217	RTU	410	1	5
	RTU5	LENNOX LGH072/5616F06344	RTU	410	1	6
	RTU6	LENNOX LGH060H/5616F03215	RTU	410	1	5
MACARTHUR PARK CONCESSION		CARRIER 38YRA030/4100E00782	SPLIT	22	17	2.5
OLD FIRE ADMIN	4	RHEEM RAKA-024JAZ/5882F120007281	SPLIT	22	17	2
	2	RHEEM RAKAA-060JAS/4987M03936556	SPLIT	22	24	5
	1	RHEEM RAKA060JAS/4987M03936562	SPLIT	22	24	5
		FRIEDRICH MR24C35/LJCC-03118	MINI	410		2
	3	RHEEM RAKA-060/4987M03936550	SPLIT	22	24	5
SENIOR CENTER	1	LENNOX LGC072/5609A00614	RTU	410	8	6
	2	LENNOX LGC150S4/5609A00503	RTU	410	8	12.5
	3	LENNOX LGC072/5609A00613	RTU	410	8	6
	4	LENNOX LGC150S4/5609A00502	RTU	410	8	12.5
	5	LENNOX LGC180H4/5609A00323	RTU	410	8	15
	6	LENNOX LGA120H4/5609A00470	RTU	410	8	10
	7	LENNOX LGC150S4/5609A00504	RTU	410	8	12.5
	8	LENNOX LGC180H4/5609A00322	RTU	410	8	15
		TURBO AIR TAS18V/O/N/A	MINI	410	8	1.5
	1X	EXHAUST FAN				

SERVICE CENTER	**CU1**	**JCI J10YCC/N1A6279036**	**SPLIT**	**410**	**1**	**10**
	CU2	**JCI J10YCC/N1A6279038**	**SPLIT**	**410**	**1**	**10**
	CU3	**JCI J10YCC/N1A6279037**	**SPLIT**	**410**	**1**	**10**
	CU4	**JCI J10YCC/N1A6279035**	**SPLIT**	**410**	**1**	**10**
		JCI J08ZFN10V/N1A6288747	**RTU**	**410**	**1**	**8.5**
		JCI V54AC04Q7/N1A6292316	**RTU**	**410**	**1**	**54**
		LIEBERT PFH027A/Y15EG10170	**MINI**	**410**	**2**	**2**
	SHOP	**TRANE 4TTA304048/12453XER3F**	**SPLIT**	**410**	**5**	**4**
	SIGN	**TRANE TTA090A/2023T0GAD**	**SPLIT**	**22**	**15**	**7.5**
	SHP 6X	**EXHAUST FANS**				
TENNIS COURTS		**JCI YC090C/N1K2148212**	**SPLIT**	**410**	**5**	**7.5**
VILLAGE PUMP STATION		**CARRIER 38TH060/3089E87245**	**SPLIT**	**22**	**28**	**5**

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:

ROTARY 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
- Inspect refrigerant filter
- Log and review operating conditions
- Leak check relief valves and refrigerant vent piping
- Inspect refrigerant sight glasses for cracks and leaks
- Check system superheat and sub-cooling

Electrical Systems

- Inspect condition of contacts for wear, pitting, etc.
- Inspect/tighten all electrical connections
- Inspect electrical components for indications of heat
- Check operating and safety controls
- Inspect/tighten motor leads

Operating Checks

- Check start operation and record voltage and current
- Inspect operating and safety controls
- Inspect operation of condenser fans (if applicable)
- Check condenser fans for proper blade to shroud clearance (if applicable)
- Inspect operation of lubrication system.
- Inspect all piping for leaks or damage
- Check set point values in microprocessor
- Inspect condenser coils for buildup or damage

Written Report

- Provide to customer following each regular inspection or emergency call
- Review all operating parameters with customer

Operating Maintenance Tasks

- Inspect refrigerant filter temperature drop at full load conditions
- Check and record oil filter pressure drop
- Inspect operation of loading slide valve
- Inspect operating and safety controls
- Inspect and calibrate temperature controller
- Inspection operation of lubrication system
- Inspect operation of motor starter
- Inspect evaporator and condenser pressures
- Inspect unit for proper refrigerant charge
- Inspect for proper oil level
- Check operation of condenser fans (if applicable)
- Review operating conditions with customer
- Inspect operation of lubrication system
- Check oil level
- Inspect oil heater control operation

Included Services

☒ Clean condenser coils during annual inspection.
☒ Oil sample and analysis for wear metals, acid content and moisture to be taken 1 time per year.
☒ Meg compressor motors.
☒ Replace oil filters during annual inspection

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.