



# FIRST POINT

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**SEPTEMBER 10, 2019**

**TO:** Brian Rominski  
**COMPANY:** Prospect Heights School District 23

**FROM:** Don Kenah

**RE:** HVAC Service Agreement Renewal

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First Point Mechanical is pleased to provide the following quotation to perform the Preventative Maintenance on the HVAC Rooftop equipment at MacArthur, Ross and Sullivan schools.

***First Point Mechanical Services Preventive Maintenance includes the following Quality Features:***

- Diagnostic evaluation of equipment
- Scheduled Preventive inspections Two Times per year
- Cleaning, adjustment and calibration (See below for details)
- Inspection of all safety and operating controls
- Work performed by the best union technicians in the city of Chicago
- Preventive Maintenance inspection reports outlining the service performed on each piece of equipment along with service recommendations will be supplied to Engineering staff after each visit
- Regularly scheduled visits coinciding with seasonal changes to ensure that your systems are ready to switch over and are operating BEFORE seasonal start-up.
- 24X7x365 availability – A service technician is on-call 24 hours a day, every day

***Benefits for your HVAC system:***

- Extends equipment life
- Maximizes energy savings
- Optimizes comfort conditions
- Provides a safer, healthier indoor air quality environment
- Reduces downtime and related costs
- Priority service is given to Service Agreement Customers

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## **Equipment covered under this agreement:**

- General Douglas MacArthur Middle School
  - Climate Master – Model # TRE060BHD1BHCCS serial #R12420377
  - Climate Master – Model # TRE060BHD1BHCCS serial # R12420376
  - Climate Master – Model # TRE060BHD1BHCCS serial # R12420378
  - Climate Master – Model # TRE072BHD1BHCCS serial #R12420381
  - Climate Master – Model # TRE072BHD1BHCCS serial #R12420380
  - Titan MUA – Model #TAM-112 NG HRD serial #15325
  - Kolpak Refrigeration Unit – Model #PC299LOP serial #410066334
  - Kolpak Refrigeration Unit – Model #PC99MOP serial #410066333
  - Climate Master – Model #TRE060BHD1BHCCS serial #R12420389
  - (2) Geothermal Circulating Pumps
- Sullivan School / Ross School
  - AAON – Model # RN-018-8-0-EB09-000 Serial #201205-BNCN05481
  - Mitsubishi Ductless Split System
  - Trane – Model # WSC036E3R0A1GB0A0A serial #142110342L
  - Trane – Model #WSH150E3ROAO3OOA0A serial #142110144D
  - Trane – Model #WSH150E3R0A0300A0A serial #142410596D
  - (2) Geothermal Circulating Pumps
- Eisenhower School
  - Climate Master Model #TRE120BHD1ACFBS serial T12538734
  - Climate Master Model #TRE168BHD1ACFBS serial T12538735
  - (2) Geothermal Circulating Pumps

(6) Hot Water Heaters

(2) Boilers

## ***Scope of Work:***

### Mitsubishi Ductless Split Systems

- (2) Preventative Maintenance Visits Per Year
- Lubricate fan and motor bearings
- Check operating and safety controls
- Check fan motor amperage
- Inspect all electrical wiring connections
- Check compressor and fan motor amperage and voltage
- Check refrigerant charge and pressure
- Check temperature drop across the coil
- Power wash condenser coils once per year

### ClimateMaster Rooftop Units

- (2) Preventative maintenance visits per year
- Lubricate fan motors
- Conduct amperage check on all fan motors
- Log amperage values to detect deterioration prior to equipment failure
- Conduct an amperage check on the compressors.
- Maintain a log of amperage values to detect deterioration prior to equipment failure
- Check for leaks, paying special attention to hose assemblies
- Clean air coil using a spray-on foaming cleanser, rinse with clean water
- Replace air filters
- Check sheaves

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- Check Belts for proper tension
- Check condensate drain pans for algae
- Tighten all electrical connections
- Check system operating controls
- Check and log entering and leaving fluid temperatures
- Check and log Supply and return air temperature

#### Trane and AAOON Rooftop Units

- (2) Preventative maintenance visits per year
- Lubricate fan motor and bearing
- Check burners and heat exchanger
- Check air adjustment to burners
- Check fan and limit control
- Check gas valve operation
- Check pilot operation
- Check operating and safety controls
- Check fan motor amperage
- Check outside air damper
- Inspect electrical wiring connections
- Wash condenser coils once annually
- Inspect and clean condensate drain
- Inspect condenser fan
- Check compressor and fan motor voltage and amperage
- Check refrigerant charge and pressure
- Check temperature drop across coil

#### Titan Make Up Air Unit

- (2) Preventative maintenance visits per year
- Lubricate fan motor and bearing
- Check fan belt alignment
- Replace air filters
- Check burner operation
- Check flame safety circuit
- Check heat exchanger
- Inspect operating and safety Controls
- Check motor voltage and amperage
- Inspect electrical connections
- Check control sequence
- Lubricate and adjust dampers and linkages

#### Kolpak Refrigeration Air Cooled Condensing Units

- Clean condenser coil
- Inspect and clean condensate drain
- Inspect condenser fan
- Inspect all electrical wiring connections
- Check compressor and fan motor voltage and amperage
- Check refrigerant charge and pressure
- Check temperature drop across the coil
- Check compressor oil charge
- Check operating and safety controls

#### Hydro Therm K2 Boilers

- Inspect vent piping

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- Verify combustion air and ventilation
- Inspect all wiring connections
- Check operating temperatures and parameters
- Check all water piping
- Check boiler relief valves
- Check gas piping and connections
- Check gas valve
- Check condensate system
- Check ignition
- Perform a combustion test
- Check high fire operation
- Check low fire operation
- Verify gas inlet pressure
- Clean the air filter
- Check electrode assembly
- Check the burner

Circulation Pumps

- Lubricate motor and pump bearings
- Check line strainers
- Check pressure gauges
- Inspect packing glands
- Check mechanical seals
- Check alignment
- Check motor operating conditions and amps
- Check starters

Domestic Water Heaters

- Turn off cold water to allow sediment to settle
- Drain sediment

**Price:**

First Point Mechanical Services agrees to furnish as described herein for the price of \$10,100.00 per year.

Hourly Rate for repairs is \$149.00 per hour (straight time)

**Qualifications:**

- Air Filters replaced two times per year
- Belt Replacement one time per year

<p><b>Submitted By:</b></p> <p>_____</p> <p>Don Kenah First Point Mechanical Services, LLC</p>	<p>Accepted By: _____</p> <p>Date: _____</p> <p>PO #: _____</p>
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