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[HVAC@SERVICECONCEPTSINC.COM](mailto:HVAC@SERVICECONCEPTSINC.COM)

**KITCHEN MAINTENANCE AGREEMENT**  
**PREPARED FOR**

**Central School District # 301**  
275 South Street  
Burlington, Illinois 60109

Jessica Von Schnase  
Food Service Director

## Terms of Agreement

It is mutually understood that the listed equipment is in proper operating condition. Upon the initial service or seasonal start-up, would any repairs be necessary, this agreement will not be binding until these repairs have been performed by Service Concepts Inc. at prevailing labor and material rates.

This agreement does not provide any additional labor or material which might be necessary in the replacement or repair of obsolete equipment and non-moving parts as indicated in limitations.

Alterations, additional, adjustments or repairs by others, unless authorized by Service Concepts, Inc. shall, at the option of Service Concepts, Inc. terminate our obligation under this agreement.

Repairs required as a result of improper operation, negligence, misuse, rust or corrosion, or obsolescence of equipment, or by any cause beyond Service Concepts, Inc. control shall be paid by the Owner at the prevailing labor and material rates.

It is further understood that reasonable access will be provided to equipment. Any modifications necessary to provide access to equipment will be at the Owner's expense.

Owner shall provide effective air filter service if not included as a optional service under this agreement.

Service Concepts, Inc. is not responsible for loss of business, consequential damages, delays or repairs caused or necessitated by damage due to freezing, flooding, fire, willful abuse, accidents, strikes, lockouts, acts of God, or acts of Governments, war, civil commotion, riots, explosions, delay in transporation, corrosion or malicious mischief.

In the event of delinquency of payment, Service Concepts, Inc., at its options may withhold performance of scheduled services. In the event collection action is take, Owner shall be obligated for collection costs including reasonable attorney's fees and court cost.

No other agreement, expressed or implied, oral or written, shall limit or qualify the terms of this agreement unless evidenced by an additional written agreement signed by both parties.

## **KITCHEN MAINTENANCE AGREEMENT**

### **Central School District # 301**

Purchaser agrees to pay seller for sum of **350** hours of service labor per year for a period of three (3) years at the following rates with the effective date of July 1, 2025 and payable as follows:

1st year-\$144.00 per hour (\$4200.00 per month)  
2nd year-\$150.00 per hour (\$4375.00 per month)  
3rd year-\$156.00 per hour (\$4550.00 per month)

### **REPAIR AND EMERGENCY SERVICE**

Services performed at other times outside the 7:00 AM and 3:30 PM times shall be billed at time and a half rates and reduce the hours remaining within the 350 hours accordingly.

Services performed on Holidays or Sundays shall be charged at double rates and reduce the hours remaining within the 350 hours of service labor purchased accordingly.

All necessary repairs and emergency service labor will be provided per the terms and conditions of this agreement by Service Concepts, Inc. All repair and emergency service labor will be invoiced in addition to this agreement.

### **ANNUAL AGREEMENT REVIEW**

This contract may be reopened to purchase additional blocks of service hours. They may be purchased in 100 hour blocks at the current year's contract rate until June 30, 2029, where upon the contract will be reviewed for renewal.

Notice of proposed adjustments to the annual price will be provided to purchaser at least thirty (30) days prior to the agreement renewal date.

Service Concepts Inc. agrees to allow employee background checks by the District at the District's expense for any employee working on school property.

Contract #\_ 34928

## EFFECTIVE DATE

This Service Concepts, Inc. maintenance agreement shall begins on the above mentioned date and shall continue for a period of (1) year and from year to year thereafter until terminated.

Either party may terminate this agreement upon thirty (30) days written notice prior to the anniversary of the agreement. A finance charge of 1.1/2% per month will be added to all invoices more than thirty (30) days old.

All parts and material cost shall be extra and shall be invoices as needed.

BY Russ. Harrison  
Service Concepts Inc.

BY \_\_\_\_\_

SIGN [Signature]

SIGN \_\_\_\_\_

TITLE President

TITLE \_\_\_\_\_

DATE 6-12-25

DATE \_\_\_\_\_