



FIRST POINT

MARCH 13, 2017

TO: Brian Rominski
COMPANY: Prospect Heights School District 23

FROM: Don Kenah

RE: HVAC Service Agreement

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

1625 Winnetka Circle – Rolling Meadows Illinois 60008
Phone: (847) 483-8080 Fax: (847) 483-8079

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
- Sullivan 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
- Ross School
 - Climate Master Model #TRE120BHD1ACFBS serial T12538734
 - Climate Master Model #TRE168BHD1ACFBS serial T12538735

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
- 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

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- Check and log Supply and return air temperature

Trane and AAON 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

Price:

First Point Mechanical Services agrees to furnish as described herein for the price of \$7,300.00 per year

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Qualifications:

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

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