

Young PLUMBING & HEATING CO.

Mechanical Contractors

Preventative Maintenance Agreement

September 7, 2021
Oelwein Public Library
201 E Charles St. Oelwein, IA 50662
Susan Macken

1. Why Preventative Maintenance:

Eliminate Expensive Equipment Failures & Extend the Life of Your

Equipment: Repair small issues before they cause catastrophic failures that require unit replacements. Increase the life expectancy of your HVAC equipment by maintaining optimum operating condition. Just like a \$40 oil change for a car can save a \$4,000 engine, preventative maintenance on HVAC equipment can do the same thing.

Limit System Breakdowns and Service Calls: Preventative maintenance identifies minor issues that can be repaired immediately before a unit stops running and requires a service call.

Save on Energy Costs: HVAC systems are a major portion of a building's utilities costs. Those costs could be up 40% more than they should be if systems are not working optimally. Cut energy consumption by maintaining your HVAC equipment at peak performance.

2. What is included in Preventative Maintenance:

-**Test** for excessive vibration; motor winding resistance; refrigerant charge; fan RPM; refrigerant oil (acid); water condition; flue gas analysis; safety controls, combustion and draft; crankcase heaters, and control systems, etc.

-**Inspect** for worn, failed or doubtful parts; mountings, drive couplings; oil level; rotation; soot; flame composition and shape; pilot and igniter; steam, water, oil, and or refrigerant leaks, etc.

-**Clean** coil surfaces; fan impellers and blades; electrical contacts; burner orifices; passages and nozzles; pilot and igniter; cooling tower baffles, basin, sump and float; chiller condenser and boiler tubes.

-**Align** belt drives; drive couplings; air fins.

-**Calibrate** safety controls; temperature and pressure controls.

-**Adjust** belt tension; refrigerant charge; super heat; fan RPM; water chemical feeder and rate; burner fuel/air ratios; gas pressure; set point of controls and limits; compressor cylinder unloaders; damper close-off; sump floats.

-**Lubricate** motors; fan and damper bearings; valve stems; damper linkages, fan vane linkages

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3. Proposal:

1. Preventative maintenance on two commercial geo thermal units – 2 times per year. Once in the heating season and once in the cooling season.
2. All belts and filters are changed by maintenance staff.
3. All trouble calls, parts, and labor to repair the HVAC system are not included in this agreement.

Total Price per Year..... \$948.00

Agreement coverage will commence on October 1, 2021 through September 30, 2022. Payable annually in advance. This annual agreement shall continue in effect from year to year unless either party gives written notice to the other of intention not to renew 2 weeks prior to the anniversary date.