



HCESC-SER-21A

11/2/2021 - 11/2/2023

HVAC MAINTENANCE AGREEMENT – PM PROPOSAL #W306902

Date:	October 5, 2022
Name:	Borough Of Pennington-Senior Center
Location:	Pennington
Address:	395 Reading Street
City, State, Zip	Pennington, New Jersey, 08534
Contact-Rick Smith, E-rsmith@penningtonboro.org, P-1(609)647-3069	

McCloskey Mechanical Contractors. (MMC) proposes to provide **HVAC Service Maintenance Agreement** as follows:

- Provide all material and labor required for service and maintenance of equipment covered under this agreement as follows:
- We will provide free scheduling in our computerized dispatch system and telephone the **Customer** to schedule each visit.

1. (2) Seasonal startups one for Cooling Season (Spring) and one for Heating Season (Fall).

Operational Inspections (2) per year

- Review general equipment operation
- Chemically clean condenser coils once per year in spring
- Inspect motor winding resistance in spring and fall
- Check refrigerant charge in spring
- Check all safety controls in spring and fall
- Check and tighten all electrical connections in spring and fall
- Inspect for excessive vibration and unusual noise in spring and fall
- Check motor amperage in spring and fall
- Check fan belts if applicable in spring and fall
- Check crankcase heaters in spring and fall
- Check system voltages and amps in spring and fall
- Lubricate motors and all moving parts in spring and fall
- Test and adjust all safety controls in spring and fall
- Check burner assembly, pilot and ignitor in fall
- Inspect heat exchangers in fall
- Check temperature controls in spring and fall
- Check gas pressures in fall
- Change filters in spring and fall



Annual Pricing for this 1-year agreement Starting 1/1/2023 through 12/31/2023
Year One: \$1,093.10 lump sum or \$546.55 after each visit Plus tax if applicable

Customer Agrees To:

- Provide unobstructed access to equipment at all times.
- To keep equipment areas clean of debris and items which may interfere with accessibility?
- Permit only MMC personnel or its subs to work on covered equipment.
- That any repairs, additions, alterations or adjustments made by others to covered equipment, unless authorized by MMC, will be at MMC's option would result in agreement to be terminated.
- To give prompt authorization for repairs not covered under agreement.
- To operate equipment per our instructions.
- Check thermostat settings, switches and breakers before placing service calls.
- Promptly notify MMC of any unusual operating conditions of equipment.

General:

- Payment terms are net 30 days from the date of the invoice. Maintenance services (PMA) will be invoiced monthly prior to the beginning of each period of coverage or billing cycle agreed upon on the signature page.
- The customer agrees that all information and recommendations provided by MMC are proprietary.
- After the initial term of the agreement, MMC may annually adjust the agreement (PMA) price based on prevailing labor, material and CPI related operating costs, not to exceed Five percent in any calendar year.
- Planned maintenance and/or routine maintenance will be provided under this agreement and will be performed during normal working hours, 7:00am to 3:30pm; Emergency calls are billed at preferred customer rates, time & a half from 3:30pm till 7:00am evenings and Saturday and double time for Sunday and holidays.
- The guarantees and services provided under the scope and description of this agreement are conditioned upon customer properly operating and maintaining systems and equipment. The customer will do so in accordance with accepted industry practices, manufacturer's specification and MMC recommendations.
- The customer will provide and permit reasonable means of access to all covered (equipment list) systems. MMC Mechanical will be permitted to stop and start equipment as necessary to perform service tasks, unless otherwise specified by customer in writing prior to each visit.
- The quoted annual price rate for the PMA is based on systems listed on the equipment list and they are to be in a maintainable condition. If repairs are found or equipment in need of repair is discovered, after the initial inspection or initial seasonal start-up inspection, a quotation/recommendation will be submitted for approval.
- MMC will not be responsible for failure to perform any terms of this agreement as a result of acts of God, fires, accidents, strikes or any other contingency beyond the control of MMC.
- MMC will not be held liable for damages resulting from water spillage or overflow of any type.
- Our liability shall cease in the event of any repairs made to equipment other than MMC personnel unless by specific agreement prior to performance of work.
- MMC will not be responsible for system design or its performance in design conditions.
- MMC reserves the right not to give services if customer is delinquent in payments.



HVAC MAINTENANCE AGREEMENT PM PROPOSAL #W306937

Date:	October 5, 2022
Name:	Borough Of Pennington-Borough Hall
Location:	Pennington
Address:	30 North Main Street
City, State, Zip	Pennington, New Jersey, 08534
Contact-Rick Smith, E-rsmith@penningtonboro.org, P-1(609)647-3069	

McCloskey Mechanical Contractors. (MMC) proposes to provide **HVAC Service Maintenance Agreement** as follows:

- Provide all material and labor required for service and maintenance of equipment covered under this agreement as follows:
 - We will provide free scheduling in our computerized dispatch system and telephone the **Customer** to schedule each visit.
1. (2) Seasonal startups two for Cooling Season (Spring and Late Summer) and one for Heating Season (Fall).

Operational Inspections (3) per year

- Review general equipment operation
- Chemically clean condenser coils once per year in spring
- Inspect motor winding resistance in spring and fall
- Check refrigerant charge in spring
- Check all safety controls in spring and fall
- Check and tighten all electrical connections in spring and fall
- Inspect for excessive vibration and unusual noise in spring and fall
- Check motor amperage in spring and fall
- Check fan belts if applicable in spring and fall
- Check crankcase heaters in spring and fall
- Check system voltages and amps in spring and fall
- Lubricate motors and all moving parts in spring and fall
- Test and adjust all safety controls in spring and fall
- Check burner assembly, pilot and ignitor in fall
- Inspect heat exchangers in fall
- Check temperature controls in spring and fall
- Check gas pressures in fall
- Change filters in spring and fall



- MMC reserves the right not to give services if customer is delinquent in payments.

Exclusions:

- Replacement of HEPA filters
- Electrical service beyond equipment covered.
- Any and all materials/parts required except as noted above.
- Cleaning of evaporator coils or heat exchangers (Unless listed as service above)
- Cleaning of boilers
- Indoor Blower overhauls, squirrel cages, shafts and bearings.
- Repair or replacement of ductwork, insulation, recording instruments gauges or thermometers.
- Repair or replacement of water, drain, and steam lines beyond the equipment covered.
- Repair or replacement of steam, heating, evaporator or condenser coils.
- Repair or replacement of heat exchangers, compressors, boilers or retubing of boilers.
- Repair or replacement of VAV boxes or controls.
- Repair or replacement of VFD's.
- Water or air balancing of equipment.
- Rigging or trucking expenses.
- Upgrades of equipment or controls.
- Moving or relocating of equipment
- Repairs due to fire, floods, power failures, freezing, acts of God or any contingency beyond the control of MMC.

All work will be done in a clean and professional manner.

Payments will be made in full. In the event that payment is not received services will not be rendered.

This agreement will begin on the first of the month from date signed **1/1/2023 through 12/31/2023** for a term of One year and continue to automatically renew every year. Either party may cancel or terminate this agreement by giving thirty days, written notification.

Very truly yours,
Daniel T Walsh

McCloskey Mechanical Contractors

Acceptance for:

Title: _____



EQUIPMENT LIST

Unit	Quantity	Manufacturer	Type
Vestibule Heaters	2		Heater-Vestibule
90+ Heater	5	Lennox	Heater-Attic
Condenser	5	Lennox	Condenser Ground
Water Heater	1	Rheem	Water Heater-Mech Room
AO Smith Boiler	1	AO Smith	Boiler-Mech Room
Daiken VRF System	1	Daiken	HP-In Library
Dehumidifier	4		In Attic



HVAC MAINTENANCE AGREEMENT PM PROPOSAL #W306946

Date:	October 5, 2022
Name:	Borough Of Pennington-DPW Building
Location:	Pennington
Address:	A-301 North Main Street
City, State, Zip	Pennington, New Jersey, 08534
Contact-Rick Smith, E-rsmith@penningtonboro.org, P-1(609)647-3069	

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 - We will provide free scheduling in our computerized dispatch system and telephone the **Customer** to schedule each visit.
1. (2) Seasonal startups one for Cooling Season (Spring) and one for Heating Season (Fall).

Operational Inspections (2) per year

- Review general equipment operation
- Chemically clean condenser coils once per year in spring
- Inspect motor winding resistance in spring and fall
- Check refrigerant charge in spring
- Check all safety controls in spring and fall
- Check and tighten all electrical connections in spring and fall
- Inspect for excessive vibration and unusual noise in spring and fall
- Check motor amperage in spring and fall
- Check fan belts if applicable in spring and fall
- Check crankcase heaters in spring and fall
- Check system voltages and amps in spring and fall
- Lubricate motors and all moving parts in spring and fall
- Test and adjust all safety controls in spring and fall
- Check burner assembly, pilot and ignitor in fall
- Inspect heat exchangers in fall
- Check temperature controls in spring and fall
- Check gas pressures in fall
- Change filters in spring and fall



Annual Pricing for this 1-year agreement Starting 1/1/2023 through 12/31/2023
Year One: \$837.20 lump sum or \$418.60 after each visit Plus tax if applicable

Customer Agrees To:

- Provide unobstructed access to equipment at all times.
- To keep equipment areas clean of debris and items which may interfere with accessibility?
- Permit only MMC personnel or its subs to work on covered equipment.
- That any repairs, additions, alterations or adjustments made by others to covered equipment, unless authorized by MMC, will be at MMC's option would result in agreement to be terminated.
- To give prompt authorization for repairs not covered under agreement.
- To operate equipment per our instructions.
- Check thermostat settings, switches and breakers before placing service calls.
- Promptly notify MMC of any unusual operating conditions of equipment.

General:

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- MMC will not be responsible for failure to perform any terms of this agreement as a result of acts of God, fires, accidents, strikes or any other contingency beyond the control of MMC.
- MMC will not be held liable for damages resulting from water spillage or overflow of any type.
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Exclusions:

- Replacement of HEPA filters
- Electrical service beyond equipment covered.
- Any and all materials/parts required except as noted above.
- Cleaning of evaporator coils or heat exchangers (Unless listed as service above)
- Cleaning of boilers
- Indoor Blower overhauls, squirrel cages, shafts and bearings.
- Repair or replacement of ductwork, insulation, recording instruments gauges or thermometers.
- Repair or replacement of water, drain, and steam lines beyond the equipment covered.
- Repair or replacement of steam, heating, evaporator or condenser coils.
- Repair or replacement of heat exchangers, compressors, boilers or retubing of boilers.
- Repair or replacement of VAV boxes or controls.
- Repair or replacement of VFD's.
- Water or air balancing of equipment.
- Rigging or trucking expenses.
- Upgrades of equipment or controls.
- Moving or relocating of equipment
- Repairs due to fire, floods, power failures, freezing, acts of God or any contingency beyond the control of MMC.

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Payments will be made in full. In the event that payment is not received services will not be rendered.

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Very truly yours,
Daniel T Walsh
McCloskey Mechanical Contractors

Acceptance for:

Title: _____



EQUIPMENT LIST

Unit	Quantity	Manufacturer	Type
90% Heater	1	Trane	Heater-Mechanical Room
Condenser	1		Condenser-Ground
Reznor Heater	5	Reznor	Wash Area in Air
Water Heater	1		Water Heater-Mech. Room