United
MAINTENANCE, INC

CITY OF STONE MOUNTAIN

Preventative Maintenance Agreement

PREPARED FOR

City of Stone Mountain

AGREEMENT DATE
9/23/2026

LOCATION
City Hall/PD
875 Main St
Stone Mountain, GA 30083

PREPARED BY
Moises Arias
United Maintenance, Inc.
Mobile: 401-660-4633
Email: marias@unitedmaintenance.com

UNITED MAINTENANCE, INC.
Professional HVAC Service & Maintenance

Stone Mountain - City Hall/PD
875 Main St
Stone Mountain, GA 30083

United
MAINTENANCE, INC

PREVENTIVE MAINTENANCE AGREEMENT

Preventive Maintenance Scope of Services

General HVAC Maintenance Program

INTRODUCTION

United Maintenance, Inc. is pleased to provide this Preventive Maintenance Agreement for scheduled HVAC maintenance services. This program is designed to help maintain equipment performance, reduce unexpected downtime, and limit costly unscheduled repairs.

SCOPE OF SERVICES

United Maintenance, Inc. agrees to furnish the labor and materials necessary to perform four (4) scheduled preventive maintenance visits for the equipment listed in this agreement. Standard service tasks may include, but are not limited to, the following:

ITEM	STANDARD SERVICE TASK
1	Replace filters four (4) times per year with standard MERV 8 filters.
2	Grease bearings and inspect for wear, where applicable.
3	Check wiring for loose, damaged, or deteriorated connections.
4	Check amp draw on blower motors and verify blower wheel cleanliness.
5	Inspect safeties and controls for proper operation.
6	Replace drive belts and inspect sheaves and pulleys, where applicable.
7	Chemically clean condenser coils annually.
8	Perform one (1) heating inspection and one (1) cooling inspection annually.
9	Functionally test units to verify proper operation.

NOTES / EXCLUSIONS

Repairs, replacement parts beyond standard maintenance materials, after-hours work, and services outside the equipment listed in this agreement are excluded unless specifically noted in the proposal or approved in writing.

Stone Mountain - City Hall/PD
875 Main St
Stone Mountain, GA 30083

United
MAINTENANCE, INC

Agreement Terms and Conditions

Standard provisions for the preventive maintenance program.

EXCLUSIONS

- Labor, parts, and materials for repairs or emergency service calls.
- Lift rentals, crane services, or special access equipment unless specifically included.
- Non-moveable, inaccessible, or unmaintainable parts and components.
- Additional work or material not specifically listed within the scope of services.

TERMS

- This Agreement is for a period of one (1) year beginning on the effective date of the signed contract or purchase order and is automatically renewed each year thereafter until the Customer or United Maintenance, Inc. terminates the agreement.
- Either party may cancel this Agreement at any time with a minimum of thirty (30) days written notice. If cancelled other than on the one (1) year anniversary date, the Customer agrees to reimburse United Maintenance, Inc. on a pro-rated basis for services furnished prior to the effective cancellation date.
- Invoices shall be payable within fifteen (15) calendar days from the invoice date unless otherwise noted.
- A 3% processing fee will be added for payments made by credit card.

GENERAL CONDITIONS

- Regular working hours are 8:00 AM - 4:30 PM, Monday through Friday. Work performed after hours, on holidays, or on weekends will be charged at applicable overtime rates unless otherwise noted.
- Customer shall provide clear and safe access to the equipment scheduled for maintenance. Access restrictions, unsafe conditions, or cancelled visits may result in rescheduling and additional charges.
- Emergency coverage is available 24 hours a day, 7 days a week. Emergency response is performed on a time-and-material basis unless otherwise noted.
- United Maintenance, Inc. will perform all work in a professional manner and will take reasonable precautions to avoid injury to persons and damage to property.
- Both parties agree that authorized representatives executing this Agreement have authority to bind the respective organizations. No other promises, agreements, or understandings relative to this Agreement shall be binding unless set forth in writing.

Stone Mountain - City Hall/PD
875 Main St
Stone Mountain, GA 30083

United
MAINTENANCE, INC

Preventive Maintenance Cost

Pricing, acceptance, and equipment list.

TOTAL AGREEMENT PRICE

$6,270.00 payable $1,567.50 quarterly

Price is fixed for a period of one (1) year from the acceptance date unless otherwise noted.

Accepted: City of Stone Mountain

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Proposed by: United Maintenance, Inc.

Signature: *Moises Arias*

Printed Name: Moises Arias

Title: Engineering & Estimating

Date: September 23, 2026

EQUIPMENT LIST

Unit ID	Brand	Model	Serial#
AHU-1	Daikin	AMST48CU1300	2508269011
CU-1	Daikin	DH4SEA4830	2510101543
AHU-2	Daikin	AMST48CU1300	250818676
CU-2	Daikin	DH4SEA4830	2507163880
AHU-3	Daikin	AMST48CU1300	2508186475
CU-3	Daikin	DH4SEA4830	2510028085
AHU-4	Daikin	AMST48CU1300	2508186478
CU-4	Daikin	DH4SEA4830	2510095509
AHU-5	Daikin	AMST48CU1300	2508189252
CU-5	Daikin	DH4SEA4830	2510099014
AHU-6	Daikin	AMST48CU1300	2507281566
CU-6	Daikin	DH4SEA4830	25071663873
AHU-7	Daikin	AMST48CU1300	2507271211
CU-7	Daikin	DH4SEA4830	2510095523
AHU-8	Daikin	AMST48CU1300	2507281569
CU-8	Daikin	DH4SEA4830	2510106122
AHU-9	Trane	N/A	N/A
CU-9	Trane	M4THS1718A11N	63249908241
AHU-10	N/A	N/A	N/A
CU-10	N/A	N/A	N/A

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MAINTENANCE, INC

CITY OF STONE MOUNTAIN

Preventative Maintenance Agreement

PREPARED FOR

City of Stone Mountain

AGREEMENT DATE
9/23/2026

LOCATION
Historic Depot
922 Main St
Stone Mountain, GA 30083

PREPARED BY
Moises Arias
United Maintenance, Inc.
Mobile: 401-660-4633
Email: marias@unitedmaintenance.com

UNITED MAINTENANCE, INC.
Professional HVAC Service & Maintenance

Stone Mountain – Historic Depot
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PREVENTIVE MAINTENANCE AGREEMENT

Preventive Maintenance Scope of Services

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7	Chemically clean condenser coils annually.
8	Perform one (1) heating inspection and one (1) cooling inspection annually.
9	Functionally test units to verify proper operation.

NOTES / EXCLUSIONS

Repairs, replacement parts beyond standard maintenance materials, after-hours work, and services outside the equipment listed in this agreement are excluded unless specifically noted in the proposal or approved in writing.

Stone Mountain – Historic Depot
922 Main St
Stone Mountain, GA 30083

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MAINTENANCE, INC

Agreement Terms and Conditions

Standard provisions for the preventive maintenance program.

EXCLUSIONS

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Stone Mountain – Historic Depot
922 Main St
Stone Mountain, GA 30083

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MAINTENANCE, INC

Preventive Maintenance Cost

Pricing, acceptance, and equipment list.

TOTAL AGREEMENT PRICE

$1,390.00 payable $347.50 quarterly

Price is fixed for a period of one (1) year from the acceptance date unless otherwise noted.

Accepted: City of Stone Mountain

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Proposed by: United Maintenance, Inc.

Signature: *Moises Arias*

Printed Name: Moises Arias

Title: Engineering & Estimating

Date: September 23, 2026

EQUIPMENT LIST

Unit ID	Brand	Model	Serial#
AHU-1	Trane	N/A	N/A
CU-1	Trane	5TTR7060A-1	N/A