

JBM MECHANICAL

1816 Shanrock Drive Centralia, Washington 98531

Heating - Air Conditioning - Refrigeration - Commercial Cooking Equipment

HVAC MAINTENANCE AND SERVICE AGREEMENT

This agreement is between JBM MECHANICAL and CITY OF TENINO, located at 149 South Hodgden St. Tenino, Washington 98589.

Terms and Conditions

JBM MECHANICAL shall provide quarterly preventative maintenance inspections on all City of Tenino locations' hvac and selected refrigeration equipment as outlined below:

- Adjust any controls necessary
- Clean & sanitize air exchange coils
- Replace air filters
- Oil all motors & clean all condensers
- Check all units for burnt or loose connectors
- Check all units for proper operation
- Sanitize & clean all evaporator drains & pans
- Check all units for proper refrigerant charge
- Test unit in heating and cooling mode
- Clean and adjust burner assemblies
- Inspect belts on exhaust fans & hvac equipment
- Check units for any gas leaks
- Clean and adjust the pilot lights
- Clean and examine the heat exchangers
- Lubricate all bearings
- Change thermostat batteries – if needed

Exclusions

This agreement does not cover duct work, structural supports, or sheet metal components, which may deteriorate due to corrosion or rust. In addition, this agreement does not cover any repair work required due to sabotage, fire, flood, acts of God, corrosion, shortage of electrical or water supply, or damage caused by freezing.

Insurance Coverage

JBM MECHANICAL shall provide general liability insurance, with City of Tenino listed as additionally insured, a copy of which will be forwarded to customers to provide proof of coverage.

Equipment Covered

All units listed on the attached Schedule A equipment list are covered under this agreement.

Service Calls Other Than Maintenance

A technician will be on site the same day (Monday through Friday) for any emergency service call placed before 3pm. Calls placed after 3pm will be included on the following days schedule. Service/Repair labor during regular business hours will be billed at \$110.00 per hour.

After-Hour Emergency Service

An on-call technician will be available for any after-hours emergency repair needs. The after-hours labor rate will be billed at \$165.00 per hour, 2-hour minimum charge.

Parts Not Covered Under Full-Service Agreement

Any parts needing replacement and not covered under this agreement will be submitted in writing for City Management approval prior to completion of repair.

Total Quarterly Price per Location: See Attached Department List

By: _____ Date: _____

City of Tenino

By: _____ Date: _____

JBM Mechanical