

Creating Customers for Life®

MAINTENANCE AGREEMENT FOR BUILDING ENVIRONMENTAL SYSTEMS

Company

Bassett Mechanical
4017 Owl Creek Drive
Madison, WI 53718

Proposal Date: 2/27/2025
Proposal Number: P00793
Agreement Number: C1737

Ph: 920-462-1895 Fax:

Bill To Identity	Agreement Location
River Valley Elementary School 830 W Daley Street Spring Green, WI 53588 Attn: Brian Krey	River Valley Elementary School 830 W Daley Street Spring Green, WI 53588 Attn: Brian Krey

Bassett Mechanical will provide the services described in the maintenance program indicated below.

MAINTENANCE PROGRAM: Planned Maintenance (CPMII) **SCHEDULES:** *Equipment Schedule

Agreement coverage will commence on 4/1/2025.

The Agreement price is \$7,416.00 per year, payable in advanced installments of \$618.00 per Month beginning on the effective date of 4/1/2025 through 3/31/2026.

This proposal is the property of Contractor and is provided for Customer's use only. Contractor guarantees the price stated in this Agreement for thirty (30) days from the proposal date above. This proposal will become a binding Agreement only after acceptance by the Customer and approval by an officer of the Contractor as evidenced by their signatures below. This Agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise, or condition on behalf of Contractor which is not expressed herein.

Company

Signature Sales Consultant

Accepted for Company by: Signature

Name & Title

Date / Phone / Fax

Customer

Signature (Authorized Representative)

Name (Print)

Title

Date

KAUKAUNA, WI (HQ)
1215 Hyland Ave.
Kaukauna, WI 54130

MILWAUKEE, WI
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Menomonee Falls, WI 53051

MADISON, WI
4017 Owl Creek Dr.
Madison, WI 53718

WAUSAU, WI
4403 Stewart Ave., Suite B
Wausau, WI 54401

ROCHESTER, MN
570 High Point Dr. NE
Byron, MN 55920

ISO9001
CERTIFIED

www.BassettMechanical.com
(800) 236-2500



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Planned Maintenance (CPMII) Program

This agreement is designed to provide the Customer with an ongoing maintenance agreement. This agreement will be initiated, scheduled, administered, monitored, and updated by the Service Provider. The service activities will be directed and scheduled, on a regular basis, by our comprehensive equipment maintenance scheduling system based on manufacturers' recommendations, equipment location, application, type, run time, and the Service Provider's own experience.

COMPLETE PROFESSIONAL MAINTENANCE: Comprehensive maintenance program with computerized tasking to ensure the highest standards are followed, reducing breakdowns, providing equipment reliability, and helping to extend the life of your equipment.

TEST AND INSPECT: On-site labor, travel labor, and travel and living expenses are required to visually INSPECT and TEST equipment to determine its operating condition and efficiency. Typical activities could include:

*TESTING for excessive vibration; motor winding resistance; refrigerant charge; fan RPM; refrigerant oil (acid); flue gas analysis; safety controls, combustion and draft; crankcase heaters, control system(s), etc.

*INSPECTING 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.

PREVENTIVE MAINTENANCE: On-site labor, travel labor, and travel and living expenses are required to clean, align, calibrate, tighten, adjust, and lubricate equipment. These activities are intended to extend the equipment's life and assure proper operating conditions and efficiency. Typical activities could include:

*CLEANING coil surfaces; electrical contacts; burner orifices; passages and nozzles; pilot and igniter; cooling tower baffles, basin, sump and float; chiller, condenser and boiler tubes, etc.

*ALIGNING belt drives; drive couplings; coil fins, etc.

*CALIBRATING safety controls; temperature and pressure controls, etc.

*TIGHTENING electrical connections; mounting bolts; refrigerant piping fittings; damper sections, etc.

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

*LUBRICATING motors; fan and damper bearings; valve stems; damper linkages; fan vane linkages, etc.

PRIMARY TECHNICIAN: An assigned primary and secondary technician for your facility.

ASSIGNED PROJECT MANAGER: An Assigned HVAC Specialist to assist you with future planning, budgeting, system upgrades, and current project needs.

DOCUMENTATION: On-going communication regarding the history of your equipment as well as the current performance of the system through service reports and Bassett's web-based reporting platform.

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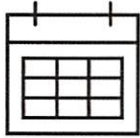
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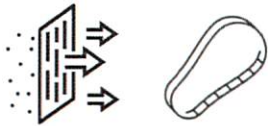
Scope of Work

Maintenance Intervals:



- Bassett Mechanical will be onsite on a semi-annual basis.

Filter and Belt Replacement:



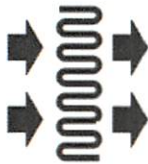
- River Valley School District is responsible for providing and installing filter media.
- Bassett Mechanical is responsible for providing and installing belts on an annual basis.

Lifts:

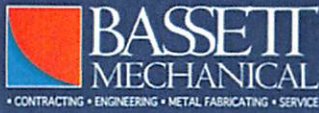


- Lift rentals are not included in this agreement.

Coil Cleaning:



- Condenser coil cleaning will be done by Bassett on an annual basis.



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CUSTOMIZED PROFESSIONAL MAINTENANCE PROGRAM II TERMS AND CONDITIONS

1. Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours.
2. In case of any failure to perform its obligations under this Agreement, Contractor's liability is limited to repair or replacement at its option and such repair or replacement shall be Customer's sole remedy. This warranty is conditioned upon proper operation and maintenance by Customer and shall not apply if the failure is caused or contributed to by accident, alteration, abuse or misuse, and shall not extend beyond the term of this Agreement.
3. 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 thirty (30) days prior to any anniversary date.
4. The annual Agreement price is subject to adjustment on each commencement anniversary to reflect increases in labor, material and other costs.
5. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.
6. Customer will promptly pay invoices within thirty (30) days of receipt. Should a payment become thirty one (31) days or more delinquent, Contractor may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.
7. This Agreement does not include repairs to the system(s), the provisions or installation of components or parts, or service calls requested by the Customer. These services will be charged for at Contractor's rates then in effect.
8. Any alteration to, or deviation from, this Agreement involving extra work, cost of materials or labor will become an extra charge (fixed price amount to be negotiated or on a time-and-material basis at Contractor's rates then in effect) over the sum stated in this Agreement.
9. Contractor will not be required to move, replace or alter any part of the building structure in the performance of this Agreement.
10. Customer shall permit only Contractor's personnel or agent to perform the work included in the scope of this Agreement. Should anyone other than Contractor's personnel perform such work, Contractor may, at its option, cancel this Agreement or eliminate the involved item of equipment from inclusion in this Agreement.
11. In the event Contractor must commence legal action in order to recover any amount payable under this Agreement, Customer shall pay Contractor all court costs and attorneys' fees incurred by Contractor.
12. Any legal action against the Contractor relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.
13. Contractor shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
14. The Customer has the right to cancel this program at any time for any reason with a 30 day written notice of intent to cancel. If this action is taken, Bassett Mechanical may invoice at the preferred prevailing time and materials rates for any work that has been done which exceeds the amount(s) previously billed not to exceed the annual agreement price.
15. To the fullest extent permitted by law both customer and the contractor shall hold harmless the other party, its agent and employees from and against claims, damages, losses and expenses (including but not limited to attorney's fees) to the extent that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of the other party anyone directly or indirectly employed by that party, or anyone for whose acts that may be liable.
16. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA'S Hazard Communication Standard Regulations.
17. Contractor expressly disclaims any and all responsibility and liability for the indoor air quality of the customer's facility, including without limitation injury or illness to occupants of the facility or third parties, arising out of or in connection with the Contractor's work under this agreement.
18. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor's sole obligation will be to notify the Owner of their existence. Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.
19. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

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Inventory of Equipment

Assets	Qty	Equipment	Manufacturer	Model	Serial#	Location	Asset Note
1	1	AIR HANDLER UNIT	CARRIER	39EH19	8844T14204	MECHANICAL ROOM	
1	1	AIR HANDLER UNIT	CARRIER	39LA2063DA113	4688T01045	MECHANICAL ROOM	
1	2	AIR HANDLER UNIT	CARRIER	39LN36W025DW	2718U43527	MECHANICAL ROOM	
1	3	AIR HANDLER UNIT	CARRIER	F34XGE		MECHANICAL ROOM	
1	1	BOILER 1	PK	C-900	W722-18-14198	BOILER ROOM	
1	1	BOILER 2	PK	C-900	W722-18-14199	BOILER ROOM	
1	1	CONDENSER 1	Carrier	38APD0255HA12	1422Q72944	Roof	
1	1	CONDENSER 2	CARRIER	38AUZD08A0A5	2318C94578	Roof	
1	1	CONDENSER 3	CARRIER	38AFD0505HA12	2618Q62774	Roof	
1	1	EXHAUST FAN 1	GREENHECK	DX10S		ROOF-SERVES STAFF RR	
1	1	EXHAUST FAN 2	GREENHECK	DX10S		ROOF - SERVES RM 156 & 158 RR	
1	1	EXHAUST FAN 3	PENN	DX11R	G09Z83559	ROOF-SERVES RM 130 RR	
1	1	EXHAUST FAN 4	CARNES	VEDK15M3A1N	803183.001	ROOF-SERVES NORTH HALL RR	
1	1	EXHAUST FAN 5	PENN	DX16R	G09ZZ83560	ROOF-SERVES SOUTH HALL RR	
1	1	EXHAUST FAN 6	PENN	XR82		ROOF-SERVES CUSTODIAL CLOSET	
1	1	EXHAUST FAN 7	GREENHECK	G070EX	15450853	ROOF-SERVES LOCK RMS & OT-PT	
1	1	EXHAUST FAN 8	PENN	AT20		ROOF-SERVES KITCHEN	
1	1	EXHAUST FAN 9	PEERLESS	105	100-10-1042-5	BOILER ROOM	
1	1	PUMP 1	B & G	005180T3E184JM		BOILER ROOM	
1	1	PUMP 2	B & G	005180T3E184JM		BOILER ROOM	
1	1	RETURN AIR FAN 1	CARRIER	39LG1181AA113	4G88T01047	MECHANICAL ROOM	
1	1	RETURN AIR FAN 2	CARRIER	39LG2061AA113	4688T01046	MECHANICAL ROOM	
1	1	RETURN AIR FAN 3	CARRIER	39LG18-----AKB1A2	2618430914	MECHANICAL ROOM	



MECHANICAL
CONTRACTING • ENGINEERING
METAL FABRICATING • SERVICE

Special Provisions

Special Provisions - CPMII:



- In addition to the scope of work disclosed within this agreement, Bassett Mechanical shall also provide annual belt replacement as well as annual coil cleaning on the equipment listed in the inventory section of this agreement.
- All parts, materials and service calls not specifically stated as covered under this service agreement shall be excluded and will be invoiced separately to customer upon receiving proper approval for the work to be performed.
- Excluded from this agreement shall be all system ductwork, system piping, variable frequency drives, water treatment and anything not specifically stated as covered within this agreement.
- Lift rentals are not included in this agreement, unless stated otherwise.

Special Provision - Addendum to Agreement Terms and Conditions or Other:



- Bassett Mechanical will provide a semi-annual preventative maintenance program that includes an annual belt replacement. River Valley Schools will be responsible for furnishing and installing all filter media. Coil cleaning is included in this agreement.

