



Creating Customers for Life®

## MAINTENANCE AGREEMENT FOR BUILDING ENVIRONMENTAL SYSTEMS

### Company

Bassett Mechanical  
4017 Owl Creek Drive  
Madison, WI 53718

Proposal Date: 2/26/2025

Proposal Number: P00794

Agreement Number: C0511

Ph: 920-462-1894

Fax: 920-759-2525

Bill To Identity	Agreement Location
River Valley High School 660 West Varsity Boulevard Spring Green, WI 53588  Attn: Brian Krey	River Valley High School 660 West Varsity Boulevard 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 \$25,800.00 per year, payable in advanced installments of \$2,150.00 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  
W136 N4829 Campbell Dr.  
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

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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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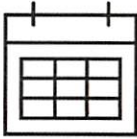
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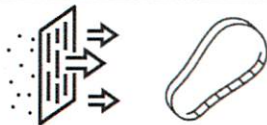
## Scope of Work

### Maintenance Intervals:



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

### Filter and Belt Replacement:



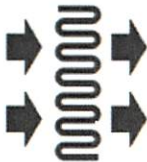
- River Valley School District is responsible for providing and installing filter media.
- Bassett Mechanical is responsible for providing and installing belts on an annual basis.

### Lifts:



- Lift Rentals are not included in this agreement.

### Coil Cleaning:



- Coil cleaning is included 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	AIR HANDLER 1	CARRIER	39T6XVAA--R----	K17655475	2ND FLOOR MECHANICAL ROOM COMPUTER	
1	AIR HANDLER 10	EMI			2ND FLOOR MECHANICAL ROOM	
1	AIR HANDLER 11	TRANE	C5AA035UAL00	K17655475	2ND FLOOR MECHANICAL	
1	AIR HANDLER 12	TRANE	UCAA0GA0A0R D032000000BCH 00DA0000010	K17F52823	OLD GYM	
1	AIR HANDLER 13	TRANE	UCAA0GA0A0R D032000000BCH 00DA0000010	K17F52821	OLD GYM	
1	AIR HANDLER 14	TRANE	UCAA06A0A0RD 032000000BCH00 DA0000010	K17F52820	OLD GYM	
1	AIR HANDLER 15	TRANE	UCAA06A0A0RD 032000000BCH00 DA0000010	K17F52822	OLD GYM	
1	AIR HANDLER 16	TRANE	BCHD072E1K0A 1L04Z	T17F30859	CHOIR ROOM	
1	AIR HANDLER 17	TRANE	AHP36C3XH21A 39T6VVA--U-----	A0E8893754	BAND ROOM AFTER 1 PM	
1	AIR HANDLER 19	YORK	39T6VVA--U-----	4798F85872	ROOM 38 2ND FLOOR MECHANICAL	
1	AIR HANDLER 20	EMI	WHP30D026AA0 00B	1-99-F-6605-27	ROOM 20	
1	AIR HANDLER 21	GOODMAN	WMC241A	005001116	ROOM 21	
1	AIR HANDLING UNIT 25	JOHNSON	JCUVF311FFB21 3A0K1CA2AAA IH	J190787928	ROOM 25	
1	AIR HANDLING UNIT 26	JOHNSON	JCUVF311FFB21 3A0K1CA2AAA IH	J190787931	ROOM 26	
1	AIR HANDLING UNIT 27	JOHNSON	JCUVF311FFB21 3A0K1CA2AAA IH	J190787933	ROOM 27	
1	AIR HANDLING UNIT 28	JOHNSON	JCUVF311FFB21 3A0K1CA2AAA IH	J190787930	ROOM 28	
1	AIR HANDLING UNIT 29	JOHNSON	JCUVF311FFB21 3A0K1CA2AAA IH	J190787929	ROOM 29	
1	AIR HANDLER 3	CARRIER	39T6TVAE-- RABAE-AA	4798F85769	WEIGHT ROOM 2ND FLOOR	
1	AIR HANDLING UNIT 30	JOHNSON	JCUVF311FFB21 3A0K1CA2AAA IH	J190787932	ROOM 30	
1	AIR HANDLING UNIT 31	JOHNSON	JCUVF311FFB21 3A0K1BA3AAA IH	J190787937	ROOM 31	
1	AIR HANDLING UNIT 32	JOHNSON	JCUVF311FFB21 3A0K1BA3AAA IH	J190787935	ROOM 32	
1	AIR HANDLING UNIT 33	JOHNSON	JCUVF311FFB21 3A0K1BA3AAA IH	J190787936	ROOM 33	
1	AIR HANDLING UNIT 34	JOHNSON	JCUVF311FFB21 3A0K1BA3AAA IH	J190787934	ROOM 34	
1	AIR HANDLING UNIT 35	JOHNSON	JCUVF411FFB21 3A0K1CA2AAA IH	J190787927	ROOM 35	
1	AIR HANDLER 36		RGF19120DP20M P11A	W1L8302572		

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1	AIR HANDLER 4	CARRIER	JJF-AA 39TEDRC--G--	4798F85792	OLD GYM
1	AIR HANDLER 5	LENNOX	G51MP48C.110.0 7	5907D15701	OLD GYM
1	AIR HANDLER 6	LENNOX	G51MP48C-110- 07	5907D15700	WELD SHOP
1	AIR HANDLER 8	EMI			LIBRARY
1	BOILER 1	LOCHINVAR	FBN3001	2205127989103	BOILER ROOM
1	BOILER 2	LOCHINVAR	FBN3001	2205127989097	BOILER ROOM
1	BOILER 3	THERMAL SOLUTIONS	ARC2000BN- UDF-KD3	A2252096	BOILER ROOM
1	CHILLER 1	DAIKIN	AGZ100EDSEMN N00	STNU171000039	OUTSIDE GYM
1	CONDENSER 13	GOODMAN	CKL60-1	0108513734	ROOF
1	CONDENSER 14	RUUD	UAPL-060JAZ	7713M270812373	ROOF
1	CONDENSER 15		GCGD36S41S1A	W0C9661844	ROOF
1	CONDENSER 17	GUARDIAN	GCGD36S41S1A	W0C9661772	OUTSIDE GROUND
1	CONDENSER 19	LENNOX	HS29-030-1P	5899H12743	OUTSIDE GROUND
1	CONDENSER 20	LENNOX	HS29-030-1P	5899G17753	OUTSIDE GROUND
1	CONDENSER 21	GOODMAN	HDC24-1A	01035556961	OUTSIDE GROUND
1	CONDENSER 25	YORK	YCD30B21SA	W1G8958168	OUTSIDE ROOM
1	CONDENSER 26	YORK	YCD30B21SA	W1G8958115	OUTSIDE ROOM
1	CONDENSER 27	YORK	YCD30B21SA	W1G8958134	OUTSIDE ROOM
1	CONDENSER 28	YORK	YCD30B21SA	W1G8958148	OUTSIDE ROOM
1	CONDENSER 29	YORK	YCD30B21SA	W1G8968054	OUTSIDE ROOM
1	CONDENSER 30	YORK	YCD30D21SA	W1G8958169	OUTSIDE ROOM
1	CONDENSER 31	YORK	YCD30B21SA	W1G8958147	OUTSIDE ROOM
1	CONDENSER 32	YORK	YCD30B21SA	W1L8310787	OUTSIDE ROOM
1	CONDENSER 33	YORK	YCD30B21SA	W1G8958106	OUTSIDE ROOM
1	CONDENSER 34	YORK	YCD30D21SA	W1G8958163	OUTSIDE ROOM
1	CONDENSER 35	YORK	YCD36B22SA	W1D9816921	OUTSIDE ROOM
1	CONDENSER 36		RAC13L60B21SA	W1A6279843	OUTSIDE ROOM
1	CONDENSER 46	TRANE	RAUC350EBC03 A0D0001	C19C01899	46 OUTSIDE ROOM
1	CONDENSER 06	TRANE	TTA0743AA01A S0100	21143695YA	ROOF
1	CONDENSER 07	TRANE	TTA09043AA01 AS0100	20501986YA	ROOF
1	EXHAUST FAN 1	COOK	65ACRURU1165RH 13D	012SJ91353- 00/00A0902	ROOF
1	EXHAUST FAN 10	COOK	165ACRURU1165R H13D	012SJ91353- 00/0010901	ROOF
1	EXHAUST FAN 11	CARNES	VEBK15L1A1NA 20SPC1	00577301.001	ROOF
1	EXHAUST FAN 12	COOK	180ACEI80C10D	012SJ91353- 00/0007101	ROOF
1	EXHAUST FAN 13	CARNES	VEBK18M1C1NA 20SPC1	00577301.002	ROOF
1	EXHAUST FAN 14	COOK	100ACEH100C15 DH	012SJ91353- 00/0013501	ROOF
1	EXHAUST FAN 15	COOK	100ACEH100C15 DH	012SJ91353- 00/0015101	ROOF



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1	EXHAUST FAN 16	COOK	DH	100ACEH100C15	012SJ91353-	00/0016501	ROOF
1	EXHAUST FAN 17	COOK	DH	100ACEH100C15	012SJ91353-	00/0013503	ROOF
1	EXHAUST FAN 18	COOK		20ACE20C15D	012SJ91353-	00/0004601	WELD SHOP
1	EXHAUST FAN 19	COOK		20ACE20C15D	012SJ91353-	00/0004601	WELD SHOP
1	EXHAUST FAN 2	COOK		80ACRU80R0D	012SJ91363/00/000	0705	ROOF
1	EXHAUST FAN 20	COOK	DH	100ACEH100C15	012SJ91353-	00/0013505	WELD SHOP
1	EXHAUST FAN 21	COOK	DH	100ACEH100C15	012SJ91353-	00/0015102	WELD SHOP
1	EXHAUST FAN 6	COOK		95ACE2195C11D	012SJ91353-	00/0003101	ROOF
1	EXHAUST FAN 7	COOK		80ACRU80R0D	012SJ91363-	00/0000703	ROOF
1	EXHAUST FAN 8	COOK		80SCRU80R0D	012SJ91353-	00/0000704	ROOF
1	EXHAUST FAN 9	COOK		80ACRU80R0D	012SJ91353-	00/0000701	ROOF
1	EVAPORATOR 1	WITT	SFA090HA		WT186048E94		KITCHEN
1	EVAPORATOR 2	WITT	SFE078LD		W11709041L93		KITCHEN
1	MAKE UP AIR 1	CARRIER	39TFDRC--G--		4798F85791		MECHANICS
1	MAKE UP AIR 2	MODINE	HFG400TMRJM4		1013000-0617		WELD SHOP
1	PUMP 1	B & G	15103E10.250BF		2149739M89		BOILER ROOM
1	ERV 1	Renew Aire	HE3XRT		H176157C		Roof
1	EXHAUST FAN 22	COOK		100ACEH100C15	012SJ91353-	00/0019201	AUTO SHOP
1	PUMP 2	B & G	15103E10.250BF		2149740M89		BOILER ROOM
1	EXHAUST FAN 23	COOK	DH	100ACEH100C15	012SJ91353-	00/0005901	AUTO SHOP
1	PUMP 3	COOK	RV3006-K		37K4965864G1		BOILER ROOM
1	EXHAUST FAN 24	COOK		120ACE20C15D	012SJ91353-	00/0009601	MUSIC ROOM
1	PUMP 4	B & G	15103BC8.375BF		2147426M89		2ND FLOOR
1	EXHAUST FAN 25	COOK		101ACE101C28D	012SJ91353-	00/0008201	2ND FLOOR
1	PUMP 5	MAGNETEK	OR80VF		15103BC8.375BF		2ND FLOOR
1	EXHAUST FAN 26	COOK		225ACE225C5B	012SJ91353-	00/002050	MUSIC ROOM 46
1	PUMP 6	MARATHON	637BF		1710345		OLD GIRLS
1	EXHAUST FAN 27	COOK		135ACE135C15D	012SJ91353-	00/0017901	BATHROOM
1	PUMP 7	MARATHON			1AF002G70		OLD GIRLS
1	EXHAUST FAN 3	COOK	D	180ACRU180R10	012SJ91353-	00/0000702	BATHROOM
1	RETURN AIR FAN 1	CARRIER	39T6X---K-P3-AA		4798F85882		2ND FLOOR
1	EXHAUST FAN 4	COOK	X10D	165ACRU165R	012SJ91353-	00/0002001	MECHANICAL
1	WALK IN 1	WITT					KITCHEN ROOF
1	EXHAUST FAN 5	COOK		80ACRU80R10D	012SJ91353-	00/0000706	KITCHEN ROOF
1	WALK IN 2						ROOF

# 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.

