

CONTRACT NO. 318-73264

YORK®

Maintenance & Energy Services



PREPARED FOR: BOARD OF COMMISSIONERS

NASSAU COUNTY FLORIDA

P.O. BOX 1010 FERNANDINA BEACH, FL. ~~32034~~ 32034

EQUIPMENT LOCATION: NASSAU COUNTY JAIL

U.S. HWY. 17 YULEE, FLORIDA

An Energy-Saving Approach To Your Service Needs

PRESENTED BY: _____

DATE: 2/9 _____

YORK DIVISION

BORG-WARNER CORPORATION
YORK, PENNSYLVANIA

York Certified Maintenance

YORK CERTIFIED PREVENTIVE MAINTENANCE

We propose to furnish York Certified Preventive Maintenance on the refrigeration equipment detailed in Schedule A.

PERSONNEL

Under this agreement, we will regularly inspect the listed equipment using factory-trained mechanics, directly employed or supervised by York, who are specialists in the field of HVAC service and maintenance.

INSPECTION SCHEDULE

Under York Certified Preventive Maintenance, we will systematically inspect and report on the condition of your equipment on approximately the following schedule:

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X—Denotes Regular Inspection

INSPECTION CHECKLIST

At the time of inspections, we will do the following as necessary and applicable, in our best judgement, to keep your system operating properly and with maximum energy-efficiency:

1. Lubricate all moving parts and check compressor oil level.
2. Check for proper refrigerant charge to insure optimum performance.
3. Check operation of purge unit and purge non-condensibles to insure optimum performance.
4. Check condition and settings of panel controls, operating controls, and safety controls to insure optimum performance and reliability.
5. Determine level of condenser tube fouling from analysis of log readings.
6. Verify proper equipment operation thru analysis of available log readings or readings taken during inspection.
7. Check condition of thermometers and gauges to insure validity of log readings.

INSPECTION REPORT

A detailed report for each inspection will be issued to owner or owners' representative. This report will include equipment log readings, a report on the condition of those items inspected, a listing of needed repairs, and recommendations on reducing energy consumption.

OPTIONS

Additional services included as part of this agreement are as detailed on the attached Options Schedule(s).

REPAIR SERVICE

All work under this agreement will be performed during our regular working hours unless otherwise specified. Repair service, over and above that included in this agreement, may be authorized by the owner or owners' representative. This work will be invoiced at prevailing Service and Repair billing rates.

PARTS DISCOUNT

York Certified Maintenance Customers are entitled to a 41 % parts discount on York Certified Parts purchased throughout the life of this contract. The discount rate will be that which is in effect at the time this agreement commenced. This special parts discount does does not apply to this agreement. To qualify for this discount, parts are to be purchased from the Miami, Fl Engineered Machinery District Service Office.

York Certified Maintenance

RECIPROCATING EQUIPMENT OPTIONS SCHEDULE

The following list of options apply to the equipment as detailed on Schedule A.

	Included	Omitted
1. <u>Air Handling Units</u> Furnish coverage for air handling units including coils, blowers, motors, starters, and belts.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. <u>Air Filter Service</u> Furnish Labor and Material to change air handling unit filters up to _____ times/year.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. <u>Analysis Services</u> Furnish annual chemical analysis and report on <input checked="" type="checkbox"/> compressor oil Condenser Chilled Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <u>Water Treatment</u> Furnish complete water treatment service including chemicals for condenser water circuit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. <u>Condenser/Chilled Water Circuit</u> Furnish coverage for condenser and chilled water pumps, motors, and starters.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. <u>Tube Cleaning</u> Conduct annual visual tube inspection of condenser tubes and mechanically brush clean up to once per year.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. <u>Emergency Service</u> Furnish emergency service between regular inspections.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. <u>Seasonal Inspection</u> Conduct An Annual Seasonal Inspection including annual maintenance requirements. See "Customers Annual Report."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. <u>Eddy Current Tube Testing</u> Conduct electronic analysis of condenser/cooler tubes for detection of wear, pitting, and corrosion. This service to be furnished _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. <u>Non-Moving Parts Coverage</u> Furnish coverage on non-moving parts such as tubes, stators, shells, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. <u>Misc. Parts for Control Panel</u> Furnish coverage for misc. parts replacement of relays, controls, etc. for control panel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. <u>Furnish a one year limited warranty on the Compressor and Cooler. See Schedule A</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13.	<input type="checkbox"/>	<input type="checkbox"/>
14.	<input type="checkbox"/>	<input type="checkbox"/>
15.	<input type="checkbox"/>	<input type="checkbox"/>

York Certified Maintenance

PRICING

ANNUAL PRICE

York Certified Preventive Maintenance and ~~Total Service~~ shall begin on 2 July 1981 and automatically renew yearly beginning on 2 JULY 1982. This service will be furnished for an annual price of \$ 4,000.00, plus applicable tax and annual escalation as detailed below. See Schedule A

ESCALATION

Price adjustments will be made to this agreement annually to reflect cost increases/decreases based upon the following:

1. The Labor portion will be adjusted to reflect actual cost changes in union labor rates.
2. The Materials portion will be adjusted to reflect any changes in the Wholesale Price Index for Metals and Metal products.

PAYMENT

Payment will be in advance on the first day of the month, beginning on the effective date of this agreement. You will be invoiced at the rate of \$ 4,000.00 / _____. Terms are Net upon receipt of invoice.

WARRANTY DEDUCT

During the warranty period, payments will be reduced by \$ N/A / _____. This warranty deduct will be in effect until _____, at which time the standard payment will become effective.

TAX

Tax at the rate of \$ N/A per year will be added to the annual price and identified separately on each invoice.

TERMS AND CONDITIONS

The terms and conditions on the reverse hereof are a part of this agreement.

OPTIONS

Options included in this agreement are as detailed on Options Schedules attached.

This proposal contains the entire Agreement.

YORK DIVISION BORG-WARNER CORPORATION

SALES REPRESENTATIVE W.P.Wright Sr. DATE 29 July 1981

Accepted in Duplicate

Approved by York Division

Purchaser

By: T.V. East

By: _____
(Title)

Title: Regional Manager -
Maintenance & Energy Services

Date: _____

Date: 7/29/81

This agreement is subject to approval of an authorized representative of York Division Borg-Warner Corporation.

York Certified Maintenance

SCHEDULE A

York Certified Full Maintenance ~~Annual Service~~ will be provided for the following equipment:

<u>Quantity</u>	<u>Component</u>	<u>Model No.</u>	<u>Manufacturer</u>	<u>Serial No.</u>	<u>Nominal Tons/H.P.</u>
1 ea.	Reciprocating Chiller	LCH50W-46PB	YORK	CYL37358	50 Tons

EXPLANATION OF LIMITED WARRANTY

Warranty is for one year only on compressor and cooler, from 2 July 81 through 1 July 82.

York is not responsible for operation of equipment.

York must be called for any service, other than normal operating services.

Mr. Wade Sparkman has been instructed in operation of the unit.

Notes:

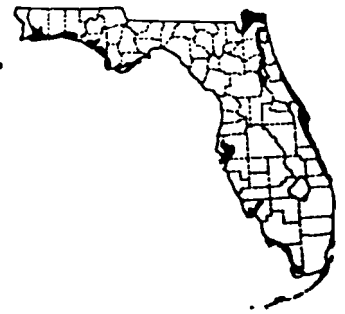
Since this is a two pipe cooling or heating system, with manual change over. Care must be taken when changing from heating to cooling, that water above 90° does not enter cooler.

Some type of water treatment is needed to prevent damage to the cooler and condenser.



NASSAU COUNTY

BOARD OF COUNTY COMMISSIONERS



P. O. Box 1010 - Fernandina Beach, Florida 32034

DOUGLAS J. HODGES
Chairman
Dist. No. 4 Hilliard

GENE R. BLACKWELDER
Vice Chairman
Dist. No. 1 Fernandina Beach

HAZEL JONES
Dist. No. 2 Fernandina Beach

JOHN F. CLAXTON
Dist. No. 3 Yulee

JOHN F. ARMSTRONG, SR.
Dist. No. 5 Callahan

*agreement
file*

T. J. GREESON
Ex-Officio Clerk

ARTHUR I. JACOBS
Attorney

June 9, 1982

York Maintenance & Energy Services
P. O. Box 24445
Jacksonville, Florida 32217

Re: Maintenance Contract - Nassau County Jail

Gentlemen:

Enclosed please find two executed copies of the above-mentioned maintenance contract, which was approved by the Board of County Commissioners on June 8, 1982. After York Division has executed the copies, please send this office a copy of the fully executed contract for our files.

Thank you for your assistance in this matter and if this office can be of any assistance to you in the future, please do not hesitate to call on me.

Sincerely,

T. J. "Jerry" Greeson
Ex-Officio Clerk

TJG:ma

Enclosures

CONTRACT NO. _____

YORK[®] **BORG WARNER[®]** Maintenance & Energy Services

PREPARED FOR: BOARD OF COMMISSIONERS
NASSAU COUNTY FLORIDA
P.O. BOX 1010 FERNANDINA BEACH, FL.
32034

EQUIPMENT LOCATION: NASSAU COUNTY JAIL
U.S. HWY. 17 YULEE, FLORIDA

An Energy-Saving Approach To Your Service Needs

PRESENTED BY: W. P. WRIGHT, SR.

DATE: MAY 28, 1982

YORK DIVISION
BORG-WARNER CORPORATION
YORK, PENNSYLVANIA

York Certified Maintenance

YORK CERTIFIED FULL MAINTENANCE

We propose to furnish York Certified Full Maintenance on the refrigeration equipment detailed in Schedule A.

PERSONNEL

Under this agreement, we will regularly inspect the listed equipment using factory-trained mechanics, directly employed or supervised by York, who are specialists in the field of HVAC service and maintenance.

INSPECTION SCHEDULE

Under York Certified Full Maintenance, we will systematically inspect and report on the condition of your equipment on approximately the following schedule:

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
		X			X			X			X

X—Denotes Regular Inspection

INSPECTION CHECKLIST

At the time of inspections, we will do the following as necessary and applicable, in our best judgement, to keep your system operating properly and with maximum energy-efficiency:

1. Lubricate all moving parts and check compressor oil level.
2. Check for proper refrigerant charge to insure optimum performance.
3. Check operation of purge unit and purge non-condensibles to insure optimum performance.
4. Check condition and settings of panel controls, operating controls, and safety controls to insure optimum performance and reliability.
5. Determine level of condenser tube fouling from analysis of log readings.
6. Verify proper equipment operation thru analysis of available log readings or readings taken during inspection.
7. Check condition of thermometers and gauges to insure validity of log readings.

INSPECTION REPORT

A detailed report for each inspection will be issued to owner or owners' representative. This report will include equipment log readings, a report on the condition of those items inspected, a listing of needed repairs, and recommendations on reducing energy consumption.

OPTIONS

Additional services included as part of this agreement are as detailed on the attached Options Schedule.

REPAIR SERVICE

All work under this agreement will be performed during our regular working hours unless otherwise specified. Repair service, over and above that included in this agreement, may be authorized by the owner or owners' representative. This work will be invoiced at prevailing Service and Repair billing rates.

PARTS DISCOUNT

York Certified Maintenance Customers are entitled to a _____% parts discount on York Certified Parts purchased throughout the life of this contract. The discount rate will be that which is in effect at the time this agreement commenced. This special parts discount does does not apply to this agreement.

York Certified Maintenance

YORK CERTIFIED TOTAL SERVICE

We propose to furnish York Certified Total Service on the refrigeration equipment detailed in Schedule A. This agreement provides *all* services covered under York Certified Preventive Maintenance as well as those services and responsibilities detailed herein.

INSPECTION SCHEDULE

Inspections will be performed as shown on page 1, York Certified Preventive Maintenance agreement.

PARTS COVERAGE

Under this agreement, we will furnish all necessary repair and renewal parts, refrigerant, and lubricants required to maintain the equipment in good operating condition. These items are furnished at no extra cost.

LABOR COVERAGE

Under this agreement, we will furnish all necessary labor, during regular working hours, to install repair parts, make necessary adjustments, and to keep the equipment operating efficiently.

EMERGENCY SERVICE

Under this agreement, we will furnish Emergency Service between inspections. This service will be provided on a 24-hour per day basis throughout the contract period. Emergency Service will be provided for the purpose of making minor repairs or adjustments.

TOTAL SERVICE CHECKLIST

At the time of inspections, we will do the following, in addition to those items listed on page 1, as necessary and applicable, in our best judgement, to keep your system operating properly and with maximum energy-efficiency:

1. Check for refrigerant leaks, repair leaks, and replace any refrigerant lost.
2. Determine level of condenser tube fouling and mechanically brush clean tubes up to once per year.
3. Supply new compressor oil, oil filters, refrigerant filters, and filter-driers annually.
4. Notify owner or owners' representative of any manufacturer modifications as they become available for purchase, to update or protect listed equipment.
5. Check and adjust, repair, or replace as necessary all capacity, temperature, and safety controls including thermometers and gauges which are a part of equipment listed on Schedule A.
6. Perform analysis services at least once per year on water, oil, refrigerant, lithium bromide as applicable. Provide report and take corrective steps to insure optimum equipment performance and reliability.
7. Drain, flush, and refill cooling towers and/or evaporative condensers during cooling season and drain water at time of winter shutdown inspection, if applicable.
8. Conduct a yearly meg-ohm stator winding test of compressor motors.
9. Annually, check motor and starter lugs and tighten as required.
10. Annually, check motor alignment on open-drive equipment and re-align as required.
11. Annually, conduct a start-up inspection including complete log readings. These readings to be used as a basis for analysis of readings taken throughout the operating season.

OPTIONS

Additional services included as part of this agreement are as detailed on the attached Options Schedule(s).

York Certified Maintenance

PRICING

ANNUAL PRICE

York Certified Full Maintenance and Total Service shall begin on July 2, 1982 and automatically renew yearly beginning on July 2, 1983. This service will be furnished for an annual price of \$ 7,446.72 plus applicable tax and annual escalation as detailed below.

ESCALATION

Price adjustments will be made to this agreement annually to reflect cost increases/decreases based upon the following:

1. The Labor portion will be adjusted to reflect actual cost changes in union labor rates.
2. The Materials portion will be adjusted to reflect any changes in the Wholesale Price Index for Metals and Metal products.

PAYMENT

Payment will be in advance on the first day of the month, beginning on the effective date of this agreement. You will be invoiced at the rate of \$ 620.56 / Monthly. Terms are Net upon receipt of invoice.

WARRANTY DEDUCT

During the warranty period, payments will be reduced by \$ N/A. This warranty deduct will be in effect until _____, at which time the standard payment will become effective.

TAX

Tax at the rate of \$ _____ per year will be added to the annual price and identified separately on each invoice.

TERMS AND CONDITIONS

The terms and conditions on the reverse hereof are a part of this agreement.

OPTIONS

Options included in this agreement are as detailed on Options Schedules attached.

This proposal contains the entire Agreement.

YORK DIVISION BORG-WARNER CORPORATION

SALES REPRESENTATIVE W. P. WRIGHT, SR. DATE May 28, 1982

Accepted in Duplicate

Board of County Commissioners
Nassau County

Purchaser

By:

Douglas Hodges
(Title)

Date:

6/9/82

Approved by York Division

By:

Title:

Date:

This agreement is subject to approval of an authorized representative of York Division Borg-Warner Corporation.

York Certified Maintenance

RECIPROCATING EQUIPMENT OPTIONS SCHEDULE

The following list of options apply to the equipment as detailed on Schedule A.

	Included	Omitted
1. <u>Air Handling Units</u> Furnish coverage for air handling units including coils, blowers, motors, starters, and belts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Air Filter Service</u> Furnish Labor and Material to change air handling unit filters up to _____ times/year.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. <u>Analysis Services</u> Furnish annual chemical analysis and report on <input checked="" type="checkbox"/> compressor oil _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <u>Water Treatment</u> Furnish complete water treatment service including chemicals for condenser water circuit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. <u>Condenser/Chilled Water Circuit</u> Furnish coverage for condenser and chilled water pumps, motors, and starters.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Tube Cleaning</u> Conduct annual visual tube inspection of condenser tubes and mechanically brush clean up to once per year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. <u>Emergency Service</u> Furnish emergency service between regular inspections.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. <u>Seasonal Inspection</u> Conduct An Annual Seasonal Inspection including annual maintenance requirements. See "Customers Annual Report."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. <u>Eddy Current Tube Testing</u> Conduct electronic analysis of condenser/cooler tubes for detection of wear, pitting, and corrosion. This service to be furnished _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. <u>Non-Moving Parts Coverage</u> Furnish coverage on non-moving parts such as tubes, stators, shells, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. <u>Misc. Parts for Control Panel</u> Furnish coverage for misc. parts replacement of relays, controls, etc. for control panel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	<input type="checkbox"/>	<input type="checkbox"/>
13.	<input type="checkbox"/>	<input type="checkbox"/>
14.	<input type="checkbox"/>	<input type="checkbox"/>
15.	<input type="checkbox"/>	<input type="checkbox"/>

York Certified Maintenance

SCHEDULE A

York Certified Preventive Maintenance and Total Service will be provided for the following equipment:

<u>Quantity</u>	<u>Component</u>	<u>Model No.</u>	<u>Manufacturer</u>	<u>Serial No.</u>	<u>Nominal Tons/H.P.</u>
1	Reciprocating Chiller	LCH50W-46PB	York	CY137358	50 Tons
1	Cooling Tower		Marley	46311009	2 H.P.
1	Chill Water Pump				7.5 H.P.
1	Condenser Water Pump				7.5 H.P.
1	Air Compressor				1/3 H.P.
1	Set Pneumatic Controls Heating and Cooling			(Powers)	
1	AHU #1	CS-50-SH-FCLP	York		3 H.P.
1	AHU #2	CS-32-SH-FCLP	York		2 H.P.
1	AHU #3	CS-74-SH-FCLP	York		5 H.P.
1	AHU #4	CS-113-SH-FCLP	York		5 H.P.
1	AHU #5	CS-113-SH-FCLP	York		5 H.P.
1	Air Drier	80-10			1/6 H.P.
1	DX A.C. UNIT	5OEG006A610JB	Carrier	RA2207	5 H.P.

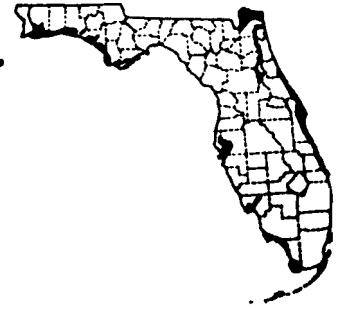
Customer responsible for water treatment

Hot water boiler and boiler controls not included



NASSAU COUNTY

BOARD OF COUNTY COMMISSIONERS



P. O. Box 1010 - Fernandina Beach, Florida 32034

DOUGLAS J. HODGES
Chairman
Dist. No. 4 Hilliard

GENE R. BLACKWELDER
Vice Chairman
Dist. No. 1 Fernandina Beach

HAZEL JONES
Dist. No. 2 Fernandina Beach

JOHN F. CLAXTON
Dist. No. 3 Yulee

JOHN F. ARMSTRONG, SR.
Dist. No. 5 Callahan

T. J. GREESON
Ex-Officio Clerk

ARTHUR I. JACOBS
Attorney

August 13, 1982

T. V. Ernst
Regional Manager
Maintenance & Energy Services
York Division
Borg-Warner Corporation
6250 McDonough Drive
Norcross, Georgia 30093

Subject: Nassau County Jail

Dear Mr. Ernst:

In answer to your correspondence of July 22, 1982, enclosed please find a copy of the contract on the above-mentioned jail which was executed on June 8, 1982, and sent to your office in Jacksonville, Florida. This contract should take the place of your contract no. 318-73264, dated 7/29/81.

If this office can be of any further assistance to you in the future, please do not hesitate to call on me.

Sincerely,

T. J. "Jerry" Greeson
Ex-Officio Clerk

TJG:ma

Enclosure

York Division

Borg-Warner Corporation
6250 McDonough Drive, Norcross, Ga. 30093
Telephone: 404-448-6100
Telex: 70-7399

Engineered Machinery

July 22, 1982

Board of Commissioners
Nassau County, FL
P.O. Box 1010
Fernindina Beach, FL 32034

Subject: Nassau County Jail
York Contract No. 321-73264

Gentlemen:

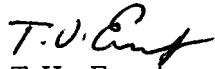
This will confirm our renegotiation of the subject contract.

We value you as a York customer and look forward to providing your company with York's high standard of service under the terms of this contract.

In addition to our maintenance services, we are constantly developing other new energy saving services and products which may be applicable to the equipment in your facility. As someone who is interested in the benefits of both preventive maintenance and energy conservation, you will no doubt welcome information about our other products and services as they become available.

We would like to thank you for the opportunity to provide our services.

Sincerely,

A handwritten signature in cursive script that reads "T.V. Ernst".

T.V. Ernst
Regional Manager
Maintenance & Energy Services