



MAINTENANCE CONTRACT FOR THE HEATING AND AIR CONDITIONING SYSTEMS AT THE NASSAU COUNTY DETENTION FACILITY, LOCATED IN YULEE, FLORIDA

..... *SCOPE-OF-WORK*

HOWARD SERVICES, INC. SHALL PROVIDE ALL LABOR, MATERIALS AND SUPPLIES TO PERFORM MAINTENANCE AND INSPECTION ACTIVITIES ON THE DESIGNATED EQUIPMENT, FOLLOWING THE PROCEDURES OUTLINED IN ATTACHED DOCUMENTS (PAGES 1,2,3).

..... *CONDITIONS*

THE OWNER IS RESPONSIBLE FOR THE OPERATION OF THE EQUIPMENT. THE OWNER AGREES TO FURNISH SAFE AND FREE ACCESS TO ALL EQUIPMENT COVERED BY THIS AGREEMENT FOR THE PURPOSE OF EXECUTING THE TERMS OF THIS AGREEMENT.

..... *EXCLUSIONS*

STRUCTURAL ALTERATIONS, EQUIPMENT PAINTING UNLESS OTHERWISE STATED, CORROSION OR EROSION AS A RESULT OF EXPOSURE TO THE ELEMENTS, REPAIRS TO STRUCTURAL COMPONENTS OR INSULATION REMOVED TO PERFORM ROUTINE MAINTENANCE ACTIVITIES, DELAYS IN THE PERFORMANCE OF THE SERVICE DUE TO SCHEDULING OF OTHER WORK BY THE OWNER, DAMAGES RESULTING FROM ANY CAUSE BEYOND OUR CONTROL INCLUDING WAR, GOVERNMENTAL REGULATIONS, STRIKES, FIRE, FLOODS, OR SHORT OR REDUCED SUPPLY OF ANY MATERIALS OR PRODUCT, SYSTEM DESIGN OR PERFORMANCE, ELECTRICAL SERVICE, INSTRUMENTATION, PLUMBING, AND DRAINS, WATER SUPPLY, MATERIALS COVERED UNDER EPA TOXIC SUBSTANCES CONTROL ACT 40 CFR PART 763 (ASBESTOS REMOVAL AND HANDLING).

..... *TERMS*

THIS AGREEMENT WILL TAKE EFFECT ON THE DATE OF APPROVAL AND CONTINUES UNTIL CANCELLED IN WRITING BY EITHER PARTY. WRITTEN NOTICE MUST BE GIVEN NO LESS THAN 30 DAYS PRIOR TO THE TERMINATION DATE.

THE PRICE OF THIS AGREEMENT IS: \$8945.00 ANNUALLY.

..... *APPROVAL*

HOWARD SERVICES, INC.
1009 VINE STREET
JACKSONVILLE, FL. 32207
(904) 398-1414
LICENSE #: CAC023502

BY: Frank S. Wilson
FRANK S. WILSON

TITLE: President

DATE: 5/2/92

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY COURTHOUSE
416 CENTRE STREET/ROOM 9
FERNANDINA BEACH, FLORIDA 32034
MR. T.J. GRESSON, EX-OFFICIO CLERK
(904) 261-6127

BY: T.J. Gresson

TITLE: Chairman

DATE: 5-27-92

Effective date: 5-27-92

SCHEDULE "A"

EQUIPMENT LIST

- (1) AHU#2 MN# CS-32-SH-FCLP YORK 2 HP
- (1) AHU#3 MN# CS-74-SH-FCLP YORK 5 HP
- (1) AHU#4 MN# CS-113-SH-FCLP YORK 5 HP
- (1) AHU#5 MN# CS-113-SH-FCLP YORK 5 HP
- (1) AIR DRYER MN# 80-10 1/6 HP
- (1) RECIPROCATING CHILLER MN# LCH50W-46PB YORK 50 TON
- (1) COOLING TOWER MN# FT-60X THERMAL CARE/MAYER 2 HP
- (1) CHILL WATER PUMP MN# 7973708 7.5 HP
- (1) CONDENSER WATER PUMP MN# B-54440-2 7.5 HP
- (1) AIR COMPRESSOR 1/3 HP
- (1) SET PNEUMATIC CONTROLS, HEATING AND COOLING
- (1) A/C HEAT UNIT MN# 50EG006A610JB CARRIER 5 TON
- (1) A/C HEAT UNIT MN# 50QJ008500 CARRIER
- (1) A/C HEAT UNIT WEATHERKING 5 TON
- (1) A/C SPLIT SYSTEM COMFORTAIR
- (1) A/C HEAT PUMP MN# TWD730B100AD TRANE
- (1) BOILER MN# I370935 CLEVER BROOKS

ALL COMPONENTS, VALVES, MOTORS, RELAYS, DAMPERS, BLOWERS, ETC. CONNECTED AND CONSIDERED A PART OF THE SMOKE PURGE SYSTEM. SMOKE DETECTORS, HEAT DETECTORS AND FIRE CONTROL PANEL NOT CONNECTED WITH THE SMOKE PURGE SYSTEM ARE EXCLUDED.

RECIPROCATING EQUIPMENT OPTIONS SCHEDULE

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

1. Air Handling Units:

Furnish coverage for air handling units including coils, blowers, motors, starters, and belts.

2. Air Filter Service:

Furnish labor and material to change air handling unit filters up to six times a year.

3. Analysis Service:

Furnish annual chemical analysis and report on compressor oil.

4. Water Treatment:

Furnish complete water treatment service including chemicals for condenser and chilled water circuits

5. Condenser/Chilled Water Circuit:

Furnish coverage for condenser and chilled water pumps, motors, and starters.

6. Tube Cleaning:

Conduct annual visual tube inspection of condenser tubes and mechanically brush clean up to once per year.

7. Emergency Cleaning:

Furnish emergency service between regular repairs.

8. Seasonal Inspection:

Conduct an annual seasonal inspection including annual maintenance requirements. See "Customers Annual Report."

9. Non-Moving Parts Coverage:

Furnish coverage on non-moving parts such as tubes, stators, shells, etc.

10. Miscellaneous Parts for Control Panel:

Furnish coverage for miscellaneous parts replacement of relays, controls, etc. for control panel.

TOTAL SERVICE CHECKLIST

At the time of inspections, the contractor will do the following to keep the 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 owner's 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 ensure 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.
12. Contractor shall identify any items that are in need of repair that are not covered under normal contract and provide a cost estimate to repair same.

Options:

Additional services included as part of this agreement are as detailed on the attached options schedule.