



3 Year Custom Maintenance Agreement

Proposal # 22MAW157
Date August 24, 2022
Page 1 of 8

By and Between
Technical Building Services, Inc.
 - and -
Rondout Municipal Center
1915 Lucas Ave
Cotekill, NY 12419

Services to be provided at the following locations:

Same

TBS shall provide the following services:

BAS & Mechanical PM Services

Custom Maintenance Agreement shall commence on 1/1/2023 through 12/31/25
 All for the Annual sum of Eleventhousandtwohundredninetyfive & 00/100
 Dollars \$11,295 words
 figures

Invoices will be issued Annually as agreed. **See page 9 for breakout**

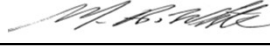
Included in this 3 year agreement is the cost to upgrade your current Network Controller (Jace) with a new Jace 8000 / N4 and to replace the failing boiler controller

Important: The second page of this agreement for general provisions and limitations of liability that are part of this agreement.

See page 8 for details of the agreement and payment terms

This written agreement constitutes the entire agreement for services herein described and according to the attached schedule(s) which is a part hereof page 1 thru 8

Technical Building Services, Inc.

By 
Marshall A. White
Title Sales Representative
Date August 24, 2022

Accepted By
Town of Rosendale

Accepted By
Town of Marbletown

By _____

Title _____

Date _____

P.O. # _____

12E Commerce Drive, Ballston Spa, New York 12020
 Phone: (518) 885-4444 Fax: (518) 885-4680
www.tbscontrols.com

Customer Copy

Technical Building Services, Inc.

Mechanical Equipment Covered

Page #	Proposal #
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

22MAW157

3 of 8

[illegible]

Technical Building Services, Inc.

Filter Maintenance Schedule

Proposal # 22MAW157
Page # 4 of 8

TBS agrees to furnish maintenance in accordance with the terms below:

Services Performed

	<u>Included</u>	<u>Not Included</u>	<u>Times Per Year</u>	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1X	Labor
2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1X	Filters
3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Belts
4.	<input type="checkbox"/>	<input type="checkbox"/>		Other - _____
5.	<input type="checkbox"/>	<input type="checkbox"/>		Other - _____
6.	<input type="checkbox"/>	<input type="checkbox"/>		Other - _____

Clarifications

Filters Supplied by Customer

Technical Building Services, Inc.

Filters

Proposal #

Page #

22MAW157

5 of 8

[illegible]

Technical Building Services, Inc.

Building Automation Systems Schedule

Proposal # 22MAW157
Page # 6 of 8

TBS agrees to furnish maintenance in accordance with the terms below:

Services Performed

	<u>Included</u>	<u>Not Included</u>	<u>Times Per Year</u>	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2X	Preventive Maintenance
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1x	Database Backup
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1x	Database Verification
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1x	Hardware System Support
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1x	Application Software Support
2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Service & Repair Labor Monday to Friday 8:00 a.m. to 5:00 p.m. (Excludes Holidays)
3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Emergency Service & Repair Labor 24 hours per day - 7 days a week - 365 days a year
4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Repair or Replacement of Worn parts
5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Documentation Upgrades
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		System Training
7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Software Revision Upgrades
8.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Firmware Revision Upgrades
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Remote System Support

Clarifications

Technical Building Services, Inc.

BAS Equipment

Proposal #

22MAW157

Page #

7 of 8

[illegible]

Clarifications

Notes: The Energy Management Control System equipment coverage includes all controllers

installed and the end of line devices such as sensors, actuators, and relays. Coverage

includes system support for the engineered written sequences of operations for the installed

Control System. Coverage does not include valves, wire, desktop computers, laptops

or any other parts outside of the controllers and their associated end of line devices.

Technical Building Services, Inc.

Additional Services Schedule

Proposal # 22MAW157
Page # 8 of 8

In addition to the services listed in the **Schedule(s)** TBS will furnish the **additional** services and/or routines as listed below:

>As outlined on proposal 22MAW005, TBS will replace your failed Jace with an updated Jace 8000, with the N4 Software

>As outlined on proposal 20MAW032 rev 082422 we will replace the failed boiler controller with a new LON plant controller

The above mentioned additional work will be performed in the first year of this 3 year agreement and will be payable annually as outlined on page one of this agreement

If this agreement is terminated before the 3 years are concluded the following balances will be owed at time of termination

If terminated prior to year two (2), balance due is: \$ 13,055.00

If terminated prior to year three (3), balance due is: \$ 6,636.00

Yearly Breakout

Jace Replacement	\$4,355.00 /year
Boiler plant controller Replacement	\$2,725.00 / Year
Service Agreement	\$4,215.00 / year

Total **\$11,295.00 / year**

Technical Building Services, Inc.

By

Marshall A. White

Title Sales Representative

Date August 24, 2022

Accepted By

By

Title

Date

P.O. #