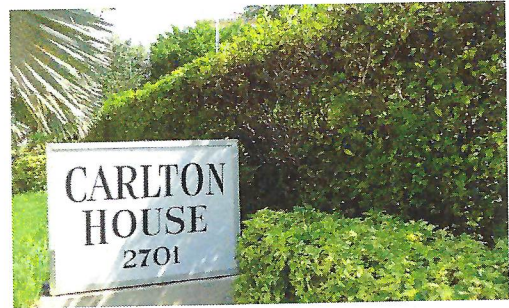




December 3, 2025

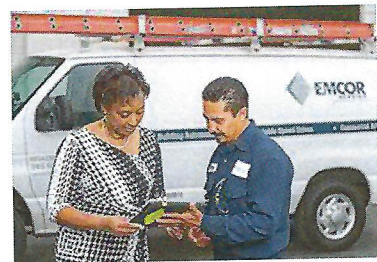
Mark Evans  
Carlton House Management Association Inc  
Highland Beach, Florida 33487

Dear Mark Evans:



Hill York Service Company LLC appreciates the opportunity to provide you with our proposal for a best-in-class maintenance program customized specifically for the HVAC equipment at Carlton House Management Association Inc. The benefits for Carlton House Management Association Inc from a well-designed and implemented maintenance program such as the one we are offering often include:

- ◆ Reduction in unplanned down-time
- ◆ Reduction in costly emergency repairs
- ◆ Extension of equipment lives
- ◆ Improved ability to forecast repair & maintenance costs



Further, our commitment to documenting equipment condition, status, and service-work allows us to create an operational baseline, which can then be compared to historical data. Over time, if coupled with additional predictive services and more advanced analytics, we can even begin to identify and correct problems before major damage can occur. Our program is predicated on this focus and driven with this in mind.



As you review our proposal, you'll see that Section 1 provides an abbreviated summary of the services we've included in your maintenance program with Sections 2 and 3 providing pricing and terms, respectively. The Appendices provide additional details you may find useful during your review of our solution such as included equipment, included inspections, additional/enhanced services and finally, lists of typical tasks performed by technicians.



We at Hill York Service Company LLC look forward to working with you and your staff in performing this maintenance program. Should you have any questions or require additional information, please contact me.



Sincerely,  
Hill York Service Company LLC

Joshua Serota  
Account Manager





## Section 1- Overview of PM Program

Although Appendix A provides detailed information regarding the scope (included equipment, number of inspections, additional services and tasking), benefits for customers with a **PM Program** include:

- ◆ Scheduled inspections for covered equipment based on industry standards, including major and minor inspections, filter replacements, among others.
- ◆ Documentation of work performed.
- ◆ Efficient work-order management via use of “smart” mobile devices.
- ◆ Identification of issues found during planned inspections along with any recommended additional work.

### ***Benefits for all Agreement Customers***

- 24x7x365 emergency service prioritized ahead of our non-agreement customers.
- Use of highly trained technicians that understand your equipment and are equipped with state-of-the-art tools
- Discounted labor rates on out of scope repair services
- Annual support for customer’s capital planning process
- Ongoing assurance that Hill York Service Company LLC is fully insured, committed to safety, and is in full compliance to all local, state, federal, and relevant regulatory requirements.

## Section 2- Proposed Pricing

Our fee for this program is payable per Quarter **in advance of work performed**, for a period of 3 years (est. contract start and end dates of **01/01/2026** and **12/31/2028**, respectively), and in accordance with the terms and conditions in Section 3 of this proposal.

Hill York Maintenance Solution	Year 1	Year 2	Year 3
<i>Planned Maintenance Annual Cost</i>	\$5,000	\$5,176	\$5,360
<i>Quarterly Payment Breakdown</i>	\$1,250	\$1,294	\$1,340

This proposal is Hill York Service Company LLC’s confidential information, which Hill York Service Company LLC has prepared exclusively for Customer using Hill York Service Company LLC’s confidential and proprietary information. The proposal is provided to Customer conditioned on Customer’s use only to engage with Hill York Service Company LLC concerning the subject matter of the proposal, and is not intended for Customer’s use with, or dissemination to, any other third party.



## Section 3- TERMS AND CONDITIONS (Maintenance Service Agreement)

This agreement (the "Agreement") is made this 3 of December, 2025 between Carlton House Management Association Inc, located at (2701 S Ocean Blvd, Highland Beach, Florida, 33487) (the "Customer"), and Hill York Service Company LLC (3490 SW 30th Ave, Dania Beach, Florida, 33312) (the "Contractor").

### 1. SERVICES:

- 1.1 Contractor will perform the mechanical maintenance services set forth in Appendix A (the "Services"), attached hereto, for Customer at Customer's premises, located at **2701 S Ocean Boulevard, Highland Beach, Florida, 33487** (the "Site").
- 1.2 Contractor will provide the Services at the Site for the equipment set forth in Appendix A1 (the "Equipment").
- 1.3 Contractor will perform the Services for the Equipment pursuant to the provisions of this Agreement.
- 1.4 Scheduling for each inspection will depend on (i) equipment type and (ii) actual annual and/or seasonal conditions, but will be consistent with industry standards and manufacturer's recommendations.
- 1.5 Unless specified otherwise, Contractor will perform the Services during normal working hours, Monday through Friday, and Services do not include any labor for or during off-hours, overtime work, stand by time, or emergency services.
- 1.6 Unless specified otherwise, Services do not include the following:
  - (i) maintenance, repair, or replacement of (a) stationary and/or non-maintainable parts of the Equipment, including, but not limited to, cabinets, enclosures, casings, insulating materials, electrical wiring, structural supports, pressure vessels, tubes, door seals, floor drains, thermometers, gauges, flues, ductwork, piping, grilles, heat transfer tubes and coils, refractories, oil or gas heat exchangers, fan housings, ductwork, and like or similar other things/parts, and (b) obsolete components
  - (ii) maintenance, repair, replacement, or other work that is necessitated by (a) circumstances beyond the normal, customary, and anticipated operating environment for the Equipment, including, but not limited to, vandalism, flooding, fire, lightning, roof leaks, or power failure, (b) Customer's improper acts or omissions, including, but not limited to, installation of incompatible equipment, improper operating procedures, and improper or inadequate water treatment or filter service, or (c) Customer's failure to authorize Contractor to perform recommended work;
  - (iii) any other goods or services not set forth in the Services that any governmental authority, insurance company, or other entity may require that has the authority to direct Customer to take certain actions concerning the Equipment;
  - (iv) any goods or services for, or concerning (a) maintenance, repair, replacement, or other work due to damage to Equipment caused by freezing weather or corrosion; (b) valves; (c) electrical supply, disconnect switches, circuit breakers; (d) monitoring/recording devices affixed to Equipment, and (e) temporary cooling or heating.
- 1.7 Written narratives by technician(s) will include an overview of (i) work performed and (ii) problems or abnormal conditions. Documentation does not (i) record any testing, observations, and/or diagnostics that are normal or in-range, (ii) record any iterative testing, observations, and/or diagnostics, or (iii) include "filling out" or completing any checklist (checklists are provided only to guide technician's performance of work). Additional information such as completed checklists, photos of site or equipment, or use of third-party applications are excluded unless specified otherwise.

### 2. PRICING AND PAYMENT

- 2.1 Customer agrees to pay Contractor pursuant to the provisions of this Agreement
- 2.2 Customer agrees to pay Contractor for the Services in accordance with the pricing set forth in the proposal's Section 2 (and as set forth elsewhere for additional work), and

Customer also shall pay Contractor all excise, sales, use, occupation or other similar taxes imposed on Contractor by any governmental authority or in any way connected with Contractor's performance of its obligations under this Agreement.

- 2.3 Notwithstanding anything to the contrary in this agreement, to the extent this agreement includes materials, products, and/or equipment that are manufactured, produced, assembled in, or otherwise originate from, a country other than the United States, the parties understand and agree that the pricing for such items may be affected by market conditions including, but not limited to, tariffs, quotas, and/or duties, and Contractor cannot guaranty that the price set forth in any prior proposal or this agreement for such items will be the then-current price when Contractor actually orders such items. Contractor therefore reserves the right to increase the price set forth herein when Contractor orders such items to reflect the then-current price of such items, and Customer agrees to pay Contractor such increased price and assumes the risk of any such price increases for such items.
- 2.4 Unless specified otherwise, the pricing set forth in the proposal's Section 2 does not include cost of refrigerant.
- 2.5 Unless specified otherwise,
  - (i) Contractor will invoice Customer for the Services no less frequently than quarterly, and in advance of Service performance;
  - (ii) For additional work, Contractor will invoice Customer upon completion unless the duration of work is greater than 30 days, in which event Contractor may invoice Customer on a 30-day progress basis for cost incurred to date with the remaining balance invoiced upon completion;
  - (iii) Customer's payment on invoices is due net 30 days from date of invoice; and late payment to Contractor shall be subject to simple interest at the rate of one and one-half percent (1½ %) per month, not to exceed the maximum amount allowed by applicable law, calculated from the date payment was due until the date payment is received by Contractor.

### 3. PRELIMINARY INSPECTIONS, EQUIPMENT STATUS AND ADDITIONAL WORK:

- 3.1 Contractor's obligation to commence Services is expressly conditioned on the Equipment being in good working order and serviceable condition, and Contractor reserves the right to exclude any Equipment that does not meet this standard, or that otherwise is obsolete or beyond serviceable life. Contractor also reserves the right to conduct operating inspections to determine the status of Equipment on an on-going basis for planned maintenance, and for maintenance programs with Services that include repairs (labor-only or labor and materials), Contractor will complete these operating inspections prior to performing Services, unless certain Equipment is operationally constrained by season, weather, and/or Site restrictions / Equipment application. Contractor will perform follow-up inspections for such Equipment when possible, but no later than 120 days from commencement of Services. If Contractor determines that initial repair, replacement, or other work is required to restore Equipment to a suitable condition (or such determination is made at any point for planned maintenance), such work shall not constitute a Service under this Agreement, and Contractor will provide Customer with a quotation for such work. If Customer refuses to authorize such work, Contractor may, at its sole option, renegotiate the provisions of this Agreement for such Equipment or terminate this Agreement.
- 3.2 If Customer requests maintenance, repair, replacement, emergency services, or any other work that Contractor concludes is outside the scope of Services, Customer will pay



Contractor according to Contractor's quotation for such work or, absent quotation, the rates and material charges then applicable to such labor and items at such time. Additional work also is subject to truck and/or trip charges and charges for miscellaneous items (including, but not limited to, PPE, consumables, disposal charges, and use of specialty tools) then applicable to such work at such time.

3.3 The parties further agree that, although the Agreement initially covers only preventative maintenance work, it is contemplated that Contractor also may perform certain other services and/ or repair work as may be needed and as the parties may agree, and therefore such work is part of the scope of work under this Agreement and Contractor shall perform any other such work subject to the terms of this Agreement.

**4. SITE ACCESS AND CUSTOMER OBLIGATIONS- Customer agrees to:**

- 4.1 provide safe and reasonable access to the Equipment so that Contractor can perform the Services, and to remove any partitions, fixtures, or materials that may impede Contractor's ability to perform the Services;
- 4.2 allow Contractor to start and stop the Equipment as is necessary to perform the Services;
- 4.3 provide access to on-site utilities required to perform the Services, including electrical and water supply with hose spigot within 100 feet of Equipment;
- 4.4 provide any other assistance as is reasonably necessary so that Contractor can perform the Services;
- 4.5 use and operate the Equipment in accordance with the manufacturer's specifications and directions;
- 4.6 immediately notify Contractor in the event of any change in the normal use or operation of the Equipment, or any Equipment malfunction;
- 4.7 take reasonable safety precautions to protect life and property including, but not limited to, fire watch and/or suppression, in the event of any emergency or system failure during the period of time from when Contractor is first notified of the emergency or failure until such time that Contractor notifies Customer that the emergency has cleared or the system is operational; and
- 4.8 consent to the recording of all inbound and outbound calls for training and quality assurance purposes, and Customer hereby acknowledges and consents to such recording.

**5. WARRANTY:**

- 5.1 Contractor warrants that (i) the materials provided in performing the Services will be free from defects to the same extent as set forth in the warranty provided by the manufacturer of such materials and (ii) the workmanship provided in performing the Services will be good and of a workman-like standard for sixty (60) days from the date of the Services.
- 5.2 Contractor's warranty in section 5.1. of this article (i) applies only to materials and labor furnished by Contractor in performing the Services and (ii) shall be null and void if Customer subsequently has another contractor provide goods or services that relate to, concern, or otherwise affect the Equipment.
- 5.3 Contractor promptly shall repair or replace, at its sole option, any defective materials occurring within the applicable warranty period for such item, to the extent of such warranty. If a manufacturer's warranty excludes payment to Contractor for labor costs associated with removal, installation, repair, or other like or similar costs to remedy defective materials, Contractor will provide such labor at its own expense during normal working hours for sixty (60) days from the date of the Service, and if Customer requires warranty work at any other

time outside normal hours, Customer will pay Contractor the rates then applicable to such labor at such time. Thereafter, Customer will pay Contractor the rates then applicable to such labor at such time.

5.4 Contractor promptly shall repair or replace, at its sole option, any improper workmanship of its Work occurring within the applicable warranty period without cost to Customer. Contractor will provide labor for the performance of this warranty work at its own expense only during normal working hours, and if Customer requires warranty work at any other time, Customer will pay Contractor the rates then applicable to such labor at such time.

5.5 CUSTOMER'S SOLE AND EXCLUSIVE WARRANTY IS THE REPAIR OR REPLACEMENT SET FORTH IN THIS ARTICLE. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF, INCLUDING, BUT NOT LIMITED TO, THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER IMPLIED WARRANTIES. CONTRACTOR'S TOTAL LIABILITY UNDER THIS WARRANTY IS LIMITED TO THE OBLIGATIONS SET FORTH IN THIS ARTICLE. THIS IS CUSTOMER'S SOLE AND EXCLUSIVE REMEDY AND IT IS IN LIEU OF ANY AND ALL OTHER POSSIBLE REMEDIES, DAMAGES, CLAIMS, OR WARRANTIES WHETHER EXPRESS OR IMPLIED. THE DAMAGE LIMITATION SET FORTH IN ARTICLE 7 ALSO SHALL APPLY TO THIS WARRANTY.

**6. EXCUSED DELAY:**

- 6.1 Contractor shall not be liable for any delay, or loss or damage arising therefrom, and shall be entitled to additional time for the Services, if the delay is caused by an occurrence beyond the control of Contractor, or Contractor's subcontractors, suppliers, or vendors, and without fault or negligence of any of them. In addition, any (i) schedule issues (including, but not limited to, delays, access issues, or allowed work hours/off-hours work), (ii) overtime hours, or (iii) additional protocols, altered working conditions, or extra costs relating thereto, that arise, either directly or indirectly, as a result of the COVID-19 pandemic or Corona virus will entitle contractor to an equitable adjustment for time for performance and costs.
- 6.2 Contractor shall be entitled to additional compensation for any excused delay as set forth in section 6.1 of this article.
- 6.3 Contractor shall be entitled to additional compensation for any acceleration or compression of the Services, and for any out of sequence or overtime work, except to the extent caused by Contractor's own negligent acts or omissions.

**7. LIMITATION OF LIABILITY:**

- 7.1 Under no circumstances, whether arising out of contract, tort (including negligence), strict liability, warranty or otherwise, shall either party be liable to the other for special, indirect, incidental, consequential, exemplary or punitive damages of any nature.
- 7.2 In no event shall Contractor's aggregate liability to Customer for such actual and direct damage exceed an amount, at Contractor's sole option, that is equal to (i) the amount of this Agreement, but if the Agreement is multi-year agreement or variable-priced agreement, an amount that is equal to the value of all Services performed in the year of the event giving rise to the claim, or (ii) the cost to Contractor to repair or replace the Equipment giving rise to the claim.

**8. HAZARDOUS MATERIALS:**

- 8.1 Contractor shall not perform any services of any sort that concerns hazardous materials, and shall have no responsibility for accumulation, storage, transportation, or disposal of any hazardous materials or waste generated by Customer or present at the Site.



- 8.2 Contractor shall not be deemed an “operator” of the Site for purposes of current or pending federal, state, or local laws, rules, or regulations pertaining to hazardous materials.
- 8.3 In no event shall Contractor be required to sign any manifests related to hazardous materials generated by Customer or present at the Site.
- 8.4 Customer shall disclose to Contractor in writing and in advance of Contractor performing any Services any known hazardous materials that are present at the Site, including, but not limited to, the location and type of each such hazardous material, so that Contractor can inform and protect its employees from health risks associated with such hazardous materials.
- 8.5 Contractor shall not be required to perform any Services in any part of the Site where hazardous materials are present or where Contractor suspects the presence of hazardous materials, and Contractor immediately may stop providing Services in either instance and notify Customer of the circumstance giving rise to the stoppage. Contractor’s nonperformance of Services due to such actual or potentially unsafe working conditions shall constitute an excused delay. Customer will be responsible for taking any and all actions necessary to correct such condition in accordance with all applicable laws and regulations, and Contractor will resume performance of the Services in the affected area only in the absence of hazardous materials and/or when the affected area has been rendered harmless and safe for Contractor’s performance of the Services.
- 8.6 Customer shall defend, indemnify, and hold harmless Contractor from any claims, damages, losses or expenses, including, but not limited to, reasonable attorneys fees, arising out of or resulting from this article.
- 8.7 Notwithstanding anything to the contrary in this Agreement, any water treatment program and/or services provided by Contractor or its subcontractor expressly exclude any detection or remediation of, prevention or protection from, or other form of treatment for micro-biological growth and/or biological hazards that may be present in or enter Customer’s water, water works, and/or systems that contain water, specifically including, but not limited to, Legionella bacteria. Customer and Contractor agree that Contractor or its subcontractor shall not be liable or responsible for any of the foregoing, or for any loss or damage arising therefrom.

**9. TERM AND TERMINATION:**

- 9.1 The term of this Agreement shall be for the period set forth in the proposal (the “Term”), unless sooner terminated as provided herein.
- 9.2 This Agreement automatically shall renew for successive one (1) year terms, commencing on the expiration of the Term, and renewing on each such yearly anniversary thereafter, conditioned upon mutually acceptable provisions, as set forth in section 9.3. of this article.
- 9.3 The provisions set forth in the proposal and this Agreement concerning scope and price shall apply for the duration of the Term. If the Agreement is not terminated at the end of the Term, the parties will endeavor to reach agreement on mutually acceptable prospective provisions for these terms, which will apply to the next yearly successive term. The parties will follow such process for each successive yearly term until the Agreement is terminated. Failure to reach agreement on such prospective provisions for any successive yearly term shall render the Agreement terminated, which the parties shall confirm in writing.
- 9.4 Customer or Contractor may terminate this Agreement (i) for convenience upon sixty (60) days prior written notice to the other party or (ii) upon thirty (30) days written notice prior to

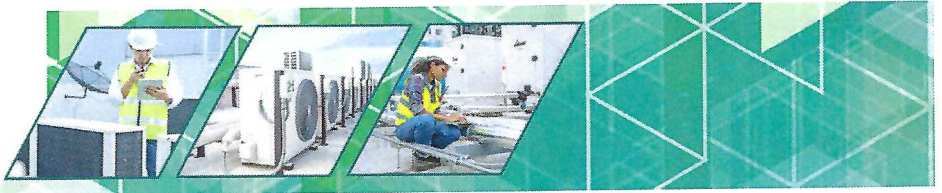
- the commencement of any successive yearly term. In the event of either such termination, Customer will pay Contractor for all Services performed through the date of termination and, in addition, in the event of termination for convenience by Customer, all other reasonable costs incurred by Contractor that are associated with such termination.
- 9.5 Customer may terminate this Agreement for cause, but only upon seven (7) days written notice and, further, upon Contractor’s failure to commence curative measures in such time and thereafter to proceed to effect such cure. In the event of such termination, Customer will pay Contractor all undisputed amounts due Contractor for all Services performed through to the date of termination.
- 9.6 Contractor may suspend its performance of Services, without liability of any sort to Customer, if Customer fails to make payment to Contractor within thirty (30) days after the date payment is due. Upon payment, Contractor will recommence performance, and shall be entitled to an extension of time equal to the suspension and all reasonable costs associated with such suspension.
- 9.7 If, during the Term or successive terms of this Agreement, Customer utilizes an entity other than Contractor to perform any repair, replacement, modification, or other work on any Equipment, Contractor may, at its sole option, renegotiate the provisions of this Agreement for such Equipment or terminate this Agreement.
- 9.8 If (i) Customer terminates this Agreement for convenience or (ii) Contractor terminates this Agreement for cause, Customer shall pay Contractor all start-up, transition, initial assessment, proposal development, or like or similar costs that Contractor deferred or amortized for payment across the Term of the Agreement, and all such amounts shall become presently due and owing to Contractor.

**10. NO ASSIGNMENT- Neither Customer nor Contractor shall assign any of its rights or obligations hereunder without the prior written approval of the other party.**

**11. CHOICE OF LAW AND JURISDICTION:**

- 11.1 This Agreement shall be governed by, construed, and enforced for all purposes in accordance with the laws of the State where the Services are performed, without giving effect to its conflict of laws provisions.
- 11.2 Any and all actions arising from, relating to, or concerning the subject matter of this Agreement shall be commenced in the United States Federal Court in the appropriate district of such State or the State court of such State, either of which shall have exclusive jurisdiction over such actions.
- 11.3 Any such action shall be submitted TO THE COURT ONLY for resolution, WITHOUT TRIAL TO A JURY. THE PARTIES HEREBY WAIVE ANY RIGHT TO A JURY TRIAL REGARDING ANY SUCH ACTION.
- 11.4 Any such action also shall be commenced with one (1) year from the date of the Services giving rise to such claim, with the exception of any action by Contractor for collection of amounts due to it.
- 11.5 Contractor shall be entitled to all fees and costs, including reasonable attorney’s fees, incurred by it in any action to collect amounts due to it from Customer.

**12. ENTIRE AGREEMENT- This Agreement sets forth the entire agreement between the parties on the subject matter contained herein, and supersedes and renders null and void any and all prior or contemporaneous oral or written understandings, negotiations, or promises relating to these issues. No agreement modifying this Agreement shall be binding unless made in writing and signed by a duly authorized representative of the party to be bound.**



**Section 4- Acceptance**

Customer:  
**Carlton House Management  
Association Inc**

Contractor:  
**Hill York Service Company LLC**

By: Robert Morgan

By: \_\_\_\_\_

Name: Robert Morgan

Name: \_\_\_\_\_

Title: Secretary - CH Board

Title: \_\_\_\_\_

Date: 12-10-2025

Date: \_\_\_\_\_



## APPENDIX A: Scope Details

### Appendix A1: Equipment Schedule

The below table reflects the quantity of each equipment type included within the scope of this agreement along with the quantity of each unique inspection type that will be completed per contract year. NOTE: For Repair Coverage, “N” indicates that repairs are excluded (maintenance only program), whereas “L” and “F” indicates that repairs are covered for labor only, or for labor and materials, respectively. See terms for additional details.

Line	Equip. Category	Equipment Type	Equipment Designation	Size	Qty	Qty Inspections				Repair Coverage
						[Major]	[Minor]	CC Clean	Boiler Clean	
1	Controls	VSD/ VFD	Pump VFD	To 50 Hp	2	1	3	0	0	N
2	Cooling Towers	Open Air (TRADITIONAL)	Marley Cooling Tower	To 125 Tons	1	1	3	0	0	N
3	Pumps	Pump (All Types)	Pumps	To 10 Hp	2	1	3	0	0	N

#### Additional Considerations

Below is a partial list of beneficial enhancements to other maintenance programs that are likely to reduce operating costs, improve function, and/ or extend equipment life- depending on the site and systems. Unless listed in the above table, these are NOT included within this agreement but may be worthy of further discussion.

- Vibration Testing/ Analysis
- IR Imaging/ Digital Thermography
- Refrigerant Testing & Management
- Additional Visits
- Additional Coil Cleanings
- Energy Benchmarking & Assessments
- HVAC Schedule Compliance
- HVAC Set-point Optimization
- Building Controls Maintenance
- Retrofit/ Replacement Planning
- Advanced Asset Management
- Lighting Retrofits
- PE Validation (Energy Star)
- Video documentation of work performed

### Appendix A3- Tasking Details

This Section provides additional details related to the inspections for equipment listed in Appendix A1, including lists of typical tasks that technicians may perform. NOTE: Actual tasks performed by technicians for any listed equipment type may vary slightly, depending on equipment specifics (presence/ absence of features or accessories), customer application, and/ or requirement from specific manufacturers. In addition, please note that:

- ◆ As part of maintenance services, technicians will verify that equipment was either left operating properly (or capable of sufficient operation) and when this is not true, will provide a recommended next-step.
- ◆ All service visits will include documentation of work performed via a written narrative from the technician.
- ◆ Unless stated otherwise within this proposal, traditional media filters for major HVAC equipment will be replaced quarterly with new filters of equivalent media and performance. As requirements for “final”, high-efficiency (typically MERV-14 or higher, including HEPA), or other specialty filters vary by application and duty, that work will be addressed as additional work unless otherwise specified in this proposal.



Task List	Description
<b>VSD/ VFD (Major/ Minor PM)</b>	Variable Speed Drive (VSD)/ Variable Frequency Drive (VFD)- Major/ Minor PM * Clean dust & debris (exterior and interior) * Check electrical connections (tighten, as required) * Check voltage & amps * Check control wiring connections (tighten, as required) * Verify proper operation, including sensibility of as-found speed (based on application) * Inspect panel for integrity and tight seal * Check for any vibrations or unusual noises
<b>Cooling Towers (Major PM)</b>	The following tasks are part of a MAJOR PM for all cooling towers:  Part 1- While unit is De-energized * Clean tower basin * Inspect basin strainers for cleanliness and integrity * Clean tower media * Clean spray nozzles * Lubricate motor bearings * Check electrical connections * Inspect motor and drive bearings for wear and lubricate as needed * Inspect drive components for wear and proper alignment * Inspect drive belt for condition and proper tension  Part 2- While unit is Energized * Start up if appropriate for season, fill tower and prepare for operation * Check VFD settings and verify that they are correct * Check voltage and amps for motors * Inspect tower basin for leaks * Verify proper system performance by analyzing temperatures and flow * Verify proper operation of tower fill valve * Verify proper operation of basin heater * Check for any vibrations or unusual noises
<b>Cooling Towers (Minor PM)</b>	The following tasks are part of a MINOR PM for all cooling towers:  Part 1- While unit is De-energized  * N/A  Part 2- While unit is Energized  * Verify proper system performance by analyzing temperatures and flow * Check operation of fan speed controls * Check operation of low ambient temperature controls * Check for any vibrations or unusual noises * If machine is only intended to run during the summer months, shut down and take appropriate measures to lay-up machine
<b>Pumps (Major PM)</b>	The following tasks are part of a MAJOR PM for all pumps:  Part 1- While unit is De-energized * Visually check for leaks * Lubricate, as applicable * Verify alignment (visual) and check coupling for wear * Check electrical connections * Check/ tighten mounting hardware/ isolation * Exercise isolation valves & verify proper operation * Check/ verify strainer cleanliness * Verify structural integrity of assembly  Part 2- While unit is Energized * Verify operation of pressure gauges * Verify pressures within proper/ expected range



	<ul style="list-style-type: none"><li>* (If Lead/ Lag or Lead/ Stand-by), verify proper operation</li><li>* Check for any vibrations or unusual noises</li></ul>
<b>Pumps (Minor PM)</b>	<p>The following tasks are part of a MINOR PM for all pumps:</p> <p>Part 1- While unit is De-energized</p> <ul style="list-style-type: none"><li>* Visually check for leaks</li><li>* Verify alignment (visual) and check coupling for wear</li></ul> <p>Part 2- While unit is Energized</p> <ul style="list-style-type: none"><li>* Verify operation of pressure gauges</li><li>* Verify pressures within proper/ expected range</li><li>* Check for any vibrations or unusual noises</li></ul>



## APPENDIX B: WE ARE PART OF THE EMCOR GROUP FAMILY

### AN INDUSTRY LEADER

- ◆ A Fortune 500® leader in building services, mechanical and electrical construction, and industrial and energy infrastructure, we provide services for 75% of the other Fortune 500® Companies and other organizations working in virtually every market segment, facility type and size.
- ◆ National coverage with 220+ locations and 40,000+ employees in the U.S. and UK. More than 5,500 skilled technicians are trained to work on virtually any brand of equipment in every type of facility in nearly every major U.S. market.
- ◆ The Power of Financial Strength: EMCOR's strong financial position enables it to attract and retain the best talent, undertake and complete the most ambitious projects, and redefine and shape the future of the industries in which it works.
- ◆ The EMCOR Values of "Mission First, People Always" have become inculcated across all EMCOR subsidiaries and employees. These simple yet powerful words explain and describe the fundamental beliefs by which we operate.



### COMPREHENSIVE SERVICES

- ◆ Mechanical and HVAC services
- ◆ Mechanical and HVAC construction, renovation, and retrofits
- ◆ Energy services
- ◆ As part of the EMCOR family, additional services include: site-based facilities services, interior and exterior maintenance services, fire protection, and multi-site maintenance and trades

### STRONG SAFETY CULTURE

- ◆ Safety Record: EMCOR's safety performance consistently remains strong year after year with a current rate better than 60% of competitors and that ranks 63% lower than the Bureau of Labor Statistics industry average.
- ◆ Industry Leading Safety Programs: EMCOR's award winning "Be There For Life—ZERO Injury" program is an industry leader in reducing lost time injuries.

### KEY BENEFITS

- ◆ Client-focused solutions
- ◆ Enhanced employee workplace experience, wellness, and comfort levels
- ◆ Optimized return on investment
- ◆ Controlled costs and service levels
- ◆ Improved efficiencies
- ◆ Extended system life
- ◆ Code and regulatory compliance expertise
- ◆ Best-in-class technology
- ◆ Deep commitment to sustainability