



**Maintenance contract agreement for:**

**Streator School District #44**

**1520 N. Bloomington St.**

**Streator, IL 61364**

Merit Mechanical Service LLC  
308 E. McClure Ave.  
Bartonville, IL 61607  
(309)-981-8478  
[Meritmechanicalservice.com](http://Meritmechanicalservice.com)

Proposal prepared by:  
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## **Coverage Provided Under This Agreement**

### ***1. Preventive Maintenance Inspections***

It is hereby agreed that Merit will provide a qualified technician to inspect the HVAC/R equipment as listed in this document. This will ensure said equipment is running as efficiently as possible for the oncoming heating or cooling seasons.

We will perform 4 inspections per contract year.

***2. Inspections will include-See the equipment list for details regarding maintenance inspections***

### ***3. Labor Coverage***

It is agreed that we will provide such labor as may be required to perform the preventive maintenance. Labor rate for work performed during preventive maintenance contract is **\$151.00** per hour at a (15%) discount.

A 5% discounted labor rate (with signed contract) is **\$168.00** per hour for all work performed outside scheduled work.

For on-demand service requested outside of normal working hours a surcharge of \$30.00 per hour will be added to the standard hourly labor rate.

For on-demand service requested on Sundays, a surcharge of \$60.00 per hour will be added to the standard hourly labor rate.

For on-demand service requested on the following holidays, a surcharge of \$60.00 per hour will also be added to the standard hourly labor rate:

New Year's Day, Memorial Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving Day, The Day After Thanksgiving Christmas Day

### ***4. Parts Coverage***

No material or parts are covered by this agreement. The air filters and equipment v-belts will be replaced as necessary at the time of inspection for an additional charge. Once we have a complete air filter and belt list, we can add it to the contract as desired.

Additional parts will be supplied at an extra cost (but at a discount of 10%).

Parts will only be installed pending client approval upon notification by the inspecting technician that additional repairs are necessary.

## **Additional Terms and Conditions**

1. Any alterations, adjustments, or repairs made by others, unless authorized or agreed upon by Merit Mechanical Service, will be caused to terminate our obligation under this agreement.

2. Repairs required by fire, floods, acts of God, abuse, or the improper use of the listed equipment will be the sole responsibility of the Owner and are not covered by this agreement.

3. This agreement does not cover any work or changes that might at some future date be required by government regulations, codes or insurance company needs or requirements. This will include, but not be limited to, the recovery, recycling, reclamation, handling, and disposal of all refrigerants and additional costs incurred for refrigerant tax and/or increased cost due to shortages.

4. This agreement includes all control wiring between indoor and outdoor units and the thermostat(s), and power wiring and controls *within* the units. *Not* included are external power wiring, circuit breakers, and disconnects supplying electrical service for the units. Likewise, gas piping that is external to the units is not covered.

5. This agreement does not cover ductwork, structural supports, or other sheet metal components that may deteriorate due to corrosion or rust.

6. Neither *party* to this agreement shall hold the other responsible for any indirect or consequential damages of a commercial nature such as, but not limited to, loss of revenue or loss of use of any equipment or facilities, or loss of product.

7. The Contractor's maximum liability based upon any claim or cause of action shall not exceed the yearly contract price of this agreement.

8. Payment for this agreement will be net upon receipt of invoice. Merit Mechanical reserves the right to discontinue service any time payments have not been made as agreed.

9. This agreement shall be automatically renewed for an additional one (1) year with identical coverages, subject to a three percent (3%) annual increase, unless either party provides written notice of non-renewal at least thirty (30) days prior to the end of the initial term.

10. This agreement may be terminated by either party upon 30 days' written notice. A refund for the remaining contract period will be made on a pro-rated basis, with deduction for work already completed.

## **Agreement Price and Acceptance**

When paid in full the agreement's price shall be: \$ 24,160.00 per year.

Payment plan options:

One annual payment \$ 22,952.00 (Clients receive a 5% discount when payment is made in full upfront)

Twelve monthly payments: \$ 2,014.00 each.

Coverage commences with the receipt of the first payment and continues as governed by the terms and conditions set forth above. Coverage is for a period of *one* (1) calendar year from the date of the commencement on 07/22/2026 and will be in effect until 07/21/2027.

Customer Acceptance:

\_\_\_\_\_  
(Customer)

\_\_\_\_\_  
(Date)

Payment method selected (please check one):

☐ One annual payment

☐ Twelve monthly payments

Contractor Acceptance:

\_\_\_\_\_  
(Contractor)

\_\_\_\_\_  
(Date)

# **EQUIPMENT LIST**

## **Northlawn Facility**

### **Spring Preventive Maintenance**

#### **Equipment & Services**

- **(2) Aerco Boilers with Floor-Mounted Pumps**
  - Test boilers and associated floor-mounted pumps.
  - Disable boilers for the summer season.
- **(6–7) Packaged Rooftop Units (RTUs)**
  - Test and inspect cooling components.
  - Test and inspect economizers.
  - Clean condenser coils on RTUs

**Total Time for Spring PM: 24 hours**

### **Pre-Winter Preventive Maintenance**

#### **Equipment & Services**

- **(2) Aerco Boilers**
  - Installing annual PM kits.
  - Perform safety device testing.
  - Perform combustion calibration.
  - Test and inspect pumps and VFDs.
- **(6–7) Rooftop Units (RTUs)**
  - Test and inspect gas heating operation.
  - Test and inspect economizers.

**Total Time for Winter PM: 24 hours**

## **Centennial Facility**

### **Spring Preventive Maintenance**

#### **Equipment & Services**

- **(2) Trane Packaged Rooftop Units (RTUs)**
  - Clean condenser coils
  - Test mechanical cooling circuits.
  - Test and inspect economizers.
- **(1) Trane Split System – 40 Ton (4th Grade Wing)**
  - Clean condenser coils
  - Test and inspect mechanical cooling circuits.
  - Test economizer operation on AHU.
- **Air Handling Unit (AHU)**
  - Test and inspect belts, bearings, and actuators via computer.
  - Tightening mechanical linkages
- **(2) Aerco Boilers (Run Year-Round for Reheat Coils)**
  - Safety test
  - Check combustion.
  - Test and inspect pumps and components.

**Total Time for Spring PM: 24 hours**

### **Winter Preventive Maintenance**

#### **Equipment & Services**

- **(2) Trane Rooftop Units (RTUs)**
  - Test and inspect gas heat.
  - Test and inspect economizers and fans.
- **(1) Trane Air Handling Unit – 4th Grade Wing**
  - Test and inspect fans, dampers, and related components.
- **(2) Aerco Boilers**
  - Install annual PM kits.
  - Safety test
  - Perform combustion calibration.
  - Test and inspect pumps and neutralizers.

**Total Time for Winter PM: 24 hours**

## **Kimes Facility**

### **Spring Preventive Maintenance**

#### **Equipment & Services**

- **Chiller System**
  - Clean condenser coils
  - Test and inspecting mechanical components.
  - Inspecting electrical components
  - Test and inspect pumps.
- **Air Handling Units (AHUs)**
  - Test and inspect fans, motors, VFDs, dampers, and linkage.
- **(3) Weil-McLain Boilers**
  - Safety test
  - Check combustion.

**Total Time for Spring PM: 40 hours**

### **Winter Preventive Maintenance**

#### **Equipment & Services**

- **Chiller System**
  - Shut down chiller
  - Test glycol
- **(3) Weil-McLain Boilers**
  - Installing annual PM kits.
  - Safety test
  - Perform combustion calibration.
- **Hot Water System**
  - Test and inspect pumps and components.
- **(2) Air Handling Units (AHUs)**
  - Test and inspect fans, VFDs, and dampers.

**Total Time for Winter PM: 24 hours**