

Policy Number:	TBD	Period From:	June 2026
Billing Name	Roselle SD 12	Attn:	Lary Ohannes
Billing Address:	100 E Walnut St, Roselle, IL 60172		
Job Name:	Spring Hill School – Preventative Maintenance Agreement		
Job Address:	560 Pinecroft Drive, Roselle, IL 60172		
Billing Phone:	773-383-7499	Job Phone:	773-383-7499
Contact Email:	Lohannes@sd12.org	Proposal Date:	5-22-2026

PREVENTATIVE MAINTENANCE AGREEMENT



Account Representative	Michael Schultz
Contact Number	847-890-5527
Contract Email	MSchultz@Robertshvac.com
24/7 Service Number	(708)-429-7700

Our History

Roberts Environmental Controls was founded by Jim and Bob Wasniewski in 1973 with a simple but powerful mission: to deliver intelligent, reliable, and forward-thinking mechanical systems for commercial and industrial facilities. What began as a family-driven operation has grown into one of Illinois' most trusted full-service mechanical contractors — specializing in HVAC, boilers, burners, piping, sheet metal, controls, test & balance, and comprehensive service and maintenance.

Our roots are deep in the trades, grounded in strong union partnerships and built on a culture of craftsmanship, accountability, and pride in our work. For decades, Roberts has earned a reputation for doing the job right the first time — delivering systems that perform and endure.

In January 2025, Cory Wasniewski stepped into the role of President, continuing the family legacy with a forward-looking vision. Under Cory's leadership, Roberts has expanded beyond Illinois, bringing our commitment to excellence into new markets including Ohio and New Mexico.

*Today, we remain anchored in the same values that shaped our founding: **The experience to do the job, the quality to make it last.** Whether it's new construction, complex retrofits, or precision service, Roberts Environmental Controls brings the experience and integrity you can trust.*

Services Provided

HVAC: Complete service, repair, retrofit, and preventive maintenance for commercial and industrial heating, cooling, and ventilation systems.

Boilers/Burners: Combustion tuning, safety inspections, repairs, and efficiency upgrades to keep steam/hot water systems reliable and compliant.

Shaft Alignment: Precision laser alignment to reduce vibration, extend bearing/seal life, and improve motor/drive efficiency.

Steam Trap Testing: Ultrasonic/temperature testing to identify failed traps, reduce steam loss, and improve system performance.

Rebates: Utility rebate identification, documentation support, and project coordination to maximize incentives and lower installed costs.

Piping: Design, fabrication, and installation of hydronic, steam, condensate, and process piping—plus repairs and modifications.

Sheet Metal: Custom ductwork fabrication and installation for airflow performance, code compliance, and space constraints.

Building Controls: BAS/DDC installs, programming, integration, and troubleshooting to optimize comfort, schedules, alarms, and energy use.

Test & Balance: Air and water balancing with certified reporting to verify system performance, comfort, and design airflow/flow rates.

Why Do Preventative Maintenance?

- **Lower energy bills (real, measurable savings)**
 - DOE's Federal Energy Management Program reports that O&M programs targeting energy efficiency are estimated to save ~5%–20% on energy bills—often without significant capital investment.
 - A PM plan is the lowest-risk path to energy savings because it targets waste you're *already paying for*—dirty coils, plugged filters, incorrect airflow, drifting sensors, failing economizers, poor scheduling, and neglected combustion performance.

- **Higher reliability (fewer failures, less downtime, fewer emergency calls)**
 - Your PM agreement is a reliability strategy: fewer surprise failures, fewer after-hours emergencies, more predictable staffing, and less collateral damage (motors, compressors, heat exchangers) caused by running stressed equipment to failure.
 - Emergency repairs typically run about **300% more** than the same fix when it's scheduled (corrective/emergency work is commonly cited at **~3–5×** planned maintenance), so a preventive maintenance contract keeps you paying **planned prices** instead of **panic prices**

- **Longer equipment life (delay replacements and protect capital)**
 - Many organizations report **~20%–40% longer asset life vs. run-to-failure** when they move to proactive maintenance with monitoring.
 - A PM plan is how you turn "replace it when it breaks" into "replace it when it makes financial sense."

Preventive maintenance is the cheapest way to buy three things every facility wants: lower energy spend, fewer outages, and longer equipment life—while turning surprise HVAC costs into a planned, predictable budget.

HOT WATER BOILER

MAKE	MODEL	SERIAL	BTUH
ATH	KN-10	51847415	1,000 MBH
ATH	KN-10	51847418	1,000 MBH
ATH	KN-6	51847414	600 MBH
ATH	KN-6	TBD	600 MBH

- Inspect and clean the inlet screen of any accumulated debris
- Check burner and clean off any soot or foreign material that may have accumulated
- Inspect combustion chamber when the burner is removed for inspection. Note any signs of deterioration. Clean as necessary
- Inspect heat exchanger.
- Replace the ignitor and gasket.
- Inspect and clean the condensate system and check for leaks. If a condensate neutralization kit is present, open the lid and inspect the limestone rocks
- Test all safeties and limit controls
- Check pH level of system fluid
- Examine the venting system
- Perform combustion analysis, minor adjustments included

ROOFTOP UNITS

MAKE	MODEL	SERIAL	TONS
Carrier	48A3F050-QM53AHS	1118U47031	50
Carrier	50A3F035-PM62AHS	1218U47070	35
Carrier	48A4G030-NM62AEP	1118U47026	30
Carrier	48A3F050-QM53AEP	1118U47036	50
Carrier	48LCSB12A3A6A1R1C0	1018P04968	TBD

- Change air filters (If applicable terms under the General Schedule Section)
- Check refrigerant and oil
- Inspect blower wheels, motor and pulleys
- Change belts (If applicable terms under the General Schedule Section)
- Inspect & clean condenser and evaporator coils (1x per year)
- Inspect condenser fan motors
- Inspect and verify operation of controls
- Inspect safety controls
- Inspect & test compressors
- Inspect cabinet hardware
- Inspect electrical connections
- Inspect economizer operations
- Inspect heat exchanger
- Inspect and clean evaporator drain and pan
- Verify operations

PUMPS & VFDS

MAKE	MODEL	SERIAL	HP
B&G	1510	C264084-02F81	TBD
B&G	1510	C264084-01F8	TBD

- Inspect pumps for excessive noise or vibration
- Lubricate motors and bearings
- Inspect seals for leaks
- Inspect electrical connections
- Measure motor current
- Inspect cooling fans and filters (if applicable)
- Grease if applicable
- Verify operations

WATER HEATER & STORAGE TANK

MAKE	MODEL	SERIAL	BTUH
A.O Smith	GCR-40 400	2210128563449	TBD
A.O Smith	DEL-40 120	2219129480171	TBD

- Open drain valves and flush tanks
- Inspect of leaks
- Inspect burner, ignition circuit & components
- Inspect and test safeties
- Check combustion and verify operations

EXHAUST FANS

QTY	MAKE	MODEL	HP
TBD	Various	Various	Various

- Change belts (If applicable terms under the General Schedule Section)
- Lubricate motors if necessary
- Inspect pulleys
- Inspect wiring, tighten electrical connections
- Verify operations

Maintenance Plan

Frequency:

- Preventive Maintenance performed 4x per year
- Coil cleaning 1x per year
- Belts will be supplied & changed annually by Roberts Environmental Control
- Filters will be supplied & changed quarterly by Roberts Environmental Control

General Schedule:

- **Belts:** Annually
- **RTU's:** Quarterly
- **Boilers & Pumps:** Annually, Fall
- **Exhaust Fans:** Annually, Spring

Additional Notes:

Roberts Environmental Control Office Contract Information

Name: Holly Ernst
Title: Service Coordinator
Direct Line: 708-623-1537
Email Address: Hernst@Robertshvac.com

Name: Anayeli Torres
Title: Service Dispatcher
Direct Line: 708-623-1522
Email Address: ATorres@Robertshvac.com

Name: Dan O'Halloran
Title: Service Manager
Direct Line: 708-623-1545
Email Address: DOhalloran@Robertshvac.com

Name: Kevin Weiland
Title: Vice President of Service & Operations
Direct Line: 708-623-1548
Email Address: Kweiland@Robertshvac.com

Office & 24/7 Emergency Phone Number: 708-429-7700

The Purchaser agrees that he will pay annually to Roberts Environmental Control Corp. the sum of:

Fourteen-Thousand Six-Hundred Dollars and 00/100 **\$14,600.00**

Annual payments are to be made as follows :

Four (4) equal quarterly payments of Three-Thousand Six-Hundred & Fifty Dollars and 00/100..... **\$3,650.00**

First Payment Due 30 Days After Acceptance of This Contract.

Initial Contract Length:

- One year
- Two years

By accepting this Contract/Proposal, the Purchaser understands it contents and agrees to be bound by all the terms and conditions listed throughout and on the back of this Contract/Proposal

Accepted By: _____ Title: _____ Date: _____

Reviewed By: _____

Approved By: _____

Contract will auto renew annually at a 5% increase upon conclusion of initial contract terms unless given notice of termination 30 days prior to the renewal date. Contract can be canceled at any time with a 30 day notice. Customers will be billed for all costs incurred on contact up to that point.

TERMS AND CONDITIONS

By accepting this proposal Purchaser agrees to be bound by the following terms and conditions.

- 1) This proposal is based upon of straight time labor only. All overtime required shall be paid for by the Purchaser in addition to the contract price. Purchaser agrees to provide Roberts with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. Roberts agrees to keep the job site clean of debris arising out of its own operations. Purchaser shall not back charge Roberts for clean-up costs without Roberts written consent. Purchaser agrees to receive and store material, obtain all permits, do painting, and any plastering, patching, earth, carpenter, roofing, or mason work including all foundations, supports, staging and enclosures, unless otherwise herein specifically stated. Purchaser agrees to maintain sufficient heat or other protection to prevent freezing.
- 2) Roberts may invoice Purchaser monthly for all materials delivered to the job site or to an off-site storage facility and for all work performed on-site and off-site. Engineering, drafting and other mobilization costs incurred prior to installation shall be included in Roberts initial invoice and be equal to ten percent (10%) of the entire balance due upon completion of work. Purchaser agrees to pay Roberts on the amount invoiced within thirty (30) days after the invoice date. Any payment not made when due shall draw the highest legal rate of interest. Waivers of lien will be furnished upon request, as the work progresses, to the extent payments are received.
- 3) If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of Roberts, then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, Roberts shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonable available substitute thereof.
- 4) Roberts shall not be liable for any special indirect or consequential damages arising in any manner from the work performed pursuant to this agreement.
- 5) Roberts shall not be liable for any delay in the performance of the work resulting from or attributed to acts of circumstances beyond Roberts control, including but not limited to, acts of God, fire, riots, labor disputes, etc.
- 6) If the work is discontinued by reason of fire, flood, strikes, lockouts, or other causes, not the fault of Roberts, there shall be immediately due and payable at the option of Roberts a sum equal to the expense of Roberts, paid or incurred for materials, labor and service up to the time of such discontinuance.
- 7) Roberts shall not be liable for any loss or damage by delay, or other cause beyond its control. Roberts shall in no event be liable for consequential damages.
- 8) Any loss or damage by any cause, not the fault of Roberts, which may occur to Roberts materials, tools, equipment, or the labor expended thereon, while in and about the premises shall be born and paid for by the Purchaser.
- 9) Roberts shall not be liable for any loss or damage arising from or because of the care or characters of walls, foundations or other structures not erected by Roberts.
- 10) If water, quicksand, rock or other unforeseen obstructions are encountered, or shoring is required, the Purchaser shall pay for any expense involved in addition to the contract price.
- 11) If any damage shall be caused through the fault of Roberts or any claim be made for which Roberts may be liable, notice with an itemized statement thereof must be given to Roberts at Roberts Executive Offices, within thirty (30) days thereafter, otherwise Roberts shall be released from all liability.
- 12) Purchaser agrees that he will pay and reimburse Roberts for any and all reasonable attorneys' fees, court costs and collection fees which are incurred by Roberts in the collection of amounts due and payable hereunder, including all interest due.
- 13) No change or modification of any of the terms and condition stated herein shall be binding upon Roberts unless accepted by a corporate officer of Roberts in writing.
- 14) Should any part, term or provision of this proposal/contract be by the courts decided to be invalid, unenforceable, illegal, or in conflict with any law of the state where made, the validity, legality, and enforceability of the remaining portions or provisions hereof shall not be affected or impaired thereby.
- 15) To make this a valid and enforceable proposal/contract it must be signed and approved by an officer of the corporation or by an authorized representative of the corporation along with a certificate stating the representative's authority to sign proposal/contract, signed by an officer of the corporation.
- 16) At any time hereafter, the Purchaser grants to Roberts by its attorney, the authority to confess judgment without process, in favor of Roberts, for such amount as may appear to be then unpaid, together with costs and reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceedings and consent to immediate execution upon such judgment, hereby ratifying and confirming all that said attorney may do by virtue hereof.
- 17) If at any time the financial responsibility of Purchaser becomes impaired or unsatisfactory to Roberts, Roberts reserves the right to insist on payment in advance, or other security; otherwise this proposal/contract becomes null and void.
- 18) There are no promises or agreements either implied or understood other than those mentioned in the proposal/contract.
- 19) The Purchaser shall be responsible for any injury or damage to the material delivered by Roberts after the same shall have been delivered as specified above, and shall also be responsible for the lighting and any other protection necessary to conform with local ordinances, and for all other protection thereof of every kind and character which may be necessary to prevent injury to anyone, which responsibility shall continue until the material is either incorporated in the work or removed from the site of construction. The Purchaser expressly agrees to indemnify and save Roberts harmless from any loss or expense occasioned by its failure to furnish such protection.
- 20) It is further understood and agreed that Roberts shall not be responsible or liable for any delays which may be caused by floods, fires, the elements, acts of God, acts or demands of the government, strikes, failure of carriers to deliver either machinery, equipment or material or by reason of any accident which may occur beyond its control or by reason of any delay otherwise caused and not responsibility avoidable.
- 21) This proposal may be withdrawn by Roberts, if not accepted within thirty days of proposal date.