

EMCOR Services Betlem
Rochester, NY, 14620
P: (585) 271-5500
F: (585) 271-0856
www.emcorbetlem.com

Date: Dec. 19, 2025

Town of Oakfield
3219 Drake Street
Oakfield, NY 14125
Community & Government Center



SERVICE AND MAINTENANCE PROGRAM



CUSTOMER INFORMATION

Customer: Town of Oakfield

Address: 3219 Drake St.
Oakfield, NY 14125

Hereinafter CUSTOMER

SITE/LOCATION INFORMATION

Site Name: Community & Government Center

Address:

Hereinafter SITE

Service Schedule: Tri-Annual

Term of Contract: One (1) Year (Jan. 1, 2026, through Dec. 31, 2026)

Planned services will be provided for an annual cost of:

Year 1- Seven thousand two hundred eighteen dollars (\$7,218.00), plus tax if applicable

To be invoiced **Tri-Annually** in the amount of:

Two thousand four hundred six dollars (\$2,406.00), plus tax if applicable

* Payment terms are Net 30 days from date of Invoice.

Repair work will be invoiced as follows:

Labor Charges:

Out-of-scope repair and reactive work will be provided at our preferred contract labor rates, which are **10% less** than our regular labor rates.

Other Charges:

Vehicle Charge----- \$ 95.00/trip

*Charge applies to all call-out service calls and does not apply to PM visits.

PM Service Tickets will be emailed to site manager after time of service. Contract prices do not include any applicable sales tax. Either party can terminate this agreement on written notice 60 days in advance.

EMCOR Services Betlem

By: _____

By: _____

Approval Signature

Print

Name: John Piper

Print

Name: _____

Title: General Manager of Service

Title: _____

Date: _____

Date: _____

Full Maintenance Service

Covers all labor, materials & emergencies

Planned Maintenance

Covers labor for scheduled PM inspections

Labor & Inspection Service

Covers all labor & emergency service (no parts)

24 Hour Emergency Service

1-585-271-5500 (Rochester)

Annual Energy Benchmark Service

1-315-437-5551 (Syracuse)

1-716-834-6700 (Buffalo)

1-800-4-BETLEM (423-8536)

General:

- Inspect equipment listed for vibration, worn or failed parts, mountings, drive couplings, belt alignment, rotation, pilots and igniters, oil levels, steam or water leaks, safety controls, refrigerant charge, and proper electrical operation.
- Check condenser and evaporator coils for cleanliness.
- Lubricate motors, damper linkages/bearings, fan bearings, etc.
- Adjust belt tension, check set points, un-loaders, damper positioning, economizers etc
- Check safety controls and operating controls related to equipment (temperature and pressure).
- Tighten electrical connections, mounting bolts, pipe fittings, hangers, and clamps.

Amendments

Coil Cleaning

Labor to change filters

Emergency Service

Included in agreement cost

Billed extra at contracted rate

Replace/Repair Labor

Included in agreement cost

Billed extra at contracted rate

Parts & Components

Included

Yes No

Filters

standard pleated

3 changes/year

Water Treatment

Included in agreement cost

Billed extra

Belts

1 change/year

Controls

Clean panels

Check set points

Sensor Calibration

Equipment List

QTY	EQUIPMENT	MAKE	MODEL	SERIAL	RTG	LOC.	W	SP	S	F
1	Tube Heater-01	Omega 11	0914-NC	0914-NB15170201						X
1	Tube Heater-02	Gordon Ray	RTH150B	166580						X
1	Tube Heater-03	Gordon Ray	RTH150B	166579						X
1	Tube Heater-04	Gordon Ray	RTH150B	166583						X
1	Tube Heater-05	Gordon Ray	RTH150B	166578						X
1	Tube Heater-06	Vantage 11	CTH2-100	9809-013-100091						X
1	Tube Heater-07	Vantage 11	CTH2-100	9809-013-100-0022						X
1	Tube Heater-08	Vantage 11	CTH2-100	9809-013-100-0023						X
1	Tube Heater-09	Omega 11	0910.NG	0910-NB15132002						X
1	Tube Heater-10	Omega 11	0910.NG	0910-NB1532003						X
1	Branch Controller-01	Mitsubishi	CMB-P1010NU-GA	4YW02725					X	X
1	Branch Controller-02	Mitsubishi	CMB-P1013NU-GA	4XW02649					X	X
1	Condenser 1	Mitsubishi	PURY-HP72TKMU-A-H	57W00238					X	X
1	Condenser 1.2	Mitsubishi	PURY-HP72TKMU-A-H	57W00239					X	X
1	Condenser 2	Mitsubishi	PURY-HP96TKMU-A-H	57W00333					X	X
1	Condenser 2.1	Mitsubishi	PURY-HP96TKMU-A-H	57W00334					X	X

Equipment List

QTY	EQUIPMENT	MAKE	MODEL	SERIAL	RTG	LOC.	W	SP	S	F
1	HRV 1	Renewaire	HE1XRT	G159009C			X	X	X	
1	HRV 2	Renewaire	HE3XRT	G159010C			X	X	X	
1	HRV 3	Renewaire	HE2XRT	G159058C			X	X	X	
1	Fan Coil Unit 01	Mitsubishi	PEFY-P12NMAU-E3	51R05535			X	X	X	
1	Fan Coil Unit 02	Mitsubishi	PEFY-P06NMAU-E3	55R01753			X	X	X	
1	Fan Coil Unit 03	Mitsubishi	PEFY-P15NMAU-E3	55R02213			X	X	X	
1	Fan Coil Unit 04	Mitsubishi	PEFY-P08NMAU-E3	55R02680			X	X	X	
1	Fan Coil Unit 05	Mitsubishi	PEFY-P12NMAU-E3	51R05510			X	X	X	
1	Fan Coil Unit -6	Mitsubishi	PEFY-P06NMAU-E3	55RP1750			X	X	X	
1	Fan Coil Unit 07	Mitsubishi	PEFY-P18NMAU-E3	55R04047			X	X	X	
1	Fan Coil Unit 08	Mitsubishi	PEFY-P06NMAU-E3	55R01764			X	X	X	
1	Fan Coil Unit 09	Mitsubishi	PEFY-P06NMAU-E3	55R01766			X	X	X	
1	Fan Coil Unit 11	Mitsubishi	PEFY-P06NMAU-E3	55R01751			X	X	X	
1	Fan Coil Unit 12	Mitsubishi	PEFY-P08NMAU-E3	55R02677			X	X	X	
1	Fan Coil Unit 13	Mitsubishi	PEFY-P12NMAU-E3	51R05538			X	X	X	
1	Fan Coil Unit 14	Mitsubishi	PEFY-P06NMAU-E3	55R01869			X	X	X	

Equipment List



The preventive maintenance program will include Three (3) Maintenance Inspections per year.

- All equipment will be serviced in accordance with the manufacturer's specifications
- All Fan Coils checked for cleanliness and for correct operation, air filters will be changed or washed at each visit as required.
- The Condensers will also be serviced at each visit and all electrical securities, refrigerant connections, and charges verified
- The coils will be washed annually and all dirt and cottonwood removed to allow for proper air flow and efficiency
- The Heat Recovery units will be serviced at each visit and will receive new pleated standard capacity air filters.
- The belts will be replaced annually during the fall visit
- All Radiant Tube Heaters will be serviced prior to the heating season
- All venting and combustion will be verified and units serviced in accordance with the manufacturer's specifications.
- The domestic hot water heater will be serviced annually during the summer visit per manufacturers specifications.

Limited Warranty:

THERE ARE NO WARRANTIES, EITHER WRITTEN, ORAL, OR STATUTORY WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF AND THE EXPRESS WARRANTIES HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTIES OR MERCANTABILITY OR FITNESS FOR A PARTICULAR USE. THE LIABILITY OF THE SELLER ON ANY CLAIM FOR LOSS OR DAMAGE ARISING OUT OF THIS CONTRACT OR FROM THE PERFORMANCE OR BREACH THEREOF OR CONNECTED WITH THE SUPPLYING OF MATERIAL OR EQUIPMENT HEREUNDER, OR ITS SALE, RESALE, OPERATION OR USE, WHETHER BASED ON WARRANTY, CONTRACT, NEGLIGENCE OR OTHER GROUNDS SHALL NOT EXCCEED THE PRICE ALLOWABLE TO SUCH MATERIAL OR EQUIPMENT OF PART THEREOF INVOLVED IN THE CLAIM, THE SELLER SHALL NOT, UNDER ANY CIRCUMSTANCES, BE LIABLE FOR ANY LABOR CHARGES UNLESS AGREED UPON IN ADVANCE IN WRITING BY THE SELLER. THE SELLER SHALL NOT BE RESPONSIBLE IN ANY EVENT FOR SPECIAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR REVENUE, LOSS OF USE OF THE PRODUCT OR ANY ASSOCIATED PRODUCT, COST OF CAPITAL, COST OF SUBSTITUTE PRODUCTS, FACILITIES OR SERVICES, DOWNTIME COSTS, OR CLAIMS OR CUSTOMERS OF THE PURCHASER FOR SUCH DAMAGES.

Parts Warranty:

All parts installed are warranted for a period of 90 (ninety) days or longer if the manufacturers specific warranty carries additional time.

- If within 90 (ninety) days from date of repair by The Betlem Service Corporation a part fails due to a defect in material or workmanship, The Betlem Service Corporation will furnish a replacement part free of charge.
- Parts furnished with longer than 90 (ninety) days warranty periods by the parts manufacturer shall be furnished in accordance with their specific warranty.

Labor Warranty with Service Agreement:

- There will be no charge for labor necessary to correct any repair previously made within one (1) year from date of original repair.
- There will be a charge for labor to replace parts which were not part of the original repair.
- This labor warranty is void if equipment is serviced by others without the written consent of The Betlem Service Corporation.
- Immediately after agreement cancellation or expiration, labor warranty reverts back to 30 (thirty) days.
- Specialty equipment is 30 (thirty) days.

Terms and Conditions:

- Planned and / or routine maintenance services provided under this agreement will be performed during normal working hours.
- The guarantees and services provided under the scope of this agreement are conditioned upon customer properly operating and maintaining systems / equipment. Customer will do so according to industry accepted practices and in consideration of Betlem Service (Betlem), recommendations.
- Customer will provide and permit reasonable means of access to all covered equipment. Betlem will be allowed to start and stop equipment as necessary to perform its services.
- The quoted annual rate is based upon the system(s) listed to be in a maintainable condition. If repairs are found necessary after the initial inspection or initial seasonal startup inspection, a quotation will be submitted for approval. Should customer decline to authorize the repairs to be performed, Betlem may eliminate those items from its scope of responsibility and adjust the agreement price accordingly.
- The agreement shall be in effect from year to year unless either party gives written notice of its intent not to renew thirty (30) days prior to the agreement anniversary date.
- The agreement price may be adjusted on each anniversary date. Adjustments will not occur without written notification.
- Customer agrees to pay invoices within thirty (30) days of receipt. Any fees, payments, reimbursements or credits owing to either party pursuant to this Agreement not paid when due shall accrue simple interest at the rate of one and one-half percent (1-1/2%) per month, but in no event to exceed the highest lawful rate of interest, calculated from the date such amount was due until the date payment is received by the party to whom debts are owed. Betlem reserves the right to cancel this and / or stop work under this agreement without notice, should payment become forty-five (45) days or more delinquent.
- It is agreed that the repair, replacement, and emergency service provisions apply only to the equipment and systems listed. Repair and replacement of non-maintainable portions, such as duct work, furnace heat exchangers, shell and tube heat exchangers, all diffusers, cabinetry, inter-connecting piping, main power service and electrical distribution system, valve bodies, coils, pipe insulation, glycol, storage tanks, piping systems, structural supports, etc. are excluded.
- This Agreement applies to the functional components and parts of mechanical systems as typified in the scope of work of this Agreement.
- At its prevailing rates or at negotiated lump sum prices, Betlem will perform work not covered by this agreement. This shall include responding to abnormal conditions for systems and equipment not covered by this agreement, change in scope of work and/or undeclared or hidden conditions. Repairs or replacements necessitated by reason of customer negligence or misuse are not included.
- In the unlikely event of failure to perform its obligations, Betlem's liability is limited to repair or replacement at its option, and such shall be customer's sole remedy. Under no circumstances will Betlem be responsible for loss of use, loss of profits, increased operating or maintenance expense, claims of customer's tenants or clients, or any special, indirect or consequential damages.
- The Agreement does not include responsibility for system design deficiencies, such as, but not limited to poor air distribution, water flow imbalances, etc. It does not include responsibility for system, equipment and component obsolescence, electrical failures, unserviceable equipment, and operating the system(s).
- Betlem will not be liable for delays or failure to obligate due to fire, flood, strike, lockout, freezing, unavailability of material, riot, acts of God, or any cause beyond our reasonable control.
- Work necessitated by present or future requirements of government or insurance laws and / or requests is not included.
- Only Betlem's personnel or agent are authorized to perform the work included in the scope of this Agreement. Betlem may, at its option, cancel this Agreement should non-authorized individuals perform such work.
- In the event either party must commence a legal action in order to enforce any rights under this contract, the successful party shall be entitled to reasonable collection fees or all court costs and reasonable attorney's fees as determined by the court for prosecuting and defending the claim, as the case may be.
- In addition to the prices quoted, customer shall be responsible for all taxes applicable to the services and / or material provided hereunder.

- The customer acknowledges that employees assigned by Betlem to perform services pursuant to this Agreement represent a valuable asset to Betlem. The customer agrees that during the term of this Agreement, or renewal thereof, it shall not offer to employ or accept for employment, any such employee of Betlem without the prior written consent of Betlem. In the event this Agreement is terminated by customer for any reason at any time, other than default, customer agrees that it shall not offer to employ or accept for employment, any such employee of Betlem for a period of four (4) months following termination of this Agreement.
- In the event customer hires any employee of Betlem in contravention of the provisions of this paragraph, customer agrees to pay to Betlem a sum equal to the salary paid by Betlem to such employee during the four (4) months preceding the date of such hiring by customer.