



NRG Controls LLC
48 South Harrisburg Street
Harrisburg, PA 17113
(717) 939-2400

MAINTENANCE SERVICES AGREEMENT between

Elizabethtown Area School District
600 East High St
Elizabethtown, PA 17022

AND

NRG Controls, LLC
48 South Harrisburg Street
Oberlin, PA 17113

NRG Controls LLC, agrees to provide the services described in the attached schedules in accordance with the following terms and conditions:

Scope of Services:

Building Automation System
Automatic Temperature Controls
Training

Buildings

Elizabethtown Area School
District Wide

Terms / Automatic Renewal

This Service Agreement shall begin on the **1st day of July 2026** and shall continue until **June 30th, 2029**. This Agreement shall have a term of three (3) years. The Customer may terminate the Agreement, without cause, at the end of each twelve-month period by providing sixty (60) days' prior written notice.

The contract price shall be adjusted yearly to recognize changes in costs due to inflation. Notice of the adjustments to the annual price will be provided at least sixty days prior to the agreement renewal date.

Price and Payment Terms

NRG Controls LLC agrees to furnish the services as described in this agreement for the annual sum of \$66,800.00.

Invoices will be issued **Annually** as agreed. Payment will be made within 30 days of the invoice date. These invoices will be sent in advance of the services that we are to provide.

This proposal, including the attached pages, special conditions, and attachments, constitutes the entire agreement and shall become a valid contract after customer acceptance and credit approval by NRG Controls LLC. This agreement supersedes all prior presentations and agreements not incorporated herein. This Proposal is valid through June 30th, 2026.

Signatures

Submitted by:
NRG Controls, LLC

This Agreement is accepted for:
Elizabethtown Area School District

By:
Title:

By:
Title:

Signature: _____
Date: _____

Signature: _____
Date: _____

Summary of Agreement Coverage Agreement# EASD-NRG-1

This service agreement provides for the predictive and preventative maintenance of the DDC controllers which control the heating, ventilating, and air conditioning equipment in the facility listed above. It is intended to ensure that the controls receive the calibration, adjustment, and maintenance required to ensure proper, efficient operation. This agreement shall also provide database management and the annual software upgrades for the Tridium/Schneider Electric DDC Control System. Additionally, this agreement shall provide for the maintenance of the DDC portion of the temperature control system. It is also intended to prevent premature failures of the system components, thus reducing the number of repair / emergency service calls each year. Equipment and labor required for the repair of the system is not included as part of this agreement.

I. SCHEDULED MAINTENANCE

Agreement Coverage

1. Specially trained technicians and engineers will conduct the required tasks, as time allows, to ensure that your equipment is properly maintained. The technicians and engineers who service the facility shall have a minimum of ten years experience in the HVAC controls and HVAC industry.
2. Each piece of covered equipment will receive a thorough preventive maintenance routine, as time permits, as outlined in the attached schedules for each specific type of equipment. Each piece of equipment will have its own check-off sheet showing what tasks were completed, when they were completed and who performed the work.
3. Each scheduled call has a specific set of tasks detailing exactly what needs to be performed and what special skills, tools or instruments are required to keep the equipment operating at peak level. A programmed maintenance schedule will be developed during the first year detailing what equipment is to be inspected and calibrated during each monthly inspection.
4. A service report will be completed after each call and will be provided to the customer. A duplicate record will be maintained by NRG Controls LLC to update the history of work performed.
5. A listing of typical service procedures is given in the attachments which follow.

II. REPAIR LABOR AND MATERIALS OPTION

(Not applicable at this time)

Includes all necessary parts and unscheduled labor required to restore the covered equipment to normal operation during normal working hours.

Accepted By:

III. EMERGENCY SUPPORT OPTION

ADD ON-Two Thousand Five Hundred Dollars (\$2,500.00)

Guarantees emergency service for critical responses on a 7-day/week, 24-hour/day basis. Provides for a guaranteed 4 hour response time on-site.

SCHEDULE "A"
Performance Assurances

*This agreement provides forty-eight (40) BAS trained man-days of preventative per year.

I. Hardware Support Services

NRG Controls LLC will perform scheduled preventive maintenance inspections and diagnostic services, as time permits, on the equipment covered under this agreement as required to maintain the system at maximum performance and reliability levels. The tasks specifically included are:

- a. Verification of control sequences for all mechanical and/or electrical equipment to ensure the system is operating as designed.
- b. Recalibration of all field sensors, annually to within +/-2 Deg. F.
- c. Review Service History logs to evaluate system performance and provide a written recommendation as to what corrective action is required.
- d. Perform system analysis with emphasis on optimizing the performance of the equipment.
- e. Perform complete inspections as per the attached tasking sheets and as per manufacturers recommendations.

II. Training

Operator training will be provided on an ongoing basis by the NRG Controls LLC service technician. Preventive maintenance inspections may be temporarily suspended at the discretion of the owner to provide informal "brush up" operator training.

SCHEDULE "B"
Network / Global Command Control Modules

Tasking / Maintenance Services

Service Procedure	Function	Benefit
Visual inspection of pneumatic tubing, fuses, cable connectors & RS232 Ports	Ensure device is not physically damaged. Report all damaged components.	Ensures there are no impending device failures, which can adversely affect system operation and integrity.
Clean and Inspect battery terminals	Ensure that connections are tight and	Continuous power is available in the event of power failure to protect memory.
Verify system modifications	Compare, verify that each device sequence matches agreed upon owner "as built" prints and records.	Database verification ensures DDC system operates and performs as designed to meet goals for energy and reduction and comfort performance.
	Identify all additions, modifications and changes to software sequences, setpoints, schedules and limits.	Eliminates "creeping decay" of operational performance caused by non-removal of "temporary" bypasses, etc.
	Provide assessment report to owner of impact of all noted changes.	Provides owner with recommended courses of action to improve performance over time.
	Correct all non-approved changes to "as built" status.	Ensures records are accurately maintained and documented.
Verify operation of system control outputs	Check schedules, sequences and setpoints.	Provides accurate and efficient control of equipment for safety, comfort and system reliability.

SCHEDULE "C"
System Level Controllers

Tasking/ Maintenance Services

Service Procedure	Function	Benefit
Check zone occupancy override operation option.	Verify that controlled systems switch from occupied to unoccupied modes.	Ensures after-hours comfort of occupants. Verifies proper input to after-hours billing programs. Maximizes energy efficiency of systems by employing scheduled control sequences.
Check economizer cycle operation	Verify that economizer modulates to maintain mixed air setpoint. Verify that enthalpy changeover function operates per design. Verify that modulating low limit function operates as designed.	Maximizes energy savings by using free cooling whenever possible. Maintains system operating efficiency. Extends compressor life by utilization of free cooling. Minimizes potential of coil failure by ensuring operation of low limit devices.
Check sequence of mechanical equipment	Visually verify that controlled equipment properly cycles from full heat to full cool both on a software command and a hardware response.	Ensures that system operates as designed to provide proper occupant comfort.
Check room sensor accuracy	Verify operational accuracy of room sensor within + or - 0.5 degrees F. I	Ensures comfort of occupants is provided.

SCHEDULE "D"
Electric/Electronic Temperature Controls

Tasking/ Maintenance Services

Service Procedure	Function	Benefit
Controller inspection	Check all valves and tubing	Ensures comfort and economy.
	Check all damper actuators and tubing.	
	Check operation of all dampers and lubricate.	
	Check operation of all auxiliary devices.	
Boiler, Chiller, Converter pumps	Check all valves and tubing.	Provides assurance of safe,
	Check all immersion and outdoor elements.	
	Check all relays and terminal connections.	
	Check pressure to controlled devices.	
Fan systems and HVAC controls	Check operation of all auxiliary devices.	Ensures proper pressurization and ventilation of conditioned space so that comfort is provided economically.
	Review all sequences of operation.	
	Calibrate all sensors	
	Check all control valves and tubing	
	Check operation of all dampers and lubricate.	
	Check operation of all auxiliary devices.	
	Check all relays and terminal connections.	
	Clean and wipe down all panel faces.	
	Check air pressure to controlled devices.	
Service Procedure	Function	Benefit
Control panel inspection	Clean and wipe down all panels.	Provides a neat and clean appearance of panels.
	Check all primary and secondary air pressures.	Extends life of transformers.
	Check all terminal strip connections.	Prevents overheating of wiring connections.
	Check all relay and auxiliary device connections.	
	Check all solid-state drives.	

SCHEDULE "E"

DDC - Human Machine Interface

Tasking/ Maintenance Services

Service Procedure	Function	Benefit
Visual Inspection of Computer & Peripherals	Visually inspect and clean all hardware to be free of physical damage, dust and debris.	Ensure there are no impending device failures, which can adversely affect system operation.
Analyze and test hard disk drive and correct errors	Provide and install new replacement disk drive (if required). Install system database	Protect database from catastrophic failure.
Perform System Diagnostics	Ensure proper functionality and performance of all elements of workstation.	Validates that keyboard, printer and CRT respond to system status and control.
Database Verification Verification of System Operations "Spot Check of Functions"	Verify operation of monitor screen	Provides routine testing and verification that programs are performing as designed to produce expected results.
	Verify setup and operation of trend reports	Ensures that operational staff has thorough knowledge of system operations and methods.
	Verify setup and operation of archival trend storage reports	
	Verify setup of users, passwords and privilege levels to agreed upon "as built".	
	Correct records and/or differences as noted.	
	Verify setup and operation of maintenance time reminder applications.	
	Verify operation of print screen documentation capability.	
	Verify synchronization of network clock operations.	
	Verify operation of status log reports	
	Verify operation of point summary reports.	
	Verify operation of real-time graphics displays.	
	Verify setup and operation of FMS report applications.	

Service Procedure	Function	Benefit
Visual Inspection of Computer & Peripherals	Visually inspect and clean all hardware to be free of physical damage, dust and debris.	Ensure there are no impending device failures, which can adversely affect system operation.
Analyze and test hard disk drive and correct errors	Provide and install new replacement disk drive (if required). Install system database	Protect database from catastrophic failure.
Perform System Diagnostics	Ensure proper functionality and performance of all elements of workstation.	Validates that keyboard, printer and CRT respond to system status and control.

SCHEDULE "F"
List of Covered Equipment

Elizabethtown Area School District

Building Names:

Bear Creek Elementary School

Bainbridge Elementary School

High School / Middle School

Equipment List:

Includes all equipment as shown in final accepted "as built" control drawings provided by the ATC Contractor