



Medallion Extended Warranty Agreement

**Water Cooled Chiller Systems
Central Plant System
Water Treatment Systems
Facility DDC Controls**

Customer Name: Keesler Medical Center

Customer Address: Keesler Air Force Base

Equipment Address: Keesler Air Force Base

York International Representative

Name: Richard Hodges

Title: Account Representative

Date: September 5, 2003

Agreement Number:

Annual Preventive Extended Warranty Program

York will provide a complete program of preventive warranty coverage on the equipment listed in the attached "Schedule A's". To maintain the equipment in good working order, factory-trained technicians will perform preventive maintenance tasks in accordance with the guidelines issued by York engineering or other manufacturers. The recommended annual scope of services for equipment included in this agreement is attached.

This preventive extended warranty program meets the manufacturer's requirements to properly maintain and service your equipment. All work will be performed during normal York working hours unless around the clock emergency service is provided.

The annual preventive extended warranty program includes **Twelve (12)** operating inspections: York will comply with your security and safety requirements at all times. Throughout all PM, repair or project work, York will maintain close verbal communications and issue written reports after each visit. The following services will be performed under this agreement on all the equipment listed in the attached schedule A's:

Monthly Inspection

Trane CVHF Chillers

- Check oil condition in oil sump.
- Check oil filter.
- Change oil in purge compressor.
- Note condition of oil.
- Leak check unit.
- Check operation of oil heater.
- Log chiller.
- Inform customer of changes in operation.
- Check all chiller controls for proper operation.
- Verify operation of evaporator and condenser flow switches.

Cooling Towers

- Check & remove excessive debris from tower sump.
- Check tower fill for scale and or algae deposits.
- Check tower fan blades.
- Check gearbox oil.
- Check water distribution outlets in the fill basin and clear of obstructions.
- Check and log condenser water particulates.
- Verify proper operation of water treatment equipment.

Pumps

- Check and lubricate condenser pump and motor bearings as necessary.
- Check and log condenser pump suction pressure.
- Check and log condenser pump discharge pressure.
- Check and lubricate primary chilled water pump and motor bearings as necessary.
- Check and log primary chilled water pump suction pressure.

- Check and log primary chilled water pump discharge pressure.
- Check and lubricate secondary chilled water pump and motor bearings as necessary.
- Check and log secondary chilled water pump suction pressure.
- Check and log secondary chilled water pump discharge pressure.

VSDs

- Check operational status.

York ISN Controls

- Inspect valves for proper operation.
- Inspect valve stem and packing.
- Inspect valve actuator operation and calibration.
- Calibrate thermostats.
- Vacuum UDC control panels.
- Vacuum Network control panel.
- Test operation of TDC controllers.
- Check operation of the Graphical Unit Interface and associated peripherals.
- Perform a database backup of each ISN controller.
- Perform a database backup of Graphical Unit Interface.
- Verify proper operation of application software output points.
- Remote monitoring (occasional dial-up only).

Quarterly

York ISN Controls

- Perform data base backup on York ISN Facility Managers.
- Inspect valves for proper operation.
- Inspect valve stem and packing.
- Inspect valve actuator operation and calibration.
- Calibrate thermostats.
- Vacuum UDC control panels.
- Vacuum Network control panel.
- Test operation of TDC controllers.
- Check operation of the Graphical Unit Interface and associated peripherals.
- Perform a database backup of each ISN controller.
- Perform a database backup of Graphical Unit Interface.
- Verify proper operation of application software output points.

Annual Inspection

Trane CVHF Chillers

- Check motor continuity.
- Check and tighten motor terminals.
- Meg motor
- Tighten all electrical connections in the Magnetic Starter.
- Check condition of starter contacts.
- Perform starter test.
- Change oil filter.
- Change oil in oil sump.
- Check oil pump motor continuity.
- Check oil pump motor ground.
- Check and tighten all oil pump motor terminals.
- Check magnetic starter for oil pump motor.
- Clean all strainers on oil pump system.
- Calibrate high pressure control.
- Check adjustment and operation of vane damper motor.
- Perform refrigerant & oil analysis.
- Visually inspect for tube fouling & note condition.
- Vacuum, pressurize and leak test.
- Meg purge unit motor.
- Adjust belt and pulley, replace if necessary.
- Remove condenser end bells, log tube condition and brush clean condenser tubes.

Cooling Towers

- Check & remove excessive debris from tower sump.
- Check tower fill for scale and or algae deposits.
- Check tower fan blades.
- Check gearbox oil.
- Check water distribution outlets in the fill basin and clear of obstructions.
- Clean all tower fill.
- Drain and clean tower sump.

Pumps

- Check and lubricate condenser pump and motor bearings as necessary.
- Check and log condenser pump suction pressure.
- Check and log condenser pump discharge pressure.
- Check and lubricate primary chilled water pump and motor bearings as necessary.
- Check and log primary chilled water pump suction pressure.
- Check and log primary chilled water pump discharge pressure.
- Check and lubricate secondary chilled water pump and motor bearings as necessary.
- Check and log secondary chilled water pump suction pressure.
- Check and log secondary chilled water pump discharge pressure.

Supplemental Services

	Included	Not Included
<p>A. Total Service Coverage on all equipment listed on schedule A— provides all repair labor and materials required to keep the equipment listed in “Schedule A” in proper operating condition. This level of service offers the maximum protection against unpredictable repair expenditures, as well as ensures reliability and efficiency.</p>	X	
<p>B. Around-the-Clock Emergency Service – York technicians will respond, based on the selection below, to ensure proper and reliable operation of all items listed in “Schedule A”.</p>	X	
<p>* 24 Hours/Day – 7 Days/Week (Including Holidays)</p> <p><input type="checkbox"/> 8 Hours/Day – 5 Days/Week (York Normal Work Hours)</p> <p><input type="checkbox"/> Other -</p>		
<p>C. York ISN Controls Inspection Maintenance –York will Perform inspection and calibration maintenance on the 2 Facility Managers, Controls for the chiller plant, chilled water pump plant, and airside controls installed in Phase-V & Phase-VI. This service includes first year warranty repair labor.</p>	X	
<p>D. Condenser Water Treatment Program – York will provide the full services to administer, monitor, and control the condenser water treatment utilizing the following equipment:</p> <ul style="list-style-type: none"> • Electronic Scale Control Unit • Ionization Bio-Control Unit • High Efficiency Filtration Unit • Water Sentry Monitoring and Control System • Guarantee of the chiller condenser tubes included 	X	
<p>E. Chilled Water Treatment Program – York will provide the full services to administer, monitor, and control the condenser water treatment utilizing the following equipment:</p> <ul style="list-style-type: none"> • Closed loop treatment • Check nitrite residual • Check pH of the system • Check conductivity of the system • Shoot bug bottles to check for bacteria in the system on a quarterly basis • Chemical to re-charge the system after system drainage, up to two re-charges per one year period • Guarantee of the chiller evaporator tubes included • York is not responsible for the existing integrity and condition of the chilled water piping system and its components in the medical facility due to years of maintenance neglect and lack of chilled water treatment. 	X	

SCHEDULE A

Equipment Included In This Agreement

EQUIPMENT TYPE	QTY	MANUFACTURER	MODEL NUMBER	SERIAL NUMBER	RATING	LOCATON
<i>Cooling Tower</i>	3	<i>Marley</i>	<i>NA</i>	<i>1&2&3</i>	<i>800-Ton</i>	<i>Chiller Plant</i>
<i>Cooling Tower Fan VSD's</i>	3	<i>York</i>	<i>NA</i>	<i>1&2&3</i>	<i>40-HP</i>	<i>Chiller Plant</i>
<i>CW Pump</i>	3	<i>Vertical</i>	<i>NA</i>	<i>1&2&3</i>	<i>60-HP</i>	<i>Chiller Plant</i>
<i>Primary CHW Pump</i>	3	<i>Vertical</i>	<i>NA</i>	<i>1&2&3</i>	<i>40-HP</i>	<i>Chiller Plant</i>
<i>Sec. CHW Pump</i>	3	<i>Bell & Gosset</i>	<i>NA</i>	<i>1&2&3</i>	<i>120-HP</i>	<i>Chiller Plant</i>
<i>Sec. CHW Pmp VSD's</i>	3	<i>York</i>	<i>NA</i>	<i>1&2&3</i>	<i>120-HP</i>	<i>Chiller Plant</i>
<i>CW Treatment</i>	1	<i>AWT</i>	<i>NA</i>	<i>1</i>	<i>3-HP</i>	<i>Chiller Plant</i>
<i>CW Tower Filter Assembly</i>	1	<i>AWT</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>Chiller Plant</i>
<i>CW Tower Pump Assembly</i>	1	<i>AWT</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>Chiller Plant</i>
<i>CW Blow Off Valve</i>	1	<i>AWT</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>Chiller Plant</i>
<i>CW Coupon Rack</i>	1	<i>AWT</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>Chiller Plant</i>
<i>CW ED-2000</i>	3	<i>AWT</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>Chiller Plant</i>
<i>Cond Monitoring System</i>	1	<i>AWT</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>Chiller Plant</i>
<i>CHW Treatment Inspection</i>	1	<i>Chem Tech</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>Chiller Plant</i>
<i>CHW Treatment Hardware</i>	1	<i>Chem Tech</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>Chiller Plant</i>
<i>CHW Treatment Chemicals</i>	1	<i>Chem Tech</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>Chiller Plant</i>

SCHEDULE A1

Equipment Included In This Agreement

EQUIPMENT TYPE	QTY	MANUFATURER	MODEL NUMBER	SERIAL NUMBER	RATING	LOCATON
<i>Centrifugal Chiller</i>	<i>3</i>	<i>Trane</i>	<i>CVHF</i>	<i>1&2&3</i>	<i>800 Ton</i>	<i>Chiller Plant</i>

SCHEDULE A2

Equipment Included In This Agreement

EQUIPMENT TYPE	QTY	MANUFATURER	MODEL NUMBER	SERIAL NUMBER	RATING	LOCATON
<i>Chiller Plant Controls</i>	1	<i>York</i>	<i>ISN</i>	<i>NA</i>	<i>NA</i>	<i>Chiller Plant</i>
<i>Sec. Chill H2O Pmp Cnt.</i>	1	<i>York</i>	<i>ISN</i>	<i>NA</i>	<i>NA</i>	<i>Chiller Plant</i>
<i>AHU's Controls Phase-V</i>	1	<i>York</i>	<i>ISN</i>	<i>NA</i>	<i>NA</i>	<i>Site Wide</i>
<i>AHU's Controls Phase-VI</i>	1	<i>York</i>	<i>ISN</i>	<i>NA</i>	<i>NA</i>	<i>Site Wide</i>
<i>Facility Manager GUI</i>	2	<i>York</i>	<i>ISN</i>	<i>NA</i>	<i>NA</i>	<i>Office</i>

SCHEDULE A3

Airside Controls Equipment List

EQUIPMENT	CONTROLS MFG	CONTROLS	COMMENTS
AHU-1	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-2	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-3	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-4	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
AHU-5	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
AHU-6	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
AHU-7	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
AHU-8	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
AHU-9	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-10	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-11	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-12	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-13	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-14	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-15	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-16	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-17	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-18	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
AHU-19	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-20	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-21	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-22	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-23	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
AHU-24	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-25	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-26	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-27	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-28	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-29	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-30	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-31	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-32	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-33	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-34	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-35	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-36	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-37	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-38	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-39	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-40	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-41	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-42	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-43	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-44	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
AHU-45	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
AHU-46	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
AHU-47	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
AHU-48	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-49	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-50	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
AHU-51	NA	NA	NA
AHU-52	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-53	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
AHU-54	YORK ISN / HONYWELL	DDCAIR	YORK PANEL ONLY, NO AIR, NO VALVE COVERAGE
200-REHEATS	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
23-MIXING BOXES	YORK ISN	DDC	PHASE-V FULL CONTROL, NO VALVE COVERAGE
BX DUCT DAMPERS	YORK ISN	DDC	PHASE-VI FULL CONTROL, NO VALVE COVERAGE
NEW LINEAR ACL	YORK ISN	DDC	LOCAL CONTRACTOR, NO VALVE COVERAGE
NEW MRI	YORK ISN	DDC	LOCAL CONTRACTOR, NO VALVE COVERAGE
NEW GENETICS	YORK ISN	DDC	LOCAL CONTRACTOR, NO VALVE COVERAGE

The Medallion Extended Warranty Agreement dated September 5, 2003 was implemented January 2003 and was supposed to run until December 2003, however due to some delays in repairing the chiller plant York only assumed maintenance of the chiller plant in September 2002. As a result of that delay the Extended Warranty Agreement was modified to the Medallion Extended Warranty Agreement on September 5, 2003. The modification extended the agreement to March 2004 and expanded services to include the closed loop treatment which was previously not included.

This is still a 12-month maintenance contract but due to chiller assumption the contract added 3 months with no additional costs.

12-month service agreement current cost of **\$126,132**