J & J Pirro, Inc.
160 Middle Road
Sayville, NY 11782
Phone 631-563-3253 Fax 631-536-3254

This agreement is between J& J Pirro, Inc., hereinafter referred to as the Seller and

Levittown Library
1 Bluegrass Lane
Levittown, NY 11756

1. The seller agrees to provide repair service on equipment listed herein and at the address stated above.

2. This contract covers labor only. All materials will be charged for at current list price.

3. Unless noted herein under "Remarks", this contract covers work performed during normal working hours (8 AM to 5 PM Monday through Friday). If calls are answered on an overtime basis, (after 5 PM or Saturday, Sunday, or Holiday), the extra half-time for mechanics will be charged at $195.00 per hour and for helper $130.00 per hour. However, there will be no charge on regular days if the calls are received before 2 PM of that day.

4. Reasonably prompt service will be given on all service calls during the term of this contract without charge for such service. Service rendered because of an accident, neglect in operation, fire, freezing, flood, failure of power supply or causes beyond our control is not included in this contract and is to be paid for as an extra. Such calls as: open switches, or damage to equipment, shall be paid for as an extra. Seller will not be responsible for failure to render service because of strikes or any other contingency beyond it's control.

5. In consideration of the nominal charge for the service rendered under the terms of this contract, it is understood and agreed upon that the Seller and it's employees shall not be held liable for any damages arising from any cause or by reason of failure to the equipment to operate or faulty operation of the equipment or system. Seller assumes no responsibility for damages to property or injury to persons by reason of any adjustment, repair, or replacement. Seller may withhold services if the purchaser is in arrears, until such time as arrears are paid, without being liable to the customer, for credit or counterclaim for that period.

MAINTENANCE AGREEMENT COVERS LABOR ONLY
4 MAINTENANCE INSPECTIONS ANNUALLY
CONTRACT COVERS:

See attached

EXCEPTIONS: CLEANING, PAINTING, RIGGING, EXCESSIVE AIR BALANCING
Controls are by others. Boiler and Water Treatment to be serviced by others.
Units must be in working order before contract begins.

The purchaser agrees to make all payments prescribed herein promptly when due. Failure to make such payment shall, at the option of J & J Pirro, Inc., cause this agreement to become void. No services shall be render to any purchaser in default of payments.

Charges for these services will be at the annual rate of $ 6,250.00, payable as follows:
$ 6,250.00 billed Annually

This contract shall be in effect for the period of August 1, 2022 to July 31, 2023. To ensure no lapse of service, this agreement renews automatically at the end of each period unless written notice by either party is given at least Thirty (30) days before the expiration date.

Signed this 2 day of Aug. 2022

By Irina Reed

Purchaser Levittown Public Library

Signature Irina Reed

Phone # 516.731.5728 X 225

Covered Equipment List

Mechanical Room
(4) B&G hot water circulation pumps
(1) B&G bronze hot water circulation pump
(1) Large air handler with belts and filters has VFD on supply fan
(1) Exhaust fan
(1) Electric heater

Throughout building
(8) VAV boxes w/ ddc controls (by others)
Some have separate hot water reheat coils

Book Storage
(1) Energy Recovery Unit - w/ 2 belt driven blowers , & 4 filters.
(4) Toshiba ducted mini-split air handlers (has filters & belts) , connected to (1) condensing unit. (Toshiba/ Carrier)

Custodial Office
(1) Daikin mini-split

Innovation lab
(3) Daikin evaporators , connected to (1) condensing unit

Young Adult area
(2) Mitsubishi Evaps, connected to (1) condensing unit

Main Lobby
(1) air curtain w/ hot water coil (has belt and filters)

Rooftop
(1) 10 ton condensing unit
(For mechanical Room ahu)
(1) 20 Ton RTU (AC only)
Has downstream hot water reheat coils (has filters and belts) and (2) exhaust fans