

**2013-2014 PLANNED MAINTENANCE AGREEMENT  
Dana Point Condominium Association**

This planned maintenance agreement is entered into by *Alternate Power, Inc.* of McHenry, Illinois and the equipment owner/agent named herein, to perform the services listed below. *Alternate Power, Inc.* will perform periodic inspections on all equipment listed, and will provide a confirmation to the customer within 10 days of the inspection.

Upon acceptance of this agreement, *Alternate Power, Inc.* will render the services listed below on this equipment at the annual rate listed on the attached quote. The equipment will be inspected at agreed intervals during regular business hours (unless otherwise specified) each year this agreement is in effect.

These inspections will include the following:

- Inspect Security devices for Proper Operation and Condition.
- Record the "Hour Meter" reading at the start of the Maintenance inspection.
- Visually inspect radiator / heat exchanger.
- Add coolant to correct level.
- Inspect radiator cap, seal and surface.
- Analyze coolant for proper percentage.
- Analyze SCA level in coolant and add to appropriate level.
- Visually inspect water pump and cooling system gaskets for leaks.
- Inspect flexible water connections for leaks, cracking, and pliability.
- Re-torque hose clamps.
- Inspect pulleys for excessive wear.
- Inspect belts for cracking and fraying.
- Check belt tension.
- Check jackets water heaters for proper operation and adjust thermostat setting.
- Add oil to bring crankcase oil to correct level. Drain and replace oil per manufacturers recommendations and as needed.
- Inspect oil heater (if present) for proper operation and adjust thermostat setting.
- Visually inspect front and rear crankshaft seals and lubrication system gaskets for leaks.
- Record fuel level in main fuel tank.
- Test day tank pump for proper operation if applicable.
- Test day tank alarms if applicable.
- Drain water and sediment from day tank.
- Inspect day tank inlet filters. Clean and replace day tank inlet filters per manufacturer's recommendations and as needed.
- Inspect primary fuel and oil filters. Replace primary fuel filters and oil filters per manufacturer's recommendations and as needed.
- Drain water from water separator if applicable.
- Operate fuel-priming pump and check for proper operation and leaks if applicable.
- Check engine's fuel system for leaks.
- Check governor for proper operation.
- Check and record battery cells specific gravity.
- Top off electrolyte level.
- Check and record battery charger amperage.
- Adjust battery charger float rate for optimum performance (if possible).
- Check and tighten battery connections.
- Clean and apply corrosion inhibitor to terminals of lead acid batteries only.



- Inspect and tighten starter motor connections and wires.
- Inspect flexible exhaust coupling for cracks and leakage.
- Inspect exterior of exhaust manifolds for oil or fuel slobbering (signs of wet stacking)
- Inspect exhaust outlet protector or screening.
- Drain water in exhaust moisture traps.
- Inspect exhaust manifolds and exhaust system for broken or missing hardware.
- Inspect air filters for plugging and deterioration.
- Test air cleaner indicator.
- Check air intake piping and connections for damage.
- Inspect turbocharger for seal leakage and excessive end- play clearance.
- Perform an operational test of all safety lamps.
- Check and tighten loose connections on the generator set and control panel.
- Check relays in control panel.
- Inspect control panel for dirt and clean as needed.
- Inspect air cleaner seal for pliability and change if needed.
- Check rotor air-gap for correct clearances.
- Inspect rotor and stator for excessive damage, wear, and dirt or oil build up.
- Inspect coupling and guards for loose or missing parts.
- Check tightness of generator leads and voltage regulator control wiring.
- Strap and tape any wiring or generator leads that are rubbed or have worn insulation.
- Inspect brushes and slip rings or rotating rectifiers.
- Clean and adjust voltage drop potentiometer.
- Clean crankcase breather, inspect hose connections.
- Inspect fan drive. Lubricate fan drive with approved bearing lubricant per manufacturer's recommendations and as needed
- Inspect external generator bearings. Lubricate generator bearing with approved bearing lubricant per manufacturer's recommendations and as needed.
- Inspect governor linkage for proper operation. Lubricate governor linkage with approved bearing lubricant per manufacturer's recommendations and as needed.
- Inspect generator set vibration isolators and adjust as needed.
- Check and record battery voltage level during over-crank test for minimum voltage required maintaining controls during starting.
- Check for proper cranking termination upon starting.
- Check proper operation of engine and generator instruments with generator running.
- Adjust governor control for optimum performance and frequency.
- Adjust voltage regulator for proper voltage.
- Record field voltage during generator no-load running.
- Check and record alternator voltage with engine running.
- Check for abnormal noise or vibration.
- Check for abnormal exhaust characteristics with engine running (signs of wet stacking).
- Check for proper operation of remote fan motors, thermostats, circulating pumps, solenoid valves.
- Check inlet and discharge louvers for proper operation with engine running and stopped.
- Check for excessive crankcase blow by with engine running.
- Re-check oil level with engine running.
- Re-check for leaks with engine running.
- Test auto-start system.
- Test safeties and pre-alarms on control and enunciator panels..
- Reset all controls to automatic.
- Set circuit breaker to correct position.
- Check fuel valves to correct position.
- Check voltage regulator is on and not tripped.
- Check battery charger is on.
- Check day tank controls are on.
- Check remote radiator fan controls are on.

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- Check auxiliary water pump controls are on.
- Check jacket water heaters are on.
- Check louver controls are on.
- Verify time-clock initiated generator exercise program
- Generators will be run under load on an annual basis
- Check spill containment dikes for seal. Clean any collected debris from within the dike enclosure.
- Test all automatic and manual transfer switches and associated devices both mechanically and electrically.
- Instruct owner, if owner is available and present at time of inspection, on operation and upkeep procedures between inspections.
- After all of the above, run generator set and conduct testing.
- Submit a report of this inspection to the owner, and advise of any further work required

## **ADDITIONAL SERVICES AND REPAIR**

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**Any such additional repairs, parts, or services provided by *Alternate Power Inc* shall be only by written authorization by the Association.** Repairs will be made only after proper authorization is given to *Alternate Power Inc.* Any additional repairs, maintenance or services will be performed at current *Alternate Power, Inc.* rates for labor. Parts will be supplied at the manufacturer's suggested list price. Emergency services between regular inspection visits will be provided by *Alternate Power, Inc.* current rates for labor plus travel time and mileage.

## **AGREEMENT TERMS AND CONDITIONS**

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Agreement price includes materials, labor, travel time and mileage to perform the services listed above. Agreement includes oil, oil filters, fuel filters and coolant filters. This contract does not automatically renew and is good for one calendar year starting from the date it is signed by an authorized agent.

***It is understood that this agreement does not include any parts or labor that may be required or diagnosed during the course of maintenance other than those specifically mentioned above. This agreement does not include expenses to repair damage caused by abuse, neglect, accident, theft, act of a third person, altering of equipment, or forces of nature. Alternate Power, Inc. shall not be responsible for failure to render service for causes beyond its control, including life-safety related or emergency repair requests that preempt scheduled maintenance service or strikes and labor disputes.***

*Alternate Power, Inc.* warrants and agrees that all of its personnel performing services pursuant to this agreement shall be trained for the services they perform and that all parts and materials installed pursuant hereto shall be new and suitable for the use intended.

## **LIMITED WARRANTY POLICY OF ALTERNATE POWER, INC.**

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### **Parts and Materials**

*Alternate Power, Inc.* does not warrant, either expressly or implied, any parts or material. The owner's sole remedy is the warranty of the manufacturer.

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## SERVICE, REPAIR AND WORKSMANSHIP

Owner understands and agrees that *Alternate Power, Inc.* is not responsible for special or consequential damages, including loss of time, injury to person or property or any other consequential damage, incidental or economic loss due to unit or equipment failure. *Alternate Power, Inc.* does agree to correct by repair or replacement any defects of material or workmanship installed under this Inspection Agreement which may develop under normal and proper use within thirty (30) days from installation, provided owner gives *Alternate Power, Inc.* written notice within forty-eight (48) hours of such defects and inspection by *Alternate Power, Inc.* substantiates owner's claim. Such correction shall constitute a fulfillment of all obligations to the owner and shall constitute owners sole remedy.

### Agreement for:

Dana Point Condo Assoc.  
Attention: Lisette Ray  
c/o Lieberman Mgmt. Services  
1519 E Central Road  
Arlington Heights, IL 60005

### Prepared by:

*Alternate Power, Inc.*  
4835 Prime Parkway  
McHenry, IL 60050

Phone: 815-344-0678

## EQUIPMENT COVERED UNDER THIS AGREEMENT

This agreement is exclusively for Dana Point Condominium Association covering the equipment listed below. The following Generator Sets are located at property owned by Dana Point Condominium Association:

Location	Manufacturer/Model	Serial #	Maintenance Price
1405 E. Central	Blue Star 25kW	A-3152-6 Mar 2012	400.00
1415 E. Central	Blue Star 25kW	A-3152-2 Mar 2012	400.00
1505 E. Central	Blue Star 25kW	A-3152-5 Mar 2012	400.00
1515 E. Central	Blue Star 25kW	A-3152-3 Mar 2012	400.00
1605 E. Central	Blue Star 25kW	A-3152-1 Mar 2012	400.00
1615 E. Central	Blue Star 25kW	A-3152-4 Mar 2012	400.00

This is a firm quote from *Alternate Power, Inc.* and is guaranteed for the first year the agreement is in effect on all equipment listed above. If additional equipment is added, a new agreement must be drawn.

This quote consists of two (2) visits per year on equipment listed above; one (1) comprehensive maintenance with oil & filter change, and one (1) full system inspection. The next regular inspection would be scheduled in December 2013; the comprehensive maintenance with oil and filter change would be scheduled in June 2014.

2013/2014 Planned Maintenance Agreement Total:

□ \$ 2,400.00

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Note: Costs do not include spark plugs, batteries and additional materials/time needed to repair generators that are not in good working condition. Any necessary additional work and costs above and beyond the description of this agreement are to be quoted separately. Alternate Power, Inc. to name Lieberman Management Services and Dana Point Condominium Association as additionally insured on valid insurance certificate during term of the contract.

**Acceptance of this Quote**

Signature: Caryl L. Date: 7/20/13  
Title: President P.O. No. \_\_\_\_\_

Alternate Power, Inc. provides an invaluable service that comes from not only being a local company, but a turn-key operation. We are a full-service generator provider; offering sales, installation, service, warranty, and preventive maintenance for both residential and commercial applications. When Alternate Power, Inc. is compared to other local companies, many of our satisfied customers chose to use us because of the value-oriented service we provide. Our services have been proven through our years of experience regarding installing/maintaining generators, and we have no hidden fees in our estimates. We would be happy to provide a list of references upon request.

Thank you again for the opportunity to provide our generator maintenance services. Alternate Power, Inc. looks forward to establishing a lasting service relationship and is committed to providing an exceptional customer service experience.

Respectfully,

*Nancy Arnold-Greene*  
Service Manager

\*The pricing table below reflects the 2013 pricing and costs associated with an incident that warrants a service call or an emergency visit in addition to a planned scheduled preventative maintenance agreement. Regular Wage Rates are outlined below.

2013 LABOR RATES FOR NON PREVENTATIVE MAINTENANCE SERVICE CALLS

Hourly Labor Rates	Minimum Hours	Total
Regular Rates	1	\$110.00
Regular Overtime Rates	1	165.00
Regular Holiday/Sunday Rates	2	\$220.00
Travel Expense	1	\$1.75 per mile

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## **ADDENDUM A**

In consideration of the mutual covenants and promises of the parties hereunder, this Addendum A, shall be incorporated into and made a part of the 2013-2014 Planned Maintenance Agreement (the "Agreement") between Alternate Power, Inc. ("Alternate Power") and Dana Point Condominium Association (the "Association". To the extent there is any inconsistency between this Addendum and the Agreement, this Addendum shall control.

The Agreement is modified as follows:

- I. The Agreement shall be for a term of one (1) year, inclusive of the site visits as set forth in the Agreement, and shall not automatically renew. Thereafter, the Parties may enter into a new written agreement, but in no event shall this Agreement be extended or renewed except in writing signed by both Parties. The Association may terminate this Agreement at any time upon thirty (30) days prior written notice to Alternate Power, without cause and without payment of a penalty, termination, or cancellation fee. If the Association terminates this Agreement without cause, Alternate Power shall be entitled to payment of all amounts due under this Agreement prior to termination of the Agreement.
- II. The following shall be added to the Agreement::

INDEMNIFICATION BY ALTERNATE POWER; INSURANCE: Alternate Power shall indemnify and hold harmless the Association, its directors, officers, employees, members and agents, from and against all claims, damages, losses and expenses including attorneys' fees arising out of or resulting from the performance or non-performance of the services and work provided pursuant to this Agreement, provided that any such claim, damage, loss or expense is (a) attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of the use resulting therefrom and (b) caused in whole, or in part, by any negligent act or omission or intentional act of Alternate Power or any subcontractors, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by any party indemnified hereunder.

Alternate Power shall maintain at all times during the term of this Agreement the following insurance coverage and any other additional insurance and/or bonds required by law: Commercial General Liability insurance with limits of at least \$1,000,000 per occurrence for bodily injury or death and property damage liability and at least \$2,000,000 General Policy Aggregate (applicable to Commercial General Liability Policies); and Workers Compensation insurance in the amount of statutory limits. The Association shall be named as an additional insured on all Commercial Liability policies. At no time shall any employee or agent of Alternate Power come on to the Association's Property without any and all of the foregoing insurance coverage in place. Alternate Power shall immediately provide proof of such insurance upon request by the Association.

- III. The Paragraph entitled "Additional Services And Repair" shall be modified by adding the following: "Any such additional repairs, parts or services provided by Alternate Power shall be only by written authorization by the Association."

DANA POINT CONDOMINIUM  
ASSOCIATION:

ALTERNATE POWER, INC.,

By: *Carol J. [Signature]*

By: \_\_\_\_\_

Title: *President*

Title: \_\_\_\_\_

Date: *7/20/13*

Date: \_\_\_\_\_