

Automated Logic
Contracting Services
Assurance Plans
Enhance



Prepared For: **Dover Area School District**
Attn: **Thomas Fluke**
Location: **2 School Lane**
Dover, PA

Project ID: **26-02956**

AutomatedLogic

Building automation, energy and environmental control
www.automatedlogic.com

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- Clarifications and Exclusions

General Services Provided

Enhance

Automated Logic's Enhance service assurance program is a complete technical program and preventive maintenance plan that includes proactive monitoring of health, efficiency, and performance of your network with actionable insights that identify opportunities for reducing operating costs and avoiding failures. Additionally, our Enhance program includes routine scheduled service visits that keep our factory trained eyes on your equipment following our hands-on tasking to ensure your entire network is maintained. Included is a brief overview and description of the different services provided in this Assurance Plan.

Dedicated Account Management Support

As a valued Automated Logic customer, a dedicated account manager will be assigned to you to provide summarized reporting and consulting services as well as recommendations for improved facility performance and general support. We will work with you and guide our resources on their scheduled service visits to focus on areas where our technology lets us know attention may be required.

ALC Digital Core

WebCTRL® Software Updates

To keep your WebCTRL® server operating efficiently and securely, software updates are included in this agreement and will be installed as they are made available and scheduled with your staff. Typically provided at least once annually, software updates keep your system up to date, may include feature enhancements and security functions as well as optimize your user experience.

Controller Software maintenance

Revisions and updates to purchased software drivers (firmware) are included in this agreement and will be installed as they are made available and scheduled with your staff. These may include controller firmware updates that improve performance and security of your Automated Logic components.

Database protection and backup Automated Logic helps ensure the WebCTRL® configuration and history are preserved in a secure location.

24/7 call-center support

As an assurance program customer, you will have access to our 24/7 call center. Should an event occur where you require support, either onsite or via remote assistance, an experience service specialist will respond and interrogate your system. Should a site visit be required, we will work with you to determine the best time to dispatch our specialist. Additional charges may apply if our response and action are outside of our agreed upon scope of work.

General Services Provided

Scheduled Preventive Maintenance

Planned Preventive Maintenance

Our Enhance service program includes hands on preventive maintenance tasking commensurate with our experience and factory recommended maintenance routines. Scheduled maintenance visits provide preventative support to physical equipment including servers, controllers, field devices and operational checks of mechanical equipment.

Service Reports

During each planned visit, our specialists will document the work performed, discuss any material used for the work performed and discuss any additional findings that need attention including anything that may need to be prioritized.

Facility Management Consulting

Your dedicated Service Account Manager will provide periodic on-site consulting services that specifically address your facility needs and performance. Your account manager will share with you any opportunities to improve your facility performance uncovered by our technical team and work with you to prioritize any work that may even be out of scope of this agreement. Your Service Account Manager will also be your first point of contact for any requests, additional needs and will also work with your team to schedule visits that meet the needs of your team and occupants.

Systems Included

Qty	Equipment	Tag	Location
1	Hot Water System	Leib Elementary	
1	Chilled Water System	Leib Elementary	
8	Air Handling Unit	Leib Elementary	
1	Hot Water System	North Salem Elementary	
1	Chilled Water System	North Salem Elementary	
19	Air Handling Unit	North Salem Elementary	
1	Hot Water System	Weigelstown Elementary	
11	Air Handling Unit	Weigelstown Elementary	
1	Chilled Water System	Middle School	
1	Hot Water System	Middle School	
9	Air Handling Unit	Middle School	
1	Hot Water System	High School	
1	Chilled Water System	High School	
34	Air Handling Unit	High School	
1	Condenser Water System	Dover Elementary	
1	Hourly Visits	(144 Hrs.)	
1	WebCTRL Version Upgrade		
1	Phone Support		
1	Service Account Management		

Equipment Calendar

Visit/Option	Spring	Summer	Fall	Winter	Annual
Hot Water System (Leib Elementary)					
Software Maintenance			✓		
System Verification			✓		
Chilled Water System (Leib Elementary)					
Software Maintenance	✓				
System Verification	✓				
Air Handling Unit (Leib Elementary) (Qty: 8)					
Software Maintenance		✓			
System Verification		✓			
Hot Water System (North Salem Elementary)					
Software Maintenance			✓		
System Verification			✓		
Chilled Water System (North Salem Elementary)					
Software Maintenance	✓				
System Verification	✓				
Air Handling Unit (North Salem Elementary) (Qty: 19)					
Software Maintenance		✓			
System Verification		✓			
Hot Water System (Weigelstown Elementary)					
Software Maintenance			✓		
System Verification			✓		
Air Handling Unit (Weigelstown Elementary) (Qty: 11)					
Software Maintenance		✓			
System Verification		✓			
Chilled Water System (Middle School)					
Software Maintenance	✓				
System Verification	✓				
Hot Water System (Middle School)					
Software Maintenance			✓		
System Verification			✓		
Air Handling Unit (Middle School) (Qty: 9)					
Software Maintenance		✓			
System Verification		✓			
Hot Water System (High School)					
Software Maintenance			✓		
System Verification			✓		
Chilled Water System (High School)					
Software Maintenance	✓				

Equipment Calendar

Visit/Option	Spring	Summer	Fall	Winter	Annual
System Verification	✓				
Air Handling Unit (High School) (Qty: 34)					
Software Maintenance		✓			
System Verification		✓			
Service Account Management					
Service Account Management					✓
Hourly Visits ((144 Hrs.))					
Hourly Visit					✓
Condenser Water System (Dover Elementary)					
System Verification	✓				
Phone Support					
Phone Support					✓
WebCTRL Version Upgrade					
WC-P Version Upgrade					✓

NOTE: This schedule represents a tentative time frame per year. A formal service delivery plan will be discussed and furnished at the Customer kickoff meeting and modified as needed throughout the course of the Agreement. Our intent is that overall Task Frequency will stay the same; however, visits may change to meet any schedule requirements for the site.

Detailed Description of Work

Hourly Visits

Hourly Visit

- Provide (144 Hrs.) on-site visits to perform routine maintenance as directed by your facility management. Routine maintenance could include patches and driver updates, systems checks, optimum performance checks, device calibration, wiring and device checks, contactor checks, and other key items requested by your facility management.

Phone Support

Phone Support

- As an assurance program customer, you will have access to our 24/7 call center. Should an event occur where you require support, either onsite or via remote assistance, an experience service specialist will respond and interrogate your system. Should a site visit be required, we will work with you to determine the best time to dispatch our specialist. Additional charges may apply if our response and action are outside of our agreed upon scope of work.

Service Account Management

Service Account Management

- A dedicated service account manager will provide on-site consulting services that specifically address your facility needs. We will work with you to help define operational practices that facilitate your business needs based on our discussions and findings during our service visits.

WebCTRL Version Upgrade

WC-P Version Upgrade

- To keep your WebCTRL server operating efficiently and securely, software updates are included in this agreement and will be installed as they are made available and scheduled with your staff. Typically provided at least once annually, software updates keep your system up to date, may include feature enhancements and security functions as well as optimize your user experience.

Detailed Description of Work

Air Handling Unit

Software Maintenance

- Revisions and updates to purchased software drivers (firmware) are included in this agreement and will be installed as they are made available and scheduled with your staff

System Verification

- Verify that AHU is being controlled at the appropriate values, while the fan is operating.
- Change one set point value; verify smooth transition and stable control at the new set point.
- Return set point to original value. Repeat for each additional control loop, if any.
- Verify that controlled valves and dampers will stroke fully in both directions, sealing tightly where appropriate.
- Verify the proper operation of critical control processes and points associated with this unit. Make adjustments if necessary.
- Verify the setting/operation of the low temperature safety device, if applicable.
- Verify the operation of the cooling, pre-heat, reheat, & humidity control device, if applicable.
- Field test any alarm device or sensor and verify alarm condition is reported properly.
- Verify sensors are within acceptable range, calibrate if applicable.
- Check associated controller(s) and expansion modules for proper 24 Volt power and communication.
- Inspect wiring for signs of corrosion, fraying and discoloration, defective shielding or shield grounding.
- Document any issues and discuss "Corrective Maintenance" options with customer

Air Handling Unit

Software Maintenance

- Revisions and updates to purchased software drivers (firmware) are included in this agreement and will be installed as they are made available and scheduled with your staff

System Verification

- Verify that AHU is being controlled at the appropriate values, while the fan is operating.

Detailed Description of Work

- Change one set point value; verify smooth transition and stable control at the new set point.
- Return set point to original value. Repeat for each additional control loop, if any.
- Verify that controlled valves and dampers will stroke fully in both directions, sealing tightly where appropriate.
- Verify the proper operation of critical control processes and points associated with this unit. Make adjustments if necessary.
- Verify the setting/operation of the low temperature safety device, if applicable.
- Verify the operation of the cooling, pre-heat, reheat, & humidity control device, if applicable.
- Field test any alarm device or sensor and verify alarm condition is reported properly.
- Verify sensors are within acceptable range, calibrate if applicable.
- Check associated controller(s) and expansion modules for proper 24 Volt power and communication.
- Inspect wiring for signs of corrosion, fraying and discoloration, defective shielding or shield grounding.
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Air Handling Unit

Software Maintenance

- Revisions and updates to purchased software drivers (firmware) are included in this agreement and will be installed as they are made available and scheduled with your staff

System Verification

- Verify that AHU is being controlled at the appropriate values, while the fan is operating.
- Change one set point value; verify smooth transition and stable control at the new set point.
- Return set point to original value. Repeat for each additional control loop, if any.
- Verify that controlled valves and dampers will stroke fully in both directions, sealing tightly where appropriate.
- Verify the proper operation of critical control processes and points associated with this unit. Make adjustments if necessary.
- Verify the setting/operation of the low temperature safety device, if applicable.
- Verify the operation of the cooling, pre-heat, reheat, & humidity control device, if applicable.

Detailed Description of Work

- Field test any alarm device or sensor and verify alarm condition is reported properly.
- Verify sensors are within acceptable range, calibrate if applicable.
- Check associated controller(s) and expansion modules for proper 24 Volt power and communication.
- Inspect wiring for signs of corrosion, fraying and discoloration, defective shielding or shield grounding.
- Document any issues and discuss "Corrective Maintenance" options with customer

Air Handling Unit

Software Maintenance

- Revisions and updates to purchased software drivers (firmware) are included in this agreement and will be installed as they are made available and scheduled with your staff

System Verification

- Verify that AHU is being controlled at the appropriate values, while the fan is operating.
- Change one set point value; verify smooth transition and stable control at the new set point.
- Return set point to original value. Repeat for each additional control loop, if any.
- Verify that controlled valves and dampers will stroke fully in both directions, sealing tightly where appropriate.
- Verify the proper operation of critical control processes and points associated with this unit. Make adjustments if necessary.
- Verify the setting/operation of the low temperature safety device, if applicable.
- Verify the operation of the cooling, pre-heat, reheat, & humidity control device, if applicable.
- Field test any alarm device or sensor and verify alarm condition is reported properly.
- Verify sensors are within acceptable range, calibrate if applicable.
- Check associated controller(s) and expansion modules for proper 24 Volt power and communication.
- Inspect wiring for signs of corrosion, fraying and discoloration, defective shielding or shield grounding.
- Document any issues and discuss "Corrective Maintenance" options with customer

Detailed Description of Work

Air Handling Unit

Software Maintenance

- Revisions and updates to purchased software drivers (firmware) are included in this agreement and will be installed as they are made available and scheduled with your staff

System Verification

- Verify that AHU is being controlled at the appropriate values, while the fan is operating.
- Change one set point value; verify smooth transition and stable control at the new set point.
- Return set point to original value. Repeat for each additional control loop, if any.
- Verify that controlled valves and dampers will stroke fully in both directions, sealing tightly where appropriate.
- Verify the proper operation of critical control processes and points associated with this unit. Make adjustments if necessary.
- Verify the setting/operation of the low temperature safety device, if applicable.
- Verify the operation of the cooling, pre-heat, reheat, & humidity control device, if applicable.
- Field test any alarm device or sensor and verify alarm condition is reported properly.
- Verify sensors are within acceptable range, calibrate if applicable.
- Check associated controller(s) and expansion modules for proper 24 Volt power and communication.
- Inspect wiring for signs of corrosion, fraying and discoloration, defective shielding or shield grounding.
- Document any issues and discuss "Corrective Maintenance" options with customer

Chilled Water System

Software Maintenance

- Revisions and updates to purchased software drivers (firmware) are included in this agreement and will be installed as they are made available and scheduled with your staff

System Verification

- Verify system is enabled and system components are in the automatic position.

Detailed Description of Work

- Verify reasonable readings are received into the system from the Outside Air Temperature/Relative Humidity sensor.
- Ensure enable/disable or lockout setpoints are reasonable for the application and equipment i.e. air cooled, liquid cooled etc.
- Confirm setpoints or optimized setpoints are in the proper range for equipment
- Confirm chilled water supply and return temperature readings are reasonable for the condition of the system (prior to startup).
- Confirm with the operator the system water levels are full i.e. chilled water, condenser water etc.
- Start system and confirm the lead equipment i.e. pumps; chillers, towers etc. started as expected note any deficiencies.
- Confirm chilled water supply and return temperature readings are reasonable for the condition of the system (post startup).
- Note any deficiencies.
- Confirm flow readings are reasonable for the amount of pumps running.
- Enable Pump rotation sequence to confirm failure recovery. This process should be initiated once for the amount of pumps present. Note any deficiencies.
- If equipped with VFD's adjust setpoint of process variable i.e. flow or differential pressure and confirm the control loop responds appropriately. Restore setpoint to original setting and note any deficiencies.
- Enable chiller rotation as applicable and be sure to allow for adequate runtime in between rotation in order to avoid the short-cycle of the cooling equipment. Note any deficiencies.
- Adjust parameters to allow for staging of equipment as applicable. Return parameters to original values once complete.
- Verify critical alarm reporting & Trend Configuration
- Test Chiller Manager roll-over sequence of recovery if equipped.
- Return parameters to original values once complete.
- Note any deficiencies of all of the above tests in detail on service report.
- Make any recommendations on findings to Facility Manager

Condenser Water System

Software Maintenance

- Revisions and updates to purchased software drivers (firmware) are included in this agreement and will be installed as they are made available and scheduled with your staff

Detailed Description of Work

System Verification

- Verify system is enabled and system components are in the automatic position.
- Verify reasonable readings are received into the system from the Outside Air Temperature/Relative Humidity sensor.
- Ensure enable/disable or lockout setpoints are reasonable for the application and equipment i.e. air cooled, liquid cooled etc.
- Confirm setpoints or optimized setpoints are in the proper range for equipment
- Confirm chilled water supply and return temperature readings are reasonable for the condition of the system (prior to startup).
- Confirm with the operator the system water levels are full i.e. chilled water, condenser water etc.
- Start system and confirm the lead equipment i.e. pumps; chillers, towers etc. started as expected note any deficiencies.
- Confirm chilled water supply and return temperature readings are reasonable for the condition of the system (post startup). Note any deficiencies.
- Confirm flow readings are reasonable for the amount of pumps running.
- Enable Pump rotation sequence to confirm failure recovery. This process should be initiated once for the amount of pumps present. Note any deficiencies.
- If equipped with VFD's adjust setpoint of process variable i.e. flow or differential pressure and confirm the control loop responds appropriately. Restore setpoint to original setting and note any deficiencies.
- Enable chiller rotation as applicable and be sure to allow for adequate runtime in between rotation in order to avoid the short-cycle of the cooling equipment. Note any deficiencies.
- Adjust parameters to allow for staging of equipment as applicable. Return parameters to original values once complete.
- Verify critical alarm reporting & Trend Configuration
- Test Chiller Manager roll-over sequence of recovery if equipped.
- Return parameters to original values once complete.
- Note any deficiencies of all of the above tests in detail on service report.
- Make any recommendations on findings to Facility Manager

Detailed Description of Work

Hot Water System

Software Maintenance

- Revisions and updates to purchased software drivers (firmware) are included in this agreement and will be installed as they are made available and scheduled with your staff

System Verification

- Verify system is enabled and system components are in the automatic position.
- Verify reasonable readings are received into the system from the Outside Air Temperature/Relative Humidity sensor.
- Ensure enable/disable or lockout setpoints are reasonable for the application and equipment.
- Confirm setpoints, reset schedules or optimized setpoints are in the proper range for equipment.
- Confirm hot water supply and return temperature readings are reasonable for the condition of the system (prior to startup).
- Confirm with the operator the system water levels are full to appropriate levels.
- Start system and confirm the lead equipment i.e. pumps, boilers, etc. started as expected note any deficiencies.
- Confirm hot water supply and return temperature readings are reasonable for the condition of the system (post startup). Note any deficiencies.
- Confirm flow readings (if applicable) are reasonable for the amount of pumps running.
- Enable Pump rotation sequence to confirm proper failure recovery. This process should be initiated once for the amount of pumps present. Note any deficiencies.
- If equipped with VFD's adjust setpoint of process variable i.e. flow or differential pressure and confirm the control loop responds appropriately. Restore setpoint to original setting and note any deficiencies.
- If equipped with a mixing valve, adjust setpoint or reset schedule to force a response from valve. Verify the system responded appropriately and achieved setpoint. Restore setpoint to original and note any deficiencies.
- If equipped with a heat exchanger, adjust setpoint or reset schedule to force a response from valve. Verify the system responded appropriately and achieved setpoint. Restore setpoint to original and note any deficiencies.
- Enable boiler rotation as applicable and be sure to allow for adequate runtime in between rotation in order to avoid the short-cycle of the heating equipment. Note any deficiencies.

Detailed Description of Work

- Adjust parameters to allow for staging of equipment as applicable. Return parameters to original values once complete.
- Note any deficiencies of all of the above tests in detail on service report. & Make any recommendations on findings to Facility Manager.

Service Agreement

Customer Name: Dover Area School District
Submitted By: Mitchell Megonnell
Customer Address: 2 School Lane, Dover, PA

Scope of Service

Automated Logic Contracting Services, Inc. (ALCS) will perform scheduled maintenance during the term of this Agreement covering the automation equipment and systems listed in the Systems Included section of this Agreement. More detailed systems related tasks can be found in the Detailed Description of Work section of this Agreement.

Agreement Term

This Agreement shall become effective upon 07/01/2026 and shall continue for a 1 year(s) term. The Agreement shall automatically renew at each Agreement anniversary (see Terms and Conditions).

Agreement Billing

In each contract year, there will be a total of 1 payment(s), paid Annually, in advance, in the amount of \$75,343.00 for Year 1.

Agreement Price (Proposal pricing valid for (60) days)

Year 1 pricing 07/01/2026 - 06/30/2027 \$75,343.00 (1 payment(s) of \$75,343.00)

Preferred Rates

Refer to the Service Billable Rates section for details on preferred rates for hours not included in this agreement. Rates subject to annual increase.

Acceptance and Approval

This Agreement will become binding upon signature by Customer and signature by an ALCS representative and is subject to the **Automated Logic Terms & Conditions of Service** posted on Carrier's webpage: <https://www.corporate.carrier.com/legal/terms-of-sale>.

Customer Acceptance (typed/printed name)

Title

Customer Acceptance (signature)

Automated Logic Contracting Services, Inc. Acceptance
(typed/printed name)

Title

Automated Logic Contracting Services, Inc. (signature)

Contacts

The following controls professionals at Automated Logic are listed for your convenience whenever you need to contact us:

Your Service Coordinator: Linda Gante schedules preventive maintenance visits, emergency calls, and manages priorities.

Contact at: 412-444-0460 , or linda.gante@carrier.com

Your Remote Support Engineer: Timothy Evans is responsible for providing Remote Technical support during normal business hours.

Contact at 717.909.7000 dial 2 for Technical Support or timothy.evans1@carrier.com

Your Service Account Manager: Ryan Wiser provides overall support and ensures resource availability for your service agreement. Your account manager has the final responsibility to make sure your needs are met in the manner that meets your criteria.

Contact at: 717-461-6434 or ryan.wiser@carrier.com

Your Area Service Manager: Norm Hockley manages our service department. He is responsible for the overall quality of service and ensuring the teams have the proper resources to service your account. The service manager ensures the team is properly trained, have the equipment necessary and ensures we are delivering the best possible product.

Contact at: 717-773-5768 or norm.hockley@carrier.com

Your Branch Manager: Adam Woods serves as General Manager of Automated Logic Pennsylvania.

Contact at: adam.woods@carrier.com

General Office Information:

Automated Logic Contracting Services – Pittsburgh
1011 Alcon Street
Pittsburgh, PA 15220
Phone: 412-444-0400

Automated Logic Contracting Services – Harrisburg
6345 Flank Drive Suite 100
Harrisburg, PA 17112
Phone: 717-909-7000

Service Billable Rates

SERVICE AGREEMENT CUSTOMERS (Billable Labor Rates / Material Rates) January 1, 2026 – December 31 st , 2026	
\$218.00/HOUR	Field Engineer, Normal Business Hours
\$328.00/HOUR	Field Engineer, After Hours Overtime
\$437.00/HOUR	Field Engineer, Holidays & Sundays
<i>*Rates subject to an annual increase</i>	
*Note	<i>Each on-site service call is subject to a minimum billing of four hours if premium time labor is not included in the Service agreement.</i> <i>These labor rates include travel time and expenses (tolls, and parking).</i> <i>Holidays include – Nationally recognized Holidays plus ALC Company observed Holidays.</i>
RESPONSE TIMES	
<u>Emergency</u> 4-8 hours (OT Rates May Apply)	<u>Non-Emergency</u> 24-48 hours

LIST PRICING (Billable Labor Rates / Material Rates) January 1, 2026 – December 31 st , 2026	
\$272.00/HOUR	Field Engineer, Normal Business Hours
\$409.00/HOUR	Field Engineer, After Hours Overtime
\$546.00/HOUR	Field Engineer, Holidays & Sundays
<i>*Rates subject to an annual increase</i>	
*Note	<i>Each on-site service call is subject to a minimum billing of four hours.</i> <i>Customer trip charge of \$125.00 per each site visit.</i> <i>Holidays include – Nationally recognized Holidays plus ALC Company observed Holidays.</i>

Please contact the Service Department at
Pittsburgh Office: 419-887-1611
Harrisburg Office: 717-909-7000

Clarifications and Exclusions

Clarifications:

- This agreement is based on work being performed during normal business hours defined as (7am – 3:30pm weekdays)
- Activities performed under this agreement are dependent on the level of Assurance Plan selected.
- Repair and/or replacement of equipment installed by Automated Logic Corporation is dependent on the level of Assurance Plan selected and identified in the covered equipment list.

Exclusions:

- Premium Time for emergency or after normal business hours.
- Mechanical repairs.
- Taxes are not included in price.
- Removal, handling, or transporting any hazardous material.

Equipment Exclusions:

- All items not directly terminated to an Automated Logic control module are excluded from this agreement. Such items include but are not limited to fan motors, pump motors, fuses, disconnects, motor starters, smoke detectors, fire alarms, variable speed drives, air compressors, exhaust air valves, humidifiers, heating coils, mechanical dampers or any computer hardware and DDC controllers not provided by Automated Logic.
- Third party devices not originally installed by Automated Logic.
- Any control wiring or pneumatic tubing outside Automated Logic control panels, variable speed drives, combination fire/smoke dampers and actuators.