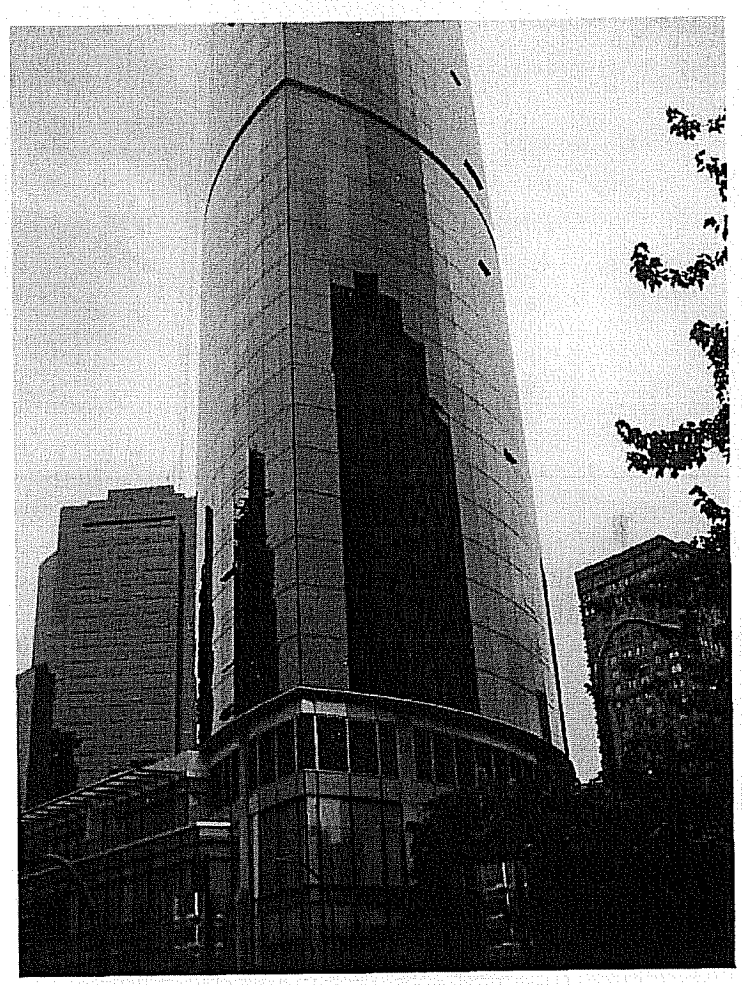
HVAC & PLUMBING SYSTEMS

Preventive Maintenance Proposal

Presented To:

One Wall Centre – LMS 4456

938 Nelson Street
Vancouver, BC



Latham's

commercial/industrial heating, air conditioning & plumbing

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April 11, 2011

Ascent Real Estate Management
2176 Willingdon Avenue
Burnaby, B.C.
V5C 5Z9

Attention: **Mr. Derrin Geisheimer**

Dear Sirs:

Reference: **Preventative Maintenance Proposal**
One Wall Centre - LMS 4456
Our Contract #10A06

As requested, we are pleased to submit our revised contract for Planned Preventative Maintenance at the noted above location.

The current contract is for Four Thousand and Twelve Dollars ($4,012.00) per annum and the additional equipment for the fans and actuator brings the contract to a price of **Four Thousand Nine Hundred and Seventy Two Dollars ($4,972.00)** per annum or **One Thousand Two Hundred and Forty Three Dollars ($1243.00)** per quarterly visit. Filters and changes of V-belts are included. H.S.T. is extra. Please refer to the attached Scope of Work for further agreement details.

Upon acceptance of this proposal, please sign both copies and return one to our office. Should you have any questions, please do not hesitate to contact us.

Yours truly,

GORDON LATHAM LIMITED

Michael Frank
Sales Representative

MF/pl
encl.

One Wall Centre - LMS 4456 (10A06) qut, sco, eqp, sa

SCHEDULE OF EQUIPMENT

for

One Wall Centre - LMS 4456

QTY	EQUIPMENT	MAKE	MODEL	SERIAL NO	LOCATION
1	Supply Fan	Twin City	Axial		Storage
1	Fan Coil	Delhi	200 C/W Hot Water Coil		Storage
1	3-Way Valve	Siebe	3/4"		Storage
1	Actuator	Power Cube	3/4"		Storage
1	Exhaust Fan	Broan	Direct		Storage
1	Fan Coil	Delhi	200 C/W Hot Water Coil		Storage
1	Exhaust Fan				Ceiling
1	Exhaust Fan				Ceiling
1	Exhaust Fan				Ceiling
1	Exhaust Fan				Ceiling
1	Exhaust Fan				Ceiling
1	Hot Water Reheat Tank	A.O. Smith	Electric		
1	PRV	Watts	Lo-Flo DHW		Ceiling
1	PRV	Watts	Hi-Flo DHW		Ceiling
1	PRV	Watts	Lo-Flo DCW		Ceiling
1	PRV	Watts	Hi-Flo DCW		Ceiling
1	Exhaust Fan	Twin City	Axial		Mechanical Room
1	Exhaust Fan	Twin City	Axial		Mechanical Room
1	Exhaust Fan	Twin City	Axial		Mechanical Room
1	Exhaust Fan	Twin City	Axial		Mechanical Room
1		Twin City	Axial		Mechanical Room
1		Twin City	Axial		Mechanical Room
1		Twin City	Axial		Mechanical Room
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1		Twin City	Axial		Mechanical Room
1		Twin City	Axial		Mechanical Room
1		Twin City	Axial		Mechanical Room
1	Circulating Pump	Watts	2"		Mechanical Room
1	Re-Circulating Pump	Watts	2"		Mechanical Room
1	Make up Air Unit	Engineered Air	Hot Water Coil		Mechanical
1	Exhaust Fan	Delhi	720		Outside Elevator
1	Exhaust Fan	Delhi	720		Outside Elevator
1	Actuator	Honeywell			Outside Elevator
1	Actuator	Honeywell			Outside Elevator
1	Exhaust Fan	Reversomatic	Axial		Parkade
1	Exhaust Fan	Reversomatic	Axial		Parkade
1	Supply Fan	Reversomatic	Axial		Parkade
1	Supply Fan	Reversomatic	Axial		Parkade

One Wall Centre - LMS 4456

Scope of Work

General

☑ All equipment will be serviced on a quarterly basis with the exception of exhaust fans, which will be serviced on a semi-annual basis.

☑ Filters (4 changes per year) and annual changes of v-belts are included.

☑ Prior to our initial service we tag and inventory the equipment as well as take digital pictures of all the equipment to be stored in our computer system for future reference.

☑ Only qualified Lathams technicians will be used for all work at the noted location.

☑ All recommendations from our technicians will be followed up by a repair quotation.

☑ Lathams current labour rates are as follows:

- Regular hourly rate - **$ 99.00** per hour - Plumber/gas fitter/steam fitter.
- Regular hourly rate - **$103.00** per hour - Air conditioning technician.
- Overtime-hourly rate - **$160.00** per hour.
- Truck charges - **$35.00** for 1 to 4 hours **$49.50** for 4.5 to 8 hours.
  - **($15.00** per every additional 4.0 hours)

☑ Major projects can be quoted on a fixed price basis.

Backflow Preventors

☑ Backflow devices that are part of the Fire protection system are not included in this contract.

☑ Backflow devices that are part of the irrigation system are not included in this contract.

Chemicals

☑ Chemical testing and analysis is **not** included. We are assuming this is done by IPAC directly

Combustion Air Grille

☑ Annual cleaning of the combustion air grille is included.

Controls

☑ Testing of the Direct Digital Control (DDC) system is **not** included. Repairs would be extra.

Exhaust Fans

☑ Annual belt changes are included.

☑ Semi-annual lubrication is included.

Steam

☑ Servicing of the steam to DHW exchange equipment is **not** included.

☑ Servicing of steam components is **not** included.

Exceptions

☑ Testing of the sprinkler double check valve assembly is not included within the scope of our contract. As testing of this device may require shutdown of your sprinkler system or bypassing the fire alarm panel we recommend that reputable sprinkler company perform this required test.

☑ Smoke Fans

- Under the scope of the contract, we will provide maintenance procedures to the Smoke Fan (as listed on the Schedule of Equipment) on a scheduled basis. The contract does not include service or testing of the smoke fan system nor do we assume liability for the operation of this system.

MAKE-UP AIR UNIT

Fan Bearings

Lubricate and inspect bearings (where applicable)

Motors

Lubricate all bearings (where applicable).
Inspect for overheating.
Check voltage and amperage.
Inspect general operation.

V-belts

Tension.
Condition.

Hot Water Heat Section

Check coil.
Check control (mixing valve).
Check freeze protection.

Damper Motor (where applicable)

Check motor connections.
Check damper linkage.

Pulleys

Alignment.
Condition (tight or worn).
Vibration/noise.

Gas Heat Section

Check ignition controls.
Check burners.
Check safety controls.
Check heat exchanger.

Service Inspection	☐	*M*	☐	*B1*	☑	*Q*	☐	*SA*	☐ *A*
Filters	☐	*Material*			☑	*Labour*			
V-Belts	☑	*Material*			☑	*Labour*			
Thermocouple	☐	*Material*			☐	*Labour*			
Coil Cleaning	☐	*Included*							

SPLIT SYSTEM A/C

Air Handling Section

Verify proper operation of supply fan and return fan if applicable.
Lubricate fan bearings.
Lubricate motor bearings.
Lubricate dampers for smooth stroking and proper operation.
Check fan wheel rotation, and alignment.
Check for vibrations and unusual noises.
Check evaporator coil condition for dirt buildup on air side.
Check condensate drip pan drain.
Check fastener on guards, doors and panels for proper closure.
Visually inspect housings and structure for corrosion and damage.

Controls

Check room thermostat.
Check low ambient cut out.
Check time clock setting and battery backup if applicable.

Electrical Starters and Contactors

Check wiring terminals and insulation.
Inspect starter for signs of wear, arcing, overheating, burns, etc.

Air Cooled Condenser Section

Clean all debris from air inlet louvers.
Check condition of coil.
Check fasteners on guards, doors and panels.
Inspect housing for corrosion and damage.
Check condensor fan for unusual noise and vibration.
Inspect terminals and wiring insulation for looseness and wear.
Lubricate motor bearings and shaft bearings.
Inspect sheaves and belts for alignment, wear, and tension.

Service Inspection	☐	*M*	☐	*B1*	☐	*Q*	☑	*SA*	☐ *A*
Filters	☐	*Material*			☐	*Labour*			
V-Belts	☑	*Material*			☑	*Labour*			
Coil Cleaning	☐	*Included*			☐	*Labour*			

CIRCULATION PUMP

Mechanical Service

Inspect for unusual noise and vibrations.

Inspect packing or mechanical seal.

Check coupling.

Lubricate motor bearings.

Inspect system for leaks in flexible connects, flanges etc.

Lubricate pump bearings.

Inspect motor windings for dirt buildup where visible.

Starters and Contactors

Check terminals.

Inspect wiring insulation for abrasion and overheating.

Inspect contacts for arcing and overheating.

Measure operating amperage.

Service Inspection ☐ *M* ☐ *B1* ☑ *Q* ☐ *SA* ☐ *A*

FANS

Check for unusual noise and vibration.
Check housing for corrosion and damage.
Check mounting points for secureness, tighten if necessary.
Remove debris from louvers and dampers.
Inspect flexible connections and ductwork for damage.
Check cabinet for cleanliness, moisture, oil, etc.
Inspect wiring insulation for abrasion and overheating.
Check connections for tightness.

Starter and Contactor

Inspect enclosure and components for cleanliness, moisture, oil, etc.
Check connections for tightness and corrosion.
Inspect wiring insulation for abrasion and overheating.
Inspect contacts for signs of wear, arcing and overheating.
Measure operating voltages and amperages.

Fan and Motor

Check motor, fan and shaft bearings for signs of wear.
Check and adjust belt tension and condition.
Check sheaves for wear and alignment.
Check that fan and motor rotate freely and are aligned properly.
Check fan for cleanliness.
Check for noise and vibration.
Check fan and motor mounts.
Check motor's cooling openings.

Service Inspection	☐	*M*	☐	*B1*	☐	*Q*	☑	*SA*	☐ *A*
Filters	☐	*Material*			☐	*Labour*			
V-Belts	☑	*Material*			☑	*Labour*			
Cleaning	☐	*Included*							