

SOUTH FLORIDA UTILITIES, INC. D.B.A. LIFT STATION SERVICES



736 NW 8th Avenue, Fort Lauderdale, FL 33311 ☐ Phone: 954.525.3751 Fax: 954.525.3752

Pump Station Preventive Maintenance and Inspection Agreement

July 1, 2020

This agreement made and entered into this ~~3rd day of January 2020~~, by and between **Doral Gardens Condo**, hereinafter called "Owner" and **South Florida Utilities, Inc.**, a Florida Corporation hereinafter called "Contractor." Whereas the Contractor has agreed to performing the preventive maintenance and inspection of the (1) Sewage Pump Station **PSO# 217A / Pump Station NO.99-00217** located at **4390 NW 79th Ave, Doral, FL 33166**, and whereas the owner has agreed to having the above referenced pump station maintained on an independent contractor basis, it is now and in consideration of the premises and the mutual promises undertaken herein, that the parties hereto mutual consent and agree to the following terms and conditions throughout the contract term.

Contractor Responsibilities:

1. The contractor will provide the owner upon execution of this maintenance agreement a current Certificate of Insurance issued by an insurance company or companies authorized to do business in The State of Florida. The contractor will maintain for the duration of the maintenance agreement a Comprehensive Public Liability Policy that will insure the contractor against all claims and property damage arising in connection with the operation and maintenance of the contractor's business.
2. The contractor will comply with all applicable state statutes and municipal ordinances of the city, which relate to the operation of its Company.
3. In accordance with the Dade County Code of Ordinances the contractor will notify the County (DERM) and Owner upon acceptance of this agreement.
4. In accordance with the Dade County Code of Ordinances the contractor will notify the County (DERM) and Owner upon cancellation of this agreement.
5. In accordance with (DERM) the contractor will supply and display on the control panel and according to PSO Permit conditions an emergency sign as per attached EMS Sign. The sign will inform the public of the Sanitary Sewer Pump station with the **PSO# 217A**, DERM phone number (305) 372-6955, and contractor phone number (954) 525-3751.
6. In the event of sewage spill the contractor will notify (DERM) Regulatory Compliance program and Owner via written report within 5 days of the occurrence and will respond to the spill(s) within 24 hours from the date/time that the spill(s) was detected. The phone numbers for spill notification are as follows: (DERM) 305-372-6955.
7. Per DERM requirements, South Florida Utilities will electronically file the lift station ETM hours to DERM Web Application monthly before the 14th of each month. A copy of the report will be forwarded to the owner via email for their records upon request.
8. The contractor will provide all labor, tools, and equipment necessary to perform preventive maintenance and inspection of the pump station including but not limited to the inspection of amperage and logging pump run time.

9. The contractor will provide the owner with the following pricing on repairs and other services that may be required during the contract period.
- (A). **Emergency call out:** \$100.00 first hour and \$85.00 each additional man-hour.
(Emergency response during normal business hours 7am to 5pm. included in monthly maintenance agreement).
- (B). **Rental Bypass Pumps:** ½ hp to 2 hp \$75.00 per week, 2hp to 5hp \$125.00 per week, 5hp to 15hp \$200.00 per week. 25 to 60 hp \$650.00 per week
- (C). **Emergency Pump out:** \$950.00 up to 2000 gallons. (Includes all Disposal fees.)
- (D). **Emergency Wet Well Cleaning:** \$1,200.00 (Includes all disposal fees)
- (E). **Scheduled Wet Well Cleanings:** \$700.00 (includes all disposal fees)
- (F). **Electrical and Control Panel repairs:** \$100.00 per man-hour plus parts.
10. **Emergency Generator Service:** During periods of prolonged power outages, a pump out service is available at a cost of \$250.00 per pump down.
11. The contractor will use a 24-hr cellular based monitoring system (RTU) that will monitor Wet Well Levels, pump failures, station failures and alarm activation. The system will notify South Florida Utilities at (954) 525-3751 and the Owner/ Operations Engineer in case of an Alarm/Emergency. (\$50.00 per month, included in contract price.)
12. The contractor will comply with "Exhibit A" (below) as required by DERM.

Exhibit A

Equipment	Activity	Frequency
Pump Motor	Lubricate bearings	Semi Annual
	Check running amperes	Annually
	Measure insulation resistance	Biannually
Drive Belt	Check	Monthly
	Replace	Annually or as needed
Pumps	Check bearings	Monthly
	Lubricate bearings	Annually
	Check packing	Monthly
	Replace packing	Biannually
	Check outflow pressure	Annually
Gate Valve	Lubricate	As needed
Check Valve	Exercise	Annually
	Check	Semi annual
Control Panel	Check breakers, check alarm	Monthly
	Check for corrosion	Semiannual and as needed
	Tighten connections	Monthly and as needed
Bubbler System	Replace pump diaphragm	Annually
	Replace flexible air tubing	Biannually
Floats	Clean	As needed
Locks	Lubricate	Semiannual or as needed
Hatch Cover	Check	Monthly or as needed
Electrical	Check indicator & alarm lamp	Monthly or as needed
RPZ Check Valve	Test for proper operation	Monthly or as needed
Surrounding Property	Check, clean and maintain	Monthly or as needed
RTU	As per RTU mfr. requirements	Per mfr. requirements
PSO Emergency Sign	Replace sign or phone number	As needed

Owner Responsibilities:


The Owner agrees to assist the contractor throughout the contract term by accepting the following responsibilities:

- (A). Provide and pay for water service necessary for cleaning and flushing of the equipment to be maintained.
- (B). Provide and pay for electrical power adequate to operate the pump station.
- (C). Pay for the wet well to be cleaned as necessary. (Normal maintenance requires one cleaning per year).
- (D). Authorize and pay for standard maintenance repairs and Emergency repairs promptly.

The owner and the contractor having described their responsibilities and intentions in the forgoing paragraphs hereby mutually agree to the following:

1. The contract work is for (1) inspection per month for a period of twelve (12) consecutive months and the contractor will commence work and services on **June 1st, 2020**. The contract will automatically renew each year on the anniversary date unless notified in writing 30 days prior to the renewal date.
2. It is agreed that the total contract price for the (12) month period is **\$2,460.00**. The total contract price is payable in (12) monthly installment due by the tenth (10th) of each month in the amount of **\$205.00**. (Includes the \$50 RTU monthly fee)
3. A late fee charge of \$5.00 will be assessed on all accounts past due after the 10th of each month.
4. Either party shall have the right to terminate this agreement upon sixty (60) days' notice in writing to the other party.

Accepted on this _____ day of **Jul 1, 2020**, 2020


Alexander Giraldo (Jul 1, 2020 20:27 EDT)
Owner or Agent of Lift Station


South Florida Utilities, Inc.

Alexander Giraldo President
Print Name and Title

