

EXHIBIT A

Systems by Location

Facility	Location	# Units	Equipment	Manufacturer	Model Number	Type
			Bid # 2022-25			
IRRC	Admin Building	1	Furnace	Weil-Melain		Hot Water
IRRC	Admin Building	3	Air Handler	Magic	# 36-BHX-3	
IRRC	Admin Building	1	Hot Water	41 Gal Boiler Mate		
LP/ NATURAL GAS FURNACES/ HOT WATER AC units						
Fire Department	Ambulance Bay	1	Furnace	Modine		Hot Air
Headquarters	Ambulance Bay	1	Furnace	Trane		
	Rear Three Bay	1	Furnace	Tane		Hot Air
	Truck Bays	1	Furnace	Modine		Hot Air
	Main Office	1	HEAT/AC	Trane		Hot /AC
	Meeting Room	1	HEAT/AC	Trane		Hot/AC
		1	Hot Water	Ruud		82 Gal

Fire Department		1	Furnace	HB Smith	SW-5 Series	
Glenwood Rd		1	Hot Water Heater	Bradford	MI40356FSX	40 GAL
		2	Units bays	Modine	hot water units	
		1	A/C	Dalkin	FTXS 15DVJV	
		1	Heat Pump	Dalkin	RXS 15 DVJV	
Peter's Complex	Maintenace Facility	1	Furnace	Modine	PA170AB	Hot Air
Facility	Location	# Units	Equipment	Manufacturer	Model Number	Type
Eliot House	Basement	1	Furnace	Burnham Alpine	ALP150W-2T02	Hot Water
Eliot House	Basement	1	Indirect Hot Water	Burnham Alliance SL	AL 35 SL	
Police Dept.	Upstairs	1	Water Heater	Lochinvar Copper Fin	CHN 751	Hot Water
Headquarters	Upstairs	1	Hot Water Storage		RJS 100	Hot Water
	Upstairs	2	Air Handlers	Trane		
	Upstairs	2	H. W. EX Units	Trane		
	Server Room	1	A/C	Carrier	FB4CNF 048	
	Server Room	1	Heat/AC	Mitsubishi		
	Radio Room	1	A/C	Carrier	FB4CNF 036	
	Radio Room	1	Heat/AC	Mitsubishi		

	Dispatch	1	Hot water	Burnham	V905A	
	Dispatch	1	A/C	Carrier		
	Sally port	2	Hot Water Exchange Units	Trane		
	Exterior	4	A/C	Carrier		
	Exterior	2	A/C	Trane		
	Exterior	2	A/C	Mitsubishi		
	System	8	Re Heat/ Control			
F						
Public Works	Office	1	Furnace	Trane	XR 80	
		1	AC	Trane	2TTB3036A1000AA	
		1	Hot Water Heater	A/O Smith	FCG75-301-301	
	Dog Pound		AC /Heat	Temp Star	E11204572	
			Hot Water Heater	A/O Smith Electric	1304A012905	
	Bay 1	1	High Efficency	Modine		
	Bay 2	1	Furnace	Modine		
	Bay 3	1	High Efficency	Modine		
.	Northend Station	1	Furnace	Year Round		Hot Air
	Maintenance Building	1	High Efficency	Modine		

Facility	Location	# Units	Equipment	Manufacturer	Model Number	Type
Boiler 1	Boiler Room					
Boiler 2	Boiler Room					
Town Hall	Auditorium	1	Inside Unit	Carrier	39H7-149	
	Auditorium	1	Exterior Unit	Carrier	38AK5034-501	
	Historical Room	1	Inside Unit	Magic Air	60-BHX-3-A	
			Condensing Unit	Lenox	HS29-048-98	
	Maintenance Room	1	Inside Unit	Carrier	FY4ANF042	
	Custodial Office	1	Condensing Unit	Carrier	24ACB336A300	
		1	Inside Unit	Carrier	40BNB018301	
		1	Condensing Unit	Carrier	38BNB01831	
	Land Trust Building Dept	1	Inside Unit	Carrier	40BNB018301	
		1	Condensing Unit	Carrier	38BNB018311	
	Voter Reg Technology	1	Ductless			
	Kitchen	1	Ductless			
	Selectmans Office	1	Ductless			
	Selectman Reception	1	Ductless			
	Tax Office	1	Ductless			

	Assessors Office	1	Ductless			
	Finance Office	1	Ductless			
	Town Clerk	1	Ductless			
	Rose Room	1	Ductless			
	Green Room	1	Ductless			
Town Hall Annex	Located		Heat	Roof and attic		
	on/in Roof and Attic		A/C			
Animal Shelter			Heat/AC			propane
Facility	Location	# Units	Equipment	Manufacturer	Model Number	Type
Henry Carter	Boiler Room	1	Hot Water Boiler	Burnham	V905A	Gas
Library	Boiler Room	1	Hot Water Heater	A/O Smith	ELSC 20	Gas
	Roof Top	2	A/C	Trane		

Technolgy	Eliot	1	Data Rack	Liebert Rack AC		

Locations by Address

Facility	Address
Henry Carter Library	10 Killingworth Turnpike
Pierson School	75 E Main St
Eliot	69 Fairy Dell Rd
Animal Shelter	117 Nod Rd
Town Hall Annex	48 East Main St
Town Hall	54 East Main Street
Public Works	117 Nod Rd
Police Dept. HQ	170 East Main St
Eliot House	50 East Main St
Fire Dept. Glen. RD	149 Glenwood Rd
Fire Dept. HQ	35 East Main Street
Police Dept. North	270 Killinworth Turnpike
Morgan High School (new address)	71 Killingworth Tpk
IRRC	201 Killingworth Turnpike

Minimum PM Service

Gas Furnace Maintenance requirements						
Description		Inspect	Replace	Test	Adjust	Clean
Thermostat Settings		X		X	X	
Over-all Condition	X					
Electrical Connections	X					
Safety Shut off Response	X					
Pilot Light	X					X
Electronic Spark Ignition	X					
Air filters		X				
Pulleys and Belts	X				X	
Blower Motor	X					
Smoke Stack/Flue Pipe	X					X
Control Settings	X					
Draft Regulator	X					
Combustion Chamber	X				X	X
Safety Controls	X		X			
All Wiring	X					
Motors with oiling ports	X					add oil

Heat Exchanger	X				X
Venting System	X				X
Burners	X			X	X

Preventative Maintenance Program		Town	Oil Fired Furnaces			
Description		Inspect	Replace	Test	Adjust	Clean
Check Over-all Condition						
Air filters		X				
Oiling Bearings	X					
Pulleys and Belts	X			X		
Blower Motor	X					
Smoke Stack Connections	X					
Smoke Stack/Flue Pipe	X				X	
Control Settings	X					
Oil Lines and Connections	X					
Oil Filter/Gasket		X				
Draft Regulator	X					
Strainer		X				
Nozzle		X				
Burner Blower	X					
Burner Motor	X					
Oil Pump						
Combustion Chamber	X			X	X	
Electrodes						
Efficency Test			X	X		
Safety Controls	X		X			
CAD Cell	X					X
All Wiring	X					

Air Handler					
Description	Inspect	Replace	Test	Adjust	Clean
Check Over-all Condition	X				
Air filters	X	X			
Lubricate if needed					
Blower Assembly Include Belts & Pully Assembly	X				X
Fan motor bearings	x				
Fan motor housing	x				
Blower wheel	X				X
Check for noise and vibration	X				
Control Settings	X				
Evaporator Coil	X				
Eletrical Connections	X				
Air Plenum Seals-Insulation	X				
Condensate Pan, Drain Line ,Trap (if applicable)	X				
Condensate Pump (if applicable)	X				
Supply Ductwork	X				
Return Ductwork	X				
Thermostat	X		X		
All Electrical Connections	X				
All Wiring	X				

Condensing Unit					
Description	Inspect	Replace	Test	Adjust	Clean
All Electrical Connections	X				
Contactors, Relays and Safety Controls	X				
Proper Clearance Around Condensor Unit	X				
Insulation on Refrigerent Lines	X				
Lubricate as needed	X				
Comb Condensor Fins as Needed	X				
Condensor Coil	X				
Debris and Dirt from Inside the Cabinet	X				
Refrigernet Level	X				
Inspect for any Damage	X				
Control Box	X				

Compressor					
Description	Inspect	Replace	Test	Adjust	Clean
Power Consumption	X				
General operation and overall condition	x				
Lubricating system	X				
Check for noise and vibration	x				
Check filter dryer	X				
GENERAL SYSTEM					
Description	Inspect	Replace	Test	Adjust	Clean
All controls	X		X	x	
Damper Controls	x			X	

Filters	X	X			
Movable Parts	X			X	
Filters	X	X			
Ductwork	X				
Check Operating Pressures	X		X		
Refrigerant	X		X		
Leaks	X				
Panels and Control Covers	X			X	