



Diamond Access Technology

6360 Corporate Park Cir #11

Fort Myers FL 33966

1-833-GATES-4-U

Service@DiamondAccessTech.com

Preventative Maintenance & Admin Contract

Date: 4/28/22

Customer - Celebration Cape

Site Address- Destiny Cir, Cape
Coral FL 33991

Equipment	Type	Qty
Liftmaster MSW	Swing Gates	4

o Preventative Maintenance: All gate operators will be inspected thoroughly and cleaned **FOUR (4)** times per year during the period of this contract. The service consists of checking / testing of all batteries, belts, chains, motors, gear boxes, control boards, loop detectors, photo eye sensors, limit switches, safety devices, pulleys and EVAC receivers. The outside of the operators will be wiped down and the inside electrical components will be cleaned. Batteries, belts and loop detectors are replaced with no labor costs. Nonscheduled service calls are available in addition to preventative maintenance at a preferred labor rate of \$125 per hour plus an initial trip charge. Materials (if required) would be billed in addition to non-scheduled labor. All preventative maintenance, inspections, and repair work will be performed between the hours of 8:00am and 4:00pm Monday thru Friday excluding holidays. Emergency service outside of these hours will be billed at **TWO** times the standard rate. Please note that after hour emergency services is based on availability only. Insurance policies including workers compensation and general liability will be upheld and maintained during the term of this agreement. This contract automatically renews each year unless either party cancels in writing with a 30 days notice. This proposal is valid for 30 days from the date it is created. Diamond Access Technology is not responsible for any gate closures on vehicles or pedestrians nor are we responsible for any damage caused to the gates, vehicles and/or pedestrians.

Admin Service: In addition to the preventative maintenance of the gate operators Diamond Access Technology will be in charge of making changes to the database of the telephone entry call box. The association is responsible for internet or cellular service to the call box onsite. A manager of the community can email up to 10 additions or changes to the directory per month. Additional changes will be billed at \$10 per transaction. All change requests need to be emailed to Service@DiamondAccessTech.com.

PM & Admin Cost - **\$340** per Quarter

Authorizing Signature: _____
Mark Rudland, CAM

Date: _____
05-16-2022

