



**FULLY EXECUTED**  
Purchase Order No: 4300728988  
**Original PO Effective Date: 03/28/2022**  
PO Issue Date: **04/07/2022**  
Valid From: 07/01/2022 To 06/30/2024

Your SAP Vendor #: 151253

**Please Deliver To:**  
**DHS Torrance State Hospital**  
**State Route 1014 Attn Storeroom**  
**Torrance PA 15779 US**

**Supplier Name/Address:**  
**QUALITY MECHANICAL SERVICES INC**  
**1300 HULTON RD**  
**VERONA PA 15147-2749 US**

**Please Bill To:**  
Save time, reduce cost, get paid faster:  
Email PDF invoice to [69180@pa.gov](mailto:69180@pa.gov)  
<https://www.budget.pa.gov/Programs/Pages/e-Invoicing.aspx>

**Supplier Phone Number: 412-798-2232**

**Supplier Fax Number: 412-798-7725**

Or mail paper invoice to:  
Commonwealth of Pennsylvania  
PO Box 69180, Harrisburg, PA 17106

**Purchasing Agent**

**Name: Teresa Allen**

**Phone: 717-787-9200**

**Fax: 717-787-7615**

**Purchase Order Description:**  
**7200\_AC Equipment Maintenance\_Torrance**

This Purchase Order is issued pursuant to the referenced Contract and constitutes the Suppliers authority to deliver the item(s) referenced below at the prices stated below to the location(s) identified above in accordance with the Contract terms and conditions.

Suppliers must provide four mandatory elements on PO invoices: PO Number, Invoice Date, Invoice Number, and Invoice Gross Amount. Failure to comply will result in the return of the invoice. Additional optional information such as supplier name, address, remit to information and PO Line Item information will improve invoice processing.

Item	Material/Service Desc	Qty	UOM	Delivery Date	Net Price	Price Unit	Total
1	ANNUAL PREVENTATIVE MNT VISITS	1.000	Each	07/01/2022	37,520.00	1	37,520.00

>>> Rel. ord. against contract 4400023421 Item 4

**Item Text**

The Contractor will provide preventative maintenance, testing and/or inspection services to the HVAC equipment managed by the Department. Any repair services performed must be as a direct result of, and be required to complete the, specific preventative maintenance and/or inspection activities. HVAC equipment and services includes but is not limited to Inspections, Boilers/Chillers/Roof top units/Split Systems, Controls, and Exhaust Systems and other electrical equipment related to the heating and air conditioning. All work shall be performed in accordance with the National Electrical Code using UL approved materials.

DATES OF SERVICE 7/1/2022 - 6/30/2023

**Information:**

**Total Amount:**  
**SEE LAST PAGE FOR TOTAL OF ALL ITEMS**

**Currency: USD**

Supplier's Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



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**QUALITY MECHANICAL SERVICES INC**

Item	Material/Service Desc	Qty	UOM	Delivery Date	Net Price	Price Unit	Total
2	REPAIR CALLS REGULAR HOURS	48.000	Hour	07/01/2022	146.00	1	7,008.00
	>>> Rel. ord. against contract 4400023421	Item	4				
<b>Item Text</b>							
The Contractor will provide preventative maintenance, testing and/or inspection services to the HVAC equipment managed by the Department. Any repair services performed must be as a direct result of, and be required to complete the, specific preventative maintenance and/or inspection activities. HVAC equipment and services includes but is not limited to Inspections, Boilers/Chillers/Roof top units/Split Systems, Controls, and Exhaust Systems and other electrical equipment related to the heating and air conditioning. All work shall be performed in accordance with the National Electrical Code using UL approved materials.							
DATES OF SERVICE 7/1/2022 - 6/30/2023							
3	REPAIR CALLS OVERTIME HOURS	24.000	Hour	07/01/2022	146.00	1	3,504.00
	>>> Rel. ord. against contract 4400023421	Item	4				
<b>Item Text</b>							
The Contractor will provide preventative maintenance, testing and/or inspection services to the HVAC equipment managed by the Department. Any repair services performed must be as a direct result of, and be required to complete the, specific preventative maintenance and/or inspection activities. HVAC equipment and services includes but is not limited to Inspections, Boilers/Chillers/Roof top units/Split Systems, Controls, and Exhaust Systems and other electrical equipment related to the heating and air conditioning. All work shall be performed in accordance with the National Electrical Code using UL approved materials.							
DATES OF SERVICE 7/1/2022 - 6/30/2023							
4	REPLACEMENT PARTS ALLOWANCE	40,000.000	Each	07/01/2022	1.00	1	40,000.00
	>>> Rel. ord. against contract 4400023421	Item	4				

**Information:**

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**Supplier Name:**  
QUALITY MECHANICAL SERVICES INC

Item	Material/Service Desc	Qty	UOM	Delivery Date	Net Price	Price Unit	Total
<b>Item Text</b> The Contractor will provide preventative maintenance, testing and/or inspection services to the HVAC equipment managed by the Department. Any repair services performed must be as a direct result of, and be required to complete the, specific preventative maintenance and/or inspection activities. HVAC equipment and services includes but is not limited to Inspections, Boilers/Chillers/Roof top units/Split Systems, Controls, and Exhaust Systems and other electrical equipment related to the heating and air conditioning. All work shall be performed in accordance with the National Electrical Code using UL approved materials.  DATES OF SERVICE 7/1/2022 - 6/30/2023							
5	ANNUAL PREVENTATIVE MNT VISITS	1.000	Each	07/01/2023	37,520.00	1	37,520.00
>>> Rel. ord. against contract 4400023421 Item 4							
<b>Item Text</b> The Contractor will provide preventative maintenance, testing and/or inspection services to the HVAC equipment managed by the Department. Any repair services performed must be as a direct result of, and be required to complete the, specific preventative maintenance and/or inspection activities. HVAC equipment and services includes but is not limited to Inspections, Boilers/Chillers/Roof top units/Split Systems, Controls, and Exhaust Systems and other electrical equipment related to the heating and air conditioning. All work shall be performed in accordance with the National Electrical Code using UL approved materials.  DATES OF SERVICE 7/1/2023 - 6/30/2024							
6	REPAIR CALLS REGULAR HOURS	48.000	Hour	07/01/2023	146.00	1	7,008.00
>>> Rel. ord. against contract 4400023421 Item 4							
<b>Item Text</b> The Contractor will provide preventative maintenance, testing and/or inspection services to the HVAC equipment managed by the Department. Any repair services performed must be as a direct result of, and be required to complete the, specific preventative maintenance and/or inspection activities. HVAC equipment and services includes but is not limited to Inspections, Boilers/Chillers/Roof top units/Split Systems, Controls, and Exhaust Systems and other electrical equipment related to the heating and air conditioning. All work shall be performed in accordance with the National Electrical Code using UL approved materials.  DATES OF SERVICE 7/1/2023 - 6/30/2024							
7	REPAIR CALLS OVERTIME HOURS	24.000	Hour	07/01/2023	146.00	1	3,504.00

**Information:**

**Total Amount:**  
SEE LAST PAGE FOR TOTAL OF ALL ITEMS

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Item	Material/Service Desc	Qty	UOM	Delivery Date	Net Price	Price Unit	Total
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>>> Rel. ord. against contract 4400023421 Item 4

**Item Text**

The Contractor will provide preventative maintenance, testing and/or inspection services to the HVAC equipment managed by the Department. Any repair services performed must be as a direct result of, and be required to complete the, specific preventative maintenance and/or inspection activities. HVAC equipment and services includes but is not limited to Inspections, Boilers/Chillers/Roof top units/Split Systems, Controls, and Exhaust Systems and other electrical equipment related to the heating and air conditioning. All work shall be performed in accordance with the National Electrical Code using UL approved materials.

DATES OF SERVICE 7/1/2023 - 6/30/2024

8	<b>REPLACEMENT PARTS ALLOWANCE</b>	40,000.000	Each	07/01/2023	1.00	1	40,000.00
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>>> Rel. ord. against contract 4400023421 Item 4

**Item Text**

The Contractor will provide preventative maintenance, testing and/or inspection services to the HVAC equipment managed by the Department. Any repair services performed must be as a direct result of, and be required to complete the, specific preventative maintenance and/or inspection activities. HVAC equipment and services includes but is not limited to Inspections, Boilers/Chillers/Roof top units/Split Systems, Controls, and Exhaust Systems and other electrical equipment related to the heating and air conditioning. All work shall be performed in accordance with the National Electrical Code using UL approved materials.

DATES OF SERVICE 7/1/2023 - 6/30/2024

**General Requirements for all Items:**

**Information:**

**Total Amount:**  
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**QUALITY MECHANICAL SERVICES INC**

**Header Text**

The Department of Human Services is awarding this Purchase Order as a result from a quote against solicitation 6100055271 for preventative maintenance, testing and/or inspection and repair services to the HVAC equipment managed by the Department.

The service period is equal to the Valid From and To Dates.

Quantities listed are estimates and may increase or decrease based on needs.

Payment Provision: The contractor will be reimbursed only for commodities/services actually accepted by the Commonwealth of Pennsylvania.

Failure to submit invoices in compliance with the following instructions will result in the invoices being returned to the contractor and will substantially delay processing of payments. The contractor shall be paid upon satisfactory delivery/completion of work performed and submission of an invoice on the contractor's letterhead.

Invoices are to be submitted monthly to the requisitioning agency comptroller at the following address:

DHS \_ OMHSAS  
Commonwealth of Pennsylvania PO Invoice  
PO Box 69180  
Harrisburg, PA 17106

By email:  
69180@pa.gov

This invoice will be used to verify that work has been completed and Goods Receipts entered.

All matters regarding billing, invoices, questions, status updates and/or delivery updates regarding this PO should be directed to:

Name: Karen Caruso  
Phone: 724-459-4566  
Email: karcarus@pa.gov

**No further information for this PO.**

**Information:**

**Total Amount:**

**176,064.00**

**Currency: USD**