

## PREVENTIVE MAINTENANCE AGREEMENT

FOR

**JOB SITE:**

**Todd County Schools**

**Attn: Ed Oyler**

**Phone: 270-265-2436**

**804 S. Main Street**

**Elkton, KY 42220**

**BILL TO:**

**Todd County Schools**

**Attn: Ed Oyler**

**Phone: 270-265-2436**

**804 S. Main Street**

**Elkton, KY 42220**

The Agreement Price is \$11,800.00 Per Year Payable \$2,950.00 Per Quarter. This Agreement Is Effective From July 1, 2018 And Shall Be Renewed On A Year To Year Basis Unless Cancelled By Either Party With A Thirty [30] Day Written Notice As Provided Herein.

**CUSTOMER ACCEPTANCE**

Signature: \_\_\_\_\_

\_\_\_\_\_  
(Type or print name of signer)

Date: \_\_\_\_\_

**PRESENTED BY ALPHA  
MECHANICAL SERVICE, INC.**

Signature: \_\_\_\_\_

Don Woods  
\_\_\_\_\_  
(Type or print name of signer)

Date: June 4, 2018

**APPROVED BY ALPHA MECHANICAL  
SERVICE, INC.**

Signature: \_\_\_\_\_

Gerry Lewis  
\_\_\_\_\_  
(Type or print name of signer)

Date:

**PROPOSAL NO.: 929913DW-6**

# **PREVENTIVE MAINTENANCE AGREEMENT**

## **SUPPLEMENTAL CONDITIONS**

1. This agreement provides for preventive maintenance in accordance with the "Schedule of Services" on all equipment listed on the "EQUIPMENT LIST" and according to the procedures detailed on the following pages.
2. This agreement provides for priority service. ALPHA Mechanical Service, Inc. will respond to the Customer's request for emergency service before providing service to any customer who does not have a Service Agreement.
3. All miscellaneous service materials such as lubricants, cleaning materials, etc. required for the performance of P.M. work are included in this agreement. All truck costs, mileage and expenses required for the performance of P.M. work are included in this agreement.
4. Any repairs or emergency responses that may be required will be invoiced at special contract customer rates.
5. Upon completion of each P.M. or inspection service, ALPHA Mechanical Service, Inc. will provide the Customer with a detailed report of the work performed, corrections made and any recommended corrective action.
6. Any service work or parts required by the Customer beyond that which is covered under this Agreement will be billed at our current special Service Contract rates.

## PREVENTIVE MAINTENANCE AGREEMENT EQUIPMENT TO BE SERVICED

QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION	LOCATION
1	Aaon	RN-011-8-0-EB09-265	Packaged Unit	South Elementary
1	Aaon	RN-015-8-0-EA09-264	Packaged Unit	South Elementary
1	Aaon	RN-70-8-0-EA09-3E9	Packaged Unit	South Elementary
1	Trane	YHG036ASRLA	Packaged Unit	South Elementary
1	Trane	BTAOT2B300L0	Packaged Unit	South Elementary
1	Trane	MTTA180B300GA	Packaged Unit	South Elementary
1	Trane	RAUCD12E	Air Cooled Chiller	South Elementary
1	Aaon	RN-011-8-0-EB09-264	Packaged Unit	North Elementary
1	Aaon	RN-015-8-0-EA09-264	Packaged Unit	North Elementary
1	Aaon	RN-70-8-0-EA09-3E9	Packaged Unit	North Elementary
1	Trane	YHG036ASRLA	Packaged Unit	North Elementary
1	Trane	BTAOT2B300L0	Packaged Unit	North Elementary
1	Trane	MTTA180B300GA	Packaged Unit	North Elementary
1	Trane	RAUCD12E	Air Cooled Chiller	North Elementary
1	Trane	RTAA	Air Cooled Chiller	Middle School
1	Trane	RTAA070	Air Cooled Chiller	Middle School
1	Trane	RTAA070	Air Cooled Chiller	Middle School
2	York	N/A	Packaged Unit	Middle School
7	Greenheck	N/A	Packaged Unit	Middle School
1	Trane	RTAA2154	Air Cooled Chiller	High School
14	Trane	YCD	Packaged Unit	High School
3	Carrier	48TFE	Packaged Unit	High School
1	Sanyo	CL1852	Ductless Split System	High School
1	EMI	MH2D	Ductless Split System	High School
6	Trane	YCD, YSC, YHC	Packaged Unit	Annex
1	Mitsubishi	PUYA42NHA5	Ductless Split System	Annex
1	Aaon	RQ-006-8-V	Packaged Unit	Adult Ed Center

## SCHEDULE OF SERVICES

EQUIPMENT	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Package Units						CC						
Air Cooled Chillers						CC						
DSS						CC						

<b>AI = ANNUAL INSPECTION</b>	<b>FS = FILTER SERVICE</b>
<b>AT = ACID TEST</b>	<b>HC = HOOD CLEANING</b>
<b>BC = BELT CHANGE</b>	<b>OA = OIL ANALYSIS</b>
<b>CA = COMBUSTION ANALYZATION</b>	<b>OC = BOILER YEARLY TEARDOWN</b>
<b>CC = CONDENSER OR COIL CLEANING</b>	<b>PF = PM AND FILTER CHANGE</b>
<b>CRS = CUSTOMER REMOVES HEADS</b>	<b>PM = OPERATIONAL INSPECTION</b>
<b>CS = CALIBRATION SERVICE</b>	<b>PT = PRESSURE TEST</b>
<b>CT = CHEMICAL TREATMENT</b>	<b>RA = REFRIGERANT ANALYSIS</b>
<b>DC = DESCALING AND CORE CLEANING</b>	<b>SD = SHUTDOWN</b>
<b>EC = EVAPORATOR CLEANING</b>	<b>SU = START-UP</b>
<b>EDD = EDDY CURRENT</b>	<b>TA = TUBE ANALYSIS</b>
<b>ET = EFFICIENCY TESTING</b>	<b>TB = TUBE BRUSHING</b>
<b>FC = FILTER CHANGE</b>	<b>TC = TEST AND CERTIFICATION</b>
<b>FO = FIELD OIL ACID TEST</b>	<b>VA = VIBRATION ANALYSIS</b>

# **PREVENTIVE MAINTENANCE AGREEMENT**

## **SCHEDULE OF WORK, LARGE DIRECT EXPANSION SYSTEM**

- 1. Check for proper refrigerant charge.**
- 2. Check control calibration and operation.**
- 3. Inspect main electrical components.**
- 4. Inspect relays and contactors.**
- 5. Check and record compressor operating oil level.**
- 6. Check compressor unloading/capacity control mechanism(s).**
- 7. Check for evidence of moisture in refrigerant circuit.**
- 8. Check and record refrigerant subcooling and superheat.**
- 9. Check and record air temperature entering and leaving the evaporator coil.**
- 10. Check crankcase heater operation.**
- 11. Check and record compressor voltage and amperage.**
- 12. Check electrical wiring for evidence of overheating.**
- 13. Inspect condenser and evaporator coils for heat transfer loss.**
- 14. Inspect blower wheels and fans to assure proper air delivery.**
- 15. Inspect belts, bearing and sheaves and adjust as required.**
- 16. Lubricate motors and bearings per manufacturer's recommendations.**
- 17. Visually inspect exposed ductwork for leaks and proper insulation.**
- 18. Inspect economizer operation, where applicable.**
- 19. Inspect condensate drain.**
- 20. Air filters will be replaced [0] time(s) per year.**
- 21. Condenser coils will be washed [1] time(s) per year.**
- 22. Furnish inspection report and advise of any abnormal conditions or necessary repairs.**

# **PREVENTIVE MAINTENANCE AGREEMENT**

## **SCHEDULE OF WORK, RECIPROCATING/SCROLL CHILLER**

### **Cooling Season Startup Preparation and Inspection:**

- Inspect refrigerant levels
- Inspect crankcase heater
- Inspect and test all operating and safety controls
- Inspect for proper voltage and starter operation
- Start unit, calibrate controls and transducers
- Inspect proper settings for subcooling and superheat
- Log operating conditions after unit stabilizes
- Review operating procedures with operator
- Inspect condenser coils and report condition
- Inspect and tighten electrical connections
- Inspect fan and fan motor operation after startup

### **Operating Season Inspection:**

- Inspect general conditions and operation
- Log operating conditions and identify inconsistencies
- Adjust operating controls if required
- Inspect for proper oil level and refrigerant charge
- Inspect oil temperature and crankcase heater
- Inspect starter, relays and controls
- Inspect air cooled condenser fans and motor operation
- Review operating procedures and owner's log with operator

### **Annual Equipment Shutdown Inspection and PM:**

- Meg and record motor winding resistance
- Inspect oil level in compressor and conduct oil acidity test
- Conduct leak inspection and correct leaks; add refrigerant as required (refrigerant excluded)
- Change oil dryer
- Inspect crankcase heater for proper operation
- Tighten power wiring on contactors and motor terminal box
- Clean all contactors and recommend replacement, if required
- Inspect all relays, operating controls and safeties
- Inspect and calibrate all controls, safeties, unloaders and external interlocks
- Inspect suction and discharge compressor valves

# **PREVENTIVE MAINTENANCE AGREEMENT**

## **SCHEDULE OF WORK, SPLIT SYSTEM**

- 1. Visually inspect for refrigerant leaks.**
- 2. Check and calibrate safety controls and overloads.**
- 3. Meg test compressor motor and record readings.**
- 4. Check main starter, tighten all starter terminals and check contacts for wear.**
- 5. Tighten motor terminals and control panel terminals.**
- 6. Check crankcase heater.**
- 7. Check external interlocks.**
- 8. Lubricate fan bearings, if applicable.**
- 9. Inspect and adjust belt alignment and tension, if applicable.**
- 10. Check damper operation, lubricate and adjust as required, if applicable.**
- 11. Air filters will be replaced [0] time(s) per year.**
- 12. Condenser coils will be washed [1] time(s) per year.**
- 13. Report any uncorrected deficiencies noted.**
- 14. Make operating log of temperatures, pressures, voltages, amperages, etc.**
- 15. Check and adjust operating and safety controls,**
- 16. Check operation of crankcase heater.**
- 17. Check operation of control circuit.**
- 18. Check operating log with operator, discuss operation of the machine generally.**

# **PREVENTIVE MAINTENANCE AGREEMENT**

## **SPECIAL SERVICES/CONDITIONS**

**This contract is for coil cleaning of listed equipment annually.**



## **GENERAL CONDITIONS**

- 1. Acceptance of this Preventive Maintenance Agreement shall in no way bind Seller to make corrections, replacements or repairs necessitated by (a) Purchaser's improper operation or misuse of the equipment or systems, (b) by negligence of others, or (c) by faulty design of the equipment or systems.**
- 2. Seller shall not be required under this Preventive Maintenance Agreement to make safety tests or to install new attachments or additional controls or equipment recommended or directed by any insurance company, laboratory or governmental authority.**
- 3. The ALPHA MECHANICAL SERVICE, INC. Preventive Maintenance Agreement does not include the maintenance, repair or replacement of recording or portable instruments, electrical disconnect switches, casing or cabinets, ductwork, insulation of any equipment not covered by this Agreement. This Agreement does not cover damage from freezing, corrosion, electrolysis, drain stoppage or plumbing beyond equipment, gas lines, domestic water lines, non-moving part of heating, cooling and ventilating equipment, such as ductwork, boiler shell, tubes and refractory material, tower fill and other like items, unless specifically included.**
- 4. Seller agrees to replace any workmanship, which is disclosed within a period of 30 days after the performance thereof to be defective. Seller will warrant materials and parts only to the extent, if any, the same are warranted by the supplier thereof, suppliers being defined to mean the supplier of Seller, unless specified under Supplemental Conditions, page 2. All warranties on equipment are to be extended to Seller.**
- 5. Purchaser agrees to provide reasonable means of access to all equipment covered by this Agreement.**
- 6. In the event any alternations, additions, adjustments or repairs are made by others without Seller's written consent, Seller may, at its option, terminate this Agreement pursuant to not less than three (3) days advance written notice.**
- 7. In the event Seller is required to make emergency calls, repairs and/or replacements under the ALPHA MECHANICAL SERVICE, INC. Agreement occasioned by Purchaser's improper operation or misuse of the equipment, or by fire, explosion, flooding, the elements, strikes, labor troubles, vandalism, riots or civil commotion, or by any other cause beyond Seller's control, Purchaser shall reimburse Seller for such emergency calls, repairs and/or replacements in accordance with the Seller's then current rates for performing such services.**

8. Seller's liability for injury to persons or damage to property shall, in any event, be limited to that caused directly by its negligence. Seller shall not be liable, however, on any account, for any damage or loss to Purchaser resulting from business interruption, inconvenience, loss of profits, or special, indirect or consequential damage. Seller shall not be deemed to guarantee or warrant the continuing operation or operating efficiency of the EQUIPMENT COVERED, nor shall Seller be liable for any breakdowns thereof or for any damage to any property of the Purchaser not covered by this Agreement resulting from any breakdowns in or operation mishaps of the equipment COVERED, provided, however, that nothing contained in this Paragraph shall be deemed to release Seller from the performance of its services and obligations under this Agreement.
9. Should any payment due by Purchaser become thirty (30) days or more delinquent, Seller may terminate this Agreement by written notice, and all monies owed Seller by Purchaser shall be immediately payable upon demand.
10. This Agreement is not transferable or assignable.
11. Purchaser agrees to accept the judgment of Seller as to the best means and methods to be employed for any corrective or repair work necessary.
12. This Agreement shall remain in effect as herein provided unless either party shall furnish the other written notice of termination no later than thirty (30) days prior to the end of any yearly period of the Agreement. Deletion, addition or depreciation of equipment and/or change in Seller's cost may cause a change in contract price. Thirty (30) days advance notice of any such change will be given in writing to Purchaser and Purchaser shall have the right to terminate if such change is not acceptable.
13. There are no conditions, understandings or agreements except those contained in this Agreement, and there shall be no modifications, alterations or amendments thereof in any respect unless made in writing and designed by both parties hereto.
14. ALPHA MECHANICAL SERVICE, INC. shall be paid within thirty (30) days of the invoice date. A service charge of 1½% per month, or 18% annually, will be charged on all accounts over thirty (30) days old.

SERVICE\PMAGREEMENTS\PMA