



First In Quality-First In Service-First For You

## PREVENTIVE MAINTENANCE AGREEMENT

FOR

### JOB SITE:

Elizabethtown Independent Schools  
Attn: Paul Mullins  
270-234-6678  
Multiple Locations-Panther  
Academy/Helmwood Heights Elem.  
Elizabethtown, KY 42701

### BILL TO:

Elizabethtown Independent Schools  
Attn: Paul Mullins  
270-234-6675  
620 N. Mulberry Street  
Elizabethtown, KY 42701

The Agreement Price is \$8,976.00 Per Year, Payable \$4,488.00 Per Visit. This Agreement Is Effective From January 1, 2026 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: \_\_\_\_\_

Superintendent

(Type or print name of signer)

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

12/1/2025

### PRESENTED BY ALPHA MECHANICAL SERVICE, INC.

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

Matt Young

(Type or print name of signer)

Date: November 24, 2025

### APPROVED BY ALPHA MECHANICAL SERVICE, INC.

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

Gerry Lewis

(Type or print name of signer)

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

PROPOSAL NO.: 990287MY

# **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

# PREVENTIVE MAINTENANCE AGREEMENT

## SCHEDULE OF SERVICES

QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION	LOCATION
			PANTHER ACADEMY	
5	Daikin		Heat Pumps	Roof
1	Aaon		30 Ton ERV	Roof
1	Daikin		Mini Split	Roof
1	Aaon		Make up Air	Mechanical Room
2	Trane		Package Units	Ground

QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION	LOCATION
			HELMWOOD HIGHTS ELEMENTARY	
5	Daikin		Heat Pumps	Roof
1	Aaon		30 Ton ERV	Roof
1	Daikin		Mini Split	Roof
1	Aaon		Make up Air	Mechanical Room
2	Trane		Package Units	Ground

EQUIPMENT	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Heat Pumps			PM/CC							PM		
30 Ton ERV			PM/CC							PM		
Mini Split			PM/CC							PM		
Make up Air			PM/BC							PM		
Package Units			PM/CC/BC							PM		

<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>EPM-CURRENT SAFE</b>	<b>TB = TUBE BRUSHING</b>
<b>ET = EFFICIENCY TESTING</b>	<b>TC = TEST AND CERTIFICATION</b>
<b>FC = FILTER CHANGE</b>	<b>VA = VIBRATION ANALYSIS</b>
<b>FO = FIELD OIL ACID TEST</b>	<b>WT=WATER TREATMENT (COOLING TOWER)</b>

## **PREVENTIVE MAINTENANCE AGREEMENT**

### **SCHEDULE OF WORK, COMPUTER ROOM AIR CONDITIONING**

1. Check sequence to control to assure all stages operate properly.
2. Check and record refrigerant subcooling and superheat.
3. Assure proper refrigerant charge.
4. Check for evidence of moisture in refrigerant circuit.
5. Check and record compressor(s) operating oil level, where possible.
6. Check crankcase heater operation.
7. Assure proper humidifier operation.
8. Check reheat system operation.
9. Check alarm system operation, if installed.
10. Check and record compressor voltage and amperage.
11. Inspect unit electrical components.
12. Check electrical wiring for evidence of overheating.
13. Check and record air temperature entering and leaving the evaporator coil.
14. Inspect condenser and evaporator coils for heat transfer loss.
15. Inspect blower wheels and fans to assure proper air delivery.
16. Inspect belts, bearing and sheaves and adjust as required.
17. Lubricate motors and bearings as required.
18. Inspect condensate and humidifier drains to assure free running.
19. Air filters will be replaced [0] time(s) per year.
20. Condenser coils will be washed [1] time(s) per year.
21. Furnish inspection report and advise of any abnormal conditions or necessary repairs.

## **PREVENTIVE MAINTENANCE AGREEMENT**

### **SCHEDULE OF WORK, HEAT PUMP**

- 1. Condenser coil will be inspected for heat transfer loss.**
- 2. Blower wheels and fans will be inspected and cleaned to assure proper air delivery.**
- 3. Refrigerant will be checked for proper charge and visually inspected to assure system is leak free.**
- 4. Exposed ductwork will be visually inspected for leaks and proper insulation.**
- 5. Belts and pulleys will be inspected and adjusted as required.**
- 6. Thermostats will be checked and calibrated as required.**
- 7. Motors and bearings will be lubricated as required.**
- 8. Controls and safeties will be tested.**
- 9. Condensate drain will be checked.**
- 10. Crankcase heater will be checked for proper operation.**
- 11. Relays and contactors will be inspected.**
- 12. Unit wiring and electrical disconnect will be inspected.**
- 13. Economizer operation will be checked, where applicable.**
- 14. Temperature and pressures will be recorded.**
- 15. Evaporator coil will be inspected.**
- 16. Defrost timer will be checked.**
- 17. Reversing valve will be operationally checked.**
- 18. Auxiliary heat strips will be operationally checked.**
- 19. Air filters will be replaced [0] time(s) per year.**
- 20. Condenser coils will be washed [1] time(s) per year.**
- 21. Furnish inspection report and advise of any abnormal conditions or necessary repairs.**

## **PREVENTIVE MAINTENANCE AGREEMENT**

### **SCHEDULE OF WORK, UNITARY EQUIPMENT**

1. Condenser coil will be inspected for heat transfer, loss.
2. Blower wheels and fans will be inspected.
3. Refrigerant will be checked for proper charge.
4. Exposed ductwork will be visually inspected for leaks and proper insulation.
5. Belts and pulleys will be inspected.
6. Thermostats will be inspected.
7. Motors and bearings will be lubricated as required.
8. Controls and safeties will be tested.
9. Condensate drains will be checked.
10. Crankcase heaters will be inspected.
11. Relays and contactors will be inspected.
12. Unit wiring and electrical disconnects will be inspected.
13. Economizer operation will be inspected.
14. Temperatures and pressures will be recorded.
15. Evaporator coils will be inspected.
16. Air filters will be changed [0] time(s) per year.
17. Condenser coils will be washed [1] time(s) per year.
18. A report will be submitted after each inspection to the owner's representative detailing the work performed and noting any abnormal conditions.

## **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.



## **SPECIAL SERVICES AND CONDITIONS**

Performance at  
Panther Academy  
634 N. Mulberry St.  
Elizabethtown, KY 42701

Helmwood Heights Elementary  
307 Cardinal Drive  
Elizabethtown, KY 42701

## **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 LLC 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 alterations, 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 LLC 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 LLC 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.**

