



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-E-Town High,

Talton K Stone Middle, Morningside

Elementary Schools

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 \$36,498.00 Per Year, Payable \$18,249.00 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.: 990288MY

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

Elizabethtown High School

| QTY. | MANUFACTURER | MODEL NO. | DESCRIPTION | LOCATION |
|-----------------|--------------|-----------|-------------------------|---|
| 135 (Approx) | Trane | TBD | WATER SOURCE HEAT PUMPS | VARIOUS |
| 4 | TBD | TBD | Package Units | Gymnasium |
| 1 | Carrier | TBD | Package Unit | Aux Gymnasium |
| 1 | Trane | TBD | Package Unit | Weight Room |
| 1 | Trane | TBD | Package Unit | Offices |
| 1 | TBD | TBD | Air Handler | 1 st floor Mechanical Room (kitchen) |
| 2 | TBD | TBD | Split System | Gym Lobby |
| 1 | Carrier | TBD | Split System | Nursing Station |
| | | | | |

SCHEDULE OF SERVICES

| EQUIPMENT | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
|-------------------------|-----|-----|-------|-----|-----|------|------|-----|------|-----|-----|-----|
| Water Source Heat Pumps | | | PM | | | | | | | PM | | |
| Package Units | | | PM/CC | | | | | | | PM | | |
| Air Handler | | | PM | | | | | | | PM | | |
| Split System | | | PM/CC | | | | | | | PM | | |
| | | | | | | | | | | | | |

Talton K. Stone Middle School

| QTY. | MANUFACTURER | MODEL NO. | DESCRIPTION | LOCATION |
|------|--------------|-----------|-------------------------------|--|
| 45 | TBD | TBD | Water source heat pumps | Various |
| 1 | TBD | TBD | Desert Aire | Roof of Natatorium |
| 1 | TBD | TBD | Marley Cooling tower | Exterior |
| 4 | LG | TBD | MINI SPLITS | Roof of Natatorium |
| 1 | TBD | TBD | 10 TON WATER SOURCE HEAT PUMP | Auditorium |
| 1 | TBD | TBD | 15 TON WATER SOURCE HEAT PUMP | Auditorium |
| 2 | Trane | TBD | 20 Ton Package Units | Corridor near entrance to electrical service |

SCHEDULE OF SERVICES

| EQUIPMENT | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
|-------------------------------|-----|-----|----------|-----|-----|------|------|-----|------|-------|-----|-----|
| Water Source Heat pumps | | | PM | | | | | | | PM | | |
| Desert Aire | | | PM/CC | | | | | | | PM/CC | | |
| Marley Cooling Tower | | | PM | | | | | | | | | |
| MINI SPLITS | | | PM/CC | | | | | | | PM | | |
| 10 TON WATER SOURCE HEAT PUMP | | | PM | | | | | | | PM | | |
| 15 TON WATER SOURCE HEAT PUMP | | | PM | | | | | | | PM | | |
| 20 Ton Package Units | | | PM/CC/BC | | | | | | | PM | | |

Morningside Elementary School

| QTY. | MANUFACTURER | MODEL NO. | DESCRIPTION | LOCATION |
|------|-----------------|-----------|-------------------------|--|
| 35 | Trane | TBD | Water Source Heat pumps | Various |
| 1 | Marley | TBD | Cooling tower | Exterior |
| 1 | York Unit | TBD | Split System | Exterior serving gym |
| 1 | York Evaporator | TBD | Evaporator | 2 nd Floor Interior Mechanical room |
| 3 | TBD | TBD | Exhaust Fans | Various |

SCHEDULE OF SERVICES

| EQUIPMENT | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
|-------------------------|-----|-----|-------|-----|-----|------|------|-----|------|-----|-----|-----|
| Water Source Heat Pumps | | | PM | | | | | | | PM | | |
| Cooling tower | | | PM | | | | | | | | | |
| Split System | | | PM/CC | | | | | | | PM | | |
| Evaporator | | | PM/BC | | | | | | | PM | | |

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

PREVENTIVE MAINTENANCE AGREEMENT

SCHEDULE OF WORK, WATER SOURCE HEAT PUMP

1. Completely check fluid cooler (cooling tower) operation.
2. Check make-up valve and adjust water level as necessary.
3. Check suction screen for restrictions and clean as necessary.
4. Check blower wheel condition and remove debris as necessary.
5. Check belts and adjust as necessary.
6. Check bleed for restrictions.
7. Check recirculating pump(s) flow and condition.
8. Check aquastat and adjust as necessary.
9. Check fan motor and record operating amps.
10. Completely check heating boiler operation (when in operation).
11. Check relief valve.
12. Check all safety controls.
13. Check all operating controls.
14. Check pilot system.
15. Check burner condition and proper combustion.
16. Visually inspect for gas leaks from boiler to closest shutoff.
17. Visually inspect flue and fresh air vents.
18. Inspect and lubricate all pumps, motors and bearings in mechanical area per manufacturer's instructions.
19. Check and record closed system temperature and pressures.
20. Assure proper closed system make up.
21. Inspect starters and electrical disconnects and tighten electrical connections as required.
22. Check all safety and operating controls.
23. Furnish inspection report and advise of any abnormal conditions or necessary repairs.

PREVENTIVE MAINTENANCE AGREEMENT
SCHEDULE OF WORK, WATER SOURCE HEAT PUMP
(CONTINUED)

Annually:

1. Enable (start) heating boiler in the fall and record all temperatures and pressures.
2. Secure heating boiler in the spring as weather conditions permit.
3. Thoroughly test, inspect each individual water source heat pump unit and record indoor coil and water side coil entering and leaving temperatures.
4. Clean pressure reducing valve screen.
5. Replace individual unit air filters [0] time(s) per year.
6. Boiler to lay up wet in cooling season.

PREVENTIVE MAINTENANCE AGREEMENT

SCHEDULE OF WORK, COOLING TOWER

1. Clean pan and sump (if listed under equipment list).
2. Check all spray nozzles.
3. Check operation of water make-up float valve.
4. Check tower slats and fan for corrosion and algae.
5. Check fan rotation and housing clearance.
6. Check belt condition for tension and alignment.
7. Check fan mounting bolts for tightness.
8. Lubricate fan and motor bearings.
9. Check sump pump heater operation.
10. Check intake strainer, bleed and overflow.
11. Check operating condition.
12. Inspect electrical connections, contactors, relays and safety controls.
13. Verify that the fill and drain system works properly.

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, AIR HANDLER

1. **Inspect fan/blower assembly.**
2. **Lubricate fan/blower bearings per manufacturer's recommendations.**
3. **Inspect belts and sheaves and adjust as required.**
4. **Inspect electrical wiring and tighten connections as required.**
5. **Inspect condition and check operation of fan motor contactor/starter.**
6. **Inspect cooling and/or heating coils.**
7. **Record entering and leaving coil temperature(s).**
8. **Record fan/blower motor current consumption (amp draw).**
9. **Record manometer readings, if installed.**
10. **Check timeclock settings and day/night thermostat set points as required.**
11. **Inspect outside air intake screen.**
12. **Inspect economizer operation, where applicable.**
13. **Visually inspect dampers, linkages and lubricate as required.**
14. **Inspect condensate drain pan.**
15. **Check and calibrate all zone thermostats.**
16. **Air filters will be replaced [0] time(s) per year.**
17. **Condenser coils will be washed [0] time(s) per year.**
18. **Furnish inspection report and advise of any abnormal conditions or necessary repairs.**

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

Elizabethtown High School
620 N. Mulberry St.
Elizabethtown, KY 42701

Talton K Stone Middle School
323 Morningside Dr.
Elizabethtown, KY 42701

Morningside Elementary School
313 Morningside Dr.
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.

SERVICE\PMAGREEMENTS\PMA