



PREVENTIVE MAINTENANCE AGREEMENT

FOR

JOB SITE:

Elizabethtown Independent Schools
Tim Mudd
270.723.7751
219 Helm St.
Elizabethtown, KY 42701

BILL TO:

Elizabethtown Independent Schools
Tim Mudd
270.723.7751
219 Helm St.
Elizabethtown, KY 42701

The Agreement Price is \$17,835.90 Per Year, Payable \$17,835.90 Per Year. This Agreement Is Effective From December 1, 2025 Through November 30, 2030 Unless Cancelled By Either Party With A Thirty [30] Day Written Notice As Provided Herein.

CUSTOMER ACCEPTANCE

Signature: Adam Hinton
Adam Hinton
(Type or print name of signer)

Date: 12/12/25

**PRESENTED BY ALPHA
MECHANICAL SERVICE LLC**

Signature: _____

Christi Ayers
(Type or print name of signer)

Date: December 12, 2025

**APPROVED BY ALPHA MECHANICAL
SERVICE LLC**

Signature: _____

Gerry Lewis
(Type or print name of signer)

Date: _____

PROPOSAL NO.: 990413CA

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 LLC. 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 LLC 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
Fire Alarm Systems

QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION	LOCATION
1	Simplex	Varies	Fire Alarm System	Panther Academy
1	Simplex		Fire Alarm System	Maintenance Building
1	Simplex		Fire Alarm System	TK Middle
1	Simplex		Fire Alarm System	Morningside
1	Simplex		Fire Alarm System	E-Town Highschool
1	Simplex		Fire Alarm System	HS Athletic Complex
1	Simplex		Fire Alarm System	Valley View
1	Simplex		Fire Alarm System	Helmwood Heights

Sprinkler Systems

Panther - 1 Wet
Helmwood Heights - 3 Wet
TK Middle/Meadow Elem - 3 Dry/ 4 Wet
High School - 1 Dry/4 Wet
HS Athletic Complex

PREVENTIVE MAINTENANCE AGREEMENT

SCHEDULE OF SERVICES

Fire Alarm Test and Inspect Annually

EQUIPMENT	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
All						OI						

Monitoring

EQUIPMENT	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Monitoring	SMON	SMON	SMON	SMON	SMON	SMON	Mon	SMON	SMON	SMON	SMON	SMON

Sprinkler Systems

EQUIPMENT	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Sprinklers						SPRR						

**BKFL=BACK FLOW INSP./REPORT (DOMESTIC)	**SKH=KITCHEN HOOD/REPORT
**BKFL=BFP/REPORT	**SII=INTERIOR INSPECTION/REPORT
OI= OPERATIONAL INSPECTION	SLG= EVENT LOG INSPECT
SAAS= SOFTWARE AS SERVICE *	SMON= MONITORING *
**SAFIR= FIRE INSPECTION/REPORT	SPD= PHOTO SMOKE INSPECT
SAN= ANNUNCIATOR INSPECT	**SPE=PORTABLE EXTINGUISHER/REPORT
SBC= BATTERY CHANGE	SPI= UPS INSPECT AND TEST
SBI= BATTERY BACKUP INSPECT	**SSD=SMOKE DETECTOR/REPORT
SCI= CAMERA INSPECT	** SPRR= SPRINKLER INSP. / REPORT
SDI= DIALER INSPECT	SPS= PULL STATION INSPECT
**SEIR= EXTINGUISHER INSP./REPORT	SRI= READER/KEYPAD INSPECT
SEL= ELECTRIFIED LOCK INSPECT	STP= TAMPER INSPECT
**SEMR= EMERGENCY LIGHT INSP./REPORT	SUSP= SOFTWARE UPGRADE SUPPORT PLAN *
**SFH=FIRE HYDRANTS/REPORT	SVI= VIDEO SERVER INSPECT
**SFP=FIRE PUMP/REPORT	SVS= VIDEO RETENTION INSPECT
SFR= FIRE RELAY INSPECT	
SFS= STROBE INSPECT	
SHD= HEAT DETECTOR INSPECT	
SHS= HORN STROBE INSPECT	

**Additional-Billed Services*

***Report to be filed/submitted with state facility*

PREVENTIVE MAINTENANCE AGREEMENT

SCHEDULE OF WORK

- **Provide Annual Fire System Inspections**
- **Provide Annual Sprinkler Inspections**
- **Provide Annual Monitoring**

1. Helmwood Heights Elementary

Annual Fire Alarm Inspection = \$1,367.10

Annual Sprinkler Inspection = \$500.00

Annual Monitoring = \$420.00

Total: \$2,287.10

DEVICE TYPE	QUANTITY
Smoke Detectors	6
SD Sensitivity Testing	6
Pull Stations	13
Duct Detectors	1
DD Sensitivity Testing	1
Heat Detectors	2
Audio/Speaker/Visuals	77
Door Holder	2
Annunciator	1
NAC/Satellite Panel	0
Fire Alarm Panel	3

2. Panther Academy

Annual Fire Alarm Inspection = \$1,410.15

Annual Sprinkler Inspection = \$350.00

Annual Monitoring = \$420.00

Total: \$2,180.15

DEVICE TYPE	QUANTITY
Smoke Detectors	2
SD Sensitivity Testing	2
Pull Stations	14
Duct Detectors	3
DD Sensitivity Testing	3
Heat Detectors	0
Audio/Speaker/Visuals	96
Door Holder	0
Annunciator	1
NAC/Satellite Panel	0
Fire Alarm Panel	3

3. TK Middle School/Morningside Elementary

Annual Fire Alarm Inspection = \$3,360

Annual Sprinkler Inspection = \$1,200

Annual Monitoring for Both Schools = \$420 x 2 = \$840

Total: \$5,400.00

DEVICE TYPE	QUANTITY
Smoke Detectors	29
SD Sensitivity Testing	29
Pull Stations	42
Duct Detectors	12
DD Sensitivity Testing	12
Heat Detectors	20
Audio/Speaker/Visuals	143
Door Holder	10
Annunciator	0
NAC/Satelite Panel	0
Fire Alarm Panel	5

4. Elizabethtown High School

Annual Fire Alarm Inspection = \$2,844.45

Annual Sprinkler Inspection = \$650.00

Annual Monitoring = \$420.00

Total: \$3,914.45

DEVICE TYPE	QUANTITY
Smoke Detectors	27
SD Sensitivity Testing	27
Pull Stations	47
Duct Detectors	15
DD Sensitivity Testing	15
Heat Detectors	118
Audio/Speaker/Visuals	80
Door Holder	24
Annunciator	0
NAC/Satelite Panel	0
Fire Alarm Panel	2

5. High School Athletic Complex –

Annual Fire Alarm Inspection = \$842.10

Annual Sprinkler Inspection = \$375.00

Annual Monitoring = \$420.00

Total: \$1,637.10

DEVICE TYPE	QUANTITY
Smoke Detectors	1
SD Sensitivity Testing	1
Pull Stations	8
Duct Detectors	0
DD Sensitivity Testing	0
Heat Detectors	0
Audio/Speaker/Visuals	21
Door Holder	0
Annunciator	1
NAC/Satelite Panel	0
Fire Alarm Panel	1

6. Valley View Education Center

Annual Fire Alarm Inspection = \$819.00

Annual Monitoring = \$420.00

Total: \$1,239.00

DEVICE TYPE	QUANTITY
Smoke Detectors	0
SD Sensitivity Testing	0
Pull Stations	5
Duct Detectors	0
DD Sensitivity Testing	0
Heat Detectors	12
Audio/Speaker/Visuals	4
Door Holder	0
Annunciator	0
NAC/Satelite Panel	0
Fire Alarm Panel	1

7. Maintenance Building

Annual Fire Alarm Inspection = \$758.10

Annual Monitoring = \$420.00

Total: \$1,178.10

DEVICE TYPE	QUANTITY
Smoke Detectors	0
SD Sensitivity Testing	0
Pull Stations	5
Duct Detectors	0
DD Sensitivity Testing	0
Heat Detectors	3
Audio/Speaker/Visuals	2
Door Holder	0
Annunciator	0

NAC/Satelite Panel	0
Fire Alarm Panel	1

FA Annual monitoring - \$3,360.00

Sprinkler Inspections - \$3,075.00

FA Inspections - \$11,400.90

Total Price for Above: \$17,835.90

(Includes – Fire Alarm-Sprinkler Inspections & Annual Monitoring)

Pricing:

- **Contract includes fixed annual cost for yearly testing and inspection of both fire alarm and sprinkler systems.**
- **Contract terms and pricing are for a 5-year period starting 12-1-25 and expiring on 11-30-30. During this contract period, Alpha will honor the hourly rate of \$120/hr. for service or repairs.**
- **Above pricing does not include additional costs for service or repair, this contract only covers inspections & monitoring only.**
- **Alpha will provide separate proposals for all deficient troubles and alarms on the fire alarm systems as well as separate proposals for sprinkler deficiencies.**

Exclusions:

- o **Above pricing based on device counts & information given by owner, should there be additional devices above the counts that were given, additional charges may incur.**
- o **No overtime. All work to be performed during normal business hours, Monday through Friday, 7:00am – 3:30pm.**
- o **Customer must make Alpha aware of any present asbestos prior to start of service/work.**
- o **Not responsible for asbestos abatement or removal.**
- o **Testing and Inspections for the listed and connected devices will be scheduled in advance with the owner**
- o **Documentation and reports will be delivered to the owner in a timely manner and will include the following: accessible devices inspected, zone or location of each device, results of inspection, and any deficiencies.**

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 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 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.**

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