



First In Quality-First In Service-First For You

PREVENTIVE MAINTENANCE AGREEMENT

FOR

JOB SITE:

South Gibson School Corp-Kitchen

Equipment

Attn: Darryl Angermeier

(812) 431.7911

3499 W 800 South

Ft. Branch, IN 47648

BILL TO:

South Gibson School Corp

Attn: Darryl Angermeier

(812) 431.7911

3499 W 800 South

Ft. Branch, IN 47648

The Agreement Price is \$20,900.00 Per Year, Payable \$5,225.00 Per Quarter. This Agreement Is Effective From April 1 2024 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: March 28, 2024

APPROVED BY ALPHA MECHANICAL SERVICE, INC.

Signature: _____

Gerry Lewis
(Type or print name of signer)

Date: _____

PROPOSAL NO.: 961769DW-1

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	Bally	BEHA015E6-HT3B-B	Walk-in Cooler	High School - Kitchen
1	Bally	BEHA030L6-HT3B	Walk-in Freezer	High School - Kitchen
2	Traulsen	RHT132WPUT-FHG	Reach-n Cooler	High School - Kitchen
1	Continental	MC5-SS-S	Laydown Reach-In	High School - Kitchen
1	True	TMC-49S-SS	Laydown Reach-In	High School - Kitchen
2	QBD	CD45S	Reach-In	High School – Kitchen Storage
1	Manitowoc	ID0452A-161	Ice Machine	High School – Main Concession
2	True (Pepsi)	GDM-45	Reach-In Cooler	High School – Main Concession
1	True	TMC-58S-SS	Laydown Reach-In	High School – Main Concession
2	True (Pepsi)	GDM-33-LD	Reach-in Cooler	High School – Main Concession
2	QBD	CD-45S	Reach-in Cooler	High School – Main Concession
1	Blue Air	B5F23T	Reach-in Cooler	High School – Main Concession
1	True	GDM-26	Reach-in Cooler	High School – Small Concession
1	Manitowoc	CGS-20	Ice Machine	High School – Laundry Room
1	True (Pepsi)	GDM-26	Reach-In Cooler	High School – Baseball Concession
1	True (Pepsi)	GDM-41	Reach-In Cooler	High School – Grounds Shop
2	True (Pepsi)	GDM-41	Reach-In Cooler	High School – Football Concession
1	QBD	CD-45S	Reach-In Cooler	High School – Football Concession
2	True (Pepsi)	GDM-41	Reach-In Cooler	High School – Softball Concession
1	AO Smith	ENS-40-10	Electric Water Heater	High School – Softball Concession
1	Copeland	E3AM-A100-TAD-001	Walk-In Cooler	Haubstadt – Kitchen
1	Copeland	C7AB-0200-TAD-001	Walk-in Freezer	Haubstadt – Kitchen
1	Manitowoc	SD0302A	Ice Machine	Haubstadt – Kitchen
1	Colorpoint	CPM-FD-59	Laydown Reach-IN	Haubstadt – Kitchen
1	Turbo Air	PRO-50R-GSH-PT-N	Reach-In Cooler	Haubstadt – Kitchen
1	Manitowoc	1Y0304A-161	Ice Machine	Haubstadt – Concession
2	True (Pepsi)	GDM-26	Reach-In Cooler	Haubstadt – Concession
1	Copeland	E3AM-A100-TAD-001	Walk-In Cooler	Owensville – Kitchen

1	Copeland	C7AB-0200-TAD-001	Walk-in Freezer	Owensville – Kitchen
1	Manitowoc	IY0304A-161	Ice Machine	Owensville – Kitchen
1	Colorpoint	CPM-FD-59	Laydown Reach-IN	Owensville – Kitchen
1	McCall	1045P	Reach-In Cooler	Owensville – Kitchen
2	QBD (Pepsi)	CD45-CHS	Reach-In Cooler	Owensville – Concession
1	Kolpack	PC68MZOP-2E	Walk-in Cooler	Fort Branch - Kitchen
1	Kolpack	PC348LZOP-2	Walk-in Freezer	Fort Branch - Kitchen
1	Scottsman	C0530MA-1C	Ice Machine	Fort Branch - Kitchen
2	Beverage Air	SM58N	Laydown Reach-In	Fort Branch - Kitchen
2	Traulsen	RHT232WPUT-HH6	Reach-In Cooler	Fort Branch - Kitchen
1	True (Pepsi)	GDM-45	Reach-In Cooler	Fort Branch – Concession
1	QBD (Pepsi)	CD45-HC6	Reach-In Cooler	Fort Branch – Concession
1	Manitowoc	KYF0550A-161B	Ice Machine	Fort Branch – Soccer Concession
1	True (Pepsi)	GDM-37	Reach-In Cooler	Fort Branch – Soccer Concession
1	Comfort Aire	B-SVH18SA-1	Ductless Split System	Fort Branch – Soccer Concession

PREVENTIVE MAINTENANCE AGREEMENT SCHEDULE OF SERVICES

EQUIPMENT	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Walk-In Cooler/ Freezer		PM					AI, CC					
Reach-In/ Laydown Coolers							AI, EC					
Ice Machine							AI, DC, FS					
Water Heater							AI, CS					
Ductless Split System							AI, CC, FS					

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
ET = EFFICIENCY TESTING	TB = TUBE BRUSHING
FC = FILTER CHANGE	TC = TEST AND CERTIFICATION
FO = FIELD OIL ACID TEST	VA = VIBRATION ANALYSIS

PREVENTIVE MAINTENANCE AGREEMENT
SCHEDULE OF WORK, WALK-IN COOLER/ FREEZER

1. Clean condenser coils [_1_] time(s) per year.
2. Clean evaporator coils [_1_] time(s) per year.
3. Inspect fan blades and blower wheels.
4. Clean drain pans, and condensate lines.
5. Inspect motors and bearing, lubricate as needed.
6. Inspect for excessive noise and/or vibration.
7. Inspect defrost cycles.
8. Inspect defrost heaters.
9. Inspect thermostat and adjust if necessary.
10. Inspect drain pan heater.
11. Inspect refrigerant pressures.
12. Inspect for refrigerant leaks.
13. Inspect electrical connections.
14. Inspect safety controls.
15. Inspect cycle controls.
16. Provide a written Service Report Upon Completion

PREVENTIVE MAINTENANCE AGREEMENT

SCHEDULE OF WORK, ICE MACHINE

1. Clean condensing coil (air cooled only) [_1_] time(s) per year.
2. Inspect fan motor and lubricate (air cooled only).
3. Clean and sanitize evaporator [_1_] time(s) per year.
4. Inspect drain pan and drain line.
5. Perform six step procedures.
6. Inspect for excessive noise and/or vibration.
7. Inspect pressure drop on water filter, change if applicable.
8. Inspect electrical connections.
9. Inspect for refrigerant leaks.
10. Inspect all safety controls.

PREVENTIVE MAINTENANCE AGREEMENT

SCHEDULE OF WORK, REFRIGERATION EQUIPMENT

17. Clean condenser coils [_1_] time(s) per year.
18. Clean evaporator coils [_1_] time(s) per year.
19. Inspect fan blades and blower wheels.
20. Clean drain pans.
21. Inspect motors and bearing, lubricate as needed.
22. Inspect for excessive noise and/or vibration.
23. Inspect defrost cycles.
24. Inspect defrost heaters.
25. Inspect thermostat and adjust if necessary.
26. Inspect drain pan heater.
27. Inspect refrigerant pressures.
28. Inspect for refrigerant leaks.
29. Inspect electrical connections.
30. Inspect safety controls.
31. Inspect cycle controls.

PREVENTIVE MAINTENANCE AGREEMENT

SPECIAL SERVICES/CONDITIONS

Breakdown per school listed below:

2024 - \$20,900.00 2025 - \$21,200.00 2026 - \$21,500.00

Gibson Southern High School \$8,120.00

Ft. Branch Elementary \$4,680.00

Haubstadt Elementary \$4,050.00

Owensville Elementary \$4,050.00

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.