



First In Quality-First In Service-First For You

## PREVENTIVE MAINTENANCE AGREEMENT

FOR

### JOB SITE:

South Gibson School Corporation

Attn: Darryl Angermeier

(812) 431-7911

3499 West 800 South

Ft. Branch, IN 47648

### BILL TO:

South Gibson School Corporation

Attn: Darryl Angermeier

(812) 431-7911

1029 West 650 South

Ft. Branch, IN 47648

The Agreement Price is \$94,000.00 Per Year, Payable \$23,500.00 Per Quarter. This Agreement Is Effective From April 1, 2024 through March 31, 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: \_\_\_\_\_

\_\_\_\_\_  
(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.: 927285DW-4

# **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
2	Trane	RTHDUC1FXH00	Centrifugal Chillers	High School
1	BAC	3272C-2	Cooling Tower	High School
14	York	XTI	Air Handling Units	High School
79	Absolute		Exhaust Fans	High School
7	Bell & Gossett		Pumps	High School
34			Cabinet Heaters	High School
1	Griswold		Water Separator	High School
7			Fan Coil Units	High School
2	Absolute/ Jen-Co		Make Up Air Units	High School
1	Leibert	VS077AMA0E1712A	Computer Room Unit	High School
3	Leibert	MMD60E-PHHL	Computer Room Unit	High School
1	Carrier		Air Cooled Chiller	Ft Branch
11	Carrier		Air Handling Units	Ft Branch
1	Trane		MUA Unit Ventilator	Ft Branch
6			Exhaust Fans	Ft Branch
1	Carrier		Centrifugal Chiller	Haubstadt
1	Marley		Cooling Tower	Haubstadt
5	York	MCCA	Air Handling Units	Haubstadt
1	AEE	DR-60-65	Make Up Air Unit	Haubstadt
61	Trane		Fan Coil Units	Haubstadt
12			Exhaust Fans	Haubstadt
1	Carrier		Centrifugal Chiller	Owensville
1	Marley		Cooling Tower	Owensville
5	York	MCCA	Air Handling Units	Owensville
1	AEE	NR-70-140	Make Up Air Unit	Owensville
72	Trane		Fan Coil Units	Owensville
17			Exhaust Fans	Owensville
1	State	PCE-40	Water Heater	Admin
3	Carrier	59TP6BO60	Split Systems	Admin

# PREVENTIVE MAINTENANCE AGREEMENT

## SCHEDULE OF SERVICES

EQUIPMENT	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Water Cooled Chillers	AI, TB, OA, RA		SU					PM			SD	
Cooling Towers			AI, BC, DC									
Air Cooled Chillers			AI, CC, SU, RA					PM			SD	
Water Separator			AI									
Air Handling Units		AI, FC, BC			PF				PF			
MUA Units		AI, FC, BC			PF				PF			
CRAC Units		PF, BC			PF				PF			
Fan Coil Units		PF			PF						PF	
Exhaust Fans											AI	
Pumps					PM						AI	
Cabinet Heaters		PF			PF						PF	
Admin Water Heater					AI							
Admin Split Systems		AI, FC			PF				PF			

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, CENTRIFUGAL CHILLER**

1. Take oil sample and have analyzed for acid, moisture and wear metals content.
2. Change compressor oil filter as required by O.E.M.
3. Check and calibrate compressor safety controls.
4. Check and calibrate compressor operating controls.
5. Meg ohm test compressor and record readings.
6. Inspect condition of contactors, relays and timers.
7. Inspect compressor motor starter contacts for wear and pitting.
8. Tighten all compressor motor starter electrical terminals.
9. Check oil heater operation.
10. Replace recommended refrigerant filters.
11. Check flow switch and external interlocks.
12. Inspect and lubricate pumps and motors located in mechanical area.
13. Remove condenser head and brush clean condenser.
14. Complete inspection report and advise of any abnormal conditions or necessary repairs.

### **Operating Season Inspection:**

1. Inspect general conditions and operation
2. Log operating conditions and identify inconsistencies
3. Adjust operating controls if required
4. Inspect for proper oil level and refrigerant charge
5. Inspect oil temperature and crankcase heater
6. Inspect starter, relays and controls
7. Inspect air cooled condenser fans and motor operation
8. Review operating procedures and owner's log with operator

# **PREVENTIVE MAINTENANCE AGREEMENT**

## **SCHEDULE OF WORK, AIR COOLED 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 remove oil sample for lab testing.
- Conduct leak inspection
- 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, 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.**
- 14. Drain Cooling Tower in the fall, disconnect sump heaters.**

# **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, change belts annually.**
- 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 Vericell manometer readings, if installed.**
- 10. Inspect outside air intake screen.**
- 11. Inspect economizer operation, where applicable.**
- 12. Visually inspect dampers, linkages and lubricate as required.**
- 13. Inspect/ Clean condensate drain pan.**
- 14. Air filters will be replaced [3] time(s) per year.**
- 15. Furnish inspection report and advise of any abnormal conditions or necessary repairs.**



## **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 and record compressor(s) operating oil level, where possible.
5. Check crankcase heater operation.
6. Assure proper humidifier operation.
7. Check reheat system operation.
8. Check alarm system operation, if installed.
9. Check and record compressor voltage and amperage.
10. Inspect unit electrical components.
11. Check electrical wiring for evidence of overheating.
12. Check and record air temperature entering and leaving the evaporator coil.
13. Inspect blower wheels and fans to assure proper air delivery.
14. Inspect belts, bearing and sheaves and adjust as required, change belts annually.
15. Lubricate motors and bearings as required.
16. Inspect condensate and humidifier drains to assure free running.
17. Air filters will be replaced [3] time(s) per year.
18. Condenser coils will be washed [1] time(s) per year.
19. Furnish inspection report and advise of any abnormal conditions or necessary repairs.

## **PREVENTIVE MAINTENANCE AGREEMENT SCHEDULE OF WORK, FAN COIL/UNIT VENTILATOR**

- 1. Lubricate motors and bearings as needed.**
- 2. Inspect for excessive noise and/or vibration.**
- 3. Inspect blower wheel, shaft and belts for wear, replace if needed.**
- 4. Inspect filters and clean or replace where applicable.**

## **PREVENTIVE MAINTENANCE AGREEMENT SCHEDULE OF WORK, EXHAUST FANS**

- 1. Inspect belt wear and alignment.**
- 2. Inspect bearings, clean and lubricate as required.**
- 3. Remove rust from pulley sheaves.**
- 4. Remove dust and grease on motor housing to assure proper motor cooling.**
- 5. Clean all interior and exterior surfaces.**
- 6. Inspect all bolts and setscrews for tightness. Tighten/replace as necessary**

# **PREVENTIVE MAINTENANCE AGREEMENT**

## **SCHEDULE OF WORK, PUMPS**

- 1. Inspect for vibrations, unusual noises, odors, etc.**
- 2. Lubricate motor bearings.**
- 3. Visually inspect system for leaks in piping, flange connections, etc.**
- 4. Lubricate pump bearings.**
- 5. Inspect/ Clean motor windings for dirt buildup.**
- 6. Visually inspect coupling.**
- 7. Measure operating amperage and record readings.**

# **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 [3] 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**

## **SPECIAL SERVICES/CONDITIONS**

- Belts and Pre-Filters included.
- Vericell Filters not included.

**2024 - \$94,000.00    2025 - \$95,400.00    2026 - \$96,800.00**

**Breakdown per school listed below:**

- Gibson Southern High School \$29,400.00
- Ft. Branch Elementary \$17,700.00
- Haubstadt Elementary \$22,800.00
- Owensville Elementary \$22,200.00
- Administrative Building \$1,900.00

## **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.