

# Heart Of Texas Mechanical Contracting, LLC

TACLA010548C

203 Cordell Brownwood, TX 76801

OS0002910 / M12628

**NAME / ADDRESS**

Brown County Court House  
200 South Broadway St.  
Brownwood, TX 76801

**325-646-1655**

**Maintenance Agreement**

**PROJECT:**

Couthouse Facility

DATE

Agreement NO.

9/15/2023

4401

PHON...

325-643-2828

FAX#:

SCOPE OF WORK:

HVAC System Maintenance

QTY

DESCRIPTION

This agreement would cover all labor and material to complete the following scope of work:  
Contract is valid for 1 year from date of agreement:

The following systems are covered as described below:

- 1 Quantec Chiller
- 1 Aerco Boiler
- 2 Circulation Pumps
- 29 Air Handling Units

Filter Service: (Quarterly)(October 2023, January 2024, April 2024 and July 2024)

- 116 HVAC air handler units - furnish, replace or clean filters.
- 116 Inspect air handler belts and adjust or change as necessary(Owner to Provide Belts)
- 116 Inspect condensate pans and drain lines for cleanliness.
- 116 Place condensate treatment tabs in pans to control algae build-up.
- 4 Submit status report listing any problems for corrective action.
- 1 Pre-Season Cooling:(Chiller)(Annually June 2024)
- 1 Inspect condenser fan bearings for wear and lubricate as necessary.
- 1 Inspect condenser controls, wash coil, check for visual refrigerant leak signs, and check refrigerant charge.
- 1 Inspect chiller evaporator, checking for water or refrigerant leakage. Check flow switch for proper water flow.
- 1 Inspect Airhandler cooling coils for cleanliness.
- 1 Inspect compressor oil level.
- 1 Inspect high and low pressure switches and their operation.
- 1 Inspect voltages and amp draws of compressors and fan motors.
- 1 Inspect chilled water circulation pump. Clean filters and screens.
- 1 Inspect high and low voltage wiring for damage and tightness of connections.
- 1 Inspect for proper refrigerant level.
- 1 Inspect structural integrity of machine and brackets that possibly have failed due to vibration of components.
- 1 Start chiller and check for proper operation.
- 1 Submit status report listing any problems for corrective action.
- 1 Pre-Season Heating:(Boiler)(Annually November 2023)
- 1 Inspect heating burner assembly for cleanliness.
- 1 Inspect ignitor and flame sensor. Clean as necessary.
- 1 Inspect Airhandler heating coils for cleanliness.
- 1 Inspect and test low water shut-down.

Bill Pursch  
bill@hotmechanical.com  
Thank You for Your Business!

AUTHORIZATION SIGNATURE:

**TOTAL**

October 10, 2023  
(Exhibit # 12)

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SCOPE OF WORK:

HVAC System Maintenance

QTY

DESCRIPTION

- 1 Inspect high and low voltage wiring for damage and tightness of connections.
- 1 Inspect and test flow switches.
- 1 Inspect all safeties and check for proper operation.
- 1 Inspect boiler water circulation pump. Clean filters and screens.
- 1 Replace boiler combustion air filter.
- 1 Start boiler and check for proper operation.
- 1 Submit status report listing any problems for corrective action.

**Customer Benefits:**

- Increased efficiency of equipment resulting in lower operating expenses and longer equipment life.
- 24hr emergency service
- Computerized equipment maintenance and repair history.
- Preferred customer rating.

**Notes:**

- This is a two page document.
- Sales tax is not included.
- Preseason heating and cooling is included, one each annually.
- Repairs or materials other than specified are not included and would be added to total.

**Labor Rate:**

- Labor rate for technician performed repairs not covered by this contract will be billed at \$110.00 per hour.

**Exclusions:**

- Chiller or boiler circulation water treatment. (Owner has a separate contract for this work)
- Refrigerant or other parts not listed in contract.

**Notes:**

- This is a two page document.
- Sales tax is not included.
- Preseason heating and cooling is included, one each annually.
- Repairs or materials other than specified are not included and would be added to total.
- General liability and workman's compensation coverage is provided.

Regulated by: Texas State Board of Plumbing Examiners 929 E. 41st St. PO Box 4200 Austin TX. 78765 (512-458-2145)  
Texas Dept. of Licensing and Regulation PO Box 12157 (800-803-9202)

Bill Pursch  
bill@hotmechanical.com  
Thank You for Your Business!

AUTHORIZATION SIGNATURE: \_\_\_\_\_

**TOTAL**

**\$8,995.00**