

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	
DATE	Agreement NO.
9/9/2024	4627

PROJECT:

Couthouse Facility.

PHON...	325-643-2828	FAX#:	
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SCOPE OF WORK:	HVAC System Maintenance.
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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	Aercó-Boiler
2	Circulation Pumps
29	Air Handling Units
	Filter Service: (Quarterly)(October 2024; January 2025, April 2025 and July 2025)
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 2025)
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 2024)
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.

Rusty Roberts
Rusty@hotmechanical.com
Thank You for Your Business!

AUTHORIZATION SIGNATURE:

TOTAL

September 30, 2024
(EXhibit #2)

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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.
Alternates should be added to or deducted from total:	
	Alt #1 Extend contract for an additional year.....Add \$8,995.00 - 17,990
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 \$120.00 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.	

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SCOPE OF WORK:	HVAC System Maintenance.
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QTY	DESCRIPTION
	<p>- 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)</p>

Rusty Roberts
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AUTHORIZATION SIGNATURE: _____

TOTAL

\$8,995.00