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.
9/10/2026	5122

PROJECT:

Court House and AgriLife Extension Facility.

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:
	Court House Facility.
	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 2026, January 2027, April 2027 and July 2027)
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 2027)
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 2026)
1	Inspect heating burner assembly for cleanliness.
1	Inspect ignitor and flame sensor. Clean as necessary.
1	Inspect Airhandler heating coils for cleanliness.

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

AUTHORIZATION SIGNATURE:

TOTAL

Total Filters
62
X 4
248

October 5, 2026
(Exhibit #10)

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.
9/10/2026	5122

PROJECT:

Court House and AgriLife Extension Facility.

PHON...	325-643-2828	FAX#:	

SCOPE OF WORK:	HVAC System Maintenance.

QTY	DESCRIPTION
1	Inspect and test low water shut-down.
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.
	AgriLife Extension Facility.
	Filter Service: (Quarterly)(October 2026, January 2027, April 2027 and July 2027)
	Pre-Season Cooling: (Annually June 2027)
3	Inspect condenser fan bearings for wear and lubricate as necessary.
3	Inspect condenser controls, check for visual refrigerant leak signs, and check refrigerant charge.
3	Blow out or flush condensate pan and drain as necessary.
3	Inspect evaporator coil for cleanliness.
1	Report any problems for corrective action.
	Pre-Season Heating: (Annually November 2026)
3	Inspect burners for cleanliness and proper flame adjustment.
3	Blow soot and rust out of heat exchanger and visually inspect.
3	Inspect heating safety controls.
1	Report any problems for corrective action.
	Alternates should be added to or deducted from total:
	Alt #1 Extend contract for an additional year.....Add $10,538.00
	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:

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

AUTHORIZATION SIGNATURE:

TOTAL

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

PROJECT:
Court House and AgriLife Extension Facility.

325-646-1655

Maintenance Agreement

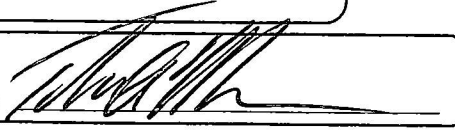
DATE	Agreement NO.
9/10/2026	5122

PHON...	325-643-2828	FAX#:	

SCOPE OF WORK:	HVAC System Maintenance.

QTY	DESCRIPTION
	- This is a three 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 $125.00 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)

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

AUTHORIZATION SIGNATURE: 

TOTAL $10,538.00