



Preferred Mechanical Group, LLC
5729 Lebanon Road, Suite 144 Box 239
Frisco, TX 75034
<https://www.pmgservice.com>
TACLA34419C
M-45430

Quote No: 26Q103378
Valid Until: Oct 25, 2026

Quote For:
Decatur Independent School District
Rann Elementary School
1300 South Deer Park Road, Decatur, TX 76234

Chiller 1 Circuit and A & B Rann Elementary

*Preferred Mechanical Group is pleased to offer you the following proposal for your consideration.
Preferred Mechanical Group will provide labor and material per the following scope of work:*

Scope of Work:

Chiller 1 Circuit and A & B Rann Elementary

- Check in with customer
- Isolate and perform LOTO on hazardous energy sources for Chiller 1
- **Replace Entering and Leaving Chilled Water Temp Sensors**
- **Replace Circuit A Contactor Assembly**
- Recover and weigh existing refrigerant from circuit A & B with DOT approved recovery cylinder and report any deficiency to customer. **** A separate proposal will be provided if additional refrigerant is required to meet manufacturers' charge. ****
- Replace oil valves on Circuit A and B
 - o Remove External oil isolation valve
 - o Furnish and Install new oil isolation valve
 - o Remove and replace internal check valve
- Replace Oil Internal and External Filters on Circuits A & B
- Replace Oil on Circuits A & B
- Replace Liquid Line Drier Cores
- Pressurize circuit with nitrogen
- Confirm no leaks are present
- Perform system evacuation to EPA standards
- Charge circuit with refrigerant
- Remove LOTO
- Restore power to unit
- Perform unit start up
- Test unit for proper operation
- Report any recommendations or issues found to customer

Exclusions & Clarifications:

- Service to be performed during PMG's normal working hours Monday – Friday
- **Estimated Lead Time on Parts -Mid October**
- **** A separate proposal will be provided if additional refrigerant is required to meet manufacturers' charge. ****
- **Pricing in this Proposal is Compliant with TIPS Contract **25010501****
- Only parts and services listed in the 'Scope of Work' provided above will be performed
- PMG will provide separate proposal(s) in the event additional service(s) are found or requested by customer

Chiller 1 Circuit and A & B Rann Elementary

Sub Total

\$35,184.70

	Tax	\$0.00
	Quote Total	\$35,184.70

Thank you for your request for this proposal and we look forward to working with you on this project. Please contact me with any questions or concerns that you may have.

Sylvia Leibowitz
Account Manager
972-654-1184

Terms and Conditions

PREFERRED MECHANICAL GROUP, LLC (PMG)

TERMS AND CONDITIONS OF SERVICE

ACCEPTANCE OF TERMS

Proposals are subject to acceptance within 30 days of the date. Prices are subject to change without notice prior to acceptance by Customer. If the order is a written Proposal acceptance, this document is an acknowledgment, subject to credit approval. If no response is received within two weeks, PMG will consider the terms accepted and proceed with the order. Customers' acceptance of goods or services will constitute acceptance of these Terms and Conditions.

PAYMENT TERMS

The Customer agrees to pay PMG invoices within 30 days of the invoice date. If payment is not received within this period, interest will be charged at a rate of 1.5% per month (18% annually) on the unpaid portion. Invoice payments must be made via ACH, wire transfer, check, money order, or credit card. Payments submitted online through PMG's designated invoice payment platform may be subject to applicable processing fees. Current processing fees are as follows: (i) credit card payments: 3.25% plus \$0.30 per transaction; and (ii) ACH/eCheck payments: 1% of the transaction amount, capped at \$10 per transaction. Direct ACH bank-to-bank payments submitted outside of PMG's online invoice payment platform are not subject to invoice platform processing fees. PMG reserves the right to update applicable processing fees upon notice to Customer. PMG may invoice for all equipment and materials, whether delivered to the installation site or an off-site facility, and for work performed both on-site and off-site. Retention shall only be withheld as per the written agreement by PMG and must be released by the date of substantial completion. No retention is allowed on equipment portions of the order. If payment is not received on time, PMG reserves the right to suspend services, with completion time extended by the duration of the suspension. The Customer will be responsible for all associated shutdown, standby, and start-up costs. In the event that PMG initiates any action or suit to collect an outstanding balance, the Customer agrees to pay all associated collection costs, including reasonable attorney fees and other expenses incurred by PMG.

CUSTOMER RESPONSIBILITIES

The Customer shall ensure safe and reasonable access to equipment and provide a safe working environment for PMG personnel. The Customer shall grant access to the site and make available necessary building services, including but not limited to water, elevators, receiving docks, electrical service, trash receptacles, restroom facilities, and other utilities required for the performance of services. The Customer is responsible for keeping areas around the equipment clear and unobstructed to facilitate service work. The Customer is also responsible for moving any stock, fixtures, walls, partitions, or other obstacles that may need to be relocated to allow PMG to perform the specified services. The Customer must promptly notify PMG of any unusual operating conditions or issues with the equipment covered under this Agreement. Upon agreement, the Customer shall allow PMG to stop and start the equipment as necessary for service work. The Customer is responsible for providing adequate water treatment for systems where applicable and ensuring the availability of routine equipment log readings and the proper operation of the equipment in accordance with the manufacturer's instructions. Additionally, the Customer must address any issues related to mold, fungi, mildew, or bacteria in a timely manner. The Customer is also required to identify and clearly label any asbestos-containing materials (ACM) present at the facility before work commences and inform PMG of any hazardous products or substances on the jobsite prior to the start of work, to ensure compliance with safety regulations and industry standards. By fulfilling these responsibilities, the Customer will help ensure that PMG can perform services effectively and safely.

WORKING HOURS

Services will be performed during PMG's normal working hours, unless otherwise agreed. After-hours services will be billed at over time or double time rates.

ADDITIONAL SERVICES/EXTRAS

Parts or services beyond the agreed-upon scope will be billed as extra charges, subject to the Customer's written authorization.

WARRANTY

PMG provides no warranty for products not manufactured by PMG. However, any applicable manufacturer's warranties for such products will be passed on to the Customer. This warranty does not cover shipping, handling, or transportation charges, nor does it include any associated labor costs. Additionally, this warranty is void for any equipment that has not been properly maintained, has been repaired by others, or has been altered, abused, or misused in any way. PMG warrants its workmanship, or that of its agents, in relation to the installation of materials for a period of ninety (90) days from the date of installation. For service work, this warranty is valid for ninety (90) days from the date of service. The Customer acknowledges that re-performance of services is the exclusive remedy for any issues related to PMG's workmanship or services. Any labor costs associated with the repair or replacement of materials outside the scope of this warranty shall be the responsibility of the Customer. These warranties are in lieu of all other warranties, whether express, implied, or statutory, including the implied warranties of merchantability and fitness for a particular purpose. Under no circumstances shall PMG be liable for any special, indirect, or consequential damage arising from defects in material or workmanship, or the performance of services.

EXCLUSIONS

PMG shall not be responsible for items or systems that are not typically subject to mechanical maintenance, including but not limited to ductwork, casings, cabinets, fixtures, structural supports, grillage, piping, cooling tower fill, boiler tubes, boiler refractory, disconnect

switches, motor control centers, circuit breakers, and similar components. PMG is also not responsible for any repairs, replacements, alterations, additions, adjustments, or emergency calls that may arise due to negligent operation, misuse, abuse, prior improper maintenance, vandalism, obsolescence, design flaws, weather-related damage (such as freezing), chemical or electrochemical damage, corrosion, erosion, deterioration from unusual wear and tear, mold, fungi, mildew, bacteria, or any other cause beyond PMG control. Further, PMG shall not be obligated to perform tests, install equipment, or make modifications that may be recommended or mandated by insurance companies, government, or other regulatory bodies. In such instances, PMG, at its discretion, may submit a proposal for additional services or modifications outside of this Agreement. Additionally, PMG will not be responsible for repairing or replacing equipment that has not been adequately maintained.

RECOMMENDED SERVICE

Should PMG determine at any time that repairs, replacements, or corrections are needed for the Customer's equipment, parts, or components, PMG will provide the Customer with a written equipment condition report outlining necessary recommendations, corrections, and the associated repair costs. If PMG recommends certain services not included in this Agreement or identified during the initial inspection, and the Customer elects not to have such services performed in a timely manner, PMG shall not be liable for any resulting equipment or control failures, operational issues, or long-term damage. At its discretion, PMG may continue to maintain the equipment and/or controls to the best of its ability, without assuming further responsibility, or may remove such equipment from this Agreement, adjusting the price accordingly.

CLAIMS

Any claims arising from the performance or nonperformance of this Agreement, whether based on contract, negligence, strict liability, or any other legal theory, must be filed within one (1) year from the date the claim first arose.

INDEMNITY

Both parties agree to indemnify and hold each other harmless from claims or damage resulting from their intentional misconduct or negligence. This includes legal fees and costs associated with any claims arising from actions by their respective employees or agents.

DELAYS

Neither party will be liable for delays caused by conditions beyond their control, such as weather or force majeure events.

CANCELLATION

The Customer may terminate this agreement by providing PMG with 45 days' written notice, along with payment for any costs or expenses incurred by PMG, including but not limited to purchases, contract commitments, and any other losses resulting from the cancellation. Upon termination, PMG shall have the right to access the Customer's facilities to retrieve any property owned by PMG.

SERVICE TERMINATION

PMG reserves the right to terminate services at its discretion, particularly if payments are not made as agreed or if unauthorized alterations or repairs are made to equipment. PMG will retain access to remove its property from the Customer's facilities.

RETURNS

Returns are only accepted with prior written consent. Returned goods may be subject to a restocking fee. Special orders and non-stock items are non-returnable.

SHIPPING

PMG does not guarantee a specific delivery date. PMG reserves the right to ship any portion of the equipment specified in this Agreement and to receive payment from the Customer for such partial shipments. Any shipment dates provided are approximate and subject to change.

ASBESTOS, MOLD, MILDEW, AND HAZARDOUS MATERIALS

PMG's work and services under this Agreement specifically exclude any tasks related to asbestos or hazardous materials. PMG is not obligated to identify, detect, abate, encapsulate, clean, control, or remove asbestos, hazardous materials, mold, fungi, mildew, or bacteria. The Customer affirms that, to the best of their knowledge, no asbestos or hazardous materials exist within the building that would affect PMG's work. If PMG becomes aware of or suspects the presence of asbestos or hazardous materials, PMG reserves the right to immediately halt work and remove its employees from the project, notifying the Customer of the situation. The performance timeline shall be extended accordingly. The Customer will be responsible for addressing and rectifying the issue in compliance with all applicable regulations. Furthermore, the Customer agrees to assume full responsibility for any claims arising from the presence of asbestos or hazardous materials within the building.

WASTE MATERIALS

The Customer shall bear full responsibility for the removal and proper disposal of all waste materials, including but not limited to waste oil, refrigerant, and any other materials generated throughout the duration of this Agreement. The Customer ensures that such waste will be managed in compliance with all applicable laws, regulations, and industry standards.

LIMITATION OF LIABILITY

Under no circumstances shall PMG be held liable for any incidental, special, or consequential damages, including but not limited to loss of revenue, loss of use of equipment or facilities, or any economic damage arising from strict liability or negligence. PMG shall not be responsible for damage to property, other than the equipment provided under this Agreement, nor for injury to persons, except to the extent that such damage or injury results directly from PMG's negligent acts or omissions. The maximum liability of PMG for any claim (excluding personal injuries) shall be limited to the refund of any amounts paid by the Customer to PMG under this Agreement.

SUPERSEDURE, ASSIGNMENT, AND MODIFICATION

This Agreement constitutes the complete and exclusive understanding between the parties, superseding all prior or contemporaneous oral or written agreements, representations, or statements. The Customer may not assign this Agreement without the prior written consent of PMG. Any modification to this Agreement shall not be effective unless made in writing and signed by both parties.

DIGITAL SIGNATURE AND DELIVERY

The delivery of signature pages to this Agreement by portable document format ("PDF") or other electronic means shall be as effective as delivery of an original executed copy of this Agreement. Any signature page so delivered shall be deemed to have the same legal effect as an original signature and may be used in lieu of an original for all purposes.

REGULATORY INFORMATION

PMG is regulated by the Texas Department of Licensing and Regulation and the Texas State Board of Plumbing Examiners. Contact Information: Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599, www.tdlr.texas.gov.

Preferred Mechanical Group, LLC is a licensed HVAC contractor in the state of Texas: **Contractor License TACLA34419C**.

Preferred Mechanical Group, LLC is a licensed Plumbing contractor in the state of Texas: **Contractor License M-45430**.

CONTACT INFORMATION

For billing inquiries or further information, please contact us by **Phone:** (972) 382-7711 or **Email:** ar@pmgservice.com.