Better Property Maintenance LLC dba HECTORS AIRCON henceforth known as "Contractor," and Horizon Montessori Public School (HMPS), henceforth known as "Charter School," are entering into this contract on **May 3, 2019**, for the purposes of establishing the provisions to AC installation for Buildings 1 located at 2319 N. Grand Blvd., Pearland, Texas 77581.

- HMPS, agrees to the proposal amount of \$100,547.20 (Up to 30% down \$30,164.16 and \$70,383.04 minus any withdrawals for purchases of materials with accompanying receipts) then the balance due will be paid upon completion of services provided by Better Property Maintenance LLC dba HECTORS AIRCON to be performed at the above address.
- Pursuant to the proposal, and the changes listed above, Better Property Maintenance LLC dba HECTORS AIRCON, "contractor" agrees to complete all work promised. Price includes:

AGREEMENT:

Proposed cost for AC installation for Buildings 1 located at 2319 N. Grand Blvd., Pearland, Texas 77581.

Classrooms

Building # 1 Project is as follows:

* Supply and install Roof Top High efficiency 3 Ton AC units, ozone friendly refrigerant R410A, Electric Heat Kit 10 Kw, 208/230 volts 3 phase, 60 Hz. Roof curb 14"tall two stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Controller.

, one lay-in 24x24" high velocity supply air difusser, one lay in return grille 24x24", 7 day prog/ non-prog. Wi-Fi Connect thermostat.

ea \$/ea Total

Proposed Cost 9 \$8,975.20 \$80,776.80

Hallway

* Supply and install Roof Top High efficiency 3 Ton AC units, ozone friendly refrigerant R410A, Electric Heat Kit 15 Kw, 208/230 volts 3 phase, 60 Hz. Roof curb 14"tall, two stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Controller.

Air ducts to include office space and restrooms, NO spiral duct on Hallway , 7 day prog / non prog, W-Fi Connect thermostat.

ea \$/ea Total

Proposed Cost 2 \$9,885.20 \$19,770.40

Total Proposed Building #1 \$100,547.20

Better Property Maintenance LLC dba HECTORS AIRCON offers a 180 day workmanship warranty on all labor. All material is guaranteed to be specified. All work completed in a workmanlike manner according to standard practice. Any alteration from specifications above involving extra cost will be executed only upon notice to responsible party and will become an extra charge over and above estimate. Acceptance of proposal: The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Better Property Maintenance LLC dba HECTORS AIRCON requires a 30% down.

Notes:

- * There is a 6 to 8 weeks leadtime to receive AC Equipment.
- * If metal structure reinforcement were to be required to support new Roof Top Units, would have to be done by others.
- * Exhaust Fan for Restrooms will be provided by owner
- * Demolition of existing RTUs / existing airducts NOT included.
- * RTU to be installed on assigned spot to hold its operating weight of 733 lbs.
- * If approved by Architect, we will cut holes on roof for duct work, anchoring and sealing roof curb on top of building roof to be done by roofing contractor.
- * 5 year compressor and 1 year all other parts warranty by Carrier Corporation, Better Property Maintenance LLC dba HECTORS AIRCON provides 180 days warranty on labor due to installation defects.

Total: \$100,547.20

 HMPS agrees to pay Better Property Maintenance LLC dba HECTORS AIRCON according to the following plan:

Remaining payment rendered upon completion, estimated date no later than **July 31, 2019.** should there be any extenuating circumstances enabling the completion of services by this date, HMPS should be notified in writing 10 days prior of the completion date of **July 31, 2019.**

- Better Property Maintenance LLC dba HECTORS AIRCON will be responsible for all materials and equipment necessary for the completion of the job, which the Better Property Maintenance LLC dba HECTORS AIRCON agrees were included in the proposal, or were added with the changes listed above.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that service will begin no later than <u>May 6, 2019</u> and with an estimated date of completion on <u>July 31, 2019</u>.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that any delays and/or changes not agreed to in this document must be discussed with HMPS before work is to continue.
- Better Property Maintenance LLC dba HECTORS AIRCON will not be using any sub contractors for this project. If they should choose to do so, with the understanding that payment to the subcontractors is the sole responsibility of the HECTORS AIRCON. <u>Proof of payments must be submitted with draw</u> request for materials and labor.

- Better Property Maintenance LLC dba HECTORS AIRCON agrees to hold an insurance policy worth \$1,000.000. general liability and workers compensation insurance which will cover equipment, materials and all employees and/or subcontractors.
 - Better Property Maintenance LLC dba HECTORS AIRCON agrees that they will remove all debris, equipment, materials, etc. from the location upon completion of the service.
 - Better Property Maintenance LLC dba HECTORS AIRCON agrees that all employees and/or subcontractors will be legally permitted to work in the United States.
 - Better Property Maintenance LLC dba HECTORS AIRCON agrees that they will comply with the Davis Bacon Act on payroll to employees.

Invalidity or unenforceability of one or more provisions of this agreement shall not affect any other provision of this agreement.

This contract is subject to the laws and regulations of the state of Texas, county of Brazoria.

Name of Owner/Manager

Better Property Maintenance LLC

dba HECTORS AIRCON

Horizon Montessori Public Schools Alim Ansari, Superintendent or Designee

Date

110/2019



PROPOSAL FORM			
		DATE:	5/2/2019
PAG	ES TO FO	DLLOW:	None
SENT TO:			
COMPANY NAME: Pearland N	Montessor	i	
RECIPIENT'S NAME: Mr Alim A	Ansari		
FAX # alimansari@	@hotmail.d	com	
BUILDING # 1			
COMMENTS: Mr Ansari the proposed cost for	AC insta	llation at the P	Pearland
Montessori Building # 1 Project			- Carrana
Classrooms			
 * Supply and install Roof Top High efficience 	cy 3 Ton A	AC units, ozor	ne friendly
refrigerant R410A, Electric Heat Kit 10 Kw, 208/230	volts 3 p	hase, 60 Hz. R	Roof curb 14"tall
two stage cooling capacity with humidi-Mizer system,	Enthalpy	Economizer,	VFD Controller.
, one lay-in 24x24" high velocity supply air difusser, of	one lay in	return grille 2	4x24",
7 day prog/ non-prog. Wi-Fi Connect thermostat.			
	ea	\$/ea	Total
Proposed Cost	9	\$8,975.20	\$80,776.80
Hallway			
* Supply and install Roof Top High efficience	y 3 Ton A	AC units, ozor	ne friendly
refrigerant R410A, Electric Heat Kit 15 Kw, 208/230	volts 3 p	ohase, 60 Hz. I	Roof curb 14"tall
two stage cooling capacity with humidi-Mizer system.			
air ducts to include office space and restrooms, NO s	piral duct	on Hallway,	7 day prog / non prog
W-Fi Connect thermostat.			
	ea	\$/ea	Total
Proposed Cost	2	\$9,885.20	\$19,770.40
T-4-1D 1D 212 //4		-	0100 717 00
Total Proposed Building # 1			\$100,547.20
*If applicable (8.25% sales Tax will be c	harged to	invoice)	

Notes:	
*	Please allow 6 to 8 weeks leadtime to receive AC Equipment.
*	If metal structure reinforcement were to be required to support new Roof Top Units.
	would have to be done by others.
*	Exhaust Fan for Restrooms will be provided by owner
*	Demolition of existing RTUs / existing airducts NOT included.
*	RTU to be installed on assigned spot to hold its operating weight of 733 lbs.
*	If approved by Architect, we will cut holes on roof for duct work, anchoring
	and sealing roof curb on top of building roof to be done by roofing contractor.
*	Parts warranty by Carrier Corporation, 5 year on compressor, one year other parts,
	Better Property Maintenance LLC, provides 180days warranty on labor due to
	installation defects.
	Pagt Pagenda
	Best Regards
	Hector Becerra
	Hectors Aircon
	becerrahsr@gmail.com



PROPOSA	LFORM				
			DATE:	5/2/2	019
		PAGES T	O FOLLOW:	None	
SENT	TO:				
COMPANY NAM	E:	Pearland Monte	essori		
RECIPIENT'S NA	ME:	Mr Alim Ansar			-
FAX#		alimansari@hotr	mail.com		
BUILDING # 1					
COMMENTS:	Mr Ansari the pro	posed cost for AC	installation at t	he Pearland	
		ing # 1 Project is as			
Classrooms		<u> </u>			
* Supply a	nd install Roof Top	High efficiency 3	Ton AC units.	ozone friendly	
refrigerant R410A,					"tall
two stage cooling ca					
, one lay-in 24x24"					
7 day prog/ non-pro					
		e	a \$/ea	Total	
P	roposed Cost		9 \$8,975.	20 \$80,776.8	30
Hallway					
* Supply a	nd install Roof Top	High efficiency 3	Ton AC units,	ozone friendly	
refrigerant R410A,					4"tall
two stage cooling ca					
air ducts to include					
W-Fi Connect therm					
		e	a \$/ea	Total	
P	roposed Cost		2 \$9,885.	20 \$19,770.4	10
	Total Proposed 1	Building # 1		\$100,547	.20
*If appli	cable (8.25% sales	Tax will be charg	ged to invoice)		
		A CONTRACTOR OF THE STATE OF TH			

Notes:	
*	Places allow () O I I I I
*	Please allow 6 to 8 weeks leadtime to receive AC Equipment.
*	If metal structure reinforcement were to be required to support new Roof Top Units
*	would have to be done by others.
	Exhaust Fan for Restrooms will be provided by owner
*	Demolition of existing RTUs / existing airducts NOT included.
*	RTU to be installed on assigned spot to hold its operating weight of 733 lbs.
*	If approved by Architect, we will cut holes on roof for duct work, anchoring
	and sealing roof curb on top of building roof to be done by roofing contractor.
*	Parts warranty by Carrier Corporation, Hectors Aircon provides 180 days
	warranty on labor due to installation defects.
*	54rs Compressor and Lyear all other parts
×	Extended warranty available, for add Cost
	Best Regards
	Hector Becerra
	Hectors Aircon
	becerrahsr@gmail.com

Better Property Maintenance LLC dba HECTORS AIRCON henceforth known as "Contractor," and Horizon Montessori Public School (HMPS), henceforth known as "Charter School," are entering into this contract on **May 3, 2019,** for the purposes of establishing the provisions to AC installation for Buildings 2 located at 2319 N. Grand Blvd., Pearland, Texas 77581.

- \$24,246.00 (Up to 30% down \$7,273.80 and \$16,972.20 minus any withdrawals for purchases of materials with accompanying receipts) then the balance due will be paid upon completion of services provided by Better Property Maintenance LLC dba HECTORS AIRCON to be performed at the above address.
- Pursuant to the proposal, and the changes listed above, Better Property Maintenance LLC dba HECTORS AIRCON, "contractor" agrees to complete all work promised. Price includes:

AGREEMENT:

Proposed cost for AC installation at the Pearland Montessori Public School

Library RTU # 2 * Supply and install Roof Top High efficiency 8.5 Ton AC units , ozone friendly refrigerant R410A, Electric Heat Kit , 460 volts 3 phase, 60 Hz. Roof curb 14"tall two stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Controller. duct board 2" wall installed inside fur down, 7 day prog / non prog Wi-Fi Connect thermostat. Linear air difussers for Reading Area, Lay in air difussers for offices and work room .

ea \$/ea Total
Proposed Cost 1 \$24,246.00 \$24,246.00

Total Cost labor and material \$24,246.00

Better Property Maintenance LLC dba HECTORS AIRCON offers a 180 day workmanship warranty on all labor. All material is guaranteed to be specified. All work completed in a workmanlike manner according to standard practice. Any alteration from specifications above involving extra cost will be executed only upon notice to responsible party and will become an extra charge over and above estimate. Acceptance of proposal: The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Better Property Maintenance LLC dba HECTORS AIRCON requires a 30% down.

Notes: * Please allow 6 to 8 weeks leadtime to receive AC Equipment. * If metal structure reinforcement were to be required to support new Roof Top Units, would have to be done by others. * Exhaust Fan for Restrooms will be provided by owner * Demolition of existing RTUs / existing airducts NOT included. * New RTU to be installed on same spot where old AC unit was installed. * Anchoring and sealing

New roof curb to be done by roofing contractor. ** 5 year compressor and 1 year all other parts warranty by Carrier Corporation, Better Property Maintenance LLC dba HECTORS AIRCON provides 180 days warranty on labor due to installation defects.

Total: \$24,246.00

 HMPS agrees to pay Better Property Maintenance LLC dba HECTORS AIRCON according to the following plan:

Remaining payment rendered upon completion, estimated date no later than <u>July 31, 2019</u>, should there be any extenuating circumstances enabling the completion of services by this date, HMPS should be notified in writing10 days prior of the completion date of <u>July 31, 2019</u>.

- Better Property Maintenance LLC dba HECTORS AIRCON will be responsible for all materials and equipment necessary for the completion of the job, which the Better Property Maintenance LLC dba HECTORS AIRCON agrees were included in the proposal, or were added with the changes listed above.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that service will begin no later than <u>May 6, 2019</u> and with an estimated date of completion on <u>July 31, 2019</u>.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that any delays and/or changes not agreed to in this document must be discussed with HMPS before work is to continue.
- Better Property Maintenance LLC dba HECTORS AIRCON will not be using any sub contractors for this project. If they should choose to do so, with the understanding that payment to the subcontractors is the sole responsibility of the Better Property Maintenance LLC dba HECTORS AIRCON. <u>Proof of</u> <u>payments must be submitted with draw request for materials and labor.</u>
- Better Property Maintenance LLC dba HECTORS AIRCON agrees to hold an insurance policy worth \$1,000.000. general liability and workers compensation insurance which will cover equipment, materials and all employees and/or subcontractors.
 - Better Property Maintenance LLC dba HECTORS AIRCON agrees that they
 will remove all debris, equipment, materials, etc. from the location upon
 completion of the service.
 - Better Property Maintenance LLC dba HECTORS AIRCON agrees that all employees and/or subcontractors will be legally permitted to work in the United States.
 - Better Property Maintenance LLC dba HECTORS AIRCON agrees that they will comply with the Davis Bacon Act on payroll to employees.

Invalidity or unenforceability of one or more provisions of this agreement shall not

affect any other provision of this agreement.

This contract is subject to the laws and regulations of the state of Texas, county of Brazoria.

Name of Owner/Manager

Better Property Maintenance LLC dba

HECTORS AIRCON

Horizon Montessori Public Schools Alim Ansari, Superintendent or Designee 5-3-201

Date

05/10/2019

Date



PRO	POSA	LFOR	M						
						DATE:		5/2/2019	
				PAGE	S TO FOI	LOW:	N	one	
	SENT T	o :							
COMPA	ANY NAME	:		Pearland Mo	ontessori				
RECIPII	ENT'S NAM	ЛЕ:		Mr Alim Ar	sari				
FAX#				alimansari@l	notmail.co	<u>om</u>			
BUILDI				1 0	~				
COMM	ENTS:			ed cost for A			Pear	land	
T 11	DMXX // A	Montessori	Building	# 2 Project is	s as follo	ws:			
Library	RTU#2								
*				gh efficiency					
				volts 3 phas					
								D Controller.	
								et thermostat.	
Linear ai	r difussers fo	or Reading A	Area, Lay	in air difusse	ers for of	rices and wo	ork ro	om .	
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					ea	\$/ea		Total	
		oposed Cos			1	\$24,246.00	) \$	24,246.00	
	If applica	ble (8.25%	sales Tax	will be cha	rged to i	nvoice)			
Notes:									
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		e to be done							
*				be provided					1
*	Demolition of existing RTUs / existing airducts NOT included.								
*	New RTU to be installed on same spot where old AC unit was installed.								
*	Anchoring and sealing New roof curb to be done by roofing contractor.								
*	Parts warra	anty by Carr	rier Corpor	ration, 5 year	r on com	pressor, one	e year	r other parts,	
	Better Pro	perty Maint	enance LL	C, provides	180days	warranty on	labo	r due to	
	installatio	n defects.							
	Best Regar	rds							
	Hectors A	ircon							



PRO	POSA	LFOR	M					
				_	I	DATE:	5/2/	2019
				PAGE	S TO FOLI	LOW:	None	
	SENTT	0:						
COMPA	NY NAME			Pearland Me	ontessori			
RECIPIE	NT'S NAN	ME:		Mr Alim Ar	ısari			
FAX#				alimansari@	hotmail.cor	n		
BUILDIN	IG#2							
COMME	:NTS:			sed cost for A			Pearland	
		Montesso	ri Building	# 2 Project i	s as follow	/s:		
Library	RTU # 2							
*	Supply an	d install Re	oof Top Hi	gh efficiency	8.5 Ton A	C units, oz	zone friend	lly
				) volts 3 phas				
				izer system,				
				n, 7 day prog				nostat.
Linear air	difussers fo	or Reading	Area, Lay	in air difusse	ers for offi	ces and wor	k room .	
					ea	\$/ea	Tota	
		oposed Co				\$24,246.00	\$24,246	.00
NT /	If applica	ble (8.25%	o sales Ta	x will be cha	rged to in	voice)		
Notes:	D1 11	( , 0						
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				t were to be r	equired to	support nev	w Roof To	p Units,
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	Best Rega	rds						-
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	Hectors A	ircon						

Better Property Maintenance LLC dba HECTORS AIRCON henceforth known as "Contractor," and Horizon Montessori Public School (HMPS), henceforth known as "Charter School," are entering into this contract on **May 3, 2019,** for the purposes of establishing the provisions to AC installation for Buildings 1-4 located at 2319 N. Grand Blvd., Pearland, Texas 77581.

- \$105,310.00 (Up to 30% down \$31,593.00 and \$73,717.00 minus any withdrawals for purchases of materials with accompanying receipts) then the balance due will be paid upon completion of services provided by Better Property Maintenance LLC dba HECTORS AIRCON to be performed at the above address.
- Pursuant to the proposal, and the changes listed above, Better Property Maintenance LLC dba HECTORS AIRCON, "contractor" agrees to complete all work promised. Price includes:

#### AGREEMENT:

Proposed cost for AC installation for Buildings 3 located at 2319 N. Grand Blvd., Pearland, Texas 77581.

Classrooms * Supply and install Roof Top High efficiency 3 Ton AC units , ozone friendly refrigerant R410A, Electric Heat Kit 10 Kw , 208/230 volts 3 phase, 60 Hz. Roof curb 14"tall two stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Controller. , one lay-in 24x24" high velocity supply air diffuser, one lay in return grille 24x24", 7 day prog/ non-prog. Wi-Fi Connect thermostat.

ea \$/ea Total

Proposed Cost 10 \$8,630.00 \$86,300.00

#### Hallway

* Supply and install Roof Top High efficiency 3 Ton AC units , ozone friendly refrigerant R410A, Electric Heat Kit 15 Kw , 208/230 volts 3 phase, 60 Hz. Roof curb 14"tall two stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Controller. air ducts to include office space and restrooms, NO spiral duct on Hallway , 7 day prog / non prog W-Fi Connect thermostat.

ea \$/ea Total

Proposed Cost 2 \$ 9,505.00 \$19,010.00

Total Proposed Building #3 \$105,310.00

Better Property Maintenance LLC dba HECTORS AIRCON offers a 180 day workmanship warranty on all labor. All material is guaranteed to be specified. All work completed in a workmanlike manner according to standard practice. Any

alteration from specifications above involving extra cost will be executed only upon notice to responsible party and will become an extra charge over and above estimate. Acceptance of proposal: The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified Better Property Maintenance LLC dba HECTORS AIRCON requires a 30% down.

Notes: * Please allow 6 to 8 weeks lead-time to receive AC Equipment. * If metal structure reinforcement were to be required to support new Roof Top Units, would have to be done by others. * Exhaust Fan for Restrooms will be provided by owner * Demolition of existing RTUs / existing air ducts NOT included. * New RTU to be installed on same spot where old AC unit was installed. * Anchoring and sealing New roof curb to be done by roofing contractor. ** 5 year compressor and 1 year all other parts warranty by Carrier Corporation , Better Property Maintenance LLC dba HECTORS AIRCON provides 180 days warranty on labor due to installation defects.

Total: \$105,310.00

 HMPS agrees to pay Better Property Maintenance LLC dba HECTORS AIRCON according to the following plan:

Remaining payment rendered upon completion, estimated date no later than <u>July 31, 2019</u>, should there be any extenuating circumstances enabling the completion of services by this date, HMPS should be notified in writing 10 days prior of the completion date of <u>July 31, 2019</u>.

- Better Property Maintenance LLC dba HECTORS AIRCON will be responsible for all materials and equipment necessary for the completion of the job, which the Better Property Maintenance LLC dba HECTORS AIRCON agrees were included in the proposal, or were added with the changes listed above.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that service will begin no later than <u>May 6, 2019</u> and with an estimated date of completion on <u>July 31, 2019</u>.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that any delays and/or changes not agreed to in this document must be discussed with HMPS before work is to continue.
- Better Property Maintenance LLC dba HECTORS AIRCON will not be using any sub contractors for this project. If they should choose to do so, with the understanding that payment to the subcontractors is the sole responsibility of the Better Property Maintenance LLC dba HECTORS AIRCON. <u>Proof of payments</u> <u>must be submitted with draw request for materials and labor.</u>
- Better Property Maintenance LLC dba HECTORS AIRCON agrees to hold an insurance policy worth \$1,000.000. general liability and workers compensation insurance which will cover equipment, materials and all employees and/or subcontractors.

- Better Property Maintenance LLC dba HECTORS AIRCON agrees that they will remove all debris, equipment, materials, etc. from the location upon completion of the service.
- B Better Property Maintenance LLC dba HECTORS AIRCON agrees that all employees and/or subcontractors will be legally permitted to work in the United States.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that they will comply with the Davis Bacon Act on payroll to employees.

Invalidity or unenforceability of one or more provisions of this agreement shall not affect any other provision of this agreement.

This contract is subject to the laws and regulations of the state of Texas, county of Brazoria.

Name of Owner/Manager

Better Property Maintenance LLC

dba HECTORS AIRCON

Horizon Montessori Public Schools Alim Ansari, Superintendent or Designee Date

5/10/2019.

Date



Regulated by the Texas Department of Licensing and Regulation, PO Box 12157, Austin Tx 78711

1-800-803-9202, 512-463-6599

### PROPOSAL FORM

11101 001	IL I OIL	111			
				DATE:	5/2/2019
			PAGES TO FO	LLOW:	None
SENT	TO:				
COMPANY NAM	E:	Pearl	and Montessor	i	
RECIPIENT'S NA	AME:	Mr A	lim Ansari		
FAX#		alimar	nsari@hotmail.c	<u>com</u>	
BUILDING #3					
COMMENTS:	Mr Ansari	the proposed cos	st for AC instal	llation at the I	Pearland
		Building # 3 Pr			
Classrooms					
<ul> <li>* Supply a</li> </ul>	nd install Ro	of Top High effi	ciency 3 Ton A	AC units, ozo	ne friendly
refrigerant R410A,	Electric Heat	Kit 10 Kw, 208	8/230 volts 3 p	hase, 60 Hz. I	Roof curb 14"tall
two stage cooling c	apacitywith h	umidi-Mizer sys	stem, Enthalpy	Economizer,	VFD Controller.
, one lay-in 24x24"	high velocity	supply air difus	ser, one lay in	return grille 2	24x24",
7 day prog/ non-pro					
			ea	\$/ea	Total
	roposed Cos	st	10	\$8,630.00	\$86,300.00
Hallway					
* Supply a	nd install Roo	of Top High effi	ciency 3 Ton A	C units, ozo	ne friendly
refrigerant R410A,	Electric Heat	Kit 15 Kw, 208	3/230 volts 3 p	hase, 60 Hz.	Roof curb 14"tall
two stage cooling ca	apacity with h	numidi-Mizer sy	stem, Enthalpy	Economizer,	VFD Controller.
air ducts to include	office space	and restrooms, N	NO spiral duct	on Hallway,	7 day prog / non prog
W-Fi Connect thern	nostat.				
			ea	\$/ea	Total
P	roposed Cos	t	2	\$9,505.00	\$19,010.00
	Total Prop	osed Building #	‡ 3		\$105,310.00
*If appli	cable (8.25%	sales Tax will	be charged to	invoice)	
					-

1	
otes:	
*	Please allow 6 to 8 weeks leadtime to receive AC Equipment.
*	If metal structure reinforcement were to be required to support new Roof Top Units,
	would have to be done by others.
*	Exhaust Fan for Restrooms will be provided by owner
*	Demolition of existing RTUs / existing airducts NOT included.
*	RTU to be installed on assigned spot to hold its operating weight of 733 lbs.
*	If approved by Architect, we will cut holes on roof for duct work, anchoring
	and sealing roof curb on top of building roof to be done by roofing contractor.
*	Parts warranty by Carrier Corporation, 5 year on compressor, one year other parts,
	Better Property Maintenance LLC, provides 180days warranty on labor due to
	installation defects.
	motalitation delector.
	Best Regards
	Hector Becerra
	Hectors Aircon
	becerrahsr@gmail.com
	Section 19 (Septiment Company)



### PROPOSAL FORM

RECIPIENT'S NAME:  Mr Alim Ansari  FAX #   Mr Alim Ansari  Alimansari@hotmail.com   Mr Alimansari@hotmail.com   Mr Alimansari@hotmail.com   Mr Alimansari@hotmail.com  Mr Ansari the proposed cost for AC installation at the Pearland Montessori Building # 3 Project is as follows:  Classrooms  * Supply and install Roof Top High efficiency 3 Ton AC units, ozone friendly refrigerant R410A, Electric Heat Kit 10 Kw, 208/230 volts 3 phase, 60 Hz. Roof curb 14 two stage cooling capacitywith humidi-Mizer system, Enthalpy Economizer, VFD Contro, one lay-in 24x24" high velocity supply air diffuser, one lay in return grille 24x24", 7 day prog/ non-prog. Wi-Fi Connect thermostat.  Proposed Cost  10 \$8,630.00 \$86,300.0  Hallway  * Supply and install Roof Top High efficiency 3 Ton AC units, ozone friendly refrigerant R410A, Electric Heat Kit 15 Kw, 208/230 volts 3 phase, 60 Hz. Roof curb 14 two stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Control air ducts to include office space and restrooms, NO spiral duct on Hallway, 7 day prog/ fair ducts to include office space and restrooms, NO spiral duct on Hallway, 7 day prog/ fair ducts to include office space and restrooms, NO spiral duct on Hallway, 7 day prog/ fair ducts to include office space and restrooms, NO spiral duct on Hallway, 7 day prog/ fair ducts to include office space and restrooms, NO spiral duct on Hallway, 7 day prog/ fair ducts to include office space and restrooms, NO spiral duct on Hallway, 7 day prog/ fair ducts to include office space and restrooms, NO spiral duct on Hallway, 7 day prog/	019
SENT TO:  COMPANY NAME: Pearland Montessori  RECIPIENT'S NAME: Mr Alim Ansari  FAX # alimansari@hotmail.com  BUILDING # 3  COMMENTS: Mr Ansari the proposed cost for AC installation at the Pearland Montessori Building # 3 Project is as follows:  Classrooms  * Supply and install Roof Top High efficiency 3 Ton AC units, ozone friendly refrigerant R410A, Electric Heat Kit 10 Kw, 208/230 volts 3 phase, 60 Hz. Roof curb 14 two stage cooling capacitywith humidi-Mizer system, Enthalpy Economizer, VFD Contro, one lay-in 24x24" high velocity supply air diffusser, one lay in return grille 24x24", 7 day prog/ non-prog. Wi-Fi Connect thermostat.  Proposed Cost 10 \$8,630.00 \$86,300.0  Hallway  * Supply and install Roof Top High efficiency 3 Ton AC units, ozone friendly refrigerant R410A, Electric Heat Kit 15 Kw, 208/230 volts 3 phase, 60 Hz. Roof curb 14 two stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Control air ducts to include office space and restrooms, NO spiral duct on Hallway, 7 day prog/ W-Fi Connect thermostat.  ea \$/ea Total	
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Proposed Cost 2 \$9,505.00 \$19,010.0	
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Total Proposed Building #3 \$105,310.	0.0
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*If applicable (8.25% sales Tax will be charged to invoice)	00
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*	Please allow 6 to 8 weeks leadtime to receive AC Equipment.
*	If metal structure reinforcement were to be required to support new Roof Top Units,
	would have to be done by others.
*	Exhaust Fan for Restrooms will be provided by owner
*	Demolition of existing RTUs / existing airducts NOT included.
*	RTII to be installed on agging and good to hold its approximate in 1.4. 6722.11
*	RTU to be installed on assigned spot to hold its operating weight of 733 lbs.
	If approved by Architect, we will cut holes on roof for duct work, anchoring
*	and sealing roof curb on top of building roof to be done by roofing contractor.
	Parts warranty by Carrier Corporation, Hectors Aircon provides 180 days
	warranty on labor due to installation defects.
	Dogt Dogg Is
	Best Regards
	Hostor December
	Hector Becerra
	Hectors Aircon
	becerrahsr@gmail.com

Better Property Maintenance LLC dba HECTORS AIRCON henceforth known as "Contractor," and Horizon Montessori Public School (HMPS), henceforth known as "Charter School," are entering into this contract on **May 3, 2019**, for the purposes of establishing the provisions to AC installation for Buildings 1-4 located at 2319 N. Grand Blvd., Pearland, Texas 77581.

- \$67,869.60 (Up to 30% down \$20,360.88 and \$47,508.72 minus any withdrawals for purchases of materials with accompanying receipts) then the balance due will be paid upon completion of services provided by Better Property Maintenance LLC dba HECTORS AIRCON to be performed at the above address.
- Pursuant to the proposal, and the changes listed above, Better Property Maintenance LLC dba HECTORS AIRCON, "contractor" agrees to complete all work promised. Price includes:

#### AGREEMENT:

Proposed cost for AC installation for Buildings 4 located at 2319 N. Grand Blvd., Pearland, Texas 77581.

#### DRY STORAGE RTU # 4C

* Supply and install Roof Top High efficiency 10 Ton AC units, ozone friendly refrigerant R410A, Electric Heat Kit, 460 volts 3 phase, 60 Hz. Roof curb 14"tall three stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Controller, duct board 2" wall installed inside fur down, 7 day prog / non prog Wi-Fi Connect thermostat. Lay in air diffusers supply and return grilles

ea \$/ea Total

Proposed Cost 1 \$26,272.80 \$26,272.80

#### DINING AREA RTU 4A & 4B

* Supply and install Roof Top High efficiency 7.5 Ton AC units, ozone friendly refrigerant R410A, Electric Heat Kit, 460 volts 3 phase, 60 Hz. Roof curb 14"tall three stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Controller, duct board 2" wall installed inside fur down, 7 day prog / non prog Wi-Fi Connect thermostat. Lay in air diffusers supply and return grilles

ea \$/ea Total

Proposed Cost 2 \$20,798.40 \$41,596.80

Total Proposed Building # 4 \$67,869.60

Better Property Maintenance LLC dba HECTORS AIRCON offers a 180 day workmanship warranty on all labor. All material is guaranteed to be specified. All work completed in a workmanlike manner according to standard practice.

Any alteration from specifications above involving extra cost will be executed only upon notice to responsible party and will become an extra charge over and above estimate. Acceptance of proposal: The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified Better Property Maintenance LLC dba HECTORS AIRCON requires a 30% down.

Notes: * Please allow 6 to 8 weeks lead-time to receive AC Equipment. * If metal structure reinforcement were to be required to support new Roof Top Units, would have to be done by others. * Exhaust Fan for Restrooms will be provided by owner * Demolition of existing RTUs / existing air ducts NOT included. * New RTU to be installed on same spot where old AC unit was installed. * Anchoring and sealing New roof curb to be done by roofing contractor. * 5 year compressor and 1 year all other parts warranty by Carrier Corporation , Better Property Maintenance LLC dba HECTORS AIRCON provides 180 days warranty on labor due to installation defects.

#### Total: \$67,869.60

 HMPS agrees to pay Better Property Maintenance LLC dba HECTORS AIRCON according to the following plan:

Remaining payment rendered upon completion, estimated date no later than <u>July 31, 2019</u>, should there be any extenuating circumstances enabling the completion of services by this date, HMPS should be notified in writing 10 days prior of the completion date of <u>July 31, 2019</u>.

- Better Property Maintenance LLC dba HECTORS AIRCON will be responsible for all materials and equipment necessary for the completion of the job, which the HECTORS AIRCON agrees were included in the proposal, or were added with the changes listed above.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that service will begin no later than <u>May 6, 2019</u> and with an estimated date of completion on <u>July 31, 2019</u>.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that any delays and/or changes not agreed to in this document must be discussed with HMPS before work is to continue.
- Better Property Maintenance LLC dba HECTORS AIRCON will not be using any sub contractors for this project. If they should choose to do so, with the understanding that payment to the subcontractors is the sole responsibility of the Better Property Maintenance LLC dba HECTORS AIRCON. <u>Proof of</u> <u>payments must be submitted with draw request for materials and labor.</u>
- Better Property Maintenance LLC dba HECTORS AIRCON agrees to hold an insurance policy worth \$1,000.000. general liability and workers compensation insurance which will cover equipment, materials and all employees and/or subcontractors.

- Better Property Maintenance LLC dba HECTORS AIRCON agrees that they
  will remove all debris, equipment, materials, etc. from the location upon
  completion of the service.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that all employees and/or subcontractors will be legally permitted to work in the United States.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that they will comply with the Davis Bacon Act on payroll to employees.

Invalidity or unenforceability of one or more provisions of this agreement shall not affect any other provision of this agreement.

This contract is subject to the laws and regulations of the state of Texas, county of Brazoria.

Name of Owner/Manager

Better Property Maintenance LLC

dba HECTORS AIRCON

Horizon Montesson Public Schools Alim Ansari, Superintendent or Designee Dato

Date

05/10/2019



PROPOSA	L FORM			
			DATE:	5/2/2019
	Pac	GES TO FO	DLLOW:	None
SENT '	то:			
COMPANY NAMI	E: Pearland	Montessor	i	
RECIPIENT'S NA	ME: Mr Alim	Ansari		
FAX#	alimansari	i@hotmail.d	<u>com</u>	
BUILDING # 4				
COMMENTS:	Mr Ansari the proposed cost fo	r AC insta	llation at the P	earland
	Montessori Building # 4 Projec			- Current
DRY STORAGE	RTU#4C	720 40 2011		
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	Electric Heat Kit, 460 volts 3 ph			
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Lay in air difussers	supply and return grilles	-8	208 1122 002	are transfer and the same and t
		ea	\$/ea	Total
P	roposed Cost	1	\$26,272.80	\$26,272.80
DINING AREA	RTU 4A & 4B			
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	Electric Heat Kit, 460 volts 3 ph			
three stage cooling of	capacity with humidi-Mizer syste	m, Enthal	y Economizer	, VFD Controller.
duct board 2" wall in	nstalled inside fur down, 7 day pr	rog / non p	rog Wi-Fi Con	nect thermostat.
Lay in air difussers	supply and return grilles			
		ea	\$/ea	Total
P	roposed Cost	2	\$20,798.40	\$41,596.80
	Total Proposed Building # 4			\$67,869.60
If application	able (8.25% sales Tax will be cl	harged to	invoice)	

110103.	
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*	If metal structure reinforcement were to be required to support new Roof Top Units,
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*	Exhaust Fan for Restrooms will be provided by owner
*	Demolition of existing RTUs / existing airducts NOT included.
*	New PTI to be installed on some spot where ald AC writeres installed
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*	Anchoring and sealing New roof curb to be done by roofing contractor.
	Parts warranty by Carrier Corporation, 5 year on compressor, one year other parts,
	Better Property Maintenance LLC, provides 180days warranty on labor due to
	installation defects.
	Best Regards
	Hectors Aircon



SENT TO:  COMPANY NAME: Pearland Montessori RECIPIENT'S NAME: Mr Alim Ansari FAX # alimansari@hotmail.com  BUILDING # 4  COMMENTS: Mr Ansari the proposed cost for AC installation at the Pearland Montessori Building # 4 Project is as follows:  DRY STORAGE RTU # 4C  * Supply and install Roof Top High efficiency 10 Ton AC units, ozone frience frigerant R410A, Electric Heat Kit , 460 volts 3 phase, 60 Hz. Roof curb 14"tall three stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Cduct board 2" wall installed inside fur down, 7 day prog / non prog Wi-Fi Connect there Lay in air diffusers supply and return grilles  Proposed Cost 1 \$26,272.80 \$26,272.  DINING AREA RTU 4A & 4B  * Supply and install Roof Top High efficiency 7.5 Ton AC units, ozone frience frigerant R410A, Electric Heat Kit , 460 volts 3 phase, 60 Hz. Roof curb 14"tall three stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Cduct board 2" wall install Roof Top High efficiency 7.5 Ton AC units , ozone frience frigerant R410A, Electric Heat Kit , 460 volts 3 phase, 60 Hz. Roof curb 14"tall three stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Cduct board 2" wall installed inside fur down, 7 day prog / non prog Wi-Fi Connect there Lay in air diffusers supply and return grilles  Lay in air diffusers supply and return grilles	Pearland Montessori  Mr Alim Ansari  alimansari@hotmail.com  Insari the proposed cost for AC installation at the Pearland Insari the proposed cost for AC installation at the Pearland Insari the proposed cost for AC installation at the Pearland Insari the proposed cost for AC installation at the Pearland Insari the proposed cost for AC installation at the Pearland Insari the proposed cost for AC installation at the Pearland Insari the proposed cost for AC installation at the Pearland Insari the proposed cost for AC installation at the Pearland Insari the Pearla	PROPOSAL FO	PRM					
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RECIPIENT'S NAME: Mr Alim Ansari  FAX # alimansari@hotmail.com  BUILDING # 4  COMMENTS: Mr Ansari the proposed cost for AC installation at the Pearland Montessori Building # 4 Project is as follows:  DRY STORAGE RTU # 4C  * Supply and install Roof Top High efficiency 10 Ton AC units, ozone frience refrigerant R410A, Electric Heat Kit, 460 volts 3 phase, 60 Hz. Roof curb 14"tall three stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD C duct board 2" wall installed inside fur down, 7 day prog / non prog Wi-Fi Connect there Lay in air diffussers supply and return grilles  Proposed Cost 1 \$26,272.80 \$26,277  DINING AREA RTU 4A & 4B  * Supply and install Roof Top High efficiency 7.5 Ton AC units, ozone frience frigerant R410A, Electric Heat Kit, 460 volts 3 phase, 60 Hz. Roof curb 14"tall three stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD C duct board 2" wall installed inside fur down, 7 day prog / non prog Wi-Fi Connect there Lay in air diffussers supply and return grilles  ea \$/ea Total Connect there Lay in air diffussers supply and return grilles	Mr Alim Ansari  alimansari@hotmail.com  alimansari@hot	SENT TO:						
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three stage cooling capacity with humidi-Mizer system, Enthalpy Economizer, VFD Coduct board 2" wall installed inside fur down, 7 day prog / non prog Wi-Fi Connect ther Lay in air difussers supply and return grilles  ea \$/ea Total	y with humidi-Mizer system, Enthalpy Economizer, VFD Controller. d inside fur down, 7 day prog / non prog Wi-Fi Connect thermostat. and return grilles  ea \$/ea Total ed Cost 2 \$20,798.40 \$41,596.80  Proposed Building # 4 \$67,869.60	refrigerant R410A, Electric	Heat Kit, 460 volts 3 pha	se, 60 H	z. Roof curb 14	4"tall		
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Lay in air difussers supply and return grilles  ea \$/ea Total	ea \$/ea Total ed Cost 2 \$20,798.40 \$41,596.80  Proposed Building # 4 \$67,869.60							
ea \$/ea Tota	ea \$/ea Total ed Cost 2 \$20,798.40 \$41,596.80  Proposed Building # 4 \$67,869.60	Lay in air difussers supply a	and return grilles					
	2 \$20,798.40 \$41,596.80 Proposed Building # 4 \$67,869.60	****		ea	\$/ea	Total		
	Proposed Building # 4 \$67,869.60	Proposed	Cost					
Total Proposed Building # 4 \$67,86		Total		\$67,869.60				
If applicable (8.25% sales Tax will be charged to invoice)				rged to	invoice)			

Motes:					
*	Please allow 6 to 8 weeks leadtime to receive AC Equipment.				
*	If metal structure reinforcement were to be required to support new Roof Top Units,				
	would have to be done by others.				
*	Exhaust Fan for Restrooms will be provided by owner				
*	Demolition of existing RTUs / existing airducts NOT included.				
*	New RTU to be installed on same spot where old AC unit was installed.				
*	Anchoring and sealing New roof curb to be done by roofing contractor.				
*	Parts warranty by Carrier Corporation, Hectors Aircon provides 180 days				
	warranty on labor due to installation defects.				
	warranty on fator due to installation defects.				
	Best Regards				
	Hectors Aircon				
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