

**General Services Contract with  
Better Property Maintenance LLC dba HECTORS AIRCON  
BUILDING #1**

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
<b>Proposed Cost</b>	<b>9</b>	<b>\$8,975.20</b>	<b>\$80,776.80</b>

**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
<b>Proposed Cost</b>	<b>2</b>	<b>\$9,885.20</b>	<b>\$19,770.40</b>

**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.

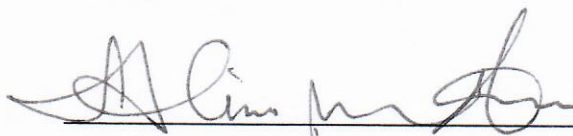
- Better Property Maintenance LLC dba HECTORS AIRCON will be responsible for all materials and equipment necessary for the completion of the job, which the Better Property Maintenance LLC dba HECTORS AIRCON agrees were included in the proposal, or were added with the changes listed above.
- Better Property Maintenance LLC dba HECTORS AIRCON agrees that service will begin no later than May 6, 2019 and with an estimated date of completion on July 31, 2019.
- 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. Proof of payments must be submitted with draw 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.

	<u>5-3-2019</u>
_____ Name of Owner/Manager Better Property Maintenance LLC dba HECTORS AIRCON	_____ Date

	<u>05/10/2019</u>
_____ Horizon Montessori Public Schools Alim Ansari, Superintendent or Designee	_____ Date



# Better Property Maintenance LLC

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

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

## PROPOSAL FORM

DATE: 5/2/2019

PAGES TO FOLLOW: None

### SENT TO :

COMPANY NAME: Pearland Montessori  
 RECIPIENT'S NAME: Mr Alim Ansari  
 FAX #: alimansari@hotmail.com

### BUILDING # 1

COMMENTS: Mr Ansari the proposed cost for AC installation at the Pearland Montessori Building # 1 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"tall two stage cooling capacitywith 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

<b>Total Proposed Building # 1</b>			<b>\$100,547.20</b>
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*\*If applicable (8.25% sales Tax will be charged 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.

Best Regards

Hector Becerra

*Hectors Aircon*

[becerrahsr@gmail.com](mailto:becerrahsr@gmail.com)



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

**PROPOSAL FORM**

DATE: 5/2/2019

PAGES TO FOLLOW: None

**SENT TO :**

COMPANY NAME: Pearland Montessori  
 RECIPIENT'S NAME: Mr Alim Ansari  
 FAX #: alimansari@hotmail.com

**BUILDING # 1**

COMMENTS: Mr Ansari the proposed cost for AC installation at the Pearland Montessori Building # 1 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"tall two stage cooling capacitywith 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**

\*If applicable (8.25% sales Tax will be charged 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 , Hectors Aircon provides 180 days warranty on labor due to installation defects.

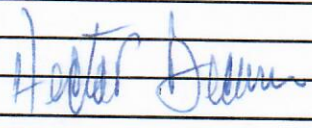
\* 5yrs Compressor and 1year all other parts  
\* Extended warranty available, for addl costs

Best Regards

Hector Becerra

Hectors Aircon

[becerrahsr@gmail.com](mailto:becerrahsr@gmail.com)



**General Services Contract with  
Better Property Maintenance LLC dba HECTORS AIRCON  
BUILDING #2**

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
<b>Proposed Cost</b>	<b>1</b>	<b>\$24,246.00</b>	<b>\$24,246.00</b>

**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 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 May 6, 2019 and with an estimated date of completion on July 31, 2019.
- 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. **Proof of payments must be submitted with draw 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.

Hector Alvarez

Name of Owner/Manager  
Better Property Maintenance LLC dba  
HECTORS AIRCON

5-3-2019

Date

Alim Ansari

Horizon Montessori Public Schools  
Alim Ansari, Superintendent or Designee

05/10/2019

Date



# Better Property Maintenance LLC

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

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

## PROPOSAL FORM

DATE: 5/2/2019

PAGES TO FOLLOW: None

### SENT TO :

COMPANY NAME: Pearland Montessori  
RECIPIENT'S NAME: Mr Alim Ansari  
FAX # alimansari@hotmail.com

### BUILDING # 2

COMMENTS: Mr Ansari the proposed cost for AC installation at the Pearland Montessori Building # 2 Project is as follows:

#### 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
<b>Proposed Cost</b>	<b>1</b>	<b>\$24,246.00</b>	<b>\$24,246.00</b>

**If applicable (8.25% sales Tax will be charged 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.
- \* 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 , 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



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

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

**PROPOSAL FORM**

DATE: 5/2/2019

PAGES TO FOLLOW: None

**SENT TO :**

COMPANY NAME: Pearland Montessori  
 RECIPIENT'S NAME: Mr Alim Ansari  
 FAX #: alimansari@hotmail.com

**BUILDING # 2**

COMMENTS: Mr Ansari the proposed cost for AC installation at the Pearland Montessori Building # 2 Project is as follows:

**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
If applicable (8.25% sales Tax will be charged 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.
- \* 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.

Best Regards

*Hectors Aircon*

**General Services Contract with  
Better Property Maintenance LLC dba HECTORS AIRCON  
BUILDING #3**

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
<b>Proposed Cost</b>	<b>10</b>	<b>\$8,630.00</b>	<b>\$86,300.00</b>

**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
<b>Proposed Cost</b>	<b>2</b>	<b>\$ 9,505.00</b>	<b>\$19,010.00</b>

**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:

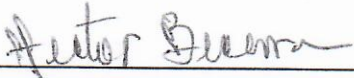
Remaining payment rendered upon completion, estimated date no later than July 31, 2019, should there be any extenuating circumstances enabling the completion of services by this date, HMPS should be notified in writing 10 days prior of the completion date of July 31, 2019.

- 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 May 6, 2019 and with an estimated date of completion on July 31, 2019.
- 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 . **Proof of payments must be submitted with draw 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.
- 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.

	<u>5-3-2019</u>
Name of Owner/Manager Better Property Maintenance LLC dba HECTORS AIRCON	Date

	<u>05/10/2019.</u>
Horizon Montessori Public Schools Alim Ansari, Superintendent or Designee	Date



# Better Property Maintenance LLC

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

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

## PROPOSAL FORM

DATE: 5/2/2019

PAGES TO FOLLOW: None

### 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"tall two stage cooling capacitywith 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	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

<b>Total Proposed Building # 3</b>			<b>\$105,310.00</b>
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**\*If applicable (8.25% sales Tax will be charged 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.

Best Regards

Hector Becerra

*Hectors Aircon*

[becerrahsr@gmail.com](mailto:becerrahsr@gmail.com)



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

**PROPOSAL FORM**

DATE: 5/2/2019

PAGES TO FOLLOW: None

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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"tall two stage cooling capacitywith 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
<b>Proposed Cost</b>	<b>10</b>	<b>\$8,630.00</b>	<b>\$86,300.00</b>

**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
<b>Proposed Cost</b>	<b>2</b>	<b>\$9,505.00</b>	<b>\$19,010.00</b>

<b>Total Proposed Building # 3</b>			<b>\$105,310.00</b>
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**\*If applicable (8.25% sales Tax will be charged 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 , Hectors Aircon provides 180 days warranty on labor due to installation defects.

Best Regards

Hector Becerra

*Hectors Aircon*

[becerrahsr@gmail.com](mailto:becerrahsr@gmail.com)

**General Services Contract with  
Better Property Maintenance LLC dba HECTORS AIRCON  
BUILDING #4**

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 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 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 May 6, 2019 and with an estimated date of completion on July 31, 2019.
- 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. **Proof of payments must be submitted with draw 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.

*Hector Deanna*  
Name of Owner/Manager  
Better Property Maintenance LLC  
dba HECTORS AIRCON

5-3-2019  
Date

*Alim Ansari*  
Horizon Montessori Public Schools  
Alim Ansari, Superintendent or Designee

05/10/2019  
Date



# Better Property Maintenance LLC

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

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

## PROPOSAL FORM

DATE: 5/2/2019

PAGES TO FOLLOW: None

### 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 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 difussers supply and return grilles

	ea	\$/ea	Total
<b>Proposed Cost</b>	<b>1</b>	<b>\$26,272.80</b>	<b>\$26,272.80</b>

#### 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 difussers supply and return grilles

	ea	\$/ea	Total
<b>Proposed Cost</b>	<b>2</b>	<b>\$20,798.40</b>	<b>\$41,596.80</b>

**Total Proposed Building # 4 \$67,869.60**

**If applicable (8.25% sales Tax will be charged 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.
- \* 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 , 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*





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

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

**PROPOSAL FORM**

DATE: 5/2/2019

PAGES TO FOLLOW: None

**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 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 difussers supply and return grilles

	ea	\$/ea	Total
<b>Proposed Cost</b>	<b>1</b>	<b>\$26,272.80</b>	<b>\$26,272.80</b>

**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 difussers supply and return grilles

	ea	\$/ea	Total
<b>Proposed Cost</b>	<b>2</b>	<b>\$20,798.40</b>	<b>\$41,596.80</b>

**Total Proposed Building # 4 \$67,869.60**

**If applicable (8.25% sales Tax will be charged 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.
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- \* Parts warranty by Carrier Corporation , Hectors Aircon provides 180 days warranty on labor due to installation defects.

Best Regards

*Hectors Aircon*