

CITY OF CORPUS CHRISTI
ENGINEERING SERVICES
CHANGE ORDER

PROJECT:	Arena HVAC Improvements	VENDOR ID NO.:	160772
CONTRACTOR:	Central Air & Heating Services, LLC	CONTRACT NO.:	6187
ENGINEER:	Gignac Architects	PROJECT NUMBER:	23195
PROJECT MANAGER:	Michael Pryer	CHANGE ORDER NO:	3
OPERATING DEPT.:	Economic Development	CHANGE ORDER DATE:	drafted on 10/20/25

Make the following additions, modifications or deletions to the work described in the Contract Documents:

	Quantity	Unit	Unit Price	Total
ADDITIONS				
Dehumidifier Replacement				
PART H - HVAC EQUIPMENT				
H-N1 Replacement of Dehumidifier	1	LS	\$ 693,371.00	\$ 693,371.00
			Subtotal:	\$ 693,371.00

Additional Contract Time Due To: Other	tbd	DAY	\$ -	\$ -
			Additions Total:	\$ 693,371.00

	Quantity	Unit	Unit Price	Total
DELETIONS				
none				
1 n/a	0	LS	\$ -	\$ -
			Subtotal:	\$ -
			Deletions Total:	\$ -

Additional Calendar Days requested	0	NET TOTAL OF THIS CHANGE ORDER:	\$ 693,371.00
------------------------------------	---	--	----------------------

Why was this Change necessary:
The original bid received for the dehumidifier installation was determined to be cost-prohibitive. Executing the work through a change order allows the City to achieve cost savings and expedite the project timeline, while still fulfilling the CIP objective of upgrading the Arena's HVAC system to improve environmental control and operational efficiency.

This Contract Modification represents Final Adjustment for any and all amounts due or to become due to Contractor for changes referred to herein. Contractor further releases all other claims, if any (except those claims previously submitted in writing in strict accordance with the Contract), for additional compensation under this Contract, including without limitation any rights Contractor may have for additional compensation arising out of delays or disruption of Contractor's schedule as may have arisen prior to the date of this Contract Modification. Unless otherwise expressly provided herein, the time of completion and all other terms and conditions of the Contract remain unchanged.

Original Contract Amount	\$ 4,024,972.80
Maximum Change Order Contingency Amount (25%)	\$ 1,006,243.20
Remaining Available Contingency Amount (including this CO)	\$ 312,872.20
Previously Approved Change Order Amount	\$ -
Proposed Change Order Amount	\$ 693,371.00 for use by CAP
Revised Contract Amount	\$ 4,718,343.80 for use by CAP
Percent of Total Change Orders (including this CO)	17.23%
Original Contract Time for Substantial Completion	105 CD's
Notice to Proceed Date	4/7/2025
Original Substantial Completion Date	7/21/2025
Previously Approved Change Order Time	0 CD's
Additional Time on This Change Order	0 CD's
Revised Contract Time for Substantial Completion	105 CD's
Revised Substantial Completion Date	7/21/2025 for use by CAP

CONTRACTOR
REQUESTED BY: Central Air & Heating Services, LLC
Contractor Date
Central Air & Heating Services, LLC

Proposed Change Order
Funding Source(s)
SECTION/FUND
FUND: XXXX-XX-XX
ACCOUNT: XXXXXX
ACTIVITY: XXXXXX-XX-XXXX-XXX
AMOUNT: \$0.00
SECTION/FUND
FUND: XXXX-XX-XX
ACCOUNT: XXXXXX
ACTIVITY: XXXXXX-XX-XXXX-XXX
AMOUNT: \$0.00
SECTION/FUND
FUND: XXXX-XX-XX
ACCOUNT: XXXXXX
ACTIVITY: XXXXXX-XX-XXXX-XXX
AMOUNT: \$0.00

**CITY OF CORPUS CHRISTI
ENGINEERING SERVICES
CHANGE ORDER**

PROJECT: Arena HVAC Improvements		VENDOR ID NO.:	160772
CONTRACTOR: Central Air & Heating Services, LLC		CONTRACT NO.:	6187
ENGINEER: Gignac Architects		PROJECT NUMBER:	23195
PROJECT MANAGER: Michael Pryer		CHANGE ORDER NO.:	3
OPERATING DEPT.: Economic Development		CHANGE ORDER DATE:	drafted on 10/20/25

Make the following additions, modifications or deletions to the work described in the Contract Documents:

CITY OF CORPUS CHRISTI

REVIEWED BY: _____
Arnulfo Garcia **Date**
Finance & Resource Manager

APPROVED BY: _____
Jeff H. Edmonds, P.E. **Date**
Director of Engineering Services

RECOMMENDED BY: _____
Joseph Johnson **Date**
Assistant Director of Construction Inspection

APPROVED AS TO _____
FORM: **Janet Whitehead** **Date**
Assistant City Attorney

initials

Authorized _____ Registrar No. _____
By Council _____ Council Date _____

RECOMMENDED BY: _____
Rodolfo Pena **Date**
Capital Budget Manager

ATTEST: _____
(Council) **Rebecca Huerta** **Date**
(> \$100,000.00 or ≥ 25%) City Secretary

To: The City of Corpus Christi

10.16.2025

Project: ABC Phase 1 Change Order Dehumidifier Replacement

Will Require 90 Additional Days (From NTP on Change Order if approved, pending ABC Events or Delays in work)

Base:.....\$693,371.00

THIS PRICING IS GOOD FOR 30 DAYS FROM DATE ABOVE. PRICING IS SUBJECT TO CHANGE AFTER 30 DAYS.

This proposal has been priced with current pricing from our vendors and subcontractors to project a realistic price for the next 30 days. All steel, copper, refrigerant and equipment pricing is changing day to day. Our lead times and supply chains are being delayed by materials and labor shortages.

Price includes:

1. Demo and Installation of new Trane Dehumidifiers
2. Demo of Existing Dehumidifier/ Sheetrock Wall
 - o Installation of new Guardrail in place of Sheetrock Wall
3. Dumpster inside the arena for Demo
4. Lifts and Forklift Equipment for Demolition and Install
5. Ductwork & Insulation
6. Disconnect & Reconnect Controls/ Electrical/ CHW Piping/ Plumbing
 - o Relocation of electrical/ electrical conduit on wall to be demoed
7. Equipment Lift & Rigging/ Crane (Crane does not need to be placed on Ice Rink)
8. CAHS assistance in coordinating delivery of Dehumidifiers from Trane
9. CAHS assistance in coordinating work with ABC Center
10. Certified TAB

Items and or services not included in above price:

1. Moving Equipment in the way of demo/ install (Zamoboni, Coolers, Refrigerators, etc.)
2. Moving Curtain/ Hockey Net and Motors
3. Transporting New Dehumidifiers to Jobsite (ABC Arena)
4. Roofing
5. Overtime
6. Moving Ice Rink Equipment/ Rink Walls
7. Ceiling Access Panels
8. Special Coatings not specified
9. Temporary Heating/ Temporary Cooling
10. Temporary Dehumidification
11. Permit for Transporting Units, transporting units from Trane
12. Concrete Work/House Keeping Pads
13. Hepa Vacuum Filter Duct Cleaning



Austin Wilson

Account Executive

CENTRAL AIR & HEATING SERVICES

Main 956.428.4509 | Cell 830.643.9279

cahsinc.com

ABC Dehumidifier- Overall Cost/ Sale Breakdown			
	SUB (5%)	Self-Perform (15%)	Total Sale
Legends- Certified Field Welding	10500		11025
JCI- Controls	53450		56122.5
Crane	80,000		84000
TheeScrappers- Demo and Set in Place	166000		174300
E-Share_Telescopic Boom 85' (90 days)	11400		11970
E-Share_Telehandler 54'-56' (90 days)	10575		11103.75
Big Box- Dumpster 30y (90 days)	1645		1727.25
Supreme- Insulation	21878		22971.9
STBP- Electrical, Architectural, Plumbing	84045		88247.25
TAC Balance- TAB	5820		6111
CAHS Piping Labor		42965	49409.75
CAHS Duct Labor		23530	27059.5
CAHS Pre-Fabbed Piping Spools		12790	14708.5
Piping Material in Field		9536	10966.4
CAHS ADMIN- Project Manager		25920	29808
CAHS ADMIN- Superintendent		50400	57960
CAHS ADMIN- Safety		31200	35880
		TOTAL:	\$ 693,371

CAHS Cost Breakdown- Field Labor			
	Hours	Hourly Rate	Total Cost
CAHS Pipe	661	65	42965
CAHS Duct Labor	362	65	23530
CAHS ADMIN- Project Manager	192	135	25920
CAHS ADMIN- Superintendent	480	105	50400
CAHS ADMIN- Safety	480	65	31200

From: jannetta@bigboxwaste.com
To: [Austin Wilson](#)
Subject: [EXTERNAL] 30YD Pricing & Terms - Corpus Christi, Tx
Date: Tuesday, October 14, 2025 8:48:11 AM
Attachments: [Outlook-dzpvemwy.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Austin,

Please find your pricing and terms for a 30YD container below:

30YD Container - Corpus Christi, Tx Pricing and Terms

\$565.00 + Tax - Initial Rental (Includes delivery and fuel charge)

\$540.00 + Tax - Per Swap (Includes fuel charge)

- 30-Day rental. \$15/day over 30 days. Each swap resets rental period.
- 5-Ton weight allowance. \$60/ton over 5 tons.
- Final removal included in rental price.

Let me know if you have any additional questions.

Best regards,

Jannetta Mosby

Office Manager, Big Box Waste South Texas

P (361) 300-5642

A 5402 S. Staples, Ste. 107, Corpus Christi, Tx 78411

Thee Scrappers LLC.

2003 W. Bella Vista Ave
Alton, TX 78573
(361) 207-3510
Fromero@Theescrappers.com
Theescrappers.com



Estimate

ADDRESS
Central Air and Heat Services
3028 Wilson Rd. Harlingen Tx 78552

ESTIMATE 2208
DATE 10/03/2025

DATE		QTY	RATE	AMOUNT
	TurnKey Price			
	Equipment and crew to demo and remove two units and reinstall two units at American Bank Center, Corpus Christi, TX. Turnkey price estimated at 20 days of work with a crew of (8) at \$103.75 per hour 10 hour days	1	166,000.00	166,000.00

NOTE: Estimates are based on client-provided information and are not guaranteed. Final costs may vary as project progresses and details are finalized. Charges apply Port to Port. | Standard Hours: Mon–Fri, 8 AM–5 PM. | Work outside these hours, on weekends, or holidays incurs additional costs that may not be included in this estimate. Client is responsible for delays beyond the crane company's control. TSCS accepts no liability for damage done to parking lots, road surfaces, or underground installations. You agree to protect and cover TSCS from any claims for injury or death to anyone, including your own workers or third parties, or damage to property, including equipment. Insurance should be established prior to cranes arrival. General liability: at least \$1 million per occurrence and \$2 million total. Umbrella/excess insurance: at least \$5 million. The insurance must be primary and list Thee Scrappers LLC. as an additional insured, and cover your indemnity duties in this agreement.

TOTAL \$166,000.00

Accepted By

Accepted Date

HVAC CONTROLS PROPOSAL – REV01

October 14, 2025

To: Interested Bidders

Project: American Bank Center Arena HVAC
Improvement (24-319429)

References: Mech Drawings dated 07/14/2025
Addendum 3



INGENUITY WELCOME

2209 N Padre Island Dr, Corpus Christi,
TX 78408, United States

Name: Baldemar Quintero
Email ID: baldemar.quintero@jci.com

PRICING SUMMARY

DESCRIPTION	Total Price
Base Bid - JCI Metasys System	US \$53,450

(QTY.) SYSTEM NAME **(REFERENCE)**

BASE PROPOSAL– JCI METASYS SYSTEM – AMERICAN BANK CENTER ARENA HVAC IMPROVEMENT

Metasys Network Architecture:

- Tie into existing JCI Metasys controls
- Provide labor required to update graphics to reflect new floor plans

Make safe the controls for following systems to be demo'd by others:

- Dehumidification Units, DAHU-1 & 2

(QTY: 2) Dehumidification Air Handling Unit (DAHU-1 & 2):

NOTE: Per Trane submittal included in project documents these units to come with factory furnished and mounted controls except as specifically noted below. Unit to be controlled by Trane provided factory controller. JCI only to integrate into Trane provided controller and mount and wire shipped loose devices as noted below.

- Integrate to Trane provided BACnet/IP controller
- Mount and wire return air temperature and humidity sensor
- Mount and wire zone CO detector
- Mount and wire zone NO2 detector
- Mount and wire zone CO2 detector
- Furnish & wire (2) preheat control valves to Trane controller
- Furnish & wire (2) precooling control valves to Trane controller

TRAINING / WARRANTY

- Includes (4) hours on-site owner / operator training.
- Includes warranty for (01) year from date of owner's acceptance of certificate of substantial completion.

CLARIFICATIONS:

- **Scope is based off mechanical contractor direction that Trane Dehumidification units will be factory packaged controls. JCI will not furnish or commission any control devices except as explicitly referenced above.**
- **No control drawings or sequences provided for above units. Scope is based off prior American Bank Center phases.**
- **JCI does not guarantee work to be substantially complete within 90 days as JCI's scope is dependant upon other trades being complete in a timely manner and Arena schedule closing jobsite due to scheduled events. JCI can achieve substantial completion after 90 days of mechanical contractor substantial completion.**
- Includes Johnson Controls Metasys® BACnet® network automation engine, field equipment controllers, and network sensors.
- Includes supply of electric control valves.
- Includes project management, engineering, and programming/commissioning.
- This proposal shall be included within any contract terms and conditions.
- Pricing based on normal working hours (Monday - Friday) No overtime work is included in above pricing.
- All wiring will be in EMT conduit for interior exposed locations and in plenum rated cable where applicable by code.

EXCLUSIONS:

- Furnishing Hot Water System Combustion Damper. We will only furnish actuator.
- Furnishing of any control damper unless noted in scope above.
- Any electric meter and gas meter.
- Furnishing, installation and wiring of VFDs.
- Furnishing, installation and wiring of smoke detectors, smoke dampers, combination fire/smoke dampers and fire dampers and associated actuators and wiring unless noted in scope above.
- Fire sequencing, smoke sequencing, etc.
- Installation of dampers, Airflow measuring stations, valves, immersion wells, pressure taps, or flow meters as listed in the above scope of work.
- After hour, weekend or holiday work
- Any 120V wiring.
- Third Party Commissioning.
- Test & Balance Coordination.

Important: This proposal incorporates by reference the Terms and Conditions attached

This Proposal is Valid Until for 30 days from the proposed date.

This proposal is hereby accepted, and Johnson Controls is authorized to proceed with the work, subject to credit approval by Johnson Controls, Inc. Milwaukee, WI.

Johnson Controls, Inc.

Purchaser - Company Name

_____ Signature	_____ Signature
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	

CUSTOMER ACCEPTANCE:

In accepting this Agreement, Customer agrees to the terms and conditions contained herein including those on the following page(s) of this Agreement and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that Customer may issue. Any changes requested by Customer after the execution of this Agreement shall be paid for by the Customer and such changes shall be authorized in writing. **ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS CONTAINED IN THIS AGREEMENT.**

Customer agrees to pay Johnson Controls pursuant to the progress-based billing schedule of values below. If the schedule of values includes an upfront deposit, it will be paid within 30 days of contract signing and Johnson Controls will not commence work until the upfront deposit is received. Customer agrees to pay for materials, goods, and equipment (ordered, delivered, or stored) pursuant to the schedule of values, prior to installation commencement. The remaining portion of the total price will be progress billed through completion of the work. Johnson Controls progress-based billing can also include any services performed on-site or off-site. All invoices will be delivered via email, paid via ACH/EFT bank transfer and are due NET 30 days from the date of the invoice. ACH/EFT bank transfer details will be provided upon contract execution. The proposed total price is contingent on Customer agreeing to these payment and invoicing terms

Planned Monthly Progress Billing Schedule of Values		
Item #	Description	%
1	Mobilization/Deposit	10%
2	Design/Engineering	15%
3	Materials/Goods/Equipment	35%
4	Installation	30%
5	Commissioning	10%

This offer shall be void if not accepted in writing within thirty (30) days from the date first set forth above.

To ensure that JCI is compliant with your company's billing requirements, please provide the following information:

PO is required to facilitate billing:

☐ **No:** This signed contract satisfies requirement ☐ **Yes:** Please reference this PO Number _____

AR Invoices are accepted via e-mail: ☐ **YES:** E-mail address to be used: _____

☐ **NO:** Please submit invoices via mail

☐ **NO:** Please submit via _____

Standard Terms and Conditions – U.S.A./Canada
References to “products”, “equipment” or “services” herein shall mean those to be furnished by Seller as identified on the applicable Seller Quotation

(1) AGREEMENT AND LIMITATIONS. Buyer accepts these Standard Terms and Conditions by signing and returning Seller's Quotation, by sending a purchase order in response to the Quotation, or Buyer's instructions to Seller to begin work, including shipment of product or performance of services. Upon Buyer's acceptance, Seller's Quotation and the related terms and conditions referred to in the Quotation shall constitute the entire agreement relating to the products, equipment and services covered by the Quotation (the "Agreement"). No terms, conditions or warranties other than those identified in the Quotation and no agreement or understanding, oral or written, in any way purporting to modify such terms and conditions whether contained in Buyer's purchase order or shipping release forms, or elsewhere, shall be binding on Seller unless hereafter made in writing and signed by Seller's authorized representative. Buyer is hereby notified of Seller's express rejection of any terms inconsistent with these Standard Terms and Conditions or to any other terms proposed by Buyer in accepting Seller's Quotation. Neither Seller's subsequent lack of objection to any such terms, nor the delivery of the products or services, shall constitute an agreement by Seller to any such terms.

(2) TERMINATION OR MODIFICATION. If either party materially breaches this agreement, the other party may notify the breaching party in writing, setting out the breach, and the breaching party will have 60 days following such notice to remedy the breach. If the breaching party fails to remedy the breach during that period, the other party may by written notice terminate the Agreement. These Standard Terms and Conditions may be modified or rescinded only by a writing signed by authorized representatives of both Seller and Buyer. Accepted orders may be cancelled or modified by Buyer only with Seller's express written consent. If cancellation or modification is allowed, Buyer agrees to pay to Seller all expenses incurred and damage sustained by Seller on account of such cancellation or modification, plus a reasonable profit.

(3) PRICE, SHIPMENT, PAYMENT AND INVOICING.

Prices in any quotation or proposal from Seller are subject to change upon notice sent to Buyer at any time before the quotation or proposal has been accepted. Seller may increase prices upon notice to the Buyer to reflect increases in material and labor costs. Prices for products covered by this Agreement may be adjusted by Seller, upon notice to Buyer at any time prior to shipment and regardless of Buyer's acceptance of the Seller's proposal or quotation, to reflect any increase in Seller's cost of raw materials (e.g., steel, aluminum) inability to secure Products, changes or increases in law, labor, taxes, duties, tariffs or quotas, acts of government, any similar charges, or to cover any extra, unforeseen and unusual cost elements. Price and delivery is F.O.B. point of manufacture, unless otherwise provided. Unless otherwise agreed to in writing by Seller, all payments are due net thirty (30) days from the date of invoice. Invoices shall be paid by Buyer via electronic delivery via EFT/ACH. Seller may, at its sole option, have the right to make any delivery under this Agreement payable on a cash or payment guarantee before-shipment basis. In the case of export sales, unless otherwise agreed to in writing by Seller, all payments are to be made by means of a confirmed irrevocable letter of credit. Invoicing disputes must be identified in writing within 21 days of the date of invoice. Payments of any disputed amounts are due and payable upon resolution. All undisputed amounts remain due net thirty (30) days from the date of invoice. In the event of Buyer's default, the balance of any outstanding amounts will be immediately due and payable. Buyer acknowledges and agrees that timely payments of the full amounts listed on invoices is an essential term of this Agreement and that Buyer's failure to make payment in full when due is a material breach of this Agreement. Buyer further acknowledges that if there is any amount outstanding on an invoice, it is material to Seller and will give Seller, without prejudice to any other right or remedy, the right to, without notice: (i) suspend, discontinue or terminate performing any services and/or withhold further deliveries of equipment and other materials, terminate or suspend any unpaid software licenses, and/or suspend Seller's obligations under or terminate this Agreement; and (ii) charge Buyer interest on the amounts unpaid at a rate equal to the lesser of one and one half (1.5) percent per month or the maximum rate permitted under applicable law, until payment is made in full. Seller's election to continue providing future services does not, in any way diminish Seller's right to terminate or suspend services or exercise any or all rights or remedies under this Agreement. Seller shall not be liable for any damages, claims, expenses, or liabilities arising from or relating to suspension of services for non-payment. In the event that there are exigent circumstances requiring services or the Seller otherwise performs services at the premises following suspension, those services shall be governed by the terms of this Agreement unless a separate contract is executed. If Buyer disputes any late payment notice or Seller's efforts to collect payment. Buyer shall immediately notify Seller in writing and explain the basis of the dispute. Shipments to Buyer with outstanding invoices unpaid after thirty (30) days will be suspended until all overdue invoices are paid or be made on a cash-in-advance basis only, in Seller's sole discretion.

(4) DEPOSIT. Unless prohibited by law, Buyer agrees to pay a deposit equal to 30% of the sell price (pre-tax) prior to Seller performing work. Seller will generate an invoice for the 30% deposit after Seller's receipt of a written agreement or order from Buyer. Seller will not commence work until receipt of the deposit.

(5) TAXES. All stated prices are exclusive of and Buyer agrees to pay any taxes, fees, duties, tariffs, false alarm assessments, installation or alarm permits, and levies or other similar charges imposed and/or enacted by a government, however designated or imposed, including but not limited to value-added and withholding taxes that are levied or based upon the amounts paid under this Agreement. At any time prior to shipment, Seller shall be entitled to an increase in time and money for any costs that it incurs directly or indirectly that arise out of or relate to changes in taxes, tariffs, duties or similar charges due to such changes.

(6) DELIVERY. The delivery date(s) provided by Seller for the product and equipment is only an estimate and is based upon prompt receipt of all necessary information from Buyer. The delivery date(s) is subject to and shall be extended by delays caused by acts of God, severe weather (including but not limited to hurricanes, tornados, severe snowstorms or severe rainstorms), wildfires, floods, earthquakes, seismic disturbances, or other natural disasters, acts or omissions of any governmental authority (including change of any applicable law or regulation), epidemics, pandemics, disease, viruses, quarantines, or other public health risks and/or responses thereto, condemnation, strikes, lock-outs, labor disputes, fires, explosions or other casualties, thefts, vandalism, civil disturbances, insurrection, mob violence, riots, war or other armed conflict (or the

serious threat of same), acts of terrorism, electrical power outages, interruptions or degradations in telecommunications, computer, network, or electronic communications systems, data breach, cyber-attacks, ransomware, unavailability or shortage of parts, materials, supplies, or transportation, or any other cause or casualty beyond the reasonable control of Seller, whether foreseeable or unforeseeable. **FAILURE TO DELIVER WITHIN THE TIME ESTIMATED SHALL NOT BE A MATERIAL BREACH OF CONTRACT ON SELLER'S PART.** If Buyer causes Seller to delay shipment or completion of the product or equipment, Seller shall be entitled to any and all extra cost and expenses resulting from such delay.

(7) LIMITED WARRANTY. Seller warrants that the product and equipment furnished by Seller under the Agreement will be of good quality and that the services provided by Seller will be provided in a good and workmanlike manner for a period of twelve (12) months from initial product startup, or eighteen (18) months from product shipment, whichever occurs first (the "Warranty Period") unless such Warranty Period is modified by Seller's proposal. Alongside this limited warranty, for all new York™ air or water-cooled chillers and/or Metasys™ building automation systems sold and Seller installed in the US and Canada, Seller also provides a Year One Service Agreement for such equipment, the scope, limitations, terms and conditions of which are at <https://www.johnsoncontrols.com/yearoneservice> (collectively, "Year One Service"). Seller will not provide a credit against purchase price if offered Year One Service is declined. No warranty is provided for third-party products and equipment installed or furnished by Seller. Such products and equipment are provided with the third party manufacturer's warranty to the extent available, and Seller will transfer the benefits together with all limitations of that manufacturer's warranty to Buyer. This limited warranty does not cover failures caused in whole or in part by (i) improper installation or maintenance performed by anyone other than Seller; (ii) improper use or application; (iii) corrosion; (iv) normal deterioration; (v) operation beyond rated capacity, (vi) the use of replacement parts or lubricants which do not meet or exceed Seller's specifications, or (vii) if Seller's serial numbers or warranty date decals have been removed or altered. To qualify for warranty consideration, Buyer must notify Seller in writing of its warranty claim prior to expiration of the Warranty Period to obtain for instructions on warranty procedures. Seller's sole obligation for breach of this warranty shall be to repair or to replace defective parts or to properly redo defective services. All replaced equipment becomes Seller's property. Any changes/extension to the Warranty Period that may be required due to project delays or slippage will be mutually agreed upon in writing by the parties and may require contract modifications to incorporate additional warranty products to accommodate such change/extension. **THIS WARRANTY IS EXCLUSIVE AND IS PROVIDED IN LIEU OF ALL OTHER EXPRESS OR IMPLIED WARRANTIES INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WHICH ARE HEREBY DISCLAIMED.** Seller makes no and specifically disclaims all representations or warranties that the services, products, software or third party product or software will be secure from cyber threats, hacking or other similar malicious activity or will detect the presence of, or eliminate, treat, or mitigate the spread, transmission, or outbreak of any pathogen, disease, virus or other contagion, including but not limited to COVID 19.

(8) INDEMNIFICATION, REMEDIES AND LIMITATIONS OF LIABILITY. In addition to Paragraph 8 below regarding patents, Buyer agrees that Seller shall be responsible only for such injury, loss, or damage caused by the intentional misconduct or the negligent act or omission of Seller. In the event Buyer claims Seller has breached any of its obligations, whether of warranty or otherwise, Seller may request the return of the goods and tender to Buyer the purchase price theretofore paid by Buyer, and in such event, Seller shall have no further obligation under the Agreement except to refund such purchase price upon redelivery of the goods. If Seller so requests the return of the goods, the goods shall be redelivered to Seller in accordance with Seller's instructions and at Seller's expense. The remedies contained in these Standard Terms and Conditions shall constitute the sole recourse of Buyer against Seller for breach of any of Seller's obligations under the Agreement, whether of warranty or otherwise. **To the maximum extent permitted by law, in no event shall Seller and its affiliates and their respective personnel, suppliers and vendors ("JCI Parties") be liable to Buyer or any third party under any cause of action or theory of liability, even if advised of the possibility of such damages, for any: (a) special, indirect, incidental, punitive, or consequential damages; (b) lost profits, revenues, data, Buyer opportunities, business, anticipated savings or goodwill; (c) business interruption; or (d) data loss or other losses arising from viruses, ransomware, cyber attacks or failures or interruptions to networks/systems. In any case, the entire aggregate liability of the JCI Parties under this Agreement for all damages, losses and causes of action, whether in contract, tort (including negligence), or otherwise shall be limited to the purchase price paid by Buyer hereunder.**

(9) PATENTS. Seller shall defend or, at its own option settle, any action against Buyer brought by a third party to the extent that the action is based upon a claim that the equipment provided under the Agreement infringes any U.S. patents or copyrights for Buyers located in the United States or Canadian patents or copyrights, for Buyers located in Canada, or misappropriates any trade secrets of a third party ("Claim"), provided that: (i) Buyer gives Seller prompt written notice of any such Claim, (ii) Buyer gives Seller full authority to defend or settle any such Claim, and (iii) Buyer gives Seller proper and full information and assistance, at Seller's expense (except for Buyer's employees' time) to defend or settle any such Claim. Seller will pay those costs and damages finally awarded against Buyer in the action that are specifically attributable to the claim or those costs and damages agreed to in a monetary settlement of the action. **THE FOREGOING IS IN LIEU OF ANY WARRANTIES OF NON-INFRINGEMENT, WHICH ARE HEREBY DISCLAIMED.** The foregoing obligation of Seller does not apply with respect to products or equipment or portions or components thereof (a) not supplied by Seller, (b) made in whole or in part in accordance with Buyer or owner specifications, (c) which are modified after shipment by Seller, if the alleged infringement related to such modification, (d) combined with other products, processes or materials where the alleged infringement relates to such combination, (e) where Buyer continues allegedly infringing activity after being notified thereof and/or after being informed of modifications that would have avoided the alleged infringement without significant loss of performance or functionality, or (f) where Buyer's use of the product or equipment is incident to an infringement not resulting primarily from the product or equipment; Buyer will indemnify Seller and its officers, directors, agents, and employees from all damages, settlements, attorneys' fees and expenses related to a claim of infringement, misappropriation,

defamation, violation of rights of publicity or privacy excluded from Seller's indemnity obligation herein.

(10) One-Year Claims Limitation; Choice of Law. For Buyers located in Canada, this agreement shall be governed by and be construed in accordance with the laws of Ontario. The parties agree that any disputes arising under this Agreement shall be determined exclusively by the Ontario courts and that no action or legal proceedings of any nature shall be filed or commenced in any other court pertaining to any dispute arising out of or in relation to this Agreement. The parties also hereby waive any objection to the exclusive jurisdiction of the Ontario courts, including any objection based on *forum non conveniens*. For Buyers located in the United States, the laws of Wisconsin shall govern the validity, enforceability, and interpretation of this Agreement, without regard to conflicts of law. No claim or cause of action, whether known or unknown, shall be brought against Seller more than one year after the claim first arose. Except as provided for herein, Seller's claims must also be brought within one year. Claims not subject to the one-year limitation include claims for unpaid: (a) contract amounts, (b) change order amounts (approved or requested) and (c) delays and/or work inefficiencies.

(11) DISPUTE RESOLUTION. Seller shall have the sole and exclusive right to determine whether any dispute, controversy or claim arising out of or relating to the Agreement, or the breach thereof, shall be submitted to a court of law or arbitrated. For Buyers located in Canada, the venue for any such arbitration shall be in Ontario, Canada. For Buyers located in the United States, the venue for any such arbitration shall be in Milwaukee, Wisconsin. The arbitrator's award may be confirmed and reduced to judgment in any court of competent jurisdiction. In the event the matter is submitted to a court, Seller and Buyer hereby agree to waive their right to trial by jury and covenant that neither of them will request trial by jury in any such litigation. Buyer will pay all of Seller's reasonable collection costs (including legal fees and expenses).

(12) SOFTWARE AND DIGITAL SERVICES. Use, implementation, and deployment of the software and hosted software products ("Software") offered under these terms shall be subject to, and governed by, Seller's standard terms for such Software and Software related professional services in effect from time to time at <https://www.johnsoncontrols.com/techterms> (collectively, the "Software Terms"). Applicable Software Terms are incorporated herein by this reference. Other than the right to use the Software as set forth in the Software Terms, Seller and its licensors reserve all right, title, and interest (including all intellectual property rights) in and to the Software and improvements to the Software. The Software that is licensed hereunder is licensed subject to the Software Terms and not sold. If there is a conflict between the other terms herein and the Software Terms, the Software Terms shall take precedence and govern with respect to rights and responsibilities relating to the Software, its implementation and deployment and any improvements thereto. Notwithstanding any other provisions of this Agreement, unless otherwise set forth herein, the following terms apply to Software that is provided to Buyer on a subscription basis (i.e., a time limited license or use right), (each a "Software Subscription"): Each Software Subscription provided hereunder will commence on the date the initial credentials for the Software are made available (the "Subscription Start Date") and will continue in effect until the expiration of the subscription term noted herein. At the expiration of the Software Subscription, such Software Subscription will automatically renew for consecutive one (1) year terms (each a "Renewal Subscription Term"), unless either party provides the other party with a notice of non-renewal at least ninety (90) days prior to the expiration of the then-current term. To the extent permitted by applicable law, Software Subscriptions purchases are non-cancelable and the sums paid nonrefundable. Fees for Software Subscriptions shall be paid annually in advance, invoiced on the Subscription Start Date and each subsequent anniversary thereof. Unless otherwise agreed by the parties in writing, the subscription fee for each Renewal Subscription Term will be priced at Seller's then-applicable list price for that Software offering. Any use of Software that exceeds the scope, metrics or volume set forth in this Agreement will be subject to additional fees based on the date such excess use began.

(13) PRIVACY. Seller as Processor: Where Seller factually acts as Processor of Personal Data on behalf of Buyer (as such terms are defined in the DPA) the terms at www.johnsoncontrols.com/dpa ("DPA") shall apply. **Seller as Controller:** Seller will collect, process and transfer certain personal data of Buyer and its personnel related to the business relationship between it and Buyer (for example names, email addresses, telephone numbers) as controller and in accordance with Seller's Privacy Notice at <https://www.johnsoncontrols.com/privacy>. Buyer acknowledges Seller's Privacy Notice and strictly to the extent consent is mandatorily required under applicable law, Buyer consents to such collection, processing and transfer. To the extent consent to such collection, processing and transfer by Seller is mandatorily required from Buyer's personnel under applicable law, Buyer warrants and represents that it has obtained such consent.

(14) CONNECTED EQUIPMENT SERVICES. Certain equipment sold hereunder includes by default Seller's Connected Equipment Services. Connected Equipment Services is a data-analytics and monitoring Software platform that uses a cellular or network connection to gather equipment performance data to assist Seller in advising Buyer on (and Buyer in better understanding) such equipment's health, performance or potential malfunction. **If Buyer's equipment includes Connected Equipment Services, such services will be on by default and the remote connection will continue to connect to Buyer's Equipment through the full equipment lifecycle, unless Buyer specifically requests in writing that Seller disable the remote connection or Seller discontinues or removes such remote connection.** For more information on whether your particular equipment includes Connected Equipment Services, a subscription to such services and the cost, if any, of such subscription, please see your applicable order, quote, proposal, or purchase documentation or talk to your Seller sales representative. If Buyer's equipment includes Connected Equipment Services, Seller will provide a cellular modem or other gateway device ("Gateway Device") owned by Seller or Buyer will supply a network connection suitable to establish a remote connection with Buyer's applicable equipment to permit Seller to use Connected Equipment Services to perform first-year and extended warranty services as well as other services, including troubleshooting, quarterly health reports, remote diagnostic and monitoring and aftermarket services. For certain subscriptions, Buyer will be able to access equipment information from a mobile or smart device using Connected Equipment Service's mobile or web app. Any Gateway Devices provided hereunder shall remain Seller's property, and Seller may upon reasonable notice access and remove such Gateway Device and discontinue services in accordance with the Software Terms. If Buyer does not permit Seller to connect via a connection validated by Seller for the

equipment or the connection is disconnected by Buyer, and a service representative must therefore be dispatched to the Buyer site, then the Buyer will pay Seller at Seller's then-current standard applicable contract regular time and/or overtime rate for services performed by the service representative. Seller disclaims any obligation to advise Buyer of any possible equipment error or malfunction. **Buyer acknowledges that, while Connected Equipment Services generally improve equipment performance and services, Connected Equipment Services does not prevent all potential malfunction, insure against all loss or guarantee a certain level of performance and that Seller shall not be responsible for any injury, loss, or damage caused by any act or omission of Seller related to or arising from the monitoring of the equipment under Connected Equipment Services.**

(15) MISCELLANEOUS

(a) CHANGES OF CONSTRUCTION AND DESIGN: Seller reserves the right to change or revise the construction and design of the products or equipment purchased by Buyer, without liability or obligation to incorporate such changes to products or equipment ordered by Buyer unless specifically agreed upon in writing reasonably in advance of the delivery date for such products or equipment. Buyer agrees to bear the expense of meeting any changes or modifications in local code requirements which become effective after Seller has accepted Buyer's order.

(b) CHARACTER OF PRODUCT AND SECURITY INTEREST: The goods delivered by Seller under the terms of the Agreement shall remain personal property and retain its character as such no matter in what manner affixed or attached to any structure or property. Buyer grants Seller a security interest in said goods, any replacement parts and any proceeds thereof until all sums due Seller have been paid to it in cash. This security interest shall secure all indebtedness or obligations of whatsoever nature now or hereafter owing Buyer to Seller. Buyer shall pay all expenses of any nature whatsoever incurred by Seller in connection with said security interest.

(c) INSURANCE: Buyer agrees to insure the goods delivered under the Agreement in an amount at least equal to the purchase price against loss or damage from fire, wind, water or other causes. The insurance policies are to be made payable to Seller and Buyer in accordance with their respective interests, and when issued are to be delivered to Seller and held by it. Failure to take out and maintain such insurance shall entitle Seller to declare the entire purchase price to be immediately due and payable and shall also entitle Seller to recover possession of said goods.

(d) INSTALLATION: If installation by the Seller is included within the Seller's Quotation, Buyer shall provide all of the following at its own expense and at all times pertinent to the installation: i) free, dry, and reasonable access to Buyer's premises; and ii) proper foundations, lighting, power, water and storage facilities reasonably required.

(e) COMPLIANCE WITH LAWS: Seller's obligations are subject to the export administration and control laws and regulations of Canada or the United States with respect to where Seller is performing work or providing goods. Buyer shall comply fully with such laws and regulation in the export, resale or disposition of purchased products or equipment. Quotations or proposals made, and any orders accepted by Seller from a Buyer outside of Canada or the United States, are with the understanding that the ultimate destination of the products or equipment is the country indicated therein. Diversion of the products or equipment to any other destination contrary to Canada or the United States as set out in the Quotation or proposal, is prohibited. Accordingly, if the foregoing understanding is incorrect, or if Buyer intends to divert the products or equipment to any other destination, Buyer shall immediately inform Seller of the correct ultimate destination.

(f) BUYER RESPONSIBILITIES: Buyer is solely responsible for the establishment, operation, maintenance, access, security and other aspects of its computer network ("Network") and shall supply Seller secure Network access for providing its services. Products networked, connected to the internet, or otherwise connected to computers or other devices must be appropriately protected by Buyer and/or end user against unauthorized access. Buyer is responsible to take appropriate measures, including performing back-ups, to protect information, including without limit data, software, or files (collectively "Data") prior to receiving the service or products.

(g) COVID-19 VACCINATION: Seller expressly disclaims any requirement, understanding or agreement, express or implied, included directly or incorporated by reference, in any Customer purchase order, solicitation, notice or otherwise, that any of Seller's personnel be vaccinated against Covid-19 under any federal, state/provincial or local law, regulation or order applicable to government contracts or subcontracts, including, without limitation, Presidential Executive Order 14042 ("Ensuring Adequate COVID Safety Protocols for Federal Contractors") and Federal Acquisition Regulation (FAR) 52.223-99 ("Ensuring Adequate COVID Safety Protocols for Federal Contractors"). Any such requirement shall only apply to Seller's personnel if and only to the extent contained in a written agreement physically signed by an authorized officer of Seller.

(h) LIEN LEGISLATION. Notwithstanding anything to the contrary contained herein, the terms of this Agreement shall be subject to the lien legislation applicable to the location where the work will be performed, and, in the event of conflict, the applicable lien legislation shall prevail.

(i) FORCE MAJEURE: Seller shall not be liable, nor in breach or default of its obligations under this Agreement, for delays, interruption, failure to render services, or any other failure by Seller to perform an obligation under this Agreement, where such delay, interruption or failure is caused, in whole or in part, directly or indirectly, by a Force Majeure Event. A "Force Majeure Event" is a condition or event that is beyond the reasonable control of Seller, whether foreseeable or unforeseeable, including, without limitation, acts of God, severe weather (including but not limited to hurricanes, tornados, severe snowstorms or severe rainstorms), wildfires, floods, earthquakes, seismic disturbances, or other natural disasters, acts or omissions of any governmental authority (including change of any applicable law or regulation), epidemics, pandemics, disease, viruses, quarantines, or other public health risks and/or responses thereto, condemnation, strikes, lock-outs, labor disputes, an increase of 5% or more in tariffs or other excise taxes for materials to be used on the project, fires, explosions or other casualties, thefts, vandalism, civil disturbances, insurrection, mob violence, riots, war or other armed conflict (or the serious threat of same), acts of terrorism, electrical power outages, interruptions or degradations in telecommunications, computer, network, or electronic communications systems, data breach, cyber-attacks, ransomware, unavailability or shortage of parts, materials, supplies, or transportation, or any other cause or casualty beyond the reasonable control of Seller. If Seller's performance of the work is delayed, impacted, or prevented by a Force Majeure Event or its continued effects, Seller shall be excused from performance under the Agreement. Without limiting

the generality of the foregoing, if Seller is delayed in achieving one or more of the scheduled milestones set forth in the Agreement due to a Force Majeure Event, Seller will be entitled to extend the relevant completion date by the amount of time that Seller was delayed as a result of the Force Majeure Event, plus such additional time as may be reasonably necessary to overcome the effect of the delay. To the extent that the Force Majeure Event directly or indirectly increases Seller's cost to perform the services, Buyer is obligated to reimburse Seller for such increased costs, including, without limitation, costs incurred by Seller for additional labor, inventory storage, expedited shipping fees, trailer and equipment rental fees, subcontractor fees or other costs and expenses incurred by Seller in connection with the Force Majeure Event.

(j) **ONE-YEAR CLAIMS LIMITATION:** No claim or cause of action, whether known or unknown, shall be brought against Seller more than one year after the claim first arose. Except as provided for herein, Seller's claims must also be brought within one year. Claims for unpaid contract amounts are not subject to the one-year limitation.



Quote

October 3 2025 15:30 PM

EquipmentShare

Corpus Christi, TX - Core Solutions
5530 Transport Industrial Dr

Rep: Zachary Forkenbrock
zach.forkenbrock@equipmentshare.com
726-228-4894

Quote Details

Quote # 866125
Purchase Order: None
Customer Account: 86475
Quote Expires November 3 2025 08:00 AM

Customer Information

CENTRAL AIR & HEATING SERVICE, LLC
Ordered By: Austin Wilson
A.wilson@cahsinc.com
+1 830 643 9279

Delivery Location

American Bank center
1901 North Shoreline Boulevard
Corpus Christi, Texas 78401

Site Contact Information

Rental Summary

Start Date: October 4 2025 08:00 AM
End Date: November 1 2025 08:00 AM
RPP (required): \$528.75

Total Rental Days 28

Equipment Type	Quantity	Day Rate	Week Rate	4-Week Rate	Shift	Subtotal
Telehandler 10,000 lbs, 54' - 56' Reach	1	\$710.00	\$1,775.00	\$3,525.00	Single	\$3,525.00

Total Rental Items

\$3,525.00

Misc. Charges Summary

Misc. Charges	Subtotal
1.9% Environment Fee	\$66.98
1.5% Texas Emissions Reduction Plan	\$52.88
Texas Heavy Inventory Tax - 82(R) HB 2476	\$6.85

Total Misc. Charges

\$126.71

*Fees are equipment model dependent and will be finalized when invoiced.

Rental Subtotal	\$3,525.00
Misc. Charges Subtotal	\$126.71
Delivery Fee	\$200.00
Pickup Fee	\$200.00
Sales Tax	\$329.90
Total with COI	\$4,381.61
If no insurance, total with RPP	\$4,953.98



October 3 2025 15:29 PM

EquipmentShare

Corpus Christi, TX - Core Solutions
5530 Transport Industrial Dr

Rep: Zachary Forkenbrock
zach.forkenbrock@equipmentshare.com
726-228-4894

Quote Details

Quote # 866115
Purchase Order: None
Customer Account: 86475
Quote Expires November 3 2025 08:00 AM

Customer Information

CENTRAL AIR & HEATING SERVICE, LLC
Ordered By: Austin Wilson
A.wilson@cahsinc.com
+1 830 643 9279

Delivery Location

American Bank center
1901 North Shoreline Boulevard
Corpus Christi, Texas 78401

Site Contact Information

Rental Summary

Start Date: October 4 2025 08:00 AM
End Date: November 1 2025 08:00 AM
RPP (required): \$570.00

Total Rental Days 28

Equipment Type	Quantity	Day Rate	Week Rate	4-Week Rate	Shift	Subtotal
Telescopic Boom Lift, 85' - 86' IC	1	\$770.00	\$1,925.00	\$3,800.00	Single	\$3,800.00

Total Rental Items

\$3,800.00

Misc. Charges Summary

Misc. Charges	Subtotal
1.9% Environment Fee	\$72.20
1.5% Texas Emissions Reduction Plan	\$57.00
Texas Heavy Inventory Tax - 82(R) HB 2476	\$7.39

Total Misc. Charges

\$136.59

*Fees are equipment model dependent and will be finalized when invoiced.

Rental Subtotal	\$3,800.00
Misc. Charges Subtotal	\$136.59
Delivery Fee	\$200.00
Pickup Fee	\$200.00
Sales Tax	\$353.06
Total with COI	\$4,689.65
If no insurance, total with RPP	\$5,306.68

Thee Scrappers LLC.

2003 W. Bella Vista Ave
Alton, TX 78573
(361) 207-3510
Fromero@Theescrappers.com
Theescrappers.com



Estimate

ADDRESS
Central Air and Heat Services
3028 Wilson Rd. Harlingen Tx 78552

ESTIMATE 2210
DATE 10/13/2025

DATE		QTY	RATE	AMOUNT
	30-Ton Crane Service 30-Ton Crane Service & Certified Rigger\$175/HR x EST 8 Hrs x 5 Days, w/ \$200 per day per diem (Operator and Spotter)	40	200.00	8,000.00
	10 Week Duration	10 Weeks	8,000.00	80,000.00

NOTE: Estimates are based on client-provided information and are not guaranteed. Final costs may vary as project progresses and details are finalized. Charges apply Port to Port. | Standard Hours: Mon–Fri, 8 AM–5 PM. | Work outside these hours, on weekends, or holidays incurs additional costs that may not be included in this estimate. Client is responsible for delays beyond the crane company’s control. TSCS accepts no liability for damage done to parking lots, road surfaces, or underground instillations. You agree to protect and cover TSCS from any claims for injury or death to anyone, including your own workers or third parties, or damage to property, including equipment. Insurance should be established prior to cranes arrival. General liability: at least \$1 million per occurrence and \$2 million total. Umbrella/excess insurance: at least \$5 million. The insurance must be primary and list Thee Scrappers LLC. as an additional insured, and cover your indemnity duties in this agreement.

TOTAL **\$80,000.00**

Accepted By

Accepted Date



601 Everhart Rd.
Corpus Christi, TX 78412
Phone: (361) 299-5462
Fax: (800) 858-5280

Contractor's Change Request

To: Chad Ufland
CAHS-Central Air & Heating Ser
3028 Wilson Rd.
Harlingen, TX 78552
Project: American Bank Center HVAC Impr

CCR No: 04-Revised
Date: 10/14/2025
Description: Added Work

STBP, Inc. hereby proposes the following changes in scope and cost for the project:

DEMO and Framing: FMAC Arena Urgent Mechanical Improvements DEMOLITION Remove existing gypsum board and framing as indicated on the demolition drawings. Steel Guard Rail EXCLUSIONS: No tape / float / paint on inside of wall. Equipment (to be provided by others). MEP Demo / Make-Safe.	\$ 23,310.47
Electrical: Units/ VFD and make ready to reconnect. We will remove the conduits in the wall location that will be opened up to get the units out and reinstall after the wall is rebuilt. We will run conduits on the units for the internal lights and receptacles. This does not include any low voltage conduit for the DDC panels or wiring, and racks for the DDC panel that is scheduled to stay. VFD's or programming, fire alarm wiring devices or duct detectors. Boom lift to reach the conduits on the outside of the wall where the Units will be removed out of. Upgrading of the breakers or panels feeding the units, repairs or modifications to the lights in the space. Additional calendar days requested for this change: 14 AFTER LEAD TIME ON THE GEAR ITEMS. EXCLUSIONS: Any utility and permit cost. Any wall or ceiling covering cutting, patching and painting. Any concrete/asphalt cutting and or patching. Roof penetrations or patching of any kind. Overtime unless specifically stated in scope of work above.	\$ 37,027.66
Plumbing: Demo natural gas piping to below floor to allow for removal of DAHU 1 & 2. Reinstall natural gas piping after new DAHU 1 & 2 is installed. EXCLUSIONS: All other plumbing not listed above. All other work not described in SOV above. Excludes sheetrock wall. Excludes any Stage Curtain work.	\$ 13,310.00
General Conditions: 4 weeks PM and supervision only.	10,397.00
TOTAL:	\$ \$84,045.13

...and requests an adjustment to the contract time of 50 days as a condition of this request.

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of \$84,045.13 will be added to the contract price and the scope will be revised accordingly.



FEL-CORPUS CHRISTI #116
221 JUNIOR BECK DRIVE
CORPUS CHRISTI, TX 78405-0000

Phone: 361-289-1977
Fax: 361-289-1968

Deliver To:
From: Braden Owens
braden.owens@ferguson.com
Comments:

10:33:08 OCT 14 2025

Page 1 of 2

FERGUSON ENTERPRISES LLC #61

Price Quotation

Phone: 361-289-1977

Fax: 361-289-1968

Bid No: B872441
Bid Date: 10/14/25
Quoted By: BTO

Cust Phone: 956-428-4509
Terms: NET 30 DAYS

Customer: CENTRAL AIR & HEATING SERVIC
3028 WILSON ROAD
HARLINGEN, TX 78552

Ship To: CENTRAL AIR & HEATING SERVIC
3028 WILSON ROAD
HARLINGEN, TX 78552

Cust PO#:

Job Name: ABC CENTER

Item	Description	Quantity	Net Price	UM	Total
DBPPEA53BU	6 BLK BE A53B S40 ERW SRL PIPE	84	2088.900	C	1754.68
DW9U	6 CS STD WLD LR 90 ELL	12	70.589	EA	847.07
DRFWNFU	6 CS 150# STD RF WN FLG	16	47.956	EA	767.30
FNWR1FFG116U	6 RR 1/16 FF 150# GSKT	16	4.856	EA	77.70
FNWNBSG5Z1U	6 ZN 150# GR5 FLG NUT/BLT SET	16	20.992	EA	335.87
NLD20003U	LF 6 DI 200# BRZ EPDM LUG BFV LO	8	439.040	EA	3512.32
FNWLBBZ1U	6 ZN 150# DBL SIDE LUG BFV BLT SET	8	26.083	EA	208.66
DBPPEA53BP	4 BLK BE A53B S40 ERW SRL PIPE	42	1188.000	C	498.96
DW9P	4 CS STD WLD LR 90 ELL	4	32.309	EA	129.24
NLD20003P	LF 4 DI 200# BRZ EPDM LUG BFV LO	4	267.200	EA	1068.80
FNWLBBZ1P	4 ZN 150# DBL SIDE LUG BFV BLT SET	4	15.875	EA	63.50
FNWNBSG5Z1P	4 ZN 150# GR5 FLG NUT/BLT SET	4	12.375	EA	49.50
AG26010	10 GALV CS ADJ CLEVIS HGR	8	21.833	EA	174.66
AG260X	8 GALV CS ADJ CLEVIS	4	12.109	EA	48.44

Net Total: \$9536.70

Tax: \$0.00

Freight: \$0.00

Total: \$9536.70



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=1130&on=157870>

LEGENDS IRON WORKS

117 East Loeb St.
Edinburg, TX 78541
Phone: (956) 330-3511

Date: October 13, 2025

To:
Central Air & Heat – Austin Wilson
Project: ABC Center
Location: Corpus Christi, Texas

Scope of Work

Legends Iron Works proposes to provide certified welding services for the ABC Center project located in Corpus Christi, TX. Work includes all necessary tools and equipment for field welding and fabrication per project requirements.

Labor and Equipment

Description	Rate	Hours	Days	Total
1 Certified Welder	\$145/hr	10 hrs	5	\$7,250.00
1 Pipe Fitter	\$65/hr	10 hrs	5	\$3,250.00

- Total Labor Cost: \$10,500.00

All work will be performed in accordance with OSHA safety standards and industry best practices.

Prepared by:
David Torres
Legends Iron Works



Quote # 25-311

9/30/2025

Attn: CAHS IS Department

Project: ABC Dehumidification- PreFabricated Duct/ Piping Spools

- Fabricate SA/RA/EA galvanized sheetmetal ductwork lined if needed per plans and spec
 - o SA/RA 1st 15': 1" liner
 - o Remaining Ductwork : Uninsulated
- Ductwork Shop Drawings
 - o Create ductwork submittal shop drawings
 - o Tag ductwork shop drawing once approved
 - o Print BOM and release for fabrication per PM's schedule
 - \$5,792.00
- Fabricate Piping Spools for Demhumidifier Mezzanine
 - o Spools only, no insulation
 - 6,998.00

This includes:

- **Fabrication**
- **Shop Drawings**

This excludes:

- **Taxes**
- **Painting**
- **Installation**
- **Installation Materials (Flex, Hangers, Duct Wrap, etc...)**
- **Grease Ductwork**
- **Aluminum Ductwork**
- **Delivery**
- **Redesign per received scans / revisions per engineer after approval**
 - o **Additional cost for redesign to be tracked and charged as T&M**

Total Cost: \$ 12,790.00

(Expedited fabrication services are subject to an additional 40% surcharge)

Pricing above is valid for 30 days.

If you have any questions concerning this proposal, please feel free to contact me.

Sincerely,

Jesus Guzman

TACLA010347E / TACLA00026954C

3028 Wilson Rd. Harlingen, TX 78552

www.CAHSINC.com

CAHS guarantees to repair or replace (at our option), F.O.B. point of manufacture, any part manufactured by CAHS found to be defective in material or workmanship within ninety (90) days of the original ship date. CAHS warranty does not cover costs of labor, crane charges, or any other costs required for replacing the defective product. It is expressly agreed that CAHS liability is limited to the repair or replacement of the product. CAHS will not be liable for any injury, loss, damage, or expense whether direct or consequential, including, but not limited to, loss of use, income, profit, production, increased cost of installation, use of, an ability to use, or the replacement of or late delivery of CAHS products.

Bid

SUPREME INSULATION®

Commercial * Industrial * Refrigeration * Thermal Removable Covers

Owner Information

Name

Supreme Insulation LLC

Address

3623 E Evans Rd #134

City, State ZIP

San Antonio, TX 78259

Phone

210-833-8443

Email

Info@supremeinsulationsa.com

Project name

ABC Center Dehumidifier

Contractor Information

Company

Central Air & Heating Services

Name

Austin Wilson

Address

3028 Wilson Rd

City, State ZIP

Harlingen TX, 78552

Phone

956-428-4509

Email

A.wilson@cahsinc.com

Payment Terms

Scope of Work

Fiberglass Pipe Cover Insulation on CHW Piping

Company Proposal

Total Price : \$21,878.00

Erick Lopez

Submitted by (Company Representative)

10/14/2025

Date



Testing, Adjusting, Balancing Proposal

Date: 10/14/2025

To: CAHS Inc – Austin Wilson

From: Art Olivares III

Quotation Number: 304298

Project Name: (FMAC) Arena Urgent Mechanical Improvements Louver

1901 N. Shoreline

Corpus Christi, TX 78401

DESCRIPTION

For your consideration, we propose AABC Certified testing and balancing, as per the mechanical plans and specification section TSEC. This proposal is based on the following:

SCOPE OF WORK

- AABC Certified Air Balance
- AABC Certified Hydronic Balance

QUALIFICATIONS

- ♦ All work is based on regular working hours from Monday through Friday, 8:00 am to 5:00 pm.
- ♦ No overtime or shift differential is included in this proposal unless specifically noted.
- ♦ Cost associated with additional mobilizations due to equipment not being ready or equipment which cannot be final tested per plans and specifications will be handled as a change order. test
- ♦ One return trip to check/verify deficient items at the jobsite has been included in this quotation. Written notification that the deficiencies have been corrected is required before our return visit. If additional trips are required to retest deficiencies, the time will be billed at an hourly rate plus remobilization charge.
- ♦ The contractor shall provide DDC Software to operate any automated controls and/or provide a qualified technician onsite to operate the systems.
- ♦ This quotation is based on all systems being completed and properly started, in normal operating condition and all areas unoccupied at the time of testing.
- ♦ Adjusting and balancing will be made within the limitations of the equipment being tested. All additional material and labor cost associated with the installation or replacement of drives, sheaves, belts, motors, dampers, fuses, etc., required to make equipment and/or devices meet specifications are to be provided outside the scope of this proposal.

410 S. Jackson Road, Unit 2897 – Edinburg, TX 78540
Phone: (956) 874-5889 • Email: Art@testandcx.com

Page 1 of 2



- ♦ Installation of clean filters in air handling equipment is not included.
- ♦ Locating / cutting out balancing dampers that are covered or hidden by insulation is not included in this proposal.
- ♦ The cleaning of pipe strainers is not included in this proposal.

TERMS AND CONDITIONS

- ♦ This proposal is valid for sixty days from date shown above.
- ♦ Permits, Bonding, Fees and Sales tax are not included in this proposal.
- ♦ Penalty clauses of any kind will not be effective unless approved in writing by a principal of this firm.
- ♦ Should you choose to accept this proposal, please return a signed copy to our office to be incorporated into the contract as if fully set out.
- ♦ All qualifications, terms and conditions apply.

ADDENDUM ACKNOWLEDGEMENT

- ♦ TAC Services acknowledges receipt of Addendum 0

TAC Services, LLC provides you with this quotation:

BASE BID\$5,820.00

Thank you for the opportunity to provide the above quotation for your consideration.

Accepted By:

Date:

Title:

PLEASE SIGN AND RETURN WITH YOUR PURCHASE ORDER.