

Proposal 1 – HVAC Preventive Maintenance & Repairs

Submitted by: Lone Star HVAC Services LLC

Date: March 22, 2025

1. Company Overview

Lone Star HVAC Services LLC has over **15 years of experience** providing HVAC maintenance and repair services for **multifamily and commercial properties** across Central Texas. We currently service more than **2,500 residential units** in the Austin metro area.

Licenses & Certifications:

- Texas HVAC Contractor License #TACLB000XXXX
 - EPA Section 608 Certified Technicians
 - Fully insured (General Liability & Workers' Compensation)
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2. Scope of Services

We propose to provide **comprehensive preventive maintenance and on-call repair services** for all HVAC systems across the three properties listed in the RFP.

Preventive Maintenance (Quarterly):

- Full system inspection
- Filter replacement
- Thermostat calibration
- Electrical connection inspection
- Refrigerant level check
- Condenser and evaporator coil inspection
- Written service report after each visit

On-Call & Emergency Repairs:

- 24/7 emergency response

- Guaranteed response time: **within 4 hours**
 - Minor parts replacement included; major parts billed separately upon approval
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3. Contract Term & Start Date

- Contract term: **12 months**
 - Proposed start date: **May 1, 2025**
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4. Pricing

Service	Cost
Annual Preventive Maintenance (Quarterly Visits)	\$18,000 (flat annual fee)
Standard Repair Labor	\$125/hour
Emergency Repair Labor	\$165/hour
Emergency Call-Out Fee	\$0

All pricing in USD. Taxes not included.

5. Exclusions & Assumptions

- Major equipment replacement not included
 - Refrigerant costs billed separately
 - After-hours work billed at emergency rates
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6. References

- Green Oaks Apartments – Austin, TX
 - Riverbend Multifamily – Round Rock, TX
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7. Value-Add Services

- Online service logs per unit
- Annual system health summary
- Discounted labor rates for capital replacements