

## **CONTRACT AWARD**

### **RFP 25-071 – Juvenile Justice Center Air Handler Upgrades Galveston County, Texas**

This **Contract Award** is made and entered into by and between **Galveston County, Texas** (“County”) and **American Mechanical Holdings, Inc. dba American Mechanical Services of Houston, LLC** (“Contractor”), collectively referred to as the “Parties,” for the purpose of completing the **Juvenile Justice Center Air Handler Upgrades** in accordance with the County’s procurement requirements.

#### **1. Award and Acceptance**

Galveston County hereby awards to Contractor the work described in **RFP 25-071 – Juvenile Justice Center Air Handler Upgrades**, and Contractor agrees to perform all labor, materials, equipment, and services necessary to complete the project in full compliance with all contract documents identified herein.

This Contract Award becomes effective on the date of the last signature by the Parties.

#### **2. Contract Documents**

The following documents are incorporated into this Contract Award **in their entirety** and are hereby made a part of the Contract as though fully set forth herein. These documents collectively evidence and constitute the **entire agreement** between the Parties:

- 1. Request for Proposal (RFP 25-071)**
- 2. General Provisions**
- 3. Special Provisions**
- 4. All forms required to be submitted with the Contractor’s Bid/Proposal**
- 5. Contractor’s Proposal submitted in response to RFP 25-071**
- 6. Certificates of Insurance**
- 7. All Addenda issued for RFP 25-071**
- 8. Project Specifications**
- 9. Any other documents attached to or referenced in this Contract Award**

#### **3. Scope of Work**

Contractor shall perform all work necessary to complete the **Juvenile Justice Center Air Handler Upgrades** in full accordance with **RFP 25-071**, including all requirements, specifications, plans, and related documents incorporated therein.

#### **4. Contract Price**

The total contract price shall be the amount accepted by the County based on the Contractor's Proposal, subject to approved change orders in accordance with County procedures. See Exhibit A attached.

## **5. Term and Completion**

Contractor shall commence work upon receipt of a written Notice to Proceed issued by the County and shall complete the project promptly.

## **6. Bonds and Insurance**

Contractor shall provide all required insurance certificates and endorsements in the forms and amounts specified in the Contract Documents before the issuance of the Notice to Proceed.

## **7. Entire Agreement**

This Contract Award, together with all documents listed in Section 2, constitutes the **entire agreement** between the Parties. No oral statements or prior written materials not specifically incorporated herein shall be considered part of this Contract.

## **8. Execution**

This Contract Award may be executed in counterparts, each of which shall be deemed an original. Electronic signatures are deemed valid and binding to the fullest extent permitted by law.

**Galveston County, Texas**

**Contractor:**

By: \_\_\_\_\_  
Mark Henry, County Judge

By: *Brian Kisiel*  
Brian Kisiel, Executive Account Manager

Date: \_\_\_\_\_

Date: 01/23/2026

**Attest:**

\_\_\_\_\_  
Dwight D. Sullivan, County Clerk



**AMERICAN MECHANICAL SERVICES**

December 3, 2025

Choice Partners 24/047TC

## Exhibit A

**Proposal RFP #25-071  
Jerry J Esmond Center-Juvenile Justice Center Air Handler Upgrades  
Galveston County Texas**

### Scope of Work

This Scope of work is derived from request for proposal document RFP #25-071 Section K pages 5-6

Scope of Work is as follows:

- Provide and install new server room split system with wall mounted AHU and condenser to set on existing roof
- Provide labor to remove three (3) existing outside air dampers and associated duct back to unit.
- Provide and install galvanized duct and duct wrap for outside air to match existing duct. (Duct will be wrapped Xx1#wrap and sealed with FSK tape)
- Provide and install three (3) new aluminum dampers with new actuators.
- BAS controls for actuators included
- Provide labor to demo piping to AHU-3 from existing valves to the AHU.
- Provide new piping from the existing valve to the existing AHU-3.
- The County prefers that Trane air handling is utilized due to the currently-installed computer systems and monitor and control the facility.

It is anticipated that the facility will be expanded in the near future, therefore, any components must be reusable and grow with that expansion.

Consideration should be taken regarding the following information:

- The access door is 28 1/2 inches wide.
- The existing AHU is 25" wide, 24" deep, and 53" tall.
- The condensate water drains below the AHU.
- The air handlers utilize chilled water from an air-cooled chiller and hot water from boilers located on the premises. Piping and controlled valves from the water sources **must be** fitted to the new handlers.

All work shall be performed during regular working hours of regular working days as is customary in the industry and in agreement with the Owner. Prior to commencing work, a work schedule must be submitted to the Owner for approval.

Notes:

1. Controls are not included and will be disconnected/reconnected only
2. Wall mount unit will be controlled by local thermostat

---

**Pricing per scope and notes above: \$86,058.00**

**Exclusions: Overtime, Sunday work, Taxes, Addition freight charges, Mold or Asbestos abatement, Insulation, Shutdown and drainage of building, Paint, Tile work grout or replacement, Wall repairs cut of patch of sheet rock, Ceiling tile or grid work, Electrical work, Concrete patch or repair, Fire protection, Excavation, Personal lift equipment, Crane equipment, Fence replacement or repair, Controls, Parking fees, Appliances**

All new materials and workmanship shall be installed according to specifications. Our goal is to serve clients to the best of our ability.

This proposal may be withdrawn by us if not accepted within **30-days**.

Should you have any questions, or if we can be of further assistance to you, please do not hesitate to contact AMS!

**Brian Kisiel**  
**"Call Kisiel"**  
**Executive Account Manager**  
**American Mechanical Services of Houston, LLC**  
**www.amsophoutx.com**  
**U.S. ARMY Veteran**  
**TXST '04**  
**M# 832-474-4277**

**Purchase Order #:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_  
**Printed Name:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**Regulated by the Texas Department of Licensing and Regulation**  
**P.O. Box 12157 Austin, TX 78711**  
**1-800-803-9202, 512-463-6599**  
**TACLA 020690E RMP#40092**



AMERICAN MECHANICAL SERVICES



*The Right Resources. Right Now.*

Maintenance (All Trades) and Job Order Contracting (JOC-IDIQ) Single Trade Component 24/047TC-04

Regulated by the Texas Department of Licensing and Regulation

P.O. Box 12157 Austin, TX 78711

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

TACLA 020690E RMP#40092

13627 Stafford Rd. Stafford, TX 77477 Tel: (281) 403-1701 Fax: (281) 403-1201