



Grand Mesa Mechanical, Inc.

534 31 ½ Road • Grand Junction, CO 81504
970-434-9500 • 970-434-4710 Fax

February 23, 2026

1. Project Description and Location

Annual periodic maintenance on one infrared tube heater serial 200833476505 @
City of Grand Junction Fire Training Center Attn. Brian Lurvey (970) 210-5756 | brianl@gjcity.org

Work address: 3340 Whitewater Hill Road, Whitewater, CO, 81527

2. Project Scope:

1. Visit to site 1 time per year in Fall. Labor included in price Mon-Fri, 7:30am-4:00pm.
2. Clean combustion motor/fan assembly, controls compartment. Verify electrical connections are snug and secure, check for faults and verify normal operations. Deep clean heating components: burner, ignition assembly and flame sensor. Verify even heat dissipation down the length of the tube.
3. All chemicals/consumable materials required to complete the tasks listed above are included. A lift provided by GMMI is included in the price
4. PM Agreement customers receive discounted hourly service rates and access to emergency service on the applicable equipment. The current standard hourly rate is \$125/hr. with the PM customer discounted rate at \$110/hr. Service rates are subject to change. Current price sheets are available at any time upon request.

3. Specific Exclusions from Scope

1. After hours, holiday, or weekend labor are not included in the price.
2. Maintenance to equipment not listed above, troubleshooting, repairs and/or parts are not included in the price. More than 1 visits, or tasks that are not described above are not be covered in the price. Some properties are recommended to have more frequent or extensive maintenance than others for various reasons.
3. Refused or delayed access to listed equipment will result in additional time and material charges for re-visit or the PM visit amount being billed in full without completing some or all tasks associated with the inaccessible equipment.

4. Pricing and Payment

The cost for this service is **\$760.00 per year** and will be billed at **\$760.00, 1 times per year** shortly after the visit is completed. This price may expire in 30 days if not accepted.

5. Implementation Plan

The maintenance agreement will begin upon City of GJ returning a signed copy of this proposal to GMMI and will automatically renew on the acceptance date each year without any change to cost or scope. If the agreement requires adjustment due to adding, removing, or changing equipment, or for inflation or accommodating unforeseen circumstances, the standing agreement will be canceled, and a new version will be submitted for approval. If accepted,



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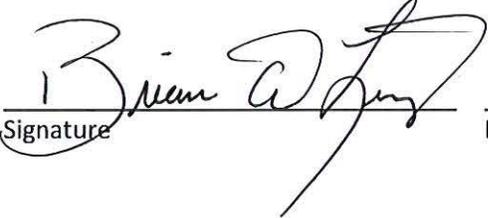
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the agreement can be canceled by either party by providing written notification and receiving acknowledgement back prior to an upcoming visit. A seasonal rotation will be chosen by the customer and adhered to by GMMI as closely as possible.

- o September, October, or November

APPROVAL AND AUTHORITY TO PROCEED

We approve the project as described above and authorize the team to proceed.

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|-----------------------|-----------------------|--|------------------|
| <u>Brian A Lurvey</u> | <u>Division Chief</u> | <u></u> | <u>2/25/2026</u> |
| Approved By (print) | Title | Signature | Date |

Submitted by:

Mike Hogden

Service Manager

mhogden@gmmihvac.com