

JAMES CAMILLO FLANAGAN

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Mr. Richard Mathews
Mathews Heating and Air Conditioning
P. O. Box 8555
Corpus Christi, TX 78412

Re: The Doctor Hector P. Garcia
Building at 1315 Bright St.

Dear Richard:

I am writing this letter to sum up the sequence of events concerning the heating and air conditioning problem at the subject building. As you know, the age of the building has caused some of the valves to reach the end of their useful life. The problem primarily started when the cold weather struck and the heating valves in the dental office would not turn on.

I don't remember the name of the mechanic but he insisted on installing by-pass valves instead of the three way valves and as you know the valves are installed on different sides of the heating coil. You told me at the time that availability of parts and supplies caused this change. After much cutting and refitting and repiping, they still could not make the valves work until one of your mechanics referred to as "Don" came over and installed a set of these valves on the opposite side of the coil and replaced the old valves with a "T". By this time the need for heating was over. In addition to this problem, one of the tenants in this area which is being used as a volunteer office had hit the air conditioning control valve with a wrench in an effort to make the heating work and had injured it so it was necessary to change these valves in exactly the same way that the other valves were changed.

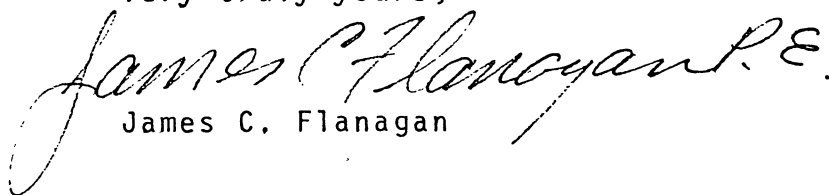
Of course water was spilled from the system at the time that these valves were replaced. Water for this system is supplied by pressure regulating valves between the expansion tank of the heating system and the chill water system and the city main. Since the installation of this system when the building was built, there has been no loss of water from the heating system or the chiller system and as a result these pressure reduction valves had never operated and were corroded shut and it was necessary to rework the service valves and these pressure reducing valves in order to get the system back in operation.

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I reviewed the invoices which were sent to Dr. Garcia with him and it isn't so much a matter of just paying the invoices because he agreed with a good deal of what is on those invoices is actually true but his dissatisfaction lies in the fact that Don excused himself saying that the work was completed but that they should not turn on the heating system or the hot water boiler until he came back and checked it out. This left the clinic functioning without domestic hot water and a doctor's clinic without hot water to the lavatories and other places is almost unreasonable. He excused himself from checking it out the next day by saying that they were in the middle of an emergency on some cooling system somewhere. What the doctor wants is for Don to come back and turn the system on and to take him into the room to show him that the heating unit in that room actually heats and the cooling in that room actually cools and then to make sure that the system in the boiler room has the expansion valves and everything replaced can be turned on and off in the normal operational manner.

Because they were out of hot water, I went through the building shortly after Don had been over there and showed the girls how to throw the switches so that could get domestic hot water to the lavatories. I think that this is a matter that needs a little attention strictly from the public relations standpoint and I'll be more than glad to meet with you and the doctor sometime or if we can arrange a mutually acceptable time to discuss this matter and see whether or not the heater in that back office really works.

Very truly yours,


James C. Flanagan

JCF/pr