



Aeras MEP, Inc.

P.O. Box 13

Senoia GA 30276

(404) 591-3504

Info@aeras-us.com

**CUSTOMER**

City of Forrest Park  
5230 Jones Rd  
Forest Park, Georgia, 30297-2609

Talisa Clark  
(470) 421-0759

tclark@forestparkga.gov

**SITE DETAILS**

City of Forrest Park  
Elevate  
819 Forest Pkwy  
Forest Park, Georgia, 30297-2281  
(470) 421-0759

tclark@forestparkga.gov

DATE	ESTIMATE ID	JOB NAME	ACCOUNT MANAGER
05/12/2025	1065753190	Split System Replacement	Brian Walljasper

**Scope of Work**

## Project Overview -

## Demolition and Removal:

Disconnect and remove existing outdoor condensing unit  
Disconnect and remove existing indoor air handler/furnace  
Remove existing line set  
Properly recover all refrigerant according to EPA guidelines  
Dispose of all equipment and materials in accordance with local regulations

## Installation - Outdoor Unit:

Install new 5-ton condensing unit on existing pad  
Level and secure unit according to manufacturer specifications  
Connect new line set to outdoor unit  
Install proper disconnect box if current one doesn't meet code  
Install new drain line with appropriate slope

## Installation - Indoor Unit:

Install new air handler/furnace in existing location

Connect to existing electrical supply  
Install new condensate drain line with proper trap and slope

Line Set Installation:

Install new appropriately sized copper line set between indoor and outdoor units  
Properly insulate suction line to prevent condensation  
Secure line set according to best practices  
Pressure test system for leaks  
Evacuate system to remove moisture and non-condensables  
Charge system with appropriate refrigerant to manufacturer specifications

Thermostat Installation:

Install new programmable smart thermostat  
Connect and test all thermostat functions

System Testing and Commissioning:

Perform complete system startup  
Verify proper refrigerant charge  
Check and record temperature differentials  
Measure and adjust airflow as needed  
Verify proper operation of all components  
Test and calibrate thermostat  
Verify system achieves proper temperature and humidity control

Clean-up and Final Inspection:

Clean all work areas  
Remove all packaging materials and debris  
Perform final walkthrough

Materials to be Provided:

5-ton condensing unit  
Air handler matching system capacity  
Copper line set  
Refrigerant  
Programmable smart thermostat  
Condensate drain materials  
Duct sealing materials  
Mounting hardware and accessories  
Electrical components as needed  
Miscellaneous fittings and materials

Code Compliance and Permits:

Obtain all necessary permits prior to beginning work  
Schedule required inspections with local authorities  
Perform all work in accordance with local building codes  
Ensure electrical connections meet current NEC requirements  
Follow manufacturer installation guidelines for all equipment

Lead time: 1-2 weeks

**Estimate Total:****\$18,260.04**

We appreciate the opportunity to earn your business, and look forward to helping you with all of your service needs. Please contact me if you have any questions or concerns.

Thank you,

Brian Walljasper  
Aeras Building Solutions

brian.walljasper@aeras-us.com  
(678) 464-2749

**CLARIFICATIONS**

1. Applicable taxes are included
2. Any service not listed is not included.
3. Work will be performed during normal business hours.
4. This proposal is valid for 30 days from 05/12/2025.

**This agreement is subject to Customer's acceptance of the attached AERAS MEP INC. Terms and Conditions**

1. **Scope of Terms and Conditions.** The Terms and Conditions of product sales and service projects are limited to those contained herein. Any additional or different terms or conditions in any form delivered by you ("Customer") are hereby deemed to be material alterations and notice of objection to them and rejection of them is hereby given. By accepting delivery of the products or by engaging Aeras MEP Inc. ("Seller") to provide product(s) or perform or produce any services, Customer agrees to be bound by and accepts these Terms and Conditions unless Customer and Seller have signed a separate agreement, in which case the separate agreement will govern. These Terms and Conditions constitute a binding contract between Customer and Seller and are referred to herein as either "Terms and Conditions" or this "Agreement." Customer accepts these Terms and Conditions by making a purchase from or placing an order with Seller or engaging Seller to perform or procure any services. These Terms and Conditions are subject to change without prior notice, except that the Terms and Conditions posted on Seller's Site at the time Customer signs the Installation Proposal will govern, unless otherwise agreed in writing by Seller and Customer.

2. **Payment Terms.** Customer shall pay Seller according to the terms contained in the Installation Proposal. Final payment shall be due net 15 after the work described in the Installation Proposal is substantially completed. A 2% interest rate will be added for each month there after.

3. **Zoning and Permits.** Customer agrees to timely furnish all information necessary to secure plans and permits for the work called for under this Agreement, and Customer warrants the work contracted for to be in compliance with applicable zoning, classification and building codes. Any costs for work not in the Estimate but required by lawful authorities to bring the work into compliance with applicable code shall be the responsibility of the Customer. Seller assumes no responsibility for violation of zoning rules/laws.

4. **Change Orders.** During the progress of the work under this Agreement, if Customer should order extra work not specified in the Agreement, Seller may require such extra work to be considered an agreement separate and aside from this Agreement and may require payment for said extra work in advance.

5. **Work Schedule.** Work shall be completed within a reasonable time. Performance of this Agreement is subject to labor strikes, fires, acts of war or terrorism, acts of God, adverse weather conditions not reasonably anticipated, unusual delays in transportation, Seller's ability to obtain materials, and/or any cause beyond Seller's control.

6. **Substitutions.** Should Seller be unable to obtain any material(s) specified in the Agreement or any Change Order, Seller shall have the right at its sole discretion to substitute comparable materials and such substitution shall not affect the Contract Price.

7. **Excess Materials.** Extra materials left over upon completion shall be deemed Seller's property, and Seller may enter upon the Property's premises to remove excess material(s) at all reasonable hours.

8. **Supervision Responsibility.** Seller shall supervise and direct the work at Customer's Property, using reasonable skill and attention. Seller shall be solely responsible for the construction means, methods, technique, sequences, and procedures for all work performed at Customer's Property pursuant to this Agreement. Customer shall not interfere with Seller's work forces or Seller's subcontractors.

9. **Limited Warranty.** Seller shall provide Customer with a limited warranty on service and labor for the duration set forth in the Installation Agreement, beginning on the date of completion of services against defects in the quality of workmanship and/or materials ("Warranty Period"). This limited warranty is in lieu of all other warranties, statutory or otherwise, express or implied, all representations made by Seller, and all other obligations or liabilities respective of the Services provided at the Property. Seller disclaims all other warranties, express or implied, including without limitation any implied warranty of workmanlike construction, implied warranty of habitability, implied warranty of fitness for a particular purpose or use, and/or implied warranty of merchantability. Under no circumstances shall Seller be liable to Customer for loss of time, loss of use, inconvenience, or any other incidental or consequential damages that may arise from this Agreement. Unauthorized repairs or attempted repairs shall void this warranty entirely.

11. **Performance or Condition of Existing Equipment.** Seller is not responsible for the performance, functionality, or compatibility of existing equipment, ductwork, duct board, controls, or other equipment/materials that is not replaced during a job installation and that Customer agrees to keep in place. In the event that the system fails to operate properly, the Warranty service will only cover the newly installed equipment, controls, or materials, as well as our workmanship. In

the event that an existing piece of equipment prevents the proper start up or operation of the new equipment or system, Customer assumes all responsibility for any additional service charges that may be incurred.

12. Personal Property. Seller is not responsible for damage to Customer's personal property left in or near the project area.

13. Mold. Seller shall not be responsible for any claims, damages, actions, costs, or other liabilities, whether direct or indirect, that may be caused by, resulting from, or relating to, mold. The discovery and/or removal of any mold or any hazardous materials is excluded from the scope of Seller's work, and Seller reserves the right to stop work until such mold or hazardous materials are removed.

14. Insurance and Waiver of Subrogation. Customer shall maintain property insurance upon the entire structure including all work to be performed pursuant to this Agreement to the full insurable value thereof. This insurance

shall inure against the perils of fire, theft, extended coverage, vandalism, and malicious mischief. Customer and Seller waive all rights against each other for damages caused by insured perils whether or not such damage is caused by the fault or negligence of any party hereto

15. Indemnification. Customer shall indemnify, defend, and hold harmless Seller and its respective directors, officers, employees, agents, sureties, subcontractors, and suppliers from and against any and all losses, costs, expenses, damages, injuries, claims, demands, obligations, liabilities, judgments, fines, penalties, interest and causes of action, including without limitation administrative and legal costs and reasonable attorney's fees, involving the following: (a) injury or death to any person, or damage to or destruction of any property (including loss of use thereof), except to the extent caused by the sole negligence or intentional misconduct of Seller; and (b) any failure of the Customer to comply with the requirements of the Agreement.

16. Risk of Loss. Risk of loss shall pass to the Customer upon delivery of materials and equipment to Customer's Property. Seller shall not be responsible for any loss due to fire, theft, vandalism, and/or malicious mischief once delivered to Customer's Property. Customer shall assume all responsibility for any such loss and Customer shall maintain insurance coverage to protect against such loss.

17. Severability. Should any part of this Agreement be adjudged to be void, unenforceable, or contrary to public policy, only such void or unenforceable portion shall be stricken and eliminated hereof while the other portions remain valid and enforceable.

18. Performance. If Customer fails to perform any of Customer's obligations herein or if Seller, in good faith, believes that the prospect of payment or performance to be impaired, Seller may upon seven (7) days written notice to Customer terminate this Agreement while retaining all mechanic's lien rights as well as right to payment for the full amount of work performed plus reasonable overhead and profit, interest, attorneys' fees, and other charges due and unpaid.

19. Collections. If amounts owing under this Agreement are not paid within thirty (30) days, Customer agrees to pay a late charge on any outstanding balance at two per cent (2%) per month or twenty-four per cent (24%) per annum on the unpaid amount calculated from the date payment was due. Customer will be deemed to have accepted Seller's performance as complete under this Agreement unless Customer notified Seller in writing otherwise within thirty (30) days of substantial completion. Should Seller retain the assistance of a third party, including without limitation an attorney, to assist with collection of unpaid amounts due and owing, Customer agrees to pay Seller's costs associated therewith including without limitation reasonable attorneys' fees, court costs, and interest at the maximum legal rate.

20. Entire Agreement. This Agreement constitutes the entire agreement between Customer and Seller. No agreements, representations, or warranties other than those specifically set forth herein shall be binding on any of the parties unless set forth in writing and signed by both parties.

