



H V A C Masters

HVAC Masters

Lansing, IL

(708) 251-8773 | mail@hvac-masters.com

Rooftop Unit Replacement

Thornton Recreation Department

Todd Simon

toddsimon@hvac-masters.com



H V A C Masters

December 31, 2025

Thornton Recreation Department
701 Highland Avenue
Thornton, IL 60476

RE: Rooftop Unit Replacement

We propose to furnish equipment and insurance, to perform the above-mentioned project for the Lump Sum price of **Nine Thousand, Nine Hundred Ninety-Nine Dollars (\$9,999.00)**.

We Propose to Furnish and Install the Following:

- We will remove the refrigerant and dispose of IAW EPS standards
- We will disconnect the existing (1) 2.5T Rooftop Unit from existing natural gas and electrical supply
- We will furnish a crane to assist with the removal of the existing unit and installation of the new unit
- We will dispose of the existing rooftop unit IAW EPA standards
- We will furnish and install (1) new 2.5T Carrier Rooftop Unit
- We will furnish and install sheet metal as needed to connect the new Rooftop Unit to the existing curb adapter
- We will connect the new unit with the existing electrical and gas supply
- We will connect the new rooftop unit to controls inside of the building
- We will ensure that the new unit is charged with R454B refrigerant to manufacturer's specifications
- 1-Year Parts and Labor Warranty
- 5-Year Compressor Warranty
- 10-Year Heat Exchanger Warranty
- Prevailing wage is included in this proposal
- Unit is currently in stock



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Acceptance:

To proceed with this project, please sign below to indicate acceptance of this proposal. HVAC Masters, Inc. would like to thank you for giving us the opportunity to perform these Repairs based on our proposal above subject project. We trust we may be of service to you again in the future. Should you have any questions, or require any additional information, please contact me at our corporate office at (708) 251-8773 or on my cell at (708) 658-8701.

Accepted By: _____

PO# _____

Sincerely,
Todd Simon
HVAC Masters, Inc.
Vice President

***By signing you acknowledge that you have read and agreed to the attached Terms and Condition**



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TERMS AND CONDITIONS OF PROPOSAL

1. **Price and Terms of Payment:** This HVAC Masters, Inc. proposal shall remain valid for acceptance 30 days from the date of issuance. Payment Terms 1/2 upon Approval, 1/2 Upon Completion.
2. **Schedule:** We will work a standard 40-hour work week, excluding Saturdays, Sundays and holidays
3. **Permits, Licenses and Approval of Plans and Specifications:** Where federal, state, or municipal laws or regulations require permits, licenses or the approval of the plans and specifications
4. HVAC Masters, Inc. does not assume the responsibility for securing or payment of any required fees
5. **NO MODIFICATIONS** The contract arising by acceptance of your offer pursuant to this proposal shall not be amended, modified or rescinded except by written agreement signed by an authorized official of each party, expressly referring to this contract. The Purchaser understands that no sales person or other representative of the Seller has the authority to make any agreement, contract, warranty, term, promise, condition or understanding, express or implied, which is not expressed herein or in a written modification of this contract signed by authorized officials of each party.
6. **REMEDIES OF SELLER** Prior to the installation of the equipment and materials to be furnished and sold pursuant to this contract, title to said equipment and materials shall remain with the Seller, and, in the case of non-payment, Seller shall be entitled to any and all remedies of an unpaid seller under the Illinois Uniform Commercial Code, including the right of the seller to repossess said equipment and materials with or without legal process. After any or all of said equipment and materials have been installed pursuant to this contract, then as to that part of said equipment and materials which have been installed, and the labor and service related thereto, the Seller shall have the right to place a mechanic's lien against the premises where said equipment and material have been installed pursuant to the applicable statutes and law relating to mechanic's liens for the furnishing of labor and materials. Any payment due Seller under this contract is payable on receipt of Seller's invoice. A late payment charge of 1½% per month (annual percentage rate of 18%) shall be added to the unpaid past due balance after 30 days and purchaser agrees to bear any legal expense incurred including cost of correction.
7. **WARRANTIES** The Seller, unless equipment is sold without service, shall furnish and install, free of charge, such part or parts of the machinery and apparatus sold hereunder that may become defective in workmanship or material within one year from the date of delivery or installation. The Seller's obligation shall be merely to furnish and install duplicate parts as provided herein, and the Seller shall not be liable for defects arising from normal wear and tear, or breakage caused by carelessness or negligence in operation, nor is Seller responsible for any alterations that may be made in the machinery and equipment without its consent. THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OR MERCHANTABILITY, AND FITNESS FOR ANY PURPOSE.
8. **LIMITS OF LIABILITY** The Seller shall in no event be held liable or accountable to the Purchaser and/or to any other party whatsoever for the actual, incidental and/ or consequential damages or losses due to, but not limited to, any one of the following: interruption in use of equipment, or stoppage of production, failure to maintain desired temperatures or humidity levels, electrical power surge or loss, high or low voltage, inadequate power, blown or burned out main or branch fuses, open circuit breaker, lack of adequate natural gas or fuel supply or pressure, inadequate or excessive water supply or pressure, inadequate or excessive hot water or steam supply or pressure, water in oil, contamination of water supply or atmosphere, accident, freezing, flooding, lightning, storms, malicious mischief, willful damage, misuse, abuse, negligence, fire, explosion, theft, clogged filters, delays in installation and/or services, time or manner of service of any equipment, failure to meet completion dates, engineering and/or design defects, improper installation, operation of equipment beyond design conditions, labor disturbances, strikes, riot, civil commotion, lockouts, commercial delays, spoilage, loss of business, asbestos, rust or corrosion, the inability to procure materials and/or parts from the usual source of supply, war conditions, Acts of God or for any contingencies that are unavoidable or beyond the control of the Seller. Seller is not responsible

for conforming to any governmental codes, laws and/or regulations. Under no circumstances shall Seller be responsible or liable for any indirect, incidental or consequential damage or alleged personal injury of any kind relating to or arising out of the existence, effect, removal or treatment of an Organic Pathogen (i.e., any type of bacteria, virus, fungus, mildew, wet or dry rot, mold or mycotoxin, as well as their spores, odors and byproducts, along with any reproductive body they produce, and any material containing them). In no event, shall the Seller be liable to the Purchaser and/or to any party whatsoever for actual, incidental and/or consequential damages or losses. Seller shall not be required to identify, detect, encapsulate, or remove asbestos, or products or materials containing asbestos or similarly hazardous substances. Seller shall not be liable for any losses or damages due to inability of the building structure to properly support the equipment installed. It is expressly agreed that the Seller assumes no liability for negligence or failure whatsoever. All labor is to be performed during Seller's regular working hours unless so specified otherwise in writing.

9. INSTALLATION AND COMPLETION Unless specifically enumerated in proposal as Seller's responsibility, Purchaser is responsible for: providing access (and removing structures or objects which interfere with this access) to equipment installation location; for structural supports for all equipment supplied; for local permits and codes; for providing adequate utility source (gas, electric, steam, water) adjacent to equipment. Completion dates are estimates only. No contract will be made to complete on a specified date unless in writing, signed by the Corporate President or Secretary of the Seller.

10. **INSURANCE** Purchaser agrees to insure said merchandise against the hazards of fire at Purchaser's sole cost and to be responsible in any event for any loss or damage to the said machinery and equipment by fire, theft or other casualty. Purchaser agrees to assign to the Seller upon request the proceeds of any insurance paid by reason of loss from any cause whatsoever to the merchandise described herein. Seller shall apply said proceeds to the balance due by the Purchaser under this contract.

11. **ASSIGNMENT** No transfer, renewal, extension or assignment of this contract or any interest hereunder or loss, injury, or destruction of said property shall release the Purchaser from his obligation hereunder. Every assignee of the Seller and/or its assigns shall be entitled to all the rights and remedies of the Seller. The term "Seller" wherever used in this contract includes Seller's successors and assigns, unless otherwise defined.

12. **ACCEPTANCE** Prior to written acceptance by Seller, the Seller shall have no responsibility for any work performed or financial obligations incurred by or on behalf of the Purchaser in anticipation of Seller's acceptance.

13. **CANCELLATION** After written acceptance by Purchaser, should the Purchaser decide to cancel all or any part of the work specified in this proposal, the Purchaser shall reimburse to the Seller any costs already incurred, including but not limited to restocking fees for parts and equipment affected by such cancellation.

14. **CLEAN AIR ACT** Not included under this agreement are any charges related to the recovery of refrigerant, as required by the provisions of Section 608 of the U.S. Clean Air Act of 1990.

NOT INCLUDED: Fees or Permits



www.lansingheating.net

708.474.4650

219.365.3050



TO: VILLAGE OF THORNTON
DAYCARE
THORNTON, IL

DATE: 11-25-25

LANSING HEATING & AIR CONDITIONING INC.
8016 US HWY 41
ST. JOHN, IN 46373

SALESPERSON	JOB	PAYMENT TERMS	PROPOSAL GOOD UNTIL
TODD		UPON JOB COMPLETION	12-30-25

DESCRIPTION OF WORK	TOTAL
REMOVAL AND PROPER DISPOSAL OF EXISTING ROOFTOP UNIT	
SUPPLY AND INSTALLATION OF A NEW CARRIER 30,000 BTU GAS HEATING ELECTRIC COOLING ROOFTOP UNIT MODEL 48NLB300603 TO INCLUDE CRANE RNETAL, GAS PIPING, ELECTRICAL WIRING, CONDENSATE DRAIN, START UP AND TEST-----	\$6,995.00
10 YEAR WARRANTY ON HEAT EXCHANGER, 5 YEAR WARRANTY ON COMPRESSOR, 1 YEAR WARRANTY ON PARTS AND LABOR	

PAYMENT TO BE MADE AS FOLLOWS: CASH, CERTIFIED CHECK, VISA MASTERCARD OR DISCOVER (3% CONVENIENCE FEE FOR CREDIT CARD) OR WELLS FARGO FINANCING IS AVAILABLE UPON SCHEDULING OF JOB. LANSING HEATING IS A CARRIER FACTORY AUTHROIZED DEALER. WE ARE LICENSED, BONDED AND INSURED. ALL PERMIT FEES ARE ADDITIONAL UNLESS OTHERWISE SPECIFIED.

TO ACCEPT THIS PROPOSAL PLEASE SIGN, DATE AND RETURN _____

THANK YOU FOR THE OPPORTUNITY OF BIDDING THIS JOB!

Proposal
VAN DRUNEN HEATING INC.
 1440 E 168TH Street
 South Holland IL 60473
 Phone (708) 339-6444

Proposal submitted to: Village of Thornton	Phone:	Date: 12/3/2025
Street: 700 Park Avenue	Job Name:	Job Phone:
City, State & Zip Code: Thornton, IL	Job Location:	

Replace Rooftop Unit that services the Rec Center/Classroom.

Remove the present rooftop unit.

Contract a crane to lift the old unit down and the new unit up.

Set the new unit in the same location.

Revise the gas, electric, drain and wiring as needed.

Connect to the existing ductwork coming through the roof

Warranty: Manufacturer's warranty from the Carrier, and 1-Year Labor.

Install a Carrier 48NL-B300603 2.5 ton R454B Rooftop Unit.

\$8,236

Job is priced to be tax exempt.

Payment: Due upon completion.

Total:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized signature:

Eric Van Drunen

Eric Van Drunen

NOTE: This proposal may be withdrawn by us if not accepted within **14 Days**

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____

Date of Acceptance _____

Signature: _____

