



Kevin Boehm
City of Whitewater
312 W. Whitewater St.
Whitewater, WI 53190

Kevin -

We are excited for the opportunity to work with The City of Whitewater. Please see below for our qualifications.

PremiStar focuses on providing a full line of plumbing and mechanical services for commercial and industrial enterprises.

We offer the same breadth and depth of plumbing, mechanical and energy services as our competitors, but our customer first focus, and proven expertise ensures that our customers receive efficient and personalized attention. No matter the size of your business, our primary goal is to construct, repair, maintain, and upgrade your facilities' mechanical equipment with an eye toward prolonging equipment life and reducing energy costs in new, existing, or re-purposed facilities.

Our commercial and industrial customers rely upon us for offering best-in-class service and maintenance services, as well as design-build solutions. And, with nearly one hundred years of combined industry service, we have earned a reputation for identifying customer needs, developing cost-effective energy plans, and executing the right solutions across multiple industries.

Whether your project includes equipment replacement, retrofit of existing facilities, or managing energy costs, PremiStar is ready to design a solution to meet your needs.

Our services include:

- Preventive Maintenance & Full-Service Agreements
- Emergency Repair
- Controls Installation/Service
- Commercial, Industrial, and Residential Plumbing
- Commercial, Industrial, and Residential HVAC & Mechanical Services

We look forward to earning your business and providing The City of Whitewater a solution that will meet or exceed your expectations.

Sincerely,

Charlie Promersberger
Account Manager
PremiStar Wisconsin



9/5/2024

Kevin Boehm
Whitewater Aquatic Center
580 S Elizabeth St
Whitewater, WI 53190

RE: HVAC Systems Upgrade Project

PremiStar hereby proposes to furnish HVAC material and labor to upgrade the Aquatic Center Mechanical ductwork, coils, and dampers for AHU B3.

HVAC Mechanical Scope of Work:

1. Demo hot water piping located below the return air ductwork. Piping to be reused after ductwork install.
2. Demo return air ductwork from Ref-1 back to the entrance wall.
3. Demo return air ductwork from Ref-1 back to recirculation coil.
4. Demo return air duct work that branches off and runs along the wall to a 90 and meets the wall, (this location will require the line voltage electrical and two lights to be removed by others).
5. Supply professional crane services to crane old ductwork off the roof and lift new duct on the roof.
6. Install new return air duct. Ductwork to be PCD.
7. Seal all seams to verify leak free.
8. Remove OA damper that is located on top of the air handler B3.
9. Remove exhaust and return air dampers.
10. Furnish and install new dampers with actuators. Dampers to be Stainless Steel however Aluminum is recommended.
11. Furnish and install new coil for OA Recirculation. Coil to be coated for pool use.
12. Valve off coil and remove piping.
13. Remove duct work below coil for coil removal access.
14. Provide professional crane services to set new coil on the roof.
15. Connect piping to new coil.
16. Remove hot water coil located inside air handler B3.
17. Furnish and install new hot water coil. *Coated for pool use.*
18. Reinstall hot water piping that was taken down to install ductwork.
19. Verify all new hot water piping is free of leaks.
20. Insulate piping that was removed.
21. Verify proper system operation.
22. One (1) year warranty on new equipment, materials, and workmanship, supplied as outline in this proposal. Warranty period to begin on the date of start-up of the HVAC equipment. Preventative maintenance is not included as part of this quote but will need to be executed per the equipment manufacturer's maintenance instructions to honor the warranty provided.



HVAC Price:

Our total price for the project above is:

Three hundred thirty-eight thousand thirty seven dollars..... \$338,037.00

HVAC Work Excluded:

1. Painting or touch up paint.
2. Line voltage electrical work of any kind.
3. Light removal work of any kind.
4. After-hours / shift premium work. All work is assumed to be completed during normal business hours.
5. Exhaust/Return duct from coil to outside air damper.
6. Recycling containers or dumpsters.
7. Removal and replacement of ceilings.
8. Temporary heat, cooling, ventilation, humidity control, or maintenance of associated system.
9. Cleaning of existing ductwork.
10. Sales and use tax

This proposal is firm for a period of thirty (30) days.

The pricing provided is subject to price adjustments, which reflect the prices in effect at the time of delivery of this proposal. If the contract is not executed within 30 days of our proposal, the project will remain subject to a price adjustment to reflect any increases assumed on your behalf. In the event of any specific requirements (including without limitation any design, specifications, ordered quantity, extended warranties or shipment charges) representing a price increase, Buyer will be notified accordingly. We reserve the right to pass on supplier and subcontractor price adjustments from the time of contract execution date until the material/ equipment ship date with these entities. Seller reserves the right to make any corrections to prices quoted due to information provided at the time the contract was prepared.

Payment Terms:

Net 30

Please call to discuss any questions pertaining to our proposal. We look forward to working with your team on this project.

Best Regards,

Charlie Promersberger
Account Manager
cpromersberger@premistar.com
262-838-8881



Approved for PremiStar

Date

Approved for Customer

Date

PO#

S:\Just-Mechanical\3. Pending Jobs\Whitewater Aquatic Center-Jobnumber-HVAC\Booking Document - quote, est., proposal, job set, customer info\Proposal\PremiStar Proposal-Whitewater Aquatic Center RFP.docx

1. 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.

1. 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 Wisconsin 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 purchase agrees to bear any legal expense incurred including cost of correction.

2. 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 PARTICULAR PURPOSE.**

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.



Reference Sheet

John Deere Horicon

Contact-Matthew Jorgenson

Email-Jorgensonmatthews@johndeere.com

Job Description-Chiller Replacement with Ahu Upgrades

- Job Description-Chiller Replacement with Ahu Upgrades
- Remove and install new 100 ton chiller
- Integrate controls system to chiller
- Install new outside air dampers

Siemens-Carroll University

Contact-Matt Cook

Email-matthew.cook@siemens.com

Job Description-Summer HVAC Upgrades

- Integrate controls system into existing.
- Replace steam boilers and convert to hot water.
- Rebuild 5 AHU's
- Replace 102 fan coils
- Replace 75 VAV box's

Pres Homes-Dickson Hollow

Job Description-VRF System Replacement

Email-Vince Dryer

Office-651-631-6135

Job Description-VRF system replacement

- Remove failed VRF system and install new traditional chiller with fan coils

The Best HVAC Service Providers In The Midwest Have Joined Forces



PremiStar™

PROMPT | PREPARED | PROUD

PremiStar is the new name for 15 of the leading HVAC, plumbing, and building controls service providers in the Midwest. During the pandemic, these sister companies with a century-long heritage of service excellence joined forces to better meet the needs of customers.



HVAC Mechanical Services

PremiStar is a full-service mechanical contractor and service company. We offer a full range of services including 24/7 emergency repair service, preventive maintenance, design/build project services, controls, and plumbing. We employ only the finest service technicians, sheet metal mechanics, pipe fitters, certified welders, project managers, customer service, and support personnel in the industry.

Preventive Maintenance

We offer customizable, preventive maintenance programs designed to improve system reliability and efficiency. With more than 400 HVAC technicians, we have one of the largest, most diverse, and technically proficient team of experts in the Midwest.



Building Controls

We service, engineer, design, program, and install building control systems for air conditioning and heating. In addition, we offer maintenance support for automation systems throughout Illinois, Indiana, and Wisconsin. PremiStar services all major OEMs and technology standards.

Our Service Department Specialties

Chiller Maintenance & Repair

- Eddy Current Inspections
- Oil Analysis
- Vibration Analysis
- Chiller Teardowns
- Refrigerant Retrofits
- Purge Retrofits
- VSD Retrofits
- Chiller Preventive Maintenance Programs

PremiStar's Chiller team has extensive experience in service and repair for all Chiller manufacturers.

Boiler Maintenance & Repair

- Tube Replacement & Repair
- Burner Retrofit
- Combustion Analysis & Tuning
- Boiler Preventive Maintenance Programs

PremiStar's Boiler team has experience in service and repair for all Boiler manufacturers and has factory-certified technicians for PK Boilers.

Energy Services

- Benchmarking Energy Usage
- Providing Savings Opportunities
- Certifications
- Measurement and Verification
- Energy Plans
- Monitoring-Based Retro Commissioning
- Rebates through Nicor's Business Optimization Program (BOP), decreasing costs of:
 - Steam Trap Surveys
 - Boiler Tune-ups
 - Pipe Insulation
 - Steam Trap Replacements



Providing Unparalleled Heating, Cooling & Controls Solutions

REPAIR	MAINTENANCE	REPLACEMENT	DESIGN-BUILD	CONTROLS
<p>Services We Offer</p> <ul style="list-style-type: none"> Operational Assessment Preventive Maintenance Corrective Maintenance Repair and Replacement 24x7 Emergency Response Plumbing Service Sheet Metal & Pipefitting Energy Efficiency Programs Capital Planning Warranty Management Utility Rebate Assistance 	<p>HVAC and Controls Equipment Supported</p> <ul style="list-style-type: none"> Centrifugal, Screw, and Reciprocating Chillers Process and Environmental Chillers Gas, Steam, and Hot Water Boilers Computer Room AC Systems Pneumatic & DDC Control Systems Rooftop Package Units Ventilation Systems Refrigeration Systems Air Balancing Cooling Towers Pump Packages 	<p>Program Benefits</p> <ul style="list-style-type: none"> Lower operating and life-cycle cost Increased energy-efficiency and lower carbon emissions Greater occupant comfort Enhanced equipment uptime and reliability Longer asset life Improved budgeting and capital planning 		

We Have Experience Servicing All Types of Facilities



- Schools
- Universities
- Churches
- Manufacturing
- Industrial Facilities
- Food Processing
- Hospitality
- Senior Living
- Office Buildings
- Data Centers
- Apartment Complexes
- Child Care Facilities
- Ice Rink Facilities
- Chemical Plants
- Utility Companies
- Printing
- Retail Centers
- Laboratories
- Medical & Healthcare
- Injection Molding
- Refineries

PremiStar Service Locations in Illinois, Indiana and Wisconsin

ILLINOIS PremiStar.com/IL

PremiStar – Roselle
847.695.1177

18 Congress Circle West
Roselle, IL 60172

PremiStar – Wood Dale
847.695.1177

780 Aec Dr.
Wood Dale, IL 60191

PremiStar – Machesney Park
815.654.7900

9933 North Alpine Rd.
Machesney Park, IL 61115

PremiStar – Frankfort
708.460.7330

22349 South Commerce Parkway
Frankfort, IL 60423

WISCONSIN PremiStar.com/WI

PremiStar – Wisconsin
262.886.2365

16200 W Glendale Dr.
New Berlin, WI 53151
5732 95th Ave #700
Kenosha, WI 53144

INDIANA PremiStar.com/IN

PremiStar – Indiana
219.942.6626

551 E 112th Ave.
Crown Point, IN 46307



Friday, September 06, 2024

Project Location: Whitewater Aquatic Center
580 S. Elizabeth St.
Whitewater, WI, 53190

Project: Building automation system upgrade

Building Automation Solutions is pleased to propose the following:

Base Proposal-

Jace 9000 series Front End (Honeywell Jace 9000 series with 25 Device license, 3 year Tridium software license)

- Open platform- Business owner or contractor has full access to controls and passwords
- Open Protocol- ashrae recommended BACnet- BAS proposes an open protocol so the system can be easily added to with non-proprietary devices in the future. This also allows the customer to avoid being "stuck" with one vendor
- Jace 9000 series- the latest in technology hardware
- Furnish and install (2) BACnet routers in the (2) mechanical rooms.
- HTML5- We install the latest in technology Niagara 4 systems to remove your dependency on JAVA and run on the more modern UX framework and design language.
- Role based access and control- we can assign different levels of access for different roles in your staff.
- Trending- Allows for long term fine tuning of each system. The customer will have full access to data trended over time to adjust the system as necessary as well. This allows you to really dial in the control system.
- Alarming- Allows the appropriate staff to be alerted via email should a mechanical error occur
- Scheduling- Allows the customer to set the schedule for the equipment to follow. This allows you to maximize energy savings and adjust times for comfort as well.
- Graphics package- we will provide a custom, easy to use and understand graphics package for your building. This will include a 3D interactive floor plan.
- Owners Training- We will dedicate a training session for all necessary staff to make sure you fully understand how your system operates

Boiler Plant Controller (Honeywell fully programmable controller with an expansion module)

- Furnish, program, and install a Honeywell fully programmable controller with an expansion module in a custom enclosure.
- Furnish and install all new temperature sensors, relays, and current sensors.
- Furnish and install a Sun-Shield style outside air temperature sensor
- Furnish and install (2) new pump VFDs for system pumps 7 & 8.
- Completely automatic system enable and disable based off ambient conditions
- Stage boilers based on demand
- Send HW setpoint to the Boiler Plant on a reset via factory signal connection
- Enable/ disable each of the pumps. Provide lead/lag failover operation
- Provide feedback and alarming.
- Completely automatic staging control
- Full graphical representation of plant system
- Provide easy to use schedule for occupancy and set-back
- Trending and alarming

AHU-B1 controls (1 Honeywell fully programmable controllers)

- Furnish, program, and install (1) Honeywell fully programmable controller in custom enclosure.
- Furnish and install (1) return air temperature sensor and (1) discharge air temperature sensor.
- Furnish and install (1) serpentine style mixed air temperature sensor.
- Furnish and install (1) serpentine style freeze stat.
- Furnish and install (1) duct static pressure sensor.
- Furnish and install (2) current sensors and relays- one for each fan
- Furnish and install (3) motorized modulating damper actuators.
- Furnish to the mechanical contractor (1) HW valve and valve actuator.
- Full graphical representation of each AHU system
- Completely automatic cooling control and lockout
- Completely automatic heating control and lockout
- AHU enable and shutdown- based off occupancy schedule
- Provide schedule for occupancy and set-back
- Trending and alarming

AHU-B3 controls (1 Honeywell fully programmable controller and expansion module)

- Furnish, program, and install (1) Honeywell fully programmable controller and expansion module in a custom enclosure.
- Furnish and install (2) return air temperature sensors and (2) discharge air temperature sensors.
- Furnish and install (2) duct pressure sensors.
- Furnish and install (4) serpentine style air temperature sensors.
- Furnish and install (1) serpentine style freeze stat.
- Furnish and install (1) combination humidity and temperature sensor.
- Furnish and install (2) current sensors and relays- one for each fan.
- Furnish and install (10) motorized modulating damper actuators.
- Furnish to the mechanical contractor (1) 3-way water valve and valve actuator.
- Furnish to the mechanical contractor (1) 2-way HW valve and valve actuator.
- Full graphical representation of each AHU system
- Completely automatic cooling control and lockout
- Completely automatic heating control and lockout
- AHU enable and shutdown- based off occupancy schedule
- Provide schedule for occupancy and set-back
- Trending and alarming

AHU-B5 controls (1 Honeywell fully programmable controller and expansion module)

- Furnish, program, and install (1) Honeywell fully programmable controller and expansion module in a custom enclosure.
- Furnish and install (2) return air temperature sensors and (2) discharge air temperature sensors.
- Furnish and install (2) duct pressure sensors.
- Furnish and install (4) serpentine style air temperature sensors.
- Furnish and install (1) serpentine style freeze stat.
- Furnish and install (1) combination humidity and temperature sensor.
- Furnish and install (2) current sensors and relays- one for each fan.
- Furnish and install (10) motorized modulating damper actuators.
- Furnish to the mechanical contractor (1) 3-way water valve and valve actuator.
- Furnish to the mechanical contractor (1) 2-way HW valve and valve actuator.
- Full graphical representation of each AHU system
- Completely automatic cooling control and lockout
- Completely automatic heating control and lockout
- AHU enable and shutdown- based off occupancy schedule
- Provide schedule for occupancy and set-back
- Trending and alarming

Heat Exchanger controls (1 Honeywell fully programmable controller and expansion module)

- Furnish, program, and install (1) Honeywell fully programmable controller and expansion module in a custom enclosure.
- Furnish and install (1) water return temperature sensor, and (1) water supply temperature sensor.
- Furnish and install all necessary transformers.
- Furnish to the mechanical contractor (3) 1/3 water valve and valve actuator.
- Furnish to the mechanical contractor (3) 2/3 water valve and valve actuator.
- Full graphical representation of each heat exchanger system.
- Provide schedule for occupancy and set-back
- Trending and alarming

Rooftop Unit-A1 (1 Honeywell fully programmable controllers)

- Furnish, program, and install (1) Honeywell fully programmable controllers in custom enclosure.
- Furnish and install all new temperature sensors and relays.
- Furnish and install (2) current sensors- one for each fan.
- Furnish and install (1) damper actuator.
- Full graphical representation of each RTU system
- Cooling and heating discharge air temp reset based on deviation from setpoint.
- Completely automatic cooling control and lockout
- Completely automatic heating control and lockout
- RTU enable and shutdown- based off occupancy schedule.
- Provide schedule for occupancy and set-back.
- Trending and alarming

Heat recovery unit controls (1 Honeywell fully programmable controller)

- Furnish, program, and install (1) Honeywell fully programmable controller in a custom enclosure.
- Furnish and install (1) discharge air temperature sensor.
- Furnish and install (2) duct temperature sensors.
- Furnish and install (1) OA temperature sensor with a sun shield.
- Furnish and install all necessary current sensors, relays, and transformers.
- Full graphical representation of the heat recovery unit.
- Interlock heat recovery unit with RTU-A1.
- Provide schedule for occupancy and set-back
- Trending and alarming

Electric duct heater controllers (3 Honeywell fully programmable controllers with integrated actuators)

- Furnish, program, and install (3) Honeywell fully programmable controllers with integrated actuators.
- Furnish and install (3) wall mounted space temperature sensors
- Furnish and install (3) discharge air temperature sensors
- Furnish and install necessary power transformers.
- Dual setpoint control
- Provide feedback and alarming.
- Completely automatic staging control
- Full graphical representation of each duct heater, including 3D interactive floor plan.
- Provide easy to use schedule for occupancy and set-back
- trending and alarming

Exhaust fan controls (1 fully programmable controllers)

- Furnish, program, and install (1) fully programmable controllers in custom enclosures.
- Furnish and install (2) relays.
- Furnish and install (2) current sensors.
- Provide feedback and alarming.
- Full graphical representation of each exhaust fan, including 3D interactive floor plan.
- Provide easy to use schedule for occupancy and set-back.
- Trending and alarming

Pressure relief ventilator controls (1 fully programmable controllers)

- Furnish, program, and install (1) fully programmable controllers in custom enclosures.
- Furnish and install (1) relays.
- Furnish and install (1) current sensors.
- Provide feedback and alarming.
- Full graphical representation of each ventilator, including 3D interactive floor plan.
- Provide easy to use schedule for occupancy and set-back.
- Trending and alarming

Base Proposal - Price installed:

One Hundred Sixty Six Thousand dollars (\$166,000.00)

Terms: 33% (engineering and mobilization) due upon approval of project. Progress billing through remainder of the project.

Notes:

1. This quote has been adjusted with the understanding Building Automated Solutions will use existing control panels and existing wiring as necessary.
2. Excluded from this proposal is all High School equipment, including but not limited to devices, units, sensors, and actuators.
3. Excluded from this proposal is AHU-B2 and all associated controls, including but not limited to sensors, controllers, actuators, and valves.
4. Excluded from this proposal is PRV-B2 and all associated controls, including but not limited to sensors, controllers, actuators, and valves.
5. Excluded from this proposal is the TAB contractor cost. TAB contractor cost to be covered by others.

Exclusions

NOT INCLUDED (unless specifically noted above):

- ✓ Items not specifically listed herein
- ✓ Premium time, permits and fees
- ✓ Upgrades of previously installed equipment
- ✓ No third party integration
- ✓ Personal computers, printers and modems
- ✓ Dedicated phone line, LAN or internet connection (must be static IP address)
- ✓ Installation of dampers, valves, wells or accessories
- ✓ Labor and material for air and water testing and balancing
- ✓ Air flow measuring stations and/or devices
- ✓ Piping, air distribution systems, solenoids, sheet metal, louvers, diffusers, registers and grilles
- ✓ Mechanical equipment start-up, installation and accessories supplied with equipment
- ✓ Dampers, including back draft dampers, volume dampers, fire/smoke dampers, etc.
- ✓ Variable frequency drives, smoke detectors, starters, power transformers, disconnects
- ✓ Fire / life safety work
- ✓ Electrical wiring of other manufacturers supplied equipment.
- ✓ Interfacing into fire alarm system, non-Honeywell control system/controllers, security system
- ✓ Rigging, carting, painting and patching
- ✓ Any provision for working with existing asbestos
- ✓ Repair, replacement, demolition, verification or guarantee of existing control devices

This quote reflects the pricing for a basic control package as stated within the scope of work provided, please read carefully. Upgrades to the system are available at an additional cost and can be quoted as needed on a line by line basis. Please feel free to call us in regard to the options that are available.

Proposal and pricing are valid for a period 30 Days from Date issued.

Building Automation Solutions is proud member of Local 601 Pipefitters. Our field service installation team and programmers all have many years of field service and have a vast understanding of the of the HVAC system.

Best Regards,
Mike McCracken
Operations Manager

BUILDING AUTOMATION SOLUTIONS

Do not hesitate to call or email us if you have any questions
Office: 608-453-3131
Cell: 608-347-6119
Email: mmccracken@bas-ddc.com

Acceptance

This Proposal is not an offer to furnish equipment or services, but when signed by Purchaser at the place indicated below, it becomes Purchaser's offer to buy the equipment and service described herein, at the prices and on the terms and conditions indicated in this Proposal, which can be accepted following credit approval, only by a written notice of acceptance by an officer of Seller. Upon purchase order or signing of contract one-third will be billed, unless other payments are negotiated.

Very truly yours,

Purchaser

Sales Representative

Purchaser:

THE UNDERSIGNED OFFERS TO PURCHASE THE EQUIPMENT AND SERVICE DESCRIBED ABOVE AT THE PRICES AND ON THE TERMS AND CONDITIONS INDICATED IN THIS PROPOSAL.

DATE:
TITLE

Seller's Acceptance:

YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HEREBY ACCEPTS YOUR OFFER BASED ON THIS PROPOSAL THIS Friday, September 06, 2024

BY: Mike McCracken
TITLE: Operations Manager

TERMS AND CONDITIONS OF PROPOSAL

1. 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.

2. 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 purchase agrees to bear any legal expense incurred including cost of correction.

3. 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 PARTICULAR PURPOSE.**

4. 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.

5. 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.

6. 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.

7. 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.

8. 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 o the Purchaser in anticipation of Seller's acceptance.

9. 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.

10. 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.

Contractor Internal Rev. 10/08/2015

Building Automation Solutions

An authorized Honeywell, JCI, Distech, Lynxspring, & Carrier Controls Contractor

BUILDING AUTOMATION SOLUTIONS

22349 Commerce Pkwy
Frankfort, IL 60423
bas-ddc.com

Office: 855-597-3339

Building Automation Solutions is a union 597 automation solutions contractor with a focus on providing automation solutions that are open source, non-proprietary, and readily available through local vendors. Our solutions are always easy to use and understand, they implement the latest energy saving strategies, and they are upgradable as far into the future as possible.

Some of the benefits of utilizing our services are:

- Building Automation Solutions is a proud union 597 shop. We want to partner with you with the goal of working together to provide total solutions that are both competitive and professionally installed and programmed.
- Building Automation Solutions does not perform mechanical service, installations, or repairs. We take pride in only providing temperature control solutions.
- Our complete offering is non-proprietary, open, and readily available through local vendors. We do not lock down our installations- forcing you, or your customers to use us in the future.
- We offer completely turnkey design build projects as well as our plan and spec offering. Simply bring us in, and we can provide a total solution for you.
- Owners Training provided with each new installation.
- Complete drawings provided with each new installation.
- We have many former mechanical technicians who know how systems are supposed to operate. We will work with you to make sure the equipment functions as it was designed to function. We can help identify issues and quickly determine if they are mechanical problems or temperature control problems. Often, we provide additional work to our mechanical customers.
- We offer solutions ranging from simple thermostat solutions and small zoning systems and all the way up to supervisor- campus style solutions that utilized many buildings tied into one single point of access. There is truly no job too big and no job too small for us to handle.

We hope to win your business moving forward. Please let us know if there is anything we can do to help you and earn your business! See the following examples of normal installations.

Thanks,
Christopher Schiro
Director

 Building Automation
Solutions

22349 Commerce Parkway, Frankfort, IL, 60432
office: 855.597.3339 **cell:** 708.372.8544
email: cschiro@bas-ddc.com
website: bas-ddc.com

DIRECT DIGITAL CONTROLS – PNEUMATICS – DESIGN BUILD - RETRO-FIT



Building Automation Solutions

22349 Commerce Parkway,
Frankfort, IL, 60432

Engineering

Plan and Specs Job Engineering
Design Build Job Engineering
Parts and Smarts Projects Support
Complete Control System Submittals

Programming

Honeywell Field Controllers
Johnson Controls Field Controllers
Carrier Field Controllers
Tridium Supervisory Controllers
i-Vu Supervisory Controllers
Advanced Custom Programming
Graphics and Floor Plans
Remote Access and Alarming

Installation

Full Service In-house Installation Team
Subcontractor Coordination
New Installation
Retrofit Installation
Fully Integrated Control Panels
DDC and Pneumatic Installations

Commissioning

Point to Point Testing
Functional Testing
Complete System Commissioning
Commissioning Documents Generation
Coordination with Commissioning Agents

Closeout

Generation of Closeout Documents
As Built Drawings
Operation and Maintenance Manuals
Commissioning Documents
Customer Training
Custom Training Manuals

Maintenance / Support

Building Automation Issues Resolution
On Site Maintenance
System Review Via Remote Access
Scheduled Systems Review
Trends Analysis
Systems Performance Reports Generation

General Information

Building Automation Solutions was started by HVAC mechanical technicians trained in direct digital controls with the vision of offering only truly open temperature control solutions. We offer a comprehensive range of solutions in the heating, cooling, and ventilation field. With the capability to provide a tailor made design build project, or follow a plan and spec project to supply a turn key solution. All aspects of your building and occupant needs are taken into consideration to maximize energy efficiency and make management of your facility more simple and more user-friendly.

We specialize in simplistic and open temperature controls for buildings and campuses of any size and scope.

Leadership

Christopher Schiro - Director, Over 20 years experience in the HVAC mechanical industry and over 12 years experience in direct digital controls.

Licenses and Certificates

Tridium AX Certified	Tridium N4 Certified
Carrier CCN Certified	Carrier Open Certified
Johnson N2 Certified	Johnson PCT Certified
Honeywell LCBS Certified	Honeywell Webs/Spyder Certified

Project References

Virgil Grissom Middle School, Tinley Park, IL Project Size \$900K, Complete Renovation and New Controls Installation. Including Energy Monitoring, Plant Control, and All HVAC Equipment Control. Part of a campus solution. (Plan and Spec)

Columbia Centre I & II, Rosemont, IL Ongoing campus Renovation and New Controls Installation. Including Custom Penthouse Suite AHUS, VAV's, Chillers and custom lighting. Campus Project Size over \$500K(Plan and Spec and Design Build)

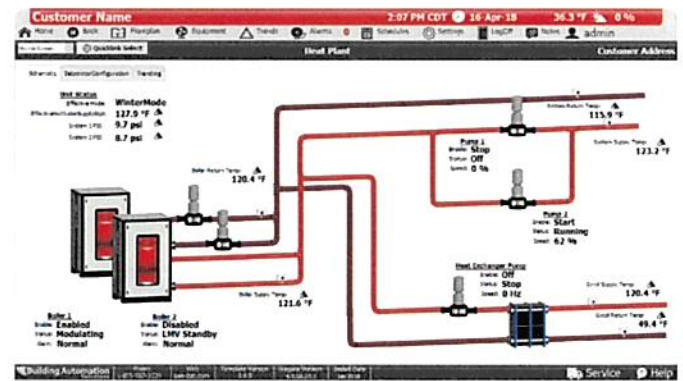
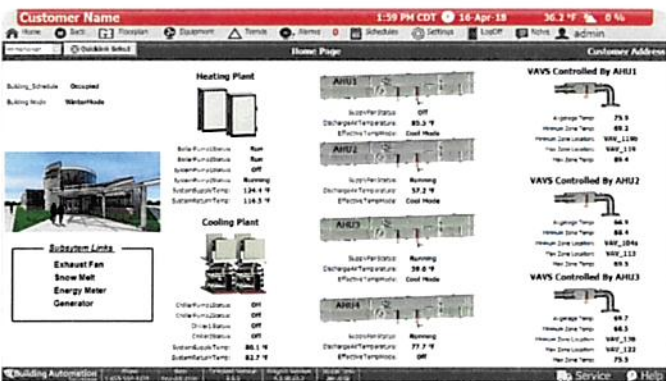
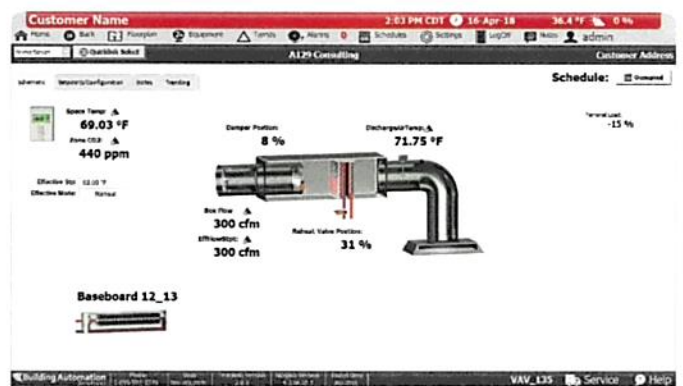
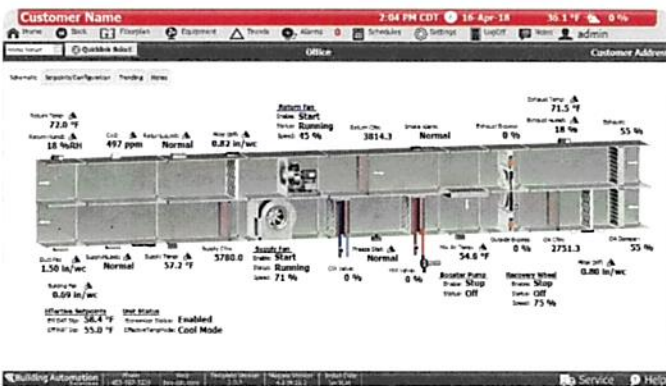
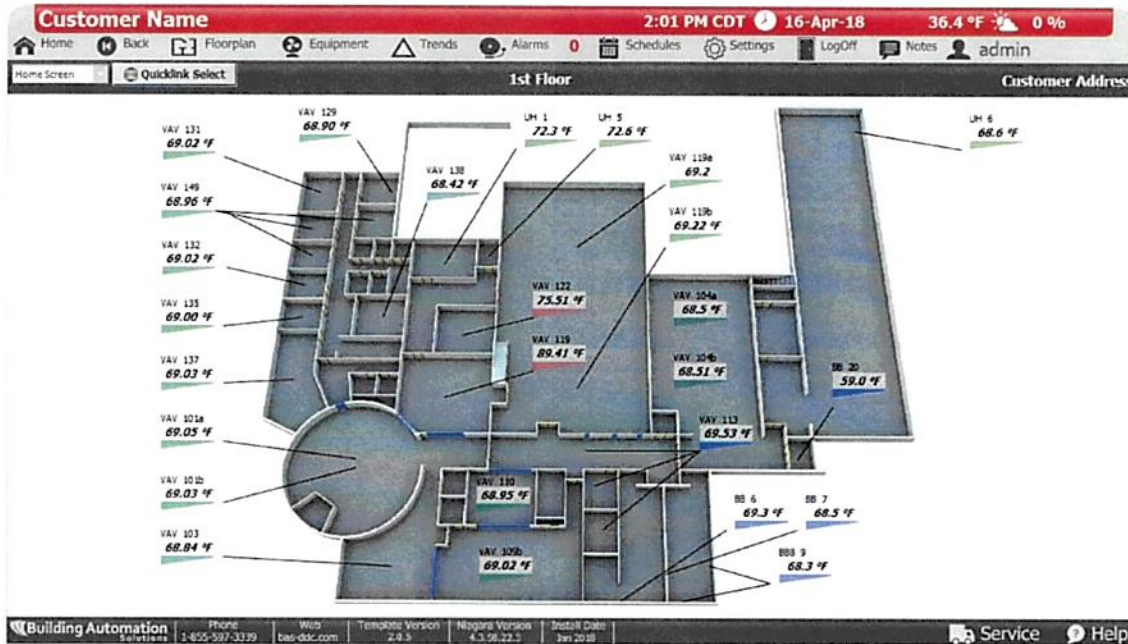
W Diamond Group, Des Plaines, IL \$141K Rebate from ComEd Smart Ideas Energy Efficiency Program, Removal of Pneumatics and Installation of New Controls. Including Rooftop Units, Chiller Plant, Vavs, Reheats, Air Handlers, and Exhaust Fans. Job was Performed with an Energy Rebate. Project Size \$400K. (Design Build)

Awards

Honeywell BCS Contractor	Honeywell ACI Contractor
Johnson Facility Explorer Silver	MCAA/CNA National Safety Award

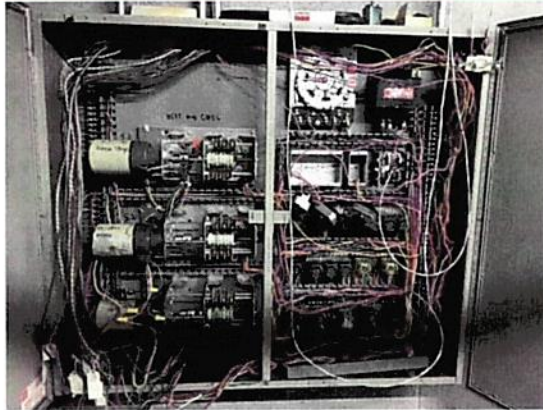
Contact

Please contact us with questions or if you would like more information.



22349 Commerce Pkwy
Frankfort, IL 60423

PANEL EXAMPLES



BEFORE



AFTER

