

September 29<sup>th</sup> 2022

**Bill Nesemeier** | Facilities Director  
Community Unit School District #220 – Oregon, IL  
Phone: 815-732-5300 X-4020 | Cell: 815-440-5251 | Fax: 815-732-2187 |  
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Re: Budget for Cooling Install in Oregon Gym

Dear Bill,  
Helm Service would like to thank you for the opportunity to provide this proposal for your consideration. Partnering with Helm Service for this work will ensure you are receiving the highest technical expertise in our industry. Our mechanical service procedures promote the highest safety and environmentally conscious practices available.

**Note:** This proposal is a budget proposal covering the requested scope of work from Oregon CUSD  
Capacities for this system are as requested , system design is as requested.

This building has a cooling load when fully occupied of 75-90 Tons

**►Proposed Project #1 Cooling for the Oregon Gym (BUDGET ONLY)**

- Furnish and install (4) new Trane Air handling units with DX cooling coils installed in them
- Each unit will be hung from the existing structure utilizing a trapeze cradle for each unit
- Return ducting will be directly into the return section of the unit with filter access
- Supply Ducting will include a small plenum for the supply ducting to run off of
- The supply Ducting will consist of fabric ducting with an internal helix support so the ducting stays open
- Flex ducting will be routed inside the truss webbing ( size of webbing may dictate 2 smaller runs)
- End of the ducting capped off ,all supply holes to be on the bottom of the ducting pointing down
- From the inside AHUs the refrigeration lines will be supported and run to the outdoor condensers
- Furnish and install (4) Outdoor Condenser unit from Trane
- The outdoor units will sit on a poured concrete equipment pad (concrete pouring included in this proposal)
- Refrigeration lines will be run down the side of the building to the new condensers
- All lines will be capped with color clad materials to match the outside of the building and hide the lines
- Refrigeration lines to be insulated
- A Fencing allowance with color slatting of \$12K is included to hide the outdoor condensers
- Thermostat and controls for independent unit control is included in proposed price
- Vacuum down the unit coils and new refrigeration lines to check for leaks
- Charge systems with R410a refrigerant after no leak status
- Check test and Start units after they are completely wired and ready to start
- Owners Training is included
- O&M Manual Turnover upon completion
- Manufactures Warranty applies 1 year parts , 5 year compressor warranty
- Current Lead Times : 26 weeks

**☐► Total for Project #1 ...OPTION #1 (4) 10 Ton Systems (40 Tons Total) (BUDGET PROPOSAL)..**  
**(less Tax)..\$245,476.00**

**☐► Total for Project #1 ...OPTION #2 (4) 20 Ton Systems (80 Tons Total) (BUDGET PROPOSAL) ...**  
**(less Tax)..\$258,714.00**

**☐► ESTIMATED BUDGET PROPOSAL for Electrical Wiring .....(less Tax).....\$53,000.00**



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Clarifications:

- NEED TO VERIFY Electrical Location and service size , may alter Electrical Pricing estimate
- Please note –We are not responsible for delays in equipment/material deliveries due to COVID-19. With current environment, pricing is subject to change pending any equipment cost increases.
- Work to be performed during normal working hours of 7:00am thru 3:30pm, Monday thru Friday.
- *This proposal, scope, and price is the proprietary property of Helm Service and is for our Client's use only, as it is to be utilized for the agreement evaluation.* This Agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise or condition on behalf of Helm Service, which is not expressed herein. No party shall alter this agreement. This proposal will become a binding Agreement only after acceptance by Client and approval by an officer of Helm Service as evidenced by their signatures below. All rights to any designs presented are retained by Helm Service.
- Proposal valid for 30 days.

Exclusions:

- The scope of this proposal does not include the replacement of any other components of the mechanical or controls systems that are not specifically listed in this proposal.
- Temporary HVAC equipment or rental equipment.
- Electrical wiring of any kind unless otherwise noted above
- Isolation valves, strainers, check valves, etc. unless specifically noted.
- Roofing, cutting, patching, flashing, painting.
- Permits, Bonds , Inspection fees unless otherwise stated above
- All work associated with Fire/Life Safety, including interfaces and interlocks to the Fire Alarm System, smoke detectors, fire dampers, smoke control dampers, and smoke/fire dampers.
- Structural building/walls; cutting, patching, and coring.
- Payment and performance bonds.
- All responsibility for Lead and asbestos identification, abatement, removal, and disposal prior o start of job.

Thank you for the opportunity. We look forward to working with you.

Pattie Krippendorf  
Vice President  
HELM –Mechanical  
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Project Sales Engineer  
HELM – Mechanical  
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\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorization to proceed with selected scope above



**CONTRACT AGREEMENT - TERMS AND CONDITIONS**

1. TERMS: IF THIS CONTRACT INVOLVES THE PURCHASE OF MATERIALS AND EQUIPMENT ONLY, THE PURCHASE PRICE SHALL BE PAYABLE AT THE TIME OF DELIVERY OF THE MATERIALS AND/OR EQUIPMENT; IF THIS CONTRACT INVOLVES LABOR OR LABOR AND MATERIALS AND EQUIPMENT, PROGRESS BILLINGS WILL BE SUBMITTED COVERING MATERIALS AND EQUIPMENT DELIVERED TO THE JOB SITE OR STORED IN ACCEPTABLE STORAGE FOR DELIVERY TO THE JOB SITE. THIS PROGRESS BILLING WILL ALSO INCLUDE LABOR WHICH HAS BEEN EXPENDED ON THE JOB OR DIRECTLY CONCERNED WITH THE JOB. THIS PROGRESS BILLING AMOUNT WILL BE DUE TEN DAYS AFTER BILLING DATE. FOR JOBS WHICH REQUIRE RETENTION, A RETENTION AMOUNT OF FIVE PERCENT WILL BE WITHHELD. IT WILL BECOME DUE AND PAYABLE AT THE COMPLETION OF HELM SERVICE'S PORTION OF THE PROJECT.
2. Title to the materials and equipment shall remain with Helm Service. until the customer has paid the total price in full, and if the customer should fail to make any payment to Helm Service. as the same becomes due or the customer fails to perform any other obligation under this contract, Helm Service may take possession of the materials and equipment and take whatever other action it deems appropriate.
3. Helm Service warrants that its labor and installation shall be done in a good and workmanlike manner and shall be free from defects for a period of **one year** after completion of the installation. Helm Service warrants that all equipment and materials furnished will be new unless otherwise specified in this contract, and that Helm Service has good title thereto. Helm Service does not warrant the quality of the equipment and materials furnished in any respect and the customer's remedy for defects in the equipment and materials shall be against Helm Service's suppliers or the manufacturers of the materials and equipment. Helm Service will deliver all manufacturers' written warranties to the customer upon completion of installation. UNDER NO CIRCUMSTANCES WILL HELM SERVICE BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFITS, INCREASED OPERATING OR MAINTENANCE EXPENSE, CLAIMS OF CUSTOMER'S, TENANTS, OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.
4. Once the equipment and materials have been delivered to the job site, the Customer assumes all risk of damage to same, by any cause, except that brought about by the negligence of Helm Service and its employees. The customer shall carry all Risk, Property Insurance to the full value of the materials and equipment and name Helm Service as an Additional Insured to the extent of its interest. The Customer shall be responsible for purchasing and maintaining such liability insurance as will protect him against claims which may arise from operations under the Contract. The Customer must provide Helm Service a Certificate of Insurance providing General Comprehensive and Independent Contractors Liability with minimum limits of 500,000.00 per occurrence for Bodily Injury and Property Damage.
5. Helm Service will obtain Liability and Workers' Compensation Insurance protecting it against claims which may arise from operations under the contract.
6. Helm Service will make delivery or installation, when provided herein, within a reasonable time after this contract is entered into, but it will not be responsible for delays caused by unavailability of machinery, equipment, materials or parts, shipper's delays, strikes, lockouts, restrictions imposed by civil or military authority, priority regulation of some governmental body, insurrection or riot, or any other cause beyond Helm Service's control. If a time for performance is stated in this agreement, it shall be deemed to be an estimate only. If Helm Service is required to make some installation under this contract, the customer shall be responsible for putting the premises in a satisfactory condition including furnishing electric power, light, heat, and water so that installation can start promptly and be completed efficiently.
7. If Helm Service shall fail to perform any of its obligations under this contract and fails to perform after the customer gives Helm Service ten (10) days' written notice of the specific deficiencies, the customer may have someone else complete the performance, but Helm Service's liability shall be limited to what it reasonably costs the customer to obtain completion of Helm Service's obligations under this contract. If Helm Service fails to perform any of its obligations under this contract, the customer, at customer's option, and without being required to do so, may cancel this contract by giving Helm Service ten (10) days written notice.
8. If the Project is stopped for a period of thirty (30) days under an order of any court or other public authority having jurisdiction, or as a result of an act of government, such as a declaration of a national emergency making materials unavailable, through no act or fault of Helm Service or if the Project should be stopped for a period of thirty (30) days by Helm Service for the customer's failure to make payment thereon as provided in Paragraph 1, then Helm Service may upon seven (7) days written notice to the customer terminate this agreement and immediately recover from the customer payment for all work to date and for any proven loss sustained upon any materials, equipment, tools, construction equipment and machinery, including reasonable profit and damages.
9. In the event either party must commence a legal action in order to enforce any rights under this contract, the successful party shall be entitled to all court costs and reasonable attorney's fees as determined by the court for prosecuting or defending the claim as the case might be.
10. The Customer shall not leave any of the equipment or systems furnished or installed by Helm Service. in operation until the customer has approved and accepted same and paid Helm Service the price in full.
11. Any written notice required under this contract may be delivered personally to the other party or mailed as certified mail, return receipt requested, to the other party's address as it appears in this agreement or as given to the other party by written notice during the terms of this contract.
12. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Helm Service, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by any active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Helm Service.

Initials \_\_\_\_\_

Date \_\_\_\_\_

**\* Please Return Initialed Document with Proposal To Helm Service**



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