



**Mechanical Incorporated - People Building Value**

December 20<sup>th</sup> 2019

John Reidy Binanti  
*Facilities Engineer and Environmental Services Manager*  
Orland Park Health and Fitness Center  
Office: (708) 675-4547  
Cell: (708) 990-8435  
Email: [jreidy@OPHFC.com](mailto:jreidy@OPHFC.com)

**RE: Women’s Sauna Steam Generator Replacement with accessories**

Dear John,

Mechanical Incorporated would like to thank you for the opportunity to provide this proposal for your consideration. Partnering with Mechanical for this work will ensure you are receiving the highest technical expertise in our industry. We follow procedures that promote the highest safety and environmentally conscious practices available.

Our scope of work is as follows:

**► Proposed Project # 1 Women’s Sauna Steam Generator Replacement**

- Demo out the current generator and turn unit over to OPFC or dispose of off sight
- Clean up immediate area and cut back piping for better connections point
- Install New Unit stand from Steamist Manufacturing
- Furnish and install (1) New Steamist HC-36 Generator unit @ 480 volt 3 phase
- Furnish and install (1) Digital Auto Blowdown Valve @ 480
- Install piping connections to include ¾” bronze wye strainer and globe manual controls valve
- Furnish and install a new Scaleout brand Model 430 Scale eliminator system
- Route piping to Scale out unit and secure drain line from this unit

Note: This unit requires a 115-volt electrical connection it is assumed there is one nearby to utilize

The cost for a new 115-volt outlet is not included in this proposal, but can be added under a T&M work order

- An allowance to upgrade the existing timer is included in this proposal
- Furnish and install a new Precise Temp 320 Thermometer into the Sauna room and utilize existing wiring from old unit
- Check test and Start up the new unit
- Program Timers and the Anti Scale system
- Owners Training
- O&M manual Turnover

**☐ ► Total for Proposal Project #1.....(less tax).....\$18,698.00**

Clarifications:

- Work to be performed during normal working hours of 7:00am thru 3:30pm, Monday thru Friday.
- Proposal is valid for 30 days.



...your assurance of quality and value

**"Your MSCA Star Certified Contractor"**

Our MSCA STAR Qualified Contractor designation gives you peace of mind by guaranteeing the job will be done efficiently, safely and professionally.



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**RE: Men’s Sauna Steam Generator Replacement with accessories**

Dear John,

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Our scope of work is as follows:

**►Proposed Project # 1 Men’s Sauna Steam Generator Replacement**

- Demo out the current generator and turn unit over to OPFC or dispose of off sight
- Clean up immediate area and cut back piping for better connections point
- Install New Unit stand from Steamist Manufacturing
- Furnish and install (1) New Steamist HC-48 Generator unit @ 480 volt 3 phase
- Furnish and install (1) Digital Auto Blowdown Valve @ 480
- Install piping connections to include ¾” bronze wye strainer and globe manual controls valve
- Furnish and install a new Scaleout brand Model 430 Scale eliminator system
- Route piping to Scale out unit and secure drain line from this unit

Note: This unit requires a 115-volt electrical connection it is assumed there is one nearby to utilize  
The cost for a new 115-volt outlet is not included in this proposal, but can be added under a T&M work order

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- Check test and Start up the new unit
- Program Timers and the Anti Scale system
- Owners Training
- O&M manual Turnover

**☐ ► Total for Proposal Project #1.....(less tax).....\$19,118.00**

Clarifications:

- Work to be performed during normal working hours of 7:00am thru 3:30pm, Monday thru Friday.
- Proposal is valid for 30 days.



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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.
- Permits, Inspection fees of any kind.
- Isolation valves, strainers, check valves, etc. unless specifically noted.
- Electrical work of any kind, starters, disconnects, VFD's wire, conduit, breakers, fuses, etc. Unless noted above.
- Roofing, cutting, patching, flashing, painting.
- 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 to start of job.

Thank you again for your consideration of our proposal. Please do not hesitate to contact me direct should you have any additional questions or comments.

Respectfully,

Aaron Spray  
Project Sales Engineer  
Mechanical, Inc.  
Mobile: 815-238-1030  
Email: [aspray@mechinc.com](mailto:aspray@mechinc.com)

\_\_\_\_\_  
Authorized Signature  
of Approval

\_\_\_\_\_  
Date

#### PROJECT 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 MECHANICAL INC.'S PORTION OF THE PROJECT.
2. Title to the materials and equipment shall remain with Mechanical Inc. until the customer has paid the total price in full, and if the customer should fail to make any payment to Mechanical Inc. as the same becomes due or the customer fails to perform any other obligation under this contract, Mechanical Inc. may take possession of the materials and equipment and take whatever other action it deems appropriate.
3. Mechanical Inc. 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. Mechanical Inc. warrants that all equipment and materials furnished will be new unless otherwise specified in this contract, and that Mechanical Inc. has good title thereto. Mechanical Inc. 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 Mechanical Inc.'s suppliers or the manufacturers of the materials and equipment. Mechanical Inc. will deliver all manufacturers' written warranties to the customer upon completion of installation. UNDER NO CIRCUMSTANCES WILL MECHANICAL INC. 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 Mechanical Inc. and its employees. The customer shall carry all Risk, Property Insurance to the full value of the materials and equipment and name Mechanical Inc. 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 Mechanical Inc. 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. Mechanical Inc. will obtain Liability and Workers' Compensation Insurance protecting it against claims which may arise from operations under the contract.
6. Mechanical Inc. will make delivery and/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: owner's vendors or contractors; owner-provided rental equipment or job-specific equipment ordered and supplied by the owner; unavailability or discontinuation of machinery, equipment, materials or parts; work stoppage(s) due to unforeseen site issue, safety concerns or training requirements (unknown at time of agreement); owner or third party re-engineering or re-design; shipper's delays or delays with owner-coordinated deliveries; strikes; lockouts; restrictions imposed by civil or military authority; delays or restrictions due to an authority having jurisdiction; priority regulation of some governmental body; insurrection or riot; or any other cause beyond Mechanical Inc.'s control. If a time for performance is stated in this agreement, it shall be deemed to be an estimate only. Should any of these delays occur, additional costs may be applied. If Mechanical Inc. 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 Mechanical Inc. shall fail to perform any of its obligations under this contract and fails to perform after the customer gives Mechanical Inc. ten (10) days' written notice of the specific deficiencies, the customer may have someone else complete the performance but Mechanical Inc.'s liability shall be limited to what it reasonably costs the customer to obtain completion of Mechanical Inc.'s

obligations under this contract. If Mechanical Inc. 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 Mechanical Inc. 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 Mechanical Inc. or if the Project should be stopped for a period of thirty (30) days by Mechanical Inc. for the customer's failure to make payment thereon as provided in Paragraph 1, then Mechanical Inc. 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 Mechanical Inc. in operation until the customer has approved and accepted same and paid Mechanical Inc. 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 Mechanical Inc., 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 Mechanical Inc..

Initials \_\_\_\_\_

Date \_\_\_\_\_

**\* Please Return Initialed Document With Proposal To Mechanical Incorporated**