

4389 N. Highway Drive  
Tucson, AZ 85705  
(520) 629-9833 Office  
(520) 629-9766 Fax  
info@HamstraAC.com



Visit us online at [www.HamstraAC.com](http://www.HamstraAC.com)!



## COMMERCIAL HVAC PROPOSAL SUBMITTAL

July 1, 2019

CLIENT: Green Valley Villas West COA  
LOCATION: 460 S. Paseo Quinta  
Green Valley, AZ 85614  
CONTACT: Ms. Cathy Russell  
Community Association Manager

Dear Ms. Cathy Russell,

In response to your request extending a formal invitation to bid on HVAC service and equipment replacement for the Green Valley Villas West Community as per your request for price, we are privileged to provide our formal proposal specifically by replying to each item identified in the scope of work in sequential order for your inspection and analysis as you requested directly below with our pricing and the terms:

HVAC Replacement: We propose to furnish all materials and perform all labor as necessary to complete the following:

### ITEM A



- 2.0 ton Lennox model # LRP14GE24-054 Gas Pack, 14.0 seer, 11 eer Price Per Unit Installed Complete = \$4,600.00

**LENNOX HAS CONFIRMED TO HAMSTRA THEY WILL GUARANTEE FIXED PRICING FOR THE AGREEMENT TERM.**

**\*\* DUE TO THE LOAD CALCULATION AND THE LENNOX EQUIPMENT SENSIBLE COOLING LATENT CAPABILITIES, WE RECOMMEND USING THE 2.0 TON LENNOX LRP14 EQUIPMENT ON ALL VILLAS.**



- 2.0 ton Day & Night model # IPGD424040KTP1E Gas Pack, 14.0 seer, 11 eer Price Per Unit Installed Complete = \$4,740  
➤ 2.5 ton Day & Night model # IPGD430040KTP1E Gas Pack, 14.0 seer, 11 eer Price Per Unit Installed Complete = \$4,880

**DAY AND NIGHT HAS CONFIRMED TO HAMSTRA THEY WILL GUARANTEE FIXED PRICING FOR THE AGREEMENT TERM.**

### ITEM B

#### Electrical – High Voltage

- Turn the power off at circuit breaker for each piece of equipment at the main panel.
- On roof, test for voltage. It should be off. Loosen all screws inside of the existing disconnect for each wire connection including ground.
- Remove load side (bottom) wiring and conduit/flex from the existing disconnect completely.
- Remove old disconnect, replace with new disconnect. Re-connect line side (top) wiring.
- Install new UV resistant CAR flex with metal connectors from dis-connect to HVAC unit.

- Conduit must be added if over six ft. (6') in length from dis-connect to the HVAC unit (PER CODE); metal connectors used.
- EMT clamps are placed within 12" of each of the electrical connections and then every eight (8') feet in between.
- 4" x 4" x 6" redwood blocks will be used to keep connect off roof surface.

#### Electrical – Low Voltage

- If no covering had previously been used on existing thermostat wiring, we will set new ½" flashing on the roof. We will three course seal the new flashing; roof cement (tar) under the flashing; nailed to the roof; tar over the nails; then add a mesh membrane and then *Kool Koat™* white to complete.
- If the existing thermostat wire has not sun rotted, we will install CAR flex from flashing to the HVAC unit. If the wire is found to be rotted, we will connect new 2" x 4" rain-tite box with a blank cover to the flashing so wiring can be safely spliced.
- We will then run new thermostat wire from the rain-tite box to the HVAC unit using CAR flex and metal connectors.  
Note: if this connection is in excess of 6' in length, conduit will be used.
- EMT clamps are placed 12" from both end and then every eight (8') feet in between.
- 4" x 4" x 6" redwood blocks will be used to keep connect off roof surface.

#### Roof Duct

- We will mastic seal ALL joints in new duct.
- We will use roof cement (tar) for connection of duct work to roof.
- We will fabricate and furnish legs to support new duct work if duct work is longer than three (3') feet.
- Duct support legs shall be "L" shaped with a 3" square for each leg.
- We will *Kool Koat™* all roof duct (top and both sides) to provide heat rejection.

#### Gas Piping

- We will turn gas off at the main and dis-connect gas line from the existing unit.
- We will remove the existing gas flex and existing valve and discard.
- We will re-use the existing gas line. If additional length is required, we will provide same diameter size gas piping and use pipe joint compound for every pipe connection.
- We will install new the new gas valve; ½" valve less than 60,000 BTU's or ¾" valve if greater than 60,000 BTU's.
- We will install gas flex line not to exceed 18" in length.
- We will add sediment trap at HVAC unit and install clean-out pipe to be at least 3" in length and capped.
- We will furnish 4" x 4" x 6" redwood blocks to support the gas line with EMT clamps and keep off the roof surface.

#### Condensate Drain

- We will use ¾"Ø PVC piping for all units.
- We will install one PVC union at the HVAC unit fitting allowing for ease of dis-connect for cleaning of condensate line.
- We will either fabricate on-site a P-trap using 90° elbows, or we will provide a pre-fab P-trap and install a T connection on the down-hill side of the trap for proper venting (PER CODE).
- We will run condensate pipe to the existing termination or to the existing roof drain.
- If roof conditions require condensate to be run to an existing downspout, downspout must drain directly to dirt. Downspout cannot drain to as asphalt or concrete (PER CODE).
- We will furnish 4" x 4" x 6" redwood blocks to keep off the roof surface and to support condensate piping every six feet (6') (PER CODE) with 3/4 EMT clamps.
- We will coat drain line for UV protection to prevent sagging and thus sustaining its rigidity.

#### ITEM C

- Thermostat to be provided on each replacement unit will be Emerson Blue Easy Ready Thermostat # 1F95EZ Per Residential Code, all thermostats must have programable capabilities.

#### ITEM D

- We will conduct final inspections at completion of installation for all unit replacements.

#### ITEM E

- We will sub-contract with a crane service for old unit disposal and for lifting the new unit onto rooftop for each replacement.
- We will remove and properly salvage and recycle existing rooftop unit (Metal, Copper, Aluminum, and Refrigerant all to be recycled).

**ITEM F**

- We will furnish 4" x 4" x 6" redwood blocks as specifically detailed above.

**ITEM G**

- We will provide the permits for each and every unit replacement and we confirm that all permit costs are included in the unit price as quoted in Items A & B above.

**ITEM H**

- **WARRANTY based on residential purchase:** FIVE (5) years on all OEM manufactured parts / ONE year labor. HAMSTRA WILL REGISTER THE HOMEOWNER (ON-LINE) to obtain TEN (10) year warranty on all OEM manufactured parts / ONE year Hamstra labor (Hamstra warranty).

**ITEM I**

**COMPANY FEATURES & ADVANTAGES:**

- Hamstra will guarantee a 72 hour installation complete on all 2.0 ton and 2.5 ton HVAC equipment replacements as quoted on page one above for the community.
- Hamstra is a third generation family owned business established in 1983.
- Hamstra Service and Installation technicians are NATE certified [**NORTH AMERICAN TECHNICIAN EXCELLENCE**]. NATE testing is knowledge based, allowing candidates to earn installation and / or service certifications.
- All service vehicles are stocked with common repair components rotated for seasonal demand parts and assemblies.
- BBB A+ Rating (highest).
- Angies List Super Service Award Winner

**SERVICE REPAIR OF EXISTING UNITS:**

- Hamstra will extend a standard \$99.00 diagnostic service fee for any and all demand service & repair request calls scheduled - including service calls received on overtime / weekends / and national holidays.
- Hamstra will quote our FLAT RATE service fees to ALL demand service and repairs requests.
- Any specific repair requested by Villas West will require a diagnostic by a Hamstra Technician. If repair is approved, diagnostic charge will be discounted to \$59.00
- Hamstra will guarantee a twenty four (24) hour emergency service with direct line to dispatch.
- Hamstra provides an emergency answering service that will directly contact the primary service technician on call.
- Hamstra guarantees that the primary technician will call the community manager/resident on duty within thirty minutes of receiving the emergency call. Further, Hamstra provides a back-up service technician to guarantee a response to an emergency within sixty (60) minutes.

Respectfully submitted,

Hamstra Heating & Cooling, Inc.

Date: \_\_\_\_\_

**EQUIPMENT REPLACEMENT PAYMENT TERMS:** All of the above shall be completed in a substantial and workman-like manner according to industry standard practices for the price as quoted above. Payment terms shall be as follows:

- For each purchase order received, Hamstra shall invoice **100%** of the value of each purchase order contract. Hamstra will invoice this amount with full payment to be received no later than thirty (30) business days from the date of purchase order contract.
- Any alteration or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum total mentioned in this contract. All agreements must be made in writing.

**ACCEPTANCE:**

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for

which \_\_\_\_\_ (print name of legal / authorized purchasing entity) agrees to contract in the amount stated in this proposal and according to ALL the terms as specified in the scope of work as detailed in ITEMS A through ITEM J, thereof.

**NOTE:** Past due accounts of 30 days or more are subject to a finance charge of one and one half (1 1/2)% per month, eighteen (18)% per annum. All collection and legal expenses are to be paid by purchaser when past due accounts are submitted for collection through agency, Attorney or court, it is agreed that the seller will retain title to any equipment or material furnished until final and complete payment is made and if settlement is not made as agreed, the seller shall have the right to remove same and the seller will be harmless for any damages resulting from the removal thereof.

**CONTRACTUAL TERMS:**

The term of this contract shall be for a one (1) year duration between Green Valley Villas West COA and Hamstra Heating & Cooling, Inc. This agreement shall commence on **Signed date of acceptance below** and shall expire on **One (1) calendar year after signed date of acceptance below**. This agreement may be cancelled by either Party at any time. Such party must inform the other Party by giving written notice. Written notice must be given at least thirty (30) calendar days in advance of the date of cancellation to void this contractual relationship.

**ACCEPTED BY:**

\_\_\_\_\_

Signature

\_\_\_\_\_

Print Name & Title of Legal Signatory of Green Valley Villas West COA

DATED: \_\_\_\_\_

**ACCEPTED BY:**

\_\_\_\_\_

Signature

\_\_\_\_\_

Print Name & Title of Legal Signatory of Hamstra Heating & Cooling, Inc.

DATED: \_\_\_\_\_