



July 1st, 2026

Candace Fleming – Property Manager
Wiley Brooks Company, Inc.
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SUBJ: 2525 Blueberry Office Building HVAC Upgrades
RE: Air handling units' replacement and low-pressure ventilation replacement proposal

Respectfully submitted for your review is our proposal for the 2525 blueberry office building scope of work for the above-mentioned project based upon the drawings dated 04/20/2026, multiple site visits, and as-built drawings. *Proposal is valid for 30 days.*

Notes:

1. AHU-1 & 2 – Production time is 12 weeks plus 3 weeks of shipping
2. AHU-3 – Production time is 18 weeks plus 3 weeks of shipping

Inclusions:

- Demolish existing AHU-1,2 & 3 (not shown on the drawings)
- Demolish existing low pressure duct work, VAVs, and GRDs
- Demolish existing duct connection to AHU-1 & 2 for new AHU connection fittings
- Provide multi-phased construction plan for demolition work and installation work per each suite space (14 phases anticipated)
- remove ceiling tiles and reinstall as needed
- Provide supply air duct
- Provide VAV style diffuser (QTY : 141)
- Provide transfer air boots (QTY: 33)
- Remove pent house louvers and reinstall as needed for installation of AHU-1 & 2
- Provide new air handler units (AHU-1, 2, & 3)
- Provide start up for new AHU-1,2, & 3
- Provide new duct connections for AHU-1 & 2
- Provide new duct drop connection for AHU-3
- Provide new curb adapter for AHU-3
- Provide seismic restraint calculations and bracing for AHU-1,2, & 3
- Provide plumbing disconnect and reconnection to AHUs
- Provide electrical disconnect and reconnection to AHUs and new electrical wiring as needed
- Provide electrical drawings suitable for MOA permitting
- Provide crane pick for the demolition of the existing AHUs and installation of the new AHUs
- Provide MOA permitting services and project walk through
- Provide a basic controls package by GMI service department
- Provide HVAC insulation

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- Provide test and balancing efforts
- Shipping material to job site
- Jobsite delivery of materials and equipment
- Disposal of self-produced trash and debris to onsite dumpster (GMI provided)
- One-year warranty on and workmanship and self-furnished equipment

Exclusions:

- Existing equipment refurbishment
- Complete building wide duct cleaning and HVAC cleaning
- Demolish existing pneumatic control system
- Code upgrades & Structural upgrades
- Carpentry, cutting, patching, and painting
- Mechanical penetrations
- Roof work and materials
- Concrete work, cutting, core drilling, and x-raying
- Lighting system work, wiring, and programming
- Energy management systems
- Fire suppression work, piping, fire alarm system, smoke, fire, and duct smoke detectors
- Life safety dampers
- Work and materials associated with fire alarm controls, access controls, clock system and surveillance system
- Acoustic and fire caulking
- Engineering drawings except noted above
- Temporary construction facilities, utilities, and filtration
- Bonds and builders risk insurance
- Taxes and assessments
- Special inspections

Pricing: _____ \$1,017,748.00

Adder Suite additional control:

Electrical controls infrastructure to suite adder Price: _____ \$1,920.00

Thermostat (QTY: 1) adder Price: _____ \$1,860.00

Thank you. Please let me know if you have any questions.

Sincerely,

Seth Nicholas, P.E.