

TO: Building and Grounds Committee
FROM: Rob Sperl, Director of Parks & Planning
THROUGH: Michael Benard, Executive Director
RE: Toohey Park Furnace Replacements
DATE: December 27, 2019



SUMMARY:

Toohey Park was acquired in 2000 and we installed five new furnaces and air conditioning units at that time. After 19 years, three are ready for replacement.

The following quotes were received to replace the furnaces and air conditioning units:

Company	Amount
Air-Rite Heating and Cooling	\$18,181
Armbrust Plumbing and Heating	\$21,600
Colton Heating and Cooling	\$29,301

PREVIOUS COMMITTEE/BOARD ACTION:

N/A

REVENUE OR FUNDING IMPLICATIONS:

\$22,000 is included in FY 2019 budget (40-800-849-53-5301-0000)

STAKEHOLDER PROCESS:

N/A

LEGAL REVIEW:

N/A

ATTACHMENTS:

Replacement Furnace Quotes

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's accept the quote from Air-Rite Heating and Cooling for the Toohey Park furnaces and air conditioning unit replacement in the amount of \$18,181.

Your Comfort. Your Experts.

Air-Rite

HEATING & COOLING

Lansing Office
17935 Chappell Avenue
Lansing, IL 60438

Phone: 708-474-9675
Fax: 708-474-9685
Cell: 630-514-6763

DaveP@air-rite.com
www.air-rite.com

Since 1959

October 10, 2019

Pr#19153P

Park Services
1900 S Orchard
Wheaton, Illinois

Replacing 3 Furnaces and Air Conditioners for Space

ATTENTION: Miguel

Supply and install three (3) Carrier 59SC2120S2420 92% Efficient Furnaces with 120,000 BTU of Heat, three (3) Carrier CA13NA060 (5) ton 13 SEER 410A refrigerant 208-230 volt 1 phase Air Conditioners with 60,000 BTU of electric cooling and three (3) Carrier 5 Ton cased evaporator coils to replace existing three Furnaces, Air Conditioning units and Evaporator Coils for Space. Includes all fittings needed to connect to existing refrigerant lines, ductwork, gas, electric and thermostats. Also includes disposal of existing units, reclaiming refrigerant, start up and any adjustments needed to new equipment.

Total cost of job w/ discount.....\$16,848.00

OPTION: Install three (3) Merv 16 5" Filters on units, Add to above cost.....\$1,333.00

OMISSIONS: Permits and fees.

TERMS: 15% upon acceptance
Balance due upon completion

GUARANTEES: 1 year labor warranty
5 year manufacture warranty on parts and compressor

Respectfully submitted,

Dave Pluard
Commercial Service Manager

Accepted by: Miguel Cabrillo
If so agreed, please sign copy and return.

Date: 10-28-19



Armbrust Plumbing & Heating
Solutions
381 S Main Place
Carol Stream, IL 60188

Phone: (630) 668-6273
Fax: (630) 668-2548
office@armbrustplumbing.com
www.armbrustsolutions.com

Bill To
Wheaton Park District
855 W. PRAIRIE AVE
WHEATON IL 60187

Ship To
Wheaton Park District- Toohy
Park000
1900 Orchard Rd
Wheaton IL 60189

Quote 02221906JR

Transaction Date: 2/26/2019

Description	Quantity	Amount
— SYSTEM 2 REPLACEMENT — SINGLE STAGE HIGH EFF FURNACE AND 13 SEER AC		
Comfortmaker N9mse High Efficiency Multipoise 1 Stage Upflow Furnace- Disconnect The Existing Gas Piping, Flue Piping, High And Low Voltage Electric, And Sheet Metal. Remove The Existing Upflow Furnace And Scrap. Reinforce The Existing Supply Plenum And Set The New Furnace Into Place. Fabricate New Supply And Return Air Fittings (sheet Metal As Needed) And Install Same. Reuse Venting- Reconnect To Existing Vent Piping (fittings As Needed). 1in Filter Rack- Install A New 1in External Filter Rack Return Air Base- Install A New Return Air Base Under The Furnace. All Other Existing Mechanicals Are To Remain	1	\$3,500.00
Comfortmaker R4a3 Series Unit 5t Cased Coil W/tev Ground Mounted Condenser- Evacuate The Existing Air Conditioning System And Remove The Existing Outdoor Condenser. Place A Gravel Bed And A Level Pad In The Mounting Location Then Set The New Outdoor Condenser In Place. Braze Condenser To Lineset (with Nitrogen) And Wire Low And High Voltage While Vacuuming The System To 500 Microns. Upflow Evaporator Coil- Disconnect And Removed The Existing Evaporator Coil. Install The New Coil Onto The Furnace (sheet Metal As Needed). Install A Filter Dryer Onto The Coil, Then Brazed To The Lineset (with Nitrogen). Reuse Lineset- Flush The Existing Lineset With Nitrogen And Clean Same. All Other Existing Mechanicals Are To Remain	1	\$4,000.00
COMBINED SYSTEM DISCOUNT	1	(\$300.00)
Sub Total (Add \$2900 to cost if wishing to upgrade to an Amana 2 stage high efficiency furnace and 16 SEER AC system package)	1	\$7,200.00

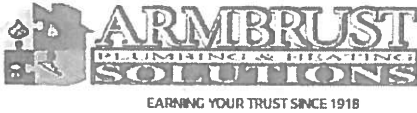
per system
X 3 SYSTEMS
\$ 21,600



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office@armbrustplumbing.com
www.armbrustsolutions.com

Description	Quantity	Amount
— SYSTEM 3 REPLACEMENT —		
SINGLE STAGE HIGH EFF FURNACE AND 13 SEER AC		
Comfortmaker N9mse High Efficiency Multipoise 1 Stage	1	\$3,500.00
Upflow Furnace- Disconnect The Existing Gas Piping, Flue Piping, High And Low Voltage Electric, And Sheet Metal. Remove The Existing Upflow Furnace And Scrap. Reinforce The Existing Supply Plenum And Set The New Furnace Into Place. Fabricate New Supply And Return Air Fittings (sheet Metal As Needed) And Install Same.		
Reuse Venting- Reconnect To Existing Vent Piping (fittings As Needed).		
1in Filter Rack- Install A New 1in External Filter Rack		
Return Air Base- Install A New Return Air Base Under The Furnace.		
All Other Existing Mechanicals Are To Remain		
Comfortmaker R4a3 Series Unit	1	\$4,000.00
5t Cased Coil W/tev		
Ground Mounted Condenser- Evacuate The Existing Air Conditioning System And Remove The Existing Outdoor Condenser. Place A Gravel Bed And A Level Pad In The Mounting Location Then Set The New Outdoor Condenser In Place. Braze Condenser To Lineset (with Nitrogen) And Wire Low And High Voltage While Vacuuming The System To 500 Microns.		
Upflow Evaporator Coil- Disconnect And Removed The Existing Evaporator Coil. Install The New Coil Onto The Furnace (sheet Metal As Needed). Install A Filter Dryer Onto The Coil, Then Brazed To The Lineset (with Nitrogen).		
Reuse Lineset- Flush The Existing Lineset With Nitrogen And Clean Same.		
All Other Existing Mechanicals Are To Remain		
COMBINED SYSTEM DISCOUNT	1	(\$300.00)
Sub Total	1	\$7,200.00
(Add \$2900 to cost if wishing to upgrade to an Amana 2 stage high efficiency furnace and 16 SEER AC system package)		
— OPTIONAL SYSTEM ENHANCEMENTS —		
Am11-2025-5ra Clean Comfort 20x25x5 Right Angle Media Filter Housing (PRICING IS PER SYSTEM)	1	\$495.00
Media Filter- Modify Return Air (material As Needed) And Install A New Media Filter Cabinet Along With A Media Filter.		
— JOB NOTES —		
-Load calculations have not been performed for this system. The equipment quoted above will match the existing units in regards to capacity. This is based on professional opinion and information provided by the customer's experience. Other factors such as ductwork layout,		



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Description	Quantity	Amount
<p>owner system adjustment, or incomplete load data may still impact overall comfort results and equipment performance. Ductwork adjustments or modifications, if required, are not covered under this quote</p> <p>-AC breaker sizing has not been confirmed for systems.</p> <p>-Customer is aware that lineset reuse runs the potential that a leak may exist within its length. If discovered within 12mo of install, then the lineset shall be replaced at a cost reflecting if the option was chosen during installation and any lost refrigerant shall be replaced no charge.</p> <p>-Unless financing, 50% deposit required with 50% due upon completion.</p>		

--- GENERAL TERMS AND CONDITIONS ---

ACCESS: Owner agrees to provide adequate access to their property during normal business hours for the execution of this proposal.

ADDITIONAL WORK: Any additional work, if necessary, outside of the described work listed will be charged for at the current hourly rate plus material charges. These "extras" will not be performed without the consent of the owner or owner's representative.

MATERIAL SPECIFICATIONS: All equipment/material is to be as specified in the detailed description section of this proposal. Please note that all manufacturers reserve the right to make changes to their product without notice.

EQUIPMENT: The Company will retain title to any equipment or material furnished until final and complete payment is received, and, if settlement is not made as agreed, the company shall have the right to remove the same at the Company's discretion and the company shall be held harmless for any damages resulting from removal thereof.

U.L. LISTED CHIMNEY LINERS: If a chimney liner is being installed as part of this agreement, a labor allowance of up to 2.5 man/hours of labor is include in the price. While rare, some chimneys take longer, or can't be lined at all do to unforeseen internal obstructions. Additional labor charges may apply in this event. In the event that the chimney cannot be lined, labor charges will apply for the attempt and a new proposal will be generated to address the issue.

ACCEPTANCE: The Company reserves the right of final review of this proposal upon delivery to our office and may reject it for any reason.

OTHER TRADES: Unless specified to the contrary, no other trades are included under this proposal.

PERMITS and FEES: Permits and fees are excluded from this proposal and are the responsibility of the owner where necessary.

PAYMENT: A signed copy of this proposal and the specified down payment are required before work can commence. The remaining balance is due is due upon completion of work unless other terms are arranged prior to service. Jobs that exceed ten-days may be billed out based upon percentage of completion. All accounts past due forfeit their warranty terms until full payment is received.

THIRD PARTY FINANCING: The Company periodically offers third party financing. The company acts as a "go-between" the owner and the third party institution. Any questions or problems that may arise from this third part financing contract are between the owner and the financial institution. The Company has no influence with third party financing institutions and cannot override decisions made by them.

CANCELLATION: Either party may cancel this agreement for any reason without penalty provided that the cancellation is made at least three business days prior to commencement and that the Company has not incurred any expense (restocking fees, shipping charges, etc) in preparation or the proposed work.

MANUFACTURER'S WARRANTY: Warranties expressed by the manufacturers of products used in conjunction with this proposal are



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between the owner and the manufacturer. The company is neither responsible nor liable for manufacturer default or rejection of warranty claims.

COMPANY'S WARRANTY: Company warrants parts and equipment provided and installed by the Company as part of this proposal to be free from defects and workmanship for a period of one year from date of installation. Under this warranty, the Company will repair or replace (at the Company's sole discretion) items found to be defective during the warranty period. The Company is not responsible for any of the following: Failures caused by or resulting from acts of abuse, high wind, water damage of any kind, power surge, inadequate delivery of utilities, modifications/alterations made of any kind, dirty air filters, misuse, any existing part or component not replaced under this proposal, incidental or consequential damages of any kind.

LIENS: Owner-occupant or authorized agent is responsible for any and all collections and legal fees associated in the event that any liens against the property may need to be filed or in the attempt to collect any outstanding debt.

PRE-EXISTING TO REMAIN: No guarantee is made, either expressed or implied, on existing mechanicals as to the(ir) continued operation beyond our installation techniques and/or the manufacturer's warranty time period(s). Reuse/reinstallation of pre-existing equipment is not a guarantee of either startup or continued operation of the unit(s) and should not be viewed as such. All mechanical devices, pipes, valves, and fittings to remain are assumed mechanically sound, function properly, are properly sized to accommodate proposed equipment, are to code, and can be worked upon in a reasonable fashion.

Signature of Acceptance _____ Date _____

315 E Elm Street
 Wheaton, IL 60189
 colton.hvac@hotmail.com
 (630) 260-0030

Colton Heating & Cooling
PROPOSAL












Proposal submitted to:

Name: Wheaton Park District
 Address: 1900 S Orchard
 City, State & Zip: Wheaton, IL 60189
 Email: mcalvillo@wheatonparks.org
 Phone: 630-501-9279 Cell:

Proposal: 90EBA-190730-0611
 Date: July 30, 2019
 Consultant: Dave Colton
 Invoice:
 PO Number:

Equipment

SYSTEM 4	SYSTEM 3	SYSTEM 2	SYSTEM 1
	GMSS96 Goodman Gas Furnace 	GMSS96 Goodman Gas Furnace 	GMSS96 Goodman Gas Furnace 
	120,000 BTU, 96% AFUE Lifetime Heat Exchanger, 10 Year Unit Replacement, 10 Year Parts, Limited Warranties	120,000 BTU, 96% AFUE Lifetime Heat Exchanger, 10 Year Unit Replacement, 10 Year Parts, Limited Warranties	120,000 BTU, 96% AFUE Lifetime Heat Exchanger, 10 Year Unit Replacement, 10 Year Parts, Limited Warranties
	GSX13 Goodman Air Conditioner 	GSX13 Goodman Air Conditioner 	GSX13 Goodman Air Conditioner 
	5 Tons, Up to SEER 10 Year Parts Limited Warranty	5 Tons, Up to SEER 10 Year Parts Limited Warranty	5 Tons, Up to SEER 10 Year Parts Limited Warranty
	CAPF Amana Coil 	CAPF Amana Coil 	CAPF Amana Coil 
	5 Tons Refrigerant coil is covered by a 10-Year Parts Limited Warranty. Functional parts are covered by a 5-Year Parts Limited Warranty.	5 Tons Refrigerant coil is covered by a 10-Year Parts Limited Warranty. Functional parts are covered by a 5-Year Parts Limited Warranty.	5 Tons Refrigerant coil is covered by a 10-Year Parts Limited Warranty. Functional parts are covered by a 5-Year Parts Limited Warranty.

Customer name:
Wheaton Park District

PROPOSAL

Proposal number:
90EBA-190730-0611

System Enhancements and Accessories

SYSTEM 4

SYSTEM 3

SYSTEM 2

SYSTEM 1

4.5" Media- MERV 11
-20X25

4.5" Media- MERV 11
-20X25

4.5" Media- MERV 11
-20X25

Bottom Air Return
Base

Bottom Air Return
Base

Bottom Air Return
Base

Customer name:
Wheaton Park District

PROPOSAL

Proposal number:
90EBA-190730-0611

Installation Additions

	SYSTEM 4	SYSTEM 3	SYSTEM 2	SYSTEM 1
Electrical: Electrical Whip / Non Metallic Qty: 1		✓	✓	✓
Plumbing: A/C Condensate Line Qty: 1		✓	✓	✓
Electrical: Thermostat Wiring Qty: 1		✓	✓	✓
Plumbing: Furnace Condensate Drain Line Qty: 1		✓	✓	✓
Plumbing: Ball Type Gas Shut-Off Valve Qty: 1		✓	✓	✓
Plumbing: Gas Line Connections Qty: 1		✓	✓	✓
Electrical: Basic Indoor Wiring Qty: 1		✓	✓	✓
Ductwork: Supply and Return Air Sheet Metal Connections Qty: 1		✓	✓	✓
Thermostat: 7 day programmable thermostat Qty: 1				✓

Customer name:
Wheaton Park District

PROPOSAL

Proposal number:
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Rebates and Credits

	SYSTEM 4	SYSTEM 3	SYSTEM 2	SYSTEM 1
Furnace Rebate 95% AFUE or Higher (DIRECT TO CUSTOMER)		\$400	\$400	\$400
Full System Discount Furnace & A/C Installation		\$300	\$300	\$300

Customer name:
Wheaton Park District

PROPOSAL

Proposal number:
90EBA-190730-0611

Investment Summary

	SYSTEM 4	SYSTEM 3	SYSTEM 2	SYSTEM 1
Equipment	\$0	\$9,593	\$9,593	\$9,593
Enhancements & accessories		\$565	\$565	\$565
Installation additions	\$0	\$530	\$530	\$655
Rebates & credits	\$0	(\$300)	(\$300)	(\$300)
Total due for system	?	\$10,388	\$10,388	\$10,513
Direct rebates	\$0	(\$400)	(\$400)	(\$400)
Total investment	?	\$9,988	\$9,988	\$10,113

Cash Payment Option

	SYSTEM 4	SYSTEM 3	SYSTEM 2	SYSTEM 1
Total due for system	?	\$10,388	\$10,388	\$10,513
Discount for cash payment	?	\$660	\$660	\$668
Total due for system after discount	?	\$9,728	\$9,728	\$9,845
Deposit due at signing	?	\$0	\$0	\$0
Amount due at installation	?	\$9,728	\$9,728	\$9,845

\$29,301

Customer name:
Wheaton Park District

PROPOSAL

Proposal number:
90EBA-190730-0611

Installation Includes

All sheet metal transitions, wiring and electrical connections, ducting, drain line and mechanical fasteners, hangers and supports as required. Setup and testing of all new equipment.

All work to be performed in a neat and professional manor by journeyman class technicians. Sweeping, and cleaning will be accomplished at the conclusion of each installation and all debris removed from premises.

Product registration and applicable rebate forms will be provided. All manuals, installation guides and manufacturers documentation will remain at the job site.

Notes

Acknowledgment and Signature

I have the authority to order the work as outlined above. I agree to pay the full amount according to the terms as specified in the written agreement.

Customer name	Wheaton Park District
Signature	
Date	

Customer has selected the _____ option

Terms and Conditions

1. Scope of Terms and Conditions:

By accepting delivery of the products or by engaging Colton Heating & Cooling Inc ("Seller") to provide any services, Customer agrees to these Terms and Conditions

2. Payment Terms.

Final payment shall be due after the work described in the Agreement is completed. If total amount is not paid within thirty (30) days, Customer agrees to pay a late charge on any outstanding balance at two per cent (2%) per month calculated from the date payment was due, as well as any costs incurred for collections.

3. Zoning and Permits.

It is the Customers responsibility to secure any required permits for the work called for under this Agreement. Seller agrees to secure the permit(s) only when permit fees are documented in the Agreement. Any costs not specified in the Agreement to bring the work into compliance with applicable codes, rules or regulations as the result of pre-existing violations shall be the responsibility of the Customer.

4. Limited Warranty.

Seller shall provide Customer with a limited warranty on service and labor for the duration set forth in the Installation Agreement, beginning on the date of completion of services against defects in the quality of workmanship and/or materials ("Warranty Period"). Seller shall not be liable during or following the Warranty Period for any damage due to: (a) ordinary wear and tear, (b) abusive use; (c) use beyond the design temperatures (d) characteristics common to the materials used; (e) loss, injury or damages caused in any way by the weather; (f) conditions resulting from condensation on, or expansion or contraction of any materials; (g) any water leak, blockage, freezing, or other malfunction of condensate or drain lines; and/or (h) air leaks within existing duct work. If the Warranty Period exceeds one (1) year, Customer agrees to maintain yearly service agreements with Seller for the entire duration of the Warranty Period; Seller shall not be liable for warranty repairs beyond one year in the absence of such yearly service agreement(s). The only warranties applicable to the materials and/or equipment installed are those extended by the respective manufacturer. Under no circumstances shall Seller be liable to Customer for loss of time, loss of use, inconvenience, or any other incidental or consequential damages that may arise from this Agreement. Unauthorized repairs or attempted repairs shall void this warranty entirely.

5. Design Conditions.

Equipment will be sized by either a Manual J. load calculation, or by the size of existing equipment, or a combination of both. Design criteria are as follows; for Cooling: 75°F indoor dry bulb w/ 50% indoor relative humidity at 90°F outdoor dry bulb. Heating: 70°F indoor dry bulb at -5°F outdoor dry bulb. Seller is not responsible for cooling/heating beyond this standard. Hidden defects such as compressed or missing insulation, high infiltration rates or leaky ductwork will affect the system performance and may lead to high humidity levels, undersized equipment and possible condensation on duct work or other building materials. It is the Customer's responsibility to disclose any known information regarding such issues to Seller during consultation. If Customer does not disclose any defects and has been satisfied with the size and performance of their existing equipment, it's size and capacity will be a consideration when determining the size of the new equipment. Seller is not responsible for any problems incurred due to hidden or undisclosed defects and incorrect or incomplete information provided by Customer at the time of consultation

6. Existing Equipment.

Seller is not responsible for the performance, functionality, or compatibility of existing equipment, duct work, controls, gas, water and refrigerant lines or any other equipment or materials that are not replaced during a job installation. In the event that the system fails to operate properly, the Warranty service will only cover the newly installed equipment, controls, or materials, as well as our workmanship. The Customer assumes all responsibility for any additional service or material charges that are required to remedy such failures.

7. Insurance, Waiver of Subrogation and Risk of Loss

Customer shall maintain property insurance upon the entire structure including all materials and work to be performed pursuant to this Agreement to the full insurable value thereof. This insurance shall insure against the perils of fire, theft, vandalism, and malicious mischief. Risk of loss shall pass to the Customer upon delivery of materials and equipment to Customer's Property. Customer and Seller waive all rights against each other for damages caused by insured perils whether or not such damage is caused by the fault or negligence of any party hereto.