



Riverside Mechanical Services, Inc.

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June 3, 2013

Attn: Lisette Ray, Property Manager, Dana Point Condominiums
Via Email: lray@lmsnet.com

Re: Dana Point Condominiums Proposal
1605 Building, Core Roof Top Unit Replacement
High Efficiency with Economizer

Per your request, we are pleased to present the following proposal for work to be performed at Dana Point Condominiums. We will provide the labor and materials for the following scope of work at the 1605 building, which has two core roof top units 1605 E and 1605 W:

1605 Building Core Roof Top Unit Replacement

- Remove the existing roof top unit and replace with one new Carrier, 7.5 ton, Model #48HCED08A2A5-0A0A0, HIGH EFFICIENCY roof top unit with two stage cooling and medium gas heat, programmable thermostat, and economizer.
- Warranties Included:
 - ❖ five year manufacturer's parts warranty on the compressor; and
 - ❖ one year manufacturer's parts warranty on the entire unit.
- Start up and check for proper operation when complete.

We will provide the above services for the total sum of \$12,548.00 per unit, if performed as one roof top unit replacement at a time, which is only \$763.00 more than the standard efficiency unit.

We can provide you with a discount if two units are replaced at the same time because we can save on crane costs, labor, and equipment delivery costs. If two units are replaced at the same time, the price per unit is \$11,758.00.

Note: This proposal may be withdrawn by us if not accepted within thirty (30) days.

Acceptance Signature: L.S. Date: 6/11/13

Print Name and Title: Lisette Ray, Property Manager

1605 east and west core

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Riverside Mechanical Services, Inc.
Dana Point Condominium Proposal

Acceptance of Proposal: The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Terms and conditions: Net cash upon completion of contract. 2.5% per month service charge on accounts over 10 days old. It is mutually agreed that all materials and articles furnished hereunder shall remain the property of Riverside Mechanical Services, Inc. until all payments specified have been paid in full and that Riverside Mechanical Services, Inc. may regain possession thereof without notice to purchaser(s) specified herein. In the event legal action must be taken to collect the amount herein, purchaser agrees to pay attorney fees, court costs, and all other expenses that may be involved herein collected through a collection agency. Purchaser agrees to pay all collection costs.

All work must be paid in full for guarantee to be valid. Riverside Mechanical Services, Inc. warrants replacement of materials installed for a period of one year from the date of installation. Materials will be replaced one time only. This warranty does not apply to materials which are not properly maintained by customer. This guarantee does not apply to damage caused by vandalism, customer negligence, or acts of God, such as lightning.

All work to be completed according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner shall carry fire, tornado, and other necessary insurance. Our workers are fully covered by workman compensation insurance.

This proposal price is guaranteed for thirty (30) days.

Thank you. Please call me with any questions.

Sincerely,

Christine A. Sehring

Christine A. Sehring, President
Riverside Mechanical Services, Inc.

**Proud Member of Local 597 Pipefitters' Union
Riverside only employs Local 597 Union Pipefitters**