HVAC - CHS Athletics

TEXAS AIRSYSTEMS

Date: **June 10, 2025**

To: Celina ISD

Attn: Chris Reavis

Project: DOAS Unit Replacements

Dear Mr. Reavis,

We are pleased to quote the following through TIPS Comprehensive HVAC Solutions and Service per contract #25010501, Effective April 20, 2025 – March 31, 2028

Texas AirSystems is pleased to provide you with a proposal to replace the (3) existing DAOS units serving your High School Athletics Complex.

TIPS Included.

Equipment	UNIT TAG	PRICE
AAON DOAS Unit	OAU- A1, B1 & B2	$223,038
Test & Balance		$3,750

SCOPE OF WORK – DOAS Replacements

$226,788

1. Coordinate and schedule work with facilities personnel.
2. Coordinate pre-construction with sub-contractors for safety and site requirements.
3. Coordinate staging areas for crane and equipment.
4. Provide crane lift plan for rigging path.
5. Lockout/Tagout electrical to existing roof top units.
6. Disconnect existing roof top unit electrical.
7. Inspect ductwork for any fasteners or screws attached to roof top unit frame.
8. Disconnect natural gas piping to units and remove branch piping.
9. Disconnect condensate piping from units.
10. Disconnect and secure control wiring and enclosure.
11. Stage crane in owner specified area for rigging and removal of roof top units as applicable.
12. Rig and remove existing roof top unit from curb and remove from job site.
13. Rig and set new adapter curb on roof
14. Install new foam tape on existing roof curb.
15. Manually rig and set the new adapter curb on the existing roof curb

16. Reconnect crane rigging to RTU and set on adapter curb.
17. Modify electrical whip and mount existing disconnect on unit.
18. Installation of new controls. - JMS
19. Verify control operation, visibility, and functionality with Celina ISD facilities personnel.
20. Check phase rotation on roof top units as applicable.
21. Perform start up and logging of roof top unit operation in cooling and heating.
22. Run test unit operation and clean-up work area.
23. Demobilize and remove all equipment and debris.
24. Provide Celina ISD with HVAC equipment, start-up reports, and warranty documents.

PROJECT INCLUSIONS

1. **AAON DOAS Units**
    a. 15T AAON DOAS Unit (1)
    b. 11T AAON DOAS Units (2)
    c. Unit Cabinet Constructed of Powder Painted Steel
    d. 2" MERV8 Filters
    e. Single Point Power Connection
    f. Hail Guards
    g. Standard Condenser Coil
    h. 6-Row Evaporator Coil
    i. Indoor Blower Assembly
    j. 100% OA Units
    k. Stainless Steel Drain Pan
    l. Hinged Access Doors
    m. Modulating hot gas reheat
    n. Variable capacity compressors
        a. 1 Variable capacity + 1 Two-Step
    o. Phase & Brownout protection
    p. Stainless Steel Heat Exchanger
2. (3) RTU Adapter Curbs
3. Copper Condensate Drain Piping
4. Crane and Rigging
    a. Crane Lift Plan & Certifications
5. Electrical Modifications
    a. Per electrical drawings breaker change-outs needed on 3 units
6. Straight Time Labor
7. Equipment Start Up Reports
8. Equipment Warranty Documents
    a. One (1) year entire unit parts ONLY warranty
    b. Ten (10) year compressor parts ONLY warranty
    c. Twenty-five (25) year non-prorated heat exchanger parts ONLY warranty

MECHANICAL EQUIPMENT & LEAD TIMES		
Manufacturer & Description	**Mark/Tag**	**Lead Time (Weeks)**
AAON DOAS Rooftop Units	OAU-A1, B1 & B2	14-16 Weeks

SAFETY, HEALTH, & ENVIRONMENT

Texas Air Systems (TAS) is strongly committed to providing a safe work environment for all employees where injuries are prevented through management and employee involvement, regular safety training, safety plan implementation, and hazard recognition, control, and elimination. It is the policy of Texas Air Systems to provide a safe and healthy workplace; free of recognized hazards, for each of its employees. At a minimum, Texas Air Systems will comply with all accepted work practices, health and safety regulations, standards, and codes, and will provide training to its employees to assist them in performing their jobs safely.

PROJECT MANAGEMENT PLAN

Texas Air Systems Project Management Plan (PMP) consists of quality assurance, quality control, and configuration management. Each component represents an interactive and interrelated discipline that when effectively executed ensures the success of a project. Texas Air Systems utilizes its technical capability to execute a (PQP) to achieve the quality requirements applicable for the implementation of Building HVAC project.

Texas Air Systems Management Program is based upon the following principles:

- Quality is the top priority: The success of the Project depends upon the quality of the work, product and services delivered.
- Quality is free: The cost of avoiding defects is less than the cost of finding and correcting them.
- Quality is internal: TAS Quality must be designed and built into the products and services.
- Improvement is a continuous process: To improve work products and services you must improve processes by continual program evaluation and implementation of program upgrades were deemed necessary.
- Measure Results: You must be able to assess the results of your improvement efforts through objective measurement.
- Quality is a function of every level of the work process: Each individual involved with the work process understands the needs of the Client and the importance of meeting and exceeding those needs. The importance of "do the job right the first time" and process improvement, will be understood.
- Quality improvement is a team issue: Continuous improvement will occur if employees and management work as a team with common beliefs, objectives, and goals.

The purpose of the PMP is to establish a program to ensure that Project Scope identified in the proposal and subsequent design documents, submittals and other documents are properly implemented in accordance with the Contract requirements. By monitoring the quality of the design, procurement, installation, start-up, and final commissioning of each system the quality of the project can be assured. It is the goal of this plan not only to

delineate individual quality control personnel responsibilities, but also to reinforce with each worker the belief that attention to quality is always paramount.

As part of our corporate mission to exceed our customers' increasing expectations, Texas Air Systems is committed to providing a superior Quality Program for all phases of the Project. Through mentoring and training, and a procedural system of inspection, testing, and commissioning a quality product is assured. Our subcontractors demonstrate this same commitment to quality by performing work in a "partnering" environment. Subcontractors are fully aware of the requirements and are actively involved with this process, assuring a timely and quality installation. Installations performed either by subcontractor or self-installation must undergo the same rigorous validation processes.

It is the responsibility of Texas Air Systems to provide and maintain an effective Quality Control Program throughout the duration of the contract. To accomplish the goal of properly implementing the scope of work under the PQP, Texas Air Systems will perform inspections and tests of items of work, including that of subcontractors, to ensure the quality of materials, workmanship, functional performance, and conformance to contract requirements.

TEXAS AIR SYSTEMS-PROJECT TEAM	
Jim Davis & David Howze	Account Manager

PROJECT SCHEDULE OF VALUES	
Mobilization & Equipment Release	25% Upon Notice to Proceed
Equipment Shipment & Delivery	0% Upon Receipt & Inspection
Mechanical Rough In & Installation	0% Upon Inspection & Percentage of Completion
Mechanical Start-Up & Commissioning	0% Upon Inspection & Percentage of Completion
Project Completion & Close Out	75% Upon Inspection & Final Completion

PROJECT EXCLUSIONS

1. State and Local Taxes
2. Fire Alarm Wiring and Commissioning
3. Payment and Performance Bond
4. Wall Cutting or Patching
5. Smoke/Fire Dampers
6. Overtime or Holiday Labor Unless Stated Above
7. Existing System Conditions Unless Specified in this proposal
8. Unforeseen Site Conditions
9. Unforeseen Delays

Thank you for the opportunity to be of service. If you have any questions regarding this proposal, please contact me at (469) 993-9547 or Email: jim.davis@texasairsystems.com

CUSTOMER ACCEPTANCE:

Signature

Printed Name

TEXAS AIRSYSTEMS ACCEPTANCE:

Signature
David Howze
Telephone: 817-894-0703
Email: david.howze@texasairsystems.com

-This quotation is subject to change without notice and void after 30 days.
-Add to the quoted price any sales tax payable on the transaction under any effective Federal or State statute.
-F.O.B. Factory, FFA, per mutually agreed schedule. No material to be returned without written authorization.
-Texas AirSystems equipment will be supplied based upon approved submittal data.
-Payment terms: Net 30 Days, Upon Receipt of Satisfactory Credit Information.
-Upon release of equipment, based on written submittal approval, Texas AirSystems requires a 10% payment within 30 days for engineering services and submittal.
-Retainage is not allowed. Texas AirSystems is a material supplier and will be supplying the entire purchase order value upon delivery of equipment.
-Payment to Texas AirSystems cannot be conditioned on receipt of payment from the owner by a contractor, construction manager, or customer.
-Texas AirSystems standard warranty, parts only, is for 12 months from start-up date, not to exceed 18 months from ship date.
-Texas AirSystems is responsible and accountable only for the acts and omissions of Texas AirSystems.
-Insurance certificates and bonds can/will be provided upon request.

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