



Mechanical & Plumbing Systems
3949 Ruger Dr.
Royse City, TX 75189
(430)206-4242

Jun 10, 2025
Quote # 1312

Attn: Danny Harbour
Phone: 972-544-2043
Email: dharbour01@ferrisisd.org
Company: Ferris ISD
Property: Ferris High School
Address: 1025 E 8th St, Ferris, TX 75125

Created By
Chad Lacy
President
clacy@mechanicalsystems.com
M (469) 301-4991

As requested, we are pleased to offer our proposal for the above referenced project as follows:

SCOPE OF WORK

Disconnect the system piping from the coil inlet and outlet locations.

Loosen the hose clamps on the rubber sleeve which is used to connect the upper part of the spray pump riser pipe from the lower part of the spray pump riser pipe. Slide the sleeve down onto the lower part of the riser pipe, exposing the joint between the two parts of the riser pipe.

Note:

Many of the remaining procedures involve the disassembly of joints between sections. These joints have

been sealed with a sealer tape which is applied to the joints between sections before the sections are joined together. The sealer tape is tough and sticky, which can make separating the joints difficult. To ease disassembly, heat the casing panel near the panel seam to soften the sealer tape. It may also be helpful to heat a sharp bladed putty or utility knife with a torch and insert it into the sealer joint to break

the bond between panels. Use caution not to ignite the sealer tape.

Removing the Fan Section

Install U-bolts in the fan deck. The fan section would have been rigged to the cased coil section at the factory using U-bolts mounted on the fan deck. These U-bolts would then have been removed and the combined fan/cased-coil assembly (upper section) would then have been rigged to the basin as a single piece using the lifting devices on the cased coil section. To lift the fan section free of the cased coil section, it is first necessary to re-install the lifting devices for the fan section. The rigging pack for the bare coils or cased coil section will come with U-bolts to be installed in the fan deck. As you can see from the images below, the U-bolts are installed at 4 corners on most units and at 6 points on twin-fan (8.5' x 18' and 8/5' x 21') units. The locations for the U-bolts will be pre-drilled and the mounting holes covered with a small cover plate. Once the fan section is removed and replaced, the U-bolts should be removed. The combined fan and cased coil assembly (upper section) should never be lifted by the fan deck U-bolts.

Remove fasteners between the fan section and the cased coil section. The fan section is attached to the cased coil section with self-tapping bolts when the sections are built of galvanized steel and with nuts and bolts when the sections are built of stainless steel. Fasteners along the long sides of the unit will be external to the unit. One 8.5'-wide and 12'-wide units, there will also be fasteners on the shorter ends of the unit on the inside of the unit, where the end panels are braked inward.

Attached lifting straps to the section and lift the fan section from the casing section using techniques described in the rigging instructions for the unit and as indicated in the images below.

On 3'-wide, 4'-wide, and 8.5'-wide units, the spray header is attached to the fan section. As the fan section is lifted off, the upper part of the fan pump riser piping will be lifted off as well. This will need to be removed or rotated to the side to allow the section to be set down. Set on a flat,

clean and level surface.

Removing the Old Cased Coil Section

Remove fasteners between the cased coil section and the basin plenum. The cased coil section is attached to the basin plenum with self-tapping bolts when the basin plenum is built of galvanized steel and with nuts and bolts when the basin plenum is built of stainless steel. Fasteners will be on the long sides of the unit only.

Attach lifting straps to the section and lift the casing section from the basin section using techniques described in the rigging instructions for the unit and as indicated in the images below.

Rigging the Casing Section to the Unit

It is possible to rig the casing section to the unit and then follow with the fan section. It is also possible to rig the fan section to the casing section and then rig the combined fan / cased coil section assembly (upper section) to the basin as an assembled module. These instructions will describe rigging each section to the unit separately.

Scrape and clean the mating surfaces of the top of the basin plenum and the bottom of the cased coil section.

A single layer of sealer tape should be applied over the mounting hole centerline on the side flanges.

Two layers of sealer tape should be applied on the ends of the unit. The second layer should partially overlap the first layer and should also overlap at the corner.

Lower the cased coil section to within a few inches of the basin section, making sure the two sections do not touch and the sealer tape is not disturbed. Using drift pins to assure proper alignment, lower the cased coil section into final position.

Install fasteners working from the corners toward the middle. Galvanized-basin units will use self tapping

bolts driven up from the bottom. Stainless-basin units will use nuts and bolts.

Rigging the Fan Section to the Unit

Scrape and clean the mating surfaces of the bottom of the fan section and the top of the cased coil section.

Apply sealer tap in the same manner described above for the cased coil section.

Lower the fan section to within a few inches of the cased coil section, making sure the two sections do not touch and the sealer tape is not disturbed. Using drift pins to assure proper alignment, lower the cased coil section into final position.

Install fasteners working from the corners toward the middle. Units with galvanized upper sections will use self-tapping bolts driven up from the bottom. Units with stainless steel upper sections will use nuts and bolts.

Completing the Installation.

Reconnect the riser pipe, system piping and fan section electrical.

Check for proper operation of the spray system and fan/drive system

Clean up the site and check out with customer.

SPECIFIC INCLUSIONS

Default Section

\$344,032.92

Sub Total	\$344,032.92
Tax	\$0.00
Quote Total	\$344,032.92

QUALIFICATIONS

1. Our offer is firm for 15 days from the date listed above.
2. Our offer is predicated upon a clear and accessible area that will be made available by others, where our work is to be performed.
3. Unless noted in the specific inclusions, our work will be performed during our normal working hours and workweek.

SPECIFIC EXCLUSIONS

This proposal is based on the following documentation and as indicated in the scope of work above.

- This quotation is subject to change without notice and void after 30 days.
- Add to the prices quoted 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.
- Payment terms: Net 30 Days, Upon Receipt of Satisfactory Credit Information.
- Mechanical & Plumbing Systems, LLC equipment will be supplied based upon approved submittal data.
- Retainage is not allowed. Mechanical & Plumbing Systems, LLC is a material supplier, and will be supplying the entire purchase order value upon delivery of equipment.
- Payment to Mechanical & Plumbing Systems, LLC cannot be conditioned on receipt of payment from the owner by a contractor, construction manager, or customer.
- Mechanical & Plumbing Systems, LLC standard warranty, parts only, is for 12 months from start-up date, not to exceed 18 months from ship date.
- Mechanical & Plumbing Systems, LLC is responsible and accountable only for the acts and omissions of Mechanical & Plumbing Systems, LLC.
- Insurance certificates and bonds can/will be provided upon request.

Our goal is to provide quality construction and competitive pricing. We will accomplish this by performing efficiently, timely, safely and to your complete and total satisfaction. Thank you for allowing us to proceed by authorizing the work in the space provided below.

Sincerely,
Kevin Schneider

Total Proposal as Outlined Above..... \$344,032.92

Notes:

Job to be completed during regular business hours 8:00am-4:30PM Monday through Friday.

- *Pricing is subject to parts availability and all items being done concurrently.
- 1. Work to be completed during normal business hours (7-5 M-F)
- 2. Any work or equipment not mentioned in the above quote is not included.
- 3. Customer to provide designated area for mobilization and demobilization of material.
- 4. Customer to shut down, isolate water flow and lock out/tag out unit while working.
- 5. Customer to provide parking and restroom facilities for employees.
- 6. This does not include any permits or bonding of any kind

TACLA125756E

Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 1-800-803-9202, 512-463-6599

<https://www.tdlr.texas.gov/>

RMP-43680

Regulated by the Texas State Board of Plumbing Examiners

Texas State Board of Plumbing Examiners, PO Box 4200, Austin, TX 78765, 512-936-5200

tsbpe.texas.gov





Proposal for Ferris Independent School District High School

LOCATION | Ferris High School – Bonham, TX

EQUIPMENT / MATERIAL | Cooling Tower Replacement Coil

DATE:

March 10th, 2025

PREPARED FOR:

Ferris I.S.D. High School
Attn: Danny Harbour – Maintenance Supervisor
1025 E. 8th Street
Ferris, TX 75125
+1 (972) 544-8869, 201
michael@rockent.net

PREPARED BY:

MIINC, L.P. Mechanical Contractors
Ryan Sammons – Development Manage, Service
+1(214) 533-4585
rsammons@miinclp.net



Ferris I.S.D. High School
Attn: Danny Harbour – Maintenance Supervisor
1025 E. 8th Street
Ferris, TX 75125
+1 (972) 544-8869, 201
michael@rockent.net

Table with 4 columns: REFERENCE(S), LOCATION, ADDRESS, PROPOSED SERVICE PROJECT. Row 1: COOLING TOWER, FERRIS I.S.D. HIGH SCHOOL, 1025 E. 8TH STREET, FERRIS, TX 75125, REPLACEMENT OF COOLING TOWER CONDENSING COIL.

MIINC, L.P. is pleased to submit the following Bid Proposal for the above referenced project. We hope you find the Clarifications and Exclusions clear and complete in showing the scope of work intended. This proposal includes labor, tools, safety equipment, material, and supervision required to provide you with a professional product and service.

Table with 3 columns: Item, Description, Amount. Includes rows for Total Equipment, Total Parts / Materials, Total Sub & Rentals, Total Labor, Total MIINC, L.P. Trip/Truck, and a summary row with SUBTOTAL, TAXES, and TOTAL.

* This proposal is based on the following Scope of Work, Exclusions, and Clarifications.
* Lead time on recovery storage tanks is 1 week.
* ESTIMATED lead time for replacement coil is 10-12 weeks. (Lead time subject to change at any time)

SCOPE OF WORK

- 1. Coordinate with customer on the ordering, scheduling, placement and installation of the equipment parts and materials, listed in above proposed service/project.
2. Remove existing defective equipment, parts and materials and replace with new equipment parts and materials, per above proposed service/project.
3. Complete start up and test operation of all installed equipment, parts and materials, per above proposed project.
4. Clean up work area and dispose of any installation or demolition materials.
5. Check out with the customer, confirming operational status of all equipment, parts and materials replaced or installed, per proposed above service/project.
6. All work will be performed between the hours of 7:00 AM and 3:30 PM, Monday through Friday.

EXCLUSIONS

- 1. Repair, replacement or modification to any existing electrical systems not related to the equipment parts or materials listed in the above scope of work for this service/project.
2. Installation of any new electrical systems not related to the equipment parts or materials listed in the above scope of work for this service/project.
3. Repair, replacement or modification to any existing control systems.
4. Installation of any new control system.
5. Repair, replacement or modification to any existing HVAC/mechanical systems not related to the equipment, parts or materials listed in above scope of work.
6. Installation of any new HVAC or mechanical systems not related to the equipment, parts or materials listed above scope of work.
7. Additional equipment, parts or materials that may be found to be defective or deficient upon executing the repair, replacement or modification of the equipment, parts or materials listed in above scope of work.
8. City Permitting
9. Engineering Services.
10. Overtime/double time hours.
11. Anything not stated in above scope.

CLARIFICATIONS

The above/enclosed price of this proposal is subject to change after [10] days as a result of the current materials market. This work is to be performed during normal working hours. Should you need any question or need any additional information, please do not hesitate to reach me at +1 (214) 533-4585 or rsammons@miincpl.net along with Zach Beshires at +1 (972) 679-2466 or zbesires@miincpl.net. The Customer, by execution of this project proposal, acknowledges receipt, review and complete understanding of the above scope or work and exclusions, as well as possesses the authority to execute this proposal.

Respectfully,

MIINC, L.P.

Handwritten signature of Ryan Sammons

Ryan Sammons
Business Development – Service

Customer: Ferris I.S.D. High School

Authorized Signature:
Name:
Date:
PO #:

STANDARD AGREEMENT TERMS & CONDITIONS**ACCEPTANCE**

The agreement is subject to acceptance, which shall be expressly limited to the terms and conditions hereof, by the customer described therein ("Buyer") within (30) days from the date thereof and thereafter shall be null and void. Upon such acceptance, the agreement and these additional terms and conditions shall constitute a contract (the "Contract") buyer and MIINC, L.P.

MIINC LP or the division thereof designated therein, if any (collectively, the "Company"), Any purchase order, acknowledgment or other form issued by Buyer in connection with this transaction shall be for Buyer's internal use only and the terms of any such form shall be of no force and effect. The transaction covered by this Contract shall be governed exclusively by the terms and conditions hereof and of the agreement and such terms and conditions shall supersede any prior agreement or understanding between the parties hereto. For purposes of this Contract, the term "Product" shall mean all or any part of the goods, work, and services to be provided by the Company to Buyer hereunder Prices, Taxes, and Terms of Payment. Except as stated in the agreement, all prices are subject to change at any time without notice, except the prices applicable to this Contract shall not exceed the Company's prevailing rates for labor and material used at the time provided. Prices do not include transportation charges, federal, state, or local sales, use excise or similar taxed or Customs duties, or other charges that may arise from the manufacture, sale, transportation, installation, or use of the Product. Buyer agrees to pay such taxes and other charges directly to the appropriate taking or other authorities, except that if such taxes are assessed against or paid by the Company. Buyer agrees to pay such taxes or charges to the Company upon demand. Buyer agrees to pay for the Product according to terms hereof Payment of the Product shall be net cash due within twenty nice days from the date of invoice, and shall be made to the Company's facilities in Dallas, Texas without set off for any reason, unless contrary terms appear in the agreement or unless otherwise expressly agreed in writing by the Company. All accounts not paid when due shall be considered past due and shall bear interest thereafter until paid at the rate of twelve percent per annum or the maximum rate permitted by applicable law, if lower. It is the express intent of the parties hereto to contract in strict compliance with applicable usury laws. The Company expressly disavows any intention to charge or collect excessive or unearned interest charge and if the Company shall ever collect monies that are deemed to constitute interest that would increase the interest in excess of such legal limit shall be immediately returned to Buyer upon such determination.

PERFORMANCE

The Company shall be obligated to furnish only the product described in the agreement and unless so specified, this Contract shall not cover lighting systems, power wiring, power transformers, the replacement of fuses, circuit breakers, or disconnect switches, or if this Contract covers an agreement to perform service inspection of any items equipment or system not listed, in furnishing such Product, the Company shall have the right as its option, to (a) subcontract all or a portion of the required labor fabrication and (b) substitute materials of equal or greater quality or of different manufactures without notice to the Buyer. Unless contrary term appears in agreement, the Company shall not be reasonable for condenser or boiler water treatment, cleaning of condenser tubes, town or boilers, providing (and shall assume the availability of) a clean dry source of control air or for any or all painting repair or patching of building or of insulation for chiller or piping if necessary to remove for access to the equipment being serviced or inspected. Dates of performance, delivery, or shipment as applicable are estimates only. This contract shall not be construed to be an agreement to perform services or to deliver or ship goods at a specified time unless expressly indicated in the agreement or unless otherwise expressly agreed to in writing by the Company. Quoted prices assume the performance of labor and services during regular work hours (8:00 am to 5:00 pm Monday-Friday). Labor performed outside regular work hours or on holidays at the request of the Buyer shall be billed at prevailing overtime rates. If delivery of goods is by company truck to the job site title risk of loss shall pass to Buyer when the goods arrive at the job site. If goods are shipped, shipment shall be FPB factory or warehouse at named shipping point Title and risk of loss of such goods shall pass to Buyer upon to the carrier by the Company and Buyer shall be responsible for all freight and other transportation charges. Buyer shall provide hazard and personal liability insurance covering the Company's employees on projects requiring labor by the Company. The Company shall have no obligations to obtain or pay for insurance or bonds of any type unless expressly provided in the agreement. The Company shall not be liable for any default or delay in delivery or performance due to strikes, lockouts, differences with workman, fires, floods, wars, police action, accidents, shortages of supply or materials, inability to procure material from usual sources of supplier, contractor or carrier, exercise of government authority or regulation, disruption of business or Buyers project due to a failure of production or transportation facilities, or any other cause beyond the control of the Company Upon the occurrences of any such event, the Company may delay shipment or performance, or as its option, cancel this Contract without any liability to Buyer, provided, however, that Buyer shall pay to the Company upon demand all costs and expenses incurred by the Company for the Product delivered or performed in accordance with this Contract prior to such cancelation that benefits Buyer.

ADDITIONAL WORK

Conditions adversely affecting efficiency or operation, which were not evident on prior inspection, may be discovered as work progresses. If any such condition is discovered, the same will be called to Buyers' attention and an estimate will be furnished for correcting same. No additional work will be performed unless approved in writing by Buyer and this Contract is modified accordingly or a separate contract covering such work is entered into. Unless advised otherwise, the Company will assume that the operator and/or building manager is empowered to authorize additional work.

WARRANTY, DISCLAIMER OR WARRANTIES AND LIMITED LIABILITY

The Company warrants the materials (if any) covered by this Contract when purchased AND to be free from defects in material and workmanship for a period of ninety days From the date of delivery or installation by the Company (if required whichever hereunder) whichever is later, and warrants the labor covered by this Contract (if any) for a period of ninety days from the date of performance. This warranty does not extend to or cover repairs, replacements, or services required through normal wear and warrants the labor covered by this Contract (if any) for a period of ninety days from the date of performance This warranty does not extend to or cover repairs, replacements or services required through normal wear and tear, corrosion of deterioration or necessitated in which or in part improper installation, operation, or maintenance by Buyer, freezing weather, misuse, abuse (including damage to materials in shipment without fault of the Company), adjustment, repair or alteration by other than the Company's service representatives or such as would adversely affect the performance and/or reliability of the equipment or modification or addition to the control system, or other causes external to the equipment (such as power failure) or for defects in design or estimates of necessary capacity or size.

The Company shall be obligated to pay for the Cost of lost refrigerant only if such loss is due to the Company's negligence. No liability shall attach to the Company under this warranty until

- (a) payment for the Product has been received,
- (b) Buyer notifies the Company of the alleged defect within thirty days of discovery and Such notice is received by the Company within the warranty period and
- (c) the Company has been provided (without cost to it) with reasonable access (as determined in the Company's sole discretion) to the Product covered by this warranty

STANDARD AGREEMENT TERMS & CONDITIONS

The exclusive remedy under this warranty is the Company's obligation to repair or replace, as its option, any part or parts of the Product which on examination by the Company, do not conform to this warranty, or to furnish such additional services that the Company, in its option, deems appropriate to correct any defect covered by this warranty. The foregoing warranty is made expressly in lieu of (a) all other warranties (whether written, oral, statutory, express or implied, or arising by previous course of dealing or usage of trade), including warranties of merchantability and fitness for a particular purpose and (b) any obligation, liability, right, claim, or remedy in contract or tort, including product liability based on strict liability or negligence actual or imputed. The rights and remedies provided herein are exclusive in connection with sale or performance of the Product by the Company and the stated express warranty provided herein is in lieu of all liabilities or obligations of the Company for damages of any type, including, but not limited to, incidental, special or consequential damages, lost profits or other commercial loss, or any other loss, damage or expense arising out of or in connection with the use, loss of use nonperformance or replacement of the Product or equipment served by the Company, Default, Cancellation, and Returns. If Buyer defaults in the performance of its obligations under this Contract, by failing to pay when due any amount owed to the Company or otherwise the full purchase price (and accrued but unpaid past due interest) for the Product shall immediately be due and payable upon demand by the Company or the Company may, as its option, and without prejudice to any other legal remedy it may have against Buyer, cancel this Contract in all respects and recover from the Buyer cancellation charges as defined herein as if Buyer had canceled this Contract in its entirety. Buyer agrees to pay all costs incurred by the Company, including reasonable attorney's fees and expenses and court costs in collecting any sum owed by Buyer to the Company or otherwise in enforcing any Buyer's obligations hereunder, if following acceptance of the agreement by Buyer all or any portions of this Contract is canceled by Buyer without fault on the part of the Company and without the Company's written consent, Buyer shall be liable to the Company for cancellation charges including but not limited to, costs and expenses (including labor and materials) incurred by the Company and the Company's expected profits as if this Contract has been fully performed by both parties. Buyer hereby grants to the Company a security interest in the Product as security for the performance of all Buyer's obligations to the Company hereunder. Goods purchased by the Buyer (individually or as part of a project) may not be returned to the Company for refund or credit without prior written approval of the Company and shall be subject to the Company's existing return policies, including but not limited to, discounts and restocking charges, freight and delivery costs. Buyer agrees to pay for any returned goods not previously paid for upon the terms hereof, subject to such return policies. It is understood that Company's indemnification responsibility will be limited to the extent that the Company is at fault.

MODIFICATION AND WAIVER

This Contract constitutes the final written expression of the terms hereof and is the complete and exclusive statement of those terms. No modification or amendment of this Contract or any term or provision hereof shall be binding upon the Company unless expressly agreed to in writing by the Company. The Company's failure to enforce any term or condition or to exercise any of its rights hereunder shall not constitute a waiver of any such terms, condition or right and shall not affect the Company's right to enforce strict compliance with the terms and conditions of this contract. This Contract and the rights of the parties hereto shall be governed by the construed and enforced in accordance with the substantive laws of the State of Texas without reference to the laws of any other state or jurisdiction. Buyer hereby irrevocably consents and agrees that any legal proceeding arising out of or in connection with this Contract or the rights of the parties hereto may be commenced and prosecuted to conclusion in Dallas, Dallas County, Texas. Buyer shall neither assign any right (including any warranty) nor delegate any duty under this Contract without the prior consent of the Company. The person executing this Contract on behalf of Buyer hereby represents he/she is Buyer's authorized representative and the Buyer is fully authorized and empowered into this Contract and had full authority to perform the term and conditions hereof.

Regulated by The Texas Department of Licensing and Regulation, TACLA052736C / M-14451
P.O. Box 12157, Austin, Texas 78711 1-800-803-9202 or 512-463-6599

TO: Bidding Contractors

PROJECT: Ferris ISD HS CT Coil Repair
Ferris, TX

Page 1 of 2

Coil bundle replacement for Evapco Fluid Coolers

SCOPE OF WORK

1. Coordinate with customer on the ordering, scheduling, placement and installation of the equipment parts and materials.
2. Remove existing defective equipment, parts and materials and replace with new equipment parts and materials, per above proposed service/project.
3. Complete start up and test operation of all installed equipment, parts and materials, per above proposed project.
4. Clean up work area and dispose of any installation or demolition materials.
5. Check out with the customer, confirming operational status of all equipment, parts and materials replaced or installed, per proposed above service/project.

TOTAL PRICE FOR PARTS AND LABOR.....\$ 449,742.00

NOTES:

1. Estimated lead time for replacement coil is 10-12 weeks.
2. All work will be performed between the hours of 7:00 AM and 3:30 PM, Monday through Friday.

TO: Bidding Contractors

PROJECT: Ferris ISD HS CT Coil Repair
Ferris, TX

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TIMBERLAKE & DICKSON - TERMS & CONDITIONS

- For orders in excess of \$100,000.00 progress payments must be made as follows:
 - 20% to be invoiced upon receipt of order/acceptance of purchase order.
 - 30% to be invoiced upon submittal approval and/or release of equipment to production.
 - 50% to be invoiced upon shipment from factory.
- All partially shipped items will be invoiced as shipments are confirmed.
- Terms of payment shall be thirty (30) days from date of invoice, subject to Seller's prior credit approval.
- If the Buyer shall fail to make any payments in accordance with the terms and conditions of sale, Buyer shall pay all collection costs, including but not limited to interest at the rate of 1.5% per month until paid in full and reasonable attorney's fees should this account be referred for collection. Buyer shall have no right to any discount or retainage and shall not withhold payment as a set-off on Seller's invoice in any amount.
- Amounts under \$2,000 are to be paid by credit card.
- Credit card payments are subject to a processing fee of 3% of total invoice amount, and said fee is to be paid by purchaser.
- Prices quoted do not include any federal, state, or local taxes.
- This quote is subject to acceptance within 10 calendar days, and prices are subject to possible escalation on extended delivery orders.
- Standard warranty is limited to repair or replacement of defective parts and DOES NOT include freight or labor costs, unless specifically stated otherwise.
- All prices include standard ground freight, F.O.B. Factory, Full Freight Allowed
- Any items, options, features, or accessories, unless listed above, are not included.
- Startup and any install services, wiring, piping, etc. is not included unless mentioned.
- Returns/cancellation, if approved, are potentially subject to a restocking or cancellation fee.

TIMBERLAKE & DICKSON, INC

P.O. Box 551667, Dallas, TX 75355-1667
(214) 349-2320 Office, (972) 263-1746 Metro, (214) 343-1613 Fax
TACLA00020167E & TACLA00108802R

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