



MONTCLAIR ELEMENTARY SCHOOL - COOLING TOWER COIL CHANGE

THERMAL CONCEPTS
BY: JAWAHAR KACHWALLA

PREPARED FOR: JUSTIN THURMAN



HVAC • DUCTWORK • REFRIGERATION • CMC1251535

Office Phone 770-727-5000 – Office Fax 770-837-3476 - Sales@5-sm.com

DATE: 05-21-2026

Justin Thurman	QUOTE: 2026-7065
Dekalb County School District - 5 Seasons Mechanical	SITE ADDRESS:
1701 Mountain Industrial Boulevard	Montclair Elementary School
Stone Mountain, GA, 30083	1680 Clairmont PI NE
Phone: 4044037811	Atlanta, GA, 30329

We propose to furnish material and labor, complete in accordance with specifications below for the sum of
150,000.00.00 Dollars.

Scope of Work: PFI-0412N-3D2DS-H2 Coil casing section replacement (1-Cell Only)

We are proposing the following scope of work listed below for the replacement of the serpentine coil bundle module.

Item #1: Mobilize and Set Up Job site

- c. Set up all project equipment and tools in the designated work area.
- d. Receive delivery of the coil bundle module.
- e. Disconnect / remove any electrical conduit that may interfere with the coil module replacement in advance of the replacement.
- a. Disconnect the inlet and outlet piping connections from the coil section.
- c. Disconnect and unbolt the existing coil bundle module section in preparation for removal.
- Disposal shall be provided by 5 season L.L.C..
- f. Hoist the new coil bundle module section into place on the existing fluid cooler and bolt into place.
- g. Weld new flanges onto the coil bundle inlet and outlet connections (if applicable).
- h. Bolt the new flanges to the existing piping supply and discharge lines with new bolt and gasket kits.
- i. Fill the new coil module section with water to test for leaks.
- j. DCSD shall consult their local water treatment vendor to ensure proper water treatment program is implemented after start-up.
- k. Verify the distribution spray system is properly seated and drift eliminators are tightly installed.
- l. Turn the unit back over to the customer for commissioning.
- m. Note: If the inlet and outlet connections need to be re-insulated, new insulation services shall be supplied and installed by 5 season.

Item # 3: Job site Cleanup & Demobilize

Delivery 12 Week from the date of Placing the Order

Warranty : 1 Year from installation

Alternative Coil replacement by Other with labor and Material : \$123,553.00

Model: BAC PFI-0412N-6D1ES-H2 SN: 17023-101 Replacement Coil Section: We will provide and replacement coil Section for above BAC tower

5 SEASONS STANDARD TERMS, CONDITIONS AND EXCLUSIONS ARE PART OF THIS PROPOSAL.

Customer Initial {{Contact Initials}}

- Water Temp: 10-degree delta
 - Replacement coil section designed to match existing.
 - The lead time for replacement coil is 8- weeks.
 - Original fan section reused • We will provide crane
 - Old section will be removed from site for disposal
 - Provide material and labor for the above scope
 - Protect all work surfaces when required
 - Clean up work area (broom clean) • We will provide crane and/or forklift if required
-
- Isolate cooling tower for work
 - Perform all necessary lock-out tag-out processes
 - Provide staging area for supplies and materials as required
 - Perform all electrical disconnects and reconnects if required
 - Disconnect & reconnect all piping connections if required

Notes and Exceptions

- Labor: Standard rate. All work to be performed during regular business hours M-F
- Any issues if found outside of this scope will be reported and subject to additional cost
- Lead time: 8-weeks
- Freight Included • Tax Included

Warranty 2 Years labor and Manufacturer Material Warranty

Alternative Price : \$123,553.00 dollars

AMENDMENTS & SPECIAL PROVISIONS: No Major work on the electrical panels will be done by 5 Seasons Mechanical L.L.C.

Any Code Upgrades or Wind Load Calculations Are Excluded

TOTAL BID: 150,000 Dollars

Payment to be made as follows: **Net 30 days**

Acceptance of Proposal This proposal may be withdrawn if not accepted by 05/26/2026.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as stated above.

Jawahar Kachwalla

Accounts Manager

Date of Acceptance {{Signature Date}}

Signature {{Contact Signature}}

Printed Name Justin Thurman

Customer Initial {{Contact Initials}}

TERMS & CONDITIONS:

UNLESS SPECIFICALLY INDICATED ELSEWHERE, THIS PROPOSAL IS SUBJECT TO THE FOLLOWING TERMS & CONDITIONS:

1. **Customer Responsibilities**
Customer shall operate all systems and equipment in accordance with the Manufacturer's instructions as modified or expanded by 5 Seasons ; promptly notify 5 Seasons of any unusual operating conditions; permit 5 Seasons 's personnel the use of common building maintenance tools, such as ladders; permit only 5 Seasons 's personnel to work on the subject equipment; and provide proper and safe access. All warranties, specific or implied, shall be void if any work, including maintenance, is performed by anyone other than 5 Seasons employees.
2. **Payment Terms**
Terms of payment are Net 10 days. Late charges may be assessed at 1.5% per month on past due balances. Applicable taxes are not included. Should payments be received after 60 days, 5 Seasons may stop all work under this Agreement and/or cancel the Agreement, and the entire Agreement price shall become due and payable.
3. **Annual Pricing Adjustments**
The annual Agreement price shall increase by 3% on each renewal date. In the event of extraordinary cost increases due to tariffs, supply chain disruptions, pandemics, or other conditions beyond 5 Seasons 's control, 5 Seasons reserves the right to apply additional price adjustments upon thirty (30) days' written notice to Customer.
4. **Unavailability & Loss**
5 Seasons is not responsible for loss or damage caused by unavailability of equipment, components, or material for whatever reasons, including forces of nature, inaccessibility to premises, negligence by Customer or others, inadequate system design, vandalism, or other causes beyond 5 Seasons 's control.
5. **Dispute Resolution & Escalation**
Both parties shall seek to avoid litigation. In the event of a dispute, the matter shall first be escalated to the Project Manager or designated representative, then to Senior Management of both parties. If not resolved within thirty (30) days, the matter shall proceed to non-binding mediation before legal action. Any legal actions must be commenced within one year, or earlier if required by law, from the date the cause of action occurred. The successful party shall be awarded reasonable attorneys' fees, litigation or arbitration costs, and collection costs. All legal action shall be filed within the county where the work was performed.
6. **Hazardous Materials – Customer Disclosure**
It is the Customer's obligation to inform 5 Seasons of the existence of any hazardous material at the jobsite. In accordance with OSHA's Hazard Communication Standard Regulations, Customer shall provide 5 Seasons all relevant Material Safety Data Sheets (MSDS).
7. **Hazardous Materials – Work Suspension**
5 Seasons 's responsibility excludes the identification, removal, or abatement of asbestos, mold, mildew, or other hazardous substances. If such substances are encountered, 5 Seasons shall promptly notify Customer. All work shall immediately cease and shall not recommence until written documentation confirming abatement has been performed is provided to 5 Seasons .
8. **Access & Operations**
Customer shall provide reasonable means of access to all serviced devices. Normal day-to-day operations such as starting, stopping, and resetting equipment are not included. 5 Seasons shall be permitted to start and stop equipment during the time of service. 5 Seasons will work with the Customer to minimize interruptions.
9. **Agreement Term & Cancellation**
This Agreement shall begin on the effective date and continue year to year unless discontinued by either party with thirty (30) days' prior written notice. In the event of early cancellation, all prorated charges and penalties, if any, shall be promptly paid by Customer.
10. **Force Majeure & Emergencies**
5 Seasons and Customer agree that conditions beyond 5 Seasons 's reasonable control, including but not limited

Customer Initial {{Contact Initials}}

to strikes, fires, war, inclement weather, supplier delays, tariffs, pandemics, acts of government, or other contingencies, may render performance impractical. 5 Seasons shall not be liable for special or consequential damages, except as required by law for personal injury. Liability shall not exceed the Agreement price paid. In an emergency materially affecting Customer's operations, 5 Seasons will make commercially reasonable efforts to provide expedited service. Such emergency service may be subject to overtime labor rates, expedited shipping, and other surcharges, which Customer agrees to pay when requested or required.

11. **Taxes & Government Charges**

Customer shall pay 5 Seasons, in addition to the annual Agreement price, the amount of all present and future taxes or government charges now or hereafter imposed with respect to the transfer, use, ownership, or possession of equipment, exclusive of ordinary personal property taxes assessed against 5 Seasons.

12. **Price Escalation – Tariffs, Supply Chain, Pandemics**

Agreement pricing is based on current costs for labor, materials, equipment, and freight. In the event of material cost increases beyond 5 Seasons's control, including but not limited to tariffs, supply chain disruptions, pandemic-related impacts, or extraordinary inflation, 5 Seasons reserves the right to adjust the Agreement price upon fifteen (15) days' written notice. Customer may elect to terminate the affected portion of the Agreement if it does not accept such adjustment.

13. **Extra Services – Customer Responsibility**

Customer shall assume responsibility and pay extra for all services and material required due to electrical power failure, low voltage, burned out fuses, low water pressure, corrosion, lightning strikes, or any items listed in the Exclusions.

14. **Compliance Costs**

Customer is responsible for the cost of additional equipment, safety tests, or design corrections as recommended or required by insurance companies, state, municipal, or governmental authorities.

15. **Scope of Work**

Only the materials specifically listed in the service details section of this Agreement are included. All other materials or equipment replacements are to be paid for by the Customer if authorized.

16. **Condition of Equipment**

Equipment covered must be fully operational and in satisfactory condition. Upon the first visit, any equipment in need of repairs shall be reported to Customer. If repairs are not authorized within thirty (30) days, 5 Seasons's coverage of that equipment will be removed.

17. **Normal Working Hours**

All work covered shall be performed during normal working hours, 8:00 am to 4:30 pm, Monday through Friday, excluding legal holidays.

18. **Contract Service Rate**

Contract Service Rate means 5 Seasons's per-hour straight time rate, discounted. Any work performed outside normal working hours shall be billed at 1.5 times the discounted rate.

19. **Service Call Charges**

All service calls are charged portal-to-portal from the service mechanic's previous location, with a minimum two (2) hour labor charge.

20. **Authorization of Additional Work**

Any additional work not specifically stated shall only be performed upon Customer authorization. Oral or written authorization shall be mutually acceptable. Unless Customer advises 5 Seasons in writing of authorized employees and cost limitations, Customer agrees that any of its employees may authorize additional work.

21. **Additional Work – Pricing**

All additional work, unless quoted otherwise, shall be performed on a time and material basis. Signature of Customer's representative on 5 Seasons's Work Order shall constitute acceptance and authorization for payment.

22. **Right to Discontinue**

5 Seasons reserves the right to discontinue this Agreement at any time, without notice, if payments have not been made as agreed.

23. Data & Service Records

Upon request, 5 Seasons shall provide Customer with access to service records, equipment history, and maintenance data related to this Agreement to assist with compliance, forecasting, and asset management.

24. Trip Charge

A standard trip charge of \$75.00 per visit will be applied to service calls to cover dispatch and travel costs. Customers with an active service agreement will receive a discounted trip charge of \$60.00 per visit.

Exclusions**UNLESS SPECIFICALLY INDICATED ELSEWHERE, THIS PROPOSAL DOES NOT INCLUDE MATERIALS, LABOR, AND EQUIPMENT FOR THE FOLLOWING:**

Air balance. Annual / 10-year inspections or overhauls. Air dryers. Anything beyond normal maintenance inspections. Any part of the water system except pumps, excluding those extending below ground level. Building code upgrades. Circuit breakers. Cleaning of towers, evaporator or condenser coils or removal of coils for cleaning, chiller tube cleaning and heat exchangers. Cleaning of environmental contaminants, including but not limited to, mold, mildew and sick building syndrome. Compressors. Condensate pumps. Condensate main drain lines. Condensate drain lines beyond the drain outlet of covered equipment. Condensers or chillers are subjected to internal water damage or repairs to other parts of the system as a result of water entering from the condenser or the evaporator. Chiller condenser/evaporator tubes. Control boards. Control systems for any mechanical system. Cooling tower repairs other than those done to components with moving parts. Cranes, lifting equipment, any special rigging costs. Design changes. Disconnect switches. Doors. Drain lines, main, sanitary, waste. Drip pans. Ductwork or repairs to ductwork. Duct cleaning. Duct detectors for smoke, heat, or air-flow. Electrical work due to power outages, blackouts, brownouts. Electric motor starters, motor controls, motor controllers, blown fuses, power wiring, low voltage wiring, or any failure resulting from any cause other than normal mechanical maintenance. Electronic and/or electromechanical control boards. EMS systems and all related components. Fire alarm systems. Freight and handling charges. Gaskets, glass, grilles, hardware, ice bins, insulation. Insurer covered internal or external parts. Internal chiller water damage. Motors of 30 horse power and over. Operator or customer misuse or negligence. Painting and patching of any kind. Pneumatic systems. Piping. Pumps of 30 horse power and over. Refrigerants or reclaiming of same. Refrigerant leaking into the waterside of the system or water leaking into the refrigerant side of the system. Relocation of equipment. Removal of hazardous materials or waste. Repairs necessitated due to rust, corrosion, erosion, or deterioration. Repairs to any part of the cooling system subjected to damage due to the use of well water, salt water, brackish water, or inadequate or faulty chemical treatment. Repairs or replacement of items not normally maintained such as, but not limited to, ductwork, grilles, piping, gauges, thermometers, thermostats, structural supports, valves, casings, cabinets, tower fill, slats, basins, hydronic and pneumatic piping. Repairs due to inadequate or fluctuating conditions of utilities. Repairs due to losses or damages as a result of fire, water, windstorm, vandalism, theft, riots, civil commotion, Acts of God, strikes, lockouts, picket lines, machine shop service, or anything beyond the normal mechanical maintenance. Replacement of worn out or obsolete equipment and/or internal or external parts, labor and materials covered by an insurer, design changes, relocation of equipment and major cooling tower overhauls. Shelving. Smoke exhaust systems and all component parts of such systems may be exist. Variable frequency drives (VFD's). VAV boxes. Vibration isolators or sound traps. Water systems and water treatment of any kind.