

**PROPOSAL &
CONTRACT**



3/7/2022

www.CardinalHeating.com

13649 NE 126th Pl., Suite #101 - Kirkland, WA. 98034 - (425) 827-9997 - Fax (425) 827-5339 - Cont. Reg. # CARDIHA823MU

Proposal Submitted To:

JMK Homes LLC
531 Sunshine Ave
Ronald, WA 98940

Work To Be Performed At:

Koneru Residence
6610 E. Mercer Way
Mercer Island, WA 98040

Scope of work:

000-Design & development:

Cardinal Heating & A/C, Inc. will provide the following services for initial design and development of referenced project. Perform component method room by room heat loss, for the building to define heating & cooling requirements, duct routing, duct sizing, and equipment sizing.

Note: The equipment in this proposal will be specified at the time of the completion of the mechanical design. Pricing may change based on custom ductwork needs, and final calculations of the homes heat gain and loss. Pricing is based on up to (2) mechanical drawing revisions & (6) hours consultation with design team. Additional drawings and consultation will be billed @ Cardinal Heating & A/C Inc. normal hourly rate of \$140.00 per hour, & a 30% mark up on any materials. The following pricing is good through 3/31/2022.

Estimated amount: \$6,000.00 Initial for acceptance _____

001-Gas piping:

Provide labor and material to install NG low pressure piping from meter located next to home to serve (1) Boiler, (2) fireplace, (1) Cook top, (1) Generator- Up to 20Kw, (1) BBQ w/ SS quick Connect box, & (1) AGV-125 1 1/4" EQ safety shut off. Note: Pricing is based on ball valve, nipple & cap connection points, a possible combination of black iron & CSST above ground. Excludes underground piping & final connections to appliances.

Estimated amount: \$14,720.00 Initial for acceptance _____

002- Ventilation:

Provide labor and material to install (16) FV 0511VK2 (50-80-110 CFM) Panasonic Whisper Green bath fans, with ducting to Broan-NuTone style sidewall hoods. Install exhaust ductwork only for (1) range vent & (1) Dryer with ducting to Broan-NuTone style sidewall hood. Roof jacks to be supplied, installed, and sealed by roofers.

Cardinal Heating and Air is not responsible for measures required to meet the 2018 WSEC Air Leakage Control and Efficient Ventilation Options in table 406.3, sections 2.1 through 2.4; specifically tested air leakage. It is our recommendation to consult a building envelope engineer prior to claiming these energy credits, due to the strict nature of the air leakage requirement. All building envelope leakage testing to be provided by a third-party testing agency.

Estimated amount: \$21,912.00 Initial for acceptance _____

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003-Climate Master geothermal Forced air System:

HP-1: Lower Level/North. (Single Zone) 1- Climate Master TEV-series, 230/1/60, two stage water-to-air H/P with ECM motor. Includes make up air dampers and controls for range vent fans over 400 CFM.

HP-2: Lower-Level/South. (Two Zones) Zone-1-Office/Gallery/Bed/Bath 05. Zone-2- Activity Rm. 1- Climate Master TEV-series 230/1/60, two stage water-to-air H/P with ECM motor.

HP-3: Upper-Level/North. Master Suite/WIC/ Pooja Rm. (Single Zone) 1- Climate Master TEV-Series, 230/1/60, two stage water-to-air H/P with ECM motor. Includes mixing box with 2 position, low leak dampers, Micrometl, Canfab or equal.

HP-4: Upper-Level/South. (Two zones) Zone-1 Bed02/Bath02/WIC 03/Bath 03. Zone-2 Fitness Rm/ Laundry/Bed 04/ Bath 04/. 1- Climate Master TEV-Series 230/1/60, two stage water-to-air H/P with ECM motor.

All duct work installed within the building's thermal envelope as stated in section R403.3.7 (Soffits Required) or in non-condition space with an R-8 insulation & pressure tested with field report. Ductwork to be standard galvanized metal, insulated flex and underground ducting to serve the lower floor supplies. Builder would be responsible R-403.3.6.1 additional R-30 insulation around ductwork, creating code compliant chases, and soffits to meet the new code requirements as needed. Project includes, Honeywell filters & boxes, low volt wiring to sensors and thermostat locations, Aprilaire or equal, zone controls and dampers, motorized fresh air intake dampers and timer controls, (HP-1) kitchen make up air mixing box w/motorized damper, 15Kw heat strip, current sensing relay, 24 volt damper, drain pans under air handling equipment wet switches, condensate drains to be plumbed up to 10', to the builders provided floor/standing pipe drain. Duct work pressure test and written field report as required by 2011 mechanical code. Price excludes Blower Door Test.

Estimated amount: \$199,949.00 Initial for acceptance _____

004-Grills & diffusers: Budget Pricing.

Provide & install Shoemaker LSW/AFP series S/A grilles, Linear R/A grilles with a combination of flange/Mud In style, & Ruskin style exterior. Note: Grille sizes and amount are based on initial project setup, exact sizes, and styles to be specified through design. Assume pricing as a budget until exact grilles have been selected. Pricing excludes custom grilles and custom paint finish.

Estimated amount: \$28,515.00 Initial for acceptance _____

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005: Geothermal Field:

Install up to 5400 Vertical feet of borehole for a ground loop heat exchanger application:

Provide labor and material to complete the following Polyethylene piping, pipe fusing, flushing, purging, pressurization, and antifreeze, design and layout of ground heat exchanger, purging of outdoor and indoor loops, Installation of ground heat exchanger with polyethylene pipe, heat exchanger to be installed in ground w/ header piping to mechanical room, Individual circuit headering and main circuit headering, indoor valves, Insulation of piping within 5 feet of building and where piping is near underground utilities(Insulate 5 feet before and after).International Ground Source Heat Pump Association certified technicians and installers, Performance Pipe certified technicians and installers(Division of Chevron Phillips) as built to be provided upon completion of heat exchanger, As built bench marks to be determined by G/C, plans to be provided during design stages assistance through the permitting process. Indoor valves. Drilling/Grouting/Spoils removal/Containment/Excavation/Backfill. This quote assumes we can access the site and that the city will allow drilling. We take no responsibility for possible hill movement. We require a relative flat surface for drill rig support. We take no responsibility for damage to utilities or retaining walls. Geothermal wells must maintain 100 feet clearance from water wells. Please note that a hard rock clause will be in effect on this site as a test bore has not been drilled.

Pricing excludes sales tax, permits, excavation & back fill, street permits (if required), indoor piping, antifreeze of any type, vaults or pits, water heaters, structural material, indoor wall/ceiling repair, hot water generator piping, radiant piping, condensate piping, electrical connections, thermostats, code upgrades (if any may be required by review authority), driveway removal and repair, any tree pruning required to get drilling rig into position for drilling, & driveway removal or repair.

Estimated amount: \$203,718.00Initial for acceptance _____

006-Radiant mechanical room heating equipment & piping:

Provide and install HP-5/ HP-6 (2) Climate Master (TBW-060) 5-ton water-to-water heat pumps, (1) Viessmann Vitodens 200 -B2HA-199, 199MBH input, modulating high-efficient natural gas boiler, for domestic hot water and Geo loop injection, (1) Metalpres (80CHL) heated storage tank, (2) Viessmann Vitocell (EVIB) 79-gallon indirect DHW's. Project includes, (1) Axiom MF-200 Glycol feeder, Type-M copper primary piping & pipe insulation in mechanical room, Taco/Grundfos 26/99/-15/58 or equal pumps, air eliminators, zone control, outdoor reset, back flow, and auto fill device, control wiring, Aprilaire/Honeywell or equal controllers, boiler combustion and exhaust venting.

Cardinal has excluded whole home automation system controls, and wiring if needed, we will address it with a C.O.

Estimated amount: \$124,360.00Initial for acceptance _____

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007-Radiant heating distribution:

Radiant in floor heating distribution will be completed as follows.

Main & upper floors for up to 9966 sq. ft. Uponor HE-Pex tubing installed as a staple down to sub floor or tied to wire mesh. Wire Mesh & insulation provided and installed by others.

Provide 1 ½" Gypcrete pour, based on 2-mobilizations for main & upper floors only. Flooring to be kept and protect as needed by others. Radiant zoning for up to (14) radiant zones. Zones to be identified on mechanical design. Includes low volt wiring to sensors and thermostat locations. Thermostats & sensors to be provided by Low volt contractor. If additional controls are needed for the zone four whole home automation system, we will address it with a C.O.

Estimated amount: \$73,632.00 Initial for acceptance _____

008-Option-Temp Heat:

Provide labor and material to set up temp heat into the floor radiant system only, using (1) On-Demand heater w/temp vent connection & gas connection. If additional heat is required, it will be addressed by a change order.

Estimated amount: \$8,842.00 Initial for acceptance _____

We may withdraw this proposal if not accepted within 15 days or if work has not begun within 30 days of the proposal date.

Subtotal of all options: \$681,648.00

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Included in the above proposed work.

- In house Custom sheetmetal fittings.
- In house design.
- Factory trained installation crew.
- Project manager to oversee the entire installation from start to finish.
- CAD drawings as needed.
- Duct sealer on all duct joints
- Licensed refrigeration, Gas piping, and low voltage technicians.
- Proud members of Built Green, MBA, and the BBB

Unless otherwise noted in the proposed scope of work, the following are not part of this contract:

Upgrading utility service ~ Backflow preventer ~ Painting and Drywall repairs ~ Concrete coring ~ Gypsum and building ventilation during pour ~ Fire dampers ~ Repairs to existing ducting and equipment ~ Engineering ~ Domestic plumbing ~ Trenching ~ Underground gas line ~ Line voltage ~ Sound test and mitigation ~ Equipment screening ~ Blower door test ~ Temporary construction heat ~ Asbestos abatement ~ Permitting cost ~ Warranty work on equipment that runs during construction ~ Refrigeration lines that exceed 50 feet ~ Anything that is not specifically outlined in the scope of work is excluded from this contract. Not responsible for dimming of lights during unit startup or operation.

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Lien rights notice: Construction Credit Services will send the customer a Notice to Owner by mail regarding construction lien rights on behalf of Cardinal Heating and Air, Inc. The Notice indicates who is providing construction services at customer's property and the providers rights. It also outlines some methods of avoiding construction liens. The Notice is not an indication that a construction lien has or will be filed. If you have questions regarding this Notice please contact your Cardinal Comfort Consultant, or Project Manager.

Cardinal Heating and Air, Inc. CONDITIONS OF SALE

1. Acceptance of this proposal shall be acceptance of all terms and conditions recited herein or incorporated by reference. The terms of this proposal supersede and take precedence over any other documents to the extent there is a conflict.
2. Cardinal Heating and Air, Inc. shall be paid promptly as set forth by the payment terms. If payment is not made as herein provided, then Cardinal Heating and Air, Inc. may stop work and/or take possession of any equipment previously installed without prejudice to any other remedy it may have. Interest on any unpaid balance shall accrue at the rate of one and one-half percent (1-1/2%) per month or the maximum legal rate whichever is less. Cardinal Heating and Air, Inc. entitlement to payment is set forth herein is not contingent upon Owner payment to General Contractor and/or General Contractor payment to an upper tier Subcontractor. In the event legal action is required to enforce any of the terms of this Agreement, then the prevailing party shall be entitled to reasonable collection and/or attorney's fees.
3. All workmanship is guaranteed against defects for a period of one (1) year from date of installation. THIS IS IN LIEU OF ALL OTHER WARRANTIES EXPRESSED OR IMPLIED INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Cardinal Heating and Air, Inc. liability is limited to repair under normal business hours Monday-Friday 8:00am-4:30pm. Cardinal Heating and Air, Inc. will not be responsible for special, incidental or consequential damages.
4. Cardinal Heating and Air, Inc. is registered with the State of Washington, Registration No. CARDIHA823MU as a General Contractor and has posted with the State a bond or cash deposit of \$6000.00 for the purpose of satisfying claims against the Contractor for negligent or improper work or breach of Contract in the conduct of the Contractor's business. The expiration date of this Contractor's registration is February 8th 2023. This bond or cash deposit may not be sufficient to cover a claim which might arise from the work done under your Contract. If any Supplier of materials used in your construction project or any employee of the Contractor or Subcontractor is not paid by the Contractor or Subcontractor on your job, your property may be liened to force payment. If you wish additional protection, you may request the Contractor to provide you with original "Lien Release" documents for each Supplier/Subcontractor on your project. The contractor is required to provide you with further information about Lien Release documents if you request it. General information is also available from the Department of Labor & Industries.