



Bucyrus Elementary School

Bucyrus Elementary RTU Replacements

Date:

10/7/2026

Proposal Number:

TCTK10072026

Prepared for:

Bucyrus Elementary School
245 Woodlawn Avenue
Bucyrus, OH 44820

Prepared by:

Tyler Chambers
419-303-8672
tchambers@elitaire.com



OMNIA[®]
P A R T N E R S

OMNIA Certified Proposal Number: R240901-OH- 409237

Bucyrus City School District Membership: 4047067

Proposal is in accordance with Region 4 ESC contract# R240901
available via OMNIA Partners

PROJECT PROPOSAL

Company

ElitAire LLC
350 Worthington Rd Ste D
Westerville, OH 43082
Ph: 419-303-8672

Proposal Date: 10/7/2026

Proposal Number: TCTK10072026

Bill To Identity

Bucyrus City Schools
170 Plymouth Street
Bucyrus, OH 44820

Agreement Location

Bucyrus Elementary School
245 Woodlawn Avenue
Bucyrus, OH 44820

WE ARE PLEASED TO SUBMIT OUR PROPOSAL TO PERFORM THE FOLLOWING:

Scope of Work: Replace (3) Existing RTUs with Daikin Packaged RTUs

Removal

- Evacuate all refrigerant from the existing units.
- Removal and disposal of (3) existing RTUs.
 - Crane cost included within proposal.
 - Removal of electrical wiring included.
- All rigging and permitting included.
- Disposal of units and refrigerant in accordance with EPA guidelines.
- Assess and repair any structural damage caused by removal process.

Installation

- Delivery and placement of (3) new Daikin 20T RTUs.
- Electrical, gas, and condensate drain connections to the new RTUs.
- Land all control wiring to the new RTUs.

Ductwork

- Remove and replace all RTU return ductwork with proper installation.
- All replaced return and supply ductwork to be insulated.
- Integration of new ductwork with existing duct systems.

Start-Up and Closeout

- Perform initial testing of the RTUs to ensure all components are functioning correctly.
- Supply detailed documentation, including operation manuals, maintenance schedules, and warranty information.
- Conduct a final inspection with the customer to ensure satisfaction with the installation.
- Officially hand over the RTUs to the customer, including keys, control access, and any remaining documentation.
- Offer post-installation support and a warranty period to address any issues that may arise.
- Jobsite clean-up included.

Pricing for Proposal: \$525,000.00

Milestone Billing

1. 20% (\$105,000.00) – Signed contract or PO submitted
2. 40% (\$210,000.00) – Shipment of equipment
3. 20% (\$105,000.00) – Mobilization of equipment
4. 20% (\$105,000.00) – Upon completion/start-up

Contractor

Tyler Chambers

Signature (Authorized Representative)

Tyler Chambers

Name (Print/ Type)

419-303-8672

Phone

10/7/2026

TCTK10072026

Date

Proposal #

Customer

Signature (Authorized Representative)

Name (Print/ Type)

Title

Date

PO#

Proposal Clarifications and Exclusions

Clarifications

1. This proposal takes precedence over any other written, verbal, or other statements of scope, schedule, and pricing.
2. Acceptance of a Notice to Proceed is not an acceptance of terms and conditions. Any Notice to Proceed will be based upon the terms and conditions contained in this proposal.
3. All working hours are estimated at regular or straight time rates, with work performed during normal business hours, Monday through Friday, 7:00 AM to 4:00 PM. Accelerated or expedited project execution schedules and associated costs are subject to additional quotation.
4. ElitAire, LLC is not responsible for any delays, or costs resulting from delays, incurred due to limited or no access to roads, buildings, or equipment required to complete the scope of work provided for in this proposal.
5. Sales taxes are not included in our pricing.
6. Costs associated with Owner-directed programs or software required to fulfill project reporting, execution, safety management, and/or Owner or Owner's Representative invoicing are not covered and will be invoiced in addition to the agreed proposal price.
7. Signage will not be provided or installed by ElitAire, LLC.
8. Staffing of onsite safety or security personnel during project execution or after working hours will not be provided. ElitAire, LLC understands this is the responsibility of the Owner or Owner's Representative.
9. Site drainage, pollution prevention plan and execution, temporary bathrooms, emergency eye-wash stations, barricades, ramps, splash-blocks, fire protection plans and systems required during construction, flagman, access control features, trash repositories, and pick-up services are not included. ElitAire, LLC understands the Owner or Owner's Representative is responsible for these measures.
10. ElitAire, LLC understands that temporary HVAC, temporary power, work site lighting, and temporary water required to perform the scope of work provided are the responsibility of the Owner or Owner's Representative.
11. ElitAire, LLC will only provide supervision for itself and its subcontractors when we or they are onsite.

Exclusions

1. Controls programming, Building Automation System integration, and controls tie-in are not included within this proposal. Landing of control wiring to the new RTUs is included.
2. Any labor, materials, or subcontracted services not specifically provided for in the scope of work.
3. Identification and remediation of existing code violations.
4. Changes required by the Authority Having Jurisdiction are not included and will be quoted as additional work scope.
5. Painting or repair work to buildings and/or equipment not specifically identified in the scope of work.
6. Costs associated with hazardous materials identification, removal, and/or abatement.
7. Temporary or portable HVAC equipment and connections to existing systems.
8. The creation of new Building Automation System graphics, monitoring, trending, analysis, or any other software or labor required for implementation of these items.
9. Testing and balancing.
 - a. A quote can be provided for air balancing once the new systems are installed.
10. Commissioning plan development and execution.
11. Sound testing or acoustical treatments for any elements inside or external to the work site or equipment.
12. Seismic analysis and certification for all materials and equipment.
13. Professional services, including Architectural, Mechanical, Electrical, Structural, and other Engineering disciplines.
14. Fire, smoke, and/or security controls, equipment, repair, graphics, programming, replacement, or upgrades.

Upon execution as provided below, this agreement, including the following pages attached hereto (collectively, the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

Project Agreement Terms and Conditions

Governance Clause for National Cooperative Contract Proposals OMNIA

This proposal for the sale of Daikin Applied's services, parts, and/or equipment, including the pricing and scope of work as described herein, is subject to the terms and conditions of and will be governed exclusively by Region 4 ESC Contract # R240901 ("OMNIA"), incorporated herein by reference. Any other terms and conditions, including those that may be contained in customer's Purchase Order or other customer documents, will have no force or effect unless mutually agreed to by the Parties. The OMNIA contract is available through OMNIA Partners at: <https://www.omniapartners.com/suppliers/daikin-applied/public-sector/contract-documents#contract-375>