



Attention: Carlos Hernandez
CV Starr

2 February 2026

CV Starr AHU Retro fit Change Order 1
416 N Franklin St
Fort Bragg, CA

Therma Controls Proposal
Quote # 26-0058

We have based our proposal on:

1. CO-1 to 1113677 for 2nd AHU to be retro-fitted with new controls during same mobilization

Base Scope Price:	\$5,315.00
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Base Scope of Work:

- A. **Procurement** of Distech control components for one (1) air-handling units (AHUs) to replace the existing Johnson Controls (JCI) control systems on AHU-2
- B. **Reuse of Existing Panel:** The existing AHU control panel will remain in place and be reused as part of this scope.
- C. **Engineering Services:** Provide program (reuse same program from AHU1), startup support, point-to-point verification, and functional performance testing for the control systems identified above.
- D. **System Configuration:** Set up alarming, trending, and scheduling for all associated equipment.
- E. **Warranty:** Provide a one-year parts warranty for all material furnished under this scope.
- F. **Sequence of Operations:** All control logic will be developed in accordance with the Sequence of Operations (SOO) provided by the Engineer of Record

Exclusions:

1. Overtime unless approved.
2. Control of any equipment of any kind not listed in the above scope of work.
3. Undisclosed building deficiencies requiring repairs will be quoted as additional scope.
4. Additional Commissioning support is specifically excluded
5. Third Party Inspections are excluded.
6. All control wiring and/or installation of "ship loose" control devices not directly connected to Distech hardware or Distech communications network except as stated in above SOW.
7. 120V Power to all control and transformer panels is by Electrical Contractor.
8. All Fire Alarm System devices furnished, installed, powered, controlled, and interlocked to mechanical equipment by others.
9. Roof Penetrations, flashing, roof repair/patching and Wall/Floor coring, cutting/patching/painting.
10. Electrical conduit and wiring installation above 39 volts; except as stated in above SOW.
11. Additional Graphics of any kind not stated in above scope.
12. Light Switches, Light Panels and associated Wiring.
13. Repair of any existing mechanical component(s) for the system(s) included in this project.
14. Air Balance
15. Plans and As-Built Drawings, Shop Drawings.
16. Acceptance Testing as required for Title-24 compliance is not included in mechanical scope and/or pricing as listed above; state requirements for Title-24 Acceptance Testing are not yet

fully defined – certification, testing and documentation fees that may result from associated state/code requirements, once established, will be the responsibility of the owner.

17. Access to existing facility is assumed to be without any delays.
18. Valves, wells, and controls that require water piping of any fashion is to be installed by others.
19. All VFD's and/or motor starters to be provided and installed by others

Terms & Conditions

1. This quote letter is to be incorporated into the contract. Any terms and conditions stated herein supersede any other contract statements or wording which may conflict.
2. This quotation is valid for 30 days.
3. Not responsible for hazardous material (before, during and after disposal).
4. Design Build: Where Therma's work includes design or engineering services, plans and specifications produced by Therma is not intended or suitable for installation by any party other than Therma. The owner and engineer of record will indemnify and hold Therma harmless in writing from any design liability if work based on Therma's design documents is installed by another party.
5. All changes resulting from concealed conditions are excluded.
6. Formal change order documentation to our contract shall be provided to Therma in a reasonable period of time defined as within 30 days, when Therma is directed by the Contractor or Client to perform work outside of the contractual scope of work and a change order cannot be provided to Therma prior to the work being started.
7. Our payment terms are as follows: Net 30 days beginning on the first day of the following month after monthly payment is submitted. Any retention is due within 30 days after the final invoice, turn-over package, and lien releases (if applicable) are delivered to you. There will be a late fee of 1% charged per month or portion thereof on outstanding balances.
8. The customer is responsible for any bank fees associated with credit card or electronic transfer payment processing. Credit card transactions shall be subject to a 3% processing fee.
9. We do not offer cash discounts for early payment invoices, unless specifically offered in the inclusion above.
10. No bond fees.
11. No participation in liquidated damages.
12. No back charges are to be assigned to Therma without previous written notification from your firm within 48 hours of an incident and corresponding written assent from Therma.
13. In the event an executed agreement is not received within 30 days after issuing the Notice to Proceed, Therma may exercise its rights to bill for any and all accrued costs. If payment is not received within 60 days from date of invoice, Therma may exercise its right to stop work for non-payment.

We appreciate the opportunity to provide you with this proposed pricing and look forward to our future involvement with this project. If you have any questions, please feel free to give us a call. If we are to proceed, please issue a subcontract or purchase order at your earliest convenience.

Sincerely,

Megan Murphy

Megan Murphy
Therma Controls Division