



Monday, November 21, 2022

Sommet Blanc

Ikon  
9300 Marsac Ave  
Park City, UT 84060

Dear Mark,

Thermal Engineering is pleased to offer this proposal for your consideration. We look forward to working with you.

Should you have any questions regarding this proposal, please feel free to contact me.

Sincerely,

Coy Frailey  
Thermal Engineering, LLC

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*Our clients will associate Thermal Engineering and our employees with characteristics such as: integrity, respect, service, responsible, innovative, responsiveness, professionalism, organized, and class.*

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## Heating and Cooling Piping Proposal

We propose:

- This proposal is Budget numbers only.
- Thermal Engineering has not received all of material quotes from supply house.
- Piping 2" and bigger is assumed to be PPT-CT with 1" fiberglass insulation with no plastic cover.
- Piping 1.5" and Smaller is assumed to be Pex A with 1" fiberglass insulation with no plastic cover.
- (1) Heat pump on roof is included in this budget.
- (3) 1.2 Million BTU boilers are included in this budget.
- Mechanical room equipment is assumed.
- No boiler flues are included in this budget. Need more info.
- Fan coils valves and hook up included.
- Fan coils are not included in this budget.
- No Water Proofing is included in this budget.
- Controls by other
- Fire caulking is included in this budget.

Select	Bid Item	Total Bid
<input type="checkbox"/>	Budget Heating and Chilled piping numbers Only:	\$2,800,000 – \$3,200,000

## Snowmelt Proposal

We propose:

- This proposal is Budget numbers only.
- 6" main snowmelt distribution line will stop at building C Parking level tunnel entrance.
- Thermal Engineering has not received all of material quotes from supply house.
- Piping 2" and bigger is assumed to be PPT-CT with 1" fiberglass insulation with no plastic cover.
- Piping 1.5" and Smaller is assumed to be Pex A with 1" fiberglass insulation with no plastic cover.
- No Mechanical equipment is included in this budget.
- It is assumed that all but one owner's deck will be Profilitec pedestal system with Therma-Hex others is slab on grade with Pex A tubing and wire mesh.
- Therma-Hex pricing is included in this budget.
- Skier Lounge walkway is included in this budget.
- No driveway snowmelt is included in this budget.
- Profilitec pricing is included in this budget. Pedestal height is needed, assumption have been considered for budget.
- Tile for decks is not included in this budget.
- No Water Proofing is included in this budget.
- Snowmelt Controls by other.

Select	Bid Item	Total Bid
<input type="checkbox"/>	Budget Snowmelt numbers Only:	\$1,400,000 – \$1,600,000

## Plumbing Proposal

We propose:

- This proposal is Budget numbers only.
- Cold and Hot and Hot recirculation line will stop at building C Parking level tunnel entrance.
- Drain, Waste and Vent will stop at building C Parking level tunnel entrance.
- Thermal Engineering has not received all of material quotes from supply house.
- Piping 2" and bigger is assumed to be PPT-CT with 1" fiberglass insulation with no plastic cover.
- Piping 1.5" and Smaller is assumed to be Pex A with 1" fiberglass insulation with no plastic cover.
- Drain, Waste and Vent is assumed to be PVC.
- No heat tape is included in this budget.
- No Mechanical equipment is included in this budget.
- No plumbing fixtures is included in this budget.
- No Water Proofing is included in this budget.
- Snowmelt Controls by other.

Select	Bid Item	Total Bid
<input type="checkbox"/>	Budget Plumbing numbers Only:	\$1,300,000 – \$1,600,000

## HVAC Proposal

We propose:

- This proposal is Budget numbers only.
- Drain pans will be provided.
- Fan coil priced in budget are not the fan coils in spec. Factory would not give us pricing.
- Supply and return air grills are per plan.
- Fan coil access we be supplied and installed by others.
- Thermal Engineering has not received all of material quotes from supply house.
- Fan coil units are provided in this budget.
- Residences units will be standalone controls. Thermostats are included in this budget.
- Common areas controls will be by control contractor.
- No Water Proofing is included in this budget.
- Humidifiers are no included in this budget.
- Fireplace flues is assumed to be supplied and ran by fireplace contractor.

Select	Bid Item	Total Bid
<input type="checkbox"/>	Budget HVAC numbers Only:	\$1,800,000 – \$2,100,000

## Control Proposal

We propose:

- This proposal is Budget numbers only.
- Wires will be run to will stop at building C Parking level tunnel entrance.
- This system will not work without Building A & B control package.
- No Fire, Smoke, fire/smoke dampers or duct smoke detector is included in this budget.
- No access panels in included in this budget.
- No Water Proofing is included in this budget.
- Providing or installing stand a-lone thermostat in residences is not included in this budget.
- Controls for chiller, boilers, common area FCUs and Garage Exhaust and CO/NO2 are included in this budget.
- Residences snowmelt decks are assumed to have no slab sensors.
- Residences snowmelt manual override is not included in this budget.

Select	Bid Item	Total Bid
<input type="checkbox"/>	Budget Control numbers Only:	\$180,000 – \$190,000

## Clarifications:

- This bid valid for 30 days from bid date. If this proposal is accepted by owner after 30 days, Thermal Engineering reserves the right to review and resubmit a new bid.
- System engineering including heating/cooling load calculations will be performed upon award of bid.
- Any need for supplemental heating is not included in this proposal.
- It is recognized that the construction cycle for projects may stretch out for extended periods of time. During this construction cycle, should Thermal Engineering be subjected to price increases on materials, fuels costs, labor or such, these costs may be passed on to Contractor / Owner. Thermal Engineering will supply documentation justifying such price increases.
- This proposal is strictly NET 30 payment terms. Late fees of 18% ARP may be assessed to all overdue invoices.
- Invoices aging beyond 60 days may be subject to liens and collection costs.
- Thermal Engineering will offer a 1-year warranty from date of start-up, after which the manufacturer's warranties will apply.
- Bid based on supplied plans dated May 25, 2022
- Floor coverings with an R-value greater than 1 will diminish the heating capacity of the floor and are strongly discouraged.
- Any scope of work not detailed with this proposal, regardless of callouts on plans, specifications or such is not included.
- No allowance for overtime is included in this proposal

### Construction Exclusions:

- Storage, mechanical, pantry, garage area(s) are not heated.
- Boiler flue not to exceed 50' in one direction. Bid assumes adequate flue route.
- Boiler location is assumed with a floor drain for condensate disposal. No condensate pumps are included.
- Concrete materials are excluded from this bid.
- All excavation or slab on grade preparation is excluded from this bid.
- This proposal does not have any water proofing, water proofing by others.
- Electrical feeds to the equipment are excluded from this bid. Design of utility systems by others.
- No roofing of any kind is included.
- Insulation between sub floors is required for proper system performance. Interior insulation is not included with this proposal.
- No allowance for concrete core cutting is included with this bid.
- Vapor barrier (if required in addition to slab insulation) is not included with this proposal.
- No home automation programming or hook-up is included with this proposal.
- Framing, platforms and/or framing drops are excluded from this bid.

- Flue not to exceed 50' in one direction.
- This proposal is strictly NET 30 payment terms. Late fees of 18% ARP will be assessed to all overdue invoices. Thermal Engineering reserves the right to stop work on all jobs if there are delinquent unpaid invoices.
- Bid valid for 60 days from bid date, any material price increases will be passed on to customer.
- Running the equipment during construction is not advisable and may limit manufacturer's warranty. Any cleaning, servicing, filters and other detriments to the equipment are the responsibility of the general contractor / owner.
- Freight of material is excluded from this proposal.

Permits, Fees and Insurance:

- Due to unforeseen requirements imposed by each jurisdiction, permits and fees are excluded from the proposal. We will pull any required permits and pass these costs to the contractor based on time and expenses +20%.
- Thermal Engineering carries \$2,000,000 general liability, \$1,000,000 workers compensation and \$1,000,000 automobile liability insurance policies. Policy amounts and umbrella requirements greater than this will be priced accordingly.

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Bid Accepted

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Date