

**AIA®****Document G701® – 2017****Change Order**

PROJECT: (Name and address)
 Beaver Lake Middle School Elevator

 25025 SE 32nd Street
 Issaquah, WA 98029

CONTRACT INFORMATION:
 Contract For: Beaver Lake MS Elevator
 Modernization
 Date: 09-11-2025

CHANGE ORDER INFORMATION:
 Change Order Number: 001

 Date: 10-07-2026

OWNER: (Name and address)
 Issaquah School district
 5150 220th Ave SE
 Issaquah, WA 98029

ARCHITECT: (Name and address)
 Cornerstone Architectural Group
 6161 NE 175th Street, Suite 101
 Kenmore, WA 98028

CONTRACTOR: (Name and address)
 Mid-American Elevator
 13214 4th Ave W
 Everett, WA 98204

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

1. Additional electrical costs for added/revised heat pump model requiring more power than the original specified unit (ie: an additional breaker, circuit, connection and disconnect in panel/machine room); credit for heat pump model revision from 2 ton to 1.5 ton and deletion of the refrigeration leak detection monitoring per submittal review, RFI 001.
2. Additional costs for added heat pump receptacle in attic, electrical circuit and relocate sprinkler head in elevator pit (missed in original design and RFI 001), demo of heat and smoke detector, change from recessed to pendant light fixture due to confirmation of removal of ACT ceiling per CCD 01.

TOTAL ADD \$8,633.64

3. Credit for the two-year maintenance agreement included in original bid to allow closure of the existing contract. A separate Maintenance Purchase Order of equal value will be issued directly to Contractor by ISD.

TOTAL CREDIT \$5,760.00

TOTAL ADDITIONAL COST FOR CHANGE ORDER 1 \$2,873.64

The original Contract Sum was	\$ 248,352.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 248,352.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,873.64
The new Contract Sum including this Change Order will be	\$ 251,225.64

The Contract Time will be unchanged by () days.

The new date of Substantial Completion will be 07-31-2026

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT (Signature)

BY: Steve Barnes

(Printed name, title, and license number if required)

10/9/2026

Date

CONTRACTOR (Signature)

BY: Charles Lei

(Printed name and title)

10/9/2026

Date

OWNER (Signature)

BY: Martin Turney CFO

(Printed name and title)

Date

Customer: Issaquah School District
Project: Beaver Lake Middle School Elevator Mod
PCO/CPN: 1
Item :
Title: Change Order 1
Scope:



Change Order 1 -
 -HVAC unit model change credit
 -Relocate elevator pit sprinkler header
 -Added HVAC scope resulted in additional breaker, circuit, connection and disconnect due to revised mechanical unit
 -Added 4 circuits, Elev intercom, video comm, shunt power, UPS recep, HVAC EVAP

Direct Cost

Base Labor	\$600.00
Labor Fringes	\$0.00
Equipment	\$0.00
Material/Expenses	\$6,525.05
Warehouse	\$0.00
Subtotal Direct Cost	\$7,125.05

Payroll Burden	\$47.43
Subtotal	\$7,172.48

Field Overhead	0%	\$0.00
Subtotal		\$7,172.48

Home Office G&A		\$0.00
Subtotal		\$7,172.48

Profit	18%	\$1,291.05
Subtotal		\$8,463.52

Insurance	1%	\$84.64
Subtotal		\$8,548.16

Bond	1%	\$85.48
Subtotal		\$8,633.64

Risk	0%	\$0.00
Subtotal		\$8,633.64

Total Cost	1	\$8,633.64
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TOTAL CHANGE ORDER		\$8,633.64
Sales Tax (10.3%)	10.30%	\$889.26
TOTAL w/ Tax		\$9,522.90

175 Prairie Lake Rd. Unit A
 East Dundee, IL 60118

BASE LABOR (see top of page 3 for description of work scope)

Classification	Units	Qty	Unit Rate (2026)		Subtotals	
			Straight	Premium	Straight	Premium
MIC	MH's	0	\$98.88	\$0.00	\$0.00	\$0.00
MIC (DT)	MH's	0	\$197.76	\$0.00	\$0.00	\$0.00
Mechanic	MH's	0	\$76.06	\$0.00	\$0.00	\$0.00
Mechanic (DT)	MH's	0	\$152.12	\$0.00	\$0.00	\$0.00
	MH's			\$0.00	\$0.00	\$0.00
Subtotal Base Union Labor - Mechanics					\$0.00	\$0.00
Apprentice (80%)	MH's	0	\$60.85	\$0.00	\$0.00	\$0.00
Apprentice (80%) (DT)	MH's	0	\$121.70	\$0.00	\$0.00	\$0.00
	MH's				\$0.00	\$0.00
Subtotal Base Union Labor - Helpers					\$0.00	\$0.00
Project Manager	MH's	4	\$150.00	\$0.00	\$600.00	\$0.00
Engineering	MH's	0	\$150.00	\$0.00	\$0.00	\$0.00
Electrical Engineer	MH's	0	\$150.00	\$0.00	\$0.00	\$0.00
Driver	MH's	0	\$75.00	\$0.00	\$0.00	\$0.00
Driver (OT)	MH's	0	\$112.50	\$0.00	\$0.00	\$0.00
Subtotal Base Nonunion Labor					\$600.00	\$0.00
Total Base Labor					\$600.00	

UNION LABOR FRINGES

Classification	Units	Qty	Unit Rate (2025)	Total
Holidays	ST Labor	\$0.00	5.00%	\$0.00
Vacation; Mechanic	ST Labor	\$0.00	8.00%	\$0.00
Vacation; Helper	ST Labor	\$0.00	6.00%	\$0.00
Health	MH's	0	\$16.275	\$0.00
Pension	MH's	0	\$10.960	\$0.00
Annuity	MH's	0	\$10.400	\$0.00
Education	MH's	0	\$0.800	\$0.00
Perservation	MH's	0	\$1.600	\$0.00
Zone I	MH's	0	\$119.000	\$0.00
Zone II	MH's	0	\$119.000	\$0.00
Total Union Labor Fringes				\$0.00

PAYROLL TAX AND INSURANCE

Classification	Units	Qty	Unit Rate	Total
FDIC	ST Labor	\$600.00	6.20%	\$37.20
Medicare	ST Labor	\$600.00	1.45%	\$8.70
Workmen Comp	Labor	\$21.00	3.50%	\$0.74
Unemployment Insurance	Labor	\$21.78	3.63%	\$0.79
Total Payroll Tax and Insurance				\$47.43

DESCRIPTION OF LABOR SCOPE

Project Manager	Project management of work scope.
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Engineering	Multiple escalator layout revisions
Driver	
Electrical Engineer	

EQUIPMENT

Classification	Units	Qty	Unit Rate	Total
	Day	0	\$ -	\$0.00
	Day	0	\$ -	\$0.00
	Day	0	\$ -	\$0.00
	Day	0	\$ -	\$0.00
	Day	0	\$ -	\$0.00
	Day	0	\$ -	\$0.00
				\$0.00

Total Equipment

\$0.00

MATERIAL/EXPENSES

Description	Units	Qty	Unit Price	Total
HVAC Unit Change	ea	1	(\$1,694.40)	(\$1,694.40)
B&H Elev Pit Sprinkler	ea	1	\$400.00	\$400.00
Arcon PCCO #1	ea	1	\$3,387.00	\$3,387.00
Arcon PCCO #2	ea	1	\$4,432.45	\$4,432.45
Freight	LS	0	\$0.00	\$0.00

Total Material/Expenses

\$6,525.05

Warehouse Rent

Description	Units	Unit Price	Amount
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00

Total Warehouse

\$0.00 per day

Heating and Cooling NW LLC

2207 Lundquist Lane
Lake Stevens, WA 98258
(425) 367-3444
www.heatingandcooling-nw.com



CHANGE ORDER

Mid American - Beaver Lake Middle School

Heating and Cooling NW LLC (Contractor) will provide labor and materials for the project described below upon the terms and conditions set forth herein. The effective date is: 6/30/2026

This Change Order shall cover equipment, goods, and services to be delivered to the following address and location:

Address: 25025 Southeast 32nd Street

Location: Sammamish, WA 98029

Price: -\$1694.40

Terms of Payment: 100% upon signing.

This Change Order shall include, and be limited to, the following equipment, goods, and services: The price difference between our first bid and our second bid, from the RFI

Check here if additional page(s) is/are attached and made part of this Change Order.

EXCLUSIONS: Unless specifically stated, this Change Order does not include Washington state sales tax, engineering drawings, thermal upgrades, painting or patching, fencing or shielding, permits, sound barriers, plumbing, electrical service, communication wires or devices, theft, hazardous waste management or removal, temporary heating or cooling, pipe removal, oil tank removal, fire protection, fire dampers, overtime work, warranty work, code compliance, economizer(s) existing equipment problems, prevailing wage, venting, product loss, electrical shielding, design load calculations, freeze protection, CO detectors, structural changes, or outside air quality or any other item not specifically identified.

This Change Order is subject to the General Terms and Conditions attached hereto and made a part hereof. Upon signature by both parties, this Change Order shall be a binding contract between the parties.

NOTICE TO CUSTOMER

(RCW 18.27.114)

This contractor is registered with the state of Washington, registration no. HEATICN800B8, and has posted with the state a bond or deposit of \$30,000 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is January 28, 2028

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$30,000 that you and other customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help ensure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR 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 state Department of Labor and Industries.

I have received a copy of this disclosure statement.

Heating and Cooling NW LLC	Customer: _____
By:  Chris Meador, Manager	_____
Date: 6/30/2026	[customer name]
Address: 2207 Lundquist Ln Lake Stevens WA 98258-9540 chris@heatingandcoolingnw.com	Date: _____
	Address: _____

GENERAL TERMS AND CONDITIONS

1. Access. Customer shall provide Contractor with unrestricted and timely access to all areas and equipment necessary for Contractor to perform the Work during Contractor's normal business hours.
2. Taxes. Customer shall be responsible for all taxes applicable to the Work. To the extent Contractor is obligated to collect and remit any taxes, such taxes shall be added to the Price and promptly paid by Customer.
3. Commencement. Contractor will not commence the Work (including ordering any equipment, materials or parts) until any required initial deposit is paid in full.
4. Payment. If any portion of the Price is to be invoiced, Customer shall promptly pay each invoice not more than ten (10) calendar days after the invoice date. Should any payment not be made on or before thirty (30) days after the due date, Contractor may stop all Work without notice and any outstanding balance for equipment delivered or work performed shall be immediately due and payable. If, after such stoppage, Customer asks Contractor to complete the Work, Customer shall pay the full cost, including any applicable taxes thereon, in advance.
5. Changes. Any change or alternation to the work that results in additional materials or labor will be charged separately and in addition to the Price specified herein. Unless the parties agree, in writing to a fixed price for such Change(s), the Changes will be charged on a time and materials basis at Contractor's rates then in effect.

6. No Unauthorized Work. During the term of this Agreement, Customer will permit only Contractor's personnel or persons authorized by Contractor to perform any of the Work. Unauthorized work by Customer or unauthorized persons will result in additional charges and may result in cancellation of this Agreement.

7. MSDS. Customer shall make available to Contractor all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA Hazard Communication Standard Regulations no later than the earlier of the date required by law or the date of arrival of any pertinent substance, equipment or material on the job site.

8. Hazardous Materials. Contractor shall not be responsible for identification of, abatement of or removal of any hazardous substances, including asbestos, lead, or other hazardous materials. Contractor's only obligation is to notify the Customer of the existence of any such products and materials identified in the course of performing the Work. Contractor, upon identifying possible hazardous materials, may, in Contractor's sole discretion, suspend the Work and extend the time for completion by any time required for Customer to remove the hazardous materials. In that event, the contract price for the Work shall be adjusted by an amount representing the cost of discovery, notification, suspension, delay and restarting of the Work.

9. Limits of Liability. In the event of breach of contract or negligence by Contractor, Contractor's liability is limited to repair or replacement of any affected equipment, at Contractor's option, and such repair or replacement shall be Customer's sole remedy. Contractor shall have no liability if any part of the cause of harm or equipment failure (or degraded performance) is improper operation or maintenance by Customer or a third party or if the subject condition is caused or contributed to by abuse, misuse, accident, alteration or lack of proper maintenance. NO PARTY TO THIS AGREEMENT SHALL BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO SUCH DAMAGES BASED UPON CLAIMS BASED ON CONTRACTS, TORTS (NEGLIGENT OR OTHERWISE), OR IN EQUITY. NEITHER PARTY SHALL BE LIABLE FOR CLAIMS OF LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, OR CLAIMS OF CUSTOMER'S CLIENTS OR TENANTS. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY OTHER SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

10. Force Majeure. Neither party to this Agreement shall be liable to the other for damages or for any other remedy under this Agreement or otherwise, for any failure or delay in performance hereunder due to any governmental act or regulation or war, civil commotion, earthquake, fire, flood or other disaster or other event beyond such party's control, including the actions or omissions of third parties; provided, however, such party shall take all steps reasonably possible to mitigate damages caused by such failure or delay.

11. Indemnity. To the fullest extent permitted by law, Customer shall defend, hold harmless and indemnify Contractor, its employees, agents and subcontractors from and against any and all claims, suits, damages, losses and expenses, including any attorney's fees and costs incurred in defending any such claim(s) ("Claims"), as to any Claims arising out of or relating to the Work excepting only to the extent that any such Claim arises out of acts or omissions that constitute the direct and proximate result of Contractor's active or primary negligence or wrongdoing. The parties intend that this indemnification obligation shall extend to claims by Customer's employees, tenants, clients vendors or customers.

12. Disputes. Any legal action arising out of or relating to this Change Order shall be commenced and maintained only in Snohomish County, Washington. Any such action shall be commenced, if at all, within one year after the earlier of the act complained of or the date of this Agreement. The substantially prevailing party in any such proceeding shall be entitled to an award of its attorneys' fees and costs reasonably incurred.

HEATING AND COOLING NW LLC

Proposal and Agreement

MidAmerica "Beaver Lake Middle School"

Heating and Cooling NW LLC (Contractor) will provide labor and materials for the project described below upon the terms and conditions set forth herein. The effective date is: 07/24/2025

This Proposal shall cover equipment, goods, and services to be delivered to the following address and location:

Address: 25025 SE 32nd ST

Location: Sammamish, WA 98029

Price: HVAC and GC \$41,527.00

Terms of Payment: 50% upon signing; balance upon completion of job.

This Proposal shall include, and be limited to, the following equipment, goods, and services: Install (1) 1 to 1 ductless mini split PKKA24 per spec, core out of machine room into attic, mount outdoor unit in drain pan and large stand, install large evap pan under outdoor unit, swap machine room door, remove and raise machine room drop ceiling, evac, start and test, HCNW 1-year parts and labor warranty, Mitsubishi 10-year parts warranty.

Check here if additional page(s) is/are attached and made part of this Proposal.

EXCLUSIONS: Unless specifically stated, this Proposal does not include Washington state sales tax, engineering drawings, thermal upgrades, fencing or shielding, sound barriers, plumbing, electrical service, communication wires or devices, theft, hazardous waste management or removal, temporary heating or cooling, painting and patching of walls and ceiling, pipe removal, oil tank removal, fire protection, fire dampers, overtime work, warranty work, code compliance, economizer(s) existing equipment problems, venting, product loss, electrical shielding, design load calculations, freeze protection, CO detectors, structural changes, or outside air quality or any other item not specifically identified.

This Proposal is subject to the General Terms and Conditions attached hereto and made a part hereof. Upon signature by both parties, this Proposal shall be a binding contract between the parties.

NOTICE TO CUSTOMER

(RCW 18.27.114)

This contractor is registered with the state of Washington, registration no. HEATICN800B8, and has posted with the state a bond or deposit of \$12,000 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is January 28, 2022

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$12,000 that you and other customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help ensure that your project will be completed as required by your contract.

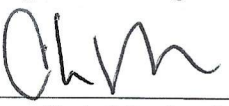
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The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

I have received a copy of this disclosure statement.

Heating and Cooling NW LLC	Customer: _____
By:  Chris Meador, Manager	_____ [customer name]
Date: 07/24/2025	Date: _____
Address: 2207 Lundquist Ln Lake Stevens WA 98258-9540 chris@heatingandcoolingnw.com	Address: _____ _____ _____

General Terms and Conditions

1. Access. Customer shall provide Contractor with unrestricted and timely access to all areas and equipment necessary for Contractor to perform the Work during Contractor's normal business hours.
2. Taxes. Customer shall be responsible for all taxes applicable to the Work. To the extent Contractor is obligated to collect and remit any taxes, such taxes shall be added to the Price and promptly paid by Customer.
3. Commencement. Contractor will not commence the Work (including ordering any equipment, materials or parts) until any required initial deposit is paid in full.
4. Payment. If any portion of the Price is to be invoiced, Customer shall promptly pay each invoice not more than ten (10) calendar days after the invoice date. Should any payment not be made on or before thirty (30) days after the due date, Contractor may stop all Work without notice and any outstanding balance for equipment delivered or work performed shall be immediately due and payable. If, after such stoppage, Customer asks Contractor to complete the Work, Customer shall pay the full cost, including any applicable taxes thereon, in advance.
5. Changes. Any change or alternation to the work that results in additional materials or labor will be charged separately and in addition to the Price specified herein. Unless the parties agree, in writing to a fixed price for such Change(s), the Changes will be charged on a time and materials basis at Contractor's rates then in effect.

6. No Unauthorized Work. During the term of this Agreement, Customer will permit only Contractor's personnel or persons authorized by Contractor to perform any of the Work. Unauthorized work by Customer or unauthorized persons will result in additional charges and may result in cancellation of this Agreement.

7. MSDS. Customer shall make available to Contractor all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA Hazard Communication Standard Regulations no later than the earlier of the date required by law or the date of arrival of any pertinent substance, equipment or material on the job site.

8. Hazardous Materials. Contractor shall not be responsible for identification of, abatement of or removal of any hazardous substances, including asbestos, lead, or other hazardous materials. Contractor's only obligation is to notify the Customer of the existence of any such products and materials identified in the course of performing the Work. Contractor, upon identifying possible hazardous materials, may, in Contractor's sole discretion, suspend the Work and extend the time for completion by any time required for Customer to remove the hazardous materials. In that event, the contract price for the Work shall be adjusted by an amount representing the cost of discovery, notification, suspension, delay and restarting of the Work.

9. Limits of Liability. In the event of breach of contract or negligence by Contractor, Contractor's liability is limited to repair or replacement of any affected equipment, at Contractor's option, and such repair or replacement shall be Customer's sole remedy. Contractor shall have no liability if any part of the cause of harm or equipment failure (or degraded performance) is improper operation or maintenance by Customer or a third party or if the subject condition is caused or contributed to by abuse, misuse, accident, alteration or lack of proper maintenance. NO PARTY TO THIS AGREEMENT SHALL BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO SUCH DAMAGES BASED UPON CLAIMS BASED ON CONTRACTS, TORTS (NEGLIGENT OR OTHERWISE), OR IN EQUITY. NEITHER PARTY SHALL BE LIABLE FOR CLAIMS OF LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, OR CLAIMS OF CUSTOMER'S CLIENTS OR TENANTS. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY OTHER SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

10. Force Majeure. Neither party to this Agreement shall be liable to the other for damages or for any other remedy under this Agreement or otherwise, for any failure or delay in performance hereunder due to any governmental act or regulation or war, civil commotion, earthquake, fire, flood or other disaster or other event beyond such party's control, including the actions or omissions of third parties; provided, however, such party shall take all steps reasonably possible to mitigate damages caused by such failure or delay.

11. Indemnity. To the fullest extent permitted by law, Customer shall defend, hold harmless and indemnify Contractor, its employees, agents and subcontractors from and against any and all claims, suits, damages, losses and expenses, including any attorneys fees and costs incurred in defending any such claim(s) ("Claims"), as to any Claims arising out of or relating to the Work excepting only to the extent that any such Claim arises out of acts or omissions that constitute the direct and proximate result of Contractor's active and primary negligence or wrongdoing. The parties intend that this indemnification obligation shall extend to claims by Customer's employees, tenants, clients vendors or customers.

12. Disputes. Any legal action arising out of or relating to this Proposal and Agreement shall be commenced and maintained only in Snohomish County, Washington. Any such action shall be commenced, if at all, within one year after the earlier of the act complained of or the date of this Agreement. The substantially prevailing party in any such proceeding shall be entitled to an award of its attorneys' fees and costs reasonably incurred.



PROPOSAL AND AGREEMENT

MidAmerican – Beaver Lake Middle School – V.2

Heating and Cooling NW LLC (Contractor) will provide labor and materials for the project described below upon the terms and conditions set forth herein. The effective date is: 4/28/2026

This Proposal shall cover equipment, goods, and services to be delivered to the following address and location:

Address: 25025 SE 32nd St

Location: Sammamish, WA 98029

Price: \$39,832.60

Terms of Payment: 50% upon signing; balance upon completion of job.

This Proposal shall include, and be limited to, the following equipment, goods, and services: Install (1) **MUZGX18NL, MSZGX18NL**, core out of machine room into attic, mount outdoor unit in drain pan and large stand, install large evap pan under outdoor unit, swap machine room door, remove and raise machine room drop ceiling, evac, start and test, HCNW 1 year parts and labor warranty and 10-year Mitsubishi manufacturer parts warranty.

Check here if additional page(s) is/are attached and made part of this Proposal.

EXCLUSIONS: Unless specifically stated, this Proposal does not include Washington state sales tax, engineering drawings, thermal upgrades, painting or patching, fencing or shielding, permits, sound barriers, plumbing, electrical service, communication wires or devices, theft, hazardous waste management or removal, temporary heating or cooling, pipe removal, oil tank removal, fire protection, fire dampers, overtime work, warranty work, code compliance, economizer(s) existing equipment problems, prevailing wage, venting, product loss, electrical shielding, design load calculations, freeze protection, CO detectors, structural changes, or outside air quality or any other item not specifically identified.

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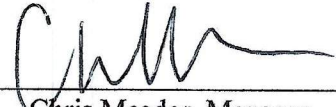
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The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

I have received a copy of this disclosure statement.

Heating and Cooling NW LLC	Customer: _____
By:  Chris Meador, Manager	_____ [customer name]
Date: 4/28/2026	Date: _____
Address: 2207 Lundquist Ln Lake Stevens WA 98258-9540 chris@heatingandcoolingnw.com	Address: _____ _____ _____

GENERAL TERMS AND CONDITIONS

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5. Changes. Any change or alternation to the work that results in additional materials or labor will be charged separately and in addition to the Price specified herein. Unless the parties agree, in writing to a fixed price for such Change(s), the Changes will be charged on a time and materials basis at Contractor's rates then in effect.

6. No Unauthorized Work. During the term of this Agreement, Customer will permit only Contractor's personnel or persons authorized by Contractor to perform any of the Work. Unauthorized work by Customer or unauthorized persons will result in additional charges and may result in cancellation of this Agreement.

7. MSDS. Customer shall make available to Contractor all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA Hazard Communication Standard Regulations no later than the earlier of the date required by law or the date of arrival of any pertinent substance, equipment or material on the job site.

8. Hazardous Materials. Contractor shall not be responsible for identification of, abatement of or removal of any hazardous substances, including asbestos, lead, or other hazardous materials. Contractor's only obligation is to notify the Customer of the existence of any such products and materials identified in the course of performing the Work. Contractor, upon identifying possible hazardous materials, may, in Contractor's sole discretion, suspend the Work and extend the time for completion by any time required for Customer to remove the hazardous materials. In that event, the contract price for the Work shall be adjusted by an amount representing the cost of discovery, notification, suspension, delay and restarting of the Work.

9. Limits of Liability. In the event of breach of contract or negligence by Contractor, Contractor's liability is limited to repair or replacement of any affected equipment, at Contractor's option, and such repair or replacement shall be Customer's sole remedy. Contractor shall have no liability if any part of the cause of harm or equipment failure (or degraded performance) is improper operation or maintenance by Customer or a third party or if the subject condition is caused or contributed to by abuse, misuse, accident, alteration or lack of proper maintenance. NO PARTY TO THIS AGREEMENT SHALL BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO SUCH DAMAGES BASED UPON CLAIMS BASED ON CONTRACTS, TORTS (NEGLIGENT OR OTHERWISE), OR IN EQUITY. NEITHER PARTY SHALL BE LIABLE FOR CLAIMS OF LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, OR CLAIMS OF CUSTOMER'S CLIENTS OR TENANTS. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY OTHER SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

10. Force Majeure. Neither party to this Agreement shall be liable to the other for damages or for any other remedy under this Agreement or otherwise, for any failure or delay in performance hereunder due to any governmental act or regulation or war, civil commotion, earthquake, fire, flood or other disaster or other event beyond such party's control, including the actions or omissions of third parties; provided, however, such party shall take all steps reasonably possible to mitigate damages caused by such failure or delay.

11. Indemnity. To the fullest extent permitted by law, Customer shall defend, hold harmless and indemnify Contractor, its employees, agents and subcontractors from and against any and all claims, suits, damages, losses and expenses, including any attorneys fees and costs incurred in defending any such claim(s) ("Claims"), as to any Claims arising out of or relating to the Work excepting only to the extent that any such Claim arises out of acts or omissions that constitute the direct and proximate result of Contractor's active an primary negligence or wrongdoing. The parties intend that this indemnification obligation shall extend to claims by Customer's employees, tenants, clients vendors or customers.

12. Disputes. Any legal action arising out of or relating to this Proposal and Agreement shall be commenced and maintained only in Snohomish County, Washington. Any such action shall be commenced, if at all, within one year after the earlier of the act complained of or the date of this Agreement. The substantially prevailing party in any such proceeding shall be entitled to an award of its attorneys' fees and costs reasonably incurred.



Fire and Security, LLC.
"DEVELOP DESIGN DELIVER"

PO BOX 3711
ARLINGTON, WA 98223
LIC. # BHFIRHF842KW
PH: 1-844-793-8509

CHANGE ORDER 1 PROPOSAL

CUSTOMER:

Mid-American Elevator
Attn: Charles Lei

DATE: 9/1/2026

PROJECT:

Beaver Lake Middle School
25025 SE 32nd St
Issaquah, WA 98029

SCOPE:

Relocate Elevator Pit Sprinkler Head within 24" of Pit Floor.

EXCLUSIONS:

Sales Tax
~~Intents/Affidavits~~
Core Drilling/X-Rays
Fire Caulk/Sealing

Performance and Bid Bonds
~~Prevailing/Davis Bacon Wage Rates~~
Cutting/Patching of Drywall
Shift Work/Overtime

PRICING:

Scope of Work Labor / Materials	\$340.00
Overhead and Profit	\$60.00
Total	\$400.00 plus applicable taxes.

TERMS AND CONDITIONS:

Payment Terms- Material, Permits and Installation Labor will be billed in progress increments. Payment terms are net 30 from date of invoice. All late payments will be assessed with a finance charge of 5% per month.

Change Orders- If changes are required during the course of the project a change order will be provided for review and acceptance. Upon acceptance of the change order additional work will commence.

Insurance- Any insurance requirements above B&H Fire and Security, LLC's current insurance policy will be at customer's expense. A copy of B&H Fire and Security LLC's current insurance policy is available upon request.

Warranty- B&H Fire and Security, LLC warrants each installation free from defects in materials and workmanship for 1 year from date of completion and or acceptance. Upon modification and or changes to the original installation performed by B&H Fire and Security, LLC by any other vendor will void any and all warranties and liabilities applicable. Any programming of equipment provided and or installed by B&H Fire and Security, LLC by any other vendor voids any and all warranties and liabilities applicable.

Confidentiality- This bid proposal is confidential and proprietary to the customer listed above and shall not be disclosed and or shared with any other parties.

All equipment, products and materials supplied and or installed by B&H Fire and Security, LLC remain property of B&H Fire and Security, LLC until receipt of final payment. Lack of payment forfeits all equipment, products and materials supplied and or installed by B&H Fire and Security, LLC. Additional costs and or liabilities for or due to removal of said equipment, products and materials is customer's responsibility.

B&H Fire and Security, LLC shall not be liable for damages to material or bodily injury arising from causes beyond reasonable control.

All work will be performed in accordance with standards in effect at the time of bid proposal per State and Local codes.

Bid proposal prices are valid for 30 days from the date listed above.

Thank you for allowing B&H Fire and Security, LLC to provide you with this bid proposal. Should you accept this bid proposal please sign and return this proposal in its entirety or have your purchase order reflect B&H Fire and Security, LLC's terms and conditions.

If you have any questions, please contact Jeff Brossard at 1.844.793.8509.

Respectfully Submitted,

Jeff Brossard
Construction Manager

Acceptance of Bid Proposal: Beaver Lake Middle School Sammamish, WA CO1 \$400.00 plus applicable taxes.

SIGNATURE

DATE

PRINT NAME/TITLE

PO NUMBER

Arcon Electric
2100 124th Ave NE, Suite 120
Bellevue, Washington 98005
Phone: (425) 289-1641

Project: 254441 - E-Mid American Elevator-Beaver Lake MS-Sammamish
25025 SE 32nd Street
Sammamish, Washington 98029

Prime Contract Change Order #001: Added HVAC Scope

TO:	Mid-American Elevator 13214 4th Ave West Everett, Washington 98204	FROM:	Mid-American Elevator 13214 4th Ave West Everett, Washington 98204
DATE CREATED:	3/19/2026	CREATED BY:	Eric Ayres (Arcon Electric)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Client Request
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:		REVISED SUBSTANTIAL COMPLETION DATE:	
FIELD CHANGE:	No	CONTRACT FOR:	254441:
		TOTAL AMOUNT:	\$3,387.00

DESCRIPTION:

CE #001 - Added HVAC Scope
Additional breaker, circuit, connection and disconnect due to revised mechanical unit selection.

ATTACHMENTS:

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Total
1	26-260500.000.Labor ROUGH-IN.La	labor	\$2,700.00
2	26-260500.000.Material ROUGH-IN.M	Material	\$687.00
Grand Total:			\$3,387.00

The original (Contract Sum)	\$36,107.93
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$36,107.93
The contract sum would be changed by this Change Order in the amount of	\$3,387.00
The new contract sum including this Change Order will be	\$39,494.93
The contract time will not be changed by this Change Order.	

Mid-American Elevator
13214 4th Ave West
Everett, Washington 98204

Mid-American Elevator
13214 4th Ave West
Everett, Washington 98204

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

PCCO #001 — Added HVAC Scope REVISED with O&P Breakout			
#	Budget Code	Description	Total
1	26-260500.000.Labor R	Labor	\$2,700.00
2	26-260500.000.Material	Material (see Invoice 7M66292)	\$597.39
\$3.00	Material Markup	15% Markup	\$89.61
Grand Total			\$3,387.00

Arcon Electric
2100 124th Ave NE, Suite 120
Bellevue, Washington 98005
Phone: (425) 289-1641

Project: 254441 - E-Mid American Elevator-Beaver Lake MS-Sammamish
25025 SE 32nd Street
Sammamish, Washington 98029

Prime Contract Change Order #002: CE #002 - Added Scope

TO:	Mid-American Elevator 13214 4th Ave West Everett, Washington 98204	FROM:	Mid-American Elevator 13214 4th Ave West Everett, Washington 98204
DATE CREATED:	8/24/2026	CREATED BY:	Eric Ayres (Arcon Electric)
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	08/24/2026
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Allowance
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:		REVISED SUBSTANTIAL COMPLETION DATE:	
FIELD CHANGE:	No	CONTRACT FOR:	254441:
		TOTAL AMOUNT:	\$4,432.45

DESCRIPTION:
CE #002 - Added Scope
Added 4 circuits
1. ELEV INTERCOM
2. ELEV VIDEO COMM
3. ELEV SHUNT PWR
4. UPS RECEP
5. MESS HVAC EVAP

Demo heat detector and smoke detector from t-grid ceiling
MR light RL-2 change

ATTACHMENTS:
[BLMS Elevator Mod - CCD 001.pdf](#)

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Total
1	26-260500.000.Labor ROUGH-IN.La	Labor	\$3,200.00
2	26-260500.000.Material ROUGH-IN.M	Materials	\$325.00
3	26-260600.000.Labor FIXTURE FIT-	PM time	\$500.00
4	26-260600.000.Material FIXTURE FIT-	RL-2 Light replacement	\$369.29
5	1-12155.350.Material Fuel.Material	Truck Arrival Fee	\$150.00
6	26-260600.000.Material FIXTURE FIT-	RL-2 Light Deduct	\$(111.84)
Grand Total:			\$4,432.45

The original (Contract Sum)	\$36,107.93
Net change by previously authorized Change Orders	\$3,387.00
The contract sum prior to this Change Order was	\$39,494.93
The contract sum will be increased by this Change Order in the amount of	\$4,432.45
The new contract sum including this Change Order will be	\$43,927.38
The contract time will not be changed by this Change Order.	

Mid-American Elevator
13214 4th Ave West
Everett, Washington 98204

Mid-American Elevator
13214 4th Ave West
Everett, Washington 98204

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Walker, Janelle

Subject: FW: BLMS change order
Attachments: 254441-E-Mid-American-Elevator-Beaver-Lake-MS-Sammamish-002-CE-#002---Added-Scope UPDATED.pdf

From: Eric Ayres <Eric@arcon.construction>
Sent: Tuesday, September 1, 2026 1:39 PM
To: Charles Lei <CLei@mid-americanlevator.com>
Cc: Keilah Palmer <KPalmer@arcon.construction>
Subject: Re: BLMS change order

Charles,

Here are my responses to the items below.

Arcon CO#1 - I have attached a material list that shows the materials ordered and a 15% markup.

Arcon CO#2 -

- A. I have attached a material list that shows the materials ordered and a 15% markup.
- B. Truck fee is for travel time to and from the jobsite, fuel and vehicle expenses, scheduling costs. This is for the added days associated with the change order.
- C. I have attached the updated invoice to make the light deduct to be an actual deduct. This was my bad.
- D. The deduct is the cost of the original fixture.
- E. The PM time is the additional 2 hours of my time I spent as the Project manager to organize the change orders, procurement for new light, scheduling, etc.

I have attached our standard warranty document as well.

The O&M documentation is almost complete and I will send before the end of the week.

Thank you,

WE HAVE MOVED!

Please update your system to the address below.

Eric Ayres
M: (425) 501-5131
Eric@arcon.construction
14450 NE 29th Place, STE 116, Bellevue, WA 98007

Follow us on IG @- <https://www.instagram.com/arconelectricpnw>

Arcon Electric LLC

Commercial-Residential-Industrial

From: Charles Lei <CLEI@mid-americanlevator.com>
Sent: Tuesday, August 25, 2026 4:22 PM
To: Eric Ayres <eric@arcon.construction>
Subject: RE: BLMS change order

Eric, following up on this

Charles Lei – Vice President
Mid-American Elevator
13214 4th Ave W
Everett, WA 98204
Cell: (734)678-3989 Office: (773)486-6900



From: Charles Lei
Sent: Wednesday, August 19, 2026 3:47 PM
To: Eric Ayres <eric@arcon.construction>
Subject: BLMS change order

Eric,

The comments below come directly from Janelle.

3. Arcon CO #1: They need to break out their mark up on the change order. They can only have a 15% mark up.
4. Arcon CO #2:
 - a. They need to break out their mark up on the change order. They can only have a 15% mark up.
 - b. What is the truck fee for? Delivery of the new light fixture?
 - c. The credit for the original light fixture Item #6 needs to show as a deduct, it's an add right now in the over:
 - d. Is the credit for the old RL-2 light fixture the cost of the fixture?
 - e. Why am I being charged additional PM "fixture fit time" for the new light fixture, when there was already go in the first place? What is this cost for?

PCCO #002 — Added Scope REVISED with O&P Breakout & Deduct Correction			
#	Budget Code	Description	Total
1	26-260500.000.Labor ROUG	Labor	\$3,200.00
2	26-260500.000.Material ROU	Materials	\$282.61
	Material Markup	15% Markup	\$42.39
3	26-260600.000.Labor FIXTU	PM Time	\$500.00
4	26-260600.000.Material FIXT	RL-2 Light Replacement	\$321.12
	Material Markup	15% Markup	\$48.17
5	1-12155.350.Material Fuel.Ma	Truck Arrival Fee	\$150.00
6	26-260600.000.Material FIXT	RL-2 Light Deduct (credit for original fixture)	-\$111.84
Grand Total			\$4,432.45

Note:	Truck fee is for travel time to and from the jobsite, fuel and vehicle expenses, scheduling costs. This is for the added days associated with the change order.
Note:	The PM time is the additional 2 hours of my time I spent as the Project manager to organize the change orders, procurement for new light, scheduling, etc



AIA® Document G714® – 2017

Construction Change Directive

PROJECT: (name and address)

Beaver Lake Middle School Elevator

25025 SE 32nd St Issaquah, WA 98029

OWNER: (name and address)

Issaquah School District no. 411

565 NW Holly Street

Issaquah, WA 98027

CONTRACT INFORMATION:

Contract For: Elevator Modernization

Date:

03-08-2024

ARCHITECT: (name and address)

Cornerstone Architectural Group

6161 NE 175th Street

Kenmore, WA 98028

CCD INFORMATION:

Directive Number:

CCD1

Date:

07-10-2026

CONTRACTOR: (name and address)

Mid Mountain Elevator

13214 4th Ave W

Everett, WA 98204

The Contractor is hereby directed to make the following change(s) in this Contract:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

ARCHITECTURAL Clarification provided for suspended ceiling in elevator machine room: Eliminate new suspended ceiling in the elevator equipment room, it will not be reinstalled. Provide credit for omitted new ceiling and install.

ELECTRICAL Revise machine room light to chain or cable-hung pendant fixture. New fixture to be linear lensed LED strip, 4', 3500K or 4000K, 5000LM min. with integral battery backup. Lithonia Contractor Select #CSS-L48-5000LM-Min10-ZT-35K-80CRI-E10W or readily available equal. Provide credit for RL-2 if not already ordered, if ordered deliver product to Owner. Install surface mounted 5-20R receptacle, and circuit, above machine room door to support condensate pump if not included internal to the supplied unit. Provide 1/2"-3#12 circuit with new 20/1 breaker on panel 2EL. With suspended ceiling removed, relocate machine room smoke detector to top of machine room space. Remove redundant heat detector; protect the detector at top of machine room space. See E2.1 attached.

FIRE SPRINKLER Sprinkler head in elevator pit: Lower sprinkler head within elevator pit as required to meet code without an additional heat detector. Sprinkler head in machine room: In lieu of lowering the sprinkler head in the machine room as indicated on A2.1, remove existing lower heads and existing pipe drop, and cap pipes (based on ceiling being removed in that space). Provide credit for deducted sprinkler head. The plans already call for this head to be lowered (per code that means a new head) so this work would be material only credit of one new head unless new head is used in the pit.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

☐ Lump Sum unchanged \$ 0.00

☐ Unit Price of \$ 0.00 per

☐ Cost, as defined below, plus the following fee: 0.00

(Insert a definition of, or method for determining, cost)

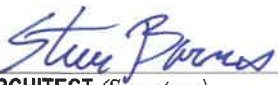
☒ As follows: As follows: In accordance with section 00 72 00 General Conditions: Article 7.

2. The Contract Time will be unchanged by Zero (0) days.

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.



ARCHITECT *(Signature)*
BY: Steve Barnes

*(Printed name, title, and license
number if required)*
07/10/26

Date



OWNER *(Signature)*
BY: Janelle Walker

(Printed name and title)
07/10/26

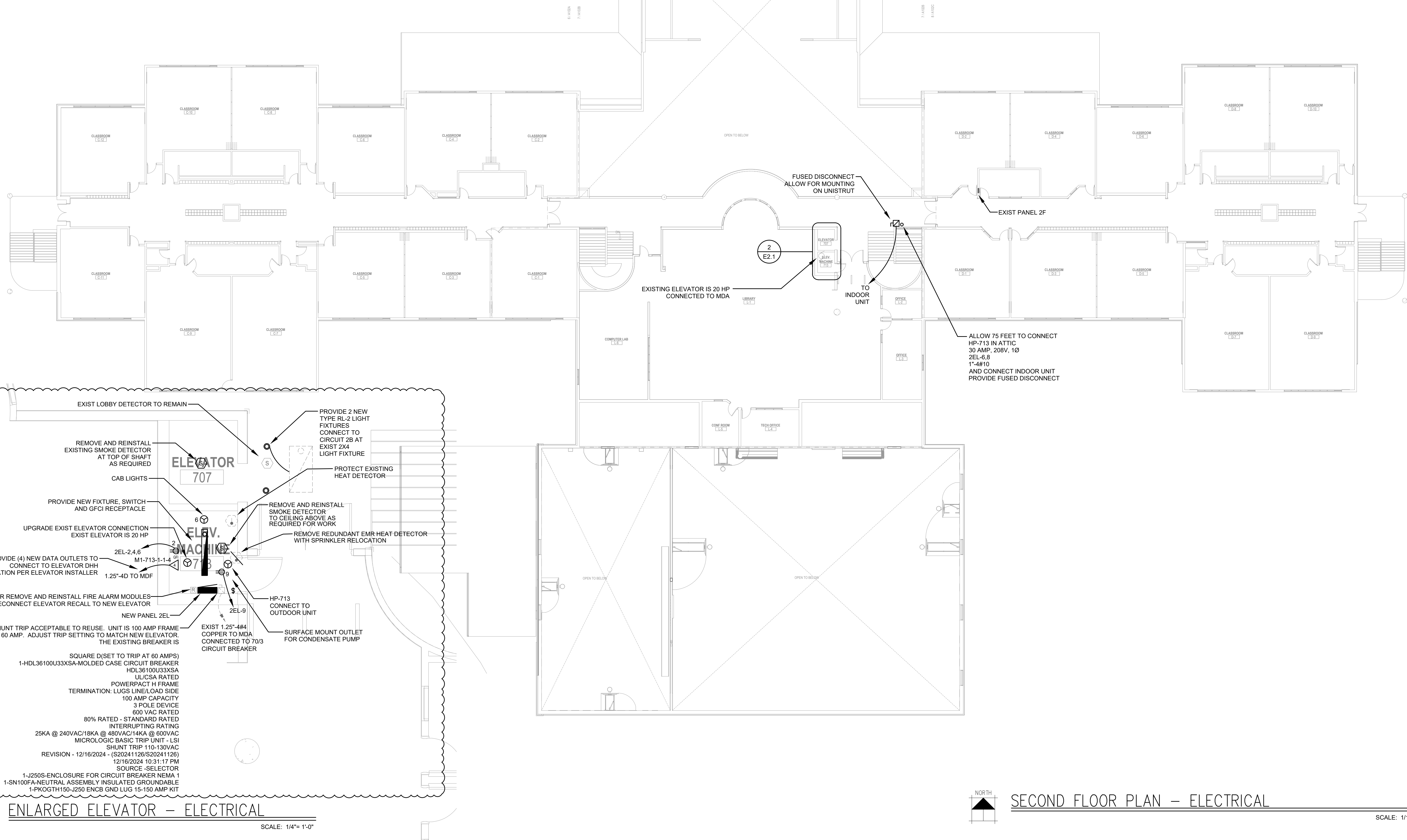
Date

CONTRACTOR *(Signature)*

(Printed name and title)

Date

TYPE	SOURCE	OUTPUT	CONTROL	MANUFACTURER	DESCRIPTION
EP	LED 44 W	5000	LED SWITCH	COLUMBIA: LXEM-HL40-RA-E-U-ELL14 LITHONIA PHILIPS	ELEVATOR MACHINE ROOM FIXTURE. NEMA 4 LISTING REQUIRED. PROVIDE EMERGENCY BATTERY DRIVER
RL-1	LED 41 W	4600	LED SWITCH	FAILSAFE FSP24-47-35-EL14W	2 X4 LIGHT PANEL WITH FLAT ACRYLIC LENS WITH UL WET LABEL AND EMERGENCY BATTERY DRIVER
RL-2	LED 34W	3500	0-10V DIM	PRESCOLITE LTR-4RD-H-ML-30L-DM1	RECESSED 4" DOWNLIGHT WITH CLEAR ALZAK REFLECTOR.





Mid-American Elevator Company, Inc.

Issaquah School District
Beaver Lake Middle School Elevator Modernization

Date: 03/09/2026

RFI No. 1

RFI Title: HVAC Product Substitution

Request: Please see attached letter per HVAC subcontractor product recommendation. Please confirm if product is acceptable.

RFI Response:

See attached for submittal review comments. Previous heat pump unit submittals/review comments are void.

Delete Division 25 refrigeration monitoring and shut-off valves. Refrigeration leak detection and mitigation are not required.

Per electrical engineer: Coordinate new breaker, wiring and disconnect sizes with electrician. Make appropriate adjustments at no additional cost to project. Indicate new equipment sizes in electrical as-builts.

Provide credit for deleted refrigeration detection/mitigation and for revising unit from 2-ton P-Series to a 1.5-ton M-Series.

Tiffany Roberts, Hultz|BHU, 3-12-26
Attachment: 238143 Air Source Heat Pumps Submittal Review Sheet



Heating and Cooling NW LLC

2207 Lundquist Lane
Lake Stevens, WA 98258
(425) 367-3444
Heatingandcooling-nw.com

REQUEST FOR INFORMATION

Date: 03/09/2026

PO#: PD-000051364

Project Name: Beaver Lake Middle School

Address: 25025 Southeast 32nd Street, Issaquah, Washington 98029

To Whom It May Concern,

We have been reviewing the current plan for your HVAC system, and it appears there could be possible revisions. To ensure proper equipment selection and installation, we will need you to confirm the proposed changes that will be listed in this letter.

We have a BTU load of 11,500, which you will see listed on the attached Preliminary Submersible Power Unit Technical Specifications sheet. Because the equipment is going to be installed in the attic of the mechanical room, we are suggesting using the MUZ-GX18NL and MSZ-GX18NL. I am also attaching the submittal for both pieces of this equipment, which you will see has a factory charge of 2lbs of R454B.

Does this proposed plan work for you? If so, we can send you an updated proposal that will include a credit back reflecting the equipment change. Please let us know if you have any questions, and we would be happy to address those. Otherwise, with your confirmation, we can move forward.

Thank you,

Chris Meador

Heating and Cooling NW, LLC

Owner

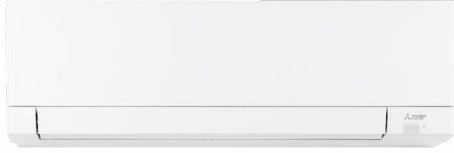
MSZ-GX18NL & MUZ-GX18NL
18,000 BTU/H WALL-MOUNTED INDOOR UNIT
18,000 BTU/H INVERTER HEAT PUMP OUTDOOR UNIT



Job Name:

System Reference:

Date:



Indoor Unit.....MSZ-GX18NL

Outdoor Unit.....MUZ-GX18NL



INDOOR UNIT FEATURES

- Dual Barrier Coating: The patented Dual Barrier Coating reduces the collection of contaminants like dust, fibers, smoke, and oil on the inner surface of the heat pump, resulting in optimal airflow and easier maintenance.
- Econo Cool: Econo Cool temporarily and automatically adjusts the airflow based on heat exchanger temperature. The set temperature is increased slightly, which saves energy, while maintaining comfort.
- Filter: Electrostatic Enzyme filter (built-in) that is charged with static electricity and designed to attract and filter charged particles which can include airborne non-living particulates. and Microparticle filter (optional) that removes non-living particulate matter, which can include dust and smoke.
- Multiple control options including: Back-lit screen hand-held Remote Controller (provided with unit), comfort app, third-party interfaces and both wired and wireless controllers
- Multiple fan speed options: Low, Medium, High, Powerful, Auto
- Powerful Mode: Temporarily drops or raises the set point and fan speed in order to quickly bring the room to the desired temperature.
- Quiet operation: Outdoor units are as quiet as a typical conversation, and most indoor units are whisper quiet.
- Slim wall-mounted indoor units provide zone comfort control
- Smart Dry Mode: Improves humidity control with minimal over-cooling of the space
- Smart Set: recalls a preferred preset temperature setting at the touch of a button
- Wi-Fi enabled units pair with the Comfort app for complete control over temperature, fan speeds, modes, schedules, and more.

OUTDOOR UNIT FEATURES

- Blue Fin Coating: An anti-corrosion treatment applied to the aluminum fins of the heat exchanger of the outdoor unit to protect against corrosion caused by salt, sulfur, and other airborne contaminants, especially in coastal and industrial areas.
- INVERTER-driven compressor: An inverter-driven compressor generates the precise capacity needed to maintain a temperature set point.
- Powered by Outdoor Unit: The outdoor unit powers the indoor unit, and should a power outage occur, the system is automatically restarted when power returns

SPECIFICATIONS: MSZ-GX18NL & MUZ-GX18NL

Cooling at 95F ¹	Maximum Capacity	Btu/h	22,000
	Rated Capacity	Btu/h	18,000
	Minimum Capacity	Btu/h	5,200
	Maximum Power Input	W	2,150
	Rated Power Input	W	1,280
	Moisture Removal	Pints/h	3.4
	Sensible Heat Factor	-	0.79
Heating at 47F ²	Power Factor [208V / 230V]	%	97 / 97
	Maximum Capacity	Btu/h	27,400
	Rated Capacity	Btu/h	21,600
	Minimum Capacity	Btu/h	6,800
	Maximum Power Input	W	4,000
	Rated Power Input	W	1,680
	Power Factor [208V / 230V]	%	97 / 97
Heating at 17F ³	Maximum Capacity	Btu/h	18,200
	Rated Capacity	Btu/h	13,700
	Maximum Power Input	W	2,900
	Rated Power Input	W	1,460
Heating at 5F ⁴	Maximum Capacity	Btu/h	15,200
	Maximum Power Input	W	2,470
Heating at -5F ⁵	Maximum Capacity	Btu/h	11,720
Heating at -10F ⁷	Maximum Capacity	Btu/h	10,330
Efficiency	SEER2		22.5
	EER2 ¹		14.05
	HSPF2 [I/V]		10.3
	COP at 47°F ²		3.77
	COP at 17°F at Maximum Capacity ³		1.82
	COP at 5°F at Maximum Capacity ⁴		1.8
	COP at -5°F at Maximum Capacity ⁶		1.56
	COP at -10°F at Maximum Capacity ⁷		1.46
Electrical	ENERGY STAR® Certified		Yes
	Voltage, Phase, Frequency	V AC / V AC, , Hz	208 / 230, 1, 60
	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	25
Indoor Unit	Recommended Wire Size [Indoor - Outdoor]	AWG	14
	MCA	A	1
	Fan Motor Output	W	56
	Airflow Rate at Cooling, Dry	CFM	324, 392, 454, 530, 650
	Airflow Rate at Cooling, Wet	CFM	292, 353, 408, 477, 585
	Airflow Rate at Heating, Dry	CFM	344, 392, 454, 530, 672
	Sound Pressure Level [Cooling]	dB (A)	28, 33, 38, 44, 49
	Sound Pressure Level [Heating]	dB (A)	28, 34, 39, 43, 48
	Drain Pipe Size O.D.	inch [mm]	5/8 [15.88]
	Dual Barrier Coating on Heat Exchanger		Yes
	External Finish Color		Munsell 0.7PB 9.2/0.4
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	43-5/16 x 10-1/8 x 12-13/16 [1,100 x 257 x 325]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	45-1/2 x 15-1/2 x 13-1/2 [1,160 x 400 x 340]
	Unit Weight	lbs [kg]	37 [16.50]
	Package Weight	lbs [kg]	42 [18.80]
	Fan Motor Type		DC Motor
IDU Operating Temp. Range	Cooling Intake Air Temp [Maximum / Minimum]	°FDB, °FWB / °FDB, °FWB	90, 73 / 67, 57
	Heating Intake Air Temp [Maximum / Minimum]	°FDB	80 / 70

NOTES

¹Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)

²Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)

³Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)

⁴Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)

⁵Heating at -5°F (Indoor: 70°F DB, 60°F WB // Outdoor: -5°F DB, -6°F WB)

⁷Heating at -10°F (Indoor: 70°F DB, 60°F WB // Outdoor: -10°F DB, -11°F WB)

¹ Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

** Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

• System cuts out in heating mode and automatically restarts at these temperatures.

SPECIFICATIONS: MSZ-GX18NL & MUZ-GX18NL

Outdoor Unit	MCA	A	23
	MOCP	A	40
	Fan Motor Full Load Amperage	A	0.76
	Fan Motor Output	W	55
	Airflow Rate Cooling	CFM	2,202
	Airflow Rate Heating	CFM	1,934
	Defrost Method		Reverse Cycle
	Coating on Heat Exchanger (Bluefin, Sea Coast)		Yes, Yes
	Sound Pressure Level, Cooling ¹	dB (A)	54
	Sound Pressure Level, Heating ²	dB (A)	55
	Compressor Type		Twin Rotary
	Compressor Model		SRB172FQHMT
	Compressor Oil [Type // Charge]	Type // oz	RM68EH // 14.5
	External Finish Color		Munsell 3Y 7.8/1.1
	Base Pan Heater		Optional
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	33-1/16 x 13 x 34-5/8 [840 x 330 x 880]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	38-3/4 x 16-3/4 x 40-3/4 [980 x 420 x 1,030]
ODU Operating Temp. Range	Unit Weight	lbs [kg]	116 [52.30]
	Package Weight	lbs [kg]	135 [61.20]
	Cooling Intake Maximum Air Temp [Maximum / Minimum*]	°FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures**	°FDB	-1 / 3
	Heating Air Temp [Maximum / Minimum]	°FDB, °FWB / °FDB, °FWB	75, 65 / -5, -6
	Heating Thermal Lock-out / Re-start Temperatures**	°FDB	-14 / -4
Refrigerant	Type		R454B
	Pre-Charged Refrigerant Amount	lbs, oz	3, 12
	Maximum Pre-Charged Piping Length	ft [m]	50 [15]
	Additional Refrigerant Charge Per Additional Piping Length	oz/ft	0.22
Piping	Gas Pipe Size O.D. [Flared]	inch [mm]	1/2 [12.70]
	Liquid Pipe Size O.D. [Flared]	inch [mm]	1/4 [6.35]
	Maximum Piping Length	ft [m]	100 [30]
	Maximum Height Difference	ft [m]	50 [15]
	Maximum Number of Bends		10

NOTES

¹Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)

²Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)

³Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)

⁴Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)

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⁷Heating at -10°F (Indoor: 70°F DB, 60°F WB // Outdoor: -10°F DB, -11°F WB)

* Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

** Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

• System cuts out in heating mode and automatically restarts at these temperatures.

INDOOR UNIT ACCESSORIES: MSZ-GX18NL

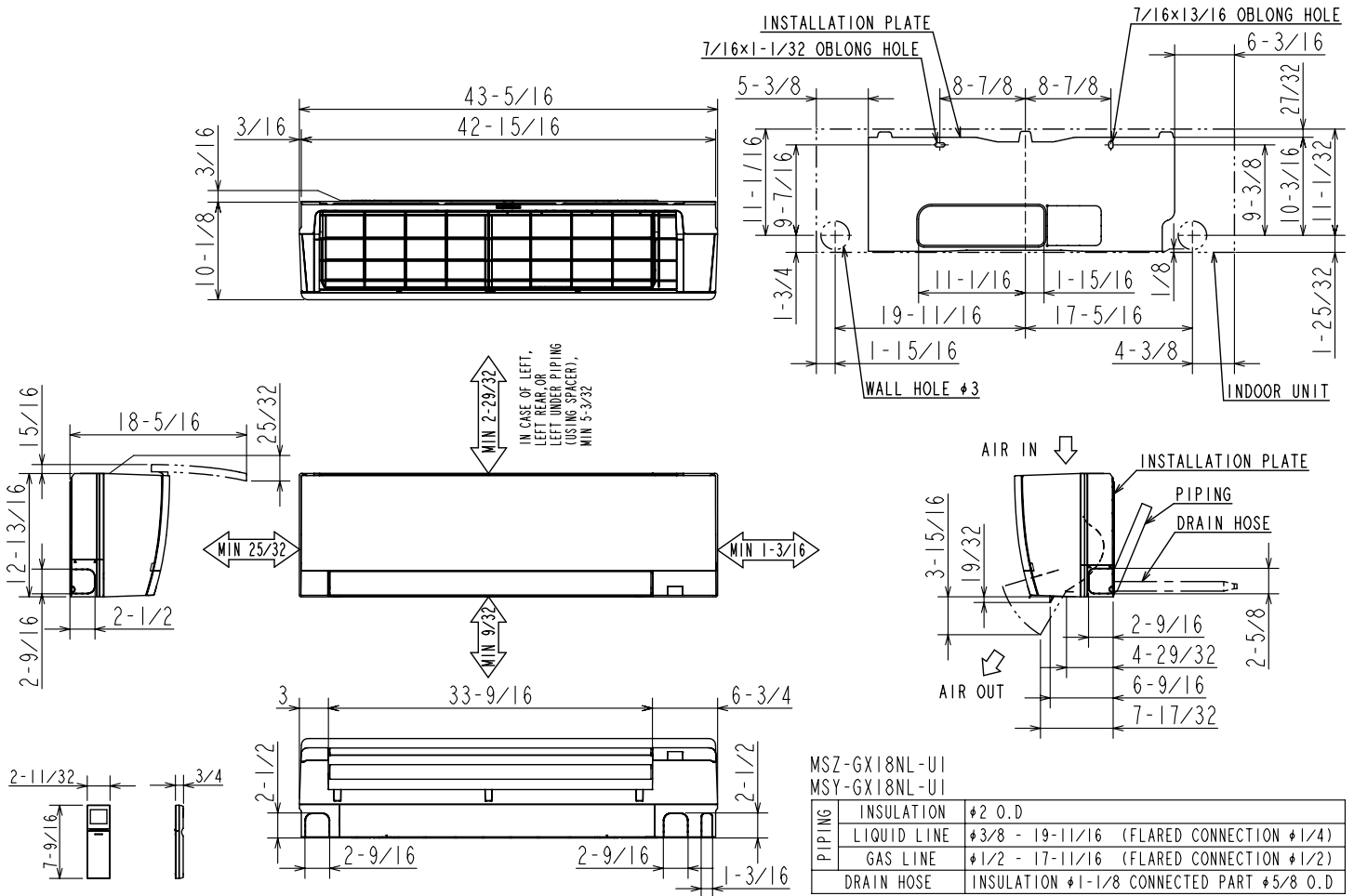
Control Interface	Airzone Wired Blueface Controller Black	AZZBSBLUEZEROCN
	Airzone Wired Blueface Controller White	AZZBSBLUEZEROCB
	Airzone Wireless Lite Controller Black	AZZBSLITERN
	Airzone Wireless Lite Controller White	AZZBSLITERB
	Airzone Wireless Think Controller Black	AZZBSTHINKRN
	Airzone Wireless Think Controller White	AZZBSTHINKRB
	IT Extender for kumo station	PAC-WHS01IE-E
	kumo station for the Comfort app	PAC-WHS01HC-E
	M-Net I/O Control Interface for M-Series ²	MAC-334IF-E
	Procon BACnet and Modbus Interface	PAC-UKPRC001-CN-1
	Thermostat Interface for 3rd Party Thermostats	PAC-US445CN-1
	Wireless Interface Adapter for the Comfort app	PAC-USWHS002-WF-2
Condensate	Blue Diamond (Slim Fascia Kit) Condensate Pump w/ Reservoir & Sensor	X86-011
	Blue Diamond Advanced Mini Condensate Pump w Reservoir Sensor 208230V recommended	X87-721
	Blue Diamond MaxiBlue Advanced Mini Condensate Pump w Reservoir Sensor 110V up to 48000 BTUH recommended	X87-711
	Blue Diamond MegaBlue Advanced Condensate Pump w Reservoir Sensor	X87-835
	Blue Diamond Sensor Extension Cable 15 Ft	C13-103
	Drain Pan Level SensorControl	SS610E
	Refco Condensate Pump 100-240 VAC	GOBI-II
	Refco Condensate Pump 100-240 VAC up to 120000 BTUH	COMBI
	Sauermann Condensate Pump	SI30-230
Lineset	100 x 1/4 x 100 1/2 Lineset Twin-Tube Insulation	MLS141212T-100
	15 x 1/4 x 15 1/2 Lineset Twin-Tube Insulation	MLS141212T-15
	30 x 1/4 x 30 1/2 Lineset Twin-Tube Insulation	MLS141212T-30
	50 x 1/4 x 50 1/2 Lineset Twin-Tube Insulation	MLS141212T-50
	65 x 1/4 x 65 1/2 Lineset Twin-Tube Insulation	MLS141212T-65
Filter	Electro Static Anti-allergy Enzyme Filter	MAC-2320FT-E
	Microparticle Filter	MAC-EMF515FT-E
Wired Remote Controller	Deluxe Wired MA Remote Controller ¹	PAR-42MAAUB
	Simple Direct Wired Remote Controller	PAC-SDW01RC-1
	Simple MA Remote Controller ¹	PAC-YT53CRAU-J
	Touch MA Wired Remote Controller ¹	PAR-CT01MAU-SB
Disconnect Switch	30A600VUL fits 2 X 4 utility box - Black	TAZ-MS303
	30A600VUL fits 2 X 4 utility box - White	TAZ-MS303W
Remote Sensor	Remote Temperature Sensor for MFZ MLZ and MSZ models	M21EAA307
	Wireless temperature and humidity sensor for the Comfort app	PAC-USWHS003-TH-1
Wireless Remote Controller	Lockdown Bracket for Wireless Handheld Remote Controllers	RCMKP1CB
	RedLINK Wireless Remote Controller	MHK2
Power Supplies and Auxiliary Components	Backup Heat Relay Kit Adapter for CN24 or CN152 Connector	CN24RELAY-KIT-CM3
Drain Hose	Flexible Mini-Split Drain Hose	DRX-16
NOTES ² Allows IDU Connection to MA Controller: Deluxe MA Remote Controller Simple MA Controller Touch MA Controller ¹ Requires MAC-334IF-E Adapter ¹ Requires MAC-334IF-E Adapter ¹ Requires MAC-334IF-E Adapter		

OUTDOOR UNIT ACCESSORIES: MUZ-GX18NL

Stand	18 Single Fan Stand	QSMS1801M
	24 Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit 3-14 inch Mounting Base Pair - Plastic	DSD-400P
	Outdoor Unit Stand 12 High	QSMS1201M
Mini-Split Wire	14 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW144-250
	14 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW144-50
	14 Gauge 4 wire MiniSplit Cable250 ft roll	S144-250
	14 Gauge 4 wire MiniSplit Cable50 ft roll	S144-50
	16 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW164-250
	16 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW164-50
	16 Gauge 4 wire MiniSplit Cable250 ft roll	S164-250
	16 Gauge 4 wire MiniSplit Cable50 ft roll	S164-50
Air Outlet Guide	Air Outlet Guide	MAC-890SG-E
Mounting Pad	Condensing Unit Mounting Pad 16 x 36 x 3	ULTRILITE1
Drain Socket	Drain Socket	MAC-871DS
Control/Service Tool	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	Maintenance Tool Interface	PAC-USCMS-MN-1
Hail Guards	Hail Guard	HG-A7
Optional Defrost Heater	Base Heater	MAC-642BH-U1
Snow/Rain Diverter	SnowRain Diverter	SRD-3
NOTES		

INDOOR UNIT DIMENSIONS: MSZ-GX18NL

MSZ-GX18NL-U1 MSY-GX18NL-U1
 MSZ-GX24NL-U1 MSY-GX24NL-U1
 MSZ-GX30NL-U1 MSY-GX30NL-U1
 MSZ-GX36NL-U1 MSY-GX36NL-U1



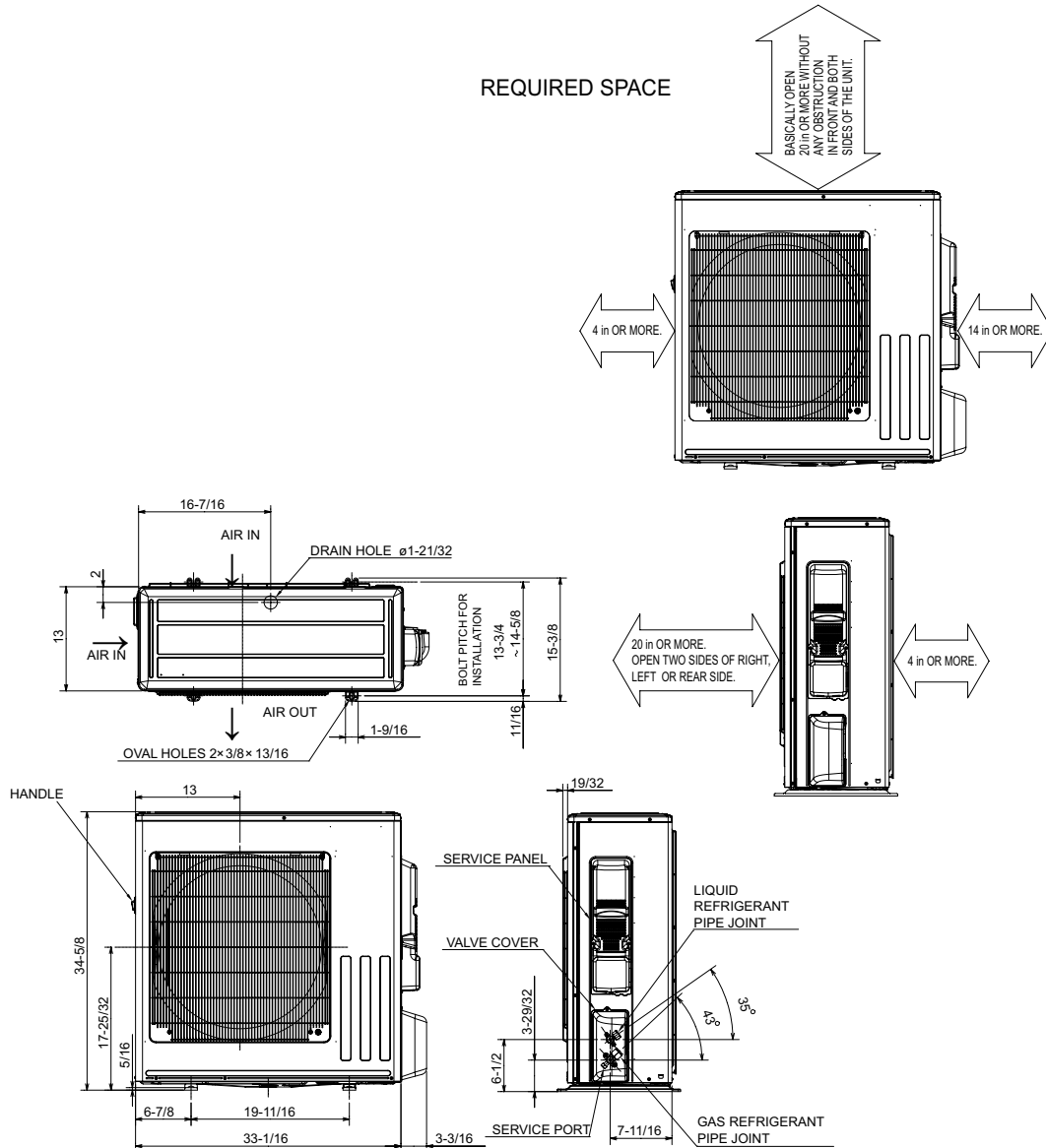
MSZ-GX24/30/36NL-U1
 MSY-GX24/30/36NL-U1

MSZ-GX24/30/36NL-U1 MSY-GX24/30/36NL-U1	
PIPING	INSULATION #2 O.D.
	LIQUID LINE #3/8 - 19-11/16 (FLARED CONNECTION #1/4)
	GAS LINE #1/2 - 17-11/16 (FLARED CONNECTION #5/8)
	DRAIN HOSE INSULATION #1-1/8 CONNECTED PART #5/8 O.D.

OUTDOOR UNIT DIMENSIONS: MUZ-GX18NL

MUZ-GX18NL-U1
 MUZ-GX24NL-U1
 MUZ-GX18NLHZ-U1
 MUZ-GX24NLHZ-U1
 MUY-GX18NL-U1
 MUY-GX24NL-U1

MUZ-GX30NL-U1
 MUZ-GX36NL-U1
 MUY-GX30NL-U1
 MUY-GX36NL-U1



**MUZ-GX18NL MUZ-GX18NLHZ
 MUY-GX18NL**

REFRIGERANT PIPE JOINT	LIQUID REFRIGERANT PIPE	FLARED 1/4"
	GAS REFRIGERANT PIPE	FLARED 1/2"

**MUZ-GX24/30/36NL MUZ-GX24NLHZ
 MUY-GX24/30/36NL**

REFRIGERANT PIPE JOINT	LIQUID REFRIGERANT PIPE	FLARED 1/4"
	GAS REFRIGERANT PIPE	FLARED 5/8"

1340 Satellite Boulevard Suwanee, GA 30024
 Toll Free: 800-433-4822 <https://mitsubishicomfort.com>

SUBMITTAL REVIEW

Project: Beaver Lake Middle School Elevator Modernization **Date:** 3-12-26
Spec Section: 23 81 43 - Air Source Heat Pumps **Page:** 1 of 1
Items: **Project:** 25-076
Reviewed By: T. Roberts **Submittal No.** 1

- ☐ NO EXCEPTIONS TAKEN
☐ REJECTED
☒ MAKE CORRECTIONS NOTED; NO RE-SUBMITTAL REQUIRED
☐ MAKE CORRECTIONS NOTED; REVISE AND RESUBMIT PER COMMENTS

This review is only for general conformance with the design concept of the project and general compliance with the Contract Documents. Any action shown is subject to the requirements of the Contract Documents. The Contractor remains responsible for confirming and correlating all dimensions and quantities; selecting techniques of construction; coordinating the work with all trades; and performing the work in a safe and satisfactory manner. Variances from the Contract Documents have not been granted unless specifically requested in writing and specifically accepted in writing.

Comments:

1. By nature of this submittal, it is understood that Contractor has provided all Quality Assurance requirements of Section 20 05 00.
2. Coordinate with electrical contractor for all required electrical connections.
3. Provide with condensate pump.

Customer: Issaquah School District
Project: Beaver Lake Middle School Elevator Mod
PCO/CPN: 2
Item :
Title: Change Order 2
Scope: Change Order 2 -
-2 Yr Warranty Maintenance Descope



Direct Cost		
Base Labor		\$0.00
Labor Fringes		\$0.00
Equipment		\$0.00
Material/Expenses		(\$5,760.00)
Warehouse		\$0.00
Subtotal Direct Cost		(\$5,760.00)
Payroll Burden		
		\$0.00
Subtotal		(\$5,760.00)
Field Overhead		
	0%	\$0.00
Subtotal		(\$5,760.00)
Home Office G&A		
		\$0.00
Subtotal		(\$5,760.00)
Profit		
	0%	\$0.00
Subtotal		(\$5,760.00)
Insurance		
	0%	\$0.00
Subtotal		(\$5,760.00)
Bond		
	0%	\$0.00
Subtotal		(\$5,760.00)
Risk		
	0%	\$0.00
Subtotal		(\$5,760.00)
Total Cost	1	(\$5,760.00)

TOTAL CHANGE ORDER		- \$5,760.00
Sales Tax (10.3%)	10.30%	- \$593.28
TOTAL w/ Tax		- \$6,353.28

175 Prairie Lake Rd. Unit A
East Dundee, IL 60118

Credit for the 2 year Maintenance Agreement, this total will be transferred to the Maintenance Department budget under separate contract to manage the maintenance period.

BASE LABOR (see top of page 3 for description of work scope)

Classification	Units	Qty	Unit Rate (2026)		Subtotals	
			Straight	Premium	Straight	Premium
MIC	MH's	0	\$98.88	\$0.00	\$0.00	\$0.00
MIC (DT)	MH's	0	\$197.76	\$0.00	\$0.00	\$0.00
Mechanic	MH's	0	\$76.06	\$0.00	\$0.00	\$0.00
Mechanic (DT)	MH's	0	\$152.12	\$0.00	\$0.00	\$0.00
	MH's			\$0.00	\$0.00	\$0.00
Subtotal Base Union Labor - Mechanics					\$0.00	\$0.00
Apprentice (80%)	MH's	0	\$60.85	\$0.00	\$0.00	\$0.00
Apprentice (80%) (DT)	MH's	0	\$121.70	\$0.00	\$0.00	\$0.00
	MH's				\$0.00	\$0.00
Subtotal Base Union Labor - Helpers					\$0.00	\$0.00
Project Manager	MH's	0	\$150.00	\$0.00	\$0.00	\$0.00
Engineering	MH's	0	\$150.00	\$0.00	\$0.00	\$0.00
Electrical Engineer	MH's	0	\$150.00	\$0.00	\$0.00	\$0.00
Driver	MH's	0	\$75.00	\$0.00	\$0.00	\$0.00
Driver (OT)	MH's	0	\$112.50	\$0.00	\$0.00	\$0.00
Subtotal Base Nonunion Labor					\$0.00	\$0.00
Total Base Labor					\$0.00	

UNION LABOR FRINGES

Classification	Units	Qty	Unit Rate (2025)	Total
Holidays	ST Labor	\$0.00	5.00%	\$0.00
Vacation; Mechanic	ST Labor	\$0.00	8.00%	\$0.00
Vacation; Helper	ST Labor	\$0.00	6.00%	\$0.00
Health	MH's	0	\$16.275	\$0.00
Pension	MH's	0	\$10.960	\$0.00
Annuity	MH's	0	\$10.400	\$0.00
Education	MH's	0	\$0.800	\$0.00
Perservation	MH's	0	\$1.600	\$0.00
Zone I	MH's	0	\$119.000	\$0.00
Zone II	MH's	0	\$119.000	\$0.00
Total Union Labor Fringes				\$0.00

PAYROLL TAX AND INSURANCE

Classification	Units	Qty	Unit Rate	Total
FDIC	ST Labor	\$0.00	6.20%	\$0.00
Medicare	ST Labor	\$0.00	1.45%	\$0.00
Workmen Comp	Labor	\$0.00	3.50%	\$0.00
Unemployment Insurance	Labor	\$0.00	3.63%	\$0.00
Total Payroll Tax and Insurance				\$0.00

DESCRIPTION OF LABOR SCOPE

Project Manager	Project management of work scope.
Engineering	Multiple escalator layout revisions

Driver	
Electrical Engineer	

EQUIPMENT

Classification	Units	Qty	Unit Rate	Total
	Day	0	\$ -	\$0.00
	Day	0	\$ -	\$0.00
	Day	0	\$ -	\$0.00
	Day	0	\$ -	\$0.00
	Day	0	\$ -	\$0.00
	Day	0	\$ -	\$0.00
				\$0.00

Total Equipment

\$0.00

MATERIAL/EXPENSES

Description	Units	Qty	Unit Price	Total
2 Yr Warranty/Maint Descope	ea	1	(\$5,760.00)	(\$5,760.00)
Freight	LS	0	\$0.00	\$0.00

Total Material/Expenses

(\$5,760.00)

Warehouse Rent

Description	Units	Unit Price		Amount
	0	\$0.00		\$0.00
	0	\$0.00		\$0.00
	0	\$0.00		\$0.00

Total Warehouse

\$0.00 per day