



Town of Oregon

1138 Union Road, Oregon, WI 53575

Phone: (608) 835-3200 townoforegonwi.gov

MEETING	DATE	TIME	LOCATION
Town Board Special Meeting	Tuesday, June 30, 2026	10:00 AM	Oregon Town Hall 1138 Union Road Oregon, WI 53575

[Join the meeting from your](#)

[computer. https://us02web.zoom.us/j/81370736737?pwd=cC9oVE9XS2xwanhNbjltdDV4V3lzUT09](https://us02web.zoom.us/j/81370736737?pwd=cC9oVE9XS2xwanhNbjltdDV4V3lzUT09) You can also dial in using your phone +1 312 626 6799 US (Chicago).

Meeting ID: 813 7073 6737 Passcode: 1138

Administrative

1. Call to Order
2. Roll Call

Action/Discussion Items

3. Discussion and Possible Action Regarding Options for the Town Hall HVAC System, including Presentation by Steven Genin, P.E., of Angus-Young Architects/Engineers, and Bid Process
 - a. HVAC contractor bids received
4. Closed session pursuant to Wis. Stat. §19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Bicentennial Park and adjacent Property.
5. Reconvene in open session for possible action on item(s) discussed in closed session
6. Discussion and Possible Action Regarding Change Order No. 1 for 2026 Town Roadway Wedging Bell Brook Road. The change order includes an additional 1.5" on Bell Brook Road.

Communications

7. Board Communication
8. Future Agenda Items

Adjournment

9. Adjournment

NOTE: Any item listed on the agenda is subject to discussion and action.

Public Notice: Agendas are posted in the following locations: Town Hall bulletin board & Town [website](#).

Special Accommodations: Requests from persons with disabilities who need assistance to participate in this meeting should be made to the clerk's office at 608-835-3200 with at least three business days advance notice.

Possible Quorum: A quorum of members of other town governmental bodies may be present at this meeting for the purpose of gathering information and possible discussion. Unless noted, no official action by other town governmental bodies will be taken.

Posted: 6/29/26



Tuesday, June 24, 2026

Jennifer Hanson
Town of Oregon
1138 Union Road
Oregon, WI 53575

Re: Town of Oregon – Town Hall HVAC Upgrades

Dear Jennifer:

Thank you for having Angus-Young Associates, Inc. provide you with this proposal for architectural and/or engineering services for your project. We hope that this proposal format provides you with the needed information to select our firm. Please let us know if you have any questions or require changes.

This engagement letter is for professional services for the project scope described in the 'project scope' description. The professional services to be provided are those services checked under 'professional disciplines included' and 'services included'. Should the project scope or services being provided change during the development of the project, an adjustment in the fees for the revised scope will be made to the fee described below. The risk allocation amount shall be the limit of our professional liability as defined in the 'Risk Allocation' section of this engagement letter.

SCOPE OF WORK:

Project Scope:

Angus-Young Associates, Inc. will provide mechanical engineering services to the Town of Oregon for the evaluation and replacement of the existing HVAC systems serving the Town Hall located at 1138 Union Road, Oregon, Wisconsin. The project objectives are to replace aging equipment, improve occupant comfort, reduce noise levels within occupied spaces, improve system maintainability, and evaluate opportunities to improve overall energy efficiency.

As an initial phase of the project, Angus-Young will perform a site investigation and review available information related to the existing HVAC systems. Based on this evaluation, Angus-Young will prepare a Good / Better / Best HVAC System Evaluation comparing several replacement alternatives, including:

- Design the replacement of the existing furnace systems with new equipment.
- Design new Roof-top unit (RTU) to replace the existing furnaces.
- Design heat pump systems with a dedicated outdoor air system (DOAS).

The evaluation will include a summary of each option, anticipated construction cost, and advantages and disadvantages associated with each alternative. The intent of this evaluation is to provide the Town with sufficient information to select a preferred system for final design.

Upon selection of the preferred HVAC system, Angus-Young will proceed with the preparation of construction documents for bidding, permitting, and construction. Construction documents will include mechanical floor plans, equipment schedules, ductwork layouts as required, control intent descriptions, and details necessary to communicate the design intent. The design will include all associated HVAC equipment, ductwork, air distribution devices, and ventilation systems required to serve the project area. In addition, Angus-Young will prepare specifications in a format suitable for public bidding and assist the Town during the bidding phase by responding to contractor questions and issuing clarifications as required.

Following bidding, Angus-Young will be available to provide construction administration services, including shop drawing review, responses to requests for information, and site observations. Because the level of effort required during bidding and construction is dependent upon owner performance and project complexity, these services are not included in the anticipated fee and will be provided on an hourly basis upon authorization by the Town.

State of Wisconsin plan review fees are not included in the professional service fee and will be the responsibility of the Owner. This scope of work includes a limited evaluation of the existing electrical system to verify that adequate capacity is available for the proposed mechanical equipment. The electrical scope will include verification of the existing main distribution equipment capacity and the sizing of new breakers and feeders required to serve the new mechanical equipment.

***This scope constitutes the entirety of services to be performed by A-Y. Services not specifically mentioned in this proposal are not included in the fees outlined below.**

PROFESSIONAL DISCIPLINES INCLUDED:

**Mechanical Engineering
Electrical Engineering**

SERVICES INCLUDED:

**Schematic Design (SD):
Design Development (DD)
Construction Documents (CD)
Quality Assurance
Plan Review**

SERVICES NOT INCLUDED:

Professional disciplines and services not included in this proposal: Architecture; Structural Engineering; Plumbing Engineering; Site/Civil Engineering; Furniture (ffe) scope; Interior design and imagery (Interior); Electrical communications systems design; Lighting Design; Land division/ CSM work; Soil testing & geotechnical engineering; Bidding Services; Construction Services; Post construction/ As-built services; Accounting; or Legal services. Some of these services are available upon request for an additional fee but have not been included in this proposal.

If additional services are required beyond the scope stated above, we can provide an additional proposal at that time or work on a time and material basis. Anything not specifically mentioned is not included in this proposal.

TERMS & CONDITIONS:

Contract form: Accepted Letter Proposal
Angus-Young Associates Risk Allocation: \$100,000.00
Type of Billing: Time & Materials
Anticipated Professional Services **\$6,800.00**
Fee (Not including Bidding & Construction Administration):

Additional Services

Hourly Rates:	Principal/Director/Partner V	\$265.00	Principal/Director/Partner IV	\$240.00
	Professional V	\$240.00	Principal/Director/Partner III	\$215.00
	Professional IV	\$210.00	Designer V	\$200.00
	Principal/Director/Partner II	\$185.00	Designer IV	\$180.00
	Professional III	\$180.00	Principal/Director/Partner I	\$155.00
	Designer III	\$155.00	Technician V	\$155.00
	Professional II	\$150.00	Technician IV	\$145.00
	Technician III	\$130.00	Professional I	\$125.00

Designer II	\$125.00	Technician II	\$120.00
Administrative V	\$120.00	Designer I	\$115.00
Technician I	\$110.00	Administrative IV	\$105.00
Administrative III	\$85.00	Administrative II	\$65.00
Administrative I	\$50.00		

Work will begin on the project after a signed copy of this engagement letter is received. If for any reason, work has begun without a signed engagement letter, contract or purchase order, we may terminate work on the project without notice. Receipt of a purchase order for this project will constitute agreement with the terms of this engagement letter. This agreement and the contract form defined under "Terms" above shall be the basis of our agreement. The contract form will be provided at your request.

We look forward to working with you on this project.

Sincerely,

Company: Jennifer Hanson

Accepted By: Signature

 6/24/26

Steven Genin, Principal,
Mechanical Engineer, PE

06/24/2026

Printed Name

Date

ANGUS-YOUNG ASSOCIATES, INC.
STANDARD TERMS AND CONDITIONS

1. SERVICES.

- 1.1. Scope of Services. Unless otherwise provided for in these Standard Terms and Conditions (these "Terms and Conditions"), the services Angus-Young Associates, Inc., a Wisconsin corporation ("Angus-Young"), agrees to provide will generally consist of, but may not be limited to, architectural, civil, electrical, mechanical, plumbing, and structural engineering (the "Services"). The actual Services included are set forth in the proposal to which these Terms and Conditions are attached ("Proposal," which with these Terms and Conditions, collectively the "Agreement").
- 1.2. Not Included in Services. The Services will not include, and Angus-Young will not coordinate the provision of any of the following: soils, concrete, material, and performance testing; site surveying services; design of pre-engineered building components; other professional services such as real estate, accounting, or legal services. Angus-Young will not specify construction procedures, manage or supervise construction, or implement or be responsible for construction site health and safety procedures and Angus-Young will not have control or charge of and will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs. To the extent Client questions whether a Service is included herein, Client shall make a written inquiry to which Angus-Young will respond, in writing, within three (3) business days of receipt of Client's inquiry.
- 1.3. Information from Client. With respect to providing the Services, Angus-Young shall be entitled to rely upon the accuracy and completeness of information provided by Client or Client's affiliates, including but not limited to space requirements, design criteria and project requirements; drawings, specifications, surveys, and soils engineering reports; and any other reports or other documents reasonably necessary for Angus-Young to provide the Services to Client ("Client Information"). Client represents and warrants that the Client Information is true, correct, and accurate and that the same may be used in connection with the Services.

2. STANDARD OF CARE. Angus-Young will perform the Services consistent with the professional skill and care ordinarily provided by architects, engineers, and other design professionals practicing in the same or similar specialization, locality, and under the same or similar circumstances. Angus-Young will perform its services in a reasonably expeditious manner that is consistent with such professional skill and care and the orderly progress of the Services.

3. PAYMENT.

- 3.1. Service Fee. The payment to Angus-Young by Client for the Services (the "Service Fee") shall either be (i) an agreed upon amount that is fixed at the commencement of the Services or at the inception of a subsequent written agreement between Angus-Young and the Client (a "Fixed Fee"); or (ii) based upon standard hourly rates and expenses and/or materials (a "Variable Fee"). Angus-Young's standard hourly rates may be adjusted from time to time in Angus-Young's sole discretion. Any additional fees and costs incurred for services requested by Client and performed by Angus-Young that are not expressly set forth and defined in the Scope of Services shall be payable by the Client in addition to the amounts specified in the Proposal and calculated in accordance with the hourly rates quoted therein.
- 3.2. Reimbursable Expenses. In addition to the Service Fee, Client shall reimburse Angus-Young for actual and necessary expenditures, including but not limited to, submittal and approval fees, printing, reproduction of drawings and specifications, rendering and presentation materials, mailing, advertising fees, and travel expenses (the "Reimbursable Expenses"). Reimbursable Expenses will be invoiced at cost *plus* fifteen percent (15%) and may either be included on the invoice as a separate expense from the Service Fee or included in the Service Fee (only when the Service Fee has been specifically adjusted to include the Reimbursable Expenses).
- 3.3. Payment Terms. Angus-Young will invoice Client monthly for the Service Fee and any Reimbursable Expenses based on the progress of work completed and expenses incurred. Payment shall be due within twenty-one (21) calendar days from date of invoice. In addition to the Service Fees and Reimbursable Expenses, compounding interest of one percent (1%) per month (12% per annum) will be charged on balances outstanding for sixty (60) calendar days or more from date of invoice.
- 3.4. Taxes and Duties. Except for Angus-Young's net income taxes and payroll obligations, Client is liable for all applicable federal, state, and local sales, foreign withholding, value added, use, property, excise, service and other taxes, and all duties and customs fees relating to Client's receipt of the Services.

4. INSTRUMENTS OF SERVICE.

- 4.1. Reservation of Rights. Angus-Young will retain ownership and all common law, statutory and other reserved rights, including copyrights, in and to any and all calculations, computer files, drawings, specifications, reports, and other documents and electronic data (the "Instruments of Service") prepared for Client by Angus-Young, Angus-Young's independent professional associate(s), and/or Angus-Young's subconsultant(s).

- 4.2. **Limited License.** Upon payment in full under Section 3 of this Agreement, Angus-Young will grant Client a limited license to the Instruments of Service solely and exclusively for use pursuant to the Services (the "Limited License"). Client shall not assign, delegate, sublicense, pledge or otherwise transfer the Limited License granted herein without the prior written consent of Angus-Young. Except for the Limited License, no other license shall be deemed granted or implied and any use of the Instruments of Service not authorized by Angus-Young (any "Unauthorized Use") shall be at Client's sole risk and responsibility. Furthermore, Client shall defend, indemnify, and hold harmless Angus-Young, its employees, agents, shareholders, directors, consultants, subconsultants, independent professional associates, and subcontractors, from and against any and all damages, liabilities, losses, and expenses, including reasonable attorney's fees, arising out of any Unauthorized Use.
- 4.3. **As-Built Conditions.** Unless otherwise indicated in writing by Angus-Young, no Instrument of Service shall be considered to depict or document any "as-built" condition for the purposes of this Agreement.

5. **EXISTING FACILITIES.**

- 5.1. **Existing Facilities.** In the event Angus-Young provides Services for Client that involves any existing construction or facility not designed, engineered, or otherwise known to Angus-Young (each an "Existing Facility"), Angus-Young shall be entitled to assume that (i) an Existing Facility is as indicated in any Client Information; (ii) an Existing Facility meets all code requirements; and (iii) construction of an Existing Facility is consistent with its visible composition. Angus-Young will rely on the content, accuracy, and completeness of Client Information about an Existing Facility, including but not limited to the compatibility of the Client Information and other information or performance specifications with respect to an owner's project criteria (as applicable).
- 5.2. **Revealed Construction.** Angus-Young will not be responsible to verify elements or construction of an Existing Facility. In the event that construction or a condition inconsistent with the Client's Documents is uncovered or revealed ("Revealed Construction"), Client acknowledges and agrees that Angus-Young will not be responsible for any additional costs associated with the Revealed Construction, and that such Revealed Construction may require additional investigation and/or Services, which will be charged as an additional expense to Client at Angus-Young's standard hourly rates.

6. **TERMINATION.**

- 6.1. **Termination without Cause.** The Services contemplated under this Agreement may be terminated, in whole or in part, at any time, only upon mutual agreement in writing between Angus-Young and the Client.
- 6.2. **Termination for Cause.** Angus-Young, in its sole discretion and without waiving any claim or right against the Client and without liability whatsoever to the Client, may terminate the Services contemplated under this Agreement, in whole or in part, as follows (each a "Termination for Cause"):
- (i) Upon Client's failure to pay the Service Fees and/or Reimbursable Expenses within thirty (30) calendar days of the date of invoice ("Payment Default");
 - (ii) Upon Client's failure to pay any undisputed amount when due or in full two (2) times or more during any six (6) month period;
 - (iii) Upon Client's insolvency, petition for voluntary or involuntary bankruptcy, the making or seeking to make a general assignment for the benefit of its creditors, or the appointment of a receiver, trustee, or custodian to take charge of or sell any material portion of Client or its property or business; and/or
 - (iv) Upon a material breach by Client of this Agreement, or any other agreement between Angus-Young and Client, where Client fails to cure such breach within seven (7) calendar days of receipt of notice from Angus-Young ("Notice of Breach").
- 6.3. **Acceleration of Fixed Fee.** Under a Fixed Fee arrangement, a Termination for Cause shall accelerate the entire amount of the Fixed Fee to become immediately due and payable in full to Angus-Young.

7. **DISCLAIMER OF WARRANTY.**

- 7.1. **ALL WARRANTIES AND GUARANTIES ARE EXPRESSLY DISCLAIMED, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE, TITLE, AND OF NONINFRINGEMENT. ANGUS-YOUNG SPECIFICALLY DISCLAIMS ANY WARRANTY ARISING UNDER STATUTE, COURSE OF DEALING, COURSE OF PERFORMANCE, OR USAGE OF TRADE. ANGUS-YOUNG DOES NOT WARRANT THAT THE SERVICES WILL BE ERROR-FREE OR PROVIDED ON AN UNINTERRUPTED BASIS.**

8. **LIMITATION OF LIABILITY.**

- 8.1. **TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT WILL ANGUS-YOUNG BE LIABLE FOR ANY SPECIAL, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL DAMAGES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF BUSINESS PROFITS, BUSINESS INTERRUPTION, LOSS OF BUSINESS INFORMATION, OR ANY OTHER PECUNIARY LOSS) HOWEVER CAUSED AND ON ANY LEGAL OR EQUITABLE THEORY OF LIABILITY, AND WHETHER**

OR NOT FOR BREACH OF CONTRACT, NEGLIGENCE OR OTHERWISE, EVEN IF ANGUS-YOUNG HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THESE LIMITATIONS WILL APPLY NOTWITHSTANDING ANY BREACH OF CONDITION(S) OR FUNDAMENTAL TERM(S) OR FOR A FUNDAMENTAL BREACH(ES). IN ANY CASE, ANGUS-YOUNG'S ENTIRE LIABILITY UNDER ANY PROVISION OF THIS AGREEMENT SHALL NOT EXCEED THE RISK ALLOCATION AMOUNT SET FORTH HEREIN OR, IF NO SPECIFIC AMOUNT IS SET FORTH, THE AMOUNT RECEIVED BY ANGUS-YOUNG FROM CLIENT FOR THE SERVICES. THIS LIMITATION OF LIABILITY IS CUMULATIVE WITH ALL SUCH PARTY'S EXPENDITURES BEING AGGREGATED TO DETERMINE SATISFACTION OF THE LIMIT.

9. GENERAL PROVISIONS.

- 9.1. Enforcement Costs. In the event Angus-Young is required to enforce any provision of this Agreement, Angus-Young shall be entitled to recover the costs of such enforcement from Client, including, but not limited to, reasonable attorneys' fees and other costs and expenses incurred by Angus-Young.
- 9.2. No Assignment. This Agreement and all rights and obligations of the Client herein may not be transferred or assigned at any time without prior written consent of Angus-Young, which consent may be withheld in its sole discretion. In any event, no such assignment shall release the Client from any obligations pursuant to this Agreement.
- 9.3. Governing Law. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin without regard to its choice of law rules. In the event of any dispute, the venue for any litigation shall be the Circuit Court of Rock County, Wisconsin.
- 9.4. Severability. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the parties. If any provision of this Agreement is amended or stricken as a result of its invalidity or unenforceability, such amendment or deletion shall not affect the remaining provisions herein.
- 9.5. Integrated Agreement. This Agreement contains the entire agreement of the parties with respect to its subject matter, all contemporaneous and prior negotiations having been merged herein, and may only be modified or amended only by written instrument signed by both parties. Any and all accepted quotes, statements of work, proposals, estimates, or other agreements between the parties specifically incorporate these Terms and Conditions unless otherwise expressly set forth in writing and signed by Angus-Young and the Client.
- 9.6. Sole Benefit of the Parties. This Agreement is for the exclusive benefit of Angus-Young, the Client, and their respective successors and/or assigns, and will not be deemed to give any legal or equitable right, remedy, or claim, either express or implied, to any other entity or person whatsoever, other than to Angus-Young, and the Client.
- 9.7. Notice Required to Preserve Lien Rights. **THIS IS TO NOTIFY AN OWNER THAT IF NOT PAID FOR ANY OR ALL SERVICES PROVIDED, ANGUS-YOUNG MAY EXERCISE IT'S RIGHT TO PLACE A LIEN ON PROPERTY.** As required by Wisconsin Construction Lien Law, Angus-Young hereby notifies the Parties hereto that persons or companies furnishing labor or materials for the construction on an Owner's land may have lien rights in an Owner's land and buildings if not paid. Those entitled to lien rights in such an instance, in addition to Angus-Young, are those who contract directly with an Owner or those who give an Owner notice within sixty (60) calendar days after they first furnish labor or materials for the construction. Accordingly, an Owner will probably receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to its mortgage lender, if any. Angus-Young agrees to co-operate with an Owner and an Owner's lender, if any, to see that all potential lien claimants are duly paid.

END OF STANDARD TERMS AND CONDITIONS

HVAC proposal

From John Novak <johnn@raheating.com>
Date Thu 3/12/2026 2:09 PM
To Jennifer Hanson <jhanson@townoforegonwi.gov>

 1 attachment (2 MB)

Oregon Town Hall GFA AC RTU 3-12-26.pdf;

Hello Jennifer,

Attached is our proposal for the work that Randy walked me through on Wednesday. First section is replacement split systems. Second section is the ground level roof tops option. As I mentioned to Randy, roof top units 6-ton and larger require 3-phase power. Since the town hall does not have 3-phase power and the existing split systems total 6 1/2-ton capacity, we would need to install two separate 1-phase roof top units to replace the split systems if that is the route you want to go. Please review this and contact me with any questions.

Thanks,

John Novak
Project Estimator
johnn@raheating.com

R.A. Heating & Air Conditioning Inc.

598 Water St. Evansville, WI 53536

Phone: 608-882-6221

Fax: 608-882-4440

Website: www.raheating.com



Proposal **R.A. Heating & Air Conditioning, Inc.**

598 Water St ~ Evansville, WI 53536-1400
608-882-6221 ~ 608-256-6089 ~ 608-754-6689
Woman Owned Business Enterprise ~ WI-1759-WBE



March 12, 2026

Town of Oregon
1138 Union Rd
Oregon, WI 53575

Phone: 608-835-3200
Email: jhanson@townoforegonwi.gov

Re: Town Hall furnaces and air conditioners

We hereby submit specifications and estimates for:

We will provide the following Armstrong Air furnace and air conditioner systems to replace the existing Carrier system s complete with:

- 1) Removal and disposal of two (2) Carrier furnaces in attic mechanical room and two (2) Carrier air conditioners at ground level
- 2) Installation of two (2) Armstrong Air model A96UH1E090 (96% AFUE) single-stage, high efficiency, sealed combustion, natural gas fired furnaces horizontally in attic mechanical room
- 3) Installation of one (1) Armstrong Air model A7AC13F42 and one (1) Armstrong Air model A7AC13F36 (14 SEER2) single-stage, R454b refrigerant, central air conditioners located at ground level
- 4) Installation of two (2) Armstrong Air horizontal evaporator coils
- 5) Flushing of existing refrigerant piping for use with new refrigerant and reconnection
- 6) Composite condenser pads
- 7) Duct work modifications to adapt to new furnace/coil size
- 8) Installation of 4" filter cabinets
- 9) Flue and combustion air piping through the roof with UL1738 rated flue piping per updated code requirement
- 10) Gas piping reconnection
- 11) Electrical wiring reconnection
- 12) Low voltage control wiring with two (2) commercial thermostats
- 13) Condensate drain lines run to existing drain lines
- 14) Installation of secondary drain pans with wet switches
- 15) Startup and fine tuning
- 16) Applicable labor and tax
- 17) 20 year heat exchanger warranty
- 18) 5 year compressor warranty
- 19) 1 year parts and labor warranty

Price does not include:

- 1) **Business interruption costs**
- 2) **Temporary heating or cooling**

Base Bid: \$19,455.00

=====

We will provide the following Carrier roof top units to replace existing Carrier furnace and air conditioner systems complete with:

- 1) Removal and disposal of two (2) Carrier furnaces in attic mechanical room and two (2) Carrier air conditioners at ground level
- 2) Installation of one (1) Carrier model 48FEFA05 and one (1) Carrier model 48FEEA04 208/230v 1ph, packaged, gas/electric, roof top units to be located at ground level with flat roof curbs for snow clearance
- 3) Installation of horizontal discharge economizers
- 4) Installation of hail guard condenser coil panels

- 5) Fabrication and installation of duct work from roof top units, up the side of the building and into attic mechanical room to connect to existing duct work
- 6) Insulating and weatherproofing of exterior duct work
- 7) Gas piping from existing gas main to new roof top units with new shutoffs
- 8) Electrical wiring reconnection
- 9) Low voltage control wiring with two (2) commercial thermostats
- 10) Condensate drain piping to grade level
- 11) Startup and fine tuning
- 12) Applicable labor and tax
- 13) 10 year heat exchanger warranty
- 14) 5 year compressor warranty
- 15) 1 year parts and labor warranty

Price does not include:

- 1) **Business interruption costs**
- 2) **Temporary heating or cooling**
- 3) **Concrete pads for roof top units**

Notes:

- 1) **This option requires two (2) concrete pads approximately 6'-6"x4'-0" for new units**
- 2) **1-phase roof top units only go up to 5 ton capacity. Total capacity of two (2) system to be replaced is 6 ½ tons. Due to lack of 3-phase power supply, two (2) individual roof top units will be required for this option**

Base Bid: \$30,895.00

Please initial next to all desired options for acceptance.

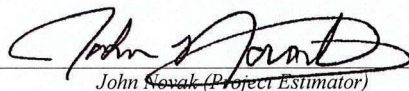
If construction does not begin within 90 days of date of acceptance, proposal will need to be revised for current pricing.

Payment to be made as follows: 50% due upon acceptance, balance due in full upon completion. A late fee of 1 ½% per month shall be charged on invoices 30 days past due and every 30 days thereafter. Purchaser agrees, if this account is not paid when due, to pay all costs of collection, including actual attorney fees.

RA Heating & Air Conditioning Inc. specifically excludes all liability for injury related to fungi or bacteria growth to any structure we provide services to.

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: _____


John Novak (Project Estimator)

Authorized Signature: _____


Connie Arndt (President)

Note: This proposal may be withdrawn by us if not accepted within 15 days

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Signature: _____

Date of Acceptance: _____

HVAC proposal

From John Novak <johnn@raheating.com>
Date Thu 3/12/2026 2:09 PM
To Jennifer Hanson <jhanson@townoforegonwi.gov>

 1 attachment (2 MB)

Oregon Town Hall GFA AC RTU 3-12-26.pdf;

Hello Jennifer,

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Thanks,

John Novak
Project Estimator
johnn@raheating.com

R.A. Heating & Air Conditioning Inc.

598 Water St. Evansville, WI 53536

Phone: 608-882-6221

Fax: 608-882-4440

Website: www.raheating.com

ESTIMATE



Prepared For

Town of Oregon
1138 Union Rd,
Oregon , Wi 53575
(608) 835-3200

J & J Mechanical

2513 14th Ave
Monroe, Wi 53566
Phone: +608-558-3361 | 608-867-6070
Email: jim@jnjmechanical.com

Estimate # 113
Date 03/24/2026
Expiration Date 05/24/2026
PO # HVAC System Upgrade
Business / Tax # WI# 1583052 Fed ID# 93-1516827 HVAC Qualifier 557 - HVACQ

Description

Total

Town of Oregon - HVAC System Upgrade \$61,943.00

Mechanical Scope:

- ☐ Demo (2) Furnaces in attic mechanical room - cap gas lines, venting and condensate. (Electrical by others)
- ☐ Provide and install (1) new, 6 Ton TRANE Roof Top unit w/ Economizer and Barometric Relief Hood - (Ground Mounted)
- ☐ Provide and install new outdoor duct to attic mechanical room.
- ☐ Outdoor duct will be insulated with a 2" ridged R-13.1 board to meet R-12 Code.
- ☐ The outdoor rigid insulation will be jacketed with a Alumagaurd cladding to provide a weather barrier
- ☐ Provide and install new attic duct to tie into existing main's
- ☐ Retrofit in new acoustically lined return duct inside the building to help with sound transfer
- ☐ Provide and install (2) additional 2'x2' ceiling lay in return registers to help reduce sound
- ☐ Provide and install new gas pipe to ground mounted RTU
- ☐ Provide and install new condensate piping
- ☐ Crane rental - (Owner can deduct \$1,700.00 off invoice if we use town tractor to set unit on pad)
- ☐ Start-up for New HVAC equipment
- ☐ Owner training
- ☐ HVAC permit fees
- ☐ One-year labor warranty
- ☐ RTU has factory warranty

Not included in the above proposal:

- ☐ Payment and performance bonds
- ☐ Gas meter and/or utility fees
- ☐ Temporary HVAC or humidity control.
- ☐ Power wiring (demo electrical from existing indoor and outdoor equipment)
- ☐ Power wiring to new RTU (3 PHASE UPGRADE BY OTHERS)
- ☐ Concrete Pad by others - 120"x110" 2' off the building (J&J would stake out the area for the town to approve)
- ☐ Overtime/shift work
- ☐ Liquidated damages

Subtotal	\$61,943.00
Total	\$61,943.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Town of Oregon

ESTIMATE

Brothers HVAC
6140 Cottonwood Dr Ste A
Fitchburg, WI 53719-5130

info@brothershvac.net
+1 (608) 291-0252
www.brothershvac.net



Bill to
Oregon Town Hall
1138 Union Rd
Oregon, WI 53575

Estimate details

Estimate no.: 5122
Estimate date: 03/11/2026
Expiration date: 04/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Installation and Materials	ZZICPRGF072HE2A0AAA 6 ton 208/230 3-phase rooftop unit provide and install (6) ton rooftop unit on a 14' curb on the ground out back, this will replace both furnaces (in ceiling) and AC's. Current set up doesn't meet fresh air codes and adding mixing boxes along with new equipment in existing space will not fit. This RTU would require 3-phase electric to the building (electric done by others)	1	\$29,855.00	\$29,855.00
2.		Notes	pricing does not include 3-phase electric. Price to install 2 separate single phase rooftop units on the ground out back would run \$46,780	1	\$0.00	\$0.00

Total \$29,855.00

Note to customer
Thank you and have a great day!

Expiry date 04/24/2026

Accepted date

Accepted by