



January 6, 2026

Proposal #: 261001MH

Nick Zier  
Renton Technical  
College  
3000 NE 4<sup>TH</sup> ST  
Renton, WA 98056

BLD. J Boiler Replacement

Dear nick,

MacDonald-Miller Facility Solutions is pleased to provide you with the following proposal for replacement of the boiler serving the condenser water loop. MMFS is proposing to remove the existing boiler and replace it with a Riello multistage boiler. This proposal includes all necessary equipment, field labor, and miscellaneous material to complete this scope of work.

**CLARIFICATIONS:**

- Customer to provide scheduling support/access requirements prior to work start
- We assume existing utilities will accommodate replacement boiler
- The boiler selected is multistage boiler that has built in redundancy.

**INCLUSIONS:**

- Multi trade field Labor, supervision, and site detailing
- Permit and engineering
- Disconnect utilities serving existing boiler
- Demo existing hot water boiler and dispose of in accordance with EPA standards
- Pull new electrical circuit 240 volt single phase up to 50 feet in assumed adjacent electrical room
- Provide and Install (1) Riello boiler
  - All piping and insulation from boiler to condenser water loop
  - Make necessary piping modifications for the new boiler
  - Insulate new piping from boiler to condenser water loop
- Startup and verify operation of new boiler – make valving adjustments as necessary
- Clean up and disposal of our project related debris
- One-year labor warranty (Two-year warranty provided for MM maintenance customers)

Price ..... **\$124,540 +Tax**

**EXCLUSIONS:**

- WA State Sales Tax
- Decarb plan
- Overtime, off hours, weekend work
- Any scope of work not specifically identified above
- Electrical upgrades of any kind
- Shutdown, drainage, or re-energizing of existing services
- Warranty, upgrades, or repairs to existing systems or equipment not specifically outlined in this proposal
- Code Required upgrades
- TAB work of any kind
- Painting, patching, or repairing of walls, ceilings, or roof

*Regarding payment: Preferred payments made by check. Please note that use of credit card for payment will include a surcharge of 3.5% of invoice, we accept Mastercard and Visa.*

Please indicate acceptance by signing below and returning to my attention via email at [Matthew.Humphrey@macmiller.com](mailto:Matthew.Humphrey@macmiller.com). A purchase order or contract that properly describes the statements on this proposal is also appropriate acceptance.

We appreciate the opportunity and confidence in our services. Please feel free to call me with any questions you may have at (206) 419-5502.

Thank you,

Matthew Humphrey

**MacDonald-Miller Facility Solutions; We Make Buildings Work Better!****Anticipated starting date:** TBD**and completion date:** TBD

Upon which this proposal is based. This proposal does not include, unless so stated, any applicable state or federal taxes. This proposal is subject to acceptance by purchaser within 30 days and subject to the terms and conditions stated on the following page.

MacDonald-Miller Facility Solutions LLC

Submitted by: *Matthew Humphrey*Matthew Humphrey, Account Executive**Acceptance: I agree to the terms hereof and acceptance of this agreement.**

Purchaser \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_

## TERMS AND CONDITIONS

### TERMS AND CONDITIONS/CONSTRUCTION SERVICES

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Acceptance              | By authorizing MacDonald-Miller Facility Solutions, Inc. to provide the construction services contemplated by this Agreement, Customer agrees to the terms and conditions herein stated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Scope of Obligations    | MacDonald-Miller Facility Solutions, Inc. shall provide construction service when contracted for, pursuant to the attached proposal, purchase order or estimate of which these terms and conditions are a part.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Obligations of Customer | Customer shall extend all reasonable cooperation requested in terms of personnel; access to premises where work is to be performed; promptly providing information requested by contractor, and shall promptly notify MacDonald-Miller Facility Solutions, Inc. upon observation of any unusual or unsafe condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Service Availability    | MacDonald-Miller Facility Solutions, Inc. agrees to provide construction service during normal business hours, i.e., 6:00 am to 5:30 pm, Monday thru Friday, holidays excepted. Agreed upon changes are at the hourly rate and terms, including vehicle charges or special assessments, then in effect by MacDonald-Miller Facility Solutions, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Charges and Terms       | Payment is due within 30 days of the invoice date. Any balance due after 30 days shall bear interest at the maximum legal rate permitted from the invoice date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Taxes                   | There will be added to all charges the amount of any present and future taxes or any other governmental charges now or hereafter imposed by existing or future laws with respect to any services rendered or materials supplied.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Limitation of Liability | <p>MACDONALD-MILLER FACILITY SOLUTIONS, INC. SHALL NOT BE LIABLE TO CUSTOMER FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, INCLUDING LOSS OF PROFIT OR GOODWILL, AS A RESULT OF ANY MATTER ARISING OUT OF OR RELATING TO THE CONSTRUCTION SERVICES PROVIDED UNDER THIS AGREEMENT AND/OR ITS SUBJECT MATTER WHETHER SUCH LIABILITY IS ASSERTED ON THE BASIS OF CONTRACT, TORT OR OTHERWISE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.</p> <p>The customer agrees that MacDonald-Miller Facility Solutions, Inc.'s liability thereunder for damage shall not exceed the amount paid for construction services and only if such damage is the result of MacDonald-Miller Facility Solutions, Inc.'s negligence or willful misconduct or as spelled out in MacDonald-Miller's certificate of insurance.</p> <p>To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor and its agents and employees from any claims, damages, losses and expenses including attorney's fees to the extent caused by the negligent acts or omissions, or willful misconduct of the Owner.</p> <p>Unless stated in writing, MACDONALD-MILLER FACILITY SOLUTIONS, INC. DOES NOT MAKE ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.</p> <p>MacDonald-Miller Facility Solutions, Inc., shall not be responsible or liable for any loss, damages or delay in furnishing materials or failure to perform services when caused by fire, interruption of utility services, flood, acts of civil or military authorities, insurrection, terrorist act, riot, civil disorder, labor disturbances, or by any other cause which is unavoidable or beyond its control.</p> <p>If the Contractor is delayed by any act or neglect of Owner or a separate Contractor employed by Owner, the time for completion shall be extended as necessary and an extension of time to complete the work does not preclude recovery of damages for delay by Contractor.</p> |
| Default                 | If Customer does not pay any amount due thereunder, or breaches any of the terms of this Agreement, MacDonald-Miller Facility Solutions, Inc. may, in addition to any other legal remedies it may have, including the right to file a lien under state law, suspend work until payment is made.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Term                    | Prices will be subject to periodic changes due to change in labor and material rates. Prices proposed are good for 60 days.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| General                 | <p>Either party may terminate this Agreement at any time for failure of the other to comply with any of its terms and conditions, but termination shall not relieve Owner of the duty to pay for work performed by Contractor.</p> <p>Customer represents that it has authority to enter into this Agreement. Owner warrants that to the best of its knowledge there are no unsafe conditions or hazardous materials or substances in, on, around or affecting the area where the work is to be performed.</p> <p>This Agreement shall be governed by the laws of the State where the work was done. In the event any party shall bring suit or action against the other for relief arising out of this Agreement, the prevailing party shall have and recover against the other party all court costs, disbursements, and a reasonable attorney's fee. Customer consents to and agrees to jurisdiction and venue of any proceeding in the District or Superior Court of the State of Washington for King County at MacDonald-Miller Facility Solutions, Inc.'s election.</p> <p>Making a final payment shall constitute a waiver of claims by the Owner except those arising from claims by third parties arising out of the contract, failure of the work to comply with the requirements of this contract, or manufacturer warranties passed on to the Owner by Contractor.</p> <p>The Owner and Contractor shall commence all claims and causes of action against the other whether in contract, tort, breach warranty or otherwise arising out of or related to this contract within 365 days following Contractor's completion of the work.</p> <p>Any notice required by this Agreement shall be deemed received, delivered in person, or by facsimile or sent by mail.</p>                                                                                                                                                                                                                                                                                                                      |