

August 24, 2026

Stride Academy Charter School
3241 Oakham Lane
St. Cloud, MN 56301

Subject: Building Automation Controls
Site: 3241 Oakham Lane, St. Cloud, MN 56301
Yale Project Number: 498503

Yale Mechanical is pleased to present the following proposal for the above-referenced project. The building has experienced ongoing zoning, humidity, and comfort issues since its original construction. We propose installing a new building automation system (BAS) that will integrate with and operate in parallel with the existing Middle School automation system, allowing both systems to be accessed and managed through a single web-based platform.

Work included as part of this proposal is as follows:

1. Install new building controllers utilizing the Reliable Controls platform.
2. Remove the existing residential-style Honeywell zone control boards.
3. Provide new temperature, humidity, and other required sensors for proper system monitoring and control. Twenty-eight (28) Zones and eighty-eight (88) thermostat locations.
4. Provide new electrical transformers, damper actuators, and controllers as required for all rooftop units serving the school.
5. Configure the system to provide centralized monitoring and control of the HVAC equipment.
6. Economizer and Demand-Controlled Ventilation.
 - a. Implement CO₂- and humidity-based demand-controlled ventilation to automatically adjust outside-air intake based on building occupancy and indoor conditions.
 - b. Optimize economizer operation to provide free cooling when outdoor conditions are favorable.
 - c. Reduce unnecessary outside-air intake during heating and cooling conditions while maintaining appropriate indoor air quality.
 - d. Improve humidity control and occupant comfort.
 - e. Reduce unnecessary heating and cooling energy consumption.
 - f. Minimize equipment short cycling and unnecessary mechanical operation.
7. Software, Programming, and Training
 - a. Provide the complete building automation software package.
 - b. Program all controllers and HVAC equipment for proper operation and scheduling.
 - c. Develop user graphics and system displays accessible through the web-based BAS interface.
 - d. Configure alarms, schedules, setpoints, and operator-adjustable parameters.
 - e. Integrate the new system with the Middle School controls platform to provide a common user interface.
 - f. Provide system startup, commissioning, and operational verification.
 - g. Provide owner/operator training on system operation, scheduling, alarm management, and basic adjustments.

We propose to complete the work described above for the sum of **ONE HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED FIFTY DOLLARS (\$182,550)**.

Work not included as part of this proposal is as follows:

1. Sales tax on labor, if applicable.
2. Electrical work.
3. Weekends or Holidays.
4. Overtime labor.
5. Other HVAC repairs not specified above.

Market Volatility Rider

Notwithstanding any provision(s) of this proposal, if as a direct or indirect result of any market issue, economy supply chain, tariffs, epidemic, labor disputes, or mandated surcharges, Yale Mechanical's work is delayed, disrupted, suspended, or otherwise impacted by, among other things, (i) disruptions to material and/or equipment supply; (ii) unavailability of labor; (iii) government closures, or other mandates, restrictions and/or directives; (iv) Owner or Contractor restrictions and/or directives; (v) fulfillment of Yale Mechanical's contractual, union disagreements, legal, health, and/or safety obligations associated with the Market. Yale Mechanical shall be entitled to an equitable adjustment to the duration of time to complete the work described herein to account for such disruptions, suspensions, and impacts. Under such circumstances, Yale Mechanical shall not be liable for any liquidated, compensatory, consequential, special and/or indirect damages incurred by the Owner or Contractor resulting from such delays.

Owner and Yale Mechanical recognize that the current commodity market and construction industry supply chain has caused destabilization in the price and availability of components, equipment, and materials throughout the construction industry. The parties agree that in instances where component, equipment or material costs for the work increase in an amount greater than three percent (3%) from the date of this proposal until acceptance, or between acceptance and purchase of the components, equipment or materials, or a delay of more than five (5) days is caused by the unavailability of components, equipment or materials incorporated into the work, then Yale Mechanical shall be entitled to an equitable adjustment to either the price, contract time, or both. The adjustment shall be by way of a Change Order to the proposal.

Payment Terms and Conditions

This language shall take precedence over any conflicting language in the Contract Documents.
This proposal is firm for seven (7) days. If an extension is required, it must be obtained in writing.

Payment shall be made by the tenth (10th) of the month on all invoices issued by the first (1st) of the month for all material and equipment installed or on hand and all labor performed. Regarding payment, a down payment amount of up to fifty percent (50%) is required prior to commencement. The progress payment for the remainder of the balance is to be made along the project installation period, along with a final payment of five percent (5%) or less of the project contract which is required within (30) days after substantial completion of the work.

This proposal in design and detail is Yale Mechanical property and must not be used except in connection with our work. All rights of design and detail are reserved.

Thank you for the opportunity of allowing us to present this proposal to you. Should you have any questions regarding this matter, please do not hesitate to contact us as we hope to be of further service to you on this project.

Sincerely,

Rick Peyton

Rick Peyton
Project Manager
rpeyton@yalemech.com
320-293-6245

/hz

Stride Academy Charter School

ACCEPTED BY: _____

PRINT NAME: _____

PRINT TITLE: _____

DATE: _____

50% payment due upon customer approval of proposal and before ordering equipment.