



LETTER TO OWNERS REGARDING REPLACEMENT OF FAN COIL UNITS

Dear Owners at The Hermitage,

Thank you for attending the April 2nd educational webinar to discuss Unilux's fan coil replacement program. A video recording of the presentation can be found [here](#). Your fan coil units are the HVAC system in your condo unit that delivers your heating and cooling. Each condo has 1 or 2 fan coil units. They are owned by the homeowner, and replacing it is the homeowner's responsibility.



Important information about the project:

- Please pay your deposit [here](#), by April 27th to lock in this group rate pricing. A copy of the paper order form is also available at this link: <https://uniluxpayments.com/thehermitage/>
- A copy of the educational webinar presentation is available on the website above.
- The work is expected to begin in June and July with valve replacements and fan coil installations to follow (depending upon owner participation in this program). Installations will take 1-1.5 days per FCU and will be coordinated individually with each homeowner.

Gary Cwik is the dedicated project manager. You may reach him by phone at 800-337-3967 or by email at GCwik@uniluxsuitsolutions.com

FAQ

Why should I replace my fan coil unit at this time?

- The current fan coil units are over 40 years old, significantly past their useful life of 30 years. They could fail at any moment and have throughout the building.
- There have been air conditioning failures mid-summer, leaving residents without cooling for weeks.
- The drain pans have corroded and caused water leaks, which have damaged residential units and their neighbors.
- We will manufacture the replacement units in bulk. The resulting economies of scale will allow us to offer these units to you at a significant savings versus an independent purchase.



When will the installations start?

We will begin production of the new units at the end of May 2025. Valves will be replaced in June. Fan Coil Units will be replaced in July.

What is the scope of work?

We are replacing all the functional components including the coil, valves, motor, blower, all electrical controls, and thermostat.

1. Protect floors and walls around fan coil with mats, sheets, and drop cloths.
2. Disconnect existing equipment from power and water supply.
3. Remove original equipment including coil, blower, drain pan, fan housing, and wiring.
4. Supply and install fan coil unit with filter:
 - a. Stainless steel housing and drain pan
 - b. 2-pipe coil; ½" copper with corrugated aluminium fins mechanically bonded
 - c. ECM motor, 3-speed fan, flood sensor/alarm, and Honeywell TB8575 thermostat
 - d. 3-way valve and actuator
 - e. Air supply: top discharge, air return: underside
 - f. Physical dimensions custom built to match existing dimensions

Who is Unilux?

Unilux, established in 1972, is one of the largest manufacturers and installers of fan coils and heat pumps in North America. For more information, please visit www.uniluxsuitsolutions.com or contact us at info@uniluxsuitsolutions.com.

What is the warranty period?

2 years parts and labor on any manufacturing or installation defects. There is an additional 3 years available for \$360, for a total warranty of 5 years.

Can I pay by credit card or check and what are the payment terms?

We recommend using your credit card on the online portal. Or you may use the paper form (found on pages 4-5) and pay by credit card or check.

There are two payment options:

- 1) 30% downpayment, 70% upon completion
- 2) 30% downpayment, 70% spread across 12 equal monthly payments plus a \$300 admin fee.
- 3) Acorn Financing <https://www.acornfinance.com/apply?d=LN7EN#/personal>
- 4) Third-Party Financing – 6.99% APR for 5 years. Approximately \$115.21/month for 60 months. Email administrator@uniluxsuitsolutions.com for more information.



70 W Huron: Fan Coil Sign Up Form

Thank you for choosing Unilux to replace your aging HVAC low-boy fan coil units.

To sign up, please order here <https://uniluxpayments.com/thehermitage/> (preferred) or complete the form below. Deliver the form and deposit check (if applicable) to your management office or send them in the mail to 5545 N. Northwest Hwy, Chicago, IL 60630. Deposits will be processed upon receipt.

Step 1:

Please enter the desired quantity and model and quantity of additional warranties (if applicable).

Please calculate the quantity, subtotal, and deposit amount (blue columns).

Product	Quantity	Cost	Deposit	Deposit Amount
Fan Coil - 350 CFM - Hermitage		x \$5,150	X 30% =	
Fan Coil - 450 CFM - Hermitage		x \$5,300	X 30% =	
Fan Coil - 600 CFM - Hermitage		x \$5,450	X 30% =	
Fan Coil - 800 CFM - Hermitage		x \$5,650	X 30% =	
Additional 3-Year Warranty (5-Year Total Warranty) for 1 FCU		x \$360	X 30% =	
Ecobee Smart Thermostat Premium Pro		x \$249	X 30% =	
Total				

Step 2:

Please choose a payment option:

- Payment Option 1:
 - 30% down payment required prior to installation.
 - Remaining 70% balance due upon completion.
- Payment Option 2:
 - 30% down payment required prior to installation.
 - Remaining 70% balance split across 12 equal monthly payments.
 - Additional \$300 finance charge per unit financed will be added to total cost.
 - There is zero % interest.

Step 3.

Please complete the form below by April 27th, 2025

If paying by credit card: the deposit will be charged upon receipt. The balance will be charged upon installation.



If paying by check: send a check for the deposit amount along with this form to Unilux.

Name of Suite Owner(s):	
Installation Address:	70 W Huron Street, Chicago, IL 60654
Suite #	
30% Deposit Amount (calculated on previous page)	
Phone #	
Email Address:	
Payment Method: (Check or Credit Card)	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <u>Credit Card</u> <input type="checkbox"/> </div> <div style="text-align: center;"> </div> <div style="text-align: center;"> <u>Check</u> <input type="checkbox"/> </div> </div>
Payment Details: <i>If paying by check, please make check payable to "Unilux Suite Solutions". Payment must be included at time of order.</i> <i>If you would like to leave your credit card details blank for privacy concerns, we can call you to take them over the phone.</i>	Check # Credit Card Holder Name: Credit Card # Exp. Date: CVC Code: Billing Address for Credit Card:
Owner's Signature:	
Date of Acceptance:	



Questions? Call or email us at

P. 800-337-3967 | **E.** info@uniluxsuitsolutions.com

*The Educational Event will
begin in just a few minutes*

Fan Coil Educational Event

The Hermitage – 70 W. Huron Street

April 2nd, 2025



UNILUX
suite solutions



About Unilux Suite Solutions

- Established in 1972
- Manufactured over one million fan coil units and heat pumps
- Offices in Chicago and Toronto

Chicago

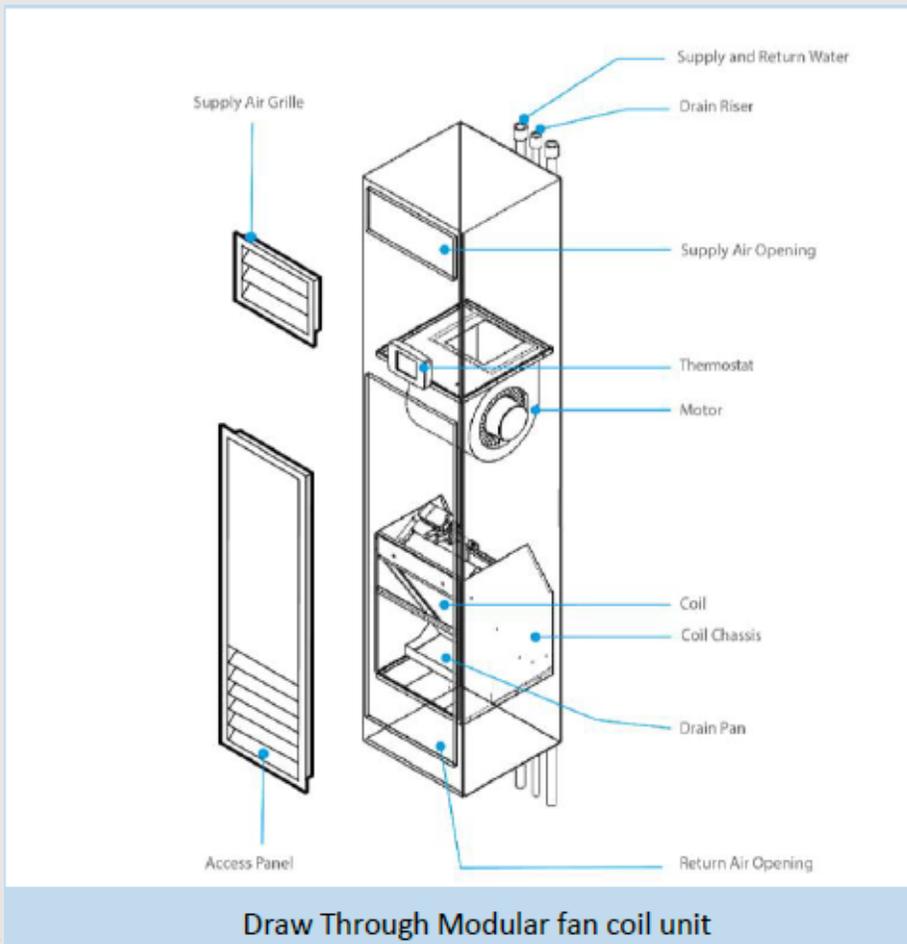


Toronto

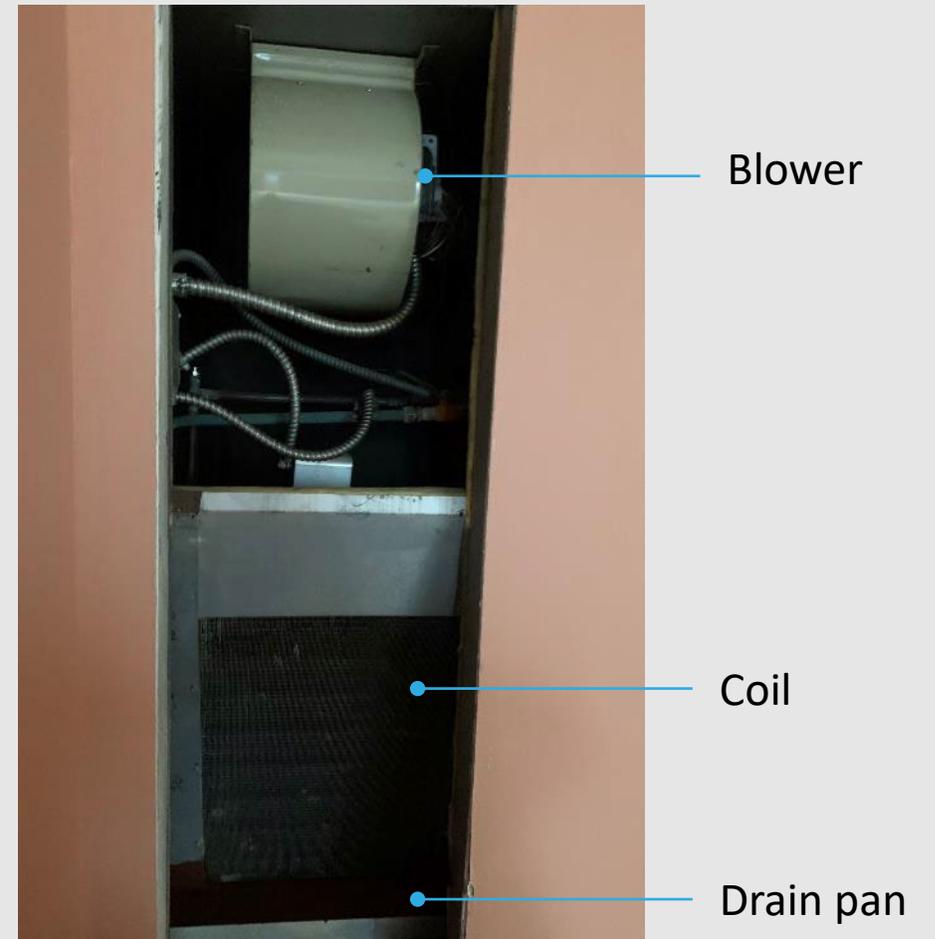


Equipment Overview

Typical draw-through fan coil



Current 40-year-old draw-through fan coil



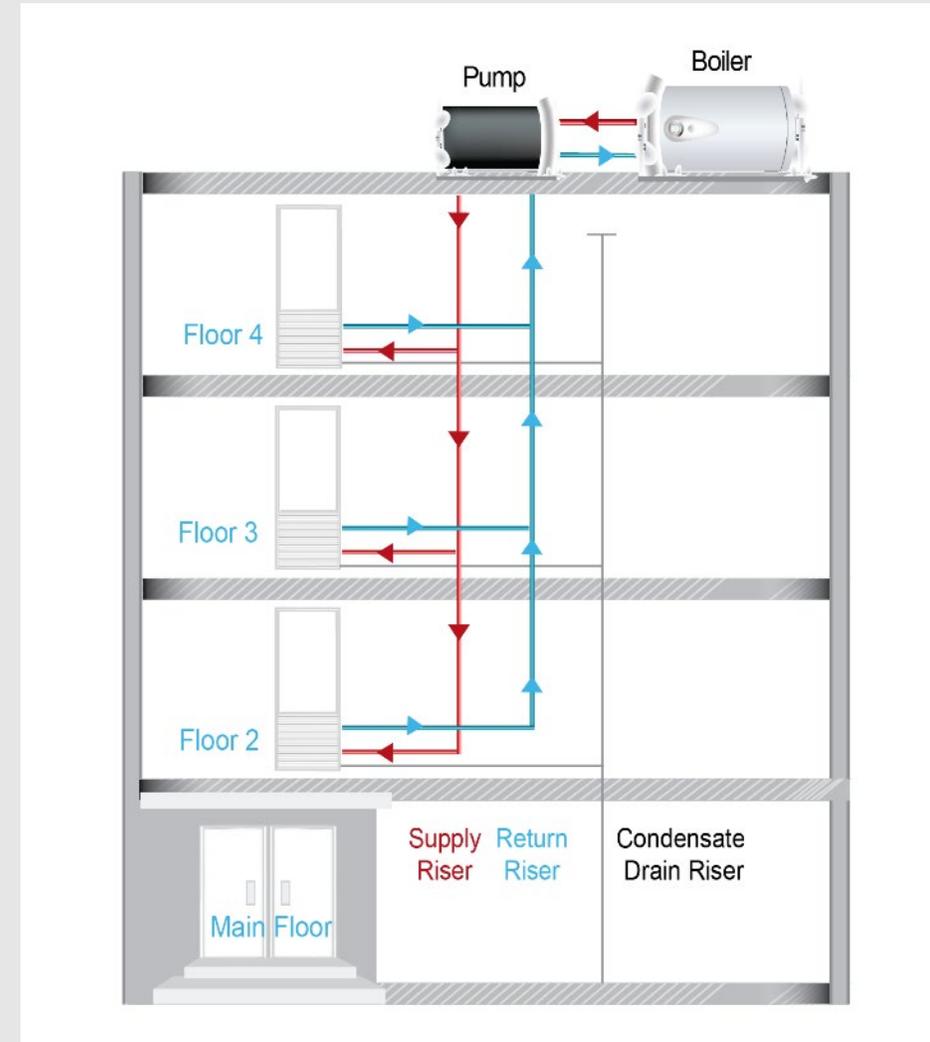
Building HVAC System and FCU overview

Your **Fan Coil Unit (FCU)** filters your air and provides your suite with heating and air conditioning.

In the winter, a **boiler** produces hot water which is pumped throughout the building through a series of vertical pipes called **risers**.

In the summer, a **chiller** produces cold water and pumps that same water through the risers.

Your FCU is connected to one of the many risers, the same **riser** as the unit above and below you from the first floor to the top floor.



Risks with Fan Coils over 25 years



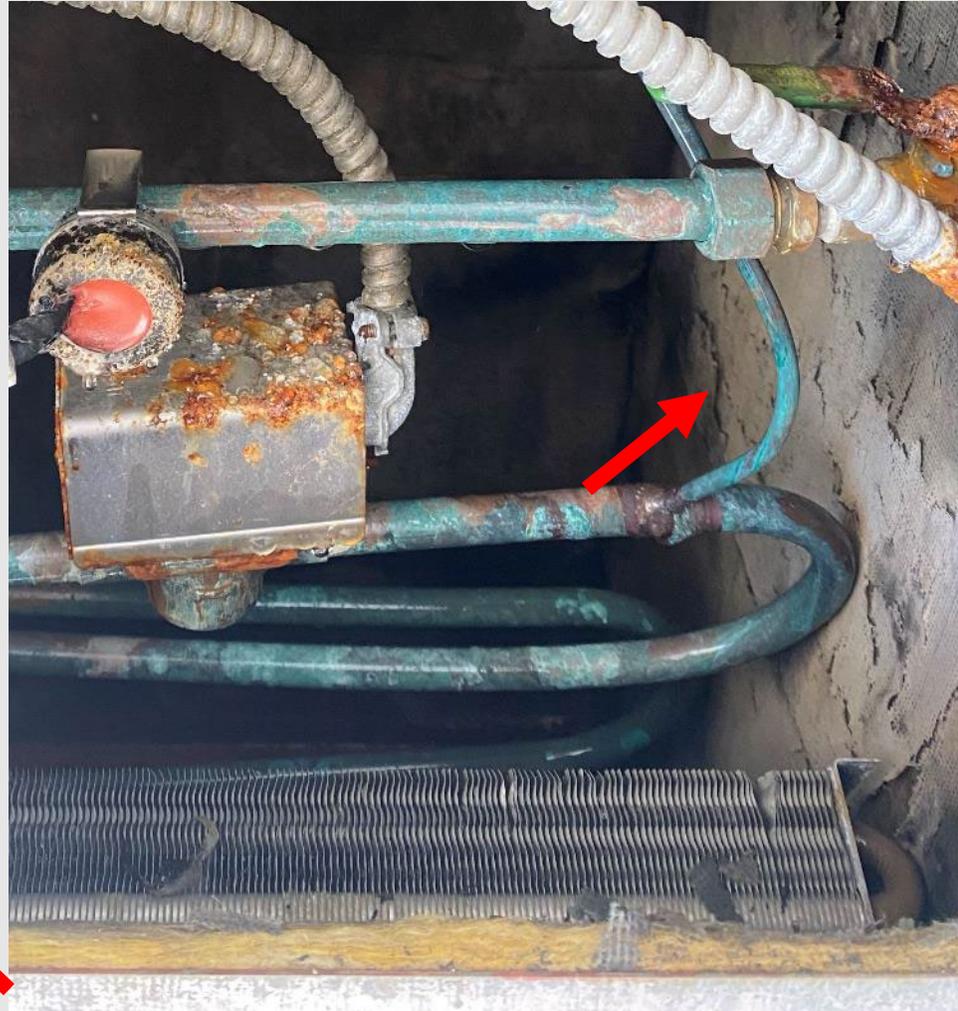
-  Fiberglass Deterioration
-  Rusted Drain Pans and Seized Valves
-  Microbial Growth
-  Reduced Air Flow

Deterioration of Fiberglass Lining

Below blower motor



Above coil



Back of internal access panel



Risk of Flooding

Scale corrosion on dried-out pan



Pan not draining due to significant build up



Rusted Valves

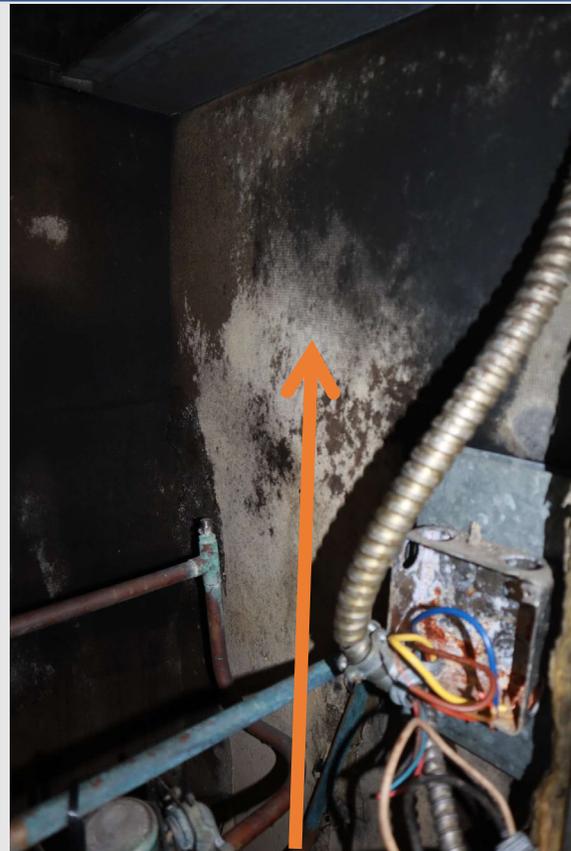
Valves may be seized. They should be functional in the event of a service emergency.



Original 1985 Hermitage Fan Coils



Corroded and deteriorating galvanized steel drain pan



Microbial growth on degraded fiberglass insulation



Unit clogged with debris inhibiting air flow

Summary of Benefits

Improved Indoor Air Quality:

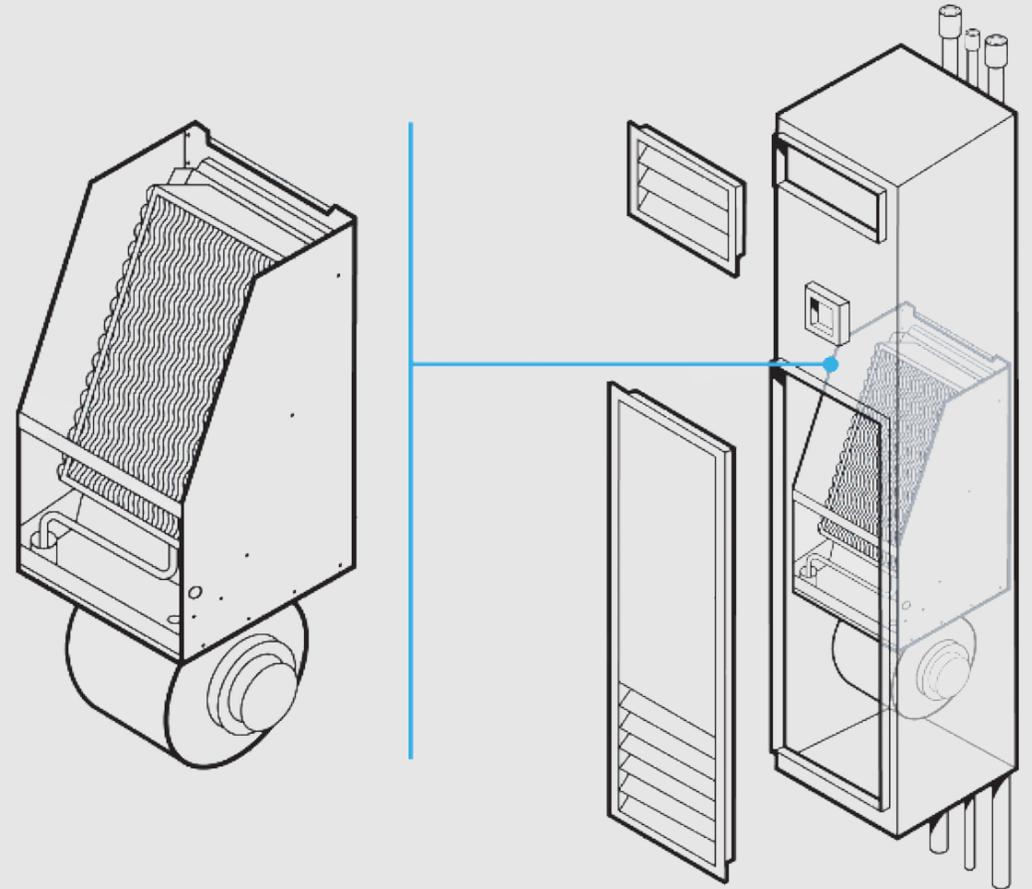
- Closed cell foam insulation with anti-microbial properties
- Improved air flow and ventilation from brand new, unclogged coils

New High Efficiency ECM Motor:

- Energy efficient
- Quieter operation

Reduced Risk of Flooding:

- Stainless steel drain pan with an angled design to prevent leaks and floods
- Drain pan sensor/alarm included with valve to shut the unit down in case of excess water
- New Ball Valves



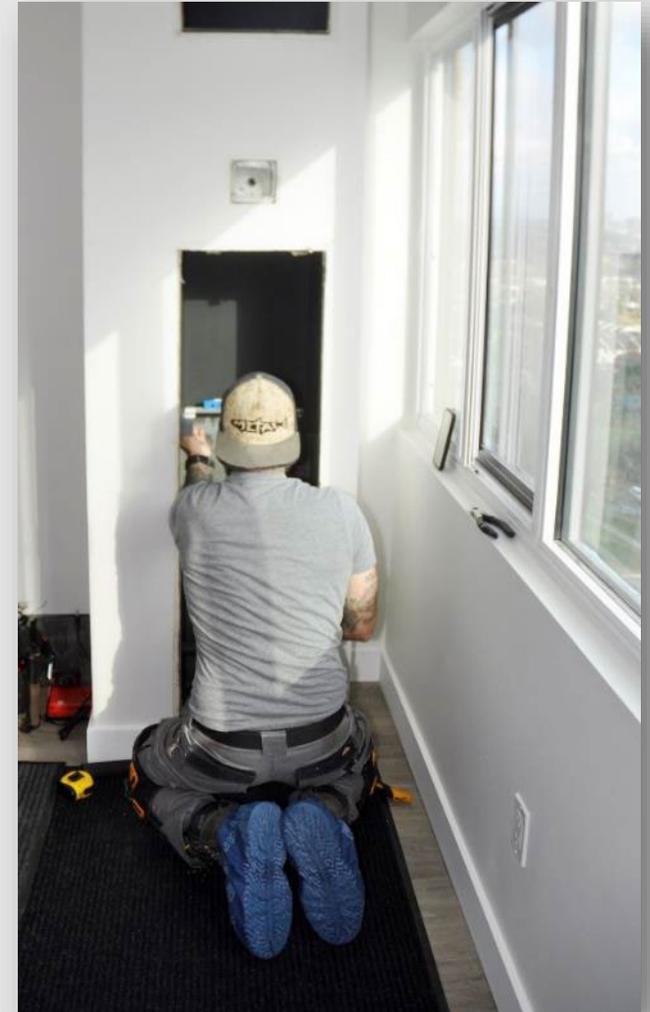
Installation Process



Fan coil abatement
and insulation removal

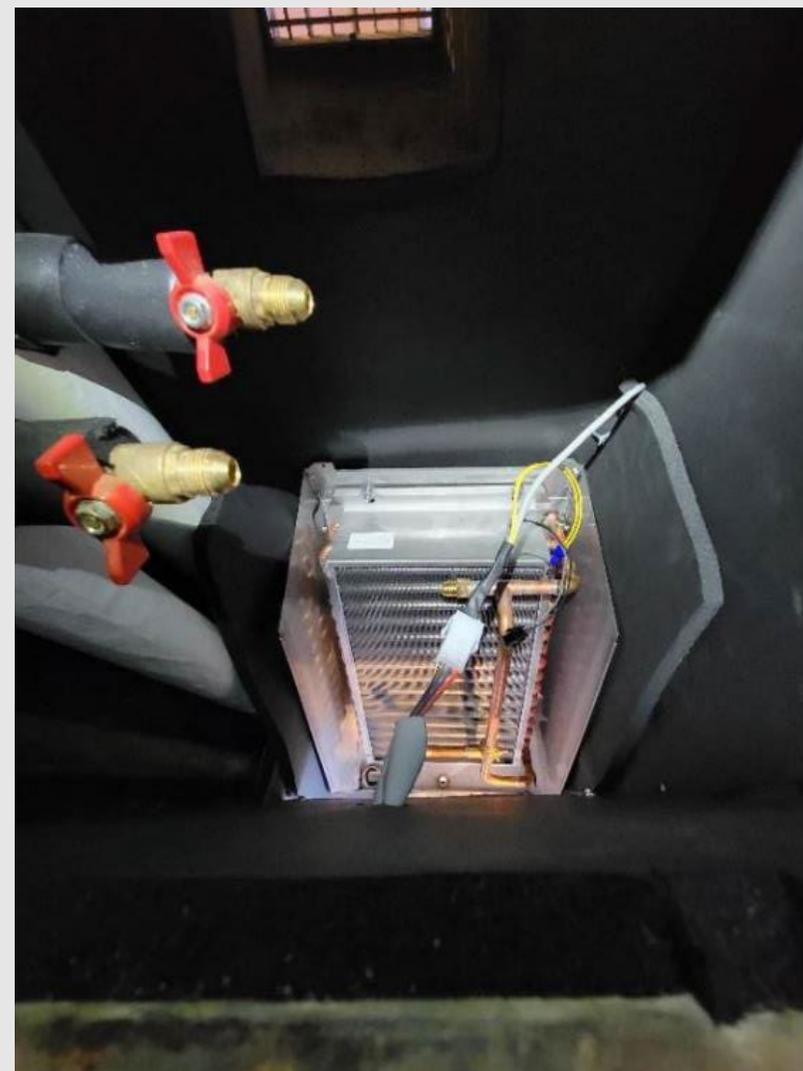
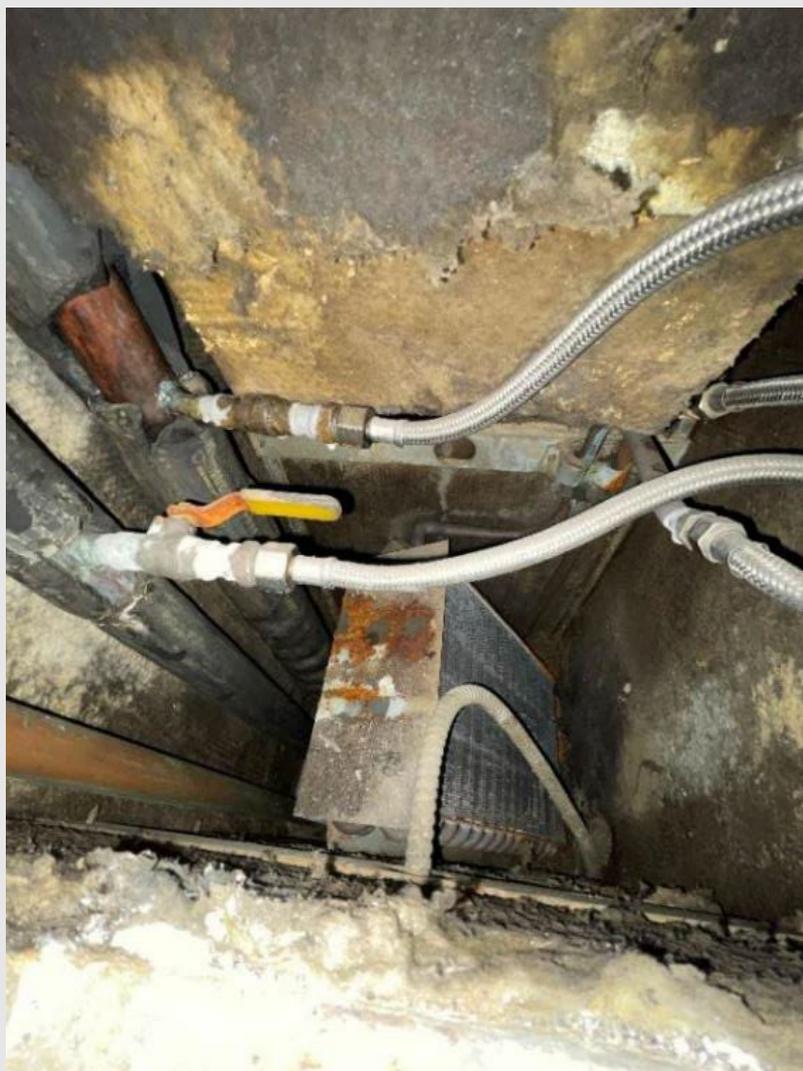


Clean and sterilize cabinet



New fan coil insert installed

Inside Before & After



Outside Before & After

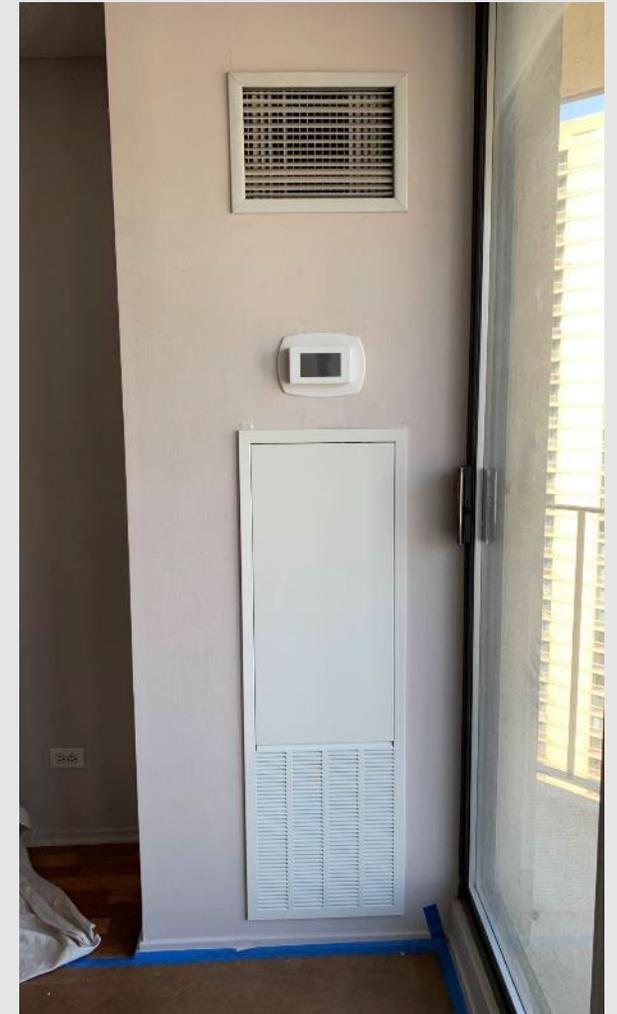
Abatement tent



New fan coil



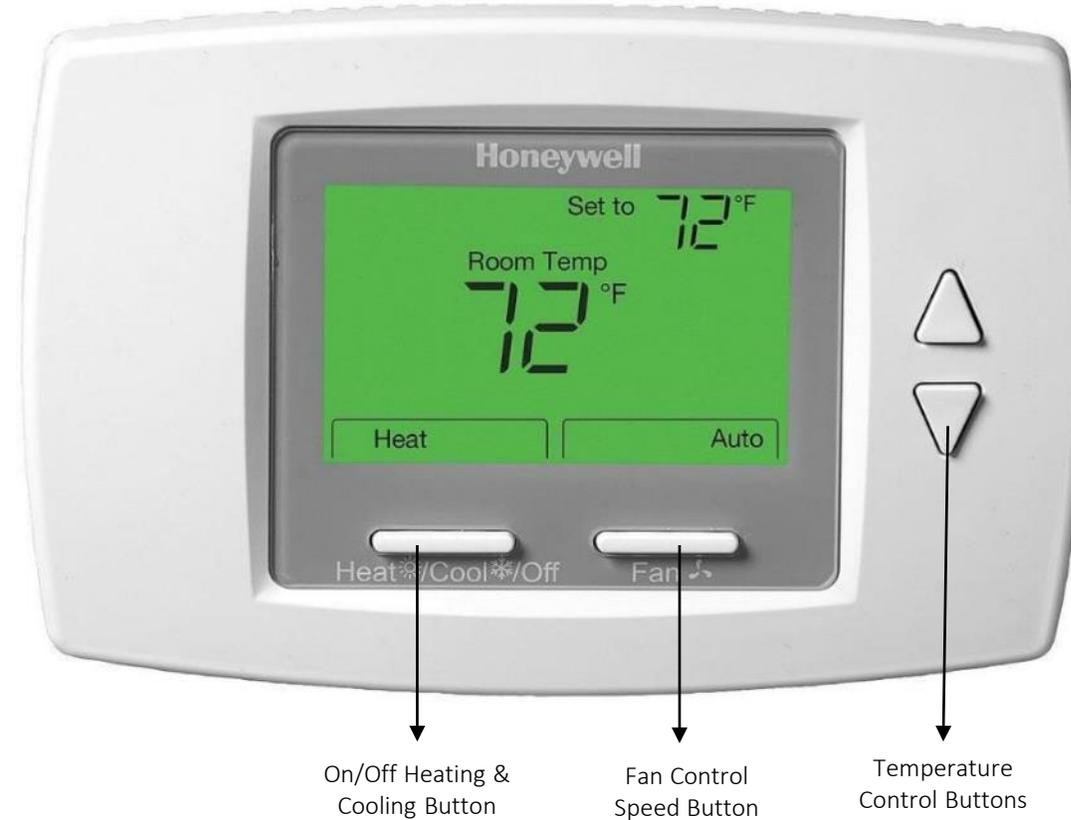
New access panel



New Honeywell Digital Thermostat



Honeywell TB8575 Thermostat



Honeywell TB8575 Digital Thermostat

- Heat – Cool – On/off
- Fan speed: High, Medium, Low, Auto
- Temperature up & down
- Digital display of room temperature and set temperature

How to prepare for an installation

- We will call you to schedule an installation date. Each installation takes approximately 1.5 days.
- Please make sure there is a clear path from the door to the fan coil unit.
- Remove any pictures or wall mounted items and any furniture blocking the 6' X 6' working area needed in front of the fan coil.



Approximately 4' X 6'

Cost

Sign up here:

<https://uniluxpayments.com/thehermitage/>

Pricing is dependent upon the size of the unit

- Unilux only replaces like-for-like (e.g. 600 CFM unit replaces 600 CFM unit)
- Volume offer exclusive to The Hermitage
- 350 CFM - \$5,150 per FCU
- 450 CFM - \$5,300 per FCU
- 600 CFM - \$5,450 per FCU
- 800 CFM - \$5,650 per FCU
- 4 Payment options
- 2-year parts and labor warranty (optional 3-year extension available)



The Hermitage

Welcome to the Fan Coil Registration Page for The Hermitage

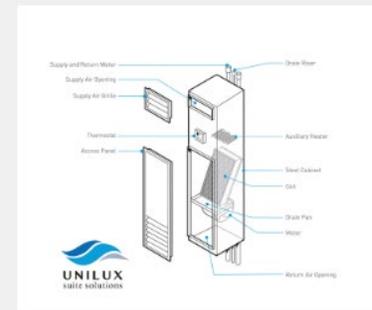
Unilux is pleased to offer replacement fan coils for your condominium. For more information about the product and process, please refer to the Fan Coil Retrofit Package.

Fan Coil Retrofit Package
([Click here](#))



What is a fan coil?

A vertical fan coil is a type of HVAC system commonly found in high-rise residential buildings. The fan draws ambient air from the suite across a coil circulating hot or cold liquid. The air is heated or cooled depending on the season and thermostat settings, and then recirculated into the suite. A fan coil does more than heat and cool, it also cycles and filters the air in your home. The fan coil is commonly found behind an access panel in your suite.



Timing

Sign up here:

<https://uniluxpayments.com/thehermitage/>

Timing

- Sign up until April 27th
- Valves replaced in May (20-30 mins per FCU)
- Unilux will return to the unit after the valve change to test the connections
- Units installed in June/July based on volume of orders
- Approximately 1-2 business days per unit to install
- Unilux will give you two weeks' notice of the week that the unit will be installed.



The Hermitage

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Payment Options

1. 30% down payment required, remaining 70% due upon installation
2. 30% down, remaining 70% spread across 12 monthly payments (0% interest, \$300 finance fee per fan coil financed)
3. 2 to 7-year financing available through Acorn Finance
<https://www.acornfinance.com/apply?d=LN7EN#/personal>
 - Acorn does a soft credit check and lends funds directly to you
 - Once you receive the funds (1 to 3 days), please go back to the [Payment Portal](#) and choose the *30% down payment 70% upon completion* option.
4. Home Improvement Loan through our financing partner, Regions Bank
 - ~6.99% for 5 years.

Please email administrator@uniluxsolutions.com for more information regarding the Regions Bank financing program

Using the Portal

Step 1

Select quantities and add to cart

Products	Price	Quantity	Add To Cart
Fan Coil - 350 CFM - Hermitage	\$5,150.00	<input type="text" value="1"/>	Add To Cart
Fan Coil - 450 CFM - Hermitage	\$5,300.00	<input type="text" value="1"/>	Add To Cart
Fan Coil - 600 CFM - Hermitage	\$5,450.00	<input type="text" value="1"/>	Add To Cart
Fan Coil - 800 CFM - Hermitage	\$5,650.00	<input type="text" value="1"/>	Add To Cart

Optional Accessories	Price	Quantity	Add To Cart
Additional 3-Year Warranty (5-Year Total Warranty) for 1 Fan Coil.	\$360.00	<input type="text" value="1"/>	Add To Cart

Using the Portal

Step 2

a) **Installation Address?**

Onsite contact first name * Onsite contact last name *

Onsite Phone number *

Onsite Email *

Country / Region *
United States (US)

Street address *

Suite *

City *

Chicago

Zip Code *

60601

State *

Illinois

b) **Billing details**

[Copy Installation Address](#)

Product		Subtotal
Fan Coil - 450 CFM - Hermitage	× 1	\$5,300.00
Subtotal		\$5,300.00
Total		\$5,300.00
Deposit to pay now		\$1,590.00
Future payments		\$3,710.00

Pay Deposit Full Amount

30% deposit and 70% on completion
 30% deposit and remainder over 12 months

Credit Card VISA MASTERCARD AMERICAN EXPRESS DISCOVER MORGAN STANLEY

Billing address needs to be same as credit card address

Step 2: Billing details

- Enter your name and unit #.
Your installation address is pre-populated
- Copy over billing address or enter a new one
- Choose payment plan and enter credit card details

Using the Paper Form



70 W. Huron: Fan Coil Sign Up Form

Thank you for choosing Unilux to replace your aging HVAC vertical fan coil units.

To sign up, please order here www.uniluxpayments.com/thehermitage (preferred) or complete the form below. Deliver the form and deposit check (if applicable) to your management office. Deposits will be processed upon receipt.

Step 1:

Please enter the desired quantity and model, quantity of additional warranties, and quantity of Premium Thermostat option (if applicable).

Please calculate the quantity, subtotal, and deposit amount (blue columns).

Product	Quantity	Cost	Deposit	Deposit Amount
Fan Coil - 350 CFM - Hermitage		x \$5,150	X 30% =	
Fan Coil - 450 CFM - Hermitage		x \$5,300	X 30% =	
Fan Coil - 600 CFM - Hermitage		x \$5,450	X 30% =	
Fan Coil - 800 CFM - Hermitage		x \$5,650	X 30% =	
Additional 3-Year Warranty (5-Year Total Warranty) for 1 FCU		x \$360	X 30% =	
Ecobee Smart Thermostat Premium Pro		x \$249	X 30% =	
Total				

Step 2:

Please choose a payment option:

- **Payment Option 1:**

- o 30% down payment required prior to installation.
- o Remaining 70% balance due upon completion.

- **Payment Option 2:**

- o 30% down payment required prior to installation.
- o **Remaining** 70% balance split across 12 equal monthly payments.
- o **Additional** \$300 finance charge per unit financed will be added to total cost.
- o There is 0 % interest.

Step 3:

Please complete the form below by **April 27th, 2025**

If paying by credit card: the deposit will be charged upon receipt. The balance will be charged upon installation.



If paying by check: deliver a check for the deposit amount along with this form to the management office. We will call you to collect the balance upon completion.

Name of Suite Owner(s):	
Installation Address:	70 W. Huron Street Chicago, IL 60654
Suite #	
30% Deposit Amount (calculated on previous page)	
Phone #	
Email Address:	
Payment Method: (Check or Credit Card)	Credit Card Check
Payment Details: <i>If paying by check, please make check payable to "Unilux Suite Solutions". Payment must be included at time of order.</i> <i>If you would like to leave your credit card details blank for privacy concerns, we can call you to <u>take</u> them over the phone.</i>	Check # Credit Card Holder Name: Credit Card # Exp. Date: CVC Code: Billing Address for Credit Card:
Owner's Signature:	
Date of Acceptance:	

Questions? Call or email us at

P. 800-337-3967 | E. info@uniluxsuitsolutions.com

Summary

Fan Coil Units at The Hermitage are **40** years old, well past their useful lifespan of 25-30 years.

Sign up:

<https://uniluxpayments.com/thehermitage>

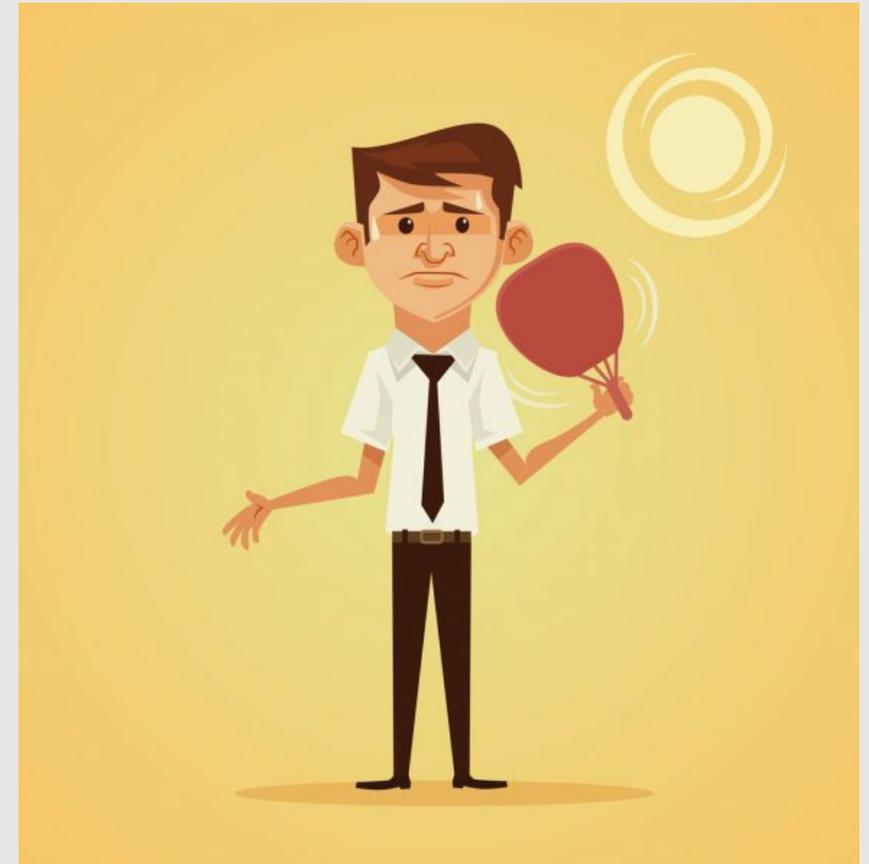
Pricing

- Between \$5,150 to \$5,650 per fan coil unit
- NO additional taxes or credit card processing fees.
- 30% deposit required
- 4 payment and financing options
- 2-year (included) or 5-year total parts and labor warranty (added cost)

Timing

- Deadline to sign up **April 27th, 2025**
- Valve replacements begin in May (weather dependent)
- Unit replacements in June/July

Questions?



Questions

