



Unilux is pleased to offer replacement fan coils and accessories for residents at
345 West Fullerton Parkway

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Communication from your Property Management

Dear Residents,

Thank you to everyone who joined the recent fan coil replacement informational session. For those who were unable to attend, we wanted to share key highlights and the next steps to assist you in planning.

Project Overview:

As part of our building's ongoing modernization efforts, the fan coil units—many of which are over 50 years old—are being replaced with updated, energy-efficient systems. In their current state, the fan coil units have a higher risk of:

- Flooding, as the drain pan develops corrosion, and the drain line can get clogged.
- Inefficient heating and cooling as debris accumulates on the backside of the coil.
- Compromised indoor air quality (IAQ) as the fiberglass insulation deteriorates and microbes may grow in stagnant condensate moisture.

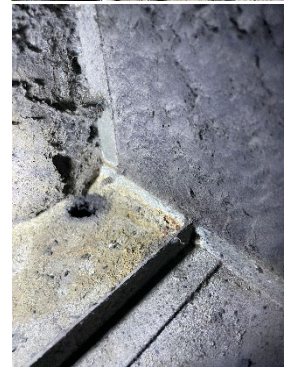
After 25 years, we recommend replacement of the original fan coil, just as one would replace a furnace in a single-family home. The retrofit fan coil will be designed/engineered to the specifications of the original fan coil and slide into the existing space and updated with the latest technology including:

- Flood prevention sensors
- More energy-efficient electrical components
- Mold and rust-resistant materials

Before & After Photos are included in the presentation.

You'll find examples of previous installations including:

- Interior fan coil unit replacement
- Updated fan coil access doors
- Completed interior finishes to match existing aesthetics
- Modernized piping and insulation





Cost & Payment Details:

The cost for fan coil replacement is **\$6,900**, which includes a **\$1,000 rebate**.

There are 4 payment plan options available to fit a range of financial needs, including 0% interest and 5-year financing (subject to approval).

Payment Plan Options:

1. 30% down, 70% upon completion (no additional fees)
2. 30% down, 12-month interest-free plan with \$300 admin fee
3. 30% down, 24-month interest-free plan with \$500 admin fee
4. 0% down, 5-year financing at 9.99% interest (~\$146.57/month)

Warranty:

Each Unilux unit comes with a **2-year parts & labor warranty**, with the option to extend it to a total of **5 years for \$375**.

Timeline:

- **Sign-up deadline:** August 17
- **Bulk project begins:** Late November
- **Estimated duration:** 3–4 months
- **Installations:** Tier-by-Tier
- **Unit access needed:** 1 week per unit, but expected to only work for 2 days

How to Sign Up:

Visit the portal here: <https://uniluxpayments.com/345wfp>


Select your quantity, unit number, and preferred payment plan to complete your registration.

A formal notice will be emailed on Monday, including the full recording of the meeting and a copy of the presentation slides.

Questions?

Please reach out to:

Gary Cwik Project Manager, Unilux

 773-849-5821

 GCwik@uniluxsuitsolutions.com



Fan Coil Replacement

Educational Event

345 W. Fullerton Pkwy

July 24, 2025

Zoom Presentation – Live Recording

Please click [here](#) to open the recorded zoom link.

Use this password to view the presentation: **VtL\$W0RP**

To read through the presentation at your own pace, please see the slides below.

The presentation will begin in a few minutes

Fan Coil Replacement Educational Event

345 W. Fullerton Pkwy

July 24, 2025

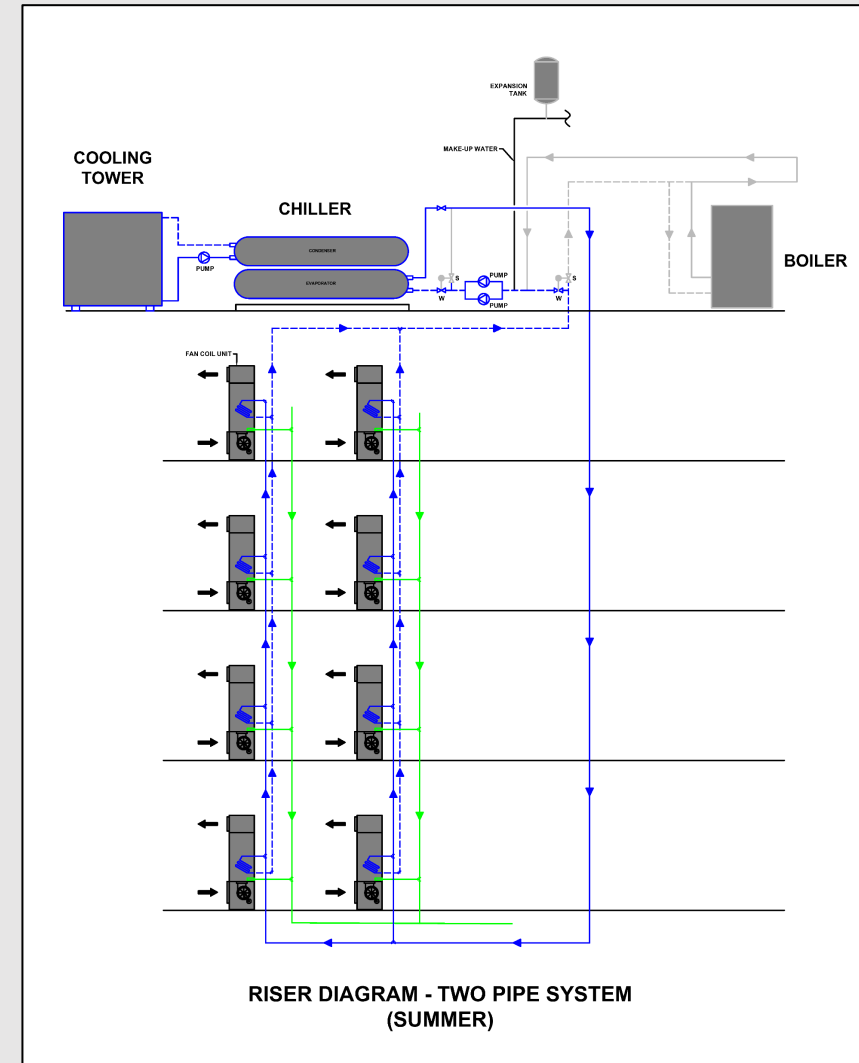


Building HVAC system overview

In the summer, a **chiller** produces cold water which is pumped throughout the building through a series of vertical pipes called **risers**.

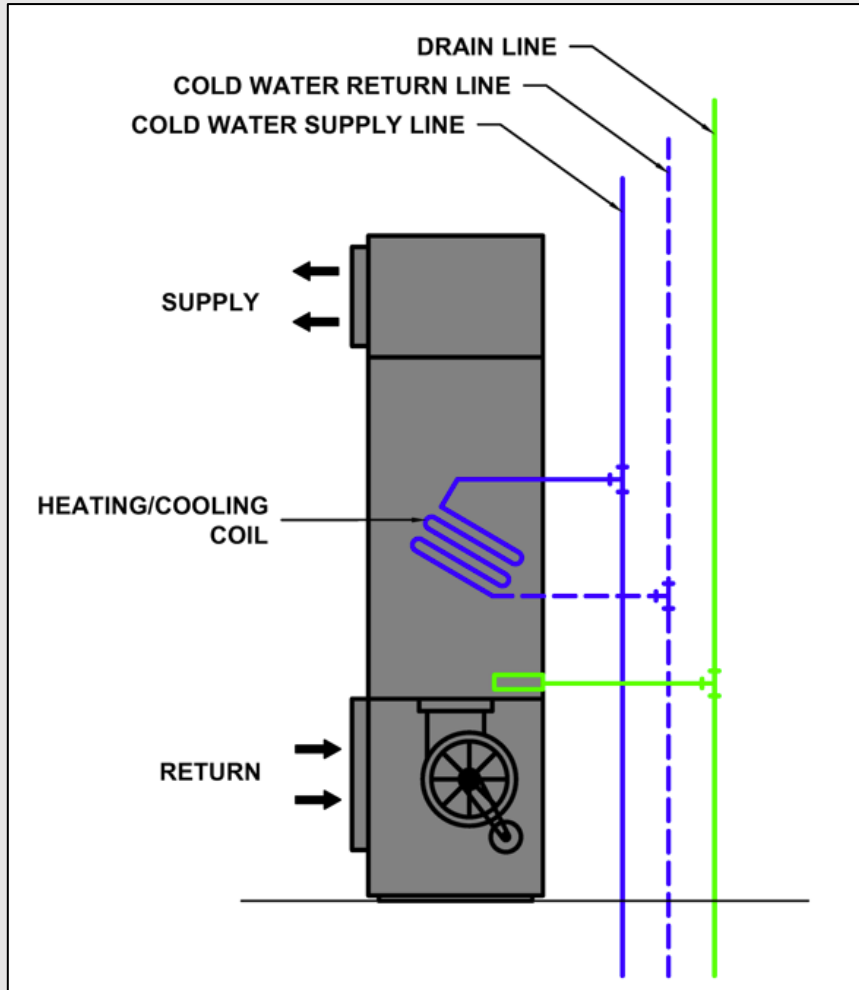
In the winter, a **boiler** produces hot water, which is also pumped throughout the building via the same risers. There is also an auxiliary electric heater (5kW to 7.5kW)

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.

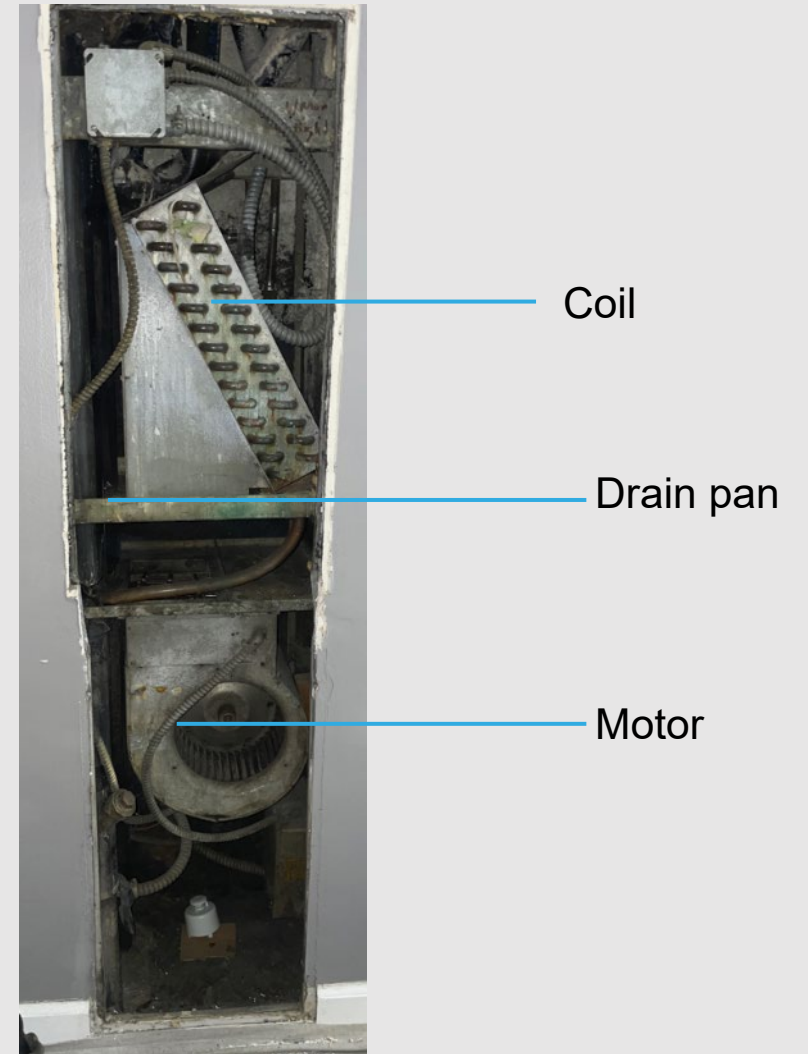


How does a FCU work?

Typical fan coil



Current 50+ year-old fan coil



Risks with Fan Coils over 30 years



Fiberglass deterioration



Rusted Drain Pans



Microbial Growth



Reduced air flow

Deterioration of Fiberglass Lining

Bottom of cabinet



Cabinet Walls



Cabinet Door



Side Wall of Cabinet



Corroded drain pans and coil walls. No flood sensors.

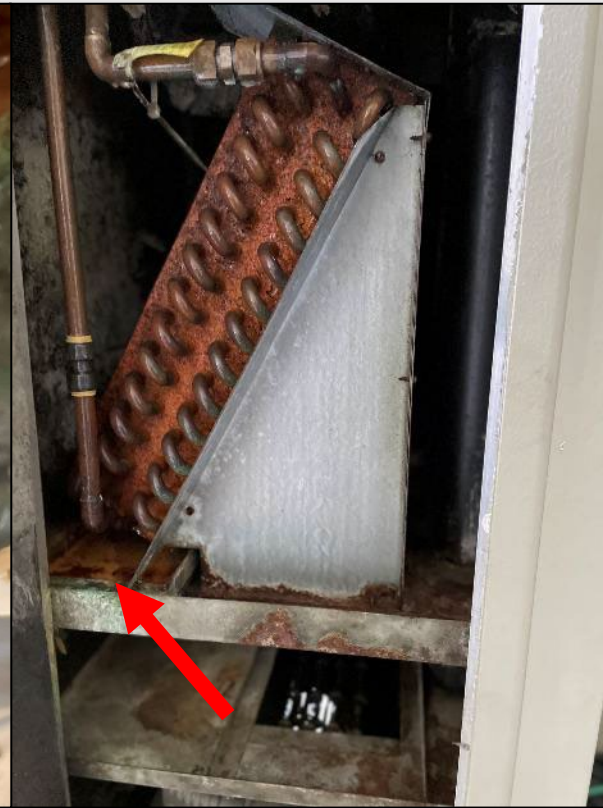
Coil Side Wall



Coil Side Wall



Rusted Drain Pan

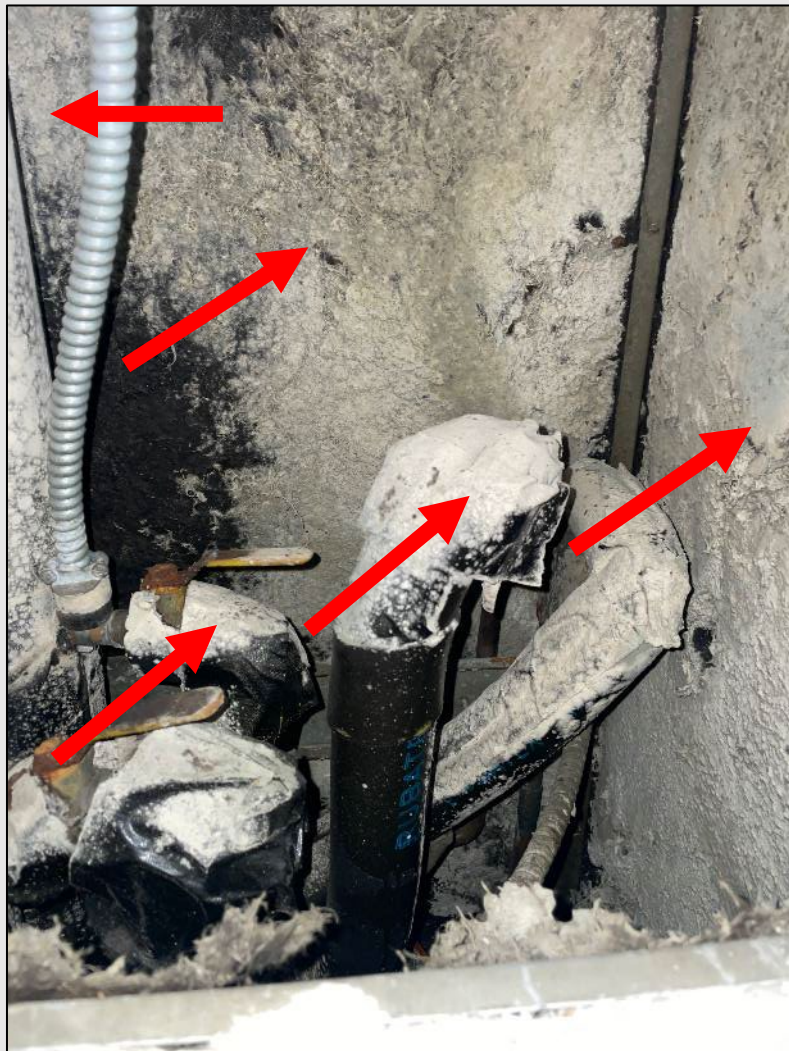


Scale Erosion on
Drain Pan, no
flood sensor



Microbial Growth

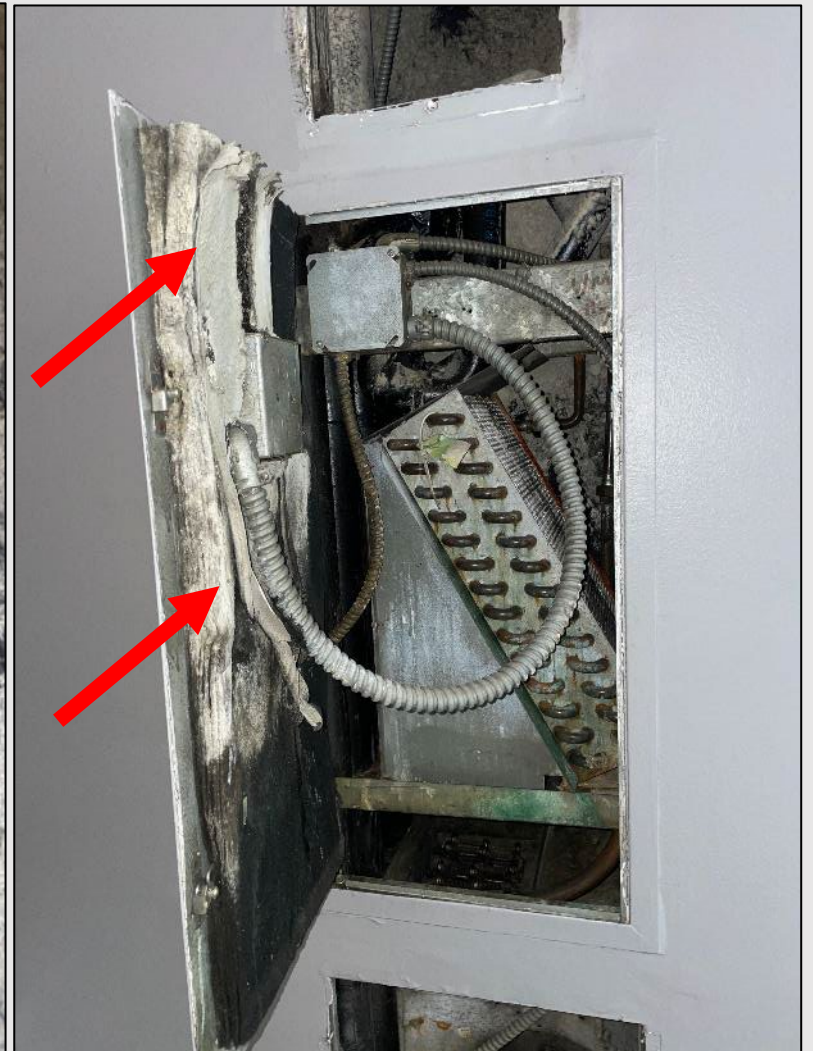
Entirety of Cabinet



Side Wall of Cabinet and Pipe Insulation

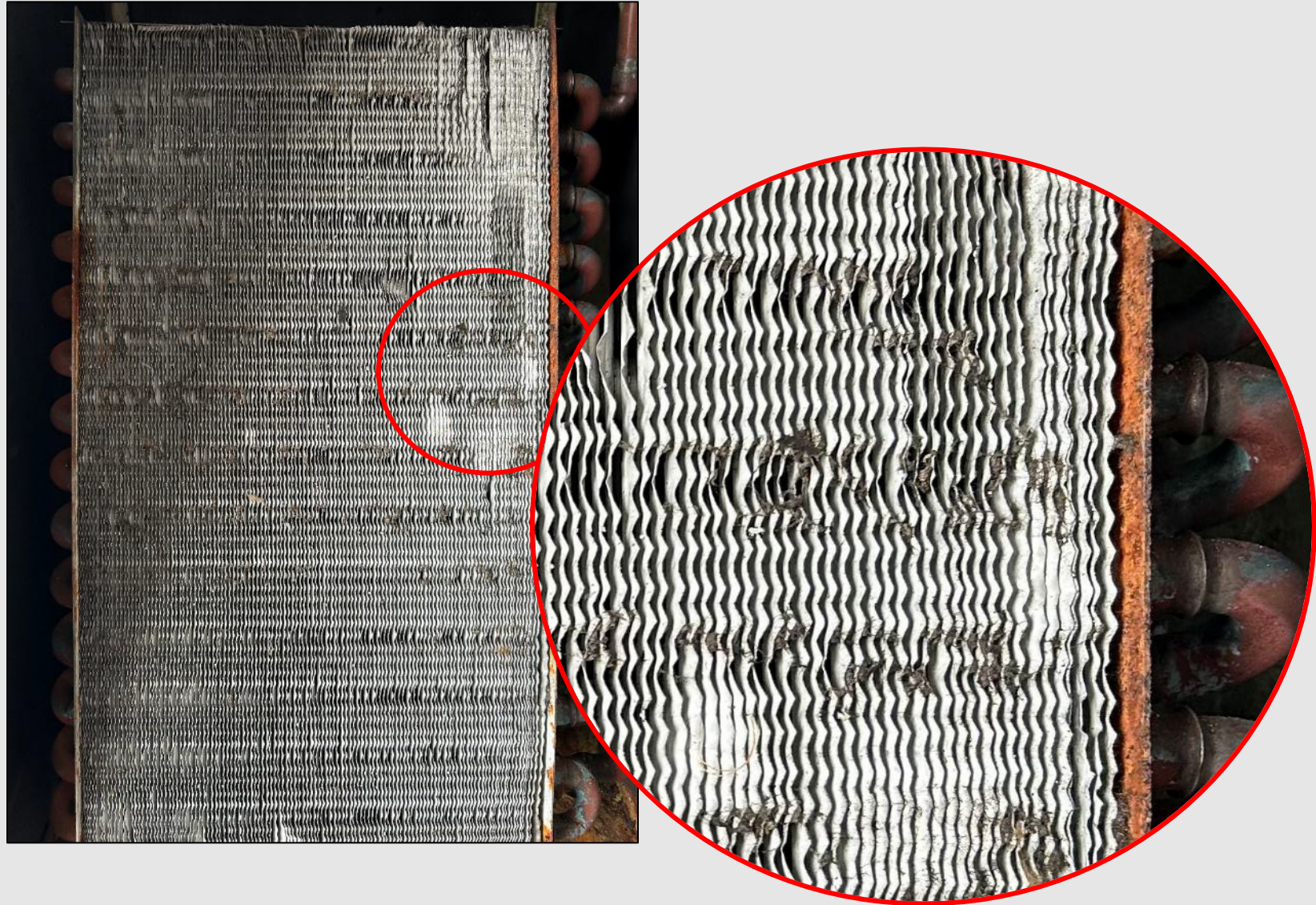


Back of Access Door

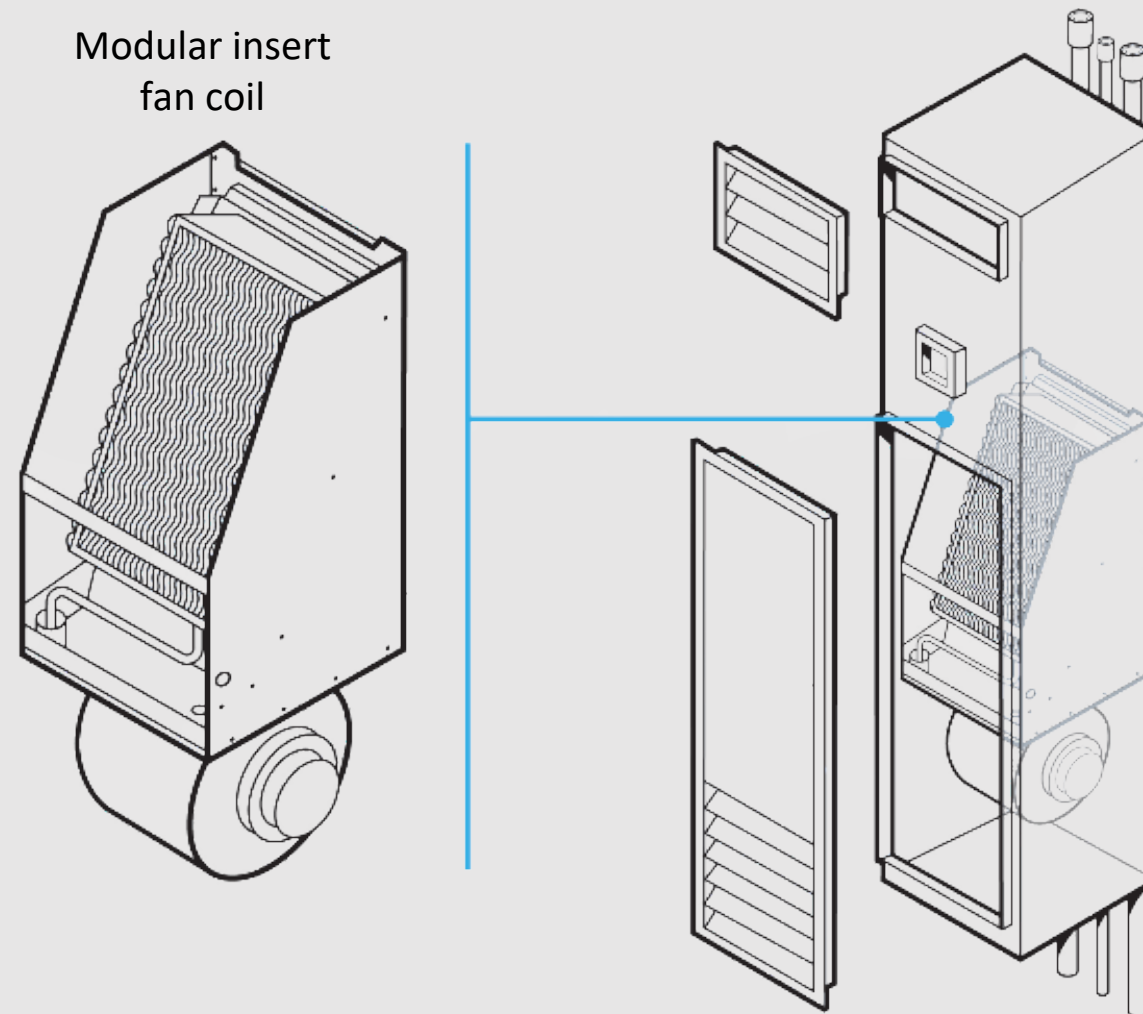


Reduced Airflow

- After 20 years, coils become clogged and blower motors lose effectiveness
- Our studies show between 25% and 50% less airflow



Part 2: New Fan Coils



Four Step Process



1



2



3



4

Wall cut to standard height and old insulation removed

Cabinet cleaned and re-insulated

New fan coil installed complete with new access door

Fan coil and deteriorated insulation removal



- Floors covering provided
- Illinois Department of Health guideline negative pressure containment tent protects the indoor environment
- Waste bagged within the tent and removed
- Full hazmat suits and respirators
- 3-4 hours with vacuum running.
- Residents are safe to be within the suite during installation

Before & After

Bottom of cabinet reinsulated



Before



New electrical control box

After

Faux wall installed to protect risers and prevent airflow leakage

Before & After

Risers, branch lines, and isolation valves

Old risers not fully insulated.
Cabinet insulation deteriorated and contaminated with mold.

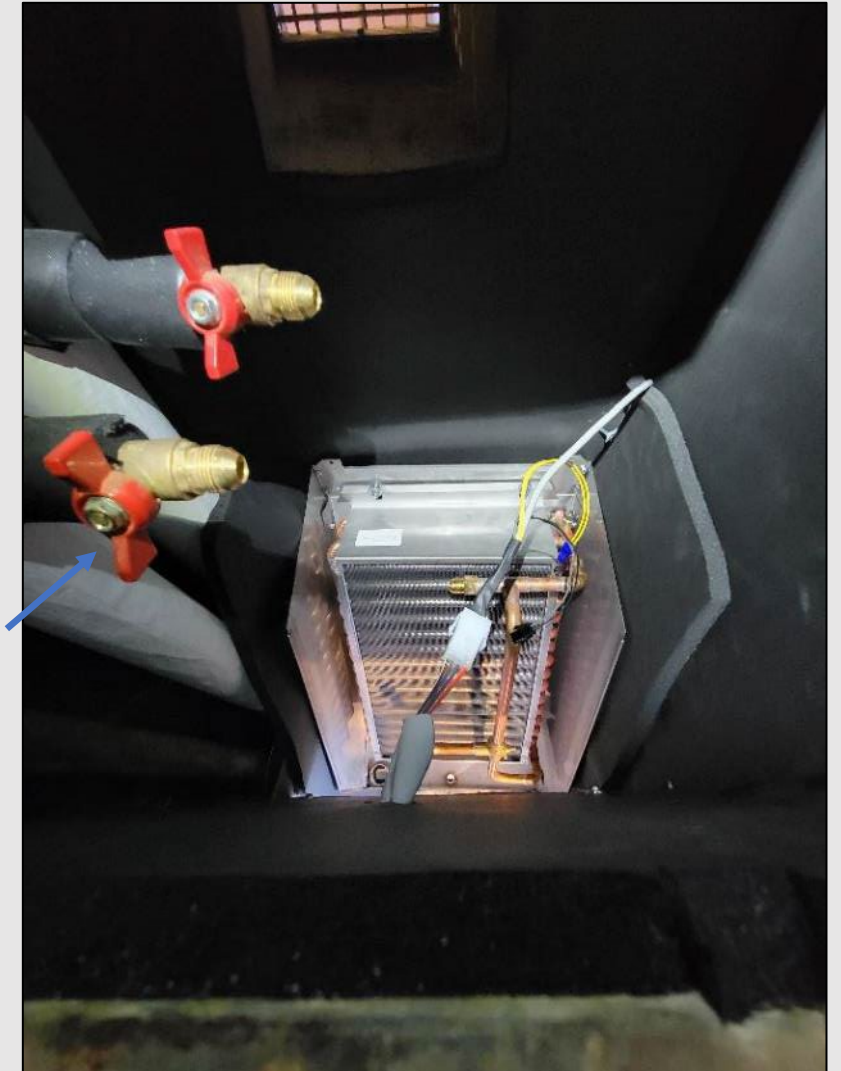


Before

Cabinet remediated, cleaned, and reinsulated with closed cell foam.

New isolation valves installed.

Fan coil turned to face front for better drain pan access.

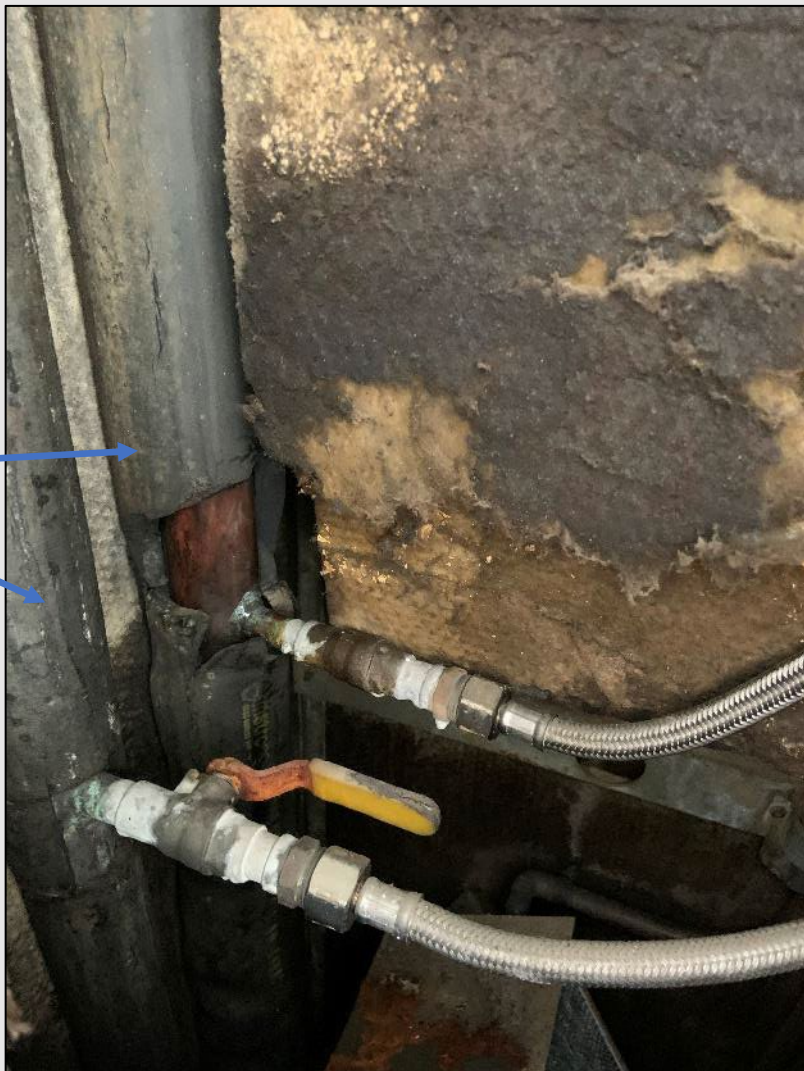


After

Before & After

Risers reinsulated

Supply and return
riser



Before



After

Before & After

Original unit



New unit



Fan coil access door – Before & After

Original unit



New unit

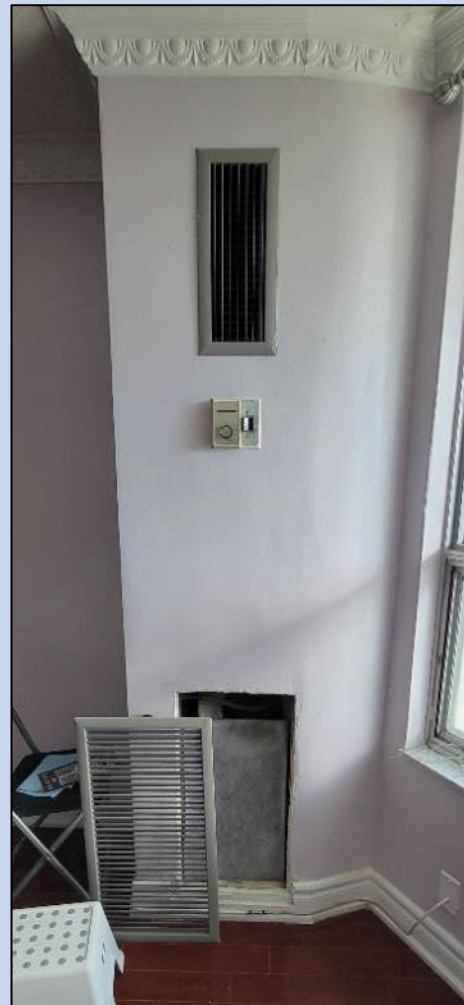


Before & After

Example 1



Example 2



How to prepare

- Clear path from the door to the fan coil unit
- Remove any pictures or wall mounted items in both rooms front and back of the fan coil unit.
- We require a 4' x 6' working area in front of the fan coil



Installation Schedule

- Begin bulk 345 W. Fullerton installations end of November.
- Estimated 3-4 months for the entire project.
- Work to be done riser by riser (vertically)
- 1 riser per week depending on participation.
- Each Fan Coil Unit will take 2 days to complete.
- We request PTE from each resident for the entire week.
- The heat in that Fan Coil Unit will be off for the 1-2 days. The rest of the building will not be affected.
- Schedule of which risers Unilux working on will be released 2 weeks prior.
- All communication is between Unilux and the resident. Property management is neither responsible nor involved in Unilux scheduling.

Cost Summary

Sign up:

<https://uniluxpayments.com/345wfp>

Pricing

- Fan Coil Replacement - \$6,900
- \$1,000 rebate included
- 4 Payment options

Timing

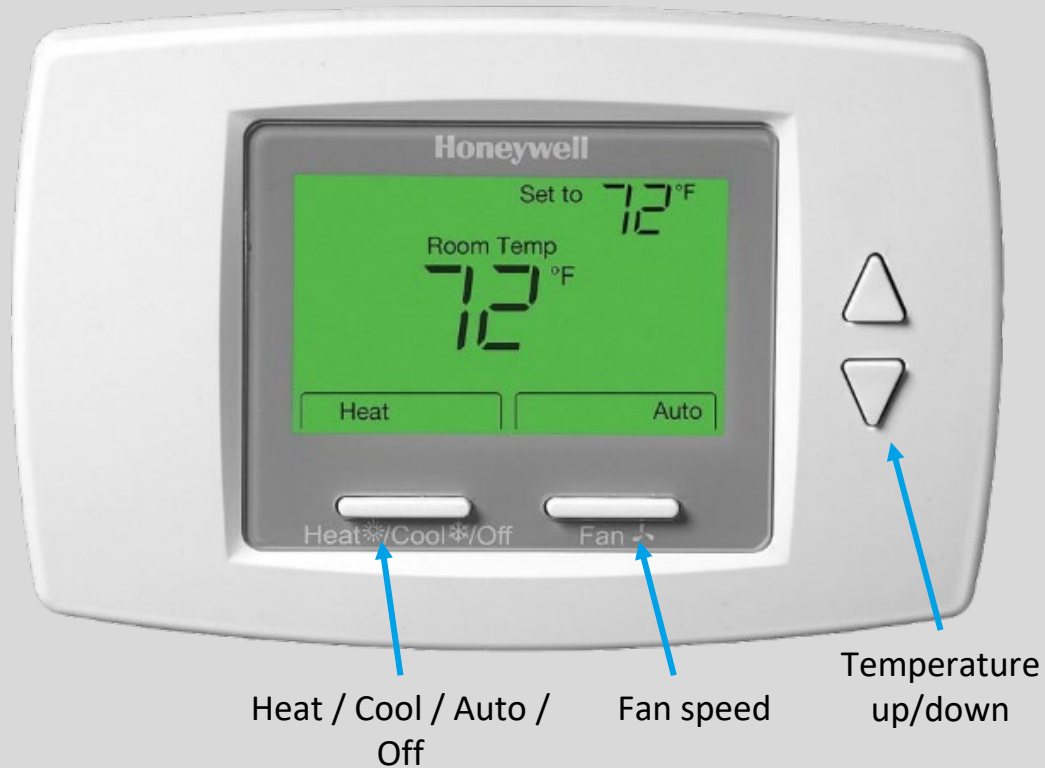
- Deadline to place your down payment is August 17.

Screenshot of online portal



New Thermostat

Honeywell TB8575 A1000 included



Optional thermostat upgrade



Ecobee Premium **\$249**

- Wireless sensor for other rooms
- Built in Alexa; works with Google Assistant and Apple Home
- Built in speaker

Warranty

- Each Unilux unit comes with a 2-year parts and labor warranty on all manufacturing and installation defects.
- Option to extend this warranty to 5 total years for additional \$375.



UNILUX
suite solutions

*****EXTENDED 5-YEAR WARRANTY*****

Limited Warranty for Retrofit Fan Coils & Heat Pumps

FOR WARRANTY, SERVICE OR REPAIR.

PRODUCT REGISTRATION: Register your product online at
www.uniluxsuite solutions.com/warranty.

| | |
|------------------------------------|----------------------|
| Unit Type & Model No. | <input type="text"/> |
| Date of Installation (MM/DD/YYYY): | <input type="text"/> |
| Technicians: | <input type="text"/> |
| Home Owner Name: | <input type="text"/> |
| Address of Installation: | <input type="text"/> |
| Email and Phone Number: | <input type="text"/> |

Unilux Suite Solutions (hereinafter "Company") warrants this product against failure due to defect in materials or workmanship under normal use and maintenance as follows. All warranty periods begin on the date of original installation. If a part fails due to defect during the applicable warranty period, Company will provide a new part to replace the failed defective part at no charge for the part, as well as the labor to install the defective part. Except as otherwise stated herein, those are Company's exclusive obligations under this warranty for a product failure. This limited warranty is subject to all provisions, conditions, limitations and exclusions listed below in this document.

RESIDENTIAL APPLICATIONS:

This warranty is to the original purchasing owner and is transferable only to the extent and as stated in the Warranty Conditions and below. The warranty period is five (5) years. The warranty covers materials and labor to repair the fan coil due to defects on any stationary, mechanical, or electrical components.

WARRANTY CONDITIONS:

1. If the date of original installation cannot be verified, then the warranty period begins ninety (90) days from the date of product manufacture (as indicated by the model and serial number). Proof of purchase may be required at time of service.

5545 N. Northwest Highway, Chicago, IL 60630
P. 800-337-3987 | E. info@uniluxrfe.com
www.uniluxrfe.com

Payment Options

Option

Example with 1 \$6,900 fan coil unit

1

30% down, 70% upon completion
No additional fee

30% down: \$2,070
70% balance: \$4,830

2

30% down, 70% upon completion
spread across 12 equal monthly
payments at 0%; \$300 admin fee

Includes \$300 admin fee; no interest
30% down: \$2,160
70% balance: \$420.00 x 12 months

3

30% down, 70% upon completion
spread across 24 equal monthly
payments at 0%; \$500 admin fee

Includes \$500 admin fee; no interest
30% down: \$2,220
70% balance: \$215.83 x 24 months

4

0% down, 5-year financing

~\$146.57 per month x 60 payments, 9.99%*
Subject to credit approval; if interested please see next slide for
more information

*see next page for more details

5-year financing*

| Unit Model | Purchase Price | i-rate | Monthly |
|----------------|----------------|--------|----------|
| 600 or 800 CFM | \$6,900 | 9.99%* | \$146.57 |

- 0% down, 5-year financing, 60 payments
- Sign up with our banking partner. Approval subject to credit check. Interest rate subject to change and will be confirmed at time of application.
- Prequalify online at <https://prequalification.enerbank.com/home>
- Apply online at <https://application.enerbank.com>
- Or scan the QR code to get started on your phone.
- Telephone help – 866-405-7600
- Loan Code – DEL2674
- Contractor ID -- 184443



Using the online Portal

Step 1 and 2

Step 1

- Select quantities and add to card
- Proceed to cart

| Products | Price | Quantity | Add To Cart |
|-------------------------------------|------------|----------|-------------|
| Fan Coil - 600 or 800 CFM - 345 WFP | \$6,900.00 | 1 | Add To Cart |

| Optional Accessories | Price | Quantity | Add To Cart |
|---|----------|----------|-------------|
| Ecobee Smart Thermostat Premium Pro | \$249.00 | 1 | Add To Cart |
| Additional 3-Year Warranty (5-Year Total Warranty) for 1 Fan Coil | \$375.00 | 1 | Add To Cart |

Proceed To Cart

Step 2

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

Returning customer? [Click here to login](#)

Installation Address?

Onsite contact first name *
Onsite contact last name *
Onsite Phone number *
Onsite Email *
Country / Region *
United States (US)
Street address *
345 West Fullerton Parkway
Suite
City *
Chicago
Zip Code *
60614

Your order

| Product | Subtotal |
|---|------------|
| Fan Coil - 600 or 800 CFM - 345 WFP × 1 | \$6,900.00 |
| Subtotal | \$6,900.00 |
| Total | \$6,900.00 |
| Deposit to pay now | \$2,070.00 |
| Future payments | \$4,830.00 |

Pay Deposit Full Amount

30% deposit and 70% on completion
 30% deposit and remainder over 12 months
 30% deposit and remainder over 24 months

Billing details

[Copy Installation Address](#)
Billing address needs to be same as credit card address
Card Number *

Benefits of fan coil replacement

Improved Indoor Air Quality:

- Closed cell foam insulation with anti-microbial properties
- Improved air flow and ventilation

New High Efficiency ECM Motor:

- Energy efficient
- Quieter operation

Reduced Risk of Flooding:

- Drain pan with an angled design to improve drainage
- Drain pan flood sensor included with automatic shutoff

Before



After



Summary and Q&A

1. The fan coils are over 50 years old.
2. To replace your unit, sign up by August 17th at <https://uniluxpayments.com/345wfp>
3. Bulk project begins in late November and will take approximately 3-4 months.
4. Work will be done riser-by-riser. Length of time for installations on each riser will be determined by the total number of units ordered on each riser.
5. We will need access to your unit for the entire week. Each fan coil unit will take 2 days.
6. Direct any questions to Gary Cwik, Project Manager at GCwik@uniluxsuitsolutions.com

