

FAN COIL UNIT (in-condo HVAC systems) EDUCATIONAL EVENT FOLLOW UP

Dear Homeowners at 350 W. Belden,

Thank you to those who attended our virtual educational event Wednesday evening. We hope you were able to learn more about the state of the building's fan coil units and Unilux's options for potential replacement or preventative maintenance.

A fan coil unit is the equipment that delivers your in-suite heating and cooling. The fan coil units in your building are over 35 years old, well past their life expectancy of 20 years. They are owned by the homeowner, and maintaining, repairing, and replacing them is the homeowner's responsibility.

- If you wish participate in Unilux's custom manufactured fan coil unit retrofit replacement program, please visit our dedicated website for the building at: www.uniluxpayments.com/350belden



- The deadline to place orders to take advantage of this phase of bulk manufacturing pricing is **Sunday November 15th**. Below is a link to the video recording of the presentation.

Educational Event Zoom Recording

Zoom replay link:

https://us06web.zoom.us/rec/share/p3bRMVX2_OBIB-WmZnZtJgq0m0JGVzEwQ6O-i8mIxZZWF83wRsgka3t2qSYscoSH.FPYP2lgaSB3RT1hn?startTime=1792018066000

Passcode: MxbDy#!3

About us

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.





To sign up, please order from the portal at your building: <https://uniluxpayments.com/350belden/>

Alternatively, you can fill out the form below and bring it to your building's property management office by **Sunday November 15, 2026**. Payments will be processed and/or deposited upon receipt of contract.

Payment Option 1:

- 30% down payment, remaining balance due upon completion.

Payment Option 2:

- 30% down payment.
- Remaining balance over 12 monthly payments. Monthly payments begin upon completion.
- Financing charge of \$300 added to total cost.

ITEM	PRICE	QTY	TOTAL
Single fan coil replacement	\$6,375.00		
Double fan coil replacement	\$12,250.00		
Horizontal fan coil replacement	\$7,375.00		
OPTIONAL ITEMS		QTY	TOTAL
Ecobee Premium Thermostat	\$170.00		
PAYMENT OPTION		OPTION	TOTAL
Payment plan option	Option 1: \$0	☐	
	Option 2: \$300	☐	
Total			
30% deposit			
Balance			

PURCHASER INFORMATION

Name of suite owner(s):					
Building: 66 Bay Street South, Hamilton ON, L8P 4Z6				Suite #:	
Phone #:		Email:			
Payment method (check one):		Credit Card ☐		Cheque ☐	
<i>If paying by cheque, please make cheques payable to Unilux Suite Solutions. Payment must be included at time of order. If paying by credit card, you can fill in the information below or call us to provide your CC#.</i>					
Cheque #:				Amount:	
Credit card #:					
Expiry date:				CVC code:	
Owner signature:				Date:	

OPTIONAL ACCESSORIES



Ecobee Premium - \$170

- Includes a built-in air quality monitor (tracking CO2 and VOC levels), smoke alarm detection, and a built-in smart speaker supporting Amazon Alexa and Apple Siri.
- Ships with one standalone SmartSensor to eliminate hot or cold spots in the house.
- Fully compatible with Apple HomeKit, Amazon Alexa, Google Assistant, and SmartThings.



UNILUX
suite solutions

Fan coil unit educational event

350 West Belden Avenue
October 14, 2026

Executive **summary**

Recommended useful life: 20 years

Approximate age: **35 years**

- Fiberglass insulation is deteriorating and there is a risk of fibers entering air stream.
- Drain pans, coils and valves are corroding and debris build up or fallen fiberglass can restrict drain line, which may lead to flooding .
- Microbial growth observed throughout cabinets.

About Unilux

- Established in 1972
- Offices in Chicago Illinois, Easton Maryland (Whalen), Toronto Canada
- Over 2 million units built
- Largest fan coil manufacturer in North America



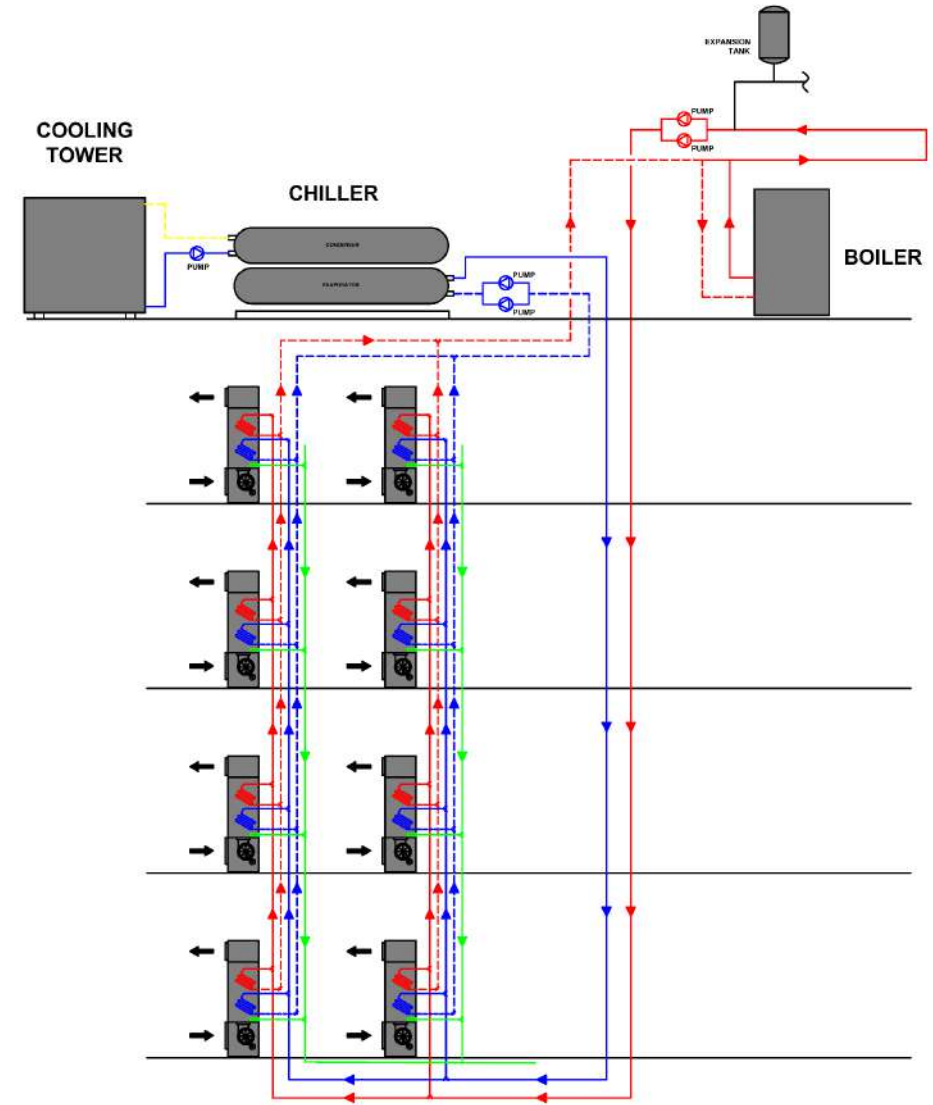
Building system HVAC overview

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.

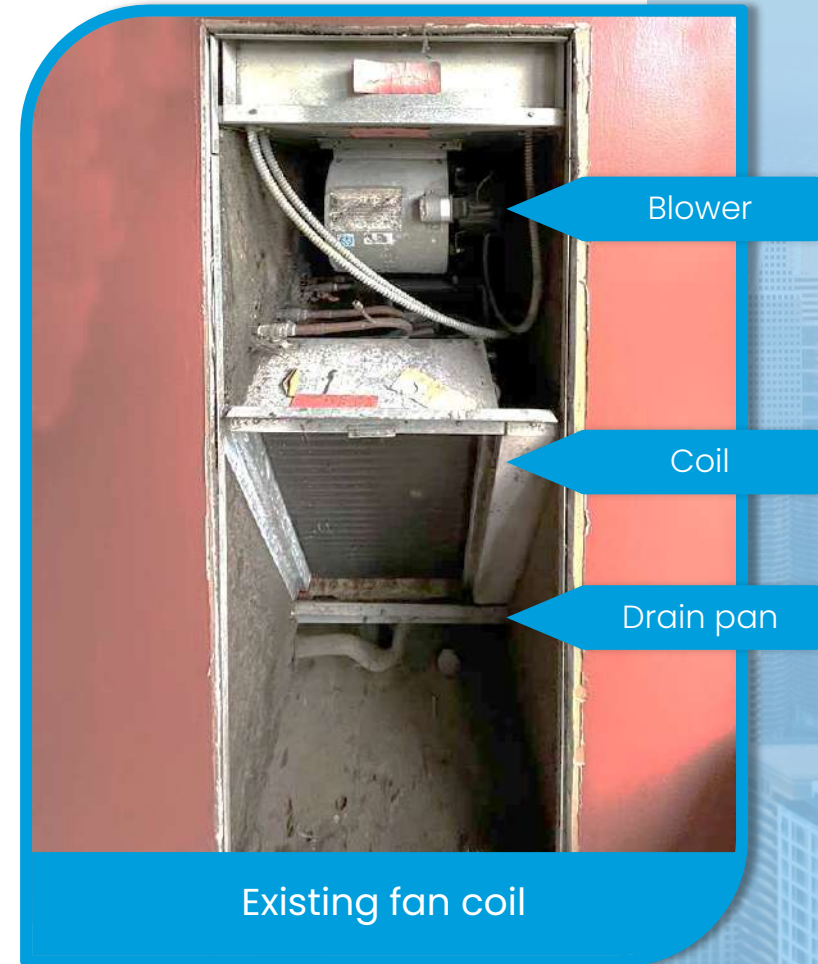
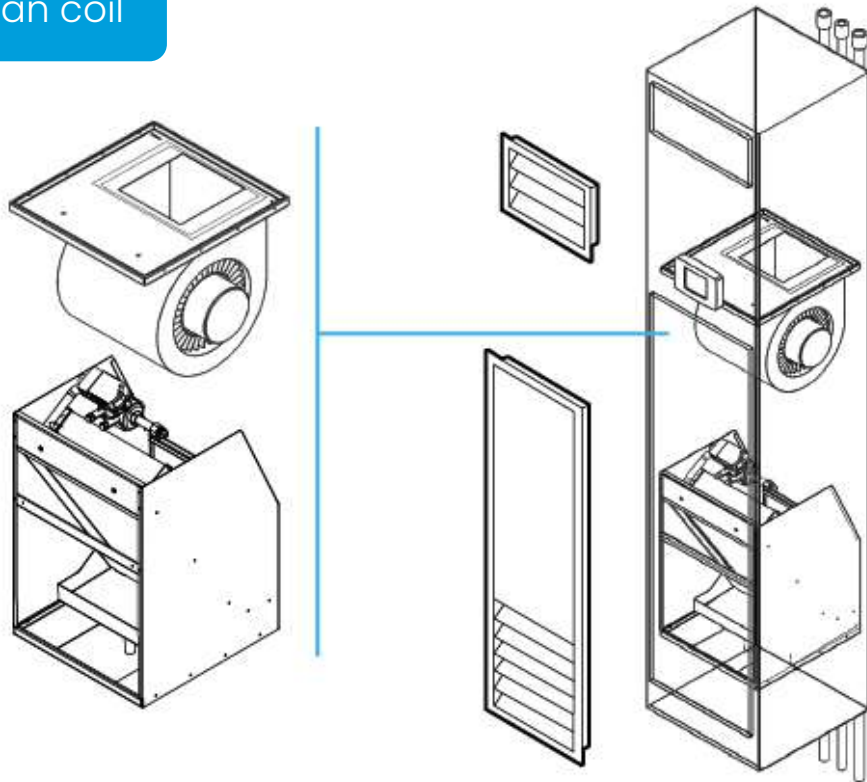
Your FCU is connected to one of the many risers, the same **riser** as the unit above and below you from the first floor to the top floor.



RISER DIAGRAM - FOUR PIPE SYSTEM

Equipment **overview**

Typical fan coil



Risks with fan coils **over 20-years old**



Fiberglass deterioration



Leaks from rusted drain pans



Microbial growth



Reduced air flow



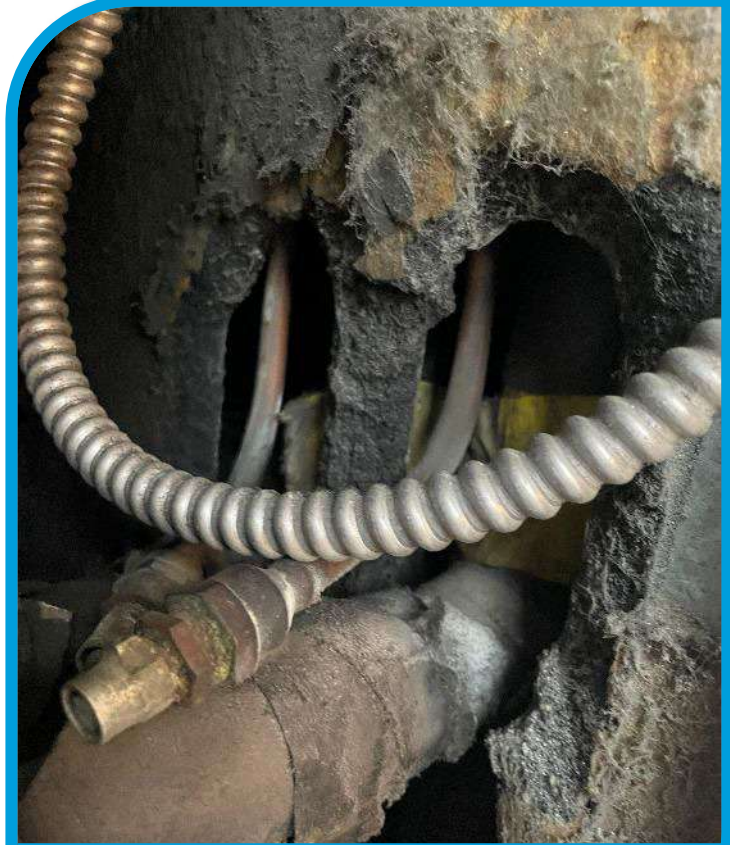
Deteriorating **insulation**



Rear cabinet wall



Bottom of cabinet



Right cabinet wall

Corroded **drain pans**



Rust and debris in pan



Detached rust



Rust and debris in pan

Corroded **coils**



Rust and debris



Rusted coil



Detaching rust

Corroded valves



Valve corrosion



Valve corrosion

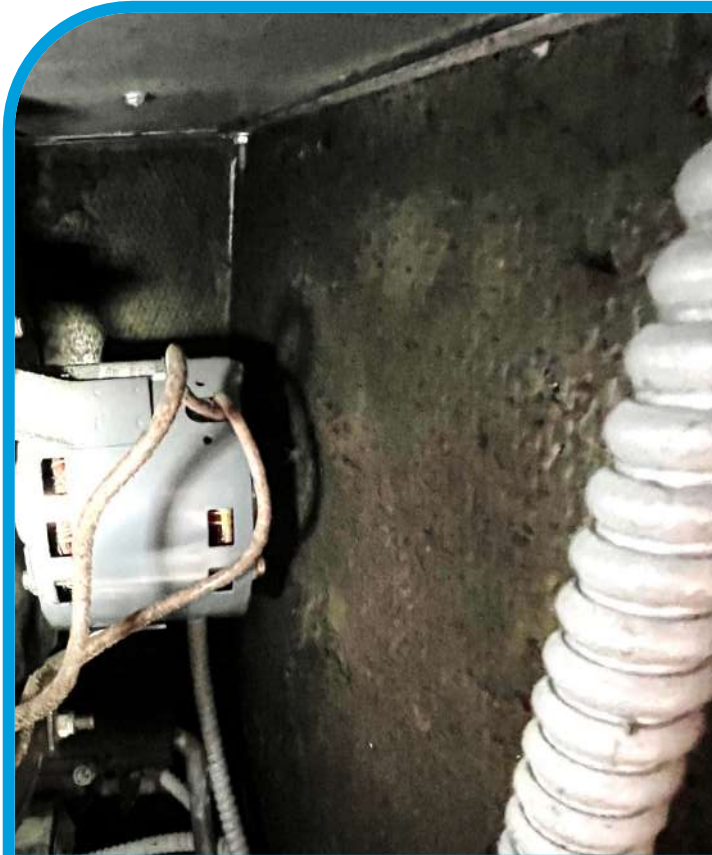


Valve corrosion

Visible microbial growth



Blower housing



Cabinet walls



Cabinet walls

Clogged **coil**



Coil



Close up



Top of clogged coil

Fan Coil replacement

Similar local projects:

1. 345 W Fullerton (180 units)
2. 2100 N Lincoln Park (70 units)
3. 1660 N LaSalle (295 units)
4. 360 E Randolph (400 units)

Before

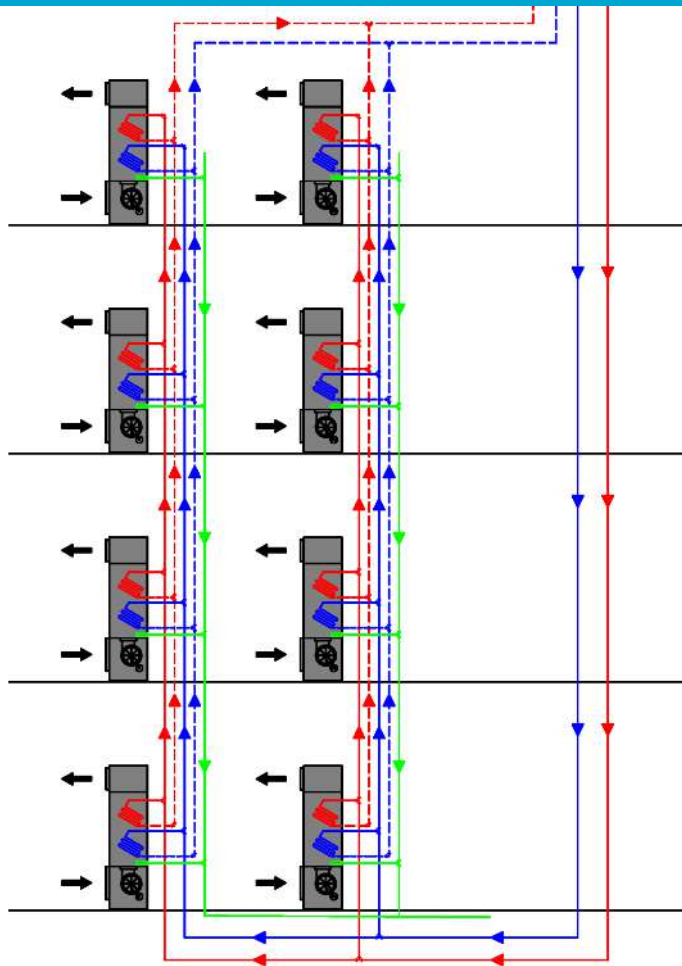


After



3-step replacement **process**

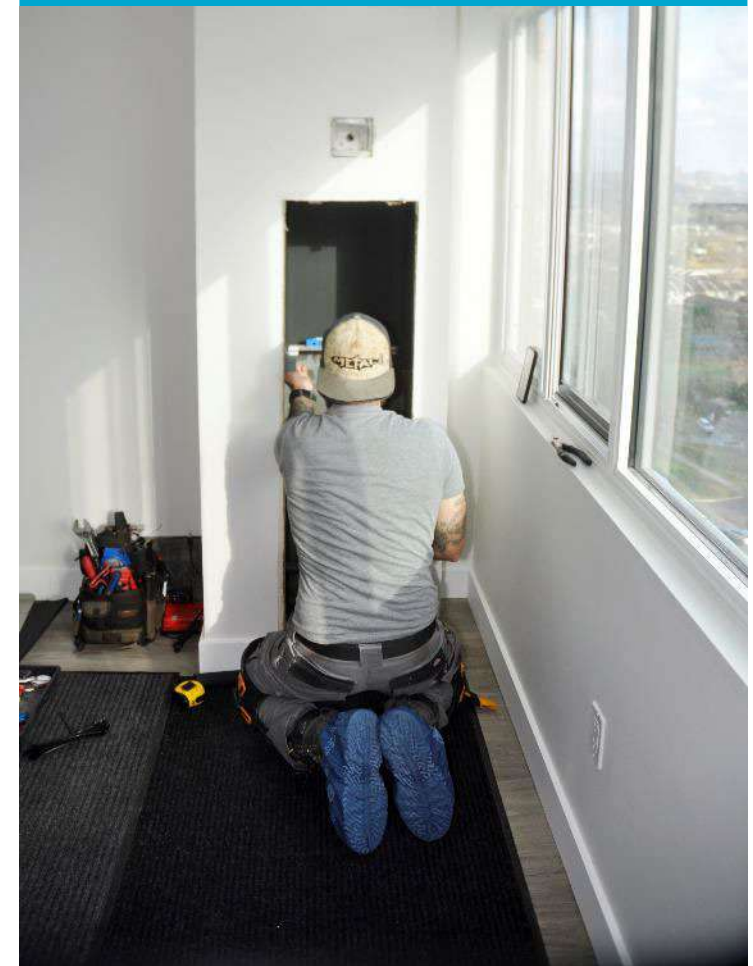
1. Drain risers



2. Fan coil removal

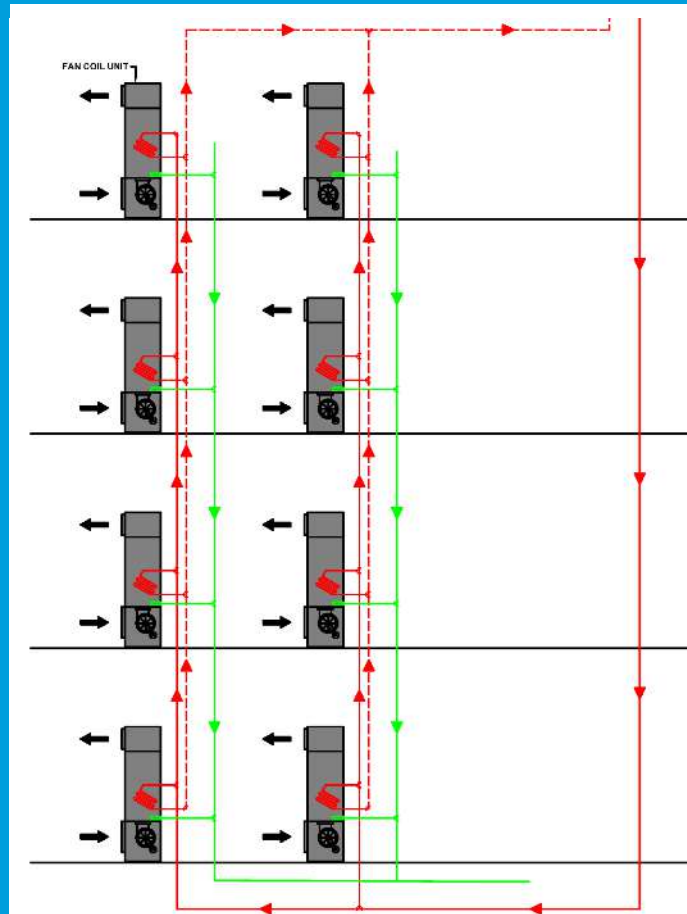


3. Installation



Riser draining

1. Drain risers



- Riser is drained
- Replace isolation valves
- FCUs cannot be replaced without valve replacement.
- Air pressurized to test safety



Fan coil **removal**

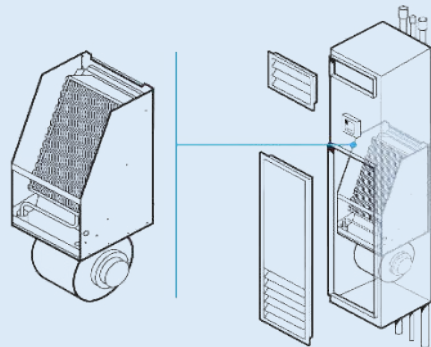
2. Fan coil removal



- Floor covering provided
- Containment tent protects the indoor environment
- Waste bagged within the tent and removed
- Full hazmat suits and respirators
- 3 to 4 hours
- Residents are safe to be within the Suite

Fan coil **installation**

3. Installation



- Cabinet cleaned and reinsulated with closed cell foam insulation
 - Does not absorb moisture
 - Anti-microbial properties
 - Thermal barrier
 - Sound dampening
- Takes 3 to 4 hours for installation
- Technicians will need access to each suite on the same riser to perform final testing and commissioning

New included **Thermostat**

Included Honeywell TB8575 A1000



Optional Ecobee Premium Smart Tstat



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.



Owner participation program

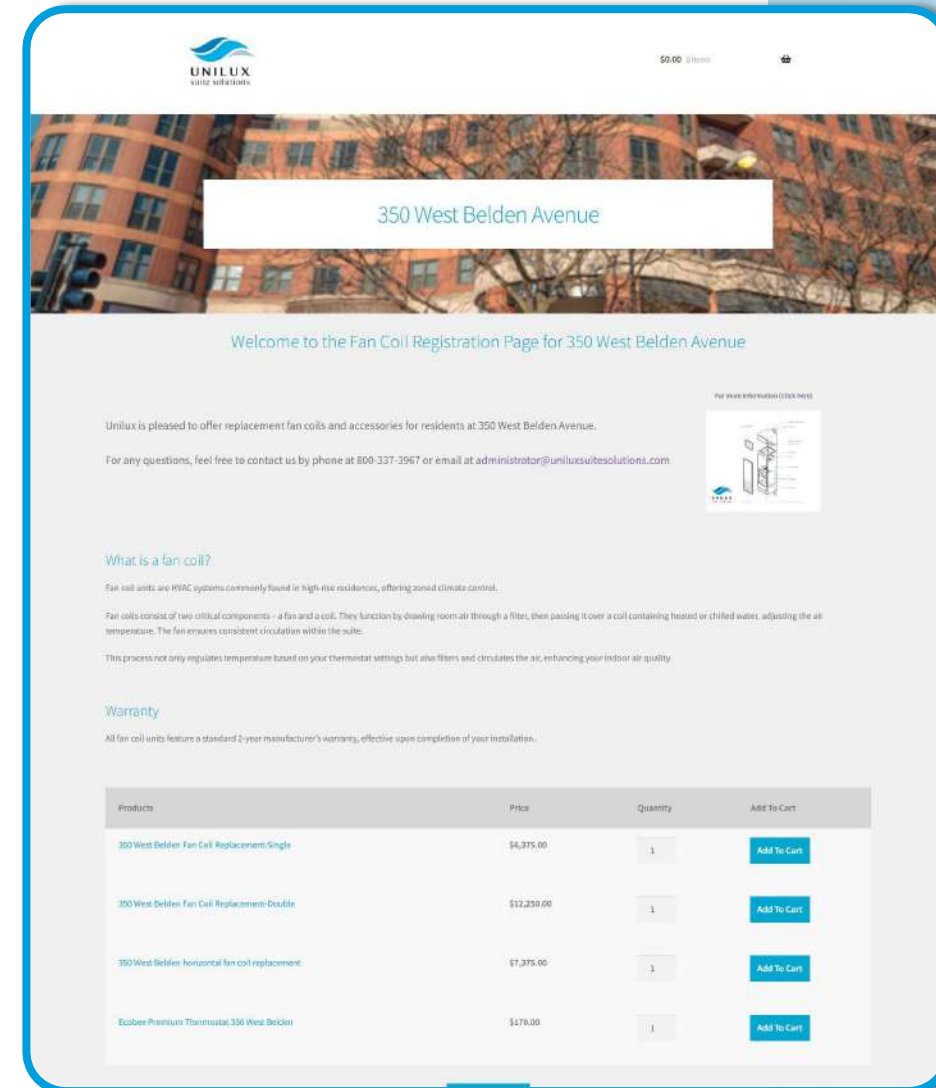


- Order here (or paper sign up):



<https://uniluxpayments.com/350belden/>

- Cost
 - Cost for one vertical fan coil: \$6,375
 - Cost for two vertical fan coils: \$12,250
 - Cost for one horizontal fan coil: \$7,375
 - 2-year parts and labor warranty
- Timing
 - Opt-in deadline November 15, 2026
 - Installation starting late Winter, early spring 2027



Using the portal – Step 1

Products	Price	Quantity	Add To Cart
350 West Belden Fan Coil Replacement-Single	\$6,375.00	1	Add To Cart
350 West Belden Fan Coil Replacement-Double	\$12,250.00	1	Add To Cart
350 West Belden horizontal fan coil replacement	\$7,375.00	1	Add To Cart
Ecobee Premium Thermostat 350 West Belden	\$170.00	1	Add To Cart
			Proceed To Cart

1. Select fan coil option and quantity
2. Add fan coil to cart
3. Select optional accessories and quantities
4. Add accessories to cart
5. Click "Proceed To Cart" button

Using the **portal** – Step 2

Installation Address?

Onsite contact first name.*

Onsite contact last name.*

Onsite Phone number.*

Onsite Phone number

Onsite Email.*

Onsite email

Country / Region.*

United States (US)

Street address.*

350 West Belden Ave

Suite.*

Suite

City.*

Chicago

Zip Code.*

60614

State.*

Illinois

Billing details

Copy Installation Address

First name.*

Last name.*

Country / Region.*

United States (US)

Your order

Product		Subtotal
350 West Belden Fan Coil Replacement-Single	× 1	\$6,375.00
Ecobee Premium Thermostat 350 West Belden	× 1	\$170.00
Subtotal		\$6,545.00
Total		\$6,545.00
Deposit to pay now		\$1,963.50
Future payments		\$4,581.50

Pay Deposit

Full Amount

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

Credit Card

VISA

MasterCard

Discover

Amex

UnionPay

Billing address needs to be same as credit card address

Card Number.*

**** * * * *

Expiration (MM/YY)*

MM / YY

Card Security Code*

CSC

1. Enter your contact information
2. Enter your suite number (your installation address is pre-populated)
3. Click link to copy over billing address or enter a different one
4. Choose payment plan
5. Enter credit card details

Payment options

30% down, 70% upon
completion No
additional fee

Example with
one \$6,375 fan
coil unit

30% down: \$1,912.50
70% balance:
\$4,462.50

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

Example with
one \$6,375 fan
coil unit

30% down: \$2,002.50
70% balance:
\$389.38 x 12mths

Program summary

- Existing fan coils are past their useful life of 20 years.
- The fan coil components demonstrate advanced deterioration, reduced air flow and signs of microbial growth.
- The deadline to sign up for replacement is November 15, 2026.
- The cost is \$6,375 per unit or \$12,250 for two.
- 2-year parts and labor warranty.
- The replacement project target start date is late winter, early spring 2027.

