



August 29, 2011

RE: Tech Mechanical Reference

To Whom It May Concern:

I am pleased to provide a reference for Tech Mechanical and Jim Toccalino. Tech Mechanical has worked on our systems at North Park Towers for the past two years and provided consistently excellent service.

We struggled with an aged and outdated system that continued to fail for years with maintenance by a succession of contractors. Jim and his team worked as partners with us to develop a plan to improve, maintain and enhance the system within the limitations of our budget. This included a plan of action to bring our boilers up to a more efficient operating level with tune-ups, cleaning and re-building, an overhaul and cleaning of our air handlers, replacement of a cooling tower and a comprehensive maintenance plan. The maintenance plan and improvements on the boiler system resulted in energy saving of 8.6% per year, much greater comfort in the building and for the first time we had no failures in the heating system during the winter. The cooling tower replacement was handled with minimum inconvenience to our residents and completed in record time.

Throughout the time I have been working with Jim, he has shown genuine concern about ensuring our systems are properly maintained and running optimally. He continues to find additional avenues for efficiencies and improvements. He project manages every job personally and follows up consistently to ensure everything is in place according to plan.

I highly recommend Tech Mechanical for any building system needs. If you have any questions or would like additional information, please feel free to contact me at 248.497.2184 or paanderson@bluerockmi.com.

Regards,



Patricia Anderson
Senior Vice President – Asset Management