

2.3 APPROVAL TO CONDUCT VENTILATION SYSTEM UPGRADES

A. SUBJECT

This item is included on the agenda so the Board can approve the ventilation system control upgrades at Olson Elementary School, Prairiewood Elementary School, Creekside Middle School, Northwood Middle School, and Woodstock North High School.

B. INFORMATION

The District has various heating and ventilation systems controlling the twelve school buildings depending on the age of the building and year of construction. Five of the schools, Olson, Creekside, Prairiewood, Northwood, and Woodstock North operate on Siemens systems. The automated systems require updating and preventative maintenance to perform efficiently.

Siemens has submitted the attached proposal to upgrade the infrastructure at all five schools for a total cost of \$125,980 over three years.

This item does not require a bid because the School Code exempts from bidding “contracts for the maintenance or servicing of, or provision of repair parts for, equipment which are made with the manufacturer or authorized service agent of that equipment where the provision of parts, maintenance, or servicing can best be performed by the manufacturer or authorized service agent.” 105 ILCS 5/10-20.21(a)(vi). Furthermore, because this is an upgrade to an existing system, the equipment is economically procurable from only one source.

The cost of this upgrade will be covered in the Buildings and Grounds Fund budget.

C. RECOMMENDATION

The Superintendent recommends approving the proposal for heating, ventilation and air conditioning systems upgrades as stated above.

D. SUGGESTED MOTION

Move to approve and accept the proposal from Siemens for \$125,980 for ventilation system upgrades to Olson Elementary School, Northwood Middle School, Creekside Middle School, Prairiewood Elementary School, and Woodstock North High School.

PROPOSAL

Woodstock SA 26-29

PREPARED BY

Siemens Industry, Inc. ("Siemens")

PREPARED FOR

WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT 200

DELIVERED ON

March 25, 2026

SMART BUILDINGS

Transforming the Everyday



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Contact Information

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Date:	March 25, 2026

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Telephone:	224-201-8935
Email Address:	jen.columbia@siemens.com

Customer Contact:	Paul Guza
Customer:	WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT 200
Address:	14126 W SOUTH STREET RD
	WOODSTOCK IL 60098-8954
Services shall be provided at:	• Olsen Elementary - 720 W. Judd Street Woodstock, IL 60098 • Northwood Middle School - 2121 N. Seminary Avenue Woodstock, IL • Prairiewood Elementary School - 3215 Hercules Road Woodstock, IL 60098 • Creekside Middle School - 3201 Hercules Road Woodstock, IL 60098 • Woodstock North High School - 3000 Raffel Road Woodstock, IL 60098

Executive Summary

Customer Needs

The Services proposed in this agreement are specifically designed for WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT 200, and the services provided herein will help you in achieving your facility goals.

Services Included

Siemens will provide the following services.

Service Description

- Preventive Maintenance - Automation
- Software Maintenance
- Onsite Data Backup Protect and Restore
- Network Maintenance
- Control Loop Tuning
- Customer Directed Support
- Operator Coaching
- Lifecycle Planning
- Firmware Updates
- (A) Online Data Backup and Protection Service

Siemens Capabilities & Customer Commitment

Siemens Industry, Inc. is a leading single-source provider of cost-effective facility performance solutions for the comfort, life safety, security, energy efficiency and operation of some of the most technically advanced buildings in the world. For more than 150 years, Siemens has built a culture of long-term commitment to customers through innovation and technology. Siemens is a financially strong global organization with a Branch network that delivers personalized service and support to customers in multiple industries and locations.

References are available upon request.

Building Services – Automation

Services that deliver the outcomes you want to achieve

Services delivered by Siemens have been developed to help you achieve the outcomes you expect. Siemens will deliver the outlined services through ten (10) scheduled visits.

BMS Health

Optimize the health of the building management system by automating maintenance diagnostics reports to target and prioritize remote and onsite service

Online Data Backup & Protection

Siemens will perform scheduled database backups remotely of all graphics, reports, configurations, user information and databases, and store this information on a cloud-based secure server. If, for any reason, any of the backed-up information or data is lost from your system, Siemens can reload the information or data on-site or remotely, with your backup copy (if covered elsewhere within this service agreement). The frequency and equipment to be included as part of this service is itemized in the List of Equipment Related Services. Online backups of the SQL database, historical data, and trends are not included with the Desigo CC application backup.

Network Health

Optimize the health of the network infrastructure by analyzing network traffic and resolving performance issues.

Network Maintenance Report

Network Maintenance: Using a combination of proprietary diagnostic technologies, digital meters, and network analysis software, Siemens will analyze, optimize and report on the performance of the customer's systems networks a specified number of times per year. Proper network performance helps to ensure the proper speed of communication and accuracy of control, alarming, and reporting across the facility. Using network diagnostic tools, our proactive evaluation of the data network includes an analysis of bandwidth, disturbances, network traffic, communication over the network, and overall operation. The number of networks to be analyzed and the frequency of the service are documented in the List of Equipment Related Services.

Additional Services

Firmware Updates

We will provide you with firmware and documentation updates to your existing field panels upon development. The included training will familiarize you with the new features and their associated benefits. These updates deliver the benefits of Siemens commitment to compatibility by design; a commitment unique

in our industry. Field panels included under this service are itemized in the List of Equipment Related Services. (Upgrades to Field Panel hardware, processors, memory boards, and related hardware are excluded unless specified elsewhere.)

Control Loop Tuning

Control loops drift out of calibration with changes in mechanical efficiency, building use, and climatic conditions. Through this service Siemens will ensure control loops for devices such as valves, dampers, actuators, etc., experience minimized overshooting and oscillatory behavior. The control loops to be included as part of this service are itemized in the List of Equipment Related Services in this service agreement.

Data Backup and Restore Services

Siemens will perform scheduled database backups of your workstation database and graphics and/or field panel databases and provide safe storage of this critical business information. If, for any reason, any of the backed-up information or data is lost from your system, Siemens can reload the information or data on-site or remotely, with your backup copy (if covered elsewhere within this service agreement). The equipment to be included as part of this service is itemized in the List of Maintained Equipment in this service agreement.

Preventive Maintenance – Automation

We will provide preventive maintenance in accordance with a program of routines as determined by our experience, equipment application and location. The list of field panels and/or devices included under this service are identified in the List of Equipment Related Services in this service agreement.

Automation controls can drift out of calibration with changes in HVAC component performance characteristics, building use, and climatic conditions. This service will extend equipment life, reduce energy consumption, and reduce the risk of costly and disruptive breakdowns.

Software Maintenance

Using appropriate tools from Siemens' suite of diagnostic tools, we periodically perform system diagnostics and then take corrective actions to ensure that the Building Automation System is performing at peak efficiency or to customer requirements. We make sure that software changes are clear and consistent, address any failed points, points in alarm, points in operator priority and take corrective action. We identify and correct software corruption and inconsistencies; eliminate duplicate points, redundant loops and causes of unnecessary traffic; and address unresolved points and alarm reporting problems. This will ensure that the system operates quickly, accurately and efficiently as originally designed and installed or as determined by current standards or requirements.

Lifecycle Planning

Siemens will conduct a review on your building automation, fire and security systems, to determine technology levels and the state and status of their lifecycle. Siemens will utilize the results of the reviews to make specific recommendations regarding the current and recommended technology, so that we can help you receive the full benefit and return from your investment. Siemens will provide you with a recommended technology roadmap and written report of our findings, and conduct a face-to-face debriefing with you. Where requested, Siemens will provide ongoing budget support to assist you in understanding future investment requirements.

Customer Directed Support

With Customer Directed Support, Siemens will provide a trained and experienced specialist or technician who will work under your direction. The intent of this service is to offer you labor assistance in completing a special project, or to meet a facility objective. Specific job responsibilities, goals, work hours and other associated deliverables of this service are listed in the Appendix section of this service agreement.

Operator Coaching

Through our individual Operator Coaching, we will review and reinforce learned skills, leading to greater operator knowledge and productivity. Siemens will assist your operators in identifying, verifying and resolving problems found in executing tasks. During the coaching sessions, we can address log book issues, assist your operators in becoming more self-sufficient, and improve the skills of your operators to better meet the needs of your facility and their specific job responsibilities. This will promote better utilization of systems and applications implemented in your facility. Under this agreement we shall provide coaching, which will be conducted on normal business days and hours, during scheduled visits.

Emergency Response Times – Automation

Emergency Online/Phone Response

Standard

Monday through Sunday, 24 Hours per Day, System and software troubleshooting and diagnostics will be provided remotely to enable faster response to emergency service requests and to reduce the costs and disruptions of downtime. Siemens will respond within 4 hours, Monday through Sunday, 24 hours per day, excluding Holidays, upon receiving notification of an emergency, as determined by your staff and Siemens. Where applicable, Siemens will furnish and install the necessary online service technology to enable us to remotely access into your system, through a communications protocol (internet connection or dedicated telephone line) that will be provided by the facility. Where remote access is not available to the system, Siemens will provide phone support to your staff to assist in their onsite troubleshooting and diagnosis. If remote diagnostics determine a site visit is required to resolve the problem, a technician can be dispatched. Depending on your contract coverage, the on-site dispatch will be covered or will be a billable service call.

Emergency On-site Response

Standard

Monday through Sunday, 24 hours per day, Emergency Onsite Response will be provided to reduce the costs and disruptions of downtime when an unexpected problem does occur. Siemens will provide this service between scheduled service calls and respond onsite at your facility within the next business day, Monday through Sunday, 24 hours per day, for emergency conditions, as determined by your staff and Siemens. Response on Holidays is excluded from this coverage. Non-emergency conditions, as determined by your staff and Siemens, may be incorporated into the next scheduled service call.

Connectivity and Communications

Proactive Remote Services

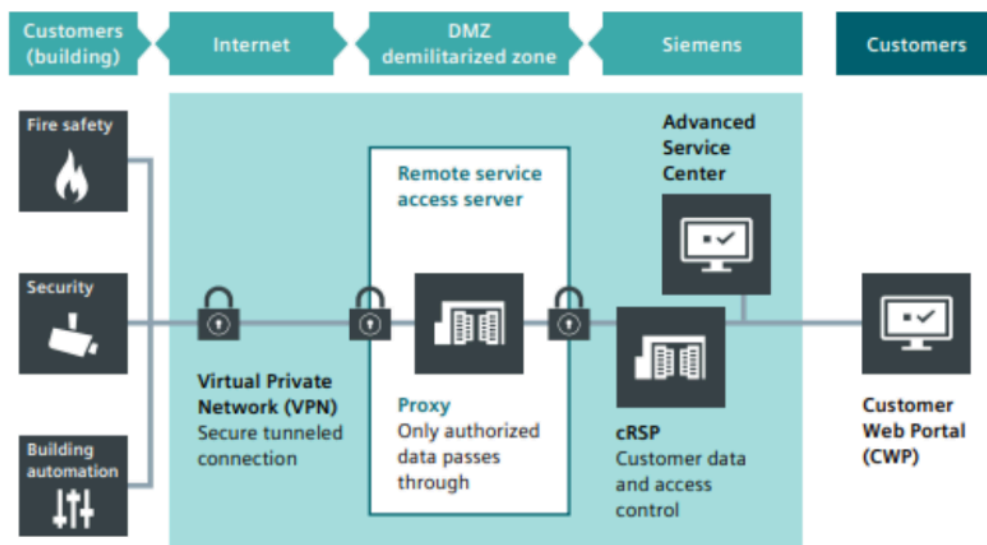
The optimal support for the high-performance operation of your building

When the scope of services outlined within this proposal require or can utilize remote access, Siemens provides an easy-to-use remote access platform that enables the secure and reliable delivery of Siemens remote services. Remote services, including engineering, commissioning, and maintenance of building systems can be performed by Siemens technical experts through our Digital Services Center of Excellence, available at any time to support your facility.

Siemens Remote Services utilize a secure remote access and connectivity solution referred to as the Siemens common Remote Service Platform (cRSP). cRSP is a comprehensive solution that powers a wide range of Siemens services and provides your organization with a solid foundation to leverage the power of connectivity, data, and analytics to make your facility even smarter. cRSP was designed and built to be a common platform for digitalization and is used across the Siemens family of companies.

Incorporating best practices and leading technologies from both the IT and cybersecurity fields, cRSP is a modern, secure, high-performance, and highly available platform that brings all the advantages of cloud-connected services to your facility, without sacrificing security. Utilizing cRSP and Siemens remote services gives your team a backstop and lets you unlock the operational benefits of analytics while also providing security mechanisms that mitigate cyber risk to your organization.

cRSP includes a range of security controls and features that give you confidence, control, and peace of mind that the services you rely on are both useful and secure.



cRSP Security Feature Highlights:

- Governed and secured in accordance with ISO 27001 and compliant with a robust Siemens-wide cybersecurity and information security management program and policies.

- Integrated with the global Siemens identity and access management platform, which provides robust multi-factor authentication, enforcement of least-privilege access, granular separation of duties, mandatory usage of PKI, and automatic account management for all Siemens employees.
- Designed from the ground up using a defense in depth architecture that utilizes layered controls specifically crafted to mitigate the threats facing Operational Technology (OT) today.
- Centrally monitored to promote end-to-end reliability and availability.
- Robust logging and reporting of remote activity to ensure visibility and control.
- Secure network architecture and platform access based on granular segmentation, next-generation firewalling, and usage of DMZs at trust boundaries.
- Flexible deployment model and security configuration options to ensure streamlined usage while meeting your organization's security requirements and preferences.
- Compatible with a wide range of on-premise network configurations and traffic flow setups, allowing for integration with your existing network architecture, IT infrastructure, and security controls.

Siemens Service Portal

The Service Portal complements the personalized services you will receive from your local Siemens office by providing greater visibility into equipment and services delivered by Siemens. This web-based portal allows you the ability to submit service requests, confirm and modify schedules, track repairs, manage agreements, generate reports, and access critical information; then share it across your entire enterprise quickly and efficiently. The Service Portal is a user-friendly way to increase your productivity and the value of your service program.

Data security as a basic requirement

We value confidentiality and long-term partnerships. That is why we give the security of your data the highest priority. Before we implement an enhanced service package with remote support, we conduct an in-depth analysis of the situation, taking into account national and international regulations, technical infrastructures and industry specifics. Our service employees carefully evaluate your needs on an individual basis with a view toward information security.

Service Agreement Contract Characteristics

Description	AUTOMATION
Hours of Coverage	24 x 7
Response Times (Phone/Online)	4 Hours
Response Times (Onsite/Emergency)	Next Business Day
Remote Services	Yes
Third Party Systems	No
Monitoring	No
Additional Labor Discount	20%
Additional Material Discount	*see note below*

Labor and material discounts are applicable for sites identified in this agreement and are only available for the disciplines included in this agreement. Labor discounts are shown in the table above.

Material discounts, when applicable, are as follows:

- Automation: 60% discount off list price as identified in the most recent Apogee Price List
- Material discounts do not apply to 3rd party or non-Siemens manufactured components.

Equipment Related Services

Automation

Equipment	Service Description	Qty	Frequency	Year	Service Location	Repair Coverage
PXC Modular						
	Preventive Maintenance - Automation	1	1	1,2,3	Onsite	N/A
	Software Maintenance	1	1	1,2,3	Onsite	N/A
MEC Point Block/Expansion Mod.						
	Preventive Maintenance - Automation	15	1	1,2,3	Onsite	N/A
PWR MEC Apogee						
	Preventive Maintenance - Automation	15	1	1,2,3	Onsite	N/A
	Software Maintenance	15	1	1,2,3	Onsite	N/A
Unitary/PXC Controller, 24 Points						
	Preventive Maintenance - Automation	6	1	1,2,3	Onsite	N/A
	Software Maintenance	6	1	1,2,3	Onsite	N/A
TEC - Electronic Outputs						
	Preventive Maintenance - Automation	413	1	1,2,3	Onsite	N/A
Temp, Duct RTD, Averaging, Platinum						
	Preventive Maintenance - Automation	405	1	1,2,3	Onsite	N/A

Service Team

An important benefit of your Service Agreement derives from having the trained building service personnel of Siemens Industry, Inc. familiar with your building systems. Our implementation team of local experts provides thorough, reliable service and scheduling for the support of your system.

Added to the team is a team of building experts at our Digital Service Center. The benefits you receive are less disruption to your employees at the site, less intrusive on the system at peak hours, fewer emissions for trucks rolled, and real time analytics with digital workspace hours.

The following list outlines the service team that will be assigned to the service agreement for your facility

Your Assigned Team of Service Professionals will include:

Jen Columbia- Sales Executive manages the overall strategic service plan based upon your current and future service requirements.

Remote Services Specialist is responsible for the execution of remote services including proactive planned tasks, in-depth fault analysis and identification of corrective actions.

Jason Diesel- Client Services Manager is responsible for ensuring that our contractual obligations are delivered, your expectations are being met and you are satisfied with the delivery of our services.

Jim Kayler- Service Operations Manager is responsible for managing the delivery of your entire support program and service requirements.

Primary Service Specialist is responsible for performing the ongoing service of your system.

Dave Serbick- Service Coordinator is responsible for scheduling your planned maintenance visits, and handling your emergency situations by taking the appropriate action.

Service Administrator is responsible for all service invoicing including both service agreement and service projects.

Siemens Terms of Sale (STS)

Terms of Sale (Click to download)

[Base Terms](#)

Price Escalation. If, during the term of this Contract, the price of various materials or labor or logistics are increased as reflected by CRU, CMAI, COMEX market indexes or IHS Markit, then Siemens may increase the applicable yearly Investment or apply a surcharge accordingly.

To the extent applicable, the following Supplements are incorporated and made part of the Siemens Terms of Sale:

Click on supplement(s) below to read/download

[Services Supplemental Terms](#)

The order of precedence is stated in the Base Terms (United States).

To the extent the Offerings are purchased through an existing master or frame agreement, the terms and conditions of that agreement shall apply instead of the Siemens Terms of Sale.

Siemens reserves the right to adjust prices to reflect the impact of any new or modified taxes, duties, tariffs, or equivalent measures, whether direct or indirect, imposed by any U.S. or foreign governmental authority that are applicable to the Offerings, including any hardware, software, or service components contained therein.

Siemens is entitled to amend these terms and conditions at any time without prior notice. Previous and Retired versions of Base Terms & Supplemental Terms can be found here: www.siemens.com/terms-of-sale

Agreement Terms for Investments

Services shall be provided at:

- Olsen Elementary - 720 W. Judd Street Woodstock, IL 60098
- Northwood Middle School - 2121 N. Seminary Avenue Woodstock, IL
- Prairiewood Elementary School - 3215 Hercules Road Woodstock, IL 60098
- Creekside Middle School - 3201 Hercules Road Woodstock, IL 60098
- Woodstock North High School - 3000 Raffel Road Woodstock, IL 60098

Siemens Industry, Inc. shall provide the services as identified in this Proposal and pursuant to the associated terms and conditions contained within.

Duration (Initial Term and Renewal): This Agreement shall remain in effect for an Initial Term of 3 Periods beginning July 1, 2026. After the expiration of the Initial Term, this Agreement shall automatically renew for successive one year periods. In addition, each renewal term pricing shall be adjusted for any additions or deletions to services selected for the renewal term.

Initial Term Investments:

Period	Period Range	Billing Frequency	Annual Price
1	Jul 1,2026 - Jun 30,2027	Annually (In Advance)	\$39,990.00
2	Jul 1,2027 - Jun 30,2028	Annually (In Advance)	\$41,990.00
3	Jul 1,2028 - Jun 30,2029	Annually (In Advance)	\$44,000.00

Multi-Period Investment Total	\$125,980.00*
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Amount Due In Advance Based On Billing Frequency

Applicable sales taxes are excluded from the Investments. The pricing quoted in this Proposal is firm for 30 days.

Siemens Industry, Inc. invoices paid by credit card may be subject to a surcharge of up to 2%.

****Siemens reserves the right to adjust prices to reflect the impact of any new or modified taxes, duties, tariffs, or equivalent measures, whether direct or indirect, imposed by any U.S. or foreign governmental authority that are applicable to our offering, including any hardware, software, or service components contained therein.***

Signature Page

The Buyer acknowledges that when accepted by the Buyer as proposed by Siemens Industry, Inc., this Proposal and the Standard Terms and Conditions of Sale for Services, (together with any other documents, including any applicable Rider(s), incorporated herein) shall constitute the entire agreement of the parties with respect to its subject matter.

BY EXECUTION HEREOF, THE SIGNER CERTIFIES THAT (S)HE HAS READ ALL OF THE TERMS AND CONDITIONS AND DOCUMENTS, THAT SIEMENS INDUSTRY, INC. OR ITS REPRESENTATIVES HAVE MADE NO AGREEMENTS OR REPRESENTATIONS EXCEPT AS SET FORTH THEREIN, AND THAT (S)HE IS DULY AUTHORIZED TO EXECUTE THE SIGNATURE PAGE ON BEHALF OF THE BUYER.

Initial Term Investments

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Proposed by:

Siemens Industry, Inc.

Company

Jen Columbia

Name

10494196

Proposal #

\$125,980.00

Proposal Amount

March 25, 2026

Date

Accepted by:

WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT
200

Company

Name (Printed)

Signature

Title

Date

Purchase Order # ☐ PO for billing/pmnt only ☐ PO not required

Siemens Service Portfolio

Advisory and Performance Services



Manage System Operation & Compliance	Optimize Performance & Productivity	Protect Lifecycle Investment	Enhance Energy Management & Sustainability
Services that keep systems performing at their best, as designed and intended to operate, help you achieve: • Optimized comfort, safety, and security • Fulfilled regulatory requirements • Greater transparency into critical systems • Reduced operating risk Facility Assessment & Planning In-depth building system assessment and recommendations, definition of relevant KPIs, and development of your service program Test & Inspection Regular check-ups to measure system performance compared to your defined facility and regulation requirements and risks Preventive Services Services performed on a regular schedule or based on data analytics to verify and improve system state Documentation Management Management of critical building system and compliance information, with organization and access determined by your needs Corrective Services Immediate response to system failures or faults to restore functionality and integrity to desired state	Enhance building performance with improvement measures that increase productivity and efficiency; common outcomes include: • Enhanced system performance • Streamlined operational processes • Improved decision-making through data analytics Optimization Planning Planning and prioritization of improvement measures to increase building and/or process performance and efficiencies Predictive Services Systems are audited and monitored to detect abnormalities or faults, with recommendations provided and/or corrective actions taken System Improvements & Integration Enhancements or additions to your current system to increase staff productivity, system performance, and operational energy efficiencies Training & Operational Support Training, coaching, and on-site support to increase staff productivity and knowledge Managed Services On-site and/or remote resources monitor system events and alarms, and take appropriate action	Leverage past investments and address future requirements with advanced and proven technology, to achieve outcomes such as: • Extended system life • Maximized return on investment • Realized benefits of new technology Technology Planning Consulting services identify technology improvement opportunities that help achieve performance goals while leveraging past investments System Updates / Upgrades Software upgrades and firmware updates are provided, delivering the most current technology and functionality System Migration / Modernization Enhancements to your systems by elevating them to the most current hardware and software platforms, resulting in increased functionality and performance levels Retrofits & Extensions Modifications are made to existing systems to accommodate changes to your facility usage and footprint New Installation Services Startup, commissioning, and other installation services are completed to ensure new equipment operates at maximum performance	Increase the value and competitiveness of buildings and infrastructure by delivering solutions that: • Conserve energy • Maximize efficiency • Minimize operating costs • Reduce environmental impact Energy & Sustainability Master Planning Strategy and planning services provide a detailed master plan to provide budget transparency, enable improved performance and sustainability, reduce energy consumption, and minimize operational costs Energy Conservation Implementing energy conservation strategies reduces total carbon emissions through efficiency measures and minimizes energy spend by optimizing consumption Energy Production & Storage Using innovative design and simulation tools, energy production and storage solutions improve energy efficiency, energy availability, security of supply, and carbon reduction Energy Procurement With advanced procurement technologies and beneficial contract terms, these tailored procurement and supply services reduce costs, reduce risks, and create certainty
Digital Services			