



March 16, 2026

Mrs. Annaka Whiting
Rock Island-Milan School District 41
2000 7th Ave
Rock Island, IL 61201

**Re: Scope of Work
Rock Island High School Controls – 2026 Sequence**

Dear Mrs. Whiting:

On behalf of Russell, I am pleased to submit a proposal for HVAC controls work that will support planned improvements over the 2026-2027 years. This work will be primarily done during Summer 2026 with some tie-in work occurring as the associated projects are completed. Without this work, the planned improvements will not be able to be controlled by the schools building automation system (BAS).

1. Administration Area – Replace controls on four RTUs, two ERUs, and twenty-one VAV controllers to permit control with BAS.
2. Kitchen – Provide sensors for BAS to monitor and remote alarm cooler and freezer.
3. Chillers – Provide integration of two chillers with new BAS once damaged chiller is replaced.
4. Fitness Center – Provide BAS control for two RTUs
5. Provide two new JACE 9000 controllers in strategic areas for future sensor and control connectivity. Provide one new JACE 9000 controller to replace existing outdated equipment.
6. Provide controls for seventeen devices at existing natatorium.
7. Provide controls for two RTUs, thirteen VAVs, five RADs, and one exhaust fan at Band & Orchestra area.
8. Provide all low-voltage control wiring on J-hooks and raceways, concealed above ceilings, in walls, or in chases.
9. Provide all software, licensing, and graphics for DDC system.
10. Provide all required network routing controllers (JACE) for proper configuration.
11. Provide all commissioning of equipment and report of mechanical deficiencies.
12. Provide engineering submittals and as-builts.
13. Provide owner training and support for 12 months.
14. Provide 12-month parts warranty from date of substantial completion.
15. Provide UPS power backup for all major controllers.

Clarifications:

1. Variable frequency drives will be included in the mechanical bid packages as the work is awarded. Valve installation will be by mechanical contractors.
2. Fire alarm and smoke alarm work will be by electrical contractors.

Thank you again for the opportunity to provide you with this budget. We look forward to the opportunity to work with Rock Island-Milan School District 41 again on your exciting project.

Sincerely,

Jesse Smith
Senior Estimator

CC: Wendy Rouse, Tony Latoria

Owner: Rock Island-Milan School District 41
 Project Title: Rock Island High School Controls - 2026 Sequence



Construction Manager's Project No.: 01-25-0303

Bid Category		Bids Received	Apparent Low Bidder	Base Bid
Bid Category 22	Mechanical (Plumbing & HVAC)	1	BASe2	\$ 395,000
SUBCONTRACTS SUBTOTAL			Subtotal	\$ 395,000
CONSTRUCTION SUBTOTAL			Subtotal	\$ 395,000
Construction Contingency		5.00%		\$ 21,708
Technology Fee		0.30%		\$ 1,302
GL Insurance		1.03%		\$ 4,472
Construction Managers Fee		2.00%		\$ 8,683
P&P Bond		0.69%		\$ 2,996
RUSSELL PLUS CONSTRUCTION TOTAL			Subtotal	\$ 434,161