



**LINCOLNWOOD SCHOOL DISTRICT 74
BOARD OF EDUCATION**
Facilities Committee Meeting AGENDA
Tuesday, May 19, 2026 at **6:00 PM**

BOARD OF EDUCATION
Peter D. Theodore, *President*
Myra A. Foutris, *Vice President*
John P. Vranas, *Secretary*
Ted Kwon
Jay Oleniczak
Elissa B. Rosenberg
Mihra Seta

ADMINISTRATION
Dr. David L. Russo, *Superintendent of Schools*
Dr. Dominick M. Lupo, *Assistant Superintendent for Curriculum & Instruction*
Courtney L. Whited, *Business Manager/CSBO*

***Agenda of the Facilities Committee Meeting of the Board of Education of Lincolnwood School District 74,
Cook County, Illinois, to be held in the Marvin Garlich Administration Building
6950 N. East Prairie Road
Lincolnwood, Illinois 60712,
on Tuesday, May 19, 2026.***

IN-PERSON PARTICIPATION: It is expected that all members of the Facilities Committee, plus several administrators, will be physically present at the Marvin Garlich Administration Building located at 6950 N. East Prairie Road, Lincolnwood, IL. The public is welcome.

1. CALL TO ORDER/ROLL CALL
FACILITIES COMMITTEE MEMBERS
 John P. Vranas (BOE), Chair
 Myra A. Foutris, Co-Chair (BOE)
 Elissa B. Rosenberg (BOE)
 Emily McCall, Community Member

ADMINISTRATORS/STAFF
 Dr. David L. Russo, Superintendent of Schools
 Dr. Dominick M. Lupo, Assistant Superintendent for Curriculum & Instruction
 Courtney L. Whited, Business Manager/CSBO
 James Caldwell, Sr., Director of Buildings & Grounds

2. AUDIENCE TO VISITORS

3. APPROVAL OF MINUTES
 - a. Facilities Committee Meeting Minutes - **APRIL 21, 2026** 3

 - Motion by member: _____ Seconded by: _____

4. DISTRICT ARCHITECT OF RECORD - STUDIOGC architecture+interiors
 - a. INFORMATION/DISCUSSION/ACTION: Lincoln Hall Floor Repairs 6
 - b. INFORMATION/DISCUSSION/ACTION: Rutledge Hall Staff Lounge Divide 13

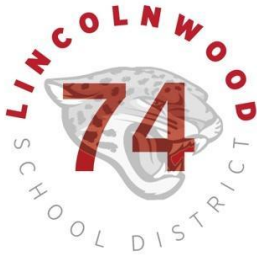
5. OLD BUSINESS
 - a. INFORMATION/DISCUSSION/ACTION: REVISED Proposed Mural Artwork in the Door 7 Stairwell at Rutledge Hall 16
 - b. INFORMATION/DISCUSSION/ACTION: Installation Labor for Rutledge Hall Chiller Pumps #5 and #6 18
 - c. INFORMATION/DISCUSSION/ACTION: Installation¹ Labor for Lincoln Hall Chiller Pumps #5 and #6 24

6. ADJOURNMENT

Motion by member: _____ Seconded by: _____

Dr. David L. Russo, Superintendent of Schools

Lincolnwood School District 74 is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or facility, are requested to contact the District Office at 847-675-8234 promptly to allow Lincolnwood School District 74 to make reasonable accommodations for those persons.



**LINCOLNWOOD SCHOOL DISTRICT 74
BOARD OF EDUCATION**
Facilities Committee Meeting Minutes
Tuesday, April 21, 2026 at 6:00 PM

BOARD OF EDUCATION
Peter D. Theodore, *President*
Myra A. Foutris, *Vice President*
John P. Vranas, *Secretary*
Ted Kwon
Jay Oleniczak
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Mihra Seta

ADMINISTRATION
Dr. David L. Russo, *Superintendent of Schools*
Dr. Dominick M. Lupo, *Assistant Superintendent for Curriculum & Instruction*
Courtney L. Whited, *Business Manager/CSBO*

***Minutes of the Facilities Committee Meeting of the Board of Education of Lincolnwood School District 74,
Cook County, Illinois, was held in the Marvin Garlich Administration Building
6950 N. East Prairie Road, Lincolnwood, Illinois 60712, on Tuesday, April 21, 2026.***

1. CALL TO ORDER/ROLL CALL

Chair Vranas called the Facilities Committee meeting to order at 6:03 p.m.

FACILITIES COMMITTEE MEMBERS

John P. Vranas (BOE), Chair
Myra A. Foutris, Co-Chair (BOE)
Elissa B. Rosenberg (BOE)

FACILITIES COMMITTEE MEMBERS NOT PRESENT

Emily McCall, Community Member

ADMINISTRATORS/STAFF

Dr. David L. Russo, Superintendent of Schools
Dr. Dominick M. Lupo, Assistant Superintendent for Curriculum & Instruction
Courtney L. Whited, Business Manager/CSBO
James Caldwell, Sr., Director of Buildings & Grounds
Jordan Stephen, Director of Technology

OTHERS PRESENT

Athi Toufexis, StudioGC (via zoom)

2. AUDIENCE TO VISITORS

None

3. APPROVAL OF MINUTES

a. Facilities Committee Meeting Minutes - **OCTOBER 21, 2025**

A motion was made, seconded and passed to approve the October 21, 2025 Facilities Committee meeting minutes.

4. OLD BUSINESS

a. Proposed Mural Artwork in the Door 7 Stairwell at Rutledge Hall

Dr. David Russo, Superintendent of Schools, discussed the Proposed Mural Artwork in the Door 7 Stairwell at Rutledge Hall. Dr. Russo explained that the Rutledge Hall Art Club is taking on the project of creating a mural of Ann Rutledge. There are no known pictures of Ann Rutledge, so the students created a mural of a woman who is historically representative of Rutledge's era. The Committee suggested incorporating something in the mural to relate either to President Lincoln or the capital of Springfield.

5. NEW BUSINESS

a. Proposed Replacement of the 'Anything is Possible' Sign

Dr. David Russo proposed replacement of the 'Anything is Possible' Sign, to 'One Campus, One Community', and

discussed the pricing. The Committee recommended that the students have input with the language and/or having a part in the painting of the signage. The Committee would like to see a sign comparable to the “We Are One” t-shirts as part of a larger student art project.

- b. Winters 2026-27 & 2027-28 Snow Removal Services from Contour Landscaping Inc.
Courtney L. Whited, Business Manager/CSBO, shared the 2-year quote for the snow removal services. The Committee recommended a 3-year quote to extend through Winter 2028-29.

A motion was made, seconded, and passed that the Facilities Committee concurs with the Administration’s recommendation to the Board of Education to approve this Contract from Contour Landscaping, Inc. for snow removal services in the base amount of \$9,958 per winter season from November 1, 2026 through March 31, 2029.

- c. Rutledge Hall Kitchen Renovation
Courtney Whited discussed the Rutledge Hall Kitchen Renovation and explained that there will also be some additional trades necessary to complete installation of the new freezer/cooler that are being finalized.

A motion was made, seconded, and passed that the Facilities Committee concurs with the Administration’s recommendation to the Board of Education to approve the Agreements from Tri-Mark for Rutledge Hall Kitchen renovations not to exceed \$80,000 to be completed during Summer 2026.

- d. Renaissance Communication System Installation of Todd Hall AirPhone System
Jordan Stephen, Director of Technology, provided background, recommended solutions, and system features. The Committee recommended combining this Agenda item with Agenda items E and F.

- e. Renaissance Communication System Installation of Rutledge Hall AirPhone System
The Committee recommended combining this Agenda item with Agenda items D and F.

- f. Renaissance Communication System Upgrade of Lincoln Hall AirPhone System

A motion was made, seconded, and passed that the Facilities Committee concurs with the Administration’s recommendation to the Board of Education to approve the quotes from Renaissance Communication Systems for the installation of a Door Intercom/Video Surveillance system for Todd Hall, Rutledge Hall, and Lincoln Hall in the amount of \$31,750.

- g. Renaissance Communication System Installation of District Updated Panic Alarm System

A motion was made, seconded, and passed that the Facilities Committee concurs with the Administration’s recommendation to the Board of Education to approve the quote from Renaissance Communication Systems for the installation of an updated Bosch Panic and Alarm System in all buildings on Lincolnwood School District 74’s campus in the amount of \$18,570.

6. District Facilities Update

- a. District Traffic Patterns

The Committee discussed cars entering East Prairie Road northbound from Pratt Avenue, parking on the east side of East Prairie Road letting their students cross mid-block to the school. Dr. Russo will inquire about having flashing lights on Crawford Avenue and Pratt Avenue financed through a traffic grant the District applied for through the Village of Lincolnwood.

- b. On April 23, 2026, the Finance Committee will be discussing a possible \$6.0 million general obligation working cash bond. Tammie Beckwith Schallmo from PMA will be guiding the discussion. This presentation is located in the April 23, 2026 Finance Committee packet.

1. ADJOURNMENT

A motion was made, seconded, and passed to adjourn the Facilities Committee meeting at 6:46 p.m.

The next Facilities Committee meeting will be held Tuesday, May 19, 2026 at 6:00 p.m. The public is welcome.

John P. Vranas, Chair

Myra A. Foutris, Co-chair



Executive Summary Facilities Committee Meeting

DATE: May 19, 2026

TOPIC: Lincoln Hall Floor Repairs

PREPARED BY: Courtney Whited

Recommended for:

- Action
- Discussion
- Information

Purpose/Background:

After the Administration received a report of uneven flooring in a Lincoln Hall classroom, Studio GC was directed to perform a walk-through to investigate the underlying cause and the possible existence of the same issue in other rooms throughout the school.

The attached report indicates the discovery of some “soft spots” and small holes in certain areas of the gypsum floor base beneath carpeting.

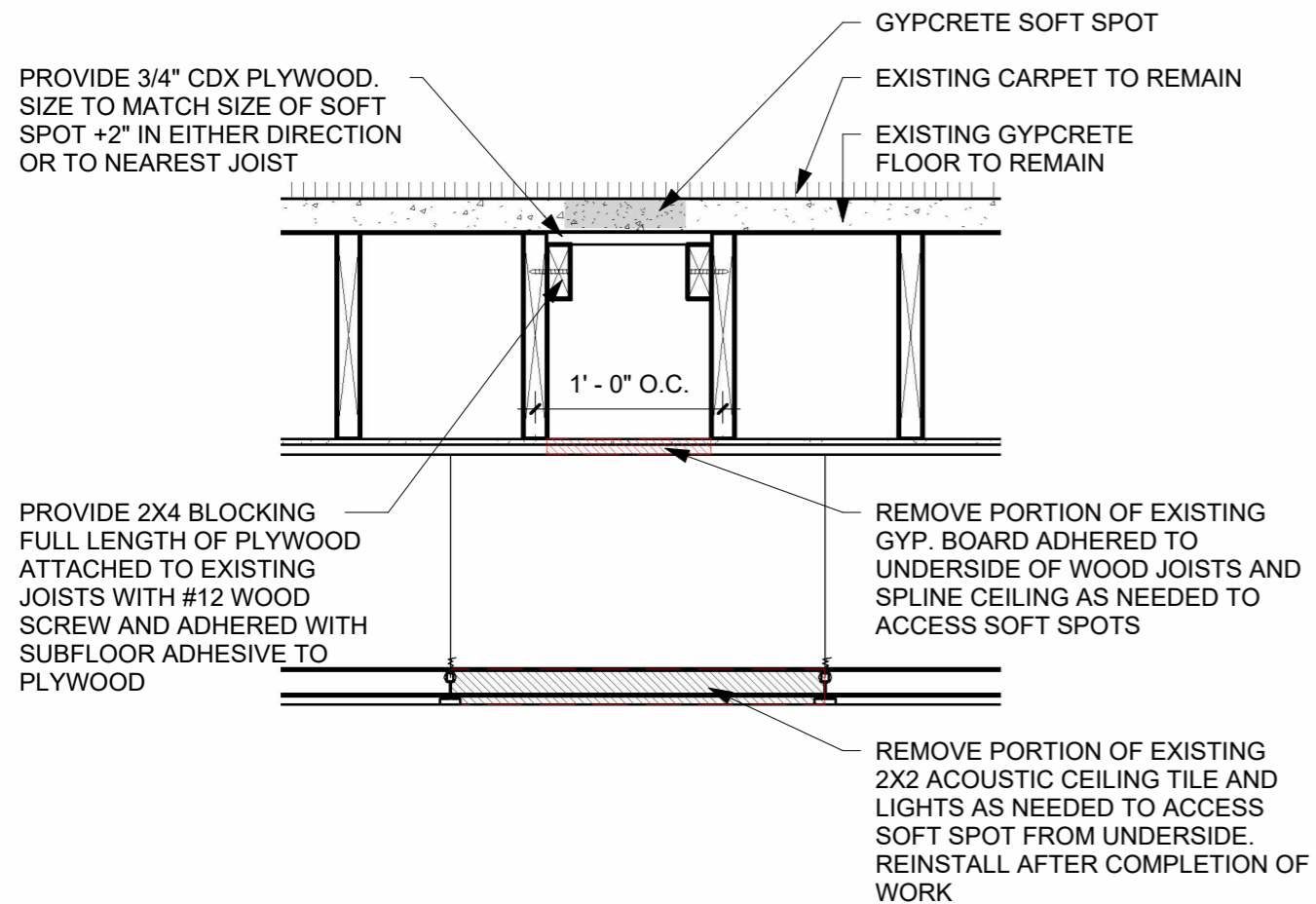
Stuckey Construction, Inc. submitted a proposal to restore the integrity to these compromised patches isolated to the second and third floors of Lincoln Hall.

Fiscal Impact:

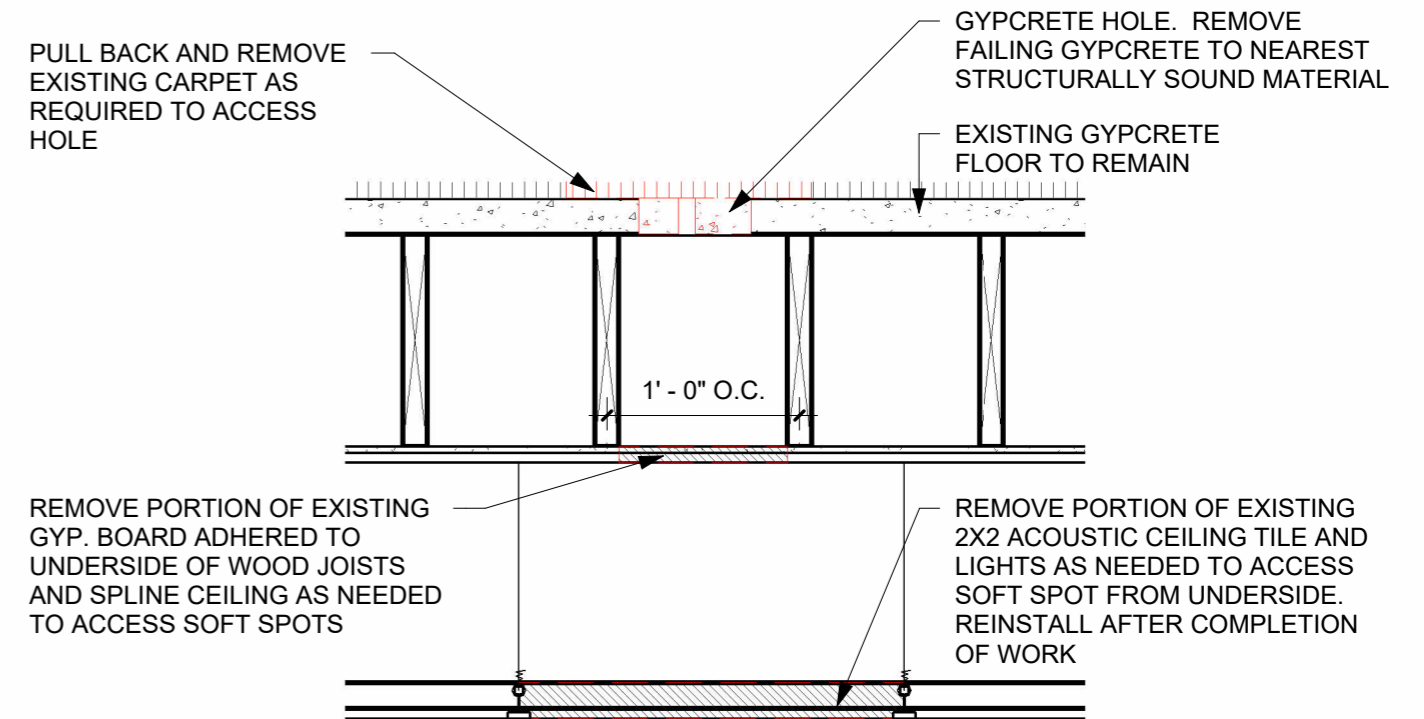
\$20,304

Recommendation:

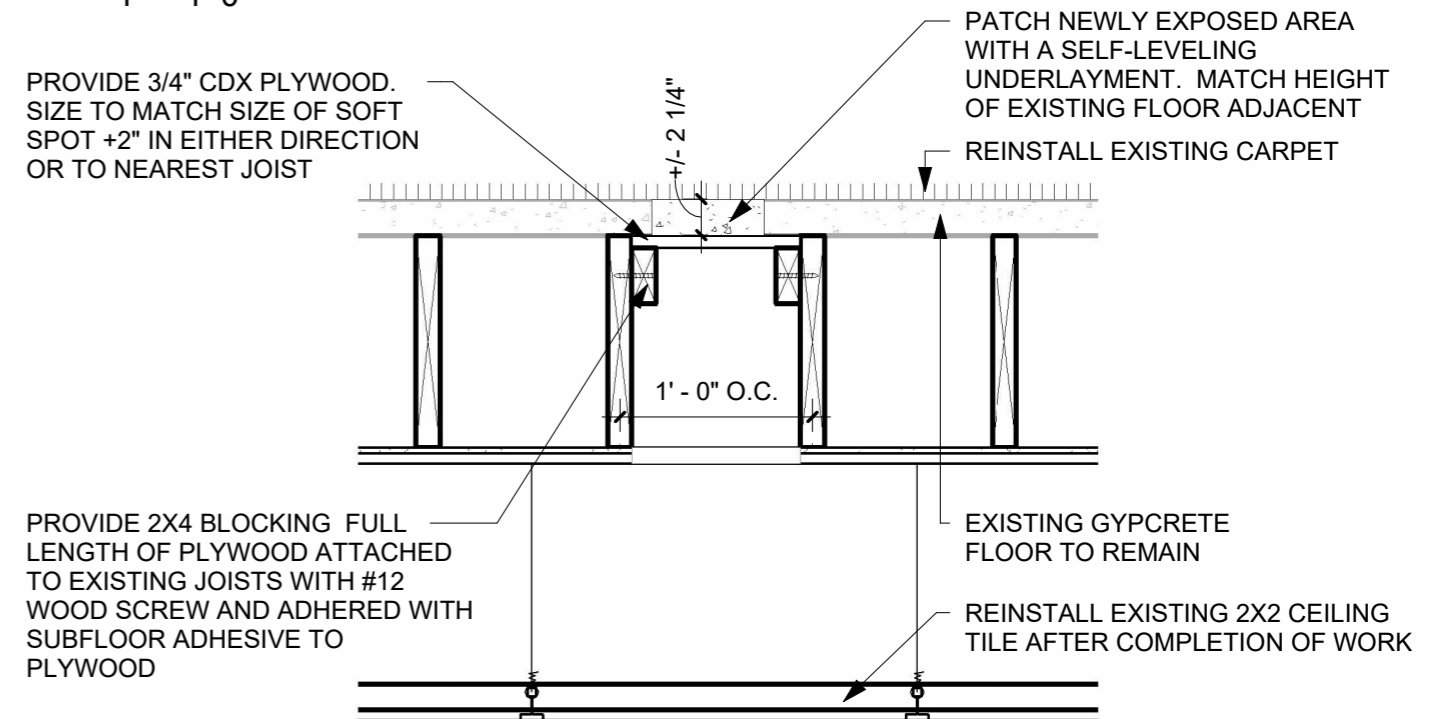
The Facilities Committee concurs with the Administration’s recommendation to the Board of Education to approve this proposal from Stuckey Construction, Inc. for Lincoln Hall floor and corresponding ceiling repairs in the amount of \$20,304 to be performed during Summer 2026.



① Recommended Floor Repair - Soft Spots
1" = 1'-0"



② Extensive Floor Demo - Room 201
1" = 1'-0"



③ Extensive Floor Repair - Room 201
1" = 1'-0"

Memorandum

Date: December 8, 2025

To: David Russo, Superintendent
Courtney Whited, Business Manager/CSBO
Jim Caldwell, Director of Buildings and Grounds
Lincolnwood School District 74

CC: Athi Toufexis, Studio GC

From: Amy Thonn

Re: Lincoln Hall: Floor site walk

On October 22, 2025, members from Studio GC and Lincolnwood School District 74 conducted a walkthrough at Lincoln Hall School to review the soft floor spots observed by District personnel in various classrooms. Below is a summary of our observations.

The existing drawings from the 1940 building indicate a gypsum concrete over wood joists floor construction. While no structural concerns are evident, over time with the bending and shifting of the floor under load, the gypsum concrete is susceptible to cracking due to its inelasticity. The soft spots observed during our walkthrough were on the 2nd and 3rd floors. No spots were observed on the 1st floor.

Locations of these instances with notes are below:

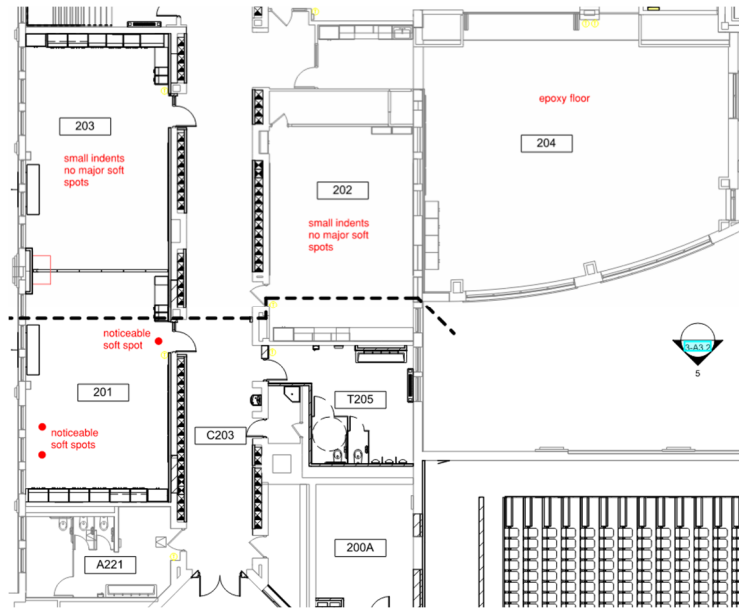


Image 1 - 2nd floor Lincoln Hall

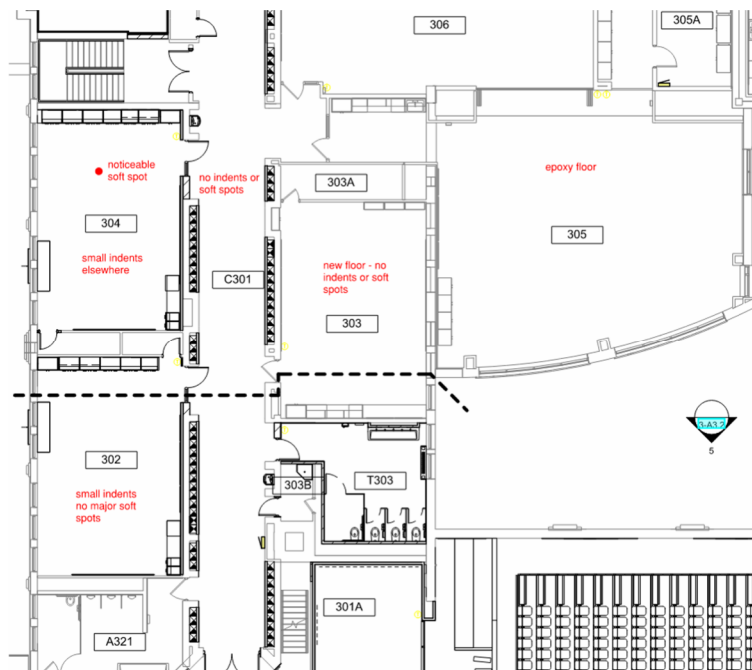


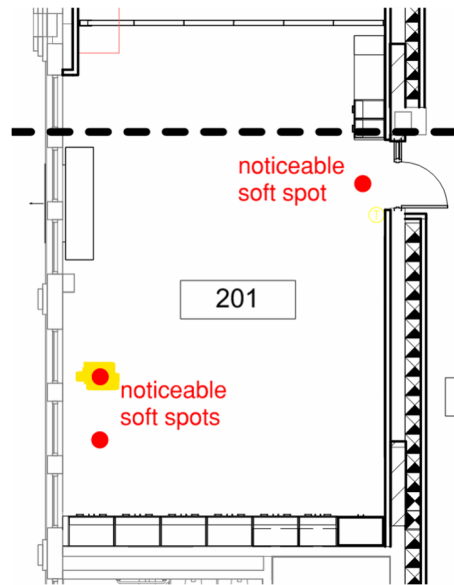
Image 2 - 3rd floor Lincoln Hall

When the carpet tile floor finish was pulled back on one of the spots on the 2nd floor, in Image 3 below, this spot was noted to have telegraphed through the full depth of the floor. It is recommended to repair and improve this floor slab condition by cutting back and removing the gypsum concrete floor slab between the wood joists and as wide as the nearest non-

flaking/cracking gypsum and infilling the removed area with additional wood framing supports below, plywood and a leveler to meet the elevation of the existing floor finish.



Image 3



Location of Image 3



Image 4 - Image 3 from below

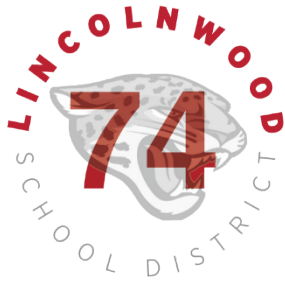


Image 5

When observing these spots from below, Images 4 and 5, the wood joists appear to be in good condition and show no signs of cracking themselves or any moisture issues. It is recommended that below all the soft spots, additional wood framing supports be attached to the existing wood joists for additional reinforcement. This will assist with the sagging of the

gypsum concrete deck material. Alternatively, a more invasive solution would be a full-depth floor tear out and replacement with a plywood subfloor and leveler in the classrooms with any soft spots. It is recommended that this repair (either approach) be completed over a summer break in order to allow for adequate time and access.

Please do not hesitate to reach out with any questions.



Executive Summary Facilities Committee Meeting

DATE: May 19, 2026

TOPIC: Rutledge Hall Staff Lounge Divide

PREPARED BY: Courtney Whited

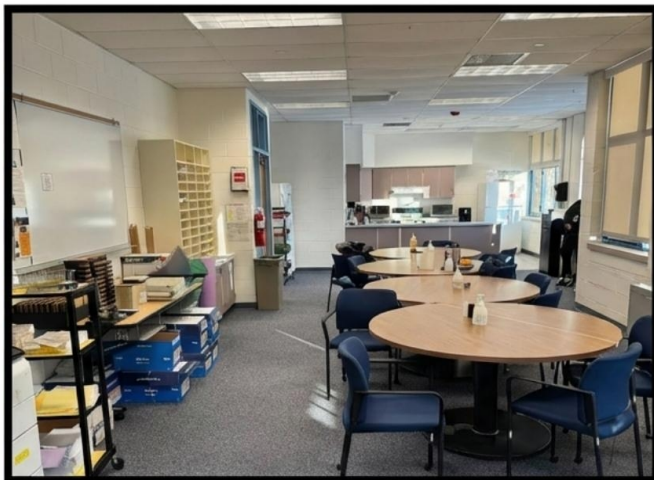
Recommended for:

- Action
- Discussion
- Information

Purpose/Background:

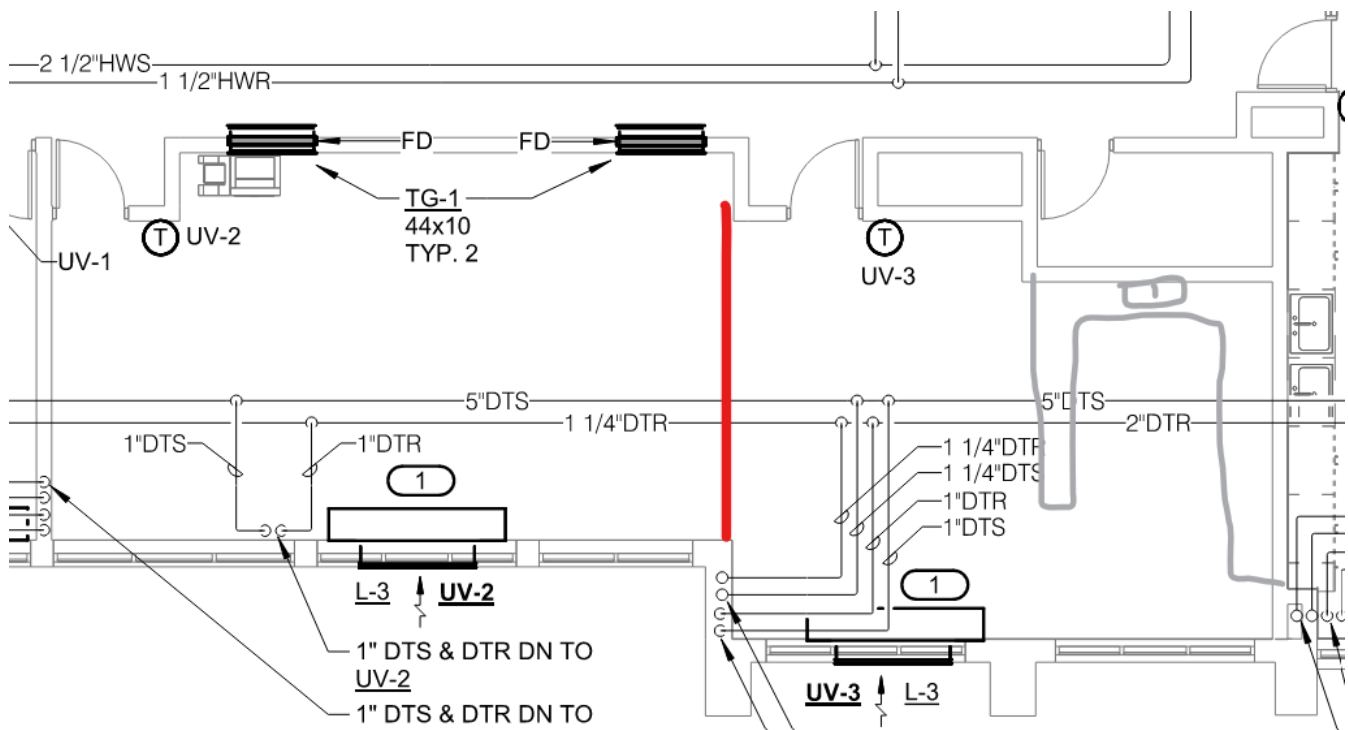
Rutledge Hall Principal, Dr. Aliaa Ibrahim, proposed a division of the staff lounge so that the meal and break area becomes separated from the work area. Currently the kitchen, tables and lounge seating elements are intermingled with the mailboxes, paper station and copier machine as shown.

STAFF LOUNGE: ZONING & WORKFLOW



Studio GC drafted the following plan designed to divide the room and ensure proper HVAC and airflow requirements are maintained with the addition of a new fire damper above the ceiling on the east half of the room, once the room is split. The two existing unit ventilators were reviewed and no modifications are necessary to the ventilators in order to divide the room.

Stuckey Construction, the company that completed 2024 Rutledge Hall renovations, submitted the attached proposal to complete the project during the upcoming summer break.



Fiscal Impact:

\$29,005

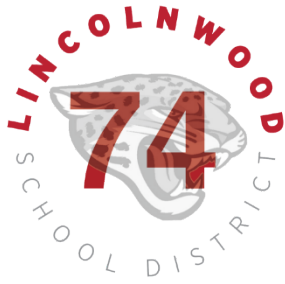
Recommendation:

The Facilities Committee concurs with the Administration’s recommendation to the Board of Education to approve this proposal from Stuckey Construction, Inc. for the Rutledge Hall Staff Lounge division in the amount of \$29,005 to be performed Summer 2026.



DATE		PREPARED BY	
5/13/2026		Ed Stuckey	
PROJECT NAME			
RUTLEDGE SCHOOL		TEACHERS PREP AREA DIMISING WALL FIRE DAMPER	

Quantity	Description	unit cost	Amount
	E/A		
	PROTECT EXISTING AREA		
	DEMO 2 OPENINGS FOR TRAFER GRILLS		
	ADD TRANSFER GRILLS 44" BY 10"		
	NEW DRYWALL PARTITION		
	FRAME		
	DRYWALL		
	INSULATION		
	PAINT		
	VINYL BASE		
	TIE CEILINGS BACK IN TO PARTIONS		
	CLEAN UP ARE UPON COMPLETION		
	WORK TO OCCUR BETWEEN JUNE 15 TO JULY 31 2026		
			\$ 29,005.00
	If there are any questions please contact:		
	Ed Stuckey		
	847.336.8575		



Executive Summary Facilities Committee Meeting

DATE: May 19, 2026

TOPIC: REVISED Proposed Mural Artwork in the Door 7 Stairwell at Rutledge Hall

PREPARED BY: Aliaa Ibrahim and Michelle Wielgosz

Recommended for:

- Action
- Discussion
- Information

Purpose/Background:

A proposed rendering of an Ann Rutledge mural was presented to the Facilities Committee at the last meeting. Committee members provided feedback and requested a reference to Abraham Lincoln in the final design. The Art Club proposes the following version to incorporate that suggestion.

As noted last month, this project will be completed as part of the before-school Art Club program and is estimated to require approximately 20 hours of work time, depending on the mural's size and complexity. The timeline is as follows:

- Planning & Design (2–4 hours): Students will brainstorm ideas, conduct research, and develop a collaborative design plan.

- Surface Preparation (2–3 hours): Cleaning, sketching outlines, and applying base coats.
- Painting Phase (approximately 12 hours): Executed across multiple before-school sessions to ensure quality and sustained engagement.
- Finishing & Sealing (1–2 hours): Final details, protective coating, and cleanup.

The Art Club will include up to 20 fifth-grade students working in small, rotating groups to maximize participation and ensure effective use of materials and space.

This mural project not only celebrates the legacy of Ann Rutledge but also empowers students to leave a lasting, meaningful mark on their school community.

Proposed Sketch:

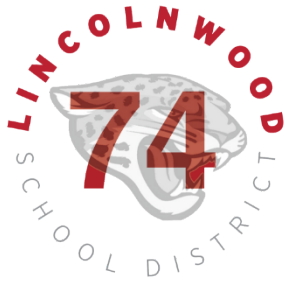


Fiscal Impact:

Not to exceed \$130 for materials.

Recommendation:

The Facilities Committee concurs with the Administration's recommendation to the Board of Education to approve this Proposal for a mural in the Rutledge Hall stairwell by Door 7 in an amount not to exceed \$130.



Executive Summary Facilities Committee Meeting

DATE: May 19, 2026

TOPIC: Installation Labor for Rutledge Hall Chiller Pumps #5 and #6

PREPARED BY: Courtney Whited

Recommended for:

- Action
- Discussion
- Information

Purpose/Background:

The Board of Education approves expenditures over \$10,000.

The District Legal Counsel has reviewed this Contract (or Agreement).

Fiscal Impact:

\$23,302

Recommendation:

The Facilities Committee concurs with the Administration's recommendation to the Board of Education to approve this proposal from Hill Mechanical Services for the labor to install Rutledge Hall chiller pumps #5 and #6 in the amount of \$23,302.



Rutledge Hall School

6850 N. East Prarie, Lincolnwood, Illinois 60712
James Caldwell

Replace (2) Chilled Water Pumps

May 15, 2026



Replace (2) Chilled Water Pumps

May 15, 2026

Dear James Caldwell:

Hill Mechanical Services is pleased to submit the following proposal for your review and approval. We propose to furnish the necessary labor, material and equipment to perform the following scope of work. The following scope of work may be executed within the NCPA Cooperative Purchasing Contract 02-125 for "HVAC Equipment, Installation, Service & Related Products" Bid Results:

<https://www.ncpa.us/Vendors/The%20Hill%20Mechanical%20Group>

Scope of Work

1. Isolate (2) existing pumps and drain any remaining water
2. Disconnect electric and perform lockout / tagout procedures
3. Demo existing insulation
4. Set up rigging equipment
5. Disassemble, remove and dispose of (2) Inline pumps and (2) Triple duty valves
6. Install (2) new customer supplied Inline pumps, (2) Triple duty valves, and (2) VFDs
7. Provide electrical services to:
 - a. New feeder conduit and wiring from panel to new VFD location as reviewed
 - b. (2) New 3 phase/240 volt circuit breakers in existing panel
 - c. (2) Remove existing starters on wall
 - d. (2) Mount new VFD on new wall as reviewed
 - e. (2) New single point 208 volt equipment connections to new pumps
 - f. (Lot) All conduit, wiring and associated accessories included
8. Reinsulate disrupted piping
9. Perform startup and test for proper operation
10. Furnish 1-year labor warranty

Total cost for the above scope of work:

\$23,302

Exclusions and clarifications

1. Above price is based on isolation valves holding
2. Hill is not responsible for shipping or receiving new pumps
3. BAS tie in is excluded
4. Overtime is excluded
5. Additional system problems are excluded
6. Material pricing is volatile due to current market conditions; pricing will only be guaranteed for 10 days



Signature

If this proposal meets your approval, please sign and we will schedule the work with you as soon as possible.

Harley Russell

Harley Russell
Account Executive
Hill Mechanical Services

May 15, 2026

 SIGNATURE
James Caldwell

James Caldwell

Rutledge Hall School

Please fill out the field below:

PO Number:

Terms & Conditions

1. This Standard Service Proposal or Maintenance Agreement (hereinafter sometimes referenced as "Agreement"), upon acceptance by the Customer, is made solely on the terms and conditions hereof, notwithstanding any additional or conflicting conditions that may be contained in any purchase order or other forms of the Customer, all of which additional or conflicting terms and conditions are hereby rejected by Hill Mechanical Services. Further, the parties acknowledge and agree that any purchase order issued by the Customer in accordance with this Agreement will only establish payment authority for their internal accounting purposes. Any such purchase order will not be considered by us to be a counteroffer, amendment, modification, or other revision to the terms of this agreement. No waiver, alteration or modification of the terms and conditions herein shall be valid unless made in writing and signed by an authorized representative of Hill Mechanical Services.
2. This Maintenance Agreement or Standard Service Proposal is subject to acceptance by the Customer within 30 days from the date shown on the quote, unless specified otherwise. Prices quoted are for services, labor, and material as specified in this Proposal. If acceptance of this Maintenance Agreement or Standard Service Proposal is delayed or modified, prices are subject to adjustment.
3. Title to any equipment installed in connection with this project remains with Hill Mechanical Services until all payments have been received. Payment terms are net 30 days and service charge of 1.5% per month on all past due accounts.
4. Unless Customer provides appropriate documentation of tax exemption, Customer shall pay Hill Mechanical Services, in addition to the contract price, the amount of all excise, sales, use, privilege, occupation or other similar taxes imposed by the United States Government or any other National, State or Local Government, which Hill Mechanical Services is required to pay in connection with the services or materials furnished hereunder.
5. Any and all costs, fees and expenses arising from or incurred in anticipation of any federal, state, county, local or administrative statute, law, rule, regulation or ordinance (collectively "Governmental Regulations"), Hill Mechanical Services shall not be required to bear any expense in connection with the modification, removal, replacement or disposal of any refrigerant in response to any Governmental Regulation designed to reduce or eliminate the alleged environmental hazards associated with the refrigerant.
6. The contract price stated herein is predicated on the fact that all work will be done during regular working hours of regular working days unless otherwise specified. If for any reason Customer requests that work be performed other than during regular working hours or outside the scope of services specified hereunder, Customer agrees to pay Hill Mechanical Services any additional charges arising from such additional services, including but not limited to premium pay, special freight or other fees or costs associated therewith.
7. Customer shall be responsible for all costs, expenses, damages, fines, penalties, claims and liabilities associated with or incurred in connection with any hazardous materials or substances, including but not limited to asbestos, upon, beneath, about or inside Customer's equipment or property. Title to, ownership of, and legal responsibility and liability for any and all such hazardous materials or substances, shall at all times remain with Customer. Customer shall be responsible for the removal, handling and disposal of all hazardous materials and substances in accordance with all applicable Governmental Regulations. Customer shall defend, indemnify, reimburse and hold harmless Hill Mechanical Services and its officers, directors, agents, and employees from and against any and all claims, damages, costs, expenses, liabilities, actions, suits, fines and penalties (including without limitation, attorneys' fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or disposal of any hazardous materials or substances, including but not limited to asbestos, in connection with the services performed hereunder.
8. Hill Mechanical Services shall not in any event be liable for failure to perform or for delay in performance due to fire, flood, strike or other labor difficulty, act of God, act of any Governmental Authority or of Customer, riot, war, embargo, fuel or energy shortage, wrecks or delay in transportation, inability to obtain necessary labor, materials, or equipment from usual sources, or due to any cause beyond its reasonable control. In the event of delay in performance due to any such cause, the date of delivery or time of completion will be extended by a period of time reasonably necessary to overcome the effect of such delay. If the materials or equipment included in this Proposal become temporarily or permanently unavailable for reasons beyond the control of Hill Mechanical Services, Hill Mechanical Services shall be excused from furnishing said materials or equipment and be reimbursed for the difference between cost of materials or equipment unavailable and the cost of an available reasonable substitute.
9. Hill Mechanical Services shall not in any event be liable to the Customer or to third parties for any incidental, consequential, indirect or special damages, including but not limited to, loss of production, loss of use or loss of profits or revenue arising from any cause whatsoever including, but not limited to any delay, act, error or omission of Hill Mechanical Services. In no event will Hill Mechanical Services liability for direct or compensatory damages exceed the payment received by Hill Mechanical Services from customer under the agreement.
10. Hill Mechanical Services extends the manufacturer's warranties on all parts and materials and warrants labor to meet industry standards for a period of thirty (30) days from the date performed, unless a longer duration is expressly stated elsewhere in this Agreement. Hill Mechanical Services expressly limits its warranty on Customer's Equipment to cover only that portion of Equipment which had specific Services done by Hill Mechanical Services. These warranties do not extend to any equipment or service which has been repaired by others, abused, altered, or misused, or which has not been properly maintained. These warranties are in lieu of all other warranties, expressed or implied, including, but not limited to, those of merchantability and fitness for specific purpose, which are hereby specifically disclaimed.
11. Each of us agrees that we are responsible for any injury, loss, or damage caused by any negligence or deliberate misconduct of our employees or employees of our subcontractors. If any of our employees or those of our subcontractors, cause any injury, loss or damage in connection with performing their duties under this agreement, the responsible party will pay for all costs, damages, and expenses, which arise. Each of us agrees to defend and hold harmless the other party, its officers, directors and employees, from and against all claims, damages, losses and expenses, including but not limited to attorney's fees and court costs, arising out of or resulting from the performance of work hereunder, to the extent that such claim, damage, loss, or expense is caused by an active or passive act or omission of the indemnifying party or anyone directly or indirectly employed by that party, or anyone for whose acts that party may be liable.
12. This Agreement shall be binding upon and inure to the benefit of each party's respective successors, assigns and affiliates. This Agreement is governed by and construed in accordance with the laws of the State of Illinois.

Experience Total Support From Project Design to Service

YOUR TRUSTED PARTNER FOR THE LIFE OF YOUR BUILDING



HVAC

Chiller and boiler service, preventative and predictive maintenance programs, pump repairs, system repair, 24 hour emergency service. We can design custom programs to extend the life of your mechanical systems.

PLUMBING

Preventative maintenance and service, water heaters, backflows, sewer & drain lines, sewage pumps and lift stations, pumps and PRV's. Water safety and quality testing.

FIRE PROTECTION

Inspection, testing, maintenance, repairs, and 24 hour emergency service for your life safety systems. We specialize in new construction, tenant build-outs, retrofits, and system upgrades for all markets and industries.

TESTING, BALANCING, COMMISSIONING

Air quality is more important than ever. Our proven processes make sure your equipment is operating at peak performance. Commissioning, testing and balancing, energy efficiency and monitoring utilizing the latest technology and equipment.

BUILDING AUTOMATION & CONTROL

Design, installation, service, and maintenance of industry leading open protocol building automation systems to control and monitor all of your facility's systems. We implement smart connected systems to provide real time access and insights to your system from anywhere.

SPECIAL PROJECTS

Our team of engineers and technicians can provide the expertise needed for any unique project. We can provide turnkey solutions to manage entire projects from design, fabrication, construction, to inspections and commissioning.

From HVAC and Mechanical to Fire Protection, Commissioning, Balancing, and Special Projects, we're your single source for complete project support. Simplify your build with our full-service expertise.



PRECISION
Control Systems



BUILDING THE FUTURE

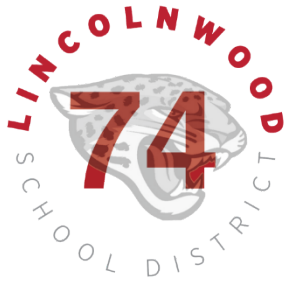


PERFORMANCE GROUP

HILLGRP.COM

11045 Gage Ave, Franklin Park, IL, 60131 | Telephone: 847.451.5000 | E-mail: info@hillgrp.com





Executive Summary Facilities Committee Meeting

DATE: May 19, 2026

TOPIC: Installation Labor for Lincoln Hall Chiller Pumps #5 and #6

PREPARED BY: Courtney Whited

Recommended for:

- Action
- Discussion
- Information

Purpose/Background:

The Board of Education approves expenditures over \$10,000.

The District Legal Counsel has reviewed this Contract (or Agreement).

Fiscal Impact:

\$29,868

Recommendation:

The Facilities Committee concurs with the Administration's recommendation to the Board of Education to approve this proposal from Hill Mechanical Services for the labor to install Lincoln Hall chiller pumps #5 and #6 in the amount of \$29,868.



Lincoln Hall Middle School

6855 N Crawford Ave, Lincolnwood, Illinois 60712
James Caldwell
Chief Engineer

Replace (2) Chilled Water Pumps
May 15, 2026



Replace (2) Chilled Water Pumps

May 15, 2026

Dear James Caldwell:

Hill Mechanical Services is pleased to submit the following proposal for your review and approval. We propose to furnish the necessary labor, material and equipment to perform the following scope of work. The following scope of work may be executed within the NCPA Cooperative Purchasing Contract 02-125 for "HVAC Equipment, Installation, Service & Related Products" Bid Results:

<https://www.ncpa.us/Vendors/The%20Hill%20Mechanical%20Group>

Scope of Work

1. Isolate (2) existing pumps and drain any remaining water
2. Disconnect electric and perform lockout / tagout procedures
3. Demo existing insulation
4. Set up rigging equipment
5. Disassemble, remove and dispose of:
 - a. (2) Pumps
 - b. (2) Triple duty valves
 - c. (2) Suction diffusers
 - d. (2) Flex connectors
 - e. (2) Reducers
 - f. (2) Butterfly valves
6. Install new equipment supplied by customer:
 - a. (2) Pumps
 - b. (2) Triple duty valves
 - c. (2) Suction diffusers
 - d. (2) Flex connectors
7. Cut and reflare the suction and discharge lines
8. Furnish and install:
 - a. (2) new Flanges M#MMCC0600
 - b. (2) new Butterfly Valves P/N:BL03EDINC06
 - c. (2) new Reducers P/N:RMF0605
9. Provide electrical services to:
 - a. Rewire existing MCC starter and bypass starter
 - b. Reusing existing disconnects on wall near pump
 - c. Mount new VFD on adjacent wall as reviewed
 - d. New single point 208 volt equipment connections to new pumps
 - e. (Lot) Reuse existing feeder wiring from MCC to disconnects line
 - f. (Lot) All conduit, wiring and associated accessories included
10. Reinsulate disrupted piping
11. Perform startup and test for proper operation
12. Furnish 1-year labor warranty

Total cost for the above scope of work:

\$29,868

Exclusions and clarifications

1. Above price is based on isolation valves holding
2. Hill is not responsible for shipping or receiving new pumps
3. BAS tie in is excluded
4. Overtime is excluded
5. Additional system problems are excluded
6. Material pricing is volatile due to current market conditions; pricing will only be guaranteed for 10 days
7. The manufacturer's estimated lead time on material and equipment is currently 3 weeks.



Signature

If this proposal meets your approval, please sign and we will schedule the work with you as soon as possible.

Harley Russell

Harley Russell
Account Executive
Hill Mechanical Services

May 15, 2026

 SIGNATURE
James Caldwell

James Caldwell
Chief Engineer
Lincoln Hall Middle School

Please fill out the field below:

PO Number:

Terms & Conditions

1. This Standard Service Proposal or Maintenance Agreement (hereinafter sometimes referenced as "Agreement"), upon acceptance by the Customer, is made solely on the terms and conditions hereof, notwithstanding any additional or conflicting conditions that may be contained in any purchase order or other forms of the Customer, all of which additional or conflicting terms and conditions are hereby rejected by Hill Mechanical Services. Further, the parties acknowledge and agree that any purchase order issued by the Customer in accordance with this Agreement will only establish payment authority for their internal accounting purposes. Any such purchase order will not be considered by us to be a counteroffer, amendment, modification, or other revision to the terms of this agreement. No waiver, alteration or modification of the terms and conditions herein shall be valid unless made in writing and signed by an authorized representative of Hill Mechanical Services.
2. This Maintenance Agreement or Standard Service Proposal is subject to acceptance by the Customer within 30 days from the date shown on the quote, unless specified otherwise. Prices quoted are for services, labor, and material as specified in this Proposal. If acceptance of this Maintenance Agreement or Standard Service Proposal is delayed or modified, prices are subject to adjustment.
3. Title to any equipment installed in connection with this project remains with Hill Mechanical Services until all payments have been received. Payment terms are net 30 days and service charge of 1.5% per month on all past due accounts.
4. Unless Customer provides appropriate documentation of tax exemption, Customer shall pay Hill Mechanical Services, in addition to the contract price, the amount of all excise, sales, use, privilege, occupation or other similar taxes imposed by the United States Government or any other National, State or Local Government, which Hill Mechanical Services is required to pay in connection with the services or materials furnished hereunder.
5. Any and all costs, fees and expenses arising from or incurred in anticipation of any federal, state, county, local or administrative statute, law, rule, regulation or ordinance (collectively "Governmental Regulations"), Hill Mechanical Services shall not be required to bear any expense in connection with the modification, removal, replacement or disposal of any refrigerant in response to any Governmental Regulation designed to reduce or eliminate the alleged environmental hazards associated with the refrigerant.
6. The contract price stated herein is predicated on the fact that all work will be done during regular working hours of regular working days unless otherwise specified. If for any reason Customer requests that work be performed other than during regular working hours or outside the scope of services specified hereunder, Customer agrees to pay Hill Mechanical Services any additional charges arising from such additional services, including but not limited to premium pay, special freight or other fees or costs associated therewith.
7. Customer shall be responsible for all costs, expenses, damages, fines, penalties, claims and liabilities associated with or incurred in connection with any hazardous materials or substances, including but not limited to asbestos, upon, beneath, about or inside Customer's equipment or property. Title to, ownership of, and legal responsibility and liability for any and all such hazardous materials or substances, shall at all times remain with Customer. Customer shall be responsible for the removal, handling and disposal of all hazardous materials and substances in accordance with all applicable Governmental Regulations. Customer shall defend, indemnify, reimburse and hold harmless Hill Mechanical Services and its officers, directors, agents, and employees from and against any and all claims, damages, costs, expenses, liabilities, actions, suits, fines and penalties (including without limitation, attorneys' fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or disposal of any hazardous materials or substances, including but not limited to asbestos, in connection with the services performed hereunder.
8. Hill Mechanical Services shall not in any event be liable for failure to perform or for delay in performance due to fire, flood, strike or other labor difficulty, act of God, act of any Governmental Authority or of Customer, riot, war, embargo, fuel or energy shortage, wrecks or delay in transportation, inability to obtain necessary labor, materials, or equipment from usual sources, or due to any cause beyond its reasonable control. In the event of delay in performance due to any such cause, the date of delivery or time of completion will be extended by a period of time reasonably necessary to overcome the effect of such delay. If the materials or equipment included in this Proposal become temporarily or permanently unavailable for reasons beyond the control of Hill Mechanical Services, Hill Mechanical Services shall be excused from furnishing said materials or equipment and be reimbursed for the difference between cost of materials or equipment unavailable and the cost of an available reasonable substitute.
9. Hill Mechanical Services shall not in any event be liable to the Customer or to third parties for any incidental, consequential, indirect or special damages, including but not limited to, loss of production, loss of use or loss of profits or revenue arising from any cause whatsoever including, but not limited to any delay, act, error or omission of Hill Mechanical Services. In no event will Hill Mechanical Services liability for direct or compensatory damages exceed the payment received by Hill Mechanical Services from customer under the agreement.
10. Hill Mechanical Services extends the manufacturer's warranties on all parts and materials and warrants labor to meet industry standards for a period of thirty (30) days from the date performed, unless a longer duration is expressly stated elsewhere in this Agreement. Hill Mechanical Services expressly limits its warranty on Customer's Equipment to cover only that portion of Equipment which had specific Services done by Hill Mechanical Services. These warranties do not extend to any equipment or service which has been repaired by others, abused, altered, or misused, or which has not been properly maintained. These warranties are in lieu of all other warranties, expressed or implied, including, but not limited to, those of merchantability and fitness for specific purpose, which are hereby specifically disclaimed.
11. Each of us agrees that we are responsible for any injury, loss, or damage caused by any negligence or deliberate misconduct of our employees or employees of our subcontractors. If any of our employees or those of our subcontractors, cause any injury, loss or damage in connection with performing their duties under this agreement, the responsible party will pay for all costs, damages, and expenses, which arise. Each of us agrees to defend and hold harmless the other party, its officers, directors and employees, from and against all claims, damages, losses and expenses, including but not limited to attorney's fees and court costs, arising out of or resulting from the performance of work hereunder, to the extent that such claim, damage, loss, or expense is caused by an active or passive act or omission of the indemnifying party or anyone directly or indirectly employed by that party, or anyone for whose acts that party may be liable.
12. This Agreement shall be binding upon and inure to the benefit of each party's respective successors, assigns and affiliates. This Agreement is governed by and construed in accordance with the laws of the State of Illinois.

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Inspection, testing, maintenance, repairs, and 24 hour emergency service for your life safety systems. We specialize in new construction, tenant build-outs, retrofits, and system upgrades for all markets and industries.

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