F.E. MORAN GROUP OF COMPANIES

F.E. Moran, Inc. Fire Protection of Northern Illinois
2165 Shermer Road, Unit "D"
Northbrook, IL 60062
(847) 498-4870

F.E. Moran, Inc.
F.E. Moran, Inc. Mechanical Services
F.E. Moran, Inc. Fire Protection of Northern Illinois
F.E. Moran, Inc. Fire Protection
F.E. Moran, Inc. Special Hazard Systems
F.E. Moran, Inc. Refrigeration
F.E. Moran, Inc. Industrial
TMG Properties, LLC

November 12, 2026 JL26500

River Trails School
333 O'Plaine Rd
Gurnee, IL 60031

Project: Antifreeze Repairs

Attn: Mendez

F.E. Moran, Inc. Fire Protection is pleased to provide our lump sum quotation for the following fire sprinkler work, which includes labor and necessary materials.

Scope of Work Included:

- Remove affected systems from service
- Drain and capture antifreeze into drums
- Pipe in and install (4) Expansion Tanks for the (4) Antifreeze Systems
- Fill all Antifreeze Systems
- Dispose of Antifreeze
- Return to service

Your cost for this service..... $70,890.00

Material Escalation Clause:

- Customer agrees that the pricing offered in this Proposal by FE Moran Inc., Fire Protection of Northern Illinois "FPN" is based upon the pricing of steel and other commodities and its availability as of the date of this Proposal. Customer and FPN agree that given the uncertainty in current market trends and conditions, the cost and availability of steel, steel products and other commodities may rise, and that any such increase in the cost of materials ordered by FPN for this project after the date of this Proposal or any surcharges or other costs imposed, shall result in a corresponding dollar for dollar increase in FPN Proposal price. FPN agrees to provide timely information to Customer about any increase in the cost of steel, steel products and other commodities and Customer agrees to execute, at FPN's request, an addendum including a nondisclosure agreement whereby Customer agrees to pay FPN for any increases as described above under the terms and conditions agreed upon and stated in this Proposal.

Clarifications:

- System drain down is to be coordinated with building maintenance staff, if necessary
- This proposal is based on ready access to all areas of the building affected by this project
- All work is to be completed off of unobstructed floors areas for lift, rolling scaffold, and/or ladder installation
- All work shall be performed between 6:00 a.m. through 4:30 p.m., Monday through Friday, not including Holidays.
- F.E. Moran Fire Protection's scope of work will not include the identification, detection, abatement, encapsulation or removal of asbestos or products or materials containing asbestos or similar hazardous substances. If F.E. Moran Fire Protection encounters such hazardous material in performing its work, F.E. Moran Fire Protection will have the right to discontinue work and remove its employees until the hazard is corrected or its determined no hazard exists.
- F.E. Moran Fire Protection will not be liable for delays or failure to perform due to fire, flood, strike, lockout, freezing, unavailability of material, riots, acts of God, or any cause beyond reasonable control.
- F.E. Moran Fire Protection will not be required to furnish any labor, or make special tests recommended or required by insurance companies or federal, state or municipal authorities except as otherwise included in this proposal.
- F.E. Moran Fire Protection will extend any manufacturer's warranty on equipment, as well as a warranty of labor and workmanship, for a period of one year from the date of installation. Service, attempted repair, or tampering with equipment by any personnel other than F.E. Moran Fire Protection will void any standing warranty.

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- If either party commences legal action to enforce the rights under this proposal, then the prevailing party will be entitled to all court cost and reasonable attorneys' fees as determined by the court for prosecuting and defending the claim, as the case may be.
- F.E. Moran Fire Protection will not be liable for injuries to persons or damage to property, except those directly due to the negligent acts or omissions of its employees and in no event shall F.E. Moran Fire Protection be liable for consequential, indirect, incidental, special or speculative damages.
- F.E. Moran Fire Protection will not be liable for expenses incurred in removing, replacing or refinishing any part of the building structure necessary to the performance of this proposal.
- This proposal contains the entire agreement between the parties and no statement, remarks, representation, warranty, agreement, or understanding, whether oral or written, not contained in this proposal, will be recognized or enforced.
- Should F.E. Moran Fire Protection be unable to perform any work during the scheduled date because of a change in the Purchaser's schedule, or lack of access to affected areas of the property, a return trip would warrant an additional charge to the contract price.

Exclusions:

- Liability for damages as a result of leakage in other parts of the system not included in this scope of work
- Any raising, relocating, removing or replacing of existing mains and or branch lines
- Patching, Painting, and Refinishing of Drywall or Ceiling Materials
- Temporary Fire Protection in the area of construction
- Fire Watch, if necessary
- Engineered Drawings, Calculations, or Submittals, if required
- Permit, Municipal, Test Result Submittals, or Plan Review Fees, and Hydrostatic Testing, if required by the local AHJ
- Overtime and Premium-Time Labor
- Products and Services not listed above

Thank you for allowing F.E. Moran, Inc. Fire Protection the opportunity to provide this quotation, which will remain valid for 30 days from the date above. Please return your signed approval at your earliest convenience.

If you have any questions or concerns about this proposal, please do not hesitate to contact me at **708-285-1044.**

Sincerely,

James Lane

F.E. MORAN, INC. Fire Protection
Service & Inspection Sales
James.lane@femoran.com
708-285-1044

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Credit Terms:

1. All orders are subject to credit review. A deposit, or payment upon delivery, may be required.
2. Payment on all invoices is due upon receipt.
3. Payment Terms may be arranged with our Accounts Receivable Department at 847-498-4870.

Approval:

My signature indicates that I am an authorized agent of the company receiving this proposal and that I have full power and authority to bind our company to the terms of this proposal.

Authorized Signature	Printed Name
Title	Date

Billing Information (if other than job site):

Company Name

Address

City, State, Zip Code

Billing E-mail Address

***If Tax Exempt, please provide a copy of the Tax Exempt Form for our records**