



December 11, 2025

Dr. Adam Parisi, Asst. Superintendent for Finance

DuPage School District 45

255 West Vermont Street

Villa Park, Illinois 60185

Re: DuPage School District 45  
2026 HVAC Improvements  
Commission No. 253101

Dear Dr. Parisi:

As previously discussed, the scope of the 2026 HVAC Improvements project includes replacement of the seven rooftop units serving Ardmore, North, Schafer, and Stevenson Elementaries, and for nine classroom unit ventilators at Schafer Elementary. To ensure the units are delivered to the site prior to Summer 2026, we recommend purchasing the units via Omnia Co-op. Attached is a proposal directly from Thermosystems, Inc., which is the local Daikin sales representative. Our team has worked directly with Thermosystems to identify the necessary equipment sizes, with the appropriate features, to ensure proper system operation. The new equipment, along with other improvements, will allow the system to operate more efficiently and with better space comfort.

We are currently soliciting pricing for the installation and the handling of the units via Omnia Co-op, but from a different vendor. We anticipate receiving the proposal by Friday, December 12, 2025, and will send it to the District for consideration.

It is our recommendation the District accept this proposal in the amounts of \$439,200.00 for the Roof Top Units and \$98,650.00 for the Unit Ventilators. We will update this letter with our recommendation for labor once we have received and reviewed pricing.

<b>PROJECT BUDGET</b>	<b>Original Budget (September 18, 2025)</b>	<b>Pre-Purchase Update (December 11, 2025)</b>
<b>Construction Cost Budget</b>		
RTU Equipment:	Included below	\$ 439,200.00
Unit Vent Equipment:	Included below	\$ 98,650.00
<b>Equipment Subtotal:</b>	--	<b>\$ 537,850.00</b>
RTU Labor:	Included below	TBD
Unit Vent Labor:	Included below	TBD
<b>Labor Subtotal:</b>	--	<b>TBD</b>
Equipment and Labor Subtotal:	\$ 993,000.00	TBD
<b>Design Contingency:</b>	<b>\$ 49,650.00</b>	<b>\$ 504,800.00</b>
<b>Construction Cost Subtotal:</b>	<b>\$1,042,650.00</b>	<b>\$1,042,650.00</b>

**Wold Architects and Engineers**  
220 North Smith Street, Suite 310  
Palatine, IL 60067  
woldae.com | 847 241 6100

**PLANNERS  
ARCHITECTS  
ENGINEERS**



PROJECT BUDGET (cont.)	Original Budget (September 18, 2025)	Pre-Purchase Update (December 11, 2025)
<b>Soft Cost Budget</b>		
Fees & Testing	\$ 156,385.00	\$ 156,385.00
Contingency (10%)	\$ 104,265.00	\$ 104,265.00
<b>Soft Cost Subtotal:</b>	<b>\$ 260,650.00</b>	<b>\$ 260,650.00</b>
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<b>Overall Project Cost Total:</b>	<b>\$1,303,300.00</b>	<b>\$1,303,300.00</b>

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Wold Architects and Engineers

Ben Bercher | AIA  
Associate

Enclosure

cc: Kevin Carver, D45  
Alison Andrews, Wold  
Matt Verdun, Wold

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**EQUIPMENT QUOTATION**

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<b>Customer:</b>	SD45 – Villa Park	<b>Project:</b>	SD45 HVAC Reno
<b>Attn:</b>	All	<b>Location:</b>	Villa Park, IL
<b>Date:</b>	12/5/2025	<b>Proposal #:</b>	251205PK
<b>Engineer:</b>	TLC Engineering Solutions	<b>Terms:</b>	Net 30 days, F.O.B. Origin & Freight Allowed

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We are pleased to present the following quote based on the plans and specs dated 12/08/2025:

TAGs: A-RTU-1, N-RTU-4, SC-RTU-2, SC-RTU-5, ST-RTU-1, ST-RTU-2, ST-RTU-3

**Qty (7) – Daikin Applied “Rebel” Packaged Rooftop Unit:**

- 208/60/3 power with factory installed disconnect switch (65kAIC SCCR)
- Unit powered 115v convenience outlet
- Outdoor, painted, 1” foam injected, double wall construction
- 0-100% economizer with comparative enthalpy control
- Exhaust fan section with direct driven SWSI, AF exhaust fan with EC motor
- 2”/4” combo filter rack with 2” MERV 8 filters and 4” MERV 14 filters (two sets of media provided)
- Cooling section with DX cooling coil and stainless steel drain pan with condensate overflow switch
- Modulating hot gas reheat coil
- Supply fan section with direct driven SWSI, AF supply fan with EC motor
- Packaged condensing section with inverter compressor (R-32 refrigerant)
- V-bank condenser coils for integral hail protection
- Factory mounted and wired MicroTech controller with BACnet IP Communication
- Factory mounted return air smoke detector
- Supply air duct mounted smoke detector (shipped loose for field installation)
- Adapter curb (shipped loose for field installation)
- Combo space temp, humidity, and CO<sub>2</sub> sensor (shipped loose for field installation)
- Factory start-up
- 1st year entire unit **parts and labor** warranty
- 5 year compressor **parts only** warranty
- 1<sup>st</sup> year service and maintenance agreement

EXCLUDES: Extended warranties other than those listed, energy recovery wheel, outdoor airflow measuring, supply and return fan CFM measuring, all heating, commissioning, installation, and spare parts/filters

**OMNIA**<sup>®</sup>  
P A R T N E R S

**OMNIA Certified Proposal Number: R240901-IL-372142**

**School District 45 Dupage County OMNIA Membership ID: 4003951**

Proposal is in accordance with Region 4 ESC contract# R240901

available via OMNIA Partners

Taxes and tariffs are not included. Pricing valid for 30 days from date of proposal. All sales are subject to the manufacturers terms and conditions of sale. This proposal is proprietary and confidential property of Thermosystems LLC. Distribution to any party other than the named recipient is prohibited.

TAGs: UV-1 through UV-9

**Qty (9) – Daikin Applied Classroom Unit Ventilators:**

- 115/60/1 power (disconnect by others)
- Vertical floor mounted configuration with bottom front return / top discharge / rear OA intake
  - DraftStop to restrict bottom front return and induce downdraft return path (balanced by others)
- 1" throwaway filter (two sets of media provided)
- 2-pipe CHW/HW coil with stainless steel drain pan and overflow switch
- Supply fan with variable speed EC motor
- Face and bypass dampers
- Color to be selected from manufacturers standard color chart
- "DDC Ready" Control Configuration
- 2-way end of cycle control valve (shipped loose for field installation)
- 12" utility cabinets (shipped loose for field installation)
- 1" End panels (shipped loose for field installation)
- Wall louvers (shipped loose for field installation, color to be selected from manufacturers standard color chart)
- Factory start-up
- 1 year entire unit **parts and labor** warranty

EXCLUDES: Extended warranties not listed above, disconnect switch, DDC controller, BAS interface, spare chassis, sub-base, economizer control, CO2 sensor, return air static balancer, sound baffle, condensate pump, fan status, hydronic specialties, piping package, controls other than listed above, installation, mounting hardware, plenum boxes, wall sleeves, and commissioning/balancing

**UV Notes:**

1. As quoted, unit ventilators are as a "DDC Ready" configuration. "DDC READY" controls components includes the following factory supplied and installed: Option includes SAT, RAT & OAT sensors, OA damper actuator, F&B damper actuator (if applicable) 3-speed fan switch, fan control transformer and control power transformer. Freezestat included on all unit with hydronic coils. Low limit switch, cooling control transformer and time delay relay included on units with DX coils.

Pricing is valid for 30 days from date of proposal with full order release, including receipt of approved submittals and purchase order. Please contact your sales engineer for pricing updates after 30 days from date of proposal.

**TOTAL NET PRICE (EXCLUDES TAX): \$537,850.00****Breakout By Equipment:****TOTAL RTU NET PRICE (EXCLUDES TAX): \$439,200.00****TOTAL UV NET PRICE (EXCLUDES TAX): \$98,650.00**

This proposal for the sale of Daikin Applied's services, parts, and/or equipment, including the pricing and scope of work as described herein, is subject to the terms and conditions of and will be governed exclusively by Region 4 ESC Contract # R240901 ("OMNIA"), incorporated herein by reference. Any other terms and conditions, including those that may be contained in customer's Purchase Order or other customer documents, will have no force or effect unless mutually agreed to by the Parties. The OMNIA contract is available through OMNIA Partners at: <https://www.omniapartners.com/suppliers/daikin-applied/public-sector/contract-documents#contract-375>

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