



**McLean County Unit District No. 5**  
**1809 W. Hovey Avenue**  
**Normal, IL 61761**

April 9, 2025

To: Board of Education

From: Joe Adelman – Executive Director of Operations  
Tom Rockwell - Director of Facilities, CPMM

CC: Dr. Kristen Weikle – Superintendent  
Martin Hickman - CFO

RE: Fox Creek Elementary Modernization

Administration recommends the approval of \$435,029 for the implementation of Fox Creek JCI Modernization proposal from Alpha Controls & Services under the OMNIA Partners Cooperative Purchasing Agreement.

Through the process of making the building more energy efficient, weaknesses in the existing temperature control system were realized. Many controllers are still from 2000 and have now outlived their rated 15-year life expectancy by a decade. Conversely, by upgrading these controls we can reasonably expect at least another 15 years of useful life. As good stewards of the building, these modernizations allow for a more targeted approach to monitoring aging mechanical equipment.

Upgrading the remaining building controls from this era will begin to improve the comfort and productivity of occupants in the building and reduce maintenance costs in troubleshooting issues with the aging equipment. Newer controllers will also carry the latest in high efficiency programming and cybersecurity features.

Completing this project under the Omnia Partners Cooperative Purchasing Agreement will eliminate the need to use a life safety architect for the bid process, resulting in additional savings of \$43,500. The project will be paid for with life safety funds under amendment #14.

# PROPOSAL



Proposed By  
**Dan Newkirk**  
Director, Energy Solutions  
M: 815-200-5495  
E: dann@alphaacs.com

Proposal for Temperature Controls  
**Fox Creek Controls Replace**  
Proposal #: ACS24-5187  
Proposal Date: 4/9/2025

## Scope of Work

---

### General Conditions

- Omnia
- Startup, checkout, Owner training, commissioning, and warranty as specified (1 year standard)
- Provide graphics, trends, and alarms for a browser-based control system that provides remote access to the building system including the following: Text alarms, historical trend data and click and drag scheduling of equipment for weekdays, holidays, and special events
- NOTE: Owner to maintain IT system to support browser-based graphics

### Building Automation System

- **Network Controller**
  - Provide communication cable to existing network controller

### AHU-1 Controls

- Schneider Electric BACnet DDC controller in a field assembled local control panel
- Reuse conduit and cable from local control panel to equipment, provide new as required
- Provide communications cable to local control panel
- Provide power to local control panel
- Provide thermostat rough in
- **Replace Existing**
  - Thermostat with push button user interface
  - Single point temperature sensor
  - Averaging temperature sensor (Typical of 2)
  - Low limit thermostat
  - Start/stop relay and current switch
  - Relays for addressable smoke detectors
  - Modulating damper actuator (Typical of 3)
- **Reuse Existing**
  - Modulating control valve (Typical of 2) – Existing to remain

## AHU-2 Controls

- Schneider Electric BACnet DDC controller in a field assembled local control panel
- Reuse conduit and cable from local control panel to equipment, provide new as required
- Provide communications cable to local control panel
- Provide power to local control panel
- Provide thermostat rough in
- **Replace Existing**
  - Thermostat with push button user interface
  - Single point temperature sensor
  - Averaging temperature sensor (Typical of 2)
  - Low limit thermostat (Typical of 2)
  - Duct mounted supply air differential pressure transmitter
  - Building pressure transmitter and tubing
  - Duct mounted differential pressure switch (Typical of 2)
  - VFD start/stop, speed, status, and safety interlocks (Typical of 2)
  - Relays for addressable smoke detectors (Typical of 2)
  - Modulating damper actuator (Typical of 3)
- **Reuse Existing**
  - Modulating control valve (Typical of 2) – Existing to remain

## AHU-3 Controls

- Schneider Electric BACnet DDC controller in a field assembled local control panel
- Reuse conduit and cable from local control panel to equipment, provide new as required
- Provide communications cable to local control panel
- Provide power to local control panel
- Provide thermostat rough in
- **Replace Existing**
  - Thermostat with push button user interface
  - Single point temperature sensor
  - Averaging temperature sensor
  - Low limit thermostat
  - Start/stop relay and current switch
  - Relays for addressable smoke detectors (Typical of 2)
  - Modulating damper actuator (Typical of 3)
- **Reuse Existing**
  - Modulating control valve (Typical of 2) – Existing to remain



## AHU-4 Controls

- Schneider Electric BACnet DDC controller in a field assembled local control panel
- Reuse conduit and cable from local control panel to equipment, provide new as required
- Provide communications cable to local control panel
- Provide power to local control panel
- Provide thermostat rough in
- **Replace Existing**
  - Thermostat with push button user interface
  - Single point temperature sensor
  - Averaging temperature sensor (Typical of 2)
  - Manual reset low limit thermostat (Typical of 2)
  - Duct mounted differential pressure switch (Typical of 2)
  - Duct mounted supply air differential pressure transmitter
  - Building pressure transmitter and tubing
  - VFD start/stop, speed, status and safety interlocks
  - Relays for addressable smoke detectors (Typical of 2)
  - Modulating damper actuator (Typical of 3)
- **Reuse Existing**
  - Modulating control valve (Typical of 2) – Existing to remain

## AHU-5 Controls

- Schneider Electric BACnet DDC controller in a field assembled local control panel
- Reuse conduit and cable from local control panel to equipment, provide new as required
- Provide communications cable to local control panel
- Provide power to local control panel
- **Replace Existing**
  - Single point temperature sensor
  - Averaging temperature sensor
  - Low limit thermostat
  - Start/stop relay and current switch
  - Relays for addressable smoke detectors (Typical of 2)
  - Modulating damper actuator (Typical of 2)
- **Reuse Existing**
  - Modulating control valve (Typical of 2) – Existing to remain

## Makeup Air Unit Controls

- Schneider Electric unitary BACnet controller
- Provide power & communication cable per electrical specifications
- **Replace Existing**
  - Single point temperature sensor (Typical of 2)
  - Filter differential pressure switch
  - Gas fired heat enable
  - Start/stop relay and current switch
  - Modulating damper actuator

# PROPOSAL



## Hot Water Heater Controls

- Schneider Electric unitary BACnet controller
- Provide power & communication cable per electrical specifications
- **Replace Existing**
  - Water Heater enable relay (Typical of 2)
  - Immersion temp sensor
  - Two position damper actuator

## VAV Controls (Qty.38)

- Schneider Electric BACnet air terminal unit controller (Typical of 38)
- Provide power & communication cable per electrical specifications (Typical of 38)
- Provide thermostat rough in (Typical of 38)
- Thermostat with push button user interface (Typical of 38)
- Discharge air temperature sensor (Typical of 38)
- Reuse existing floating damper actuator (Typical of 38)
- Modulating valve actuator and linkage kit (Typical of 38)
- Mount on existing valve body (Typical of 38)

## Unit Heater Controls (Qty.13)

- Schneider Electric unitary BACnet controller (Typical of 13)
- Provide power & communication cable per electrical specifications (Typical of 13)
- Provide thermostat rough in (Typical of 13)
- Thermostat with push button user interface (Typical of 13)
- Discharge air temperature sensor (Typical of 13)
- Start/stop relay and current switch (Typical of 13)
- Heating valve enable relay (Typical of 13)
- **Reuse Existing**
  - Line voltage control valve (Typical of 13) – Existing to remain

## Exhaust Fan Controls (Qty.12)

- Schneider Electric unitary BACnet controller (Qty.10)
- Provide power & communication cable per electrical specifications (Qty.10)
- Provide thermostat rough in (Typical of 3)
- Thermostat with push button user interface (Typical of 3)
- Start/stop relay and current switch (Typical of 12)
- Two position damper actuator (12)

# PROPOSAL



## **AHU-1 Controls**

- Modulating control valve (Typical of 2) – Replace existing

## **AHU-2 Controls**

- Modulating control valve (Typical of 2) – Replace existing

## **AHU-3 Controls**

- Modulating control valve (Typical of 2) – Replace existing

## **AHU-4 Controls**

- Modulating control valve (Typical of 2) – Replace existing

## **AHU-5 Controls**

- Modulating control valve (Typical of 2) – Replace existing

## **VAV Controls (Qty.38)**

- Unitary control valve (Typical of 38) – Replace existing

## **Unit Heater Controls (Qty.13)**

- Unitary control valve (Typical of 13) – Replace existing



# PROPOSAL



## Exclusions

- Fire and/or fire/smoke dampers, life safety products and/or electrical or sheet metal installation labor
- Access doors, patching and/or painting
- Overtime and/or Shift/Premium Time
- Bonding and Permits
- Federal, State and Local Taxes
- Smoke detectors and/or modifications to fire alarm system
- Providing and/or installation of gauges, thermometers, thermo-wells, balancing valves, thermowells, pressure taps & hand valves
- VFD's, starters, and power wiring by others
- Installation of control valves
- Draining, cleaning, and/or flushing piping systems
- Emergency Power
- Any/all liquidated damages
- BIM Modeling
- This proposal is valid for 30 days

**Price:** \$435,029

(Sales tax not included.)

The standard terms and conditions of sale are attached and are a part hereof:

### Proposed By

### Accepted By

Name Dan Newkirk

Name \_\_\_\_\_

Title Director, Energy Solutions

Title \_\_\_\_\_

Company Alpha Controls & Services, LLC.

Company \_\_\_\_\_

Date 4/9/2025

Date \_\_\_\_\_

NOTWITHSTANDING ANY INCONSISTENT OR ADDITIONAL TERMS THAT MAY BE EMBODIED IN YOUR PURCHASE ORDER, SELLER WILL ACCEPT YOUR ORDER SUBJECT ONLY TO THE TERMS OF THE WRITTEN CONTRACT BETWEEN US UNDER WHICH YOUR ORDER IS PLACED. IF NO SUCH CONTRACT EXISTS SELLER WILL ACCEPT YOUR ORDER ONLY ON THE EXPRESS CONDITION THAT YOU ASSENT TO THE TERMS AND CONDITIONS CONTAINED ABOVE AND ON THE REVERS SIDE HEREOF; AND YOUR ACCEPTANCE AND RECEIPT OF THE GOODS SHIPPED HEREUNDER SHALL CONSTITUTE ASSENT TO SUCH TERMS AND CONDITIONS

**Corporate HQ:**  
4104 Charles Street  
Rockford, IL 61108

**Springfield Office:**  
2867 Via Verde  
Springfield, IL 62703

**Champaign Office:**  
2110 Clearlake Boulevard Suite #101  
Champaign, IL 61822

**Wisconsin Office:**  
8845 S. Greenview Drive #2  
Middleton, WI 53562



# PROPOSAL



All goods, services, and Firmware furnished by Alpha Controls & Services ("Supplier") are governed by these standard terms and conditions, and every agreement or other undertaking by Supplier is expressly conditioned on assent hereto by the buyer, and any end user with whom Supplier undertakes to deal, of Supplier's goods, services, and Firmware ("Customer"). These standard terms and conditions supersede all inconsistent printed terms submitted by Customer prior to Supplier's order acknowledgment. They may be varied only by a typed or legibly handwritten notation on the face of Supplier's quotation or order acknowledgment, Customer's purchase order form, or similar documents. Product and sales policy sheets and the like published from time to time by Supplier shall supplement but not supersede these standard terms and conditions. SUPPLIER IS NOT BOUND TO FURNISH ITS GOODS, SERVICES OR FIRMWARE EXCEPT IN ACCORDANCE WITH THE TERMS OF ITS ORDER ACKNOWLEDGMENT, FIRM QUOTATION, OR OTHER SIMILAR DOCUMENT ISSUED OVER THE SIGNATURE OF AN AUTHORIZED EMPLOYEE OF SUPPLIER. SUPPLIER'S REPRESENTATIVES, DISTRIBUTORS, DEALERS AND OTHER NON-EMPLOYEES HAVE NO AUTHORITY TO BIND SUPPLIER.

1. **Firmware.** The terms "goods" as used herein shall include Firmware which shall mean the set of instructions, consisting of symbolic language, processes, logic, routines, and programmed information in the form of firm or soft media relating to any of the goods and all revisions and modifications thereof.

2. **Price/Delivery Terms.** Unless otherwise provided on Supplier's order acknowledgment, price and delivery terms are FOB Supplier's plant and do not include sales, use, or other taxes. Supplier may, at its option, make partial shipments and invoice for same.

3. **Payment/Credit/Security.** Payment terms for buyers with a credit standing deemed adequate by Supplier are net 30 days from date of invoice. Supplier shall be entitled to charge interest thereafter at a rate permitted by law, but in no event to exceed 1½% per month. Whenever Supplier in good faith deems itself insecure, Supplier may cancel any outstanding contracts with Customer, revoke its extension of credit to Customer, reduce any unpaid debt by enforcing its security interest, created hereby, in all goods (and proceeds therefrom) furnished by Supplier to Customer, and take any other steps necessary or desirable to secure Supplier with respect to Customer's payment for goods and services furnished or to be furnished by Supplier.

In the event Customer for any reason withholds payment of any amount due Supplier, Supplier may declare itself insecure and suspend further shipment to Customer until Customer places the withheld amount in escrow and gives adequate security for further shipment or until Customer satisfies Supplier that Customer was entitled to withhold such amount. Supplier shall be entitled to recover from Customer all costs, including reasonable attorney's fees, incurred by Supplier in connection with the collection of any amount due Supplier.

#### 4. Cancellation by Customer.

(a). Except as provided in sub-paragraph (b) below, Customer's wrongful non-acceptance or repudiation of a contract to purchase Supplier's goods or services shall entitle Supplier to recover the price or, where an action for the price is not permitted by law, damages, as provided by law, including Supplier's lost profits. In this connection all goods purchased and all services furnished by Supplier in complete or partial fulfillment of a special order from Customer shall be deemed identified to the contract between Supplier and Customer.

(b). Customer's wrongful non-acceptance or repudiation of a contract to purchase from Supplier goods which Supplier generally carries in inventory as stock items (or which are otherwise readily resalable by Supplier at a reasonable price) shall entitle Supplier to recover damages, as provided by law, including Supplier's lost profits.

5. **Warranty.** Supplier warrants that all new and unused goods furnished by Supplier are free from defect in workmanship and material as of the time and place of delivery by Supplier. Except for goods and services furnished by Supplier through its employees arising out of orders solicited by Supplier's Representatives and duly accepted by Supplier, Supplier does not warrant, and shall not be liable for, the quality of any goods or services furnished or to be furnished by representatives, distributors, dealers or other non-employees of Supplier.

As a matter of general warranty policy, Supplier honors an original buyer's warranty claim in the event of failure, within 12 months from the day of delivery by Supplier to the site for Alpha Controls & Services equipment and for Building Management Systems goods, which have been installed and operated under normal conditions and in accordance with generally accepted industry practices. This general warranty policy may be expanded or limited for particular categories of products or customers by information sheets published by Supplier from time to time:

The express warranties provided above are in lieu of all other warranties, express or implied. IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSES ARE EXCLUDED WITH RESPECT TO ANY AND ALL GOODS AND SERVICES FURNISHED BY SUPPLIER.

In case of Supplier's breach of warranty or any other duty with respect to the quality of any goods, the sole and exclusive remedies therefore shall be, at Supplier's option, (1) repair, (2) replacement, or (3) payment of or credit for the purchase price (less reasonable depreciation based upon actual use) upon return of the non-conforming goods or parts.

Return authorization must be obtained from Supplier prior to the return of any defective material. All unauthorized returns will be sent back, freight collect, to the Customer. All returns must be made with transportation prepaid by the Customer. Supplier's examination of the units must disclose to its satisfaction that defects exist and have not been caused by misuse, neglect, improper installation, repair, alteration or accident before replacement is made or credit issued.

6. **Force Majeure.** Supplier and Customer assume the non-occurrence of the following contingencies which, without limitation, might render performance by Supplier impractical: strike, riots, fires, war, late or non-delivery by suppliers to Supplier, and all other contingencies beyond the reasonable control of supplier.

7. **No Consequential Damages.** Under no circumstances shall Supplier be liable to any person (including distributor) for loss of use, income, or profit or for incidental, special or consequential or other similar damages, arising, directly or indirectly out of or occasioned by the sale, operation, use, installation, repair or replacement of the goods or services, whether such damages are based on a claim of breach of express or implied warranties (including merchantability or fitness for a particular purpose), tortious conduct (including negligence and strict liability) or any other cause of action, except only in the case of personal injury where applicable law requires such liability.

8. **Governing Law.** The law of the State of Illinois shall govern all transactions to which these standard terms and conditions apply.

9. **Prices** in this quotation remain in effect for 30 days from date of issue.

Corporate HQ:  
4104 Charles Street  
Rockford, IL 61108

Springfield Office:  
2867 Via Verde  
Springfield, IL 62703

Champaign Office:  
2110 Clearlake Boulevard Suite #101  
Champaign, IL 61822

Wisconsin Office:  
8845 S. Greenview Drive #2  
Middleton, WI 53562