



September 19, 2025

Adam Parisi

Assistant Superintendent for Finance / CSBO
School District 45, DuPage County
Villa Park, Illinois 60181

Re: School District 45, DuPage County
2026 HVAC Improvements
Commission No. 9999

Dear Adam:

Wold Architects and Engineers is pleased to provide School District 45 with the following proposal for the 2026 HVAC Improvements proposed for Ardmore, North, Schafer and Stevenson Elementary Schools. This serves as a Supplemental Agreement to our Master Contract with School District 45.

SCOPE OF WORK

The identified scope includes replacement of one roof-top unit at Ardmore Elementary, one roof-top unit at North Elementary, two roof-top units at Schafer Elementary, three roof-top units at Stevenson Elementary and nine unit ventilators at Schafer Elementary. Based on our understanding of the project scope and anticipated budget, we have determined an available construction cost budget of \$1,042,650. The construction cost is calculated as a subtotal of the project cost budget of \$1,303,300. The Construction Cost includes a Design Contingency and an Overall Project Contingency of 10% is maintained in the Project Cost Budget.

PROJECT BUDGET

Construction Cost Budget

Project Scope	\$ 993,000
<u>Design Contingency (5%)</u>	<u>\$ 49,650</u>
Construction Cost Subtotal	\$ 1,042,650

Soft Cost Budget

Fees, Testing	\$ 156,385
<u>Contingency (10%)</u>	<u>\$ 104,265</u>
Soft Cost Subtotal	\$ 260,650

Overall Project Cost Budget **\$1,303,300**

FEE PROPOSAL

Based on Wold Architects and Engineers master contract with School District 45, our fixed fee for the 2026 HVAC Improvements is calculated as follows:

Construction Cost Budget x Contractual Fee Percentage = Proposed Fee plus allowed reimbursables billed per master contract.

$\$1,042,650 \times 8\% = \$83,412$ plus reimbursables billed per master contract.

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

**PLANNERS
ARCHITECTS
ENGINEERS**



PROPOSED SCHEDULE

The anticipated schedule for this project is to begin October 2025 and allows Substantial Completion in August 2026. The detailed schedule will be refined in collaboration with the District.

The Wold Architects and Engineers team is excited about this project. We look forward to continuing our efforts in support of School District 45 and appreciate your confidence in our Team.

Please call with any questions.

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink, appearing to read "Alison Andrews", written over a horizontal line.

Alison Andrews
Educational Practice Leader

cc: Kevin Carver, District 45
Ben Bercher, Wold
Elisabeth Lund, Wold

PROJECT	PROJECT BUDGET	BUDGET YEAR	ESCALATED BUDGET	DESIGN ESTIMATE		BIDDING	FINAL COSTS
RTU Replacement - 2026							
Ardmore Elementary	\$ 56,650.40	2026	\$ 59,850.00	\$ -		\$ -	\$ -
North Elementary	\$ 211,000.00	2026	\$ 222,000.00				
Schafer Elementary	\$ 158,675.20	2026	\$ 166,950.00	\$ -		\$ -	\$ -
Stevenson Elementary	\$ 207,075.20	2026	\$ 217,530.00	\$ -		\$ -	\$ -
Construction Cost Subtotal	\$ 633,400.80		\$ 664,650.00	\$ -		\$ -	\$ -
Project Soft Cost Subtotal	\$ 158,350.20		\$ 166,150.00	\$ -		\$ -	\$ -
Project Total	\$ 791,751.00		\$ 830,800.00	\$ -		\$ -	\$ -
Bidding Over/Under						\$ -	
Final District Reconciliation							\$ -

Scahfer Unit Ventilator Replacement							
Construction Cost Subtotal	\$ 360,000.00	2026	\$ 378,000.00	\$ -		\$ -	\$ -
Project Soft Cost Subtotal	\$ 90,000.00		\$ 94,500.00	\$ -		\$ -	\$ -
Project Total	\$ 450,000.00		\$ 472,500.00	\$ -		\$ -	\$ -
Bidding Over/Under						\$ -	
Final District Reconciliation							\$ -

2026 District Improvements							
2026 Construction Cost Subtotal	\$ 993,400.80		\$ 1,042,650.00	\$ -		\$ -	\$ -
2026 Soft Cost Subtotal	\$ 248,350.20		\$ 260,650.00	\$ -		\$ -	\$ -
2026 Project Cost Total	\$ 1,241,751.00		\$ 1,303,300.00	\$ -		\$ -	\$ -
Bidding Over/Under						\$ -	
Final 2026 Reconciliation							\$ -

DESIGN NOTES	BIDDING NOTES
RTU-1	high bid
RTU-4 (LRC)	low bid
RTU-2; RTU-5	bidders
RTU-1; RTU-2; RTU-3	allowance
9 units	high bid
	low bid
	bidders
	allowance

PROJECT YEAR/CATEGORY	RTUs	Ventilators/ Condensing Units	Chiller	Student Restroom Refresh
Summer 2025	\$ -	\$ -	\$ -	\$ 559,375.00
Summer 2026	\$ 830,800.00	\$ 472,500.00	\$ -	\$ -
SUBTOTAL	\$ 830,800.00	\$ 472,500.00	\$ -	\$ 559,375.00

Playground Replacement	Roof Replacement	BUILDING BUDGET SUBTOTAL	FINAL PROJECT COSTS	Over/Under
\$ 500,000.00	\$ 707,850.00	\$ 1,767,225.00	\$ 1,321,554.20	\$ 445,670.80
\$ -	\$ -	\$ 1,303,300.00	\$ 1,303,300.00	\$ -
\$ 500,000.00	\$ 707,850.00	\$ 3,070,525.00	\$ 2,624,854.20	\$ 375,145.80

Summer 2027	\$ 1,266,615.90	\$ -	\$ 235,950.00	\$ 1,990,312.50
Summer 2028	\$ -	\$ -	\$ -	\$ -
SUBTOTAL	\$ 1,266,615.90	\$ -	\$ 235,950.00	\$ 1,990,312.50

\$ -	\$ -	\$ 3,492,878.40	\$ 3,492,878.40	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ 3,492,878.40	\$ 3,492,878.40	\$ (492,878.40)

PROJECT SUBTOTAL	\$ 2,097,415.90	\$ 472,500.00	\$ 235,950.00	\$ 2,549,687.50
------------------	-----------------	---------------	---------------	-----------------

\$ 500,000.00	\$ 707,850.00	\$ 6,563,403.40	\$ 6,117,732.60	\$ (117,732.60)
---------------	---------------	-----------------	-----------------	-----------------



DISTRICT 45
2025 District-Wide Improvements
Final District Reconciliation
September 18, 2025

Ardmore Elementary

JCI Number	Area	Equip. Type	Manufacturer	Model Number	Serial Number	MFG Date	Belt Size	Voltage	Phase	Amp
RTU-1	217, 218, 219	Roof Top	Carrier	50HJ-007-T-531--	2302G10484	2002	A40	208/230		

North Elementary

JCI Number	Area	Equip. Type	Manufacturer	Model Number	Serial Number	MFG Date	Belt Size	Voltage	Phase	Amp
RTU-4	LRC	Roof Top	York	Y12AC02MIKA0BDF	NGNM085595		BX56 (2)	208/230	3	166

Schafer Elementary

JCI Number	Area	Equip. Type	Manufacturer	Model Number	Serial Number	MFG Date	Belt Size	Voltage	Phase	Amp
RTU-2	LRC	Roof Top	Trane	THC120A3R0A10C 000A0000000D	330100449L	Jul-03	Ax35	208/230	3	48.6
RTU-5	Office	Roof Top	Trane	IHC092A3R0A00UC 000A0000000D	331000458L	Jul-23	Ax35	208/230	3	38.1

Stevenson Elementary

JCI Number	Area	Equip. Type	Manufacturer	Model Number	Serial Number	MFG Date	Belt Size	Voltage	Phase	Amp
RTU-1	Faculty Lounge/Stor	Roof Top	Carrier	50HJ-008---531NB	2202G30595		Ax48	208/230	1	15
RTU-2	2nd Floor South	Roof Top	Carrier	50HJ-008---531NB	2202G30596		Ax48	208/230	3	
RTU-3	2nd Floor North	Roof Top	Carrier	50HJ-008---531NB	2202G30594		Ax48	208/230	3	

Schafer Elementary

JCI Number	Area	Equip. Type	Manufacturer	Model Number	Serial Number	MFG Date	Belt Size	Voltage	Phase	Amp
CUV1	Lounge	Condensing Unit	Comfort Maker Soft Sound	CAC036AKA5	E031431246			208/230	1	21.3
CUV2	19	Condensing Unit	Comfort Maker Soft Sound	CAC048AKA5	E031543611			208/230	1	29.1
CUV3	20	Condensing Unit	Comfort Maker Soft Sound	CAC048AKA5	E031543638			208/230	1	29.1
CUV4	21	Condensing Unit	Comfort Maker Soft Sound	CAC048AKA5	E031543622			208/230	1	29.1
CUV5	22	Condensing Unit	Comfort Maker Soft Sound	CAC048AKA5	E031543625			208/230	1	29.1
CUV6	23	Condensing Unit	Comfort Maker Soft Sound	CAC048AKA5	E031543631			208/230	1	29.1
CUV7	24	Condensing Unit	Comfort Maker Soft Sound	CAC048AKA5	E031543615			208/230	1	29.1
CUV8	25	Condensing Unit	Comfort Maker Soft Sound	CAC048AKA5	E032826273			208/230	1	29.1
CUV9	26	Condensing Unit	Comfort Maker Soft Sound	CAC048AKA5	E031543628			208/230	1	29.1