



LAKE BLUFF SCHOOL DISTRICT 65

TO: Board of Education
Dr. Lisa Leali, Superintendent

FROM: Jay Kahn, Chief School Business Official

DATE: December 16, 2025

RE: LBES Emergency Generator –
Professional & Engineering Services

Recommendation

Administration recommends that the Board approve the attached professional and engineering services agreement with Wight & Co. for the design, procurement, and installation of a natural gas emergency generator at the Lake Bluff Elementary School in the amount of \$30,000. This approval is for the Wight contract only. A separate approval will be needed for the purchase and installation costs.

Background

Emergency and egress lighting at the elementary school is currently powered by a bank of 48 x 12-volt batteries in a Dual-Lite inverter, which is obsolete. Inverter systems should be replaced every 10 years and ours is original to the building. A new inverter system was quoted at \$86,575 (see Attachment A). The batteries in the system need to be replaced every 4 years at a cost of \$15,000.

The District has made a significant investment in IT switching, firewall, and network infrastructure. In addition, there are a number of safety, security and communications systems requiring electricity (VOIP phones, electronic door controllers, cameras, security systems, clock & PA systems, etc.). A backup generator would help to protect these systems and ensure continued operation of these systems in the event of a power failure. For a more detailed explanation of the key benefits of having a backup generator see Attachment B.

The use of emergency backup generators is common in schools. Of the 25 school districts that responded to our survey, 21 of them (and all of our comparable districts) have at least one emergency backup generator. The survey results are in Attachment C.

Power outages are infrequent, but they do happen. Recent historical outage information from ComEd can be found on Attachment D.

Current Situation

The total project budget is estimated to be \$300,000, with a target installation date during the summer of 2026. However, depending on the number of systems we wish to put on the generator and the complexity of electrical work, costs could be higher. The proposed work by Wight & Co. will determine the project cost and allow us to adjust the scope of the project.

The District received a \$50,000 matching State Maintenance Project Grant to pay a portion of this project, which we would need to return if we do not proceed. If we do not install a generator, it is recommended to replace our current emergency power with a like system.

The generator would be placed behind the school between the golf course and the building. This location is ideal because it is where the natural gas line enters the building, it is near the current emergency power closet, and it is out of the way so it will not detract from the visual appearance of the school or create significant noise that could affect neighbors. Wight & Co. would provide a survey of existing conditions, design and construction documents, assist in bidding, contract administration and monitoring.





November 12, 2025

Ms. Jay Kahn
Director of Finance & Operations/CSBO
Lake Bluff Elementary School Dist. 65
121 E. Sheridan Place
Lake Bluff, IL 60044

**LAKE BLUFF ELEMENTARY SCHOOL
GENERATOR ADDITION
PROFESSIONAL ARCHITECTURE & ENGINEERING SERVICES PROPOSAL**

Dear Mr. Kahn:

Wight & Company (Wight) is pleased to submit this proposal to Lake Bluff SD 65 to provide professional architectural and engineering services related to adding a generator to Lake Bluff Elementary School located at 350 W Washington Ave, Lake Bluff, IL.

Our proposal is presented in five parts:

- PROJECT UNDERSTANDING
- SCOPE OF SERVICES
- SCHEDULE
- COMPENSATION
- TERMS AND CONDITIONS

PROJECT UNDERSTANDING

Wight and Company understands that the Lake Bluff Elementary School intends to enhance the reliability of its electrical infrastructure by providing a new natural gas emergency generator system. The scope includes the installation of a new generator set, automatic transfer switch (ATS), and associated emergency distribution panel (EM panel) to support critical school loads during utility outages.

The new generator system will be designed to provide emergency power to essential building systems such as life safety lighting, fire alarm, select mechanical equipment, and other critical electrical loads as identified by the District and design team. The design will integrate with the existing electrical service and distribution equipment while maintaining compliance with the current Illinois School Code, NFPA 70 (National Electrical Code), NFPA 110, and all applicable ISBE permit requirements.

Site coordination will include evaluation of proposed generator location, routing of electrical conduits between the generator, ATS, and existing main electrical service, and integration with existing building systems. The project will require collaboration with the owner's representative, architect, mechanical engineer, and local utility provider to confirm load connections, transfer sequencing, and control integration.

SCOPE OF SERVICES

Kick-off Meeting

- Conduct a meeting with Lake Bluffs designated representative.
- Establish project goals.

Field Survey & Document Preparation

- Perform a detailed survey of the existing power to the addition of a generator.
- Input the field-surveyed information into Revit format for use in preparing a schematic plan which, upon approval, will form the basis of the Contract Documents.

Preliminary Pricing

- Prepare marked up plans and a scope narrative for the purpose of having a preliminary budget estimate completed.
- Upon acceptance of the Scope of Work, commence with the design and construction documents

Contract Documents

- Prepare architecture and engineering contract documents describing the construction. Includes specifications, plans, schedules/details/symbols legend sheet, and construction plan.
- Provide documents required for the approval of governmental agencies having jurisdiction over the project.

Bidding Phase

- Offer contact information for potential contractors capable of performing the Scope of Work.
- Wight will assist the District with the bidding and selection process of contractors when requested.

Contract Administration and Monitoring

- Provide clarification of the contract documents, as needed, through timely responses to contractor RFIs.
- Provide periodic "on-site" observation to monitor progress of the work, and to ensure that the work is constructed in accordance with the contract documents.
- Review all shop drawings, samples and product data, as required.
- Contract administration is based on the schedule referenced below.
- Total of two (2) visits to the job site on an as needed basis.

Punch List

- Review completed field work. One (1) visit to review.
- Prepare a written punch list of construction deficiencies to the assigned parties responsible for the corrections. Deficiencies will be noted as they pertain to the original architect and engineering contracts.

SCHEDULE

Wight & Company is available to commence work immediately and will proceed with the performance of services upon your authorization. Upon execution of this agreement, Wight & Company will evaluate the Scope of Work in detail and identify a delivery schedule for drawings.

COMPENSATION

Wight & Company proposes the following fees to perform the Professional Services outlined above:

- Architecture and Engineering (A/E) Design Fees: Compensation will be billed at an hourly rate, with total fees not to exceed \$30,000.00. A minimum charge of \$23,000.00 will apply.
- Reimbursable Direct Cost Expenses: \$1,000.00. Any reimbursable expense above the limit shall be authorized in writing by Lake Bluff SD 65 prior to incurring the expense. The following is a list of reimbursable expenses:
 - Printing, color reproductions, and delivery costs of drawings and reports.
 - Supplies, materials, and costs related to specific reports and presentations.
 - Travel at the current IRS established reimbursement rate.

TERMS & CONDITIONS

This proposal assumes the terms and conditions outlined in the AIA Document B101-2017, "Standard Form of Agreement between Owner and Architect". Wight will invoice monthly based on a percentage of the work completed and payment will be due in 30-days (or in accordance with the Illinois Prompt Payment Act).

We thank you for the opportunity to partner with Lake Bluff SD 65 and look forward to working with you on this effort. If this proposal meets your approval, please sign one (1) copy and return it to us.

If you have any questions regarding this proposal, please do not hesitate to contact us.

Respectfully submitted,

WIGHT & COMPANY



Anthony Sullentrop
Senior Project Manager, Electrical Engineering



Jason Dwyer, AIA, LEED AP
President, Design & Construction

Approved by:

Signature

Date

Printed Name

Title



Attachment A

Jay Kahn <jkahn@lb65.org>

Fwd: Your QPS Account Manager - Lake Bluff Elementary School

6 messages

Andres Garcia <agarcia@lb65.org>

Wed, Nov 19, 2025 at 10:33 AM

To: Jay Kahn <jkahn@lb65.org>

This is the email they sent me following their inspection. I have already reached out to them for pricing. I have also attached the technician's report for your review.

----- Forwarded message -----

From: **James Lambos** <jlambos@qpsolutions.net>

Date: Wed, May 29, 2024 at 2:00 PM

Subject: Your QPS Account Manager - Lake Bluff Elementary School

To: agarcia@lb65.org <agarcia@lb65.org>

Hello Andy,

My name is James Lambos, and I am your new Account Manager here at Quality Power Solutions. I wanted to reach out to introduce myself and make sure you have my contact information. I see that QPS had performed a Major Lighting Inverter PM last year and we had some recommendations from the technician. One of the batteries was completely faulted, were you able to replace the battery?

The unit is at the end of its service life with a manufacturer date code of 04/2009. Proactive replacement will ensure that the unit will perform under emergency. Would you like to see a quote from our technical sales team to replace the unit?

If there is anything you need, please don't hesitate to reach out. I am excited to start working with you!

Sincerely,

James



James Lambos | Account Manager

Quality Power Solutions

'We keep your business powered on.'



Email: jlambos@qpsolutions.net

T: 866-575-0505 | D: 608-661-9910 x 4792

www.qpsolutions.net Rate us on Google!



December 10, 2025

Quote # 29875048

Andy Garcia
Lake Bluff Elementary School
350 W. Washington Ave.
Lake Bluff, IL 60044

Dear Andy,

We appreciate your interest in Quality Power Solutions products and services. The following **budgetary** proposal is based on our discussions and understanding of your requirements to replace your existing **Liebert NX Lighting Inverter UPS System SN: 38-5680**. Quality Power Solutions will provide the following products and services:

Scope of Work:

Quality Power Solutions will supply **(1) Eaton 9355 13.1kVA UL924 UPS System** configured as follows:

(1) Eaton 9355 13.1kVA UL924 UPS System:

- System Capacity: 13.1kVA / 13.1kW
- UPS Input/Output: 208/120V Input, 480/277V Output
- Input/Output Connection: Hardwired
- Provides 90 minutes of runtime at full 13.1kVA load
- UPS Dimensions: 48.7"W x 33.7"D x 47.9"H, 609lbs.
- **Includes (3) Battery Cabinets** which provides 90 minutes of runtime at full 13.1kVA load
- UPS Dimensions: 48.7"W x 33.7"D x 47.9"H, 2131lbs.
- **Includes Step Up Transformer**
- **Includes SNMP Communication Card**
- **Includes Onsite Startup of UPS System (Mon-Fri, 8X5 Scheduling)**
- **Includes Inside Delivery**
- **Includes Removal and Disposal of Existing System**
- **Includes Electrical Installation**
- **Includes Project Management**
- **Includes One Year Factory Warranty on Parts**



Proposal Exclusions:

- Shipping (Freight is Prepay & Add)
- After Hours Scheduling for Onsite Startup
- Applicable Sales Tax



Completion Criteria:

Quality Power Solutions will have fulfilled its obligation under this proposal when the following occurs:

- Quality Power Solutions completes the tasks listed under Scope of Services and furnishes all deliverable materials to customer.
- Quality Power Solutions will provide customer with all hardware support documentation, including installation, specification and operation manuals.

Charges:

The charges stated here do not include shipping or applicable Federal, State or Local taxes. The fixed price for services as described in the Scope of Services is as follows:

Proposal valid for 30 days from date of proposal.

☒ (1) Eaton 9355 13.1kVA UL924 UPS System, SNMP Card, Transformer, Electrical Installation, Onsite 5X8 Startup, Inside Delivery and Removal.....\$86,575.00*

Authorized Signature

Print Name

PO #

Date

**Signature authorizes Quality Power Solutions to place order. Purchase Order to follow.*

** Payment terms: 35% due upon agreement, remainder due upon shipment of the equipment. Startup will be performed on an agreed upon date between the Customer and QPS.*

***Supplier reserves the right to adjust prices to reflect the impact of any tariffs, duties, or similar governmental charges imposed after the date of this proposal.*

****This proposal is proprietary information and is not to be distributed; either via phone, fax, electronic transmission, or verbal conversation without the express written permission of Quality Power Solutions.*

Authorization:

Please mail or email your authorization to:

Quality Power Solutions
5718 Manufacturers Dr
Madison, WI 53704
Phone: (608)661-4796
Email: bclark@qpsolutions.net

We look forward to serving you.

Sincerely,



Brock Clark
 Technical Sales
 Quality Power Solutions



Quality Power Solutions Terms and Conditions

Acceptance - All Proposals

This proposal and any other order resulting directly or indirectly herefrom is expressly conditioned upon acceptance of all terms and conditions stated herein, notwithstanding the fact that the buyer's order, or the contract presented by the Buyer, may contain additional or inconsistent terms and conditions. In the event of any conflict, the terms and conditions contained herein shall prevail.

Equipment/Product

Modification, Termination, Cancellation, Hold, or Amendment: *Any proposed modification, termination, cancellation, hold or amendment of any order shall be transmitted to the Seller in writing. Buyer shall pay the reasonable cost of work performed up until such time as notice of termination or cancellation is received. Including, but not limited to labor, shipping, restocking fees, material cost, etc. In the event of a modification, amendment, or hold which necessitates the providing of additional goods or services by the Seller, and/or which affects the previously estimated delivery date, the Buyer will be advised of the additional costs of the same and/or any changes to the estimated delivery date, which may result there from. If shipment of any goods or services is delayed at the request of the Buyer, all goods held by the Seller, shall be at the risk and expense of the Buyer.*

Payment Terms and Conditions: *Invoicing will occur upon product shipment.*

Payment Terms are 15 days from date of invoice unless otherwise stated.

A 1.5% (18.0% APR) late charge will be assessed on payments not received within the payment terms.

Equipment Services and Engineered Services

Modification, Termination, Cancellation, Hold, or Amendment: *Any proposed modification, termination, cancellation, hold or amendment of any order shall be transmitted to the Seller in writing 30 days prior. Buyer shall pay the reasonable cost up until such time as notice of termination or cancellation is received. Upon receiving written notice, Quality Power Solutions, will refund the prorated amount based on the number of months remaining in the current term of this agreement. If cancellation precedes the contract start date, the Buyer will pay no less than one (1) month of the contract cost. If Preventative Maintenance Inspections (PMI's) have been performed, the customer shall not be entitled to any refund of the annual sum paid.*

Payment Terms and Conditions: *Invoicing will occur upon completion of the scope of work.*

Payment Terms are 15 days from date of invoice unless otherwise stated.

A 1.5% (18.0% APR) late charge will be assessed on payments not received within the payment terms.

Maintenance Agreements

Payment Terms and Conditions: *Invoicing will occur upon acceptance of the proposal.*

Payment must be received prior to or on the start date of the maintenance agreement invoice unless otherwise stated.

A 1.5% (18.0% APR) late charge will be assessed on payments not received within the payment terms.

PM /Service

Payment Terms and Conditions: *Invoicing will occur upon completion of the scope of work.*

Payment Terms are 15 days from date of invoice unless otherwise stated.

A 1.5% (18.0% APR) late charge will be assessed on payments not received within the payment terms.



Key Benefits of Installing a Standby Generator

1. Life Safety & Emergency Readiness

A generator ensures all required life safety systems—emergency lighting, fire alarm, egress lighting, and emergency communications—remain operational during a power outage. This is essential for safe evacuation, emergency response, and maintaining compliance with building and fire codes.

2. Heating Systems (Boilers & Pumps)

Maintaining heat is critical during colder months. Without backup power, a prolonged outage could lead to building freeze-ups, pipe damage, and costly repairs. Generator support for boilers and circulation pumps ensures the facility can be safely maintained and occupied during outages.

3. Refrigeration & Food Service Protection

Backup power protects freezers, coolers, and kitchen equipment from spoilage and loss (we have limited refrigeration needs)

4. Technology, Servers, and Communications

Maintaining power to IT infrastructure, intercom, and security systems (access control, cameras, PA system) provides continuity of operations, protects district data, and ensures staff can communicate during an emergency.

5. Reduced Disruption to School Operations

A generator greatly reduces the likelihood of weather-related closures. Even a short power loss can disrupt school days, assessment schedules, and essential services. Ensuring continuity is a direct benefit to students, faculty, and administration.

Code, Compliance, and Risk-Management Considerations

- **Code Compliance:** Life safety systems require reliable standby power. A generator provides a fully compliant approach and often simplifies AHJ review and approval.
- **Insurance/ Risk Mitigation:** Insurers typically view backup power as a strong risk-reduction strategy because it minimizes the likelihood of property damage, food loss, and emergency failures. Some carriers may offer reduced premiums or improved underwriting terms for facilities with standby power.
- **Asset Protection:** During outages, temperature, humidity, and environmental controls fail almost immediately. Backup power protects expensive mechanical equipment, technology systems, and building finishes.

Summary

Adding a facility generator improves safety, protects district assets, supports instructional continuity, and reduces financial risk. Given the expanding reliance on technology, refrigeration, and communication systems, a generator is becoming increasingly important for uninterrupted school operations.

| School District | Do you have emergency backup generators? | No. of Schools | No. of Generators | Approximate Age of Equipment | What systems and equipment are connected to your generators? |
|-----------------------------------------|------------------------------------------|-----------------------------|--------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CCSD 146 Tinley Park | Yes | 5 | 1 | 24 yrs | Emergency lighting and exit signs |
| Millburn Dist 24 | Yes | 2 | 1 | 25 years old | Boilers, servers, drain pumps |
| Winthrop Harbor School District | No | | | | |
| Fremont School District 79 | Yes | 3 | 4 | stalled in 2007, ar | We have them connected to all EM lights, internet, walk-ins, any critical systems I.E. fire systems. |
| Grant CHSD 124 | Yes | 1 | 2 | 20 years | UPS, Kitchen Freezer, Kitchen Cooler, Emergency Lighting, |
| Lake County Tech Campus | No | | | | |
| Deerfield 109 | Yes | 6 | 6 | 7-10 years | IT, Emergency Lighting |
| Warren Township High School | Yes | 2 | 4 | 10-15 years | Emergency equipment like video, safety, fire, lights, elevators and IT headends |
| Barrington CUSD 220 | Yes | 13 (12 schools & 1 admin) | 13 (12 schools & 1 admin) | most are 2-3 years old. 2 are over 10 years | All schools: MDFs / IDF'a (server racks & hvac), sump pumps, Lighting, high school also includes walk in coolers & freezers |
| Diamond Lake SD76 | No | | | | But I am looking into installing some |
| Lockport High School | Yes | 2 | 3 | 20 | EM Systems, Lights, IT equipment and Fire Pumps |
| Kildeer Countryside CCSD93 | Yes | 9 | 9 | 15-20 Years | HVAC, Access Control, Lighting |
| Pleasantdale District 107 | No | | | | |
| Woodridge School District #68 | Yes | 7 | 7 | 5 years old | bathrooms, basic lighting, mechanical systems, idf closets and main office. |
| Community High School District 128 | Yes | 2 | 2 | 25 | Emergency lighting, IT Department, Boilers and HVAC equipment. At one school we worked with ComEd and installed an automatic transfer switch. If we loose power on our main electrical grid it automatically switches to another grid for power. District 113 has the same system at Highland Park High School so there was no need for a back up generator. |
| Lisle CUSD 202 | Yes | 3 | 1 | 20 | |
| Homer CCSD 33C | Yes | 6 + Transportation building | 6 - but not distributed the way you might assume | <7 years | IT Infrastructure as it handles all communications and safety relevant pieces/kitchen equipment/house recirculating pumps for HVAC/kitchen refrigerations/emergency lighting/etc. We still have two buildings that need generators that we are working on, but they have suddenly become far more expensive with new code requirements, and the specific issues with these two buildings, so it's a challenge. We had none when I started here 8 years ago. I've been adding them in, trying to do one a year. Be happy to talk if you'd like. Just give a call. |
| Lake Villa 41 | Yes | 4 | 4 | 7 years | closed loop pumps, IT closets, some lighting circuits, some receptacle circuits |
| Palatine CCSD 15 | No | | | | |
| D67 and D115 | Yes | 6 | 6 | 15-18 | Emergency lighting, boiler pumps, exterior entry lighting MDF and IDF rooms, BAS system, some mechanical units and other critical infrastructure. |
| Libertyville D70 | Yes | 1 | 1 | 1 year | Main district firewall and core network router and equipment serving entire district. Emergency lighting, hvac systems, front office for that one building. |
| Lincolnshire School District 103 | Yes | 3 | 1 | 15 years | IT, Fire alarm, Burg alarm, access control, heating system pumps and boilers, EM lighting |
| Aptakisisc-Tripp CCSD 102 | Yes | 4 | 2 | 10 years | Emergency lights hardwired, Servers (phones) Switches (Wifi, POE phones) |
| Oak Grove SD 68 | Yes | 1 | 1 | 9 years | Generator is connected to ejector pump to mitigate risk of flooding, technology equipment to ensure we have backup, and our junior high boiler is connected. |
| North Shore School District 112 | Yes | 9 | 9 | brand new to about 8 years old | IT is the priority and emergency lighting. We also have HVAC and badge access for doors. |

* Bold are comparable districts

Historical Number of Power Outages

| | LBES | LBMS |
|------|------|------|
| 2025 | 0 | 3 |
| 2024 | 1 | 0 |
| 2023 | 2 | 3 |
| 2022 | 0 | 0 |
| 2021 | 2 | 4 |

Source: ComEd