



# Rutledge Hall School

6850 N. East Prairie, Lincolnwood, Illinois 60712  
James Caldwell

Replace Duplex Sump System

December 19, 2025



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Dear James Caldwell:

Hill Mechanical Services is pleased to submit the following proposal for your review and approval. We propose to furnish the necessary labor, material and equipment to perform the following scope of work.

## **Scope of Work:**

1. Deliver and stage all material near pump room
2. Disconnect electric, discharge piping, to (2) sump pumps as shown in the attached photo.
3. Remove (2) pumps, pump plates, motors, discharge piping, and haul away from site in our truck
4. Install (2) new 20" pump plates on to existing basin cover. New pump plates to be 1/4" thick steel.
5. Install and bolt down (2) new 2" Metropolitan submersible sump pumps (1hp - 208V - 3 phase).
6. Install new 2" check valves, shutoff valves, and new pipe/fittings as needed to reconfigure discharge up to the main piping.
7. Install (1) new Metropolitan Intellipump control panel. NEMA 3R Steel enclosure with audible alarm and dry contacts.
8. Install (1) new electrical disconnect for future service. Install 208V - 3 phase power supply to new control panel.
9. Install (1) mechanical high water alarm switch and wire into new control panel.
10. Perform startup on the control panel and pumps. Test motor rotation and adjust electrical as needed.
11. Establish prime and cycle each pump, testing for any leaks. Ensure pumps operate as designed.
12. Furnish 1-year parts and labor warranty

**Total cost for the above scope of work:**

**\$24,711**

## **Exclusions and clarifications:**

- Any additional problems/issues outside of scope listed above are excluded
- Permits, fees, and inspections are excluded
- Pricing assumes this project to be sales tax-exempt. Tax letter must be on file prior to ordering any material.
- Pricing is based on straight time 7am – 3pm. Overtime is excluded unless noted above.
- Pricing is guaranteed for 30 days
- The manufacturer's estimated lead time on material and equipment is currently 3-4 weeks.



REPLACE ELECTRICAL  
DISCONNECT AND INSTALL  
NEW CONTROL PANEL  
HERE

INSTALL ALL NEW  
COPPER AND  
GALVANIZED PIPING UP  
TO THIS POINT



REMOVE AND REPLACE  
PUMP ALTERNATOR  
SWITCH

REMOVE AND REPLACE  
HIGH WATER ALARM

REMOVE AND REPLACE  
DUPLEX SUMP PUMPS

# Ion® IntelliPump

## Float -Based Pump Controller



## Ion® IntelliPump Overview

Improve pump control capabilities, accessibility and functionality for multiple applications, including sump and sewage areas, with the next generation Ion IntelliPump by Metropolitan Industries.

The Ion IntelliPump is an advanced float-based pump controller capable of working with both Mechanical Float Switches or Mechanical Float Alternator, expanding control capabilities while minimizing reliability and operational issues.

Its additional pumping configurations, including duplex, triplex and quadraplex with jockey and/or emergency pump options expand potential controller usage. The Ion IntelliPump's improved float fail algorithm accommodates all float/sensor failure scenarios to ensure proper pump operation. The addition of adjustable stage and emergency run delay timers allows for more application specific customization.

The Ion IntelliPump's LED display panel ensures that end-users can always monitor the system status, preventing service disruptions caused by the need to power cycle and reset the alarm condition.

The Ion IntelliPump can operate as an intrinsically safe pump control for eight different pumping configurations for either hazardous or non-hazardous applications (requires a separate Ion ISP module).

This lowers the risk of a potential spark, therefore reducing the risk of fire, injury or operational disruption.

### Ion IntelliPump Features

- Duplex Mechanical Alternator, Duplex, Triplex and Quadraplex Pump Modes
- Adjustable Pump On/Off and Emergency Pump run Delays
- Jockey and/or Emergency Pumps
- Pump Up or Pump Down Functions
- Pump Fail Detection/Pump Run Inputs
- External Silence, Reset and Alternation Control
- Ion Sensor Compatible
- Dry contacts for Seal Fails, Pump Fails, Float/Ion Sensor Fail and Common Alarm
- Electrical connections for external operations
- Optional Cellular Module
- Optional Seal Fails and Thermal Inputs

### Pumping Configurations

- Duplex Pump Down/Up Mechanical Alt
- Duplex Pump Down/Up
- Triplex Pump Down/Up
- Quadraplex Pump Down/Up

In addition to its eight different pumping configurations, the Ion IntelliPump has a wide array of option selectors for all pumping modes, including Jockey Pump Enable and Emergency Pump Enable.





## Signature

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If this proposal meets your approval, please sign and we will schedule the work with you as soon as possible.

*Anthony Dones*

Anthony Dones  
Jr Account Executive  
Hill Mechanical Services

December 19, 2025

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 SIGNATURE  
James Caldwell

James Caldwell  
Rutledge Hall School

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Please fill out the field below:

PO Number:

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# Terms & Conditions

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1. This Standard Service Proposal or Maintenance Agreement (hereinafter sometimes referenced as "Agreement"), upon acceptance by the Customer, is made solely on the terms and conditions hereof, notwithstanding any additional or conflicting conditions that may be contained in any purchase order or other forms of the Customer, all of which additional or conflicting terms and conditions are hereby rejected by Hill Mechanical Services. Further, the parties acknowledge and agree that any purchase order issued by the Customer in accordance with this Agreement will only establish payment authority for their internal accounting purposes. Any such purchase order will not be considered by us to be a counteroffer, amendment, modification, or other revision to the terms of this agreement. No waiver, alteration or modification of the terms and conditions herein shall be valid unless made in writing and signed by an authorized representative of Hill Mechanical Services.
2. This Maintenance Agreement or Standard Service Proposal is subject to acceptance by the Customer within 30 days from the date shown on the quote, unless specified otherwise. Prices quoted are for services, labor, and material as specified in this Proposal. If acceptance of this Maintenance Agreement or Standard Service Proposal is delayed or modified, prices are subject to adjustment.
3. Title to any equipment installed in connection with this project remains with Hill Mechanical Services until all payments have been received. Payment terms are net 30 days and service charge of 1.5% per month on all past due accounts.
4. Unless Customer provides appropriate documentation of tax exemption, Customer shall pay Hill Mechanical Services, in addition to the contract price, the amount of all excise, sales, use, privilege, occupation or other similar taxes imposed by the United States Government or any other National, State or Local Government, which Hill Mechanical Services is required to pay in connection with the services or materials furnished hereunder.
5. Any and all costs, fees and expenses arising from or incurred in anticipation of any federal, state, county, local or administrative statute, law, rule, regulation or ordinance (collectively "Governmental Regulations"), Hill Mechanical Services shall not be required to bear any expense in connection with the modification, removal, replacement or disposal of any refrigerant in response to any Governmental Regulation designed to reduce or eliminate the alleged environmental hazards associated with the refrigerant.
6. The contract price stated herein is predicated on the fact that all work will be done during regular working hours of regular working days unless otherwise specified. If for any reason Customer requests that work be performed other than during regular working hours or outside the scope of services specified hereunder, Customer agrees to pay Hill Mechanical Services any additional charges arising from such additional services, including but not limited to premium pay, special freight or other fees or costs associated therewith.
7. Customer shall be responsible for all costs, expenses, damages, fines, penalties, claims and liabilities associated with or incurred in connection with any hazardous materials or substances, including but not limited to asbestos, upon, beneath, about or inside Customer's equipment or property. Title to, ownership of, and legal responsibility and liability for any and all such hazardous materials or substances, shall at all times remain with Customer. Customer shall be responsible for the removal, handling and disposal of all hazardous materials and substances in accordance with all applicable Governmental Regulations. Customer shall defend, indemnify, reimburse and hold harmless Hill Mechanical Services and its officers, directors, agents, and employees from and against any and all claims, damages, costs, expenses, liabilities, actions, suits, fines and penalties (including without limitation, attorneys' fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or disposal of any hazardous materials or substances, including but not limited to asbestos, in connection with the services performed hereunder.
8. Hill Mechanical Services shall not in any event be liable for failure to perform or for delay in performance due to fire, flood, strike or other labor difficulty, act of God, act of any Governmental Authority or of Customer, riot, war, embargo, fuel or energy shortage, wrecks or delay in transportation, inability to obtain necessary labor, materials, or equipment from usual sources, or due to any cause beyond its reasonable control. In the event of delay in performance due to any such cause, the date of delivery or time of completion will be extended by a period of time reasonably necessary to overcome the effect of such delay. If the materials or equipment included in this Proposal become temporarily or permanently unavailable for reasons beyond the control of Hill Mechanical Services, Hill Mechanical Services shall be excused from furnishing said materials or equipment and be reimbursed for the difference between cost of materials or equipment unavailable and the cost of an available reasonable substitute.
9. Hill Mechanical Services shall not in any event be liable to the Customer or to third parties for any incidental, consequential, indirect or special damages, including but not limited to, loss of production, loss of use or loss of profits or revenue arising from any cause whatsoever including, but not limited to any delay, act, error or omission of Hill Mechanical Services. In no event will Hill Mechanical Services liability for direct or compensatory damages exceed the payment received by Hill Mechanical Services from customer under the agreement.
10. Hill Mechanical Services extends the manufacturer's warranties on all parts and materials and warrants labor to meet industry standards for a period of thirty (30) days from the date performed, unless a longer duration is expressly stated elsewhere in this Agreement. Hill Mechanical Services expressly limits its warranty on Customer's Equipment to cover only that portion of Equipment which had specific Services done by Hill Mechanical Services. These warranties do not extend to any equipment or service which has been repaired by others, abused, altered, or misused, or which has not been properly maintained. These warranties are in lieu of all other warranties, expressed or implied, including, but not limited to, those of merchantability and fitness for specific purpose, which are hereby specifically disclaimed.
11. Each of us agrees that we are responsible for any injury, loss, or damage caused by any negligence or deliberate misconduct of our employees or employees of our subcontractors. If any of our employees or those of our subcontractors, cause any injury, loss or damage in connection with performing their duties under this agreement, the responsible party will pay for all costs, damages, and expenses, which arise. Each of us agrees to defend and hold harmless the other party, its officers, directors and employees, from and against all claims, damages, losses and expenses, including but not limited to attorney's fees and court costs, arising out of or resulting from the performance of work hereunder, to the extent that such claim, damage, loss, or expense is caused by an active or passive act or omission of the indemnifying party or anyone directly or indirectly employed by that party, or anyone for whose acts that party may be liable.
12. This Agreement shall be binding upon and inure to the benefit of each party's respective successors, assigns and affiliates. This Agreement is governed by and construed in accordance with the laws of the State of Illinois.



# TRUST, TECHNOLOGY, TRANSPARENCY ...

# It's what sets Hill apart

**Our technology platform provides all access — see work as it happens.**

Hill contract clients receive instant, digital access to the Hill Partner Portal providing anytime/anywhere data. Your portal provides custom information on your equipment, service history, maintenance schedules, accounting and invoicing. It also gives you one-click access to schedule service, and communicate with your Hill team.

What makes it even more valuable is that you'll actually see work as it happens. It's the next best thing to being on the jobsite. All Hill technicians are equipped to instantly upload images and videos of your equipment, our work, and results. Technicians also have the unique ability to access your equipment's history, access OEM manuals, complete email work orders, upload pictures and notes. This provides you with a level of transparency and partnership, hard to find in the mechanical services industry.

## **Our Partner Portal Provides:**

1. Secure access to all account and service data, invoices, work orders, current and historical
2. Pictures and videos documenting pre-task planning, work performed, troubleshooting, and results
3. Real-time updates. A PDF of the Technician's work order is automatically emailed to the customer.
4. Easy access to your service team
5. Transparency and accountability
6. More oversight and control of your service plans



Our technology provides real-time images and video capturing the entire process from pre-task planning through completed work

Program-42 Service

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Priority	High
Transmitter	1234567890
Receiver	1234567890
Antenna	1234567890
Power	1234567890
Response time	1234567890
Standby time	1234567890
Program name	Program-42

### Quick and easy service requests

The screenshot shows a ServiceNow interface with a top navigation bar. The 'Project X...' item in the 'Project' dropdown is highlighted with a red box. A dropdown menu for 'Project X...' is open, listing several options: 'Asset Breakdown History', 'Asset PM Service', 'Equipment Forecast', 'Invoices 05', 'Open Work Orders', 'Outstanding Quotes', and 'Work Completed'. The 'Outstanding Quotes' option is also highlighted with a red box. Below the dropdown, there is a 'Customer Details' section with a list of checkboxes for address components: Name, Address Line 1, Address Line 2, City, State, Zip/Postal Code, and Primary Contact.

Custom reports at your fingertips when you need them

Code	Customer Name	Customer ID	Address	City	State	Zip	Phone No.	E-mail
<b>Customer Details</b>								
1	John Doe	10001	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
2	John Doe	10002	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
3	John Doe	10003	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
4	John Doe	10004	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
5	John Doe	10005	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
6	John Doe	10006	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
7	John Doe	10007	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
8	John Doe	10008	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
9	John Doe	10009	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
10	John Doe	10010	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
11	John Doe	10011	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
12	John Doe	10012	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
13	John Doe	10013	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
14	John Doe	10014	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
15	John Doe	10015	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
16	John Doe	10016	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
17	John Doe	10017	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
18	John Doe	10018	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
19	John Doe	10019	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com
20	John Doe	10020	123 Main St	Anytown	CA	90210	555-1234	john.doe@anywhere.com

Current, detailed data on all equipment



# Hill Group: Your One Stop Shop



## HVAC

Chiller and boiler service, preventive and predictive maintenance programs, pump repairs, system repair, 24 hour emergency service. We can design custom programs to extend the life of your mechanical systems.



## PLUMBING

Preventive maintenance and service, water heaters, backflows, sewer & drain lines, sewage pumps and lift stations, pumps and PRV's. Water safety and quality testing. Does your venue need an onsite plumber or custom service plan? We can help.



## FIRE PROTECTION

Hill Fire Protection is Chicagoland and Northwest Indiana's leading provider of inspection, testing, maintenance, repairs, and 24 hour emergency service for your life safety systems. We specialize in new construction, tenant build-outs, retrofits, and system upgrades for all markets and industries.



## TESTING, BALANCING, COMMISSIONING

Air quality is more important than ever. Our proven processes make sure your equipment is operating at peak performance. Commissioning, testing and balancing, energy efficiency and monitoring utilizing the latest technology and equipment.



## BUILDING AUTOMATION & CONTROL

Design, installation, service, and maintenance of industry-leading open protocol building automation systems to control and monitor all of your facility's systems. We implement smart connected systems to provide real-time access and insights to your system from anywhere.



## SPECIAL PROJECTS

Our team of engineers and technicians can provide the expertise needed for any unique project. We can provide turnkey solutions to manage entire projects from design, fabrication, construction to inspections and commissioning.

