



Precision Control Systems, Inc.

405 E. Ridge Road - Griffith, Indiana 46319
(219) 838-1177 – (708) 862-1177 – Fax (219) 838-6717

September 5, 2025

Noel Mendoza
Director of Buildings & Grounds
SD 204 Joliet Central High School
201 E. Jefferson St.
Joliet, IL 60432

Re: SD204 Joliet Central | Rooftop Unit RTU-12 Replacement

Dear Mr. Mendoza,

Precision Control Systems, a division of The Hill Group, is pleased to provide you with the following proposal to replace (1) Rooftop Unit due to defective heat exchanger at Joliet Central High School. The following scope of work may be executed within the OMNIA Cooperative Purchasing Contract 02-125 for “HVAC Equipment, Installation, Service, & Related Products.” Joliet Township School District 204 is currently signed up with OMNIA. Bid Results:

<https://www.omniapartners.com/suppliers/the-hill-mechanical-group>

Base Bid Scope of Work

Demolition

- Recover Refrigerant from all existing Rooftop Units as required.
- Disconnect/Remove Existing Power Wiring for (1) Rooftop Unit & Prepare for New
- Demolish Natural Gas Piping Required & Prepare for New.
 - Natural Gas Pressure Regulators existing to remain.

Furnish & Install

- (1) Trane VAV Rooftop Unit (RTU-12)
 - 27.5-Ton Cooling Capacity
 - DX Cooling, Natural Gas Heat
 - R-454B Refrigerant
 - 460V/3φ/60 Hz
 - BACnet MSTP Communication
- Roof Curbs/Structures are existing to remain. No work included at this time.
- Disconnect/Reconnect existing ductwork distribution. No rework included at this time.
- Mechanical Pipe, Valves, and Fittings required for Natural Gas System connections.
 - All existing Natural Gas Pressure Regulators to be reused.
- Electrical Power Wiring to new Rooftop Units Included. Existing Electrical Wiring and Conduit to be reused. Disconnect/Reconnect only.
- (1) Distech Controller for RTU-12
- Temperature Control wiring for RTU-12 is included.
- BACnet Communication points necessary for RTU-12
- Programming Labor to control systems per the original sequence of operation.
- Includes updates to building automation graphics as required.
- Crane Lift is included for (1) unit
 - Lift to be completed in (1) day.



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- Traffic Control & Street Closure Permits included.
- All other required permits are included.
- Testing, Adjusting, & Balancing for RTU-12 is included.
 - Pre-Read of existing unit is included
 - Does not include individual Grilles, Registers, and Diffusers at this time.
 - VAV box controllers are scheduled to be replaced in future. Test & Balance will be completed at this time.
- Provide Temperature Control Engineering, Submittal, and As-Built Drawings
- Factory Start-up & Verify operation
- **Note:** Current Equipment Lead Time is 12 wks. See option below for Quick Ship.

TOTAL PROPOSAL – BASE BID SCOPE OF WORK	\$198,549.00
ADD #1 - QUICKSHIP OPTION (4 WKS.).....	ADD \$7,700.00

Exclusions and Clarifications

1. All Sales and Use tax.
2. Permits and fees are excluded unless otherwise noted.
3. One-year warranty on all other materials and workmanship
4. Pricing based on standard working hours. No premium labor work for Precision Control Systems or its Subcontractors is included in pricing unless noted otherwise.
5. Expediting fees or quick ship costs for equipment and/or material unless noted above.
6. Electrical power wiring from electrical power panels over to any BAS/control panels.
7. Installation of new or cutting and patching of existing roof membrane.
8. Any/all exterior painting of any pipe, conduit, or ductwork.
9. Any/all structural reinforcement scope of work. Assumption made that the structure can support all PCS systems & equipment unless specified otherwise.
10. Structural requirements and permits for replacement of existing roof equipment.
11. Furnishing of any fire life safety devices or systems, including smoke detectors.
12. Asbestos and hazardous material abatement is not included.
13. Price is guaranteed for 30 days.
14. Net 30-day Payment

Thank you for the opportunity. Please feel free to call or email with any questions, comments, and/or concerns. Looking forward to hearing back from you soon!

Sincerely,
Precision Control Systems, Inc.

Jacob G. McCollum, P.E.

708.638.2734

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