

PROSPECT HEIGHTS SCHOOL DISTRICT 23
DISTRICT 23 BUILDINGS & SITES COMMITTEE MEETING
TUESDAY, SEPTEMBER 2, 2025
GRODSKY ADMINISTRATION BUILDING
700 N SCHOENBECK RD
PROSPECT HEIGHTS, IL 60070 at 8:30 AM

Engage ALL students in experiences that inspire EACH to grow as learners, individuals, and community members.

AGENDA

I. Call to Order

II. Discussion Items

A. Discussion of Summer 2026 Work - Eisenhower and MacArthur

Amy and Don will provide an update on the 2026 projects at MacArthur and Eisenhower.

B. Procom Proposals - AiPhone Replacements at Eisenhower & MacArthur

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Raf will provide an update on the plan to update the AiPhones in the MacArthur and Eisenhower vestibules.

C. SSCIP - Water Sensor Program Update

Amy will provide an update on a new initiative offered by SSCIP that's meant to mitigate water loss exposures for school districts.

D. Director of Operations - Update

Following Raf's resignation, Amy will provide an update of the plan for his replacement.

E. Garden Update - "The Learning Patch"

As we look forward to the Grand Opening of "The Learning Patch", Amy will provide an update on some of the finishing touches and curricular plan being developed.

F. Carousel Park - Land Swap Agreement - Update

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As we progress towards close, Amy will provide an update on the discussions with AHPD and next steps.

III. Adjournment

DISTRICT ORGANIZATIONAL GOALS

- **Student Success:** Ensure ALL students are well rounded and emotionally and academically prepared for success in high school.
- **Teaching, Learning, and Innovation:** Encourage a learning environment that emphasizes excellence and retains high quality staff.
- **Family and Community Partnership:** Actively engage and communicate with all families to foster collaborative relationships that benefit student learning and understanding of district priorities.
- **Facilities & Financial Planning:** Advance effective use of resources to support safe, learner ready facilities and to maximize student learning.

Estimate# PHSD23_08122025_1



COMPANY NAME **Prospect Heights SD23**
 ADDRESS **700 N. Schoenbeck Rd.**
 CITY, STATE, ZIP **Prospect Heights, Ill.**
 CONTACT **Christopher Alms**
 PHONE

Procom Enterprises, Ltd
 951 Busse Rd. Elk Grove Village, IL 60007
 Phone 847-545-0101
www.usprocom.com/support

COMMENTS
 Eisenhower AiPhone Installation. Includes master station (1), door station (1), relay, cabling and installation of all devices and accessories. All 110v power by owner. Use existing door locking hardware.

DATE 8/12/2025

PROJECT NAME Eisenhower AiPhone Project

SCOPE	PARTS DESCRIPTION	Q	PARTS	EXT PARTS	
<p>Wiring Rough: Plan and design the device placement and wiring routes. Ensure that wiring is concealed or well-protected to prevent tampering. Use appropriate cables and connectors for the specific device model.</p> <p>Terminating Wires: Carefully strip and prepare the cable ends for termination. Follow the manufacturer's instructions for connecting wires to the device and power source. Use waterproof and weather-resistant connectors for outdoor installations.</p> <p>Mounting Devices: Select suitable mounting locations based on the device's coverage requirements. Securely attach the mounting brackets or housings to the chosen surfaces. Ensure proper alignment and leveling of the devices to cover desired areas effectively.</p> <p>Setup and Device Connection: Connect the devices to the central monitoring system or network. Configure device settings and network parameters according to your requirements. Ensure all devices are powered and connected correctly.</p> <p>Programming Devices: Access the device's interface or software to adjust settings as needed. Configure operating modes, triggers, and alerts according to security needs. Set up email alerts and notifications for events if desired.</p> <p>Testing and Documentation: Test each device to verify its functionality and coverage. Check the performance and response of the devices under different conditions. Document device locations, settings, and test results for future reference.</p> <p>Training: Train personnel or users on how to access and use the security device system. Provide instructions on monitoring, controlling, and troubleshooting the devices. Educate users about privacy considerations and legal compliance.</p>	IX-DVR Door Station	1	\$ 1,698.00	1,698.00	
	IX-MV7 Master Station	1	\$ 2,038.00	2,038.00	
	IX-GW-TGW Gateway	1	\$ 1,800.00	1,800.00	
	RY-1824 Relay	1	\$ 50.00	50.00	
	Labor to install stainless steel door station	1.5	\$ 160.00	240.00	
	Labor to install master station	1	\$ 160.00	160.00	
	Labor to install relay	1	\$ 160.00	160.00	
	Labor to run network cable	4	\$ 160.00	640.00	
	Labor to organize existing cabling at door	2	\$ 160.00	320.00	
	Labor to connect to existing door hardware	1	\$ 160.00	160.00	
	Labor to install gateway	1	\$ 160.00	160.00	
	Labor to program, configure & test	1	\$ 160.00	160.00	
	Misc. Hardware	1	\$ 125.00	125.00	

MONTHLY SUBSCRIPTION NONE

Lift \$ - PARTS SUBTOTAL \$ 7,711.00
 TAX \$ -

S&H \$ -

Pre Discount Total \$ **7,711.00**

COMPETITIVE DISCOUNT \$ **(899.87)**

GRAND TOTAL \$ **6,811.13**

DEFINITIONS: "Critical Components" refers to essential system elements including but not limited to: a) Main control panels b) Central processing units c) Primary communication modules.

PAYMENT: a) 50% down payment is due upon signing of this agreement. b) Remaining balance is due within 30 days after installation completion. c) Past due payments incur a 3% monthly interest rate. d) Annual fees for yearly subscriptions (if applicable) will be charged in accordance with manufacturer terms.

TAXES AND FEES: PROCOM will add any applicable sales taxes, required customer permit fees, required customer license fees, and delivery charges to the amount of each invoice.

SYSTEM PERFORMANCE AND LIMITATIONS: a) Inherent System Limitations: i) No security system can guarantee 100% detection accuracy or prevention of all security breaches ii) Video analytics may not detect all movements or objects in all conditions iii) Detectors may have blind spots or be affected by environmental factors iv) Analytical devices may produce false positives or false negatives. b) Performance Requirements: i) System must be operated according to manufacturer operation manual ii) Regular maintenance and calibration are required iii) Environmental factors may affect performance iv) Proper implementation of security protocols is essential. c) Network Security Requirements: i) Customer must maintain secure network environment ii) Regular security updates must be implemented iii) Industry-standard cybersecurity practices must be followed. d) PROCOM shall not be liable for security breaches or missed detections resulting from these inherent limitations.

WARRANTY AND MAINTENANCE: a) Coverage Duration: i) Minimum one-year warranty for all hardware components ii) Extended coverage available per manufacturer published terms iii) After first year, parts covered per manufacturer warranty, labor and travel billable unless covered by service agreement. b) First-Year Coverage Includes: i) Replacement parts under manufacturer warranty ii) Labor for diagnosis and repair iii) Travel expenses within service area iv) Next-business-day replacement of Critical Components. c) Maintenance Requirements: i) Monthly system checks required ii) Yearly inspection by PROCOM trained technician required iii) Proper documentation of all maintenance activities iv) Compliance with manufacturer-specified maintenance procedures. d) Warranty Exclusions: i) Misuse or negligence ii) Accidents or natural disasters iii) Unauthorized modifications iv) Normal wear and tear v) Power-related issues vi) Environmental damage vii) Improper maintenance viii) Non-PROCOM parts.

INSURANCE AND ALLOCATION OF RISK: a) Customer shall maintain a policy of Comprehensive General Liability and Property Insurance for liability, casualty, fire, theft, and property damage under which Customer is named as insured and PROCOM is named as additional insured. b) Customer shall provide proof of insurance to PROCOM. c) Such insurance shall on a primary and non-contributing basis cover any loss or damage PROCOM's services are intended to detect to one hundred percent of the insurable value or potential risk. d) The parties intend that the Customer assume all potential risk and damage that may arise by reason of failure of the equipment or PROCOM's services and that Customer will look to its own insurance carrier for any loss or assume the risk of loss. e) PROCOM shall not be responsible for any portion of any loss or damage which is recovered or recoverable by Customer from insurance covering such loss or damage or for such loss or damage against which Customer is indemnified or insured. f) Customer and all those claiming rights under Customer waive all rights against PROCOM and its subcontractors for loss or damages caused by perils intended to be detected by PROCOM's services or covered by insurance to be obtained by Customer, except such rights as Customer or others may have to the proceeds of insurance.

LIMITATION OF LIABILITY: a) Customer agrees that, except for PROCOM's gross negligence and willful misconduct, should there arise any liability on the part of PROCOM as a result of PROCOM's breach of this contract, negligent performance to any degree or negligent failure to perform any of PROCOM's obligations pursuant to this agreement or any other legal duty, equipment failure, human error, or strict products liability, whether economic or non-economic, in contract or in tort, that PROCOM's liability shall be limited to \$5,000. b) If Customer wishes to increase PROCOM's amount of limitation of liability, Customer may, as a matter of right, at any time, by entering into a supplemental agreement, obtain a higher limit by paying an annual payment consonant with PROCOM's increased liability. c) This shall not be construed as insurance coverage and notwithstanding the foregoing PROCOM's liability shall not exceed its available insurance coverage. d) Customer acknowledges that this agreement contains exculpatory clause, indemnity, insurance, and allocation of risk and limitation of liability provisions.

CUSTOMER RESPONSIBILITIES: The Customer is responsible for: a) System operation per manufacturer documentation. b) Notifying PROCOM of system problems immediately, but no later than 24 hours after discovery. Critical system failures must be reported immediately upon discovery. c) Training all system users. d) Maintaining required warranty documentation. e) Scheduling required maintenance inspections. f) Complying with all regulations. g) Implementing required security measures.

TESTING OF SECURITY SYSTEM: a) The parties hereto agree that the security equipment, once installed, is in the exclusive possession and control of the Customer, and it is Customer's sole responsibility to test the operation of the security equipment and to notify PROCOM if any equipment is in need of repair. b) PROCOM shall not be required to service the security equipment unless it has received notice from Customer, and upon such notice, PROCOM shall, during the warranty or repair service plan period, service the security equipment to the best of its ability within 36 hours, exclusive of Saturday, Sunday and legal holidays, during the business hours of 9 a.m. and 5 p.m.

INDEMNIFICATION: The Customer agrees to indemnify, defend, and hold harmless PROCOM against any claims, damages, or losses arising from the Customer's use of the system, except those resulting directly from PROCOM's negligence. This indemnification extends to any third-party claims related to the system's performance or failure.

CONFIDENTIALITY: Both parties shall maintain strict confidentiality of all security system information including specifications, capabilities, vulnerabilities, configurations, and access credentials. No disclosure to third parties without prior written consent, except as required by law.

FORCE MAJEURE: a) Neither party shall be liable for any failure or delay in performing its obligations under this Agreement due to circumstances beyond reasonable control, including but not limited to natural disasters, acts of war, terrorism, government restrictions, pandemics, or severe supply chain disruptions. b) The affected party shall notify the other party in writing and take reasonable steps to minimize the impact. c) If such event continues for more than 90 consecutive days, either party may terminate this Agreement upon written notice.

INTEGRATION CLAUSE: This Agreement constitutes the entire agreement between the parties and supersedes all prior and contemporaneous agreements, proposals, discussions, understandings, or write-ups between the parties hereto. No modification of this Agreement shall be valid unless made in writing and signed by both parties.

SEVERABILITY CLAUSE: If any provision of this Agreement is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Agreement; and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement.

GENERAL LEGAL PROVISIONS: a) Assignment: Neither party may assign this Agreement without the prior written consent of the other party. b) Amendment: This Agreement may only be modified by a written document signed by both parties. c) Notices: All notices must be in writing and delivered by certified mail, courier, or email with confirmation of receipt to the addresses specified in this Agreement. d) No Waiver: Failure to enforce any provision shall not constitute a waiver of any rights. e) Survival: The Confidentiality, Indemnification, Limitation of Liability, and Dispute Resolution provisions shall survive termination of this Agreement.

TIME LIMITATION ON CLAIMS: The Customer must bring any claims within six months of the incident giving rise to such claims. This limitation period shall not apply where prohibited by applicable law

Acceptance

Signature x _____

Name _____ Date _____

Estimate# PHSD23_08122025_2



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Acceptance

Signature x _____

Name _____ Date _____

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

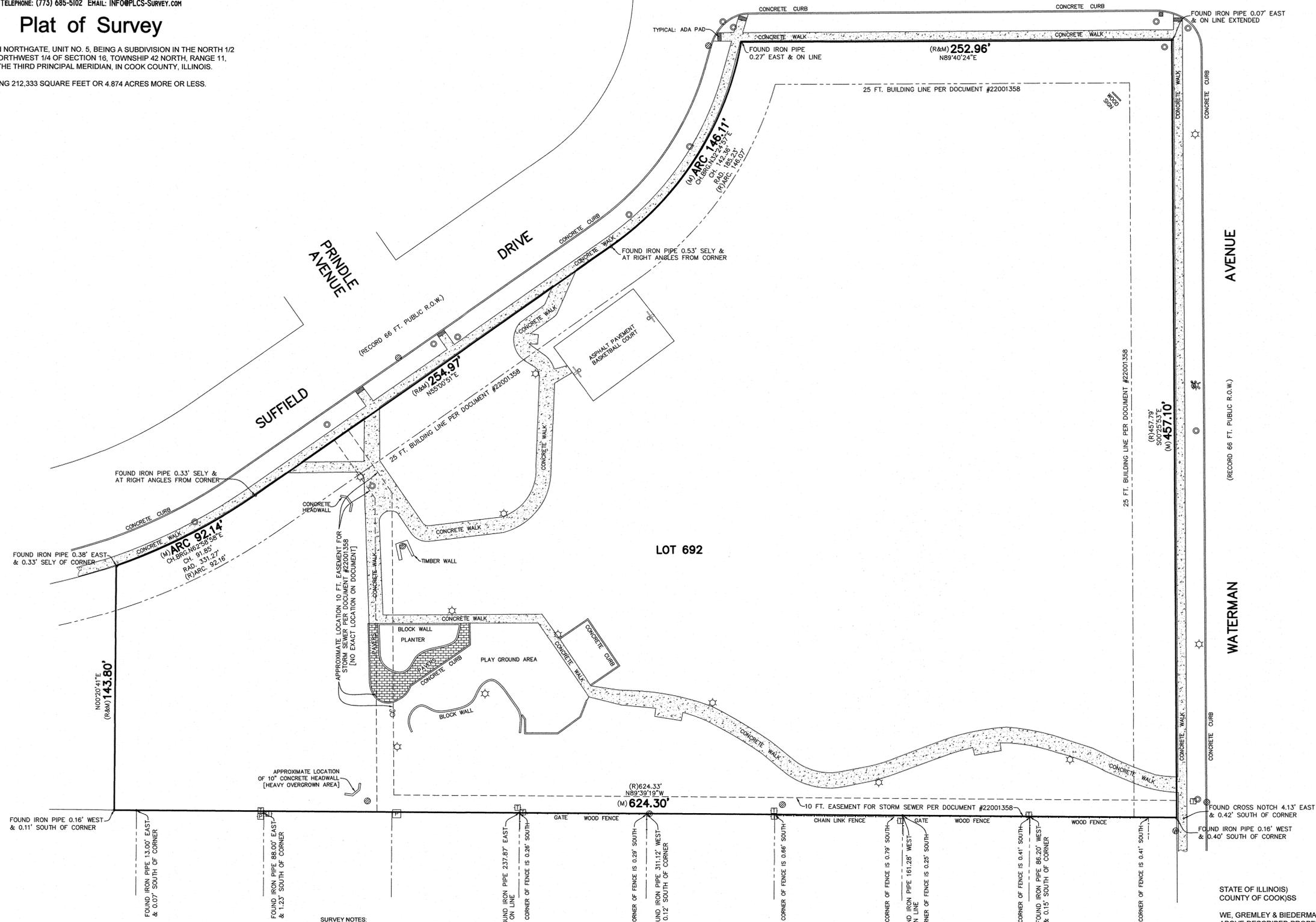
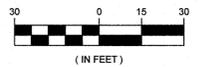
LOT 692 IN NORTHGATE, UNIT NO. 5, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 212,333 SQUARE FEET OR 4.874 ACRES MORE OR LESS.

LEGEND

- Electric Light Pole
- Electric Pedestal
- Cut Cross
- Iron Pipe
- San Clean Out
- Storm CB
- Telephone Pedestal
- Unclassified Manhole
- Sign Post
- Water Buffalo Box
- Water Fire Hydrant
- Water MH
- Basketball Hoop

GRAPHIC SCALE



ORDERED BY: FRANCKEZ PC	CHECKED: LB	DRAWN: RL
ADDRESS: 1925 EAST SUFFIELD DRIVE		
GREMLEY & BIEDERMANN		
PLCS CORPORATION		
LICENSE NO. 184-005332		
PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2025-33062-001	DATE: AUGUST 14, 2025	PAGE NO. 1 OF 1
SCALE: 1 INCH = 30 FEET		

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2026
Permit tax# 03-16-105-006-0000
Note (R&M) denotes Record and Measured distances respectively.
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.
For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.
NO dimensions shall be assumed by scale measurement upon this plat.
Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.
COPYRIGHT GREMLEY & BIEDERMANN, INC. 2025 "All Rights Reserved"

STATE OF ILLINOIS
COUNTY OF COOK

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON AUGUST 14, 2025.

SIGNED ON AUGUST 27, 2025.

BY: *Robert G. Biedermann*



PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.