North Boone Community Unit School District #200

Facilities-Long Range Planning Committee of the Board of Education
District Office
6248 N. Boone School Rd.
Poplar Grove, IL 61065

Thursday, September 10, 2026
6:30 PM

The Mission of the North Boone educational community is to provide a safe and all-inclusive environment that prepares confident students to be resilient for a future that is ever-changing.

AGENDA

I. **Call to Order**

II. **Roll Call**

III. **Audience to Visitors**

IV. **Facilities Update**

V. **Boiler Water Treatment**

VI. **Capital Asset Audit**

VII. **10 Year Health Life Safety Update**

VIII. **Adjournment**

North Boone School District

ABBREVIATED WATER TEST PROCEDURES

I. BOILERS, STEAM

A. SULFITE TEST

1. 10 ml sample of boiler water
2. One scoop of SD-1 Sulfite Indicator
3. Add and count drops of SD-2 Sulfite Reagent, while swirling, until first permanent blue-black color appears.

RESULTS: Number of drops of SD-2 times 4 = ppm Sulfite

B. "P" ALKALINITY TEST

1. Rinse the test vial thoroughly and add 10 ml of boiler water.
2. Add three drops of AD-1 Alkalinity Indicator.
3. Add and count drops of AD-3 Alkalinity Reagent, while swirling, until pink color disappears.

RESULTS: Number of drops of AD-3 times 20 = ppm "P" Alkalinity.

C. CONDUCTIVITY

1. Standardize Meter monthly.
2. Fill meter's testing cup.
3. Allow 3 minutes cool sample below 160° F.

RESULTS: Press test button and record meter reading.

II. CONDENSATE

A. pH TEST

1. Five ml condensate sample (must be hot).
2. Add eight drops of Cresol Red pH Indicator, mix and compare with color standards.

RESULTS: Record pH of nearest color standard.

III. SOFTENERS

A. HARDNESS TEST

1. 10 ml tower water sample.
2. Add 10 drops of WS Hardness Indicator.
3. Add drops of WS Hardness Reagent, while swirling, until sample turns from pink to blue.

RESULTS: Number of drops of WS Hardness Reagent times 5 = ppm Hardness.

IV. BOILERS, Hot Water Closed

A. MOLYBDATE TEST

1. 25 ml boiler water sample.
2. Add five drops of Molybdenum Buffer.
3. Add 15 drops of Molybdenum Indicator.
4. Add drop by drop, while swirling, Molybdate Titrating Solution until color changes from purple to green.

RESULTS: Number of drops times 5 = ppm Molybdate.

North Boone School District

Popular Grove, IL

SYSTEM & TEST	CONTROL RANGE	TREATMENT & CONTROL
I. STEAM BOILER		
SULFITE	25 to 60 ppm	B-115 Boiler Water Treatment contains Sulfite that prevents oxygen pitting type corrosion of boiler metals. Increase Chemical feed to raise Sulfite content. Or add more B-115 Boiler Water Treatment. Decrease Chemical feed to lower Sulfite content. Or reduce B-115 Boiler Water Treatments.
"P" Alkalinity	400 to 1000 ppm	Soft water naturally builds alkalinity in steam boilers. Excessive levels can cause foaming and carryover. Reduce blowdown to raise "P" Alkalinity. Increase blowdown to lower "P" Alkalinity.
CONDUCTIVITY	5000 max.	Blowdown of boiler water controls mineral content of water. Excessive mineral content may cause carryover that could cause boiler shutdown. Increase blowdown to lower levels. Decrease blowdown to increase levels.
II. CONDENSATE		
pH	7.5 to 8.5	Steam Boilers create carbonic acid in the condensate by heating carbonate in the water. S-20 Condensate Treatment neutralized the carbonic acid and raises pH. Increase S-20 dosage to raise pH level. Reduce S-20 dosage to lower pH level.
III. SOFTENERS		
HARDNESS	20 ppm max.	When softener effluent hardness rises above 20 ppm the softener requires regeneration. If hardness persists after regeneration check brine tank for salt and look for possible mechanical malfunctions.
IV. Hot Water Boilers		
MOLYBDATE	80 to 160 ppm.	C-540 Closed System Treatment contains scale inhibitors and Molybdate based corrosion inhibitors. Add C-540 to raise Molybdate levels.

IWM Corporation
INDUSTRIAL WATER MANAGEMENT

May 4, 2026

Mr. Dean Schultz
District Maintenance Specialist
North Boone Community Unit School District 200
6248 North Boone School Road
Popular Grove, Illinois 61065
Email: dschultz@nbcusd.org

SUBJECT: Chemical Treatment Program Proposal

Dear Mr. Schultz:

The North Boone School District boiler systems will improve operation from equipment upgrades of the chemical control systems. The steam boiler systems at Capron Elementary, Popular Grove Elementary, and Manchester Elementary will need to have condensate sample points identified or installed in order to perform required condensate pH testing.

North Boone Middle School has a pair of steam boilers. IWM requires replacing the two aging chemical pumps on the chemical control equipment. The existing steam system controller is functional and has the ability to automatically control mineral content by use of conductivity sensors and track water usage and adjust chemical dosage accordingly. The hot water closed system boiler requires a 2 gallon capacity chemical feed pot with filtration attachment be installed to enable proper chemical treatment of the system.

(2) Pulsafeeder Chemical Pump, Model#LDO4SA-PTC1	$ 735.00 each	$ 1,470.00
(1) Vector 2 gallon Pot Feeder with filtration kit Model#FA700AL/VF-700HT250	$ 915.00 each	$ 915.00

North Boone Upper Elementary School has a hot water closed boiler system with an existing functional chemical feed pot. The system holds an estimated 1600 gallons of water.

North Boone High School has a Hot Water Boiler system with an existing functional chemical feed pot. The boilers have stainless steel heat exchangers that will require a molybdate based corrosion inhibitor. The system holds an estimated 3000 gallons of water.

North Boone District Office has a small hot water closed loop boiler that is used for the floor heating system. The system requires a 2 gallon capacity chemical feed pot with filtration attachment be installed to enable proper chemical treatment of the system. This system requires a new water meter to be installed to measure boiler water usage. The system holds an estimated 500 gallons of water.

(1) Vector 2 gallon Pot Feeder with filtration kit Model#FA700AL/VF-700HT250	$ 915.00
(1) Carlon MRS Water Meter, 3/4" NPT, 10 gpc Model MRS7575-10	$ 369.50

Capron Elementary School has a hot water boiler system with an existing functional chemical feed pot. The system holds an estimated 1000 gallons of water. The school has two steam boilers with manual chemical feed and blowdown. This system requires a new water meter to be installed to measure boiler water usage.

(1) Carlon MRS Water Meter, 3/4" NPT, 10 gpc Model MRS7575-10	$ 369.50

Popular Grove Elementary School has a hot water closed loop boiler system. The system requires a new 5 gallon capacity chemical feed pot with filtration attachment to be installed to enable proper chemical treatment of the system. The school has two steam boilers with manual chemical feed and blowdown. This system requires a new water meter to be installed to measure boiler water usage.

(1) Vector 5 gallon Pot Feeder with filtration kit Model#FA1000AL/VF-1000HT250	$ 995.00
(1) Carlon MRS Water Meter, 3/4" NPT, 10 gpc Model MRS7575-10	$ 369.50

Manchester Elementary School has two steam boilers with manual chemical feed and blowdown. This system requires a new water meter to be installed to measure boiler water usage.

(1) Carlon MRS Water Meter, 3/4" NPT, 10 gpc Model MRS7575-10	$ 369.50

Chemical Treatments

The steam boilers at North Boone Middle School, Capron Elementary School, Popular Grove Elementary School, and Manchester Elementary School are supplied with softened make-up water. IWM recommends that B-115 Boiler Water Treatment be used in these

systems. B-115 is a Sulfite based blend of sludge conditioners, alkalinity builders, and corrosion inhibitors that prevent corrosion and depositing in soft water fed systems with low to moderate make-up water requirements.

B-115 Boiler Water Treatment, 5 gallon pail	$ 207.31/pail
Middle School estimate 8 pails/year.	($ 1,658.48/year)
Capron Elementary estimate 2 pails/year.	($ 414.62/year)
Popular Grove Elementary estimate 4 pails/year.	($ 829.24/year)
Manchester Elementary estimate 2 pails/year.	($ 414.62/year)

A separate treatment is also required to protect the condensate return systems. IWM recommends S-20 Condensate Treatment for condensate pH control. S-20 is a formulation of volatile neutralizing amines designed to protect steam condensate system metals from corrosion.

S-20 Condensate Treatment, 5 gallon pail	$ 222.47/pail
Middle School estimate 4 pails/year.	($ 889.88/year)
Capron Elementary estimate 1 pails/year.	($ 222.47/year)
Popular Grove Elementary estimate 2 pails/year.	($ 444.94/year)
Manchester Elementary estimate 1 pails/year.	($ 222.47/year)

The hot water boiler systems at all of the district 200 schools will require corrosion inhibitor chemicals to prevent corrosion of system metals. IWM recommends the use of C-540 Closed System Treatment for prevention of corrosion and depositing of the Closed Hot Water Heating boilers. C-540 Closed Loop Treatment is a molybdate and azole blend of corrosion inhibitors that is very effective in preventing oxygen pitting corrosion in hot water boiler systems.

C-540 Closed System Treatment, 5 gallon pail	$ 573.62/pail
Middle School estimate 1 pail.	($ 573.62)
Upper Elementary estimate 2 pails.	($ 1,147.24)
High School estimate 3 pails.	($ 1,720.86)
District Office estimate 1 pail.	($ 573.62)
Capron Elementary estimate 1 pail.	($ 573.62)
Popular Grove Elementary estimate 2 pails.	($ 1,147.24)

Chemical Testing Kits

IWM can supply chemical testing kits and testing equipment to the schools for building personnel to perform chemical testing of the systems in between IWM testing and analysis. Chemical testing procedures, control charts, and log sheets will

be provided to district personnel. IWM recommends that onsite chemical testing of the steam boilers should be performed 3 times per week on boilers with low to moderate make up water requirements. IWM recommends that chemical testing of hot water boiler systems be performed once per week.

Chemical Testing Kits

Myron Conductivity Tester #512M10	(4 steam boilers)	$ 615.00 each
D-1 "P" Alkalinity Test Kit	(4 steam boilers)	$ 40.00 each
D-16 Sulfite Test Kit	(4 steam boilers)	$ 45.00 each
M-32 Cresol Red pH Test Kit	(4 steam boilers)	$ 60.00 each
Quart capacity chemical measuring cup	(4 steam boilers)	$ 11.00 each
Water Softener WS Hardness Test Kit	(7 softeners)	$ 25.00 each
M-28 Molybdate Test Kit	(6 Hot Water boilers)	$ 75.00 each

IWM has found that regular monthly chemical testing by trained professionals is the most important element of a successful chemical treatment program. IWM will provide a monthly chemical testing, monitoring, and adjustment service to ensure proper treatment of the Steam and Hot Water Boiler systems.

Monthly Chemical Testing Service	$ 450.00/month winter $ 200.00/month summer

Thank you for your consideration. If you have any questions, please feel free to contact me at (847) 695-0700 or by cell phone (815) 494-5987.

Respectfully Submitted,

Dwayne Thies

Dwayne Thies cs

DT/cs



Protecting *Your* STEAM BOILER & *Minimizing* Utilities

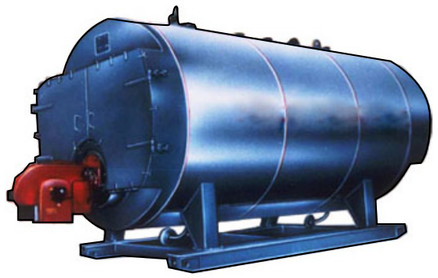
Scaling & Corrosion

The Two Major Causes of Problems in Your Boiler

The two primary concerns with steam boilers are scale and corrosion. Scale deposits on boiler tubes acts as an insulator resulting in uneven heat distribution, warped tubes, and wasted energy. Corrosion can cause oxygen pitting in the boiler, steam trap failure, and leaking condensate lines. Any of these problems can result in failed inspections or costly repairs. Chardon's full service treatment program will not only protect the boiler itself, but all areas of your steam system which will maximize efficiency and extend equipment life.

Chardon's ISO 9002 Certified Service and Analysis are unmatched in our industry. With experienced technicians and "iReport" communication, we will tailor a treatment program to meet the specific needs of your facility.





Scale as an insulator

Clean boiler tubes are very efficient conductors of heat. In contrast, scaled boiler tubes are insulated, inhibiting the conduction of heat. These conditions require more energy to penetrate the insulation and heat the boiler water. A The majority of this energy is wasted, either to heat through the scale layer or by going straight up the stack.

Scale and Leakage

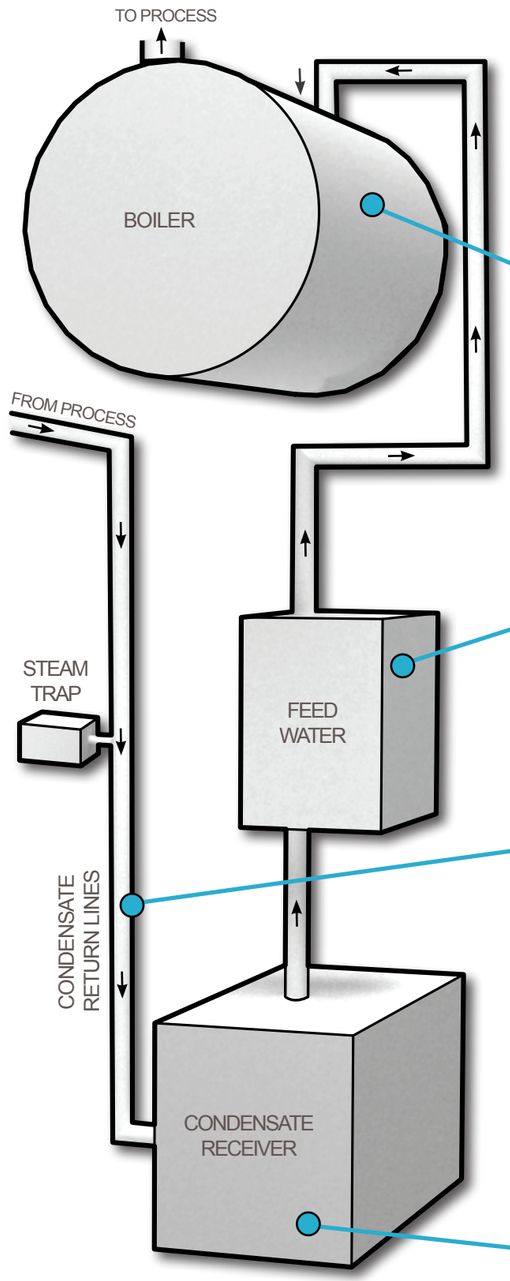
Scale also causes tube sheet leaks and tube rupture. Uneven layers of scale cause one area of a tube to be much hotter than another. Warping occurs do to uneven expansion and will eventually pull the tube away from the tube sheet resulting in expensive leak repairs. Thick, uneven scale layers may also cause the tubes themselves to crack or rupture.

Chardon's Scale Free Guarantee

Our scale free guarantee ensures that if we start with a clean boiler system, we will to keep it that way. If it scales, we will chemically clean it with our time and materials. By offering a complete service program that includes monitoring stack temperature and fuel consumption, we can verify that your boiler tubes are clean and operating efficiently.

The Big Picture

Problems occurring in your entire system.





BOILER: Corrosion in your boiler is usually caused by high levels of oxygen. Both heat and a lack of proper treatment accelerate oxygen corrosion and tube pitting.



FEED WATER SYSTEM: Feed water systems are also susceptible to oxygen corrosion and pitting, like the boiler.



CONDENSATE RETURN LINES: Carbon dioxidefrom condensed steam in the presence of oxygen forms carbonic acid that can quickly dissolve condensate return lines from the inside out.



CONDENSATE RECEIVER: Acidic water from return lines will cause corrosion to accumulate in the condensate receiver. This then gets pumped back back to the boiler, resulting in iron scale along boiler tubes.

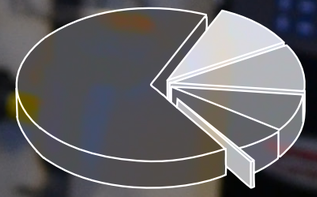
Chardon's Plan

Service and preventative maintenance

You may have tried several water treatment programs, or at least heard several sales presentations. They probably all sound the same. The difference with Chardon lies in our **dedicated service department.** We pride ourselves on providing you with service to treat your heating system, ***rather than relying on the sale of chemicals.*** **Here's a few of the things to count on with Chardon's Guaranteed Service Program.**

Utility Costs

- Electricity & Fuel (65%)
- Equipment Depreciation (10%)
- Labor (10%)
- Sewer (8%)
- Water (5%)
- Chemicals (1%)



A *Properly Maintained* Boiler System Will Save You Thousands *On Utilities Annually*

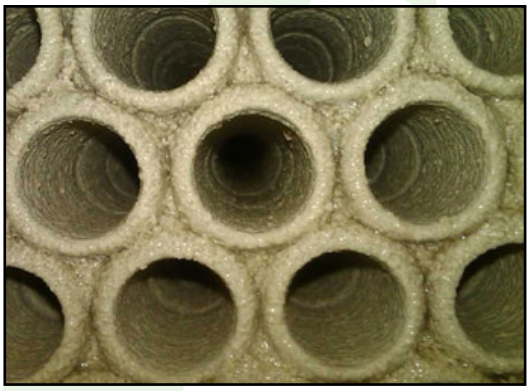
Scale Build-up and *Inefficiency*

Scale Thickness	Fuel Wasted
.03"	7%
.04"	9%
.05"	11%
.06"	13%
.09"	15%
.11"	16%

The Effective Program

- ✔ Lowers energy costs
- ✔ Provides clean, efficient systems
- ✔ Eliminates downtime
- ✔ Minimizes maintenance costs
- ✔ Extends life of equipment
- ✔ Guarantees Scale Free Systems
- ✔ Guarantees Service
- ✔ Guarantees Price

Before



After



Let Us Help Lower Your Utility Bills.

CHARDON

www.chardonlabs.com | 800.848.9526

What Our Customers Have to Say About Us

"I used the same company for over 25 years. I was really hesitant to change to Chardon. Now, thinking back, it was one of the best decisions I ever made."

"Ever since I hired Chardon, my water treatment problems have disappeared. They are dependable, cost effective and keep our facility running smoothly. I would highly recommend Chardon to other companies"

"Our inspections of all the chiller tubes have not looked this good in over 20 years. Chardon definitely did us good!"

"We have a dedicated service Technician from Chardon who maintains the system and handles the chemicals, the system is clean and I don't worry about the problems that I had before."

"With Chardon's Program, chemical treatment costs were reduced, in house labor was reduced, water and sewer costs were reduced by 30%."

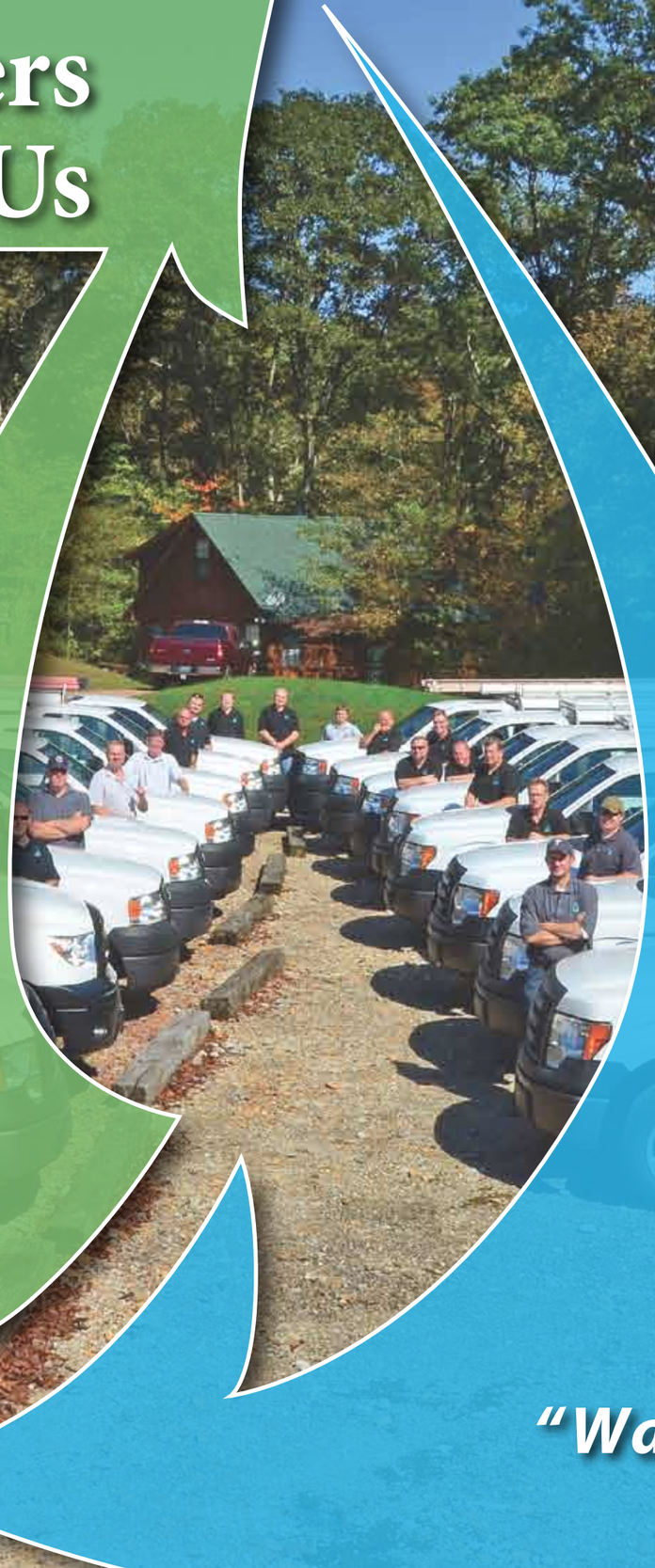
"The Remote Monitoring provided by Chardon has been a life saver for us. If we lose production, we lose big dollars. My job is to keep production operating efficiently. Chardon helps me do it."

"I did not like carrying chemical up to the penthouse every month. Chardon delivers chemicals and keeps my systems running smooth."



Is Your Current Provider Selling You *Chemicals* By The *Drum Load*?

www.chardonlabs.com | 800-848-9526



CHARDON

Chardon Service

"Water Side Solutions That Stand above the Rest"

Who We Are



Chardon Laboratories - An employee-owned, ISO Certified Service Company specializing in Guaranteed Water Side Solutions for all your industrial and commercial water treatment needs. Since 1965, Chardon has led the Water Management Industry providing customized treatment programs for cooling towers, boilers and loop systems with guaranteed results.

What sets *Chardon* Apart from *Everyone Else*?

Service! Our ***ISO Certified Service*** Technicians provide significant value by understanding the operation of your mechanical systems. We handle & deliver your chemicals as well as install & repair chemical feed equipment. ***Chardon*** Laboratories has been The Leader in Water Treatment for almost 50 years and we are the only company to offer the three best guarantees in the industry: ***Guaranteed Results, Guaranteed ISO Service*** at a ***Guaranteed Price***. We don't sell chemicals, we sell clean systems. That's value no other Water Treatment Company provides.





What We Do

Chardon is the only water treatment company to guarantee results. This is possible because of dedicated employee owners, a strong commitment to service and attention to detail. We discuss your specific needs, develop a customized program and then deliver on our promise to maintain a clean, efficient system.

The Chardon *Difference*

- **Custom Designed Water Treatment Program that fits your specific desires and needs.**
- **ISO 9001 certified service technicians in fully stocked service trucks that deliver & handle your chemicals, provide installation & repairs of your equipment and local warehouses for quick reliable service.**
- **Performance Guarantees - *Guaranteed Scale-free Systems*, *Guaranteed ISO Service* at a *Guaranteed Price* - Only Chardon delivers a scale-free system or we clean it at no cost to you.**
- ***iReport* - paperless, electronic service reporting.**
- **Utility Credit Program - Minimize utility and chemical costs.**
- **Install, maintain and repair water treatment equipment.**
- **REMCOM - Remote monitoring - 24 hour alarm notification, operation trending.**
- **Employee owners who care about your success.**







Chardon Laboratories

Water Treatment Service Proposal

June 4th, 2026

North Boone

Community Unit School District 200

We Don't Sell Chemicals
We Sell Clean Systems

Ben Rockey
Water Treatment Consultant
West Bend, WI
262.384.0260

An ISO 9001:2015 Certified Service Provider

North Boone School District
Jimmy Hemlick
17641 Poplar Grove Rd
Poplar Grove, IL 61065

Jimmy,

Thank you for the opportunity to recommend a water management program for the steam boiler and hot loop systems at the schools in North Boone School District. Because this equipment is a critical part of your operation, I can understand your concern regarding a quality water treatment program to protect your investments and keep your processes running smoothly and efficiently. I have included technical information as well as pricing for your review. As you look over this proposal, keep in mind that we can customize the program in other ways, however we based these recommendations on the following criteria:

1. Our initial conversation where you expressed your need for a comprehensive water treatment program.

2. Inspection of your equipment and application.

3. Analysis of your boiler water and current treatment program.

To summarize, this proposal covers the following:

A. Monthly service visits from your local ISO 9001 certified technician.

B. A guaranteed budgeted price that **includes the cost of chemicals**, servicing, and testing.

C. Detailed digital reports with pictures that explain current water conditions and chemical usage.

The above items have been explored and addressed by the many unique features of a **Chardon Water Treatment Program** which is detailed in the following pages.

CHARDON

Guaranteed Price

Chardon has offered customers a guaranteed price for water treatment as part of our normal operating procedure for over twenty-five years. This is not a "low ball" price to get your business. It is a firm price that includes the services, chemicals, and guarantees that we provide.

ISO Certification

Chardon is an ISO certified organization. Both our chemical formulations and our services are audited under this strict ISO certification process. Our ISO-9001 quality statement is “Guaranteed Waterside Solutions”.

Service Technician

Your facility will be serviced by a service technician (not a salesman) in a fully equipped Chardon Laboratories service truck. Since all selling is done up front, your service technician’s only objectives are to keep the system clean and provide feedback on current water conditions.

Service Analysis

Analysis is performed via a Chardon service call, which includes tests and a comprehensive listing of services designed to ensure your systems operate efficiently until our next visit. In addition to routine tests, **we also check for iron, copper and aluminum to assure low corrosion levels**. These diagnostic tools allow us to respond quickly if issues arise. After every service call, a report is generated to provide documentation and feedback on the current state of your systems.

Drum Disposal/No Overstocking

As part of your normal service, your Chardon technician will take care of all handling of the chemicals. This means no chemical inventory, no batching of chemicals, and no empty chemical drums to dispose of. We strive to ensure your employees a safer work environment by reducing exposure to chemical hazards in your facility.

Chemicals Included

1. Custom blended corrosion and scale inhibitors that will protect the various metals in your boilers and meet your manufacturers requirements
2. Return line treatments
3. pH adjusters to ensure the pH remains in the acceptable range to protect against corrosion

Water Treatment as an Investment

Water is equipment and as with all equipment it requires preventive maintenance for optimum performance. Not only will a Chardon Master Service Program pay you back with improved operation, it will also generate significant savings in reduced utility costs and **extended life of your equipment**. Not to mention, the safety benefits that come along with a clean system.

Chardon's ISO 9001 certified custom water treatment programs stand foremost in the field. We know chemicals are only a part of a complete water treatment program. It is our dedication to excellent service that will provide you with the ultimate objective - a clean, efficient system. If you have any questions regarding this proposal, please do not hesitate to contact me directly.

Thank you for your time and consideration.

Sincerely,

Benjamin Rockey

Ben Rockey
Water Treatment Consultant
Chardon Laboratories
262.384.0260



Present Conditions



Currently, the Middle School is the only steam boiler system with any type of chemical feed system but, it is not working. Manchester, Capron, and Poplar Grove steam boiler systems are being hand fed water treatment chemicals at an unknown dosage rate. The boilers are being blown down manually as part of a daily PM and not based on conductivity or any other load based schedule. The hot water loops at the High School, Upper Elementary, Poplar Grove and Capron are not being treated at all to protect the systems from scale and corrosion. There is no filtration present on any of the loops and water tests confirm that the iron and copper in the systems is being corroded.

Chardon Labs recommends that these deficiencies be corrected as soon as possible to avoid further damage of the heating equipment and associated system components including, pumps, valves, piping, etc. To properly protect the steam boilers, automatic dosage of chemicals and conductivity based blowdown is essential. Filtration must be added to the hot water loops and proper water treatment and testing needs to be taking place to keep the water conditions within the manufacturer's requirements. Monthly service visits by a trained service technician for each steam boiler system and quarterly visits for each hot water loop are necessary for a successful water treatment program. Remote communications are also available for the steam boiler systems, which is like having your service tech on-site 24/7.

Each service visit, your Master Service Technician will add chemicals to the chemical tanks, perform maintenance on all automation equipment, add chemicals to the chemical tanks, calibrate the probes and controller and analyze the make up water, feed water, boiler water and condensate return. Your technician will make adjustments based on the results of these tests and supply you with a detailed digital report

Service Reports

Your Chardon Labs technician will schedule monthly appointments with you. At the end of the appointment, they will ask that you sign their report on their cell phone. This gives us an opportunity to communicate any changes in the system or approach to treatment. After you sign, the digital report will be emailed to you.

On the next page you can see an example of a Chardon Master Service report, complete with full analysis of makeup water, feed water, boiler water and condensate return.

SERVICE REPORT

CHARDON LABORATORIES
Corporate Service & Research Center
7500 Tanning Road
Painesville, Ohio 43068
1.800.848.9729

Service Address:
PROHEALTH CARE MORELAND SURGERY CENTER
Boiler-6100707
6100707
1111 DELAFIELD ST,
WAUKESHA,
262-928-4381

Created On: 11/12/2025 1:33 (PM)
Created By: Matt Schmidt
Phone: 847-366-3229
Email: mschmidt@chardonlabs.com
Time In: 01:33 (PM) **Time Out:** 02:35 (PM)

Name: Service Report - 6100707 - PROHEALTH CARE MORELAND SURGERY CENTER - Boiler-6100707 - Service - 11/12/2025 - 01:33 PM
Status: Submitted **Work Order:** **Account No:** 6100707 **Report ID:** 104429

Test	Softener	RO Water	Feedwater	Boiler1	Boiler2	CNDS
Conductivity (mmhos)	320	8 ✓ ≤≤30	86 ✓ ≤≤250	1,389 ✓ ≤≤4,000	2,753 ✓ ≤≤4,000	273 ! ≤≤100
Hardness, total (ppm)	5 ✓ ≤≤5	1 ✓ ≤≤5	1 ✓ ≤≤5	5 ✓ ≤≤50	1 ✓ ≤≤50	
Alkalinity, M (ppm)	280	10 ✓ ≤≤10		300 ✓ ≤≤300	450 ✓ ≤≤300	
Chlorides (ppm)	30	5 ✓ ≤≤5	10		190	30
Copper (ppm)	0				0 ✓ ≤≤0.3	0
Iron (ppm)	0	0 ✓ ≤≤1	0.4 ✓ ≤≤1	0.2 ✓ ≤≤3	0.2 ✓ ≤≤3	0.2 ✓ ≤≤2
Hardness, Ca (ppm)	4 ✓ ≤≤5					
pH		7	8 ! 8.3 - 10	11.5 ✓ 10.5 - 12	11.5 ✓ 10.5 - 12	8.5 ✓ 8.5 - 9
Temperature (F)			205 ✓ >=180			
Cetamine			0.2	0.4 ! 0.5 - 1.5	0.4 ! 0.5 - 1.5	
Alkalinity, OH (ppm)				200 ✓ 150 - 600	350 ✓ 150 - 600	
Alkalinity, P (ppm)				250 ✓ >=800	400 ✓ >=800	
Boiler Pressure (psi)				65		

Cell Note: Feedwater, pH

Good improvement

SERVICE REPORT

CHARDON LABORATORIES
Corporate Service & Research Center
7500 Tanning Road
Painesville, Ohio 43068
1.800.848.9729

Service Address:
PROHEALTH CARE MORELAND SURGERY CENTER
Boiler-6100707
6100707
1111 DELAFIELD ST,
WAUKESHA,
262-928-4381

Created On: 11/12/2025 1:33 (PM)
Created By: Matt Schmidt
Phone: 847-366-3229
Email: mschmidt@chardonlabs.com
Time In: 01:33 (PM) **Time Out:** 02:35 (PM)

Cell Note: Boiler1, pH

Excellent improvement

Cell Note: Boiler1, Cetamine

Increased pump speed for better protection

Inventory & Pump Report

Inventory	Current	Refilled	Final	Used	Pump	Speed	Stroke	Notes
SS25	3 gal	0 gal	3 gal	gal	PulsaTron			

Report Notes

Increased pump speed for better protection

SERVICE REPORT

CHARDON LABORATORIES
Corporate Service & Research Center
7500 Tanning Road
Painesville, Ohio 43068
1.800.848.9729

Service Address:
PROHEALTH CARE MORELAND SURGERY CENTER
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6100707
1111 DELAFIELD ST,
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Created By: Matt Schmidt
Phone: 847-366-3229
Email: mschmidt@chardonlabs.com
Time In: 01:33 (PM) **Time Out:** 02:35 (PM)

Report Images

Controller



Feed water temp



Boiler 1 pressure



Cetamine test



Disclaimer

This report was prepared by a representative of Chardon Laboratories Inc. in his personal capacity. The opinions expressed in this report should be reviewed with your service representative for clarification. Failure to follow suggested treatment plans may lead to damage to critical systems. Before modifying any treatment plan you should consult with your service representative.

For important information regarding Legionella, go to...

https://www.chardonlabs.com/resources/legionella-resources/

Our digital service reports are key when dealing with a manufacturer regarding warranty claims. The default for a manufacturer is always to blame water quality when there is a failure. If you can produce reports like these from a third party showing a successful water treatment plan, they must honor their warranty – it's like cheap insurance!

CHARDON

Chardon Laboratories Water Treatment Service

Chardon recommends a monthly ISO 9001 certified water treatment program. This service will include but is not limited to:

- Chemical replenishment (chemicals included)
- Analyze Make-up water and softener performance
- Analyze feedwater and condensate return
- Remove empty chemical shipping containers
- Maintain proper system pH
- Train customer personnel
- Perform requested studies/water and sample analysis
- Test boiler water per industry standards and/or customer specifications
- Supply an electronic report detailing the results of the water testing, chemicals added, pictures and any other notes regarding their visit.
- Maintain water treatment equipment (pump, controller, valves, probes)

On the next few pages, I will detail the equipment needed to bring each building up to speed with current boiler treatment technology and industry best practices.

I will also include the service pricing for each building individually. This price includes all treatment chemicals and everything listed above.



Middle School



Two Burnham steam boilers in service from August to May (10 months)

Equipment Pricing

Qty	Item	Price ea.	Total
2	Nanotron steam boiler controllers with conductivity probe	1,250	2,500
1	30 gallon chemical batch tank with lid		220
2	Prominent chemical pump	895	1,790
1	Injection Quill		242
2	Boiler throttle valve	260	520
2	Boiler automatic blowdown solenoid	550	1,100
	Time and materials estimate for installation of controller, pumps and tank (valves, probe and quill to be installed by your mechanical contractor)		600
	Equipment Total		$6,972

Service Pricing

Qty	Service	Per Mo.	Per Year
10	Comprehensive steam boiler service including chemicals, testing and reports	$420	$4,200

Manchester



Two Burnham steam boilers in service from August to May (10 months)

Equipment Pricing

Qty	Item	Price ea.	Total
2	Nanotron steam boiler controllers with conductivity probe	1,250	2,500
1	30 gallon chemical batch tank with lid		220
2	Prominent chemical pump	895	1,790
1	Injection Quill		242
2	Boiler throttle valve	260	520
2	Boiler automatic blowdown solenoid	550	1,100
	Time and materials estimate for installation of controller, pumps and tank (valves, probe and quill to be installed by your mechanical contractor)		600
	Equipment Total		$6,972

Service Pricing

Qty	Service	Per Mo.	Per Year
10	Comprehensive steam boiler service including chemicals, testing and reports	$420	$4,200

Capron



Two steam boilers in service from August to May (10 months) and one hot water boiler

Equipment Pricing

Qty	Item	Price ea.	Total
2	Nanotron steam boiler controllers with conductivity probe	1,250	2,500
1	30 gallon chemical batch tank with lid		220
2	Prominent chemical pump	895	1,790
1	Injection Quill		242
2	Boiler throttle valve	260	520
2	Boiler automatic blowdown solenoid	550	1,100
1	Neptune 5 gallon filter feeder		1,145
4	5 micron filters	21	84
	Time and materials estimate for installation of controller, pumps and tank (valves, probe, quill and filter to be installed by your mechanical contractor)		600
	Equipment Total		$8,201

Service Pricing

Qty	Service	Per visit	Per Year
10	Comprehensive steam boiler service including chemicals, testing and reports	$420	$4,200
4	Hot water loop service including chemicals, testing and reports	$415	$1,660
	Total service cost per year		$5,860

Poplar Grove



Two steam boilers in service from August to May (10 months) and two hot water boilers

Equipment Pricing

Qty	Item	Price ea.	Total
2	Nanotron steam boiler controllers with conductivity probe	1,250	2,500
1	30 gallon chemical batch tank with lid		220
2	Prominent chemical pump	895	1,790
1	Injection Quill		242
2	Boiler throttle valve	260	520
2	Boiler automatic blowdown solenoid	550	1,100
1	Neptune 5 gallon filter feeder		1,145
4	5 micron filters	21	84
	Time and materials estimate for installation of controller, pumps and tank (valves, probe, quill and filter to be installed by your mechanical contractor)		600
	Equipment Total		$8,201

Service Pricing

Qty	Service	Per visit	Per Year
10	Comprehensive steam boiler service including chemicals, testing and reports	$420	$4,200
4	Hot water loop service including chemicals, testing and reports	$415	$1,660
	Total service cost per year		$5,860

Upper Elementary



Two hot water boilers

Equipment Pricing

Qty	Item	Price ea.	Total
1	Neptune 5 gallon filter feeder		1,145
4	5 micron filters	21	84
	Equipment Total		$1,229
	(filter to be installed by your mechanical contractor)		

Service Pricing

Qty	Service	Quarterly	Per Year
4	Hot water loop service including chemicals, testing and reports	$415	$1,660
	Total service cost per year		$1,660

High School



Four hot water boilers

Equipment Pricing

Qty	Item	Price ea.	Total
1	Neptune 5 gallon filter feeder		1,145
4	5 micron filters	21	84
	Equipment Total		$1,229
	(filter to be installed by your mechanical contractor)		

Service Pricing

Qty	Service	Quarterly	Per Year
4	Hot water loop service including chemicals, testing and reports	$610	$2,440
	Total service cost per year		$2,440

Total one-time Equipment Pricing

Location	Total
Middle School	$6,972
Manchester	6,972
Capron	8,201
Poplar Grove	8,201
Upper Elementary	1,229
High School	1,229
Total equipment investment	$32,804

24/7 Steam boiler wireless remote communications option available for an additional $2,278 in equipment and $450 per year for cellular service per building.

Total Service Pricing

Location	Per Year
Middle School	$4,200
Manchester	4,200
Capron	5,860
Poplar Grove	5,860
Upper Elementary	1,660
High School	2,440
Total yearly service cost INCLUDING CHEMCICALS	$24,220

Jimmy,

Thank you for allowing Chardon Laboratories the opportunity to propose an ISO 9001 certified water management solution to North Boone School District. Our master service program will pay for itself multiple times over in decreased downtime, longer equipment life and increased efficiency. I look forward to discussing this information in more detail at your request. If you have any questions, please contact me at any time.

Respectfully submitted,

Benjamin Rockey

Water Treatment Consultant
Chardon Laboratories
262.384.0260
brockey@chardonlabs.com

Why Choose an ISO 9001 Certified Company?

- Maintaining an ISO 9001 certification enforces a continuous improvement strategy, so we are always by design, seeking ways to help our customers reduce waste and improve efficiency.
- An ISO certified company utilizes processes that adhere to the world's best known quality standard ISO 9001.
- Your company is assured we are a quality supplier because Chardon's processes and procedures have been audited by a third-party certified ISO registrar.
- Less than 1% of all water treatment companies are ISO 9001 certified.
- An ISO Certified company is required to maintain their quality through continual surveillance and third-party audits of all processes.
- You are assured that an ISO 9001 certified company will provide results that produce improved efficiencies - you will see a better return on your investment. We are working more effectively so your company's waterside results will be more effective and more energy efficient. Chardon's service processes have been certified – not just our products. This is your assurance that Chardon provides superior service.



NSF ISR

Certificate of Registration

This certifies that the Quality Management System of

Chardon Laboratories, Inc.

7300 Tussing Road
Reynoldsburg, Ohio, 43068, United States

has been assessed by NSF-ISR and found to be in conformance to the following standard(s):

ISO 9001:2015

Scope of Registration:
Industrial water treatment services of mechanical water treatment systems. Provider of chemical and mechanical maintenance services for the waterside of heating and cooling systems.

ANAB ACCREDITED MANAGEMENT SYSTEMS CERTIFICATION BODY

IAF

Certificate Number:	60391-IS4
Certificate Issue Date:	05-SEP-2018
Registration Date:	04-SEP-2018
Expiration Date *:	15-SEP-2021

Carl Blazik,
Director, Technical
Operations & Business Units,
NSF-ISR, Ltd.

NSF International Strategic Registrations
789 North Dixboro Road, Ann Arbor, Michigan 48105 | (888) NSF-9000 | www.nsf-isr.org

Authorized Registration and/or Accreditation Marks. This certificate is property of NSF-ISR and must be returned upon request.
*Company is audited for conformance at regular intervals. To verify registration call (888) NSF-9000 or visit our web site at www.nsf-isr.org

Vendor	One time equipment purchase	Annual Cost	Note
HOH	$ -	$ 19,248.00	We will own the equipment after 2 years of service. If we choose to renew with HOH for a 3rd year, the estimated annual price will be $16,800.
IWM	$ 5,773.00	$ 14,998.00	Both IWM and HOH provide the service we need which involves minor equipment upgrades and a regiment of testing and treatment we have not done before.
Chardon	$ 32,804.00	$ 24,220.00	Highly automated and un-necessarily sophisticated for our needs.

Equipment / Service Offering

Equipment / Service Offering: 4448
Date Issued: 07/24/2026

Service Location:
17641 Poplar Grove Road
POPLAR GROVE, IL 61065

Service Rep.	Payment Terms	Valid Until
Anthony Carter	30	08/23/2026

#	Charge	Description	Hours	Qty	Price	Line Total
1.	SERVICE ONLY46	Annual Pm Services	--	1	4,900.00	4,900.00
				Subtotal		4,900.00
				Total		4,900.00

SCOPE OF WORK:

HOH Water Technology, Inc. will provide one (1) annual preventative maintenance visit for each water treatment system located throughout the North Boone School District. Service will be scheduled over two (2) consecutive eight-hour workdays to complete maintenance at all six (6) facilities.

Service Locations
North Boone High School – 2 systems
North Boone Middle School – 1 system
North Boone Upper Elementary School – 1 system
Capron Elementary School – 1 system
Poplar Grove Elementary School – 2 systems
Manchester Elementary School – 1 system

Total Systems Serviced: 8 Water Softeners

Preventative Maintenance Services

HOH technicians will perform the following services on each water softener:

Inspect the softener system, control valve, pressure vessel, brine tank, and associated piping for proper condition and operation.
Verify the control valve is functioning properly and review programming to ensure correct regeneration settings.
Initiate a manual regeneration cycle to verify proper operation through each phase, including:
Backwash
Brine Draw / Slow Rinse
Rapid Rinse
Brine Refill
Verify proper brine draw and refill operation.
Inspect the injector, drain line, and brine line for restrictions or leaks.
Inspect the brine tank for salt bridging, salt mushing, debris buildup, and proper float assembly operation.
Verify the safety float operates correctly and inspect the air check assembly.
Check system inlet and outlet pressures and inspect for abnormal pressure loss.
Inspect all plumbing connections, fittings, bypass valves, and drain connections for leaks or signs of wear.
Verify the resin tank and valve assembly are free of visible damage or leaks.
Lubricate accessible O-rings and moving components as required.
Record operating conditions and document any deficiencies or recommended repairs.
Provide a detailed service report upon completion of the maintenance visit.
Exclusions

This preventative maintenance is intended to verify the operational condition of the equipment and identify potential issues before they result in system failure. Replacement parts, resin replacement, media replacement, salt, emergency repairs, corrective maintenance, plumbing modifications, or any additional labor required to repair deficiencies identified during the inspection are not included in this scope and will be quoted separately upon customer approval.

The annual preventative maintenance will be completed in two trips to get all of the locations done.

• Perform service during normal business hours (M-F, 7-3:30pm)

Note:
“Down-Time” (unproductive time on the job site) which is a direct result of customer’s indecision, change-of-plan, un-preparedness or delay in providing or failure to provide appropriate personnel’s authorization in an expedient manner for proposed work, alterations to proposed work or additional necessary work will result in additional “time-and-material” charges. Additional charges will be for changes affecting necessary materials as well as charges for lost man and/or equipment hours

Freight:
FOB:
Billing: 3rd Party, Collect, or Customer Pick Up

Lead Time:
Shipment / service 15 to 30 days after receipt of order

To accept quotation please sign and date below:

Signed By: ..... Date: .....

HOH Water Technology, Inc. – Pretreatment Terms & Conditions

START-UP SERVICES

• Installation (including piping, electrical, communication) is not included unless expressly stated.

• Installation contractors must complete and return HOH's installation sign-off form before start-up is scheduled.

• If customer does not purchase start-up services, any troubleshooting or technical support will be billed at standard time-and-materials rates.

• -If elected, HOH will provide start-up and operator training following proper installation by others.

• Power requirements unless otherwise specified: 120 VAC, 1 Phase, 60 Hz and 460 VAC, 3 Phase, 60 Hz.

• Inlet water pressure at Reverse Osmosis equipment must be at least 40 psig.

PRICING AND PAYMENT TERMS

• Customer agrees to pay the total amount quoted by HOH for the described scope of work.

• Unless otherwise noted, installation, erection, taxes, and freight are not included. Tax will be charged unless an exemption certificate is provided.

• All payments are due within 30 days of invoice.

• A 3% service charge applies to all credit card payments.

• Customer-caused delays (e.g., indecision, lack of authorization, changes) will result in additional charges for time and materials, including labor and equipment standby.

• Authorization and P.O. required prior to parts procurement / service scheduling.

PRICE VALIDITY

• Quoted prices must be confirmed at time of order due to market volatility.

SCOPE OF WORK & EXCLUDED SERVICES

• This agreement covers only the specific equipment and/or services detailed in the quotation. It may include any combination of equipment sales, start-up, and/or preventative maintenance (PM) services.

Services expressly NOT included:

• Judgments on the condition of downstream equipment using treated water.

• Inspections or opinions tied to property sale or transfer.

• Any service, chemical, or equipment not listed in the scope or addenda.

• Media profile analysis for disposal

• Water safety or Legionella compliance services (e.g., ASHRAE 188-2018).

• HOH strongly encourages clients to develop a Water Safety Management Plan and can offer support in this area.

• No third-party may rely on this agreement or any services provided herein.

EQUIPMENT TITLE, RISK OF LOSS & RETURNS

• Title to equipment transfers only after full payment.

• Risk of loss transfers to customer upon delivery.

• A Return Goods Authorization (RGA) is required before any returns. Equipment must be in original packaging and resellable condition, freight prepaid. Restocking charges may apply.

• Custom equipment is not returnable once drawings are approved and production has started.

SERVICE CANCELLATION

• For PM services, customer may cancel with 30 days' written notice.

• For standard equipment, cancellation may be allowed subject to third-party restocking fees.

• Custom equipment orders are non-cancellable once drawings are approved and manufacturing begins.

• SDI exchange tank program offered on a rental basis. All exchange tanks, flex-hose, and indicator lights are the property of HOH Water Technology, Inc. and are to be returned upon completion or cancellation of service.

SITE ACCESS

-Customer grants HOH reasonable access to their facility to perform services and/or recover equipment in the event of non-payment or as required under this agreement.

DISCLAIMER & LIMITATION OF LIABILITY

• HOH disclaims any warranty, express or implied, regarding the performance or integrity of the customer's water systems or their components.

• HOH makes no guarantee regarding the prevention of waterborne pathogens. Responsibility for water system safety remains with the customer.

INDEMNIFICATION

• Customer shall indemnify and hold harmless HOH from any third-party claims, liabilities, damages, or losses arising from customer's misuse of equipment, site conditions, or failure to follow instructions.

GOVERNING LAW & DISPUTE RESOLUTION

• This Agreement shall be governed by the laws of the State of Illinois.

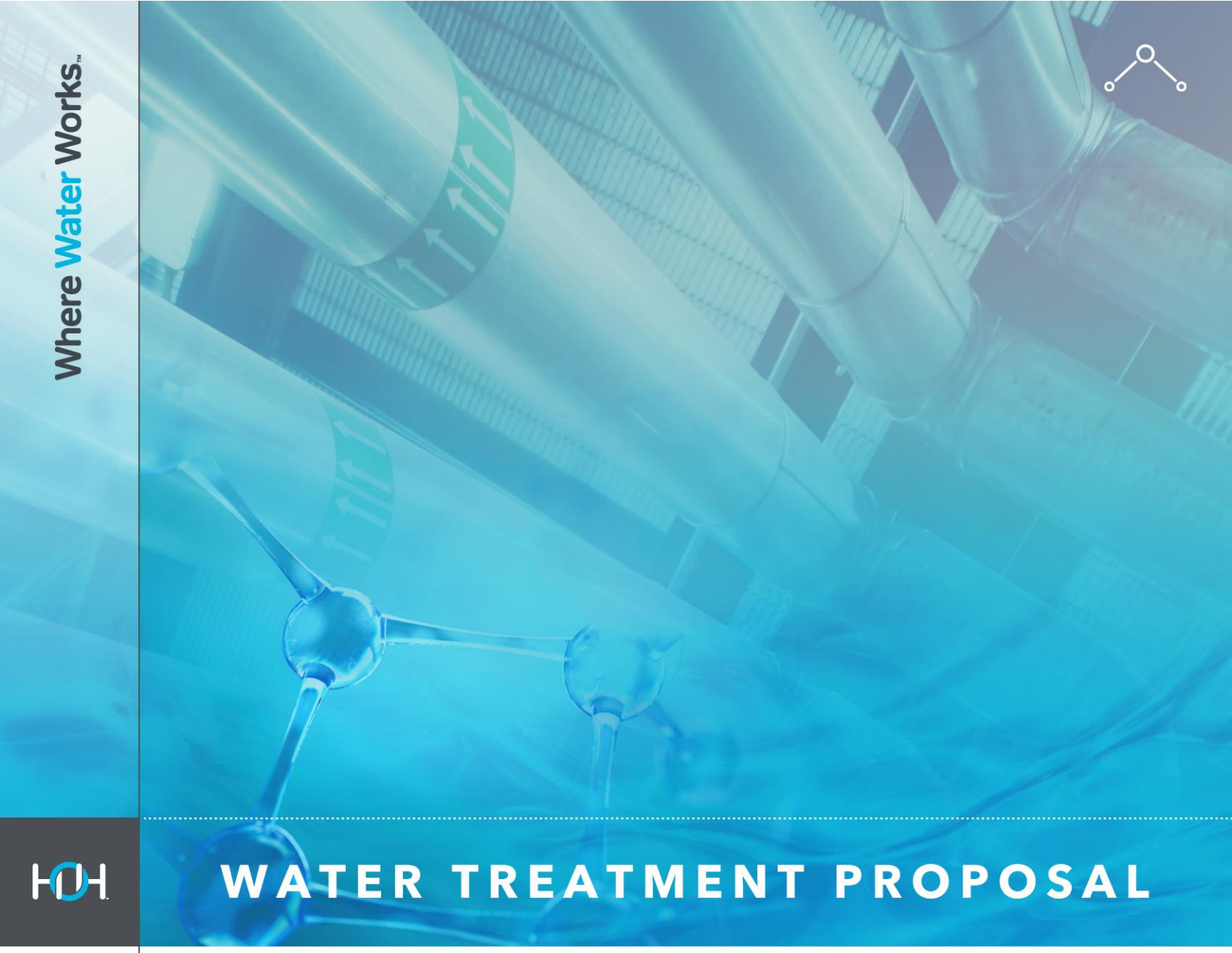
• Any dispute shall be resolved exclusively through binding arbitration in accordance with the rules of the American Arbitration Association. Each party shall bear its own legal fees and costs.

AMENDMENT & WAIVER

• This Agreement may only be amended or modified in a written document signed by both parties. No waiver shall be effective unless in writing and signed.

ELECTRONIC SIGNATURES

• This Agreement may be executed electronically, including by PDF or facsimile, and shall be deemed as valid as an original signature for all purposes



WATER TREATMENT PROPOSAL

Jimmy Helmick

North Bonne CUSD 200, 6248 N. Boone School Rd

Poplar Grove, IL 61065

07/22/2026

July 22, 2026
Jimmy Helmick
North Boone CUSD 200
Poplar Grove, IL

Thank you for the opportunity to meet and survey your facility's current water treatment program. HOH Water Technology's proposal will include:

- Seasonal boiler chemicals and chemical program service for 4 schools.
- Quarterly chemical service and chemicals for 6 schools
- Equipment package for 1 closed loop and steam boiler system.

By partnering with HOH, the North Boone CUSD 200 will realize the following value:

1. **Peace of mind,** knowing that dependable on-site experts who know your business, metrics, equipment, and systems are within 120 minutes of your facility. Needs can be addressed quickly, with fast deliveries and a team approach to handling your account.

2. **Lasting Impact** utilizing the latest technology and integrated services to ensure that your water systems remain safe and efficient, preventing costly repairs and downtime.

3. **Problems solved,** whether you are experiencing a system leak or a budget cut. HOH solutions help you simplify your job to achieve more with less.

Thank you again for this opportunity.

Sincerely,

Tyler Alleman

Tyler Alleman
Business Development Manager
HOH Water Technology, Inc.

FINDINGS AND ANALYSIS

General - Boilers

- Boilers are using an all-in-one chemical with meta-bisulfite as an inhibitor. This chemical package is more appropriately designed for a high pressure steam system, not a low pressure steam system like North Boone schools. This increases the risk of corrosion during operation and during the off season.
- 3 of the boiler systems have chemicals manually fed to them, increasing the risk for irregular chemical control and higher risk of issues. Recommend adding basic chemical controllers and automatic chemical feed pumps.

Closed Loops

- North Boone Middle School needs a pot feeder added to improve chemical handling and safety.

PROPOSED TREATMENT PRODUCTS

HOH Water Technology would use the following products at North Boone CUSD 200 in Poplar Grove, IL

Steam Boiler Treatment

- **B-602** is a liquid boiler water treatment specifically formulated to control corrosion and deposit formation in low-pressure steam boilers. B - 602 is designed for low-to-moderate make up boilers whose steam may be used for direct humidification but does not come in contact with food or food handling equipment. B - 602 may also be used in process boiler applications where make up is softened or contains no more than 10 ppm total hardness. B - 602 contains sodium molybdate, a polymeric dispersant, alkalinity builder, and a complex set of neutralizing amines and corrosion-inhibiting amine derivatives. B - 602 will fully passivate internal steel boiler surfaces regardless of operation or inactivity or level of dissolved oxygen in boiler feedwater. With B - 602, there is never a need to feed extra treatment to accommodate boiler shutdown or lay-up as required when using a sulfi te based oxygen scavenger. B - 602 functions as a corrosion inhibitor whether the boiler is in operation or not and whether it is hot or cold.

Closed Loop Treatment

- **CS-39** is a complete closed system treatment, providing sodium nitrite, a yellow-metal corrosion inhibitor, and sodium tetraborate and other pH- and alkalinity-building agents. CS - 39 is intended for use in hot and chilled closed recirculating water systems, hot water boilers, and other closed recirculating water systems. The combination of corrosion inhibitors in CS - 39 will typically hold corrosion in such systems to less than 0.10 mils per year (as measured by corrosion test coupons), provided that HOH Water Technology's guidelines for closed system treatment are consistently maintained.

OUR SERVICE STANDARDS

Working as One Team

HOH will service your account as a coordinated team of professionals with one main point of contact. This provides greater accountability and overall support, while making communication easy.

The following HOH team members will have direct knowledge of your account:

Tyler Alleman – Business Development Manager
TBD – Water Quality Engineer
Alex Vukojev– Area Service Manager
Andrew Adamsky – Technical Support Director

On-Site Service

Service is the cornerstone of any successful water treatment program. Service details specific to your facility needs are outlined in the Scope of Work section, but in general, this is what you can expect:

- A detailed Annual Service Plan so you know exactly what services we are performing, their purpose, benefit, schedule, and frequency
- We will respond by close of the business day to any customer inquiry or request.
- At each service call, we will:
    - Be on time.
    - Follow all access/security protocols.
    - Perform a thorough chemical analysis.
    - Verify proper operation of the chemical feed systems.
    - Prepare an electronic service report and review with designated facility personnel.
    - Take any unusual samples not analyzed on-site for lab analysis.
- A periodic management review to assess the effectiveness of your program and address any adjustments needed (typically annually)
- On-site inspections of critical equipment with photo documentation



HOH Service Report

Education and Training

We offer formal, in-house training seminars for all operating and supervisory personnel on an annual basis. This includes an introduction to basic water chemistry, and the problems water can cause for your systems. We review the use of treatment chemicals in your facility and the proper operation of water treatment control equipment.

One-on-one training can also be provided to individuals at any time during a service call.

WATER TREATMENT SERVICES AGREEMENT

HOH Water Technology, Inc. agrees to provide North Boone CUSD 200, at 6248 N. Boone School Rd Poplar Grove, IL 61065 with water treatment services for a period of one (1) year, beginning October 1, 2026 through September 30, 2027.

Per this agreement, HOH will provide the following:

- Low pressure steam boiler chemical B-602 or equivalent chemicals. Closed loop system chemical CS-39 or equivalent chemicals. This agreement does not include glycols, specialty chemicals, or cleaners. If required, those may be purchased pay-as-you-go.
- Seasonal boiler testing of 4 steam boiler systems. (6) visits per year, typically performed October – March. This may be flexed based on agreement from both the customer and service engineer. 1st visit will include additional time to set up dosing equipment for 3 of the boilers. HOH will make chemical additions to these systems as needed using chemical dosing equipment.
    - List of Schools with steam boilers
        - North Boone Middle School 17641 Poplar Grove Rd, Poplar Grove, IL 61065
        - Capron Elementary, 200 N Wooster St, Capron, IL 61012
        - Poplar Grove Elementary 208 N State St, Poplar Grove, IL 61065
        - Manchester Elementary 3501 Blaine Rd, Poplar Grove, IL 61065
- Quarterly closed loop testing of 6 closed loop systems. (4) visits per year. HOH Engineers will make maintenance additions into pot feeders only.
    - List of Schools with closed loops include
        - North Boone Middle School 17641 Poplar Grove Rd, Poplar Grove, IL 61065
        - North Boone High School, 17823 Poplar Grove Rd, Poplar Grove, IL 61065
        - North Boone Upper Elem 6200 N Boone School Rd, Poplar Grove, IL 61065
        - North Boone Dist Office, 6248 N Boone School Rd, Poplar Grove, IL 61065
        - Capron Elementary, 200 N Wooster St, Capron, IL 61012
        - Poplar Grove Elementary 208 N State St, Poplar Grove, IL 61065
- New equipment is included in this proposal. 1 pot feeder (North Boone Middle School), 3 sets of Nanotron NANO-F2 controllers, 3 sets of Seko Pumps, 3 sets of injection valve kits for boiler chemical feed set ups for Capron Elementary, Poplar Grove Elementary, and Manchester elementary. Replacement O-rings for pot-feeders as needed. 50 ft of 3/8” tubing.

- After completion of the contract, the customer will own all the equipment listed above.
- HOH is not responsible for mounting equipment and will not perform plumbing or high voltage electrical work. HOH Service engineer will perform set up work and minor troubleshooting for chemical feed pumps and controllers.

- HOH will make a good faith attempt to use the remaining equipment for treatment, as long as it maintains good working order. In the event that evidence shows it needs replaced, HOH will work with the customer to come up with a reasonable solution.
- HOH will use existing chemical on site **IF** it meets minimum service standards for the program in order to minimize chemical disposal. HOH is not responsible for the disposal of chemicals on-site, nor is HOH responsible for the disposal of empty chemical containers. If required, HOH can provide a separate quote for disposal.
- Standard HOH laboratory and technical services. Reagents are included at the customer's request. Digital testing equipment is sold separately.
- Equipment inspections and reports are included, as necessary
- Online reporting using HOH Reports after each service visit. Operator training is included at the customer's request.
- Program administration manuals containing SDS, testing instructions and any other pertinent information at necessary locations
- Annual Business Review is included.
- Freight is included. HOH will deliver large orders via HOH truck to the maintenance warehouse next to North Boone Middle School, or small orders via common carrier. School. HOH staff will not handle chemical in un-safe working environments, including the use of ladders, large stair cases, or long walkways without reasonable means of assisting transport.
- Pricing is subject to applicable taxes.

HOH Treatment Program per year:	$22,404.00
To be invoiced monthly at a rate of:	**$1,867.00**

*Pricing includes all items listed in the above Services Agreement

*If equipment is involved in the proposal, the customer will own the equipment after 1 year of service. If the customer chooses to renew with HOH for a second year, the estimated annual price will be $15,000 - $15,500.00

Detailed List of Equipment

1. Advantage Pot Feeder x 1 (E445202)
2. Nantron Nano F2 Controller x 3 (E3800034)
3. Seko Pump 3/8" 25 GPD x 3 (E320055)
4. Inj Valve Kit for Boiler Feed – 316 SS x 3 (E341501)
5. 3/8" tubing x 50 ft – (E328019)

*Note: HOH reserves the right to change equipment with proper notification to the customer, as long as it meets or exceeds expectations of original design intent.

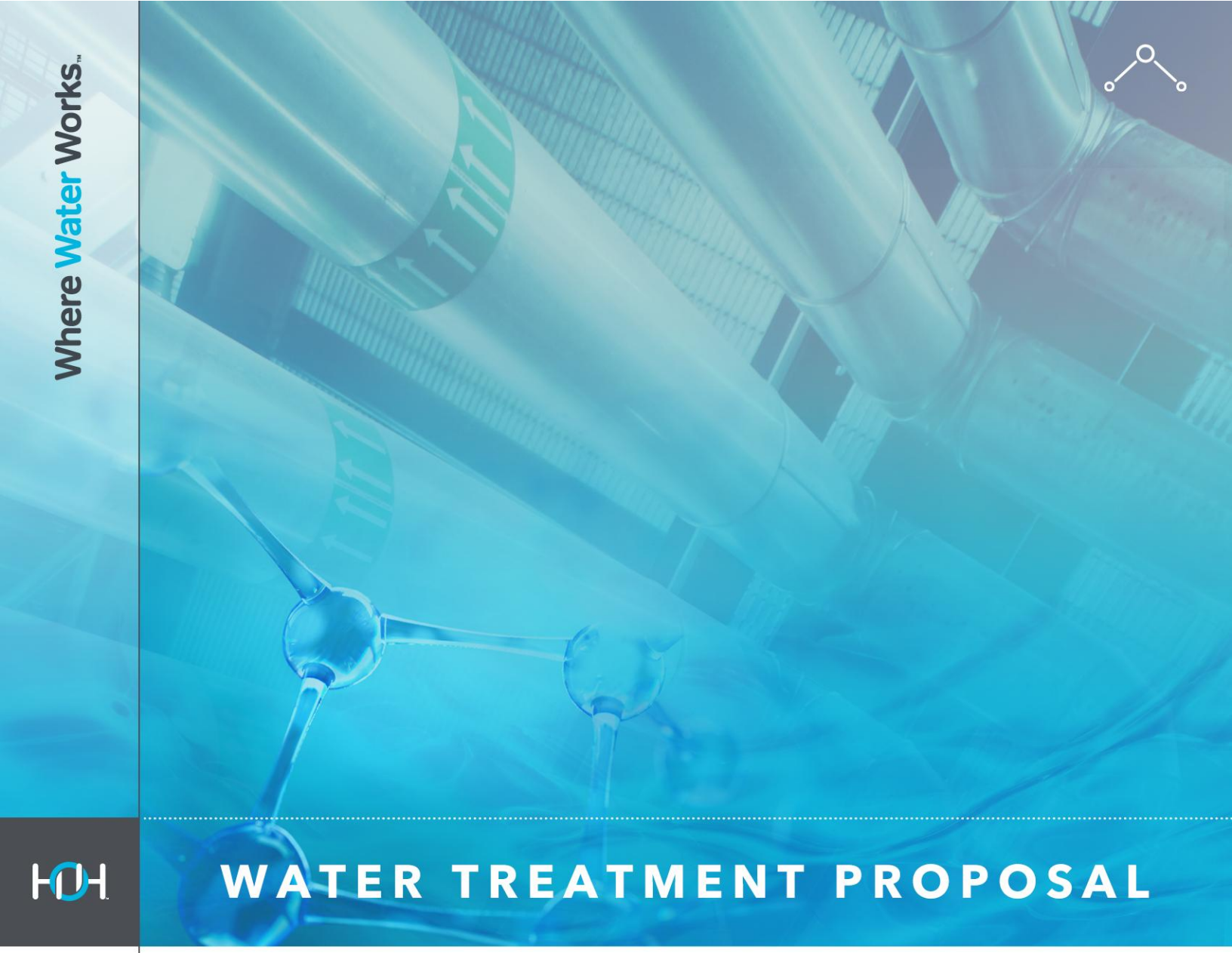
HOH WATER TECHNOLOGY

One STOP water care



At HOH, we believe managing your facility's water quality isn't one of the things you or your team should have to worry about. We deliver:

- ***Responsive, full-service care for all of your water-using systems***
- ***Expertise that maximizes system efficiency and lifespan***
- ***A team approach with one convenient point of contact***



WATER TREATMENT PROPOSAL

Jimmy Helmick

North Bonne CUSD 200, 6248 N. Boone School Rd

Poplar Grove, IL 61065

07/22/2026

July 22, 2026
Jimmy Helmick
North Boone CUSD 200
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Sincerely,

Tyler Alleman

Tyler Alleman
Business Development Manager
HOH Water Technology, Inc.

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Closed Loops

- North Boone Middle School needs a pot feeder added to improve chemical handling and safety.

PROPOSED TREATMENT PRODUCTS

HOH Water Technology would use the following products at North Boone CUSD 200 in Poplar Grove, IL

Steam Boiler Treatment

• B-602 is a liquid boiler water treatment specifically formulated to control corrosion and deposit formation in low-pressure steam boilers. B - 602 is designed for low-to-moderate make up boilers whose steam may be used for direct humidification but does not come in contact with food or food handling equipment. B - 602 may also be used in process boiler applications where make up is softened or contains no more than 10 ppm total hardness. B - 602 contains sodium molybdate, a polymeric dispersant, alkalinity builder, and a complex set of neutralizing amines and corrosion-inhibiting amine derivatives. B - 602 will fully passivate internal steel boiler surfaces regardless of operation or inactivity or level of dissolved oxygen in boiler feedwater. With B - 602, there is never a need to feed extra treatment to accommodate boiler shutdown or lay-up as required when using a sulfite based oxygen scavenger. B - 602 functions as a corrosion inhibitor whether the boiler is in operation or not and whether it is hot or cold.

Closed Loop Treatment

• CS-39 is a complete closed system treatment, providing sodium nitrite, a yellow-metal corrosion inhibitor, and sodium tetraborate and other pH- and alkalinity-building agents. CS - 39 is intended for use in hot and chilled closed recirculating water systems, hot water boilers, and other closed recirculating water systems. The combination of corrosion inhibitors in CS - 39 will typically hold corrosion in such systems to less than 0.10 mils per year (as measured by corrosion test coupons), provided that HOH Water Technology’s guidelines for closed system treatment are consistently maintained.

OUR SERVICE STANDARDS

Working as One Team

HOH will service your account as a coordinated team of professionals with one main point of contact. This provides greater accountability and overall support, while making communication easy.

The following HOH team members will have direct knowledge of your account:

Tyler Alleman – Business Development Manager
TBD – Water Quality Engineer
Alex Vukojev– Area Service Manager
Andrew Adamsky – Technical Support Director

On-Site Service

Service is the cornerstone of any successful water treatment program. Service details specific to your facility needs are outlined in the Scope of Work section, but in general, this is what you can expect:

- A detailed Annual Service Plan so you know exactly what services we are performing, their purpose, benefit, schedule, and frequency
- We will respond by close of the business day to any customer inquiry or request.
- At each service call, we will:
    - Be on time.
    - Follow all access/security protocols.
    - Perform a thorough chemical analysis.
    - Verify proper operation of the chemical feed systems.
    - Prepare an electronic service report and review with designated facility personnel.
    - Take any unusual samples not analyzed on-site for lab analysis.
- A periodic management review to assess the effectiveness of your program and address any adjustments needed (typically annually)
- On-site inspections of critical equipment with photo documentation



HOH Service Report

Education and Training

We offer formal, in-house training seminars for all operating and supervisory personnel on an annual basis. This includes an introduction to basic water chemistry, and the problems water can cause for your systems. We review the use of treatment chemicals in your facility and the proper operation of water treatment control equipment.

One-on-one training can also be provided to individuals at any time during a service call.

WATER TREATMENT SERVICES AGREEMENT

HOH Water Technology, Inc. agrees to provide North Boone CUSD 200, at 6248 N. Boone School Rd Poplar Grove, IL 61065 with water treatment services for a period of two (2) years, beginning October 1, 2026 through September 30, 2028.

Per this agreement, HOH will provide the following:

- Low pressure steam boiler chemical B-602 or equivalent chemicals. Closed loop system chemical CS-39 or equivalent chemicals. This agreement does not include glycols, specialty chemicals, or cleaners. If required, those may be purchased pay-as-you-go.
- Seasonal boiler testing of 4 steam boiler systems. (6) visits per year, typically performed October – March. This may be flexed based on agreement from both the customer and service engineer. 1st visit will include additional time to set up dosing equipment for 3 of the boilers. HOH will make chemical additions to these systems as needed using chemical dosing equipment.
    - List of Schools with steam boilers
        - North Boone Middle School 17641 Poplar Grove Rd, Poplar Grove, IL 61065
        - Capron Elementary, 200 N Wooster St, Capron, IL 61012
        - Poplar Grove Elementary 208 N State St, Poplar Grove, IL 61065
        - Manchester Elementary 3501 Blaine Rd, Poplar Grove, IL 61065
- Quarterly closed loop testing of 6 closed loop systems. (4) visits per year. HOH Engineers will make maintenance additions into pot feeders only.
    - List of Schools with closed loops include
        - North Boone Middle School 17641 Poplar Grove Rd, Poplar Grove, IL 61065
        - North Boone High School, 17823 Poplar Grove Rd, Poplar Grove, IL 61065
        - North Boone Upper Elem 6200 N Boone School Rd, Poplar Grove, IL 61065
        - North Boone Dist Office, 6248 N Boone School Rd, Poplar Grove, IL 61065
        - Capron Elementary, 200 N Wooster St, Capron, IL 61012
        - Poplar Grove Elementary 208 N State St, Poplar Grove, IL 61065
- New equipment is included in this proposal. 1 pot feeder (North Boone Middle School), 3 sets of Nanotron NANO-F2 controllers, 3 sets of Seko Pumps, 3 sets of injection valve kits for boiler chemical feed set ups for Capron Elementary, Poplar Grove Elementary, and Manchester elementary. Replacement O-rings for pot-feeders as needed. 50 ft of 3/8” tubing.

- After completion of the contract, the customer will own all the equipment listed above.
- HOH is not responsible for mounting equipment and will not perform plumbing or high voltage electrical work. HOH Service engineer will perform set up work and minor troubleshooting for chemical feed pumps and controllers.

- HOH will make a good faith attempt to use the remaining equipment for treatment, as long as it maintains good working order. In the event that evidence shows it needs replaced, HOH will work with the customer to come up with a reasonable solution.
- HOH will use existing chemical on site **IF** it meets minimum service standards for the program in order to minimize chemical disposal. HOH is not responsible for the disposal of chemicals on-site, nor is HOH responsible for the disposal of empty chemical containers. If required, HOH can provide a separate quote for disposal.
- Standard HOH laboratory and technical services. Reagents are included at the customer's request. Digital testing equipment is sold separately.
- Equipment inspections and reports are included, as necessary
- Online reporting using HOH Reports after each service visit. Operator training is included at the customer's request.
- Program administration manuals containing SDS, testing instructions and any other pertinent information at necessary locations
- Annual Business Review is included.
- Freight is included. HOH will deliver large orders via HOH truck to the maintenance warehouse next to North Boone Middle School, or small orders via common carrier. School. HOH staff will not handle chemical in un-safe working environments, including the use of ladders, large stair cases, or long walkways without reasonable means of assisting transport.
- Pricing is subject to applicable taxes.

HOH Treatment Program per year:	$19,248.00
To be invoiced monthly at a rate of:	**$1604.00**

*Pricing includes all items listed in the above Services Agreement

*If equipment is involved in the proposal, the customer will own the equipment after 2 years of service. If the customer chooses to renew with HOH for a 3rd year, the estimated annual price will be $16,300 - $16,800.00

Detailed List of Equipment

1. Advantage Pot Feeder x 1 (E445202)
2. Nantron Nano F2 Controller x 3 (E3800034)
3. Seko Pump 3/8" 25 GPD x 3 (E320055)
4. Inj Valve Kit for Boiler Feed – 316 SS x 3 (E341501)
5. 3/8" tubing x 50 ft – (E328019)

*Note: HOH reserves the right to change equipment with proper notification to the customer, as long as it meets or exceeds expectations of original design intent.

HOH WATER TECHNOLOGY

One STOP water care



At HOH, we believe managing your facility's water quality isn't one of the things you or your team should have to worry about. We deliver:

- ***Responsive, full-service care for all of your water-using systems***
- ***Expertise that maximizes system efficiency and lifespan***
- ***A team approach with one convenient point of contact***

Patrick Collins, Managing Partner
ITV Appraisal, Inc.
211 W. Wacker Drive, Suite 120 #2087, Chicago, IL 60606
+1 312 914 2540
pcollins@itvappraisal.com

March 10, 2026

Dr. Joe Mullikin
Executive Director of Business Services
North Boone School District #200
6248 N. Boone School Rd
Poplar Grove, IL 61065

Engagement Agreement for Fixed Asset Management Services

Dear Dr. Mullikin:

ITV Appraisal, Inc. ("ITV Appraisal") will provide North Boone School District #200 ("School District") with the fixed asset management services (the "Services") described within this engagement agreement.

Purpose of the Engagement

The purpose of this engagement is to provide the School District:

1) Updated fixed asset accounting records for internal accounting control and financial reporting as of June 30, 2026.

Engagement Scope

We will complete the following steps:

1) Inventory, reconcile, and report the historical cost of the School District's identified fixed assets.
2) Capital asset policy review and financial statement alignment.

Description of the Identified Fixed Assets

The Identified Assets are located at various sites as identified by the School District in the attached Property Listing (Exhibit B).

We will include the following asset classes for the identified Fixed Assets:

- Land
- Land Improvements
- Buildings
- Building Improvements
- Licensed Vehicles
- Machinery & Equipment
- Furniture & Fixtures

The following asset classes for the Identified Fixed Assets will be excluded, but will be provided in the report based on information supplied by the School District.

- Land

The Identified Fixed Assets are located within seven (7) buildings with an approximate square footage of 347,159.

Assets not identified above are excluded from this engagement unless otherwise agreed in writing. School District shall inform us in writing, prior to the beginning of the engagement, if School District's insurance policy excludes coverage of specific property or property classifications, in part or whole.

We will work with School District during the engagement to further refine the scope of the Identified Fixed Assets to be included in this engagement, if applicable. Depending on the nature and extent of changes in the scope of the engagement we may need to revise our fee. We will notify School District of any such revision and the parties will mutually agree upon any fee increase, in writing, before such additional work is performed.

Definition of Historical Cost

Historical cost is defined by Generally Accepted Accounting Principles as the price that was paid for an asset when it was originally or first purchased.

Valuation Methodology

Our appraisal will rely solely on the cost approach because the market and income approaches are not applicable for the purpose of this engagement.

Scope of Work

We will review the fixed asset schedule with the School District personnel to confirm accuracy and make any necessary adjustments.

Land Improvements, Buildings, and Building Improvements

We will review the land improvements, buildings, and building improvements fixed asset schedule with School District personnel to confirm accuracy and make any necessary adjustments.

Licensed Vehicles

We will also request an updated fleet schedule from the School District and work with personnel to confirm the accuracy of the schedule.

Machinery & Equipment, Furniture & Fixtures

We will inspect and inventory equipment with a unit replacement cost of $5,000 or greater. During the inventory process, we will record the following data elements:

- Locational (building, floor, room and department)
- Descriptive (description, manufacturer, model, and serial number)

Assets that have been capitalized as part of a group will be reviewed with district personnel to determine if the assets are active and make any necessary adjustments.

Capital Asset Policy Alignment

Upon completion of the reconciliation, we will review all asset records and update account classifications, useful lives, and related information in accordance with the School District's capital asset policy. We will also compare our results to the capital asset balances reported in the School District's most recent financial statements and support any necessary adjustments. In addition, we will standardize and enhance descriptive and location information to improve consistency across individual asset records. Prior to finalizing the reports, we will review the results with School District personnel and the external auditor.

Fee

The fee for the services set forth in this Agreement is $7,900, including expenses. We will invoice $3,900, due and payable upon authorization of the engagement. We will invoice the balance of $4,000, due and payable upon delivery of our draft report.

The fee includes issuing the deliverables described below and to customary questions from School District and its auditor, broker, or advisors. Additional fee will be required for an increase in engagement scope or involvement in subsequent reviews beyond the customary work effort. We will notify School District in advance of any out-of-scope or beyond customary work and the parties will mutually agree upon any fee increase before such additional work is performed. School District may cancel this engagement at any time and will only be obligated for fees and expenses incurred through the date of cancellation. Our fee is not contingent on our value conclusions, the content of our report or any subsequent event related to it.

Timing

We will begin our analysis after this Agreement is signed and all requested information is received. Assuming prompt authorization and access to the Identified Fixed Assets, we will deliver our draft report within 6 weeks of site inspection completion.

Deliverable

Our written report will be provided in electronic format and will present our opinion and related narrative discussion of the supporting analyses and assumptions.

Additional relevant information and analyses considered in our opinion will be retained in our work files and will be provided upon request.

Client Acceptance

To authorize, please sign and return the full executed copy to pcollins@itvappraisal.com. This agreement shall remain valid for signature for 30 days. Please contact me to discuss any questions at 312 914 2540.

Sincerely,



Patrick Collins
Managing Partner
ITV Appraisal, Inc.

Client of Record:
North Boone School District 200

Signature: _____

Name: _____

Title: _____

Date: _____

The fees for the professional services set forth herein shall remain valid for a period of 30 days from the date of this letter.

Exhibit A- Terms and Conditions

Entire Agreement- This is the entire Agreement between ITV Appraisal and School District and supersedes any prior oral or written agreements. This Agreement may only be modified in writing and signed by both parties. Any purchase order covering this engagement is only for School District's internal purposes and shall not modify this Agreement.

Fees- ITV Appraisal's invoices are payable upon receipt. If payment of any invoice is not received within 45 days of the invoice date, ITV Appraisal shall be entitled, without prejudice to any other rights that it may have, to suspend services until all sums due are paid in full. In the event that ITV Appraisal is required to initiate a lawsuit or hire attorneys to collect any past due amounts, in addition to any other rights and remedies available, it shall be entitled to reimbursement of attorneys' fees and other costs of collection.

Limited Use and Reliance- School District is the sole intended user of ITV Appraisal's report or other work product. School District may disclose an informational copy of the report or other work product to its audit, tax, legal, or insurance professionals acting in an advisory capacity in connection with the purpose of this engagement. Additionally, unless instructed otherwise, ITV Appraisal is authorized to provide informational copies of its draft and final work product directly to School District's outside insurance advisors and professionals who are assisting School District with the subject of this engagement. However, no third party shall have the right of reliance on the report, and neither receipt nor its possession of the report by any third party shall create any express or implied third-party beneficiary rights.

Confidentiality- ITV Appraisal shall maintain the confidentiality of School District's information and will not disclose or use it for any purpose other than in connection with this engagement. This excludes information (i) available to the public, (ii) already in ITV Appraisal's possession, or (iii) received from a party having no confidentiality obligation to School District. Unless directed otherwise, ITV Appraisal may include School District's name and logo in its client list for marketing purposes.

Engagement Limits- ITV Appraisal's work may only be used for the specific purpose or definition of value stated in this Agreement and the work product. School District shall not reference ITV or its work in any public filing or other materials distributed to actual or prospective shareholders, investors, financing parties, or similar third parties without ITV Appraisal's prior written consent.

Independent Contractor- ITV Appraisal shall perform as an independent contractor, with no authority to bind or obligate School District in any way.

Information Provided by School District- ITV Appraisal will not independently verify information provided by School District, its advisors, or third parties acting at School District's direction. ITV Appraisal will assume and rely on the accuracy and completeness of such information.

Retention- All files, documents, and work papers received, created, or developed during the engagement will be retained for professional recordkeeping and legal/regulatory compliance purposes, all in accordance with ITV Appraisal's document retention policy. If required by applicable law to disclose any of the documents, ITV Appraisal will, unless legally prohibited, notify School District so it may seek a protective order at its discretion.

Indemnification- School District shall indemnify and hold harmless ITV Appraisal and its affiliates, including each of their respective employees, from and against any and all liabilities, losses, costs, and reasonable expenses, including, but not limited to, reasonable legal fees and expenses, which are (i) incurred in responding to subpoenas, discovery, or other similar inquires associated with or arising from the engagement or (ii) arising from or relating to third-party claims based on reliance or purported reliance on ITV Appraisal's work product or other alleged loss or damage caused to or alleged by any nonclient entity arising from unauthorized access to or reliance upon ITV Appraisal's work product. The foregoing indemnification obligations shall not apply in the event that a court of competent jurisdiction finally determines that such claims resulted directly from the gross negligence, willful misconduct, or fraudulent acts of ITV Appraisal.

Limitation of Liability- In no event shall ITV Appraisal be liable to School District (or any person claiming through School District) under this Agreement, under any legal theory, for any amount in excess of the total professional fees paid by School District to ITV Appraisal in connection with this engagement, except to the extent such liability is directly caused by ITV Appraisal's gross negligence, fraud, or willful misconduct. The foregoing limitation of liability shall not apply to liabilities that arise from personal injury or property damage resulting primarily from ITV Appraisal's negligence or willful misconduct. In no event shall ITV Appraisal be liable to School District for any consequential, indirect, lost profit, or similar damages relating to or arising from this engagement.

Environmental Policy- ITV Appraisal will not investigate, nor assume responsibility for, the existence or impact of any contamination or hazardous substance related to property or assets associated with this engagement.

Governing Law and Venue- This Agreement is governed by and construed in accordance with the laws of the State of Wisconsin. Any civil action or legal proceeding arising out of or relating to this Agreement shall be brought in a court of the State of Wisconsin in Milwaukee County, or in the United States District Court for the Eastern District of Wisconsin. Each party consents to the jurisdiction of such Wisconsin court in any such civil action or legal proceeding and waives any objection to the laying of venue of any such civil action or legal proceeding in such Wisconsin court.

Exhibit B – Property Listing

	current sq. ft.	Additional sq. ft.	Student Capacity	Total sq. ft.
North Boone High School	89,060		750	115,597
Constructed: 2004, addition: 2007				
*(2007) **Added** square footage*		*26,537*		
Lindberg gym	*12,234*			
Aux gym	*7,488*			
Commons	*3,750*			
Library	*2,635*			
Capron Elementary School	38,406		332	38,406
Constructed: 1949, additions: 1958, 1963 & 1966				
Gymnasium	*4,160*			
cafeteria	*2,484*			
Library	*1,614*			
Manchester Elementary	29,008		213	29,008
Constructed: 1949, addition: 1960				
*(2006) Approx **remodeled** footage*	*1,477*			
*(2012) Approx **remodeled** footage*	*961*			
Gymnasium	*4,387*			
cafeteria	*2,485*			
Library	*1,378*			
Middle School	54,098		380	54,098
Constructed: 1955, addition: 1966				
Gymnasium	*7,400*			
cafeteria	*2,788*			
Library	*1,356*			
Poplar Grove Elementary School	27,994		500	53,110
Constructed: 1889, additions: 1906, 1959, 1972 & 2007				
*(2007) **Added** square footage*		*25,116*		
*(2007) Approx **remodeled** footage*	*2,264*			
Gymnasium	*3,763*			
cafeteria	*4,256*			
Library	*1,442*			
Upper Elementary School	39,110		400	45,548
Constructed: 1995, addition: 2006				
*(2006) **Added** square footage*		*6438*		
Gymnasium	*7,523*			
cafeteria	*2,151*			
Library	*2,344*			
Transportation/Admin Center *(2009)*		*11,392*		11,392
Constructed: 2009				
Administration *5,760*				
Bus Barn *5,632*				
TOTALS:	**277,676**	***69,483***		**347,159**

ASSET CONTROL SOLUTIONS, INC.
2500 W Higgins Road ▪ Suite 1135 ▪ Hoffman Estates ▪ IL 60169 ▪ Phone: 847.838.2600

June 9, 2026

Dr. Joe Mullikin
Executive Director of Business Services
North Boone School District
6248 N. Boone School Rd.
Poplar Grove, IL 61065

Dear Joe:

Thank you for the opportunity to present our service proposal. We offer cost-effective asset inventory solutions. Our unbiased professional service and support finally make asset control and obtaining insurable values simple and reliable.

The staff at ACS has extensive experience in areas of GASB 34 Fixed Asset Inventory, Reporting and Insurance Valuation. ACS asset reporting is delivered to your desktop in real-time allowing for instant auditor feedback. We understand and evolve to meet your individual fixed asset needs.

The following few pages outline our service intent. If you have any additional questions or concerns, please do not hesitate to contact me.

Respectfully submitted,

Sean R. Rager CPA
President

We propose to inventory, evaluate and report on the buildings, movable assets and site improvements of the North Boone School District. The scope of our engagement will involve onsite inspections by uniformed professionals at 7 locations with an approximate total area of 350,000 square feet as specified by the North Boone School District listed later under “Agreement”. Rest assured, all uniformed Asset Control Solutions Inc.’s (ACS) Field Professionals have been fingerprinted by Illinois Law enforcement and background information approved in several states as required.

ACS will physically inspect assets at and above the $5,000.00 GASB 34 Capitalization threshold. These assets will be tagged and recorded in full detail including manufacturer, model, serial number and tag number. GASB 34 depreciation with associated fund and function detail will be presented when historical cost exceeds the GASB 34 threshold of $5,000.00. Assets will be categorized and reported by location and general area within that location. Those with an estimated insurance replacement cost in excess of $5,000.00 will be detailed, valued, and reported for “Proof of Loss” purposes.

Real-time reporting will be available online within 30 business days of the onsite inspection. Your data is securely stored and backed up remotely thus reducing your operating cost of storage and system administration. Data can easily be printed or stored locally as a Microsoft Excel™ file or integrated into most accounting packages. Every client has their own SharePoint Site where they can log in and view their assets and reports. Our Team of experts is available to provide assistance at any time. Printed reports can be provided upon request, but not needed.

Asset categories reported in detail and summary include:

- Buildings and Structures
- Movable Equipment
- Site Improvements (insurable and uninsurable)

Web based reports communicate the following by asset class and location:

- Acquisition data (reasonably matched from current electronic records or estimated accordingly)
- Asset life
- Current and accumulated depreciation
- Salvage value and net remaining book value
- Fund and Function
- Special fields for flags and notations

Excluded from the services described by our proposal are:

- Infrastructure such as bridges, toll roads, and sewer systems
- Leased equipment under an operating lease (recorded for insurance when necessary)
- Expendable inventories and supplies
- Personal property of employees or others as identified
- Assets in or at locations locked away or otherwise not easily accessible *

**When assets are not easily accessible, we will consult with the North Boone School District to reasonably gather the assistance or information necessary to complete the survey.*

“Special Assets” such as land, technology, athletic uniforms, band instruments, library books, radios, computer software, fine arts, historical treasures, and other special assets can be

incorporated into the property record based on information provided to us by North Boone School District and reported accordingly.

Buildings

The inventory and valuation will include an inspection of the 7 locations listed later under "Agreement" as supplied or approved by North Boone School District. Building component classifications will be comprised of General Construction, Plumbing, Heating/Ventilating/Air Conditioning, Electrical System, Sprinkler System, Roofing and Fixed Equipment allocations. *Please have fire escape and/or site maps available prior to site visit.*

Movable Equipment

Manufacturer, model and serial number will be recorded for assets exceeding the $5,000.00 threshold by physical inspection when readily accessible for viewing. Assets that are secured, immobilized by wiring, or subject to damage by moving will be listed and described without serial numbers. (When serial numbers are made available, the items will be reflected in the report and fully documented.)

The remaining movable equipment, designated as other movable equipment, will be inventoried or modeled by general area or building basis, which will be grouped and valued by asset class as necessary for proof of loss. Data elements relating to dates of acquisition, acquisition cost, useful life, and replacement cost will be developed "at average" by asset type for each location segregation. These assets will not be tagged.

Site Improvements (Insurable and Uninsurable Land Improvements)

The site improvements will consist of: Lighting, Fencing, Signs, Playground Equipment, All Weather Track, Outside Property, Score Boards, Bleachers, Storage, Parking Lots, Sidewalks, Curbs, Retaining Walls, Etc.

Additional Insurance Detail

If additional Movable Equipment detail is required for Insurance Proof of Loss or tracking of assets, we offer to tag these and other assets in excess of the $**5,000.00** threshold. These Optional Assets will be inventoried in detail and tagged with our standard vinyl tamper evident tags included with our new or existing reinventory service (see tags below).

Supporting documentation pertaining to the data, reasoning, and analyses will be retained by ACS. The depth of discussion contained in the report will be specific to your needs as the client and is designed for the intended use of GASB34 capital asset reporting and insurance "Proof of Loss".

Support

ACS made asset inventory easy. We are always available for your support.

Depending on your needs, we will work with you to make an easy way for you to report changes if you choose. If you have a large asset order that you want to tag immediately, please email your account rep with your needs in advance. Please note, we will tag and detail these items the following year during our next study.

Field Work Plan

1. Our work plan will begin with ACS receiving the signed agreement via mail, email etc.
2. Our scheduling department will then contact you to determine a convenient time for you and your staff to attend a kickoff meeting and have ACS out to perform the onsite fieldwork.
3. Kickoff meeting documentation and other advance needs will be communicated in advance
4. Work plan communications will also be provided to you so you can forward to your School Personnel. All ACS members are uniformed, fingerprinted and FBI background checked professionals.
5. ACS's Senior Project Manager will lead your onsite fieldwork.
6. We will also provide you with a schedule and other materials that you might need such as Public Address announcements, pictures and credentials.
7. A final list of controlled items and other job specifications will be reviewed and signed off at the kickoff meeting. The kickoff meeting is digitally sound recorded for accuracy.
8. Our team will check in daily and inform you and your staff of our progress and any issues should they arise.
9. Data is uploaded daily for your review and is always redundantly remotely saved for added protection.
10. Our goal is to be as invisible and helpful as possible and exceed your expectations
11. Prior to departure, The ACS team leader will perform an Exit Interview with you or appropriate staff as available.
12. Our service doesn't stop with the Onsite Field Work and On time Delivery of Data. ACS team members are always free and available for you throughout the year.

Service Fee

Our fee for the engagement is **$12,500.00**. This fee is based on our estimate of professional services to be furnished according to our understanding of your requirements; should the scope of these requirements change, Asset Control Solutions, Inc. and the North Boone School District will mutually revise the fee to reflect those changes in service. Our fee is independent of the outcome of our study. Based on our understanding of the project, our fee is based on the following:

> Our services offered as proposed above utilizing Capital Asset and Insurance inventory cutoffs as follows:
>
> **GASB 34** Capitalization threshold of $5,000.00
>
> **Insurance Replacement Cost** threshold of $5,000.00
>
> Proof of Loss assets tagging threshold of $5,000.00

Terms

49% of the first-year service fee is payable upon job commencement. Final payment due upon web delivery of Digital Data and Reports

Inventory is best performed by an independent third party equipped like ACS for the highest level of security and least expensive separation of duties. Ongoing self-maintenance update of Online Fixed Assets by North Boone School District is available for **$1,500.00.** *Charges only apply if independent ACS onsite physical inventory service is not renewed annually. This fee does not include cost of tags. For best asset control,* ***self-maintenance*** *is a weak separation of duties that may increase several internal risks.*

Tags

Our own Tamper Evident Tags are to be provided by Asset Control Solutions, Inc. free for as long as you have our new client onsite inventory or existing client reinventory onsite service scheduled in the current year. Besides being free, you will benefit from the added theft deterrent too.



Preexisting client barcode tags will be utilized when most efficient. Tags available will be confirmed for compatibility and security.

This Agreement is made effective as of June 9, 2026, by and between

North Boone School District
Poplar Grove, IL

and

Asset Control Solutions, Inc.
Hoffman Estates, IL
United States

In this Agreement, the North Boone School District who is contracting to receive services shall be referred to as "NBSDIL", and Asset Control Solutions, Inc. who will be providing the services shall be referred to as "ACS".

ACS has a background in technology, accounting and valuation and is willing to provide services to NBSDIL based on this background.

NBSDIL desires to have services described in the proposal dated June 9, 2026 provided by ACS.

Therefore, the parties agree as follows:

1. DESCRIPTION OF SERVICES. ACS will provide the following services (collectively, the "Services"): Assets with ACS provided or approved NBSDIL tag, will be located, inventoried and reported with location and tag identification by thresholds listed below. The associated asset capitalization, depreciation and an opinion of replacement valuation information of Buildings, Movable Equipment and Site Improvements will be tagged and reported in GASB 34 compliant detail above the Capitalization threshold of $5,000.00,

Additionally offered is the tagging of assets for additional Insurance Proof of Loss detail and tracking of assets above a $5,000.00 threshold.

2. PERFORMANCE OF SERVICES. The manner in which the services are to be performed and the specific hours to be worked by ACS shall be determined by ACS and approved in writing by NBSDIL. NBSDIL will rely on ACS to work as many hours as may be reasonably necessary to fulfill ACS's obligations under this Agreement.

3. PAYMENT. NBSDIL will pay a fee to ACS for the services in the amount of **$12,500.00 Twelve Thousand Five Hundred Dollars and 00/100.** This fee shall be payable in a lump sum 49% upon job commencement and balance due upon presentation of draft web data.

4. TERM/TERMINATION. Contract Term is for 1 year.

5. EXPENSE REIMBURSEMENT. ACS shall pay all "out-of-pocket" expenses, and shall not be entitled to reimbursement from NBSDIL given no change of schedule initiated by NBSDIL following written authorization of travel schedule.

6. SUPPORT SERVICES. NBSDIL will not be required to provide support services, including office space and secretarial services, for the benefit of ACS.

7. NEW PROJECT APPROVAL. ACS and NBSDIL recognize that ACS's services will include working on various projects for NBSDIL. ACS shall obtain the approval of NBSDIL prior to the commencement of a new project.

8. RELATIONSHIP OF PARTIES. It is understood by the parties that ACS is an independent contractor with respect to NBSDIL, and ACS is not an employee nor does ACS have a financial

interest in the NBSDIL. NBSDIL will not provide fringe benefits, including health insurance benefits, paid vacation, or any other employee benefit, for the benefit of ACS.

9. EMPLOYEES. ACS's employees, if any, who perform services for NBSDIL under this Agreement shall also be bound by the provisions of this Agreement. At the request of NBSDIL, ACS shall provide adequate evidence that such persons are ACS's employees.

10. INJURIES. ACS acknowledges ACS's obligation to obtain appropriate insurance coverage for the benefit of ACS (and ACS's employees, if any). ACS waives any rights to recovery from NBSDIL for any injuries that ACS (and/or ACS's employees) may sustain while performing services under this Agreement and that are a result of the negligence of ACS or ACS's employees.

11. INTELLECTUAL PROPERTY. The following provisions shall apply with respect to copyrightable works, ideas, discoveries, inventions, applications for patents, and patents (collectively, "Intellectual Property"):

a. Consultant's Intellectual Property. ACS personally holds an interest in the Intellectual Property that is described as software and hardware and which is not subject to this Agreement.

b. Development of Intellectual Property. Any improvements to Intellectual property, further inventions, or improvements, and any new items of Intellectual Property discovered or developed by ACS (or ACS's employees, if any) during the term of this Agreement shall be the property of ACS.

12. CONFIDENTIALITY. NBSDIL and ACS recognizes that both entities has and will have the following information:

process information

trade secrets

technical information

copyrights

and other proprietary information (collectively, "Information") which are valuable, special and unique assets of NBSDIL and ACS and need to be protected from improper disclosure. NBSDIL and ACS agree that NBSDIL and ACS will not at any time or in any manner, either directly or indirectly, use any Information for NBSDIL's or ACS's own benefit, or divulge, disclose, or communicate in any manner any Information to any third party without the prior written consent of NBSDIL and ACS. NBSDIL and ACS will protect the Information and treat it as strictly confidential.

13. NOTICES. All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered in person, email receipt returned, or deposited in the United States mail, postage prepaid, addressed as follows:

IF for NBSDIL:

Dr. Joe Mullikin
North Boone School District
Poplar Grove, IL 61065

IF for ACS:

Sean R. Rager, President
Asset Control Solutions, Inc.
2500 W Higgins Road, Suite 1135
Hoffman Estates, IL 60169
An Illinois C corporation EIN:74-3163816

Such address may be changed from time to time by either party by providing written notice to the other in the manner set forth above.

14. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.

15. AMENDMENT. This Agreement may be modified or amended if the amendment is made in writing and is signed by both parties.

16. SEVERABILITY. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

17. WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

18. APPLICABLE LAW. This Agreement shall be governed by the laws of North Boone School District's home state.

19. CANCELATION OR RESCHEDULING. ACS reserves right to apply additional fees for cancelation or rescheduling by Client.

Party receiving services:
North Boone School District
Poplar Grove, IL

By: _____ Date: _____
Dr. Joe Mullikin
Executive Director of Business Services

Party providing services:
Asset Control Solutions, Inc.

By:  Date: 6/9/2026
Sean R. Rager
President

North Boone School District

Main Locations

As listed see list provided by client

PROJECT PROPOSAL

Company
Helm Service
2279 Yellow Creek Rd
Freeport, IL 61032
Ph: 815-990-1454

Proposal Date: 8/31/2026
Proposal Number: P24336A

Bill To Identity
NORTH BOONE SCHOOL DISTRICT
17641 POPLAR GROVE ROAD
SUITE A
POPLAR GROVE, IL 61065

Agreement Location
NORTH BOONE SCHOOL DISTRICT - DISTRICT OFFICE
6248 N. BOONE SCHOOL ROAD
POPLAR GROVE, IL 61065
Jimmy Helmick

RE: North Boone School District - Equipment Tags

Good Afternoon Jimmy,

Helm Service would like to thank you for the opportunity to provide this proposal for your consideration. Partnering with Helm Service for this work will ensure you are receiving the highest technical expertise in our industry. Our mechanical service procedures promote the highest safety and environmentally conscious practices available.

Scope 1:

- Provide labor and materials to fabricate (330) labeled equipment tags.
- Proposal includes labor for installation of equipment tags.
- If Helm is installing the asset labels, we will provide an updated report for the district with make/model/serial/and corresponding asset label for them to utilize for their files and also facility software.
- Proposal based on straight time labor.
- Proposal excludes sales tax.

Investment for Scope 1 Above.....$27,395.00

- Please note - if the District approves the PM program and we can complete this scope while performing our first PM, the District can deduct $2,970 from investment scope 1.

Material Only - Scope 2:

- Provide material only to fabricate (330) labeled equipment tags.
- Please note, this is material only. Any labor for installation would be billed additional.
    - If the District were to install in-house, North Boone School District would have to provide documentation to Helm on how corresponding label numbers match with make/model/serial of each piece of equipment if wanting Helm to provide an updated asset document.
- Proposal excludes sales tax.

Material Only - Investment for Scope 2 Above.....$11,400.00

Clarifications:

- Tariff Alert: The prices quoted herein are based on the current tariff rates, duties, government charges, and trade regulations as of the date of this quote. If any new tariffs, duties, taxes, or similar charges are imposed, or any existing

tariffs, duties, or charges are increased or modified by any government or regulatory authority (collectively, "Tariff Changes"), and such Tariff Changes result in an increase in the cost of goods, Helm Service reserves the right to adjust the pricing of the affected goods to reflect the increased costs. Helm Service is not obligated to deliver the goods and/or services until an agreement on the new price has been reached. Upon customer approval, Helm will verify with suppliers if any price increases have occurred and if so, will notify customer to review required price adjustment prior to order.

- Please note – We are not responsible for delays in equipment/material deliveries due to supply chain delays. With current environment, pricing is subject to change pending any equipment cost increases.
- Work to be performed during normal working hours of 7:00am - 3:30pm, Monday through Friday.
- *This proposal, scope, and price is the proprietary property of Helm Service and is for our Client's use only, as it is to be utilized for the agreement evaluation.* This Agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise or condition on behalf of Helm Service, which is not expressed herein. No party shall alter this agreement. This proposal will become a binding Agreement only after acceptance by Client and approval by an officer of Helm Service as evidenced by their signatures below. All rights to any designs presented are retained by Helm Service.
- Helm shall properly dispose of all debris created by the above noted repairs.
- If additional repairs are found, a separate proposal will be submitted.

Exclusions:

- The scope of this proposal does not include the replacement of any other components of the mechanical or controls systems that are not specifically listed in this proposal.
- Temporary HVAC equipment or rental equipment.
- Permits and/or inspection fees of any kind.
- Isolation valves, strainers, check valves, etc. unless specifically noted in the scope above.
- Electrical work of any kind, starters, disconnects, VFD's wire, conduit, breakers, fuses, etc. unless specifically noted in the scope above.
- Roofing, cutting, patching, flashing, painting.
- Structural building/walls; cutting, patching, and coring.
- All work associated with Fire/Life Safety, including interfaces and interlocks to the Fire Alarm System, smoke detectors, fire dampers, smoke control dampers, and smoke/fire dampers.
- Additional ventilation requirements/revisions that may be required due to A2L refrigerants.
- Utility Services: We assume the existing utilities (gas, electrical, water) serving the facility are properly sized to handle the current building loads. If it is determined service upgrades are necessary to facilitate current or future loads, additional costs may apply through your utility provider and/or Helm.
- Payment and performance bonds.
- All responsibility for lead and asbestos identification, abatement, removal, and disposal prior to start of job.

Thank you for the opportunity. We look forward to working with you.

Brooke VenHuizen
Regional Accounts Executive | Helm Service
815-990-1454 cell
bvenhuizen@helmgroup.com

Annette Schryver
Inside Sales | Helm Service
815-297-6067 direct
aschryver@helmgroup.com

Upon execution as provided below, this agreement, including the following pages attached hereto (collectively, the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

Contractor		**Customer**	
Brooke VenHuizen			
Signature (Authorized Representative)		Signature (Authorized Representative)	
Brooke VenHuizen			
Name (Print/ Type)		Name (Print/ Type)	
815-990-1454			
Phone		Title	
8/31/2026	P24336A		
Date	Proposal #	Date	PO#

HELM SERVICE
PROJECT - TERMS AND CONDITIONS

1. TERMS: IF THIS CONTRACT INVOLVES THE PURCHASE OF MATERIALS AND EQUIPMENT ONLY, THE PURCHASE PRICE SHALL BE PAYABLE AT THE TIME OF DELIVERY OF THE MATERIALS AND/OR EQUIPMENT; IF THIS CONTRACT INVOLVES LABOR OR LABOR AND MATERIALS AND EQUIPMENT, PROGRESS BILLINGS WILL BE SUBMITTED COVERING MATERIALS AND EQUIPMENT DELIVERED TO THE JOB SITE OR STORED IN ACCEPTABLE STORAGE FOR DELIVERY TO THE JOB SITE. THIS PROGRESS BILLING WILL ALSO INCLUDE LABOR WHICH HAS BEEN EXPENDED ON THE JOB OR DIRECTLY CONCERNED WITH THE JOB. THIS PROGRESS BILLING AMOUNT WILL BE DUE TEN DAYS AFTER BILLING DATE. FOR JOBS WHICH REQUIRE RETENTION, A RETENTION AMOUNT OF FIVE PERCENT WILL BE WITHHELD. IT WILL BECOME DUE AND PAYABLE AT THE COMPLETION OF HELM SERVICE'S PORTION OF THE PROJECT.

2. Title to the materials and equipment shall remain with Helm Service until the customer has paid the total price in full, and if the customer should fail to make any payment to Helm Service as the same becomes due or the customer fails to perform any other obligation under this contract, Helm Service may take possession of the materials and equipment.

3. Helm Service warrants that its labor and installation shall be done in a good and workmanlike manner and shall be free from defects for a period of one year after completion of the installation. Helm Service warrants that all equipment and materials furnished will be new unless otherwise specified in this contract, and that Helm Service has good title thereto. Helm Service does not warrant the quality of the equipment and materials furnished in any respect and the customer's remedy for defects in the equipment and materials shall be against Helm Service's suppliers or the manufacturers of the materials and equipment. Helm Service will deliver all manufacturers' written warranties to the customer upon completion of installation. UNDER NO CIRCUMSTANCES WILL HELM SERVICE BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFITS, INCREASED OPERATING OR MAINTENANCE EXPENSE, CLAIMS OF CUSTOMER'S, TENANTS, OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

4. Once the equipment and materials have been delivered to the job site, the Customer assumes all risk of damage to same, by any cause, except that brought about by the negligence of Helm Service and its employees. The customer shall carry all Risk, Property Insurance to the full value of the materials and equipment and name Helm Service as an Additional Insured to the extent of its interest.
The Customer shall be responsible for purchasing and maintaining such liability insurance as will protect him against claims which may arise from operations under the Contract.

5. Helm Service will obtain Liability and Workers' Compensation Insurance protecting it against claims which may arise from operations under the contract.

6. Helm Service will make delivery or installation, when provided herein, within a reasonable time after this contract is entered into, but it will not be responsible for delays caused by unavailability of machinery, equipment, materials or parts, shipper's delays, strikes, lockouts, restrictions imposed by civil or military authority, priority regulation of some governmental body, insurrection or riot, or any other cause beyond Helm Service's control. If a time for performance is stated in this agreement, it shall be deemed to be an estimate only. If Helm Service is required to make some installation under this contract, the customer shall be responsible for putting the premises in a satisfactory condition including furnishing electric power, light, heat, and water so that installation can start promptly and be completed efficiently.

7. If Helm Service shall fail to perform any of its obligations under this contract and fails to perform after the customer gives Helm Service ten (10) days' written notice of the specific deficiencies, the customer may have someone else complete the performance, but Helm Service's liability shall be limited to what it reasonably costs the customer to obtain completion of Helm Service's obligations under this contract. If Helm Service fails to perform any of its obligations under this contract, the customer, at customer's option, and without being required to do so, may cancel this contract by giving Helm Service ten (10) days written notice.

8. If the Project is stopped for a period of thirty (30) days under an order of any court or other public authority having jurisdiction, or as a result of an act of government, such as a declaration of a national emergency making materials unavailable, through no act or fault of Helm Service or if the Project should be stopped for a period of thirty (30) days by Helm Service for the customer's failure to make payment thereon as provided in Paragraph 1, then Helm Service may upon seven (7) days written notice to the customer terminate this agreement and immediately recover from the customer payment for all work to date and for any proven loss sustained upon any materials, equipment, tools, construction equipment and machinery, including reasonable profit and damages.

9. In the event either party must commence a legal action to enforce any rights under this contract, the successful party shall be entitled to all court costs and reasonable attorney's fees as determined by the court for prosecuting or defending the claim as the case might be.

10. The Customer shall not leave any of the equipment or systems furnished or installed by Helm Service in operation until the customer has approved and accepted same and paid Helm Service the price in full.

11. Any written notice required under this contract may be delivered personally to the other party or mailed as certified mail, return receipt requested, to the other party's address as it appears in this agreement or as given to the other party by written notice during the terms of this contract.

12. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Helm Service, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by any active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Helm Service.

Capital Asset Audit Summary			
Company	**Year 1 Cost**	**Ongoing Cost (optional)**	**Notes**
Helm Service	$ 27,395.00	-	Tag facility assets, but does not provide the full scope and is a one-time project.
ITV Appraisal*	$ 7,900.00	-	They will update the information for us, but this is largely meant to be a one-time project. They do not plan to be on-site for any of the work
Asset Control Solutions	$12,500	$1,500	They do not go completely to the level of tagging equipment, but they do have on-site fieldwork. They provide on-going support beyond the first year.