

OPEN BOOK PRICING
Wheaton CUSD #200 - Phase 11
2021.10.29

Subcontractor/Vendor	SES-1	WWSHS-1	WWSHS-2	WWSHS-3	WWSHS-4	Total
	Boilers, Pumps, VCUs, AHUs, Casework.	AHU Upgrades (AHU-23 & 27)	AHU Replacements (14 & Kitchen)	AHU Replacement (AHU-25)	Korellis AHU Upgrades	
Piping Subcontractor						
Accomplished Mechanical Industries	\$301,354	\$69,020	\$28,011	\$55,416		\$453,800
YMI Group	\$314,818	\$72,515	\$24,292	\$54,224		\$465,849
State Mechanical	\$333,098	\$58,277	\$29,189	\$50,702		\$471,266
Korellis					\$100,000	\$100,000
Sheet Metal Subcontractor						
Dekalb Mechanical, Inc.	\$378,750	\$91,425	\$39,390	\$156,550		\$666,115
YMI Group	\$306,738	\$88,308	\$64,498	\$195,353		\$654,897
State Mechanical	\$337,345	\$75,348	\$63,327	\$197,152		\$673,172
Korellis					Turnkey in Piping	\$0
Insulation Subcontractor						
Earley Insulation	\$73,491	\$11,176	\$10,382	\$28,861		\$123,909
Luse Insulation	\$49,320	\$9,420	\$5,820	\$15,290		\$79,850
Nelson Insulation	\$32,330	\$7,493	\$6,782	\$28,628		\$75,233
Test & Balance Subcontractor						
Controlled Environment Testing and Balancing Co., Inc.	\$19,900	\$5,900	\$3,950	\$1,950		\$31,700
International Test and Balance	\$12,188	\$3,000	\$1,688	\$2,063		\$18,939
General Trades Subcontractor						
Hargrave Builders, Inc.	\$110,950					\$110,950
Carpentry / Casework Subcontractor						
Larson	\$101,628					\$101,628
Electrical Subcontractor						
ABCO Electrical Construction & Design, LLC.	\$84,804	\$22,802	\$13,691	\$67,898		\$189,195
Preferred Electrical Construction Corp	\$99,485	\$26,412	\$14,443	\$97,465		\$237,805
Low Voltage Subcontractor						
Universal Power and Control	\$174,531	\$44,820	\$25,933	\$15,958	\$12,646	\$273,887
Grace Power and Controls	\$209,100	\$50,800	\$30,600	\$20,400	\$15,300	\$326,200
Temperature Controls / Programming						
PSI/ Distech	\$136,897	\$28,881	\$18,109	\$20,534	\$41,698	\$246,119
Boilers						
Mechanical Equipment Inc - Patterson-Kelley ST 1500	\$88,530					\$88,530
Temperature Equipment Corp.	\$79,995					\$79,995
Porter Pipe	\$82,980					\$82,980
Air-Cooled Chiller						
Thermosystems						\$0
Trane						\$0
Pumps & Accessories						
Bornquist, Inc	\$9,360	\$16,380	\$4,625	\$7,750		\$38,115
Mechanical Equipment Inc	\$9,375	\$13,200	\$3,795	\$6,130		\$32,500
Mag Filters						
Bornquist, Inc	\$5,325					\$5,325
Porter Pipe	\$5,466					\$5,466
Chemical Filter Feeder						
Mechanical Equipment Inc	\$1,785					\$1,785
Air Separator, SS Filter						
Mechanical Equipment Inc	\$4,200					\$4,200
Variable Frequency Drives						
Fuller Engineering Company	\$8,980	\$3,680	\$3,550	\$6,290		\$22,500
Mechanical Equipment Inc						\$0
Mechanical Sales Inc						\$0
Air Handling Units						
Thermosystems			\$27,500	\$56,500		\$84,000
Trane			\$32,300	\$63,200		\$95,500
Rooftop Units						
Thermosystems	\$74,200					\$74,200
Trane	\$49,675					\$49,675
Windy City Reps	\$64,930					\$64,930
Vertical Classroom Units						
Thermosystems	\$118,500					\$118,500
FloMech-Airdale	\$115,800					\$115,800
Specialty Sheet Metal Side Panels						
Thermosystems	\$5,100					\$5,100
Cabinet Unit Heaters						
Mechanical Equipment Inc	\$0					\$0
Thermosystems	\$50,800					\$50,800
Trane	\$38,645					\$38,645
Exhaust / Relief Fans / Intake Hood						
Brucker Company	\$17,050					\$17,050
Air Product	\$18,200					\$18,200
Forced Flow Convectors						
Mechanical Equipment Inc						\$0
FloMech						\$0
Radiant Ceiling Panels						
Mechanical Equipment Inc						\$0
Brucker Company						\$0
FloMech						\$0
Finned Tube Radiation						
Mechanical Equipment Inc	\$5,280					\$5,280
FloMech	\$6,600					\$6,600
Misc Items / Outside Consultants						
Equipment Storage	\$5,000	\$2,000	\$2,000	\$2,000	\$2,000	\$13,000
Structural Steel	\$10,000					\$10,000
Structural Engineer	\$5,000				\$5,000	\$10,000
Miscellaneous Items						
Project Management	\$104,365	\$16,685	\$10,140	\$25,333	\$9,821	\$166,343
Engineering	\$83,388	\$14,827	\$8,448	\$22,060	\$7,961	\$136,684
Commission & Optimization	\$23,043	\$3,923	\$2,324	\$5,883	\$2,358	\$37,532
Misc. Construction Costs	\$20,657	\$4,892	\$2,936	\$6,162	\$2,956	\$37,603
PSI Design Finalization	\$62,171	\$10,693	\$7,058	\$17,731	\$6,614	\$104,266
Warranty	\$21,771	\$3,262	\$2,257	\$4,841	\$1,952	\$34,083
Bond	\$15,543	\$2,523	\$1,514	\$3,683	\$1,503	\$24,767
Subtotal	\$2,098,209	\$344,126	\$206,126	\$504,659	\$195,509	\$3,348,629
Overhead (10%)	\$209,821	\$34,413	\$20,613	\$50,466	\$19,551	\$334,863
Profit (5%)	\$104,910	\$17,206	\$10,306	\$25,233	\$9,775	\$167,431
Total Price	\$2,412,940	\$395,745	\$237,045	\$580,357	\$224,835	\$3,850,923

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Wheaton CUSD #200 - Phase 11 Improvement List October 29, 2021							
Scope Item	Improvement Summary	Total Cost	Estimated Rebate	Annual Energy Savings	Annual Maintenance Savings	Annual Operational Savings (Cost Avoidance)	Payback
Sandburg Elementary School							
SES-1	Boilers, Pumps, VCUs, AHUs, Casework. <i>This scope items replaces old boilers and increases their efficiency, allows the hydronic pumping system to modulate to match the building load and save energy, adds ducted vertical classroom units which improve comfort and air distribution, upgrades all of the old AHUs, and replaces casework.</i> <ul style="list-style-type: none"> * Replace (2) existing 1.5 million BTU input boilers with (2) new 1.6 million input BTU high efficiency condensing boilers for N+1 redundancy. * Demolish (2) existing boiler primary pumps. Install (2) new boiler primary pumps. * Replace (1) existing secondary building pumps with (1) new secondary building pump. Install (1) new variable frequency drive (VFDs) - one per pump. * Replace central plant hydronic accessories including side stream filter, chemical feeder, and air separator. * Replace old horizontal classroom unit ventilators with (12) new vertical ducted classroom unit ventilators. * Refurbish (3) air handling units (AHUs) including replacing fan motors, installing VFDs, replacing coil pumps, and replacing coils. Existing ductwork to remain. * Replace (1) RTU above office area with new. * Remove (4) horizontal unit ventilators in gym and replace with (1) new roof-mounted RTU with distribution ductwork. * Replace existing cabinet unit heaters and finned tube radiation with new. * Replace existing roof-mounted exhaust fans and install new AHU relief fans. * HVAC system will remain a 2-pipe change-over system. * Install new direct digital controls on new mechanical equipment listed in scope item. * Install new Tridium web accessible energy management system to operate controls on noted scope in the school district. Include new scheduling, trending, alarms, and graphics for the HVAC systems. Install JACE panel in * Replace old cabinetry along exterior walls in classrooms with new cabinetry 	\$2,412,940	\$ 13,015.00	\$4,903	\$16,200	\$241,294	9.1
		\$2,412,940	\$13,015	\$4,903	\$16,200	\$241,294	9.15
Wheaton-Warrenville South High School							
WWSHS-1	AHU Upgrades (AHU-23 & 27) <i>This scope items refurbishes aging AHUs to increases their efficiency and replace aging components.</i> <ul style="list-style-type: none"> * Refurbish (2) air handling units (AHUs) including replacing fan motors, installing VFDs, replacing coil pumps, and replacing coils. Existing ductwork to remain. 	\$395,745	\$ 1,200.00	\$1,099	\$4,320	\$39,574	8.8
WWSHS-2	AHU Replacements (14 & Kitchen) <i>This scope item replaces (2) aging AHUs with new units.</i> <ul style="list-style-type: none"> * Replace (2) air handling units (AHUs) including replacing fan motors, installing VFDs, replacing coil pumps, and replacing coils. Existing ductwork to remain. 	\$237,045	\$ 960.00	\$872	\$4,320	\$23,705	8.2
WWSHS-3	AHU Replacement (AHU-25) <i>This scope item replaces (1) aging AHUs with a new unit.</i> <ul style="list-style-type: none"> * Replace (1) air handling units (AHU) including replacing fan motor, installing VFDs, replacing coil pumps, and replacing coils. Existing ductwork to remain. 	\$580,357	\$ 3,200.00	\$2,998	\$4,320	\$58,036	8.8
WWSHS-4	Korellis AHU Upgrades <i>This scope item replaces (1) aging AHUs with a new unit.</i> <ul style="list-style-type: none"> * Replace (1) air handling units (AHU) including replacing fan motor, installing VFDs, replacing coil pumps, and replacing coils. Existing ductwork to remain. 	\$224,835	TBD	TBD	\$4,320	\$22,484	TBD
		\$1,437,983	\$5,360	\$4,969	\$17,280	\$143,798	8.63
TOTAL FOR ALL IMPROVEMENTS		\$3,850,923	\$18,375	\$9,872	\$33,480	\$385,092	8.95

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Notes:

1. The total costs shown include all fees and are before any applicable rebates.
The estimated rebates are based on the 2021 incentive rebate programs from ComEd and Nicor. Final values subject to change and are subject to Comed and Nicor approval. Rebate estimates assume Comed will approve rebates for chillers with split evaporators and condensers.
2. Pricing does not include any costs for asbestos abatement, mold abatement, or other hazardous material. It is the responsibility of the owner to notify PSI of any hazardous material and perform the required abatement prior to implementing the project scope of work.
3. Annual Operational Savings represent annual capital dollars that would need to be budgeted over 10 years to install the improvement item.
4. Owner will be responsible for removal and replacement of loose furniture/equipment from rooms to allow installation of new systems.
5. Utility savings are based upon the utility cost rates provided to PSI by the District.
6. PSI is not responsible for the condition of existing ductwork or existing piping and associated valves not being replaced under this project.
7. All maintenance and service shall be performed in strict accordance with the manufacturers recommendations.
8. This project does not include any gas pressure service upgrades. It is assumed that the current gas pressure is adequate for current and future use.
9. The school district shall provide remote access to monitor/ program the school district BAS system.
10. The school shall provide IT network access to access JACE panels and PSI software.
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