

PRAIRIE TRAILS
SCHOOL

ALLIED 360

STRATEGIC CAPITAL PLANNING &
FACILITY MANAGEMENT SOLUTIONS

SCOPE OF WORK & PRICING

RIVER TRAILS SD26 FACILITY CONDITION ASSESSMENT



River Trails
SCHOOL DISTRICT 26

RIVER TRAIL'S GOALS. ALLIED'S COMMITMENT. TURNING FACILITY DATA INTO A CLEAR ROADMAP FOR FUTURE INVESTMENT.

Allied360 is excited to partner with River Trails School District to assess the condition of its facilities and provide the data needed to support future planning decisions. Through a comprehensive facility assessment, asset inventory, energy benchmarking, and capital forecasting process, our team will deliver the information necessary to understand current conditions, identify future needs, and prioritize investments. We are committed to providing clear, accurate, and actionable facility data that supports responsible planning and long-term stewardship of District resources.



Doug McMahan,
CEO, Allied Facility Partners



Jaime Frausto,
President, Allied360



River Trails
SCHOOL DISTRICT 26

RIVER TRAILS SCHOOL DISTRICT 26 FACILITY CONDITION ASSESSMENT

KEY PROJECT OUTCOMES



BETTER-INFORMED DECISIONS

Use facility data and benchmarking to prioritize investments and plan with confidence.



PREDICTABLE CAPITAL PLANNING

Forecast future replacement needs and associated costs.



COMPLETE ASSET VISIBILITY

Know what assets exist, where they are located, and their current condition.

PROJECT OVERVIEW

Allied360 will provide River Trails School District 26 with a Facility Condition Assessment across four schools. The assessment will include energy benchmarking, review of available facility documentation, mechanical equipment inventory, QR-coded asset identification, and access to Allied360's facility assessment software for three years.

At River Trails Middle School, Allied360 will complete a more detailed assessment of major mechanical equipment, including remaining useful life and projected replacement or refurbishment costs.

Optional alternate scopes are also included for lighting, building envelope, site conditions, and interior finishes to help the District plan for future facility needs.

**4 SCHOOLS
ASSESSED**

**3 YEAR PLATFORM
ACCESS**

**✓ CAPITAL
FORECASTING
INCLUDED**

Schools Included in FCA:

Prairie Trails	805 N Burning Bush Ln, Mount Prospect, IL
Euclid Elementary	711 E Euclid Ave, Mount Prospect, IL
Indian Grove Elementary	1340 N Burning Bush Ln, Mount Prospect, IL
River Trails Middle School	1000 N Wolf Rd, Mt Prospect, IL



BASE SCOPE OF WORK

The following scope outlines the services included in Allied360's Facility Condition Assessment program for River Trails School District 26. The assessment is designed to document existing facility information, establish a mechanical equipment inventory, benchmark building energy usage, and provide the data necessary to support long-term capital planning and facility management decisions. The Base Facility Assessment Includes:

UTILITY ANALYSIS & ENERGY BENCHMARKING

- Allied360 will gather and analyze at least 12-months of electrical and natural gas bills and benchmark each building's energy efficiency using an Energy Use Index (EUI).

PRE-ASSESSMENT DATA COLLECTION

- Allied360 will work with the school district to gather documentation and information prior to the assessment.
- Allied360 will review mechanical drawings and the building automation system to establish an equipment inventory and map out their locations.
- Allied360 is assuming all drawings are accessible as digital copies and will not need to professionally scan any physical plans.

MECHANICAL EQUIPMENT INVENTORY & DOCUMENTATION

- For all major mechanical equipment (equipment with moving parts) at each of the four schools, Allied360 will document and upload O&M, Warranty, and/or other files into Allied360's facility assessment software pending the district's provision of these documents.
- Some equipment which would be excluded includes radiant panels, VAV boxes, OA/combustion air building dampers, heat exchangers, electric resistance heating elements, thermal storage materials, geothermal wells, thermostats, etc.
- Also excluded are equipment subcomponents, controls, and overall building automation system programming.
- Allied360 will install QR code stickers next to the nameplate of all documented mechanical equipment, directing to Allied360's facility assessment software for easy identification.



MECHANICAL EQUIPMENT ASSESSMENT

- Allied360 will conduct a full condition assessment of all major mechanical equipment at River Trails Middle School.
- Allied360 will provide an expected remaining life and a turn-key cost for the refurbishment or replacement of each piece of assessed equipment at River Trails Middle School. An agreed upon yearly inflation rate will be used to project the cost to replace the equipment in the year it is due to be replaced.

REPORTING & SOFTWARE DELIVERABLES

- Allied360 will provide a digital report of the existing system conditions assessed in depth.
- Allied360 will provide access to the district's organization in the facility assessment software including a viewer license to their insights for a period of 3 years following the handover of the final report.

EXCLUSIONS

- Allied360 services do not include uploading any data into the district's existing BHFX or existing CMMS software.
- Allied360 does not include integration of the school district's existing capital planning tables, software, etc. into Allied360's facility planning software.

ASSUMPTIONS

- Allied360 assumes regular working hours with unrestricted access to building locations with equipment which needs to be assessed.
- Allied360 assumes district assistance in accessing equipment.
- Allied360 assumes district assistance turning equipment on or off if operation is not possible at the unit.

The Base Scope of Work provides the District with energy benchmarking, mechanical equipment inventory and documentation, QR code asset identification, and capital planning data for assessed equipment. Additional assessment modules may be selected to expand the evaluation based on the District's facility planning needs.

OPTIONAL ASSESSMENT ADD-ONS

Additional assessment modules are available to provide more detailed evaluation and capital planning data for lighting, building envelope, site, and interior conditions.

ADD ALT: LIGHTING

- Allied360 will take inventory of all existing lighting fixtures, switches, and controls at each of the four schools via a lighting takeoff and onsite verification. This includes interior and exterior fixtures.
- Allied360 excludes providing QR code stickers for lighting fixtures.
- If needed, Allied360 will provide a turn-key cost for replacing each fixture and upgrading to LED. Allied360 will work with the school district to plan a replacement timeline for their lighting systems, considering the age and condition of the equipment. An agreed-upon yearly inflation rate will be used to project the cost to replace the equipment in the year it is due to be replaced.
- Allied360 will calculate the reduction in power consumption resulting from upgrading to LED lighting fixtures.
- Allied360 will provide a digital report detailing the replacement and upgrade costs and resulting energy savings per year in depth.
- For all lighting systems at each of the four schools, Allied360 will upload O&M, Warranty, or other files to the facility assessment software pending the district's provision of these documents.

ADD ALT: BUILDING ENVELOPE

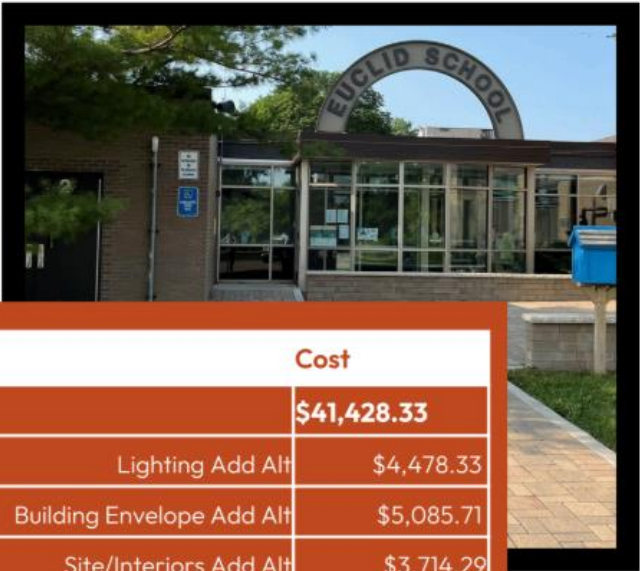
- Allied360 will document and assess the condition of the roof systems at River Trails Middle School, including taking infrared thermal images to better assess the conditions of the roof systems.
- Allied360 will provide an expected remaining life and turn-key cost for the refurbishment and replacement of each assessed roof system. An agreed-upon yearly inflation rate will be used to project the cost of refurbishment or replacement based on the expected remaining life.
- Allied360 will document and assess the condition of all existing windows in each of the four schools, excluding Prairie Trails.
- Allied360 will provide an expected remaining life and turn-key cost for the refurbishment and replacement of all assessed exterior windows. An agreed-upon yearly inflation rate will be used to project the cost of refurbishment or replacement based on the expected remaining life.
- Allied360 will document and assess the condition of all exterior walls at River Trails Middle School. This assessment includes tuckpointing, cracking, moisture penetration, staining, lintel condition, and weep holes.
- Allied360 will provide an expected remaining life and turn-key cost for the refurbishment of each wall in areas that are deemed to need it. An agreed-upon yearly inflation rate will be used to project the cost of refurbishment based on the expected remaining life.

- For all roof systems, windows, and exterior walls at each of the four schools, Allied360 will upload warranty and/or other files to the facility assessment software pending the district's provision of these documents.
- Allied360 will provide a digital report of the building envelope conditions assessed in depth.
- Allied360 excludes providing QR code stickers for roof systems, windows, and exterior walls.

ADD ALT: SITE & INTERIOR

- Allied360 will document and assess the condition of the interior finishes at River Trails Middle School, including ceiling tiles and flooring.
- Allied360 will provide an expected remaining life and turn-key cost for the refurbishment and replacement of the assessed interior finishes. An agreed-upon yearly inflation rate will be used to project the cost of refurbishment or replacement based on the expected remaining life.
- Allied360 will document and assess the condition of parking lot asphalt areas at River Trails Middle School.
- Allied360 will provide an expected remaining life and turn-key cost for the refurbishment and replacement of the assessed parking lot areas. An agreed-upon yearly inflation rate will be used to project the cost of refurbishment or replacement based on the expected remaining life.
- For all interior finishes and parking lots at each of the four schools, Allied360 will upload O&M, Warranty, or other files to the assessed equipment in the facility assessment software pending the district's provision of these documents.
- For each of the four schools, Allied360 will provide a turn-key cost for restriping and seal-coating the asphalt areas of parking lots every other year. An agreed-upon yearly inflation rate will be used to project the cost of restriping and seal-coating parking lots biannually.
- Allied360 will provide a digital report of the building envelope conditions assessed in depth.
- Allied360 excludes providing QR code stickers for interior finishes and parking lots.

FCA INVESTMENT SUMMARY



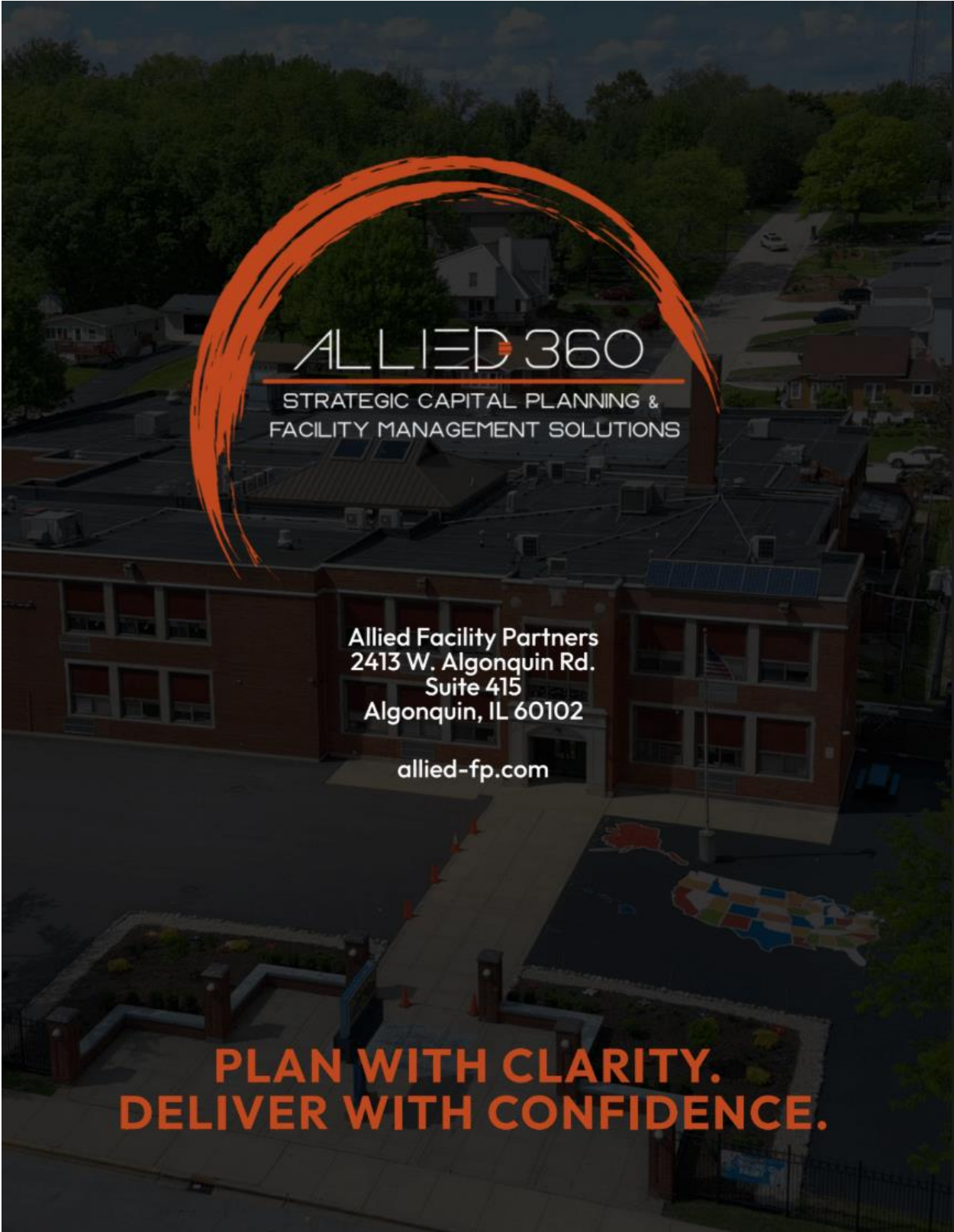
Assessment Service	Cost
Total Base Sell Price	\$41,428.33
Lighting Add Alt	\$4,478.33
Building Envelope Add Alt	\$5,085.71
Site/Interiors Add Alt	\$3,714.29
Total Price with All Add Alternates	\$54,706.66

KEY DELIVERABLES

- Asset inventory database
- Mechanical equipment documentation
- Equipment condition assessment
- Remaining useful life forecasting
- Replacement/refurbishment cost projections
- Inflation-adjusted capital planning data
- Energy benchmarking using EUI
- QR code asset identification
- Digital assessment report
- Three-year platform access



River Trails
SCHOOL DISTRICT 26



ALLIED 360

STRATEGIC CAPITAL PLANNING &
FACILITY MANAGEMENT SOLUTIONS

Allied Facility Partners
2413 W. Algonquin Rd.
Suite 415
Algonquin, IL 60102

allied-fp.com

**PLAN WITH CLARITY.
DELIVER WITH CONFIDENCE.**