

**Sauk Valley Community College**  
**April 21, 2025**

**Action Item 6.10**

**Topic:** Fee Proposal – Automation System for 2<sup>nd</sup> Floor Renovation

**College Health Metric:** Campus Environment – College facilities and grounds are clean and updated; the campus is safe, secure and welcoming

**Presented By:** Dr. David Hellmich and Richard Groleau

**Presentation:**

The College is undertaking a renovation of space on the north side of the West Mall's second floor. This area was previously occupied by Information Technology Services, faculty offices, and underutilized classrooms. The renovated layout will support a more efficient ITS footprint, an increase in faculty office space, and dedicated space for the new Sonography Program. It was determined the existing building automation system serving this area is outdated and does not meet the integration needs of the redesigned space. A modern automation system is required to ensure effective HVAC controls, improved system adaptability, and long-term operational sustainability in alignment with campus design and energy standards.

Baker Group of Ankeny, Iowa has submitted a proposal to furnish and install the required building automation system. The total cost of \$292,815, as detailed in the attached proposal, will be funded through restricted use Funding Bond Proceeds.

Materials and components will be procured under an OMNIA Partners Public Sector contract, which complies with the public bidding and procurement requirements outlined in the Illinois Public Community College Act (110 ILCS 805) and SVCC Board Purchasing Policy (305.01). The professional services associated with system installation and configuration are exempt from bidding under Section 3-27.1(f) of the Act and also the Board's Purchasing Policy, covering contracts for installation of data processing and telecommunications systems.

The scope of the automation system and related services was intentionally excluded from the general contractor's bid package. This decision was based on the College's positive prior experience with Baker Group and their current role in maintaining and programming the College's existing building automation systems. This approach ensures consistency, continuity of support, and seamless integration with the College's broader system architecture.

The College's Business Office is reviewing the contract to ensure full compliance with OMNIA's cooperative contracting procedures. Additionally, due to ongoing market volatility and international tariff impacts, the total contract amount may be subject to change. For this reason, the administration is requesting approval of the proposed amount plus a 10% contingency, not to exceed \$322,097, to accommodate any unforeseen cost adjustments that may arise prior to final execution.

**Recommendation:**

The administration recommends the Board approve the proposal from Baker Group of Ankeny, Iowa in the amount of \$292,815, plus a 10% contingency, for a total amount not to exceed \$322,097, to be paid from restricted use Funding Bond Proceeds.



***Expect the Best<sup>®</sup>***

**PROPOSAL FROM BAKER GROUP'S AUTOMATION BUSINESS UNIT:**

## **Sauk Valley Community College Second Floor Renovation**

**PROJECT INFORMATION:**

Sauk Valley Community College  
173 IL Route 2  
Dixon, IL 61021

**DELIVERED ON:**

March 17, 2025



**Baker Group**  
Gabe Stevens  
1600 SE Corporate Woods Drive  
Ankeny, Iowa 50021-7501  
Phone: 855.262.4000  
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## Contact Summary Sheet

Proposal #:	GDS_03.2025
Date:	March 17, 2025

Baker Group Contact Information	
Sales Executive / Project Manager:	Gabe Stevens
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Telephone:	855.262.4000
Fax:	515.266.1025
Email Address:	stevensg@thebakergroup.com

Customer Contact Information	
Customer:	Sauk Valley Community College
Customer Contact:	Rich Groleau
Customer Location:	173 IL Route 2 Dixon, Illinois 61021
Customer Email Address:	richard.a.groleau@svcc.edu



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March 17, 2025

Revision: I

To: Sauk Valley Community College  
Attn: Rich Groleau

Project: SVCC Second Floor Remodel  
RE: Building Automation System Scope of Work

### **Scope of Work**

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Baker Group is pleased to provide this proposal to furnish and install new building automation system components for Sauk Valley Community College as part of the Second Floor Remodel project. This budget is based on 100% CD Set Drawings and Specifications (dated 01/17/2025). Baker Group acknowledges adherence to the project manual (dated 01/17/2025) specified by the architect.

*This proposal is based on current material pricing and is subject to adjustment in the event of significant changes in material costs due to tariffs, trade restrictions, or supply chain disruptions. The contractor reserves the right to pass through any additional costs incurred as a result of new or increased tariffs that will impact the project scope. Any such cost adjustments will be documented and presented for client review and approval prior to implementation.*

Please accept this proposal as detailed below.

### **Building Automation System Platform**

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#### Tridium Niagara (N4)

- Includes One (1) - OnLogic (ML100G-41) Industrial Fanless AMD Ryzen 4000 Compact Computer
- Includes Head End Software, Programming Tools, and Licenses
- Includes One (1) - Phoenix Contact (1085039) Ethernet Switch
- Includes One (1) - Hoffman (16x24x6) Enclosure with Backplane, Terminals, Panduit, Xfmr

### **Data Room Equipment**

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#### Air Handling Unit 1 - Variable Volume Unit Serving Data Room

- Includes all DDC Field Sensors and Safeties with Programming per the Points List
- Includes Two (2) - Temperature Sensors with Wells for the Cooling Coil
- Includes 2-Way Cooling Coil Control Valve
- Includes All Control Relays & Current Transmitters Required for Control of the Fan System
- Includes BACnet Integration to the Supply Fan VFD - VFD Furnished with AHU Per Schedule
- Includes Alerton - BACnet MSTP Field Controller in a Temperature Control Panel Enclosure
- Includes all Conduits, Support Systems, Cables, and Wires Installed Per Code



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#### Air Handling Unit 2 - Variable Volume Unit Serving Data Room

- Includes all DDC Field Sensors and Safeties with Programming per the Points List
- Includes Two (2) - Temperature Sensors with Wells for the Cooling Coil
- Includes 2-Way Cooling Coil Control Valve
- Includes All Control Relays & Current Transmitters Required for Control of the Fan System
- Includes BACnet Integration to the Supply Fan VFD - VFD Furnished with AHU Per Schedule
- Includes Alerton - BACnet MSTP Field Controller in a Temperature Control Panel Enclosure
- Includes all Conduits, Support Systems, Cables, and Wires Installed Per Code

#### Supply Fan, Electric Duct Heater, Relief Hood Controls Serving the Data Room

- Includes all DDC Field Sensors and Safeties with Programming per the Points List
- Includes All Control Relays & Current Transmitters Required for Control of the Fan System
- Includes Actuators for Damper Control - Dampers Furnished with AHU Per Schedule
- Includes Alerton - BACnet MSTP Field Controller in a Temperature Control Panel Enclosure
- Includes all Conduits, Support Systems, Cables, and Wires Installed Per Code

#### Ductless Split System Controls

- Includes BACnet Integration to Ductless Split Systems (Typical of 3)
- Includes BAS Monitoring of DSS for Alarming and Control (Typical of 3)
- Includes Installation and Wiring of DSS Controllers and Thermostats (Typical of 3)
- Includes Installation of Redundant Temperature Sensors for Monitoring of DSS
- Includes all Conduits, Support Systems, Cables, and Wires Installed Per Code (Typical of 3)

### Open Area Equipment

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#### AHU-4 Sequence Modifications

- Includes AHU Sequence Modifications for Heating and Cooling Demand Based on New VAVs and FTUs
- Includes AHU Sequence Modifications for Building Static Pressure Control
- Includes System Check-Test-Start Analysis Upon Completion of Project

#### EF-01 Controls - ECM Motor Controlled for Building Static Pressure

- Includes One (1) - Building Static Pressure Transmitter with Outdoor & Room Pressure References
- Includes Control Relay & Current Transmitter Required for Control of the Exhaust Fan
- Includes a Alerton VIP Field Controller Located Near the Power Roof Exhaust
- Includes Conduits, Pathways, Cables, & Wires Installed Per Applicable Codes



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#### VAV-4-01 Controls

- Includes Microset 4 Room Temperature Sensor
- Includes Space CO2 Sensor
- Includes Entering Air Temperature Sensor
- Includes Discharge Air Temperature Sensor
- Includes Belimo LMB24 Damper Actuator
- Includes Hot Water Reheat Coil Control Valve
- Includes Alerton VAV Box Controller w-Integral Airflow Transmitter
- Includes all Conduits, Support Systems, Cables, and Wires Installed Per Code

#### VAV-4-02, VAV-4-04 Controls

- Includes Microset 4 Room Temperature Sensor (Typical of 2)
- Includes Entering Air Temperature Sensor (Typical of 2)
- Includes Discharge Air Temperature Sensor (Typical of 2)
- Includes Belimo LMB24 Damper Actuator (Typical of 2)
- Includes Alerton VAV Box Controller w-Integral Airflow Transmitter (Typical of 2)
- Includes all Conduits, Support Systems, Cables, and Wires Installed Per Code (Typical of 2)

#### VAV-4-03 Controls

- Includes Microset 4 Room Temperature Sensor
- Includes Entering Air Temperature Sensor
- Includes Discharge Air Temperature Sensor
- Includes Duct Pressure Transmitter for Duct Static Pressure Control
- Includes Belimo LMB24 VAV Damper Actuator
- Includes Control of Relief Damper - Excludes Provision of Relief Damper Actuator - Presumed to be Furnished with Damper
- Includes Alerton VAV Box Controller w-Integral Airflow Transmitter
- Includes all Conduits, Support Systems, Cables, and Wires Installed Per Code

#### FTU 4-01, 4-05, 4-09 Controls

- Includes Microset 4 Room Temperature Sensor (Typical of 3)
- Includes Entering Air Temperature Sensor (Typical of 3)
- Includes Discharge Air Temperature Sensor (Typical of 3)
- Includes Belimo LMB24 FTU Damper Actuator (Typical of 3)
- Includes Hot Water Reheat Coil Control Valve (Typical of 3)
- Includes Alerton VAV Box Controller w-Integral Airflow Transmitter (Typical of 3)
- Includes all Conduits, Support Systems, Cables, and Wires Installed Per Code (Typical of 3)



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#### FTU 4-02, 4-03 Controls

- Includes Microset 4 Room Temperature Sensor (Typical of 2)
- Includes Space CO2 Sensor (Typical of 2)
- Includes Entering Air Temperature Sensor (Typical of 2)
- Includes Discharge Air Temperature Sensor (Typical of 2)
- Includes Belimo LMB24 FTU Damper Actuator (Typical of 2)
- Includes Alerton VAV Box Controller w-Integral Airflow Transmitter (Typical of 2)
- Includes all Conduits, Support Systems, Cables, and Wires Installed Per Code (Typical of 2)

#### FTU 4-04, 4-06, 4-07, 4-08 Controls

- Includes Microset 4 Room Temperature Sensor (Typical of 4)
- Includes Entering Air Temperature Sensor (Typical of 4)
- Includes Discharge Air Temperature Sensor (Typical of 4)
- Includes Belimo LMB24 FTU Damper Actuator (Typical of 4)
- Includes Control of Relief Damper - Excludes Provision of Relief Damper Actuator - Presumed to be Furnished with Damper (Typical of 4)
- Includes Alerton VAV Box Controller w-Integral Airflow Transmitter (Typical of 4)
- Includes all Conduits, Support Systems, Cables, and Wires Installed Per Code (Typical of 4)

#### VAV Diffuser Controls

- Includes One (1) - Titus T3SQ-2 VAV Diffuser & Local Thermostat (Typical of 16)
- Includes BACnet Integration to VAV Diffuser Controllers (Typical of 16)
- Includes Power Modules for VAV Diffusers (Typical of 2)
- Includes BAS Control of VAV Diffusers per SOO (Typical of 16)
- Includes Installation and Wiring of VAV Diffuser Controllers, Space Temperature Sensor (Typical of 16)
- Includes all Conduits, Support Systems, Cables, and Wires Installed Per Code (Typical of 16)

#### CUH-01 Controls

- Includes Microset 4 Room Temperature-Humidity Sensor
- Includes Heating Coil Control Valve
- Includes All Control Relays & Current Transmitters Required for Control of the CUH
- Includes Alerton DDC Field Controller - Mounted On the CUH
- Includes Conduits, Pathways, Cables, & Wires Installed Per Applicable Codes





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## **Inclusions**

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Includes Project Management & Project Coordination  
Includes BAS Engineering - Submittals, As-Built, and Technical Reference Documentation  
Includes DDC Programming, System Start-up, and Controls Checkout  
Includes Conduits, Pathways, Cables, & Wires Installed Per Applicable Codes  
Includes On-Site Owner Training  
Includes Controls Demolition Work as Shown or Specified  
Includes Per Diem  
Includes Personal Protective Equipment (PPE) Required for Safety Policies and Procedures  
Includes One Year Warranty on all Parts and Labor

## **Exclusions**

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Excludes Test and Balance Support  
Excludes 3rd Party Commissioning Assistance  
Excludes Sales Tax  
Excludes Inter-Intranet Service - Furnished by the Owner if Necessary  
Excludes Patching, Painting, or Access Panels - Furnished by the Owner if Necessary  
Excludes Any BIM Documentation or Coordination  
Excludes Bonds, Permits, Fees, & Certificates  
Excludes Overtime Labor Unless Specified

Thank you for the opportunity to provide this proposal to install new building automation system components as part of the Second Floor Remodel project at Sauk Valley Community College. If you have any questions about the scope of work outlined above, please reach out!

*Gabe Stevens*

Gabe Stevens

Automation Project Manager

515.333.1721 / [stevensg@thebakergroup.com](mailto:stevensg@thebakergroup.com)



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## Pricing Summary:

### **Material pricing this quote is valid for 10 days.**

Due to the ongoing uncertainty of new tariffs, changes to existing tariffs, or other government-imposed fees ("tariff") and the potential for follow-on impacts arising from the same, please understand our proposal is valid only for a period of 10 days. We cannot be certain as to the impact any tariff(s) will have on manufacturing and supply lead times, shipping, as well as vendor and contractor services and construction activities moving forward. Accordingly, please understand that our proposal is further conditioned upon an acknowledgement and your agreement that, in the event a tariff directly or indirectly delays or impacts our ability to perform, including our ability to obtain requisite materials, equipment, or furnish sufficient labor or supervision, Baker Group shall not be deemed in default and the parties shall agree to negotiate a modification of the contract scope, schedule or method of performance to appropriately address the impact of any tariff or similar event beyond our reasonable control.

### **Pricing Summary for the Scope outlined above: \$292,815**

(Proposal is valid for 10 days from the delivery date of March 17, 2025)

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## Signature Page:

### **Proposed by:**

Baker Group

\_\_\_\_\_  
Company

Gabe Stevens

\_\_\_\_\_  
Name

Project Manager - Automation

\_\_\_\_\_  
Title

March 17, 2025

\_\_\_\_\_  
Date

### **Accepted by:**

\_\_\_\_\_  
Company

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Purchase Order Number

\_\_\_\_\_  
Date



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## **PROJECT TERMS AND CONDITIONS**

### **GENERAL**

1. Baker Group agrees to perform all work in a careful and workman-like manner and to furnish only materials of good quality.
2. The customer will provide reasonable access to all areas and equipment, and will allow Baker Group to stop and start equipment as may be necessary to fulfill the terms of the project.
3. All work will be performed during normal working hours, 8:00 AM to 4:30 PM, Monday through Friday.
4. The customer will promptly pay invoices upon receipt. Should a payment become thirty (30) days or more delinquent, Baker Group may stop all work under this project without notice and/or cancel this project, and the entire project amount shall become due and payable immediately upon demand.
5. In addition to any price specified on the face hereof, the customer shall pay and be responsible for the gross amount of any present or future sales, use, excise, value-added, or other similar tax, however designated, applicable to the price, sale or delivery or any products, services or the work furnished hereunder or for their use by Baker Group on behalf of the customer whether such tax shall be local, state, or federal in nature.
6. In the event Baker Group must commence legal action in order to recover any amount payable under this Agreement, the customer shall pay Baker Group all court costs and attorney's fees incurred by Baker Group.
7. Any legal action relating to this agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.
8. This Proposal valid for a period of 10 days after issuance.
9. Any balance unpaid for 30 days shall bear a FINANCE CHARGE computed by a "periodic rate" of 1.5% per month, which is an ANNUAL PERCENTAGE OF 18%.
10. To pay with MasterCard or Visa, please visit [www.thebakergroup.com](http://www.thebakergroup.com) and click on the link "Invoice Payment: near the bottom of the webpage. There is a 3% convenience fee for payment on line using a credit card. Remittance using E-check on line with no fee is available.

### **LIMITATIONS OF LIABILITY AND INDEMNITIES**

1. Baker Group will not be liable for damage or loss caused by delay in installation or interrupted service due to fire, flood, corrosive substance in the air, strike lockout, dispute with workmen, inability to obtain material or services, commotion, war, act of God, or any other cause beyond Baker Group's reasonable control.
2. Adding, removing or making changes to your electrical power distribution system may affect your NFPA 70, 70B or 70E Electrical Arc Flash ratings. Unless specifically stated, our scope does not include creating or updating the code required power study for your facility.
3. In no event, whether as a result of breach of contract, or any tort including negligence or otherwise shall Baker Group or its suppliers, employees or agents be liable for any special, consequential, incidental, or penal damage including, but not limited to loss of profit or revenues, loss of use of any products, machinery, equipment, damage to associated equipment, cost of capital, cost of substitute products, facilities, services or replacement power, down time costs, lost profits, or claims of Buyer's customers for such damages.
4. No other warranty expressed or other liability is given and no other affirmation of Baker Group, by word or action, shall constitute a warranty. This warranty is expressly in lieu of any other express or implied warranty including any implied warranty of merchantability of fitness, and any other obligation on the part of Baker Group.
5. Baker Group warrants materials only to the extent and for the time period said materials are warranted to Baker Group by the manufacturer(s) of the same. Baker Group's liability, if any, upon any warranty, either expressed or implied, shall be limited to replacement of defective materials and correction of faulty workmanship which is in violation of local, state, or federal building codes at the time of performance of the work by Baker Group.