



## SHEPHERD OF THE HILL LUTHERAN CHURCH

925 E. 9th Street Lockport, IL 60441

*Rev. Dr. Jon Pedersen, Senior Pastor*  
*Dawn Virva, Parish Administrator*

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Pastor Jon Pedersen  
Shepherd of the Hill Lutheran Church  
Lockport, Illinois

March 8, 2025

Dear Sisters and Brothers of SOTH,

The purpose of this letter is to officially call a meeting of the members of Shepherd of the Hill Lutheran Church, Lockport, Illinois. The intent of the meeting is to vote on the proposed bid of Jones Environmental Control to replace the boiler of our HVAC system. The bid comes in two parts: \$151,965 and an additional \$14,326 for a total of \$166,291. Attached you will find copies of the two parts of the bid. Also attached is a synopsis of the process by which the Property Committee handled the selection of the bid of Jones Environmental and why.

This bid was accepted by the SOTH Congregational Council and the Council is forwarding this bid to the congregation for their approval.

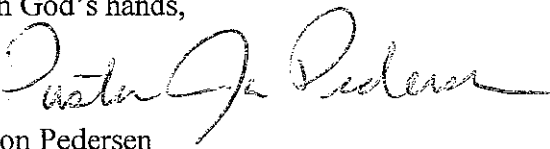
**The congregational meeting will take place on Sunday, March 23, 2025, following the 10:00 a.m. worship service.**

There will be a Q&A session with members of the Property Committee on Sunday, March 16, 2025, following the 10:00 a.m. worship service.

SOTH has been blessed by the generosity of its members. In our savings, we have the funds available to proceed with this project upon the approval of the congregation.

We thank God for God's provisions. While the price tag of this project is high, we are confident that there will be considerable savings of natural gas and electricity into the future. As stewards of God's creation, this is a good thing not just for SOTH but for the planet as well.

In God's hands,



Jon Pedersen

## **Boiler Replacement Project Update**

Our aging boiler system has been a persistent concern, with repair costs exceeding \$13,000 since 2022. Recognizing the need for a long-term solution, the Property Committee initiated a comprehensive bidding process in July 2023.

## **Bid Selection Process**

- Collected multiple bids throughout 2023 and 2024
- The range of bids were from \$137,727 to \$221,850\*
- Property Committee thoroughly evaluated all of the proposals
- Prioritized spring installation to ensure readiness for fall, 2025

## **Chosen Proposal: Jones Environmental**

The Property Committee has selected a bid from Jones Environmental, which offers:

- State-of-the-art technology
- Compact design compared to our current unit
- Competitive pricing
- 97% efficiency

## **Additional Features and Benefits**

After consulting with the contractor and boiler manufacturer, we've included two crucial upgrades:

- Water Treatment System: Prevents scaling and ensures the boiler operates smoothly and efficiently over time.
- Variable Speed Pumps: These pumps were specifically requested to reduce electrical costs. A pump running at half speed uses only 1/8 of the electricity it would at full speed. Our existing pumps currently run at full speed all the time, making this upgrade a significant energy-saving measure.
- Additionally, the \$166,291 cost covers the installation of two high-efficiency boilers, not just one. These boilers are designed to back each other up for reliability and can work together during extremely cold weather. The gas savings from this upgrade are expected to be substantial due to their advanced efficiency.

## **Financial Impact**

While the investment is significant, this project represents a critical step toward ensuring reliable, cost-effective heating for our building. Moving forward now will allow us to complete installation in the spring, ensuring the new system is fully operational by fall.

Attached are two PDFs of the chosen bid from Jones Environmental (one for the actual boiler \$151,965, the other for the variable speed pump \$14,326).

Jones Environmental Control  
 19144 S Blackhawk Parkway  
 Mokena, IL 60448

# Quote

Date	Quote #
2/18/2025	25-0218-1

<b>Name / Address</b>
Shepherd of the Hills 925 E 9th Street Lockport, IL 60441

<b>Ship To</b>
925 9th Street Lockport, IL 60441

Description	Qty	Total
ATTN: MS. DAWN VERVA (EMAIL: SOTH.OFFICE@SHEPHERDOFTHEHILL.COM / PH: 815.838.0708) RE: BOILER REPLACEMENT WE PROPOSE TO FURNISH ALL LABOR, MATERIAL AND EQUIPMENT TO: REMOVE OLD BOILER FROM SITE, SET AND INSTALL [2] NEW 97% CONDENSATE BOILERS, WITH STAINLESS HEAT EXCHANGER LOCHINVAR MN: KBX100N-M, COMMERCIAL BOILERS. (BROCHURE ATTACHED) TIE INTO EXISTING PIPING SUPPLY & RETURN CITY FEED, USING EXISTING CONTROLS, UTILIZING EXISTING FLUE OPENING THROUGH ROOF WITH SUPPORT AND CAP. INSTALL [2] NEW VARIABLE SPEED ECM BOILER PUMPS. INSTALL ALL NEW VENT PIPING SUPPLY & RETURN AIR. REPLACE ANY PIPE COVERING THAT IS REMOVED. INSTALL [2] "K" NEUTRALIZERS FOR CONDENSATE. OUR PRICE TO COMPLETE THE ABOVE PROJECT IS THE SUM OF: **EXTRAS, PER OUR DISCUSSION** FURNISH AND INSTALL [1] NEW MAGNETIC AIR SEPARATOR, TIED INTO EXISTING PIPING: FURNISH AND INSTALL [1] 157 GALLON EXPANSION TANK WITH BLADDER @ 125 PSI. EXISTING TANKS TO REMAIN: **NOTES: - ASBESTOS TO BE REMOVED BY OTHERS - ALL PERMITS TO BE PROVIDED BY JONES - QUOTE TO REPLACE EXISTING HOUSE PUMP TO FOLLOW.		138,000.00  9,425.00  4,540.00
THE ABOVE QUOTE IS VALID FOR [30] DAYS		<b>Total</b>

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<p><b>**WATER TREATMENT:</b>            We are checking with Global Water Technology whether their treatment program inhibits hardness-caused scale formation. We reviewed the service report shared by SOTH, and we found that the system water is in the scaling region. (See the image below)            If their treatment GWT3003 does not control scaling, which is we suspect only handles the corrosion and pH stability, we recommend using the Fernox F1 multi-functional treatment formulated to protect against corrosion and, most importantly, the scaling.            In a system where the water volume remains unchanged (no draining or substantial leaking) the treatment with the F1 is normally a one-time dosage at the rate of 0.5-1.0%.            We estimate that the system in the church holds about 800 US gallons. The initial treatment with the F1 will require two (2) containers of 2.6 gallons each.            Because the outdoor chiller and piping are drained for the winter and refilled in the spring, the system water will need to be tested and re-treated. This will require checking the level of the F1 protector and replenishing it if it is below the recommended value.            Based on the length of the Ø3 inch CHWS/R piping being drained/refilled I assess that the replenishment amount of the F1 would be about 1-2 US gallon per year.</p> <p><b>**LEAD TIME:</b>            -KBX Boilers have a 4 week lead as of 2/18            -Caleffi Sep4 and autofill have a 1 week lead time as of 2/18            -Calefactio Tank - manufacturer has in stock in Canada approx. 2 weeks            -Centrotherm Adaptor - 1 week as of 2/18            -meter has a 10 day lead time as of 2/18</p> <p><b>**PAYMENT TERMS:</b>            50% UPON ACCEPTANCE / 50% UPON COMPLETION</p> <p><b>**EQUIPMENT WARRANTY:</b>            ONE [1] YEAR FROM STARTUP DATE, BUT NOT TO EXCEED [18] MONTHS FROM DATE OF SHIPMENT. WE HAVE INCLUDED A [1] YEAR WARRANTY ON THE EQUIPMENT AND COMPONENT. WARRANTY EXTENDS TO PARTS ONLY. LABOR TO INSTALL SHALL BE CHARGED EXTRA.</p>		
THE ABOVE QUOTE IS VALID FOR [30] DAYS	<b>Total</b>	\$151,965.00

Jones Environmental Control

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2.25.2025	25-0225-1

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925 9th Street Lockport, IL 60441

Description	Qty	Total
ATTN: MS. DAWN VERVA (EMAIL: SOTH.OFFICE@SHEPHERDOFTHEHILL.COM / PH: 815.838.0708) RE: HOUSE PUMP REPLACEMENT WE PROPOSE TO FURNISH ALL LABOR, MATERIAL AND EQUIPMENT TO: REMOVE OLD PUMP AND INSTALL [1] NEW GUNDFROS MN: NESE 015-070/4-49A TO INCLUDE BUILT IN VFD COMMUNICATION INTERFACE BAC. OUR PRICE TO COMPLETE THE ABOVE PROJECT IS THE SUM OF: **LEAD TIME APX 30 DAYS		14,326.00
THE ABOVE QUOTE IS VALID FOR [30] DAYS	<b>Total</b>	\$14,326.00

