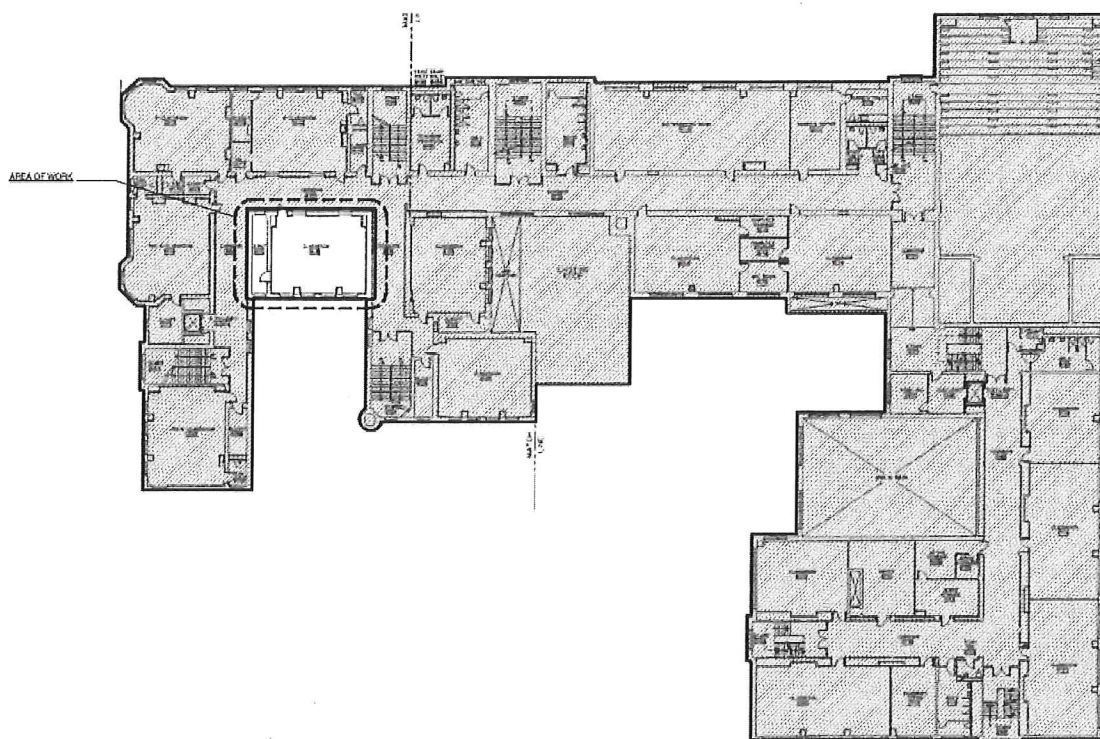


INSTALLATION OF FINANCIAL LITERACY LAB
ARIEL COMMUNITY ACADEMY

EXHIBIT A
DEPICTION OF WORK AREA
INSTALLATION OF GRANTEE IMPROVEMENTS

Room 104 A and Room 104 A – Closet as shown below.



**INSTALLATION OF FINANCIAL LITERACY LAB
ARIEL COMMUNITY ACADEMY**

**EXHIBIT B
SCOPE OF WORK**

The Grantee shall not commence any construction activities or installation of Grantee Improvements until receiving approval from the BOE's Director of Environmental Health and Safety to begin construction, Grantee acknowledges receipt of the 101 page "Environmental Project Manual" numbered 2025-23421-ADM issued for Addendum #1, prepared by Carnow, Conibear & Associates, dated May 16, 2025, for this project. The Environmental Project Manual is incorporated herein by reference and made of part of this Agreement. In accordance with the environmental notes provided in said Manual:

- Indoor Air Quality Controls. Grantee's Contractor and all subcontractors shall ensure all non-regulated spaces are protected from dust, fumes, and odors during renovation activities per CPS Specification 01 57 19.
- Asbestos Abatement. Grantee's Contractor shall be responsible for the abatement and disposal of the asbestos-containing electrical light fixture wiring insulation materials per CPS Specification 02 82 14. Further sampling for asbestos containing wiring may be performed once the electrical system is shut down.
- Hazardous and Universal Waste Management. The removal and disposal of hazardous waste management shall be performed in accordance with CPS Specification 02 86 13.
- Any asbestos containing materials (ACM), lead-based paint (LBP) and hazardous and universal waste materials must be abatement by a licensed abatement contractor, utilizing licensed workers under the supervision of a licensed project manager/air sampling professional.

After receiving approval from the BOE's Director of Environmental Health and Safety to begin construction, Grantee's Contractor shall renovate the Work Area to install a Financial Literacy Lab including but not limited to, installation of flooring, a suspended drywall cloud ceiling, lighting, custom built storage, painting and fixtures as depicted on the Financial Literacy Lab - Finish Package below. All Work shall be in accordance with the final construction plans prepared by the Architect of Record, Koo LLC and the Engineer of Record, Calor Design Group, Ltd., for 100% CD Set issued April 25, 2025, which plans and specifications are incorporated herein by reference and made a part of this Agreement.

INSTALLATION OF FINANCIAL LITERACY LAB
ARIEL COMMUNITY ACADEMY

1



ARIEL COMMUNITY ACADEMY
FINANCIAL LITERACY LAB – FINISH PACKAGE
05/07/2025

COLOR PALETTE

2

ARIEL COMMUNITY ACADEMY, FINANCIAL LITERACY LAB, FINISH PACKAGE

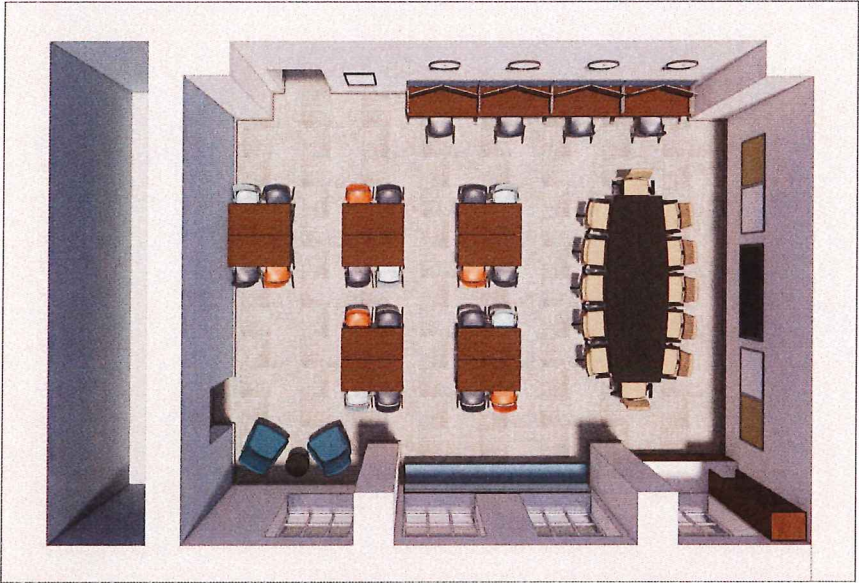


INSTALLATION OF FINANCIAL LITERACY LAB
ARIEL COMMUNITY ACADEMY

Finish Floor Plan

3

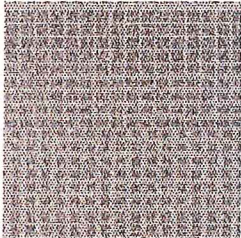
ARIEL COMMUNITY ACADEMY, FINANCIAL LITERACY LAB, FINISH PACKAGE



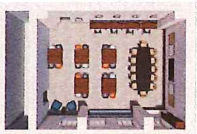
Carpet Tile

4

Interface, Breakout - 103146 Newsprint



ARIEL COMMUNITY ACADEMY, FINANCIAL LITERACY LAB, FINISH PACKAGE



INSTALLATION OF FINANCIAL LITERACY LAB
ARIEL COMMUNITY ACADEMY

Classroom Space

5

ARIEL COMMUNITY ACADEMY, FINANCIAL LITERACY LAB, FINISH PACKAGE



Custom Wallcovering

Student Desks & Chairs



Classroom Space

6

ARIEL COMMUNITY ACADEMY, FINANCIAL LITERACY LAB, FINISH PACKAGE



Smart Monitor

Bloomberg Stations

Student Desks & Chairs

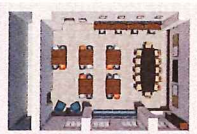


INSTALLATION OF FINANCIAL LITERACY LAB
ARIEL COMMUNITY ACADEMY


Classroom Furniture
And Fixtures

7


ARIEL COMMUNITY ACADEMY, FINANCIAL LITERACY LAB_ FINISH PACKAGE




HON, Motivate Chairs



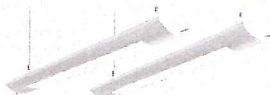
Charcoal PT Metal Legs




Plastic Shell Colors




WaveStream LED Direct/Indirect
Suspended Light Fixtures




Silver Finish




HON, Motivate Chairs




Charcoal PT Metal Legs




Laminate Top




HON, Universal Screens



Frosted Acrylic Side Panel



Fabric Back Panel



Window Wall

8

ARIEL COMMUNITY ACADEMY, FINANCIAL LITERACY LAB_ FINISH PACKAGE



Custom Bench Millwork



Student Desks & Chairs





INSTALLATION OF FINANCIAL LITERACY LAB
ARIEL COMMUNITY ACADEMY

Window Wall

9



Window Wall Furniture

10



INSTALLATION OF FINANCIAL LITERACY LAB
ARIEL COMMUNITY ACADEMY

Teaching Wall

11



Meeting Space

12



INSTALLATION OF FINANCIAL LITERACY LAB
ARIEL COMMUNITY ACADEMY

Meeting Space
Furniture And Fixtures

13

ARIEL COMMUNITY ACADEMY, FINANCIAL LITERACY LAB, FINISH PACKAGE

HON, Preside Conference Table



Black Laminate Top



Black Laminate Base



HON, Cofi Managerial Chair



Vinyl Fabric Seat Color



Black Standard Base



Portfolio LED 6" Luxwire Round
Suspended Downlight Fixtures



Silver Finish



Black Finish



INSTALLATION OF FINANCIAL LITERACY LAB
ARIEL COMMUNITY ACADEMY

EXHIBIT C

ADDITIONAL INSURANCE AND BACKGROUND CHECK REQUIREMENTS

AA. Sexual Abuse & Molestation Insurance. If the Commercial General Liability Insurance excludes Sexual Abuse & Molestation coverage, then in addition to the requirements outlined in Section 14 above, if Grantee, its employees, agents, volunteers, permittees, contractors and subcontractors have contact with CPS students or any other minors under this Agreement, Grantee shall provide Sexual Abuse & Molestation Insurance with limits of not less than One Million and 00/100 Dollars (\$1,000,000.00) per claim. If coverage is claims-made, the policy shall have a retroactive date effective upon the Effective Date of the Agreement and have extended reporting period of not less than two (2) years following completion of the Agreement. Any retroactive date or prior acts exclusion must predate both the Effective Date of this Agreement and any earlier commencement of use or occupation of the Property by Grantee.

BB. Background Check. Grantee shall comply with the following requirements for DNH Check, Criminal History Records Check and DCFS Check, and such other procedures as may be determined necessary by the Board from time to time, for each employee, agent, volunteer, permittee, contractor or subcontractor who may be on the Property under this Agreement (individually and collectively "Staff") ("Background Check"). Contact via text messages, live chats, emails, telephone, in person, or through any other means shall be considered "contact" for purposes of this Section. Grantee shall not allow any Staff to: (1) be on the Property under this Agreement until the Board has completed a DNH Check; or (2) have contact with students until Grantee has confirmed with the Board that each respective Staff has successfully completed the Criminal History Records Check in accordance with the following requirements:

- a. Do Not Hire List. As an initial screening step that must be completed as part of the Background Check, the Board will perform a check of eligibility of each Staff that may be on the Property hereunder by checking the Board's "Do Not Hire" ("DNH") records ("DNH Check"). The Board will utilize the DNH Check process that the Board uses for its own prospective staff. Staff with a DNH designation shall not be allowed on the Property.
- b. Criminal History Records Check. Grantee shall, at its own cost and expense, have a complete fingerprint-based criminal history records check conducted on each Staff who may have contact with CPS students through the process established by the Board, including using the Board's contracted vendor for conducting such checks on all Staff, and otherwise in accordance with the Illinois School Code (105 ILCS 5/34-18.5), the Sex Offender and Child Murderer Community Notification Law (730 ILCS 152/101 et seq.), and the Murderer and Violent Offender Against Youth Registration Act (730 ILCS 154/1 et seq.) ("**Criminal History Records Check**"). The results of each Criminal History Records Check shall be adjudicated by the Board. Staff shall not have contact with CPS students prior to successfully completing the Criminal History Records Check. When the Board determines that any Staff has not passed a Criminal History Records Check, such Staff shall not access any Board facility and shall not have contact with any CPS student hereunder. A complete Criminal History Records Check includes the following:
 - i. Fingerprint-based checks through the Illinois State Police and the Federal Bureau of Investigation;
 - ii. A check of the Illinois Sex Offender Registry and the Nationwide Sex Offender Registry; and
 - iii. A check of the Illinois State Police Murderer and Violent Offender Against Youth Registry.
- c. Department of Children and Family Services Check. At Grantee's cost and expense, the Board shall have the right to check for indicated reports of child abuse and/or neglect with the Illinois Department of Children and Family Services ("DCFS") State Automated Child Welfare Information System (or a comparable determination of child abuse or neglect by a government agency in another jurisdiction) for each Staff who may have contact with CPS students ("**DCFS Check**"). Grantee shall follow the directives and processes of the Board for initiating any DCFS Check and the results of each DCFS Check shall be adjudicated by the

**INSTALLATION OF FINANCIAL LITERACY LAB
ARIEL COMMUNITY ACADEMY**

Board. Staff determined by the Board not to have passed a DCFS Check shall not be allowed on the Property and shall not have contact with any CPS student hereunder.

- d. Background Check Representations and Warranties. With respect to each Background Check, Grantee further represents and warrants that Grantee shall:
- i. Utilize the process established by the Board for completing each Background Check and immediately initiate all action, as directed by the Board, to have such Background Check performed;
 - ii. Obtain and provide the Board with a signed copy of any release and consent required by the Board to conduct the Background Check from each of its prospective and current Staff in the form determined by, and as directed by the Board;
 - iii. Confirm with the Board's Chief of Safety and Security that each respective Staff has successfully completed the Background Check through the process established by the Board and complied with the Board's directives regarding the results of each Background Check;
 - iv. Not allow: (a) any Staff on the Property until a DNH Check has been completed by the Board; (b) any Staff who may have contact with CPS students to have Contact with any CPS student until the Criminal History Records Check has been successfully completed and adjudicated by the Board for each such Staff, and the results of the Criminal History Records Check satisfy, at a minimum, the requirements of 105 ILCS 5/34-18.5 and the requirements of all other Acts and laws referenced in this Section, as may be amended; and (c) any Staff who has not successfully passed a DCFS Check be on the Property under this Agreement;
 - v. Comply with and require compliance of all Staff with directives from the Board relating to any updates to any Background Check (which updates shall be received and adjudicated by the Board) and provide any other information requested by the Board necessary for the performance by Board of the Background Check and its update process; and
 - vi. Immediately terminate access to the Property for any Staff determined by the Board not to have passed a Background Check or update for any matters arising after an initial Background Check.