

**MEETING NOTES  
FACILITIES COMMITTEE  
COMMUNITY UNIT SCHOOL DISTRICT 200  
December 12, 2019**

A meeting of the Facilities Committee of the Board of Education of Community Unit School District 200, DuPage County, Illinois, was called to order at 7:30 AM at the School Service Center, 130 W Park Avenue, Wheaton, IL, on Thursday, December 12, 2019.

**PRESENT**

Board Members: Brad Paulsen  
Dave Long

Staff: Dr. Jeff Schuler, Superintendent  
Bill Farley, Asst. Superintendent for Business Operations  
John Robinson, Director of Facilities  
Erica Loiacono, Director of Communications

Other: Paul Pessetti, Legat Architects  
Lauralyn Farwell, Keystone Power Holdings, LLC

**Review and Discussion on Solar Power Purchase Agreement**

As a follow-up to the August Facilities Committee meeting, the committee asked the administration to further explore the option of entering into a power purchase agreement with an outside company on a smaller scale, potentially at a single location in the District. The administration spent additional time investigating this option. Options with significant upfront capital investment were ruled out and the focus was on a power purchase agreement that requires no upfront investment.

Ms. Lauralyn Farwell of Keystone Power Holdings was present to provide additional information on a solar proposal without capital investment for District 200.

There were questions/comments/discussion on the following:

- Information about Keystone Power Holdings and founders.
- Illinois' Future Energy Jobs Act.
- PPA (Power Purchase Agreement) highlights.
- Rooftops in District 200 buildings.
- High school building(s) vs. Elementary location.
- Economies of scale.
- Potential energy savings related to the size of the building.
- Student interest and incorporation into educational opportunities of the project.
- Potential cumulative energy savings.
- Currently have two bills – buying the power and paying the bill.
- Electrical usage history and escalator calculation.
- Assumptions on rate increases.
- Consideration of extra weight on the rooftop(s).
- What happens in those months where we are not getting enough power through solar?
- Environmental leadership.

- The importance of looking at all scenarios – including risk factors.
- Potential project – would require installation over a summer.
- Upfront analysis – time required, cost.
- Next steps.

### **Update on Jefferson Early Learning Center**

The Board is updated monthly on the progress of the new construction. The Facilities Committee reviewed the FFE (furniture, fixture & equipment) schedule for the new Early Learning Center. This included the following:

- The staff at Jefferson is reviewing and providing input into furniture needs for the new ECC.
- Bids are projected to go out in February 2020.
- Review of budget pricing.
- Approval of bids from the Board is expected at the April meeting.
- Will be put out to multiple vendors.

There were questions/comments/discussion on the following:

- What can be pulled from the existing building?
- Building the new parking lot once the building is razed.
- Review of post-construction line items with the Board.
- Taking advantage of any opportunity to expedite furniture.

### **Review of Summer 2020 Sherman Dergis Work**

The Board received the projected summer 2020 capital work list and the projected summer 2020 project schedule. These documents were reviewed by the committee.

There were questions/comments/discussion on the following:

- Alternate bids.
- Last year - summer 2019 work bid (\$8.4 million) and accepted (\$7.3 million).
- WNHS stormwater – meeting with the City.
- WWSHS parking lot paving project.
- Auditorium upgrades at three buildings (Monroe, WNHS, WWSHS).
- Structure of the soundboard at WWS auditorium.
- HVAC work.
- Measurement of performance contracting.
- The focus of the fundraising effort at WWSHS.
- Plan to bring bids to the Board for approval in February or March 2020.
- There will be individual bid packages and packaging some projects together.
- The use of a GC (general contractor) for some projects.
- Potential change order/added cost items.

### **Discussion on Administrative Procedure for Board Policy 4:60**

At the request of the Board Finance Committee, the administration is reviewing the administrative procedure for Policy 4:60 – Purchases and Contracts. This is so the District ensures fair and appropriate rates for service contracts for repair and maintenance items. The language to be considered for modification to the administrative procedure on purchasing was reviewed.

There were questions/comments/discussion on the following:

- This would not be a policy change, rather an administrative procedure change.
- Single repair costs vs. aggregate repair costs for one contractor in a given year.
- Ensuring rate being paid is fair.

- Verification of competitive pricing.
- Built-in language will benchmark the process.

**Public Comment**

None

The meeting was adjourned at 8:59 AM.