



Woodridge School District 68 - Phase 2

Improvement List

January 8, 2025



Scope Item	Improvement Summary - Solar	Total Cost	Estimated Comed Rebate	Estimated Total REC Income	Cumulative Savings (20 Years)
Edgewood Elementary School					
EES-1	Roof-mount Solar PV Array <ul style="list-style-type: none"> Install new 172 kWdc / 150 kWac roof-mount solar PV system. Install solar panels, racking, inverters, and electrical wiring for a complete and operational system. Tie in solar array systems to building electrical systems. Refer to cash flow report for information on energy savings, cost savings, and incentives. <p>*This Scope Item includes an Owner Directed Allowance (ODA) of \$20,000.</p>	\$779,885	\$43,200	\$176,806	\$1,064,909
Total for Edgewood Elementary School		\$779,885	\$43,200	\$176,806	\$1,064,909
Goodrich Elementary School					
GES-1	Roof-mount Solar PV Array <ul style="list-style-type: none"> Install new 143 kWdc / 112.5 kWac roof-mount solar PV system. Install solar panels, racking, inverters, and electrical wiring for a complete and operational system. Tie in solar array systems to building electrical systems. Refer to cash flow report for information on energy savings, cost savings, and incentives. <p>*This Scope Item includes an Owner Directed Allowance (ODA) of \$20,000.</p>	\$674,970	\$35,800	\$156,123	\$913,104
Total for Goodrich Elementary School		\$674,970	\$35,800	\$156,123	\$913,104
Meadowview Elementary School					
MES-1	Roof-mount Solar PV Array <ul style="list-style-type: none"> Install new 294 kWdc / 250 kWac roof-mount solar PV system. Install solar panels, racking, inverters, and electrical wiring for a complete and operational system. Tie in solar array systems to building electrical systems. Refer to cash flow report for information on energy savings, cost savings, and incentives. <p>*This Scope Item includes an Owner Directed Allowance (ODA) of \$300,000.</p>	\$1,232,165	\$73,500	\$257,950	\$1,717,185
Total for Meadowview Elementary School		\$1,232,165	\$73,500	\$257,950	\$1,717,185
TOTAL FOR SOLAR IMPROVEMENTS		\$2,687,020	\$152,500	\$590,879	\$3,695,198

Scope Item	Improvement Summary - Roof	Total Cost	Annual Energy Savings	Annual Operational Savings	Payback (years)
Edgewood Elementary School					
EES-2	Roof Upgrade <ul style="list-style-type: none"> <i>Roof Section - BUR Modified with Aluminum Coating:</i> Repair blisters in membrane system Install new Tremco Coating System <p><i>EPDM Roof System - no scope of work.</i></p> <p>*This Scope Item includes an Owner Directed Allowance (ODA) of \$20,000.</p>	\$667,897	\$0	\$33,395	20
Total for Edgewood Elementary School		\$667,897	\$0	\$33,395	20
Goodrich Elementary School					
GES-2	Roof Upgrade <ul style="list-style-type: none"> <i>Roof Section - BUR Modified with Aluminum Coating:</i> Repair blisters in membrane system Install new Tremco Coating System <ul style="list-style-type: none"> <i>Roof Section - BUR with Gravel Surfacing:</i> Roof replacement. Roof deck to remain. <p><i>TPO Roof System - no scope of work.</i></p> <p><i>Shingle Roof System - no scope of work.</i></p> <p>*This Scope Item includes an Owner Directed Allowance (ODA) of \$20,000.</p>	\$1,441,061	\$894	\$72,053	20
Total for Goodrich Elementary School		\$1,441,061	\$894	\$72,053	20
Meadowview Elementary School					
MES-2	Roof Upgrade <ul style="list-style-type: none"> <i>Roof Section - BUR Modified with Aluminum Coating (middle roof sections, overhangs):</i> Repair blisters in membrane system Install new Tremco Coating System <ul style="list-style-type: none"> <i>Roof Section - BUR Modified with Aluminum Coating (eastern and western sloped roof sections where solar panels will be installed):</i> Repair blisters in membrane system Adhere PVC membrane <ul style="list-style-type: none"> <i>Roof Section - BUR with Gravel Surfacing:</i> Repair blisters in membrane system, membrane flashing <p><i>Parapet Wall Scope:</i></p> <ul style="list-style-type: none"> Install parapet wall along certain southern roof edges (refer to drawings for more information) <p><i>Refer to drawings for more information</i></p> <p>*This Scope Item includes an Owner Directed Allowance (ODA) of \$20,000.</p>	\$1,138,558	\$0	\$56,928	20
Total for Meadowview Elementary School		\$1,138,558	\$0	\$56,928	20
TOTAL FOR ROOF IMPROVEMENTS		\$3,247,516	\$894	\$162,376	20
TOTAL FOR ALL IMPROVEMENTS		\$5,934,536			

NOTES:

- Costs are inclusive of engineering, project management, commissioning, bond, and warranty.
- Final project, scope, incentives, savings, and price are contingent upon ROE, village, and utility approvals.
- Pricing does not include any costs for asbestos abatement, mold abatement, or other hazardous material. It is the responsibility of the owner to notify PSI of any hazardous material and perform the required abatement prior to implementing the project scope of work. Project costs and schedules may change once more information is obtained.
- Prices are valid for projects constructed in 2025. If construction occurs after 2025, prices are subject to change.
- Operational Savings are Cost Avoidance Savings which represent annual capital dollars that would need to be budgeted over future years to install the improvement item.
- REC Income is contingent upon future REC prices, availability, and approval in the IPA Adjustable Block Program.
- The Inflation Reduction Act (IRA) incentive is based upon initial interpretations of the Act and is subject to change.
- Utility rebates are estimates based on the program currently available from the district's utility companies. These programs and thus the amount of the rebate are subject to change.
- Scope of work for pavers related to new transformer in courtyard at Edgewood School is not included in scope. District is responsible for that scope of work.
- It is assumed that all existing electrical equipment and gear is functional. No scope or cost is included to repair, upgrade, or replace existing electrical equipment or gear.
- All maintenance and service shall be performed in strict accordance with the manufacturers recommendations.