WOODRIDGE SCHOOL DISTRICT 68

memo

To:	The Board of Education and Dr. Patrick Broncato, Superintendent
From:	Curt Saindon, Assistant Superintendent for Business Services/CSBO Alex Gliwa, Director of Buildings and Grounds
Date:	January 10, 2025
Subject:	Recommendation to Approve Roofing and Solar Array Installation Contractors and Amendment to Performance Services Contract

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We met with PSI on January 6th to review the results of their bidding and solicitation of contractors to complete needed roof repairs and to install solar arrays at Edgewood, Goodrich and Meadowview Schools this summer and fall. Brian Ondyak from PSI will be available to answer any questions you might have and we have also attached various drawings, documents and spreadsheets to support the information summarized herein. As you will remember, we received Board approval to work with PSI and proceed with this solicitation to undergo an estimated $2.5M in roof repairs and $3.5M in solar array installation costs and to sign a "Not to Exceed Contract" in the amount of $6.0M with PSI this past summer.

Per the open book pricing information provided by PSI, Anthony Roofing submitted the low, responsible proposals for the required roof work at Edgewood ($456,200) and Meadowview schools ($826,950) and Combined Roofing submitted the low, responsible proposal for the required roof work at Goodrich ($1,052,824). The combined cost for these three projects totals $2,335,974 and is below the $2.5M cost estimate. Additionally, for the solar arrays, AMS Electric is being recommended for the electric work at Meadowview ($379,700) and Preferred Electric is being recommended at Edgewood ($339,109) and Goodrich ($297,560). The 400W solar panels would be purchased from Talesun (the same company we used in Phase I) at a cost of $84,653 (Edgewood), $69,913 (Goodrich) and $143,233 (Meadowview), the inverters from SMA (the same company we used in Phase I) at a cost of $16,261 (Edgewood), $11,205 (Goodrich) and $27,102 (Meadowview), and the rapid shutdown devices from SMA (the same company we used in Phase I) at a cost of $13,354 (Edgewood), $11,066 (Goodrich) and $22,719 (Meadowview). Finally, the racking would be provided by Unirac at a total cost of $109,102 and the Data Acquisition and Recording System would be supplied by Also Energy at a total cost of $42,550. Professional Service Costs for Structural Engineering ($30,500), Project Management ($224,478), Architectural and Design Engineering ($218,591), and other miscellaneous costs ($435,571), along with Overhead (10% of construction costs) of $481,264, Profit (5% of construction costs) of $240,632 and an Owner Directed Contingency Allowance of $400,000 (8.3% of construction costs), brings the total project

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costs for the solar array installation to $3,598,562 (slightly over the initial, estimated cost of $3.5M), and the total for the entire project to $5,934,536 (just under the initial, estimated total cost of $6M). These are good results and are within our anticipated budget range. Additionally, if any contingency reserves are unused those savings will be returned and reduce the cost of the project.

With regard to funding for the project and the anticipated payback period, initial funding would be provided through the Capital Projects Fund, up to $5,934,536 as needed per the contract, and then would be offset by future reimbursements through the ComEd Energy Efficiency Grant (estimated at $152,500), State Renewable Energy Credits (estimated at $591,000) and Federal Inflation Reduction Act Tax Credits (estimated at $1,075,000), totaling reimbursements of about $1,818,500 to help offset the $3,598,562 in project costs. Additionally, PSI believes that part of the Meadowview roof work might also qualify for Federal Tax Credits, potentially providing another $330K in additional credits and bringing total reimbursements to just over $2.1M. With initial electric energy savings of about $61K per year (and growing to over $100K annually by year 13 and over $3.3M in total over the projected life of the solar arrays) the anticipated payback period for the project would be about 12 years in the best case (if all rebates and credits are allowed/received) and 18 years in the worst case (if some of the rebates and credits are not allowed). While this is not quite as advantageous as the Phase I projects (the paybacks there were in the 8-16 year range), they are still well under the estimated 25-30 year useful life of the solar arrays, so the projects will more than pay for themselves over time. Finally, these arrays will further reduce our carbon footprint by providing just under 100% of the estimated electrical needs for these three schools and over 95% for our district as a whole, with about 690 kilowatts of generation being added to the grid annually.

With Board approval, we would sign an amendment to the existing Not to Exceed Contract with PSI, lowering the price down to $5,934,536. Roof work would then be scheduled to begin in late spring, with Solar Array Installation work starting in the late summer, and project completion anticipated by the end of 2025 and startup/generation going online sometime during the first quarter of 2026. As always, if you have any questions, please let us know.

RECOMMENDATION

It is the recommendation of the Administration, based on the information provided herein, to approve an amendment to the existing professional services contract with Performance Services Inc. of Lombard, IL, reducing the amount of the contract from $6,000,000 down to $5,934,536, including a $400,000 Owner Directed Contingency Reserve, for delineated roof repairs and solar array installations at Meadowview, Edgewood and Goodrich Schools. With Board approval and the amendment execution, we would then begin planning with PSI to start the roof work as soon as school is out with anticipated installation of the solar arrays by the end of 2025.