

**9.5 APPROVAL OF CHANGE ORDER FOR WOODSTOCK NORTH HIGH SCHOOL SOLAR PROJECT**

**A. SUBJECT**

This item is included on the agenda so the Board can consider and approve a change order to the originally approved ground mounted photovoltaic system.

**B. INFORMATION**

To reduce energy costs while having a positive impact on the environment, at the April 9, 2024 Board of Education meeting, the Board approved a proposal to install a ground mounted photovoltaic system, also known as a solar field, on the vacant property just north of Woodstock North High School. The District engaged the expertise of our architects, Wold Architects & Engineers, as well as electrical engineers from TLC Engineering, to facilitate compiling specifications for a comprehensive request for proposal for a system that would meet the electrical needs of the Woodstock North High School campus.

The bid was awarded to the net lowest responsible bidder, Althoff Industries, for a stationary, 2,050 kW system. The accepted bid price of the project was \$4,295,188 with an additional \$194,681 for 10 years of maintenance and support and extended warranty for a total cost of \$4,489,869.

The initial phases of the project require submission of engineering documents to the District's electricity provider, ComEd, for the purpose of confirming the sizing of the proposed project. This can take between 60 and 90 days to get feedback and approval from ComEd for approval.

ComEd denied the proposed size of the project due to the available space on the electrical grid which services Woodstock North. Because of this response, Althoff has worked with District architects and related electrical engineers to develop a smaller system. The proposed system will not address all the energy needs of the Woodstock North campus but will provide a significant reduction in energy costs. Furthermore, due to ComEd constraints, any new system proposal cannot participate in any net metering (send excess energy to the grid for credit from ComEd) with ComEd but instead can only produce enough energy to be used on the Woodstock North campus.

Therefore, Althoff has proposed an updated version of the original plan resulting in the attached change order reducing the original cost by \$2,022,823. The new total cost will be \$2,467,046 for a 953kWh system.

Although the project is smaller than originally planned, offsetting credits are available. These estimated credits include:

- SMART Inverter Rebate thru ComEd \$238,175
- Illinois Shines Incentive – SREC credits \$1,496,518

• Federal Direct Pay Tax Credit	\$740,114
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Total Estimated Credits	\$2,474,807

As with the earlier proposal, the credits are estimates. However, staff is confident that the credits will materialize. The timing of payments related to the credits must also be considered. The ComEd Smart Inverter Rebate is expected to be received shortly after the system is operating. Illinois Shines Incentive credits are received over 20 years based on production of the system. The Federal Direct Pay Tax Credit would be expected 18-24 months after the system is activated depending on tax filing dates.

Looking at the total estimated cost, the credits offset the bulk of the project, making the purchase and installation of the solar field a break-even project. This is before consideration of savings from reduced use of electrical service. Estimated savings over twenty years are \$1.9 million.

**C. RECOMMENDATION**

The Superintendent recommends approval of this change order for \$2,022,823.

**D. SUGGESTED MOTION**

Move to approve the change order for installation of a photovoltaic system at Woodstock North High School for a total of \$2,022,823.



# AIA Document G701® – 2017

## Change Order

**PROJECT:** *(Name and address)*  
Woodstock North High School  
Photovoltaic System (233045R)  
2990 Raffel Road  
Woodstock, Illinois 60098

**CONTRACT INFORMATION:**  
Contract For: General Construction  
  
Date: April 19, 2024

**CHANGE ORDER INFORMATION:**  
Change Order Number: One (1)  
  
Date: November 19, 2024

**OWNER:** *(Name and address)*  
Board of Education of Woodstock  
Community Unit School District No. 200  
2990 Raffel Road  
Woodstock, Illinois 60098

**ARCHITECT:** *(Name and address)*  
Wold Architects and Engineers  
  
220 North Smith Street, Suite 310  
Palatine, Illinois 60067

**CONTRACTOR:** *(Name and address)*  
Althoff Industries, Inc.  
  
8001 South Route 31  
Crystal Lake, Illinois 60014

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Cost decrease for array installation due to reduced size of the photovoltaic solar array system. *Deduct (\$1,938,932.00)*

Cost decrease for 10 year maintenance agreement due to reduced size of the photovoltaic solar array system. *Deduct (\$63,053.00)*

Cost decrease for 10 year warranty due to reduced size of the photovoltaic solar array system. *Deduct (\$20,838.00)*

**TOTAL CHANGE ORDER NO. 1 DEDUCT (2,022,823.00)**

The original Contract Sum was	\$ 4,489,869.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 4,489,869.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 2,022,823.00
The new Contract Sum including this Change Order will be	\$ 2,467,046.00

The Contract Time will be increased by Thirty-Three (33) days.  
The new date of Substantial Completion will be August 27, 2025.

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Wold Architects and Engineers

Althoff Industries, Inc.

Board of Education of Woodstock  
Community Unit School District No. 200

ARCHITECT *(Firm name)*

CONTRACTOR *(Firm name)*

OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

Justin Wendt | AIA, Associate  
PRINTED NAME AND TITLE

Tom Yes *(Signature)*  
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

November 19, 2024  
DATE

11/19/24  
DATE

DATE