

PROSPECT HEIGHTS SCHOOL DISTRICT 23
DISTRICT 23 BUILDINGS & SITES COMMITTEE MEETING
MONDAY, NOVEMBER 3, 2025
GRODSKY ADMINISTRATION BUILDING
700 N SCHOENBECK RD
PROSPECT HEIGHTS, IL 60070 at 8:30 AM

Engage ALL students in experiences that inspire EACH to grow as learners, individuals, and community members.

AGENDA

I. Call to Order

II. Discussion Items

A. Discussion of Summer 2026 Work - Construction Update

Amy will provide an update following the 95% Construction Design and Budget meetings for the MacArthur Window Project and the 75% Design to Budget Review meeting for the Eisenhower Expansion Project.

B. Discussion of Construction Manager Agreement with Nicholas Associates

Amy will provide a brief update on the development and legal review of our agreement with Nicholas Associates to provide Construction Management services to the District throughout the Eisenhower Expansion Project.

C. Discussion of Need for Memorandum of Understanding for SEIU Contract (Age Language) 3

Amy will share some background and an update on the need for a Memorandum of Understanding to be issued for the current D23-SEIU agreement. The draft document has been attached for review.

D. Discussion of Custodial RIF

As previously discussed, we will be moving forward with the plan for the custodial Reduction In Force (RIF) for the two part-time custodial positions. Amy & Luis will share a brief update, as approved by legal.

E. Review of Energy Rates 5

F. Tree Trimming Proposals - Placeholder

We are awaiting a proposal for tree trimming from Davey Tree for the removal of one tree and trimming district-wide. We will plan to share an update with the committee on Monday.

G. Update on Palatine & Schoenbeck Road Construction

We have been in ongoing conversations with Mark Roscoe, Director of Public Works for the City of Prospect Heights regarding the sidewalk completion at Palatine and Schoenbeck Roads. IDOT landscapers are currently working on restoration at Windsor and Palatine and heading east. We anticipate our corner pavement to be fully restored in the next two weeks.

H. Custodial Products - Discussion

Luis will share an update on the plan to review different cleaning products as we approach the end of the current PathoSans agreement in January.

III. Adjournment

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AGENDA

DISTRICT ORGANIZATIONAL GOALS

- **Student Success:** Ensure ALL students are well rounded and emotionally and academically prepared for success in high school.
- **Teaching, Learning, and Innovation:** Encourage a learning environment that emphasizes excellence and retains high quality staff.
- **Family and Community Partnership:** Actively engage and communicate with all families to foster collaborative relationships that benefit student learning and understanding of district priorities.
- **Facilities & Financial Planning:** Advance effective use of resources to support safe, learner ready facilities and to maximize student learning.

**Memorandum of Understanding (MOU)
Between the Board of Education of
Prospect Heights School District 23 and
the Local No. 73, Service Employees International Union, AFL-CIO**

Implementation of Article 11 – Early Retirement Incentive

WHEREAS, the Board of Education of Prospect Heights School District 23 (the “District” or “Board”) and the Local No. 73 of the Service Employees International Union, AFL-CIO (the “Union”) are parties to a collective bargaining agreement for the bargaining unit comprised of custodial employees; and

WHEREAS, the collective bargaining agreement provides for an early retirement incentive, which states as follows:

ARTICLE 11 - EARLY RETIREMENT INCENTIVE

Prior to reaching the mandatory age (70), a District 23 service employee, SEIU Local 73, may elect to participate in the I.M.R.F. Early Retirement Program if adopted by Board resolution.

1. To be eligible, the service employee must have completed at least twenty (20) years of full-time employment in District 23, must be at least fifty-five (55) years of age. The employee must notify the business administrator, in writing, of his /her intention to participate in the E.R.I Program in accordance with the I.M.R.F. early retirement regulations.

2. Participants will be allowed to enroll in hospitalization insurance coverage and life insurance coverage for which they are eligible until age 65 or the retiree becomes Medicare eligible. The retiree will be responsible for the full amount of the premium applicable to the particular coverage.

; and

WHEREAS, the Parties desire to clarify that the reference to and application of the language in Article 11.

NOW, THEREFORE, the Board of Education and the Union agree as follows regarding application of Article 11 of the collective bargaining agreement:

1. The language “the mandatory age (70)” contained in Article 11 shall not be construed to require an employee to retire from employment with the District or to otherwise restrict participation in the I.M.R.F. Early Retirement Program, if adopted by Board Resolution and the employee is otherwise eligible for participation.

2. This Memorandum of Understanding will not be construed as a guarantee of employment by the Board; and, the employee’s continued employment remains subject to the requirements of law, Board policy, and the collective bargaining agreement.

3. The terms and provisions of this Memorandum of Understanding shall not be deemed a violation or misapplication of the terms of any collective bargaining agreement, past, present, or future, between the Parties and shall not serve as grounds to revive any prior grievance that was not timely filed.

4. To the extent of any conflict or inconsistency between this Memorandum of Agreement and the collective bargaining agreement or any successor collective bargaining agreement, the provisions of this Memorandum of Understanding shall control.

WHEREFORE, the Parties have caused their duly authorized representatives to execute this Memorandum of Understanding on the dates set forth below.

Local No. 73 of the Service Employees
International Union, AFL-CIO

Board of Education of Prospect Heights
School District 23, Cook County, Illinois

By: _____

By: _____
President

President

Attest: _____

Secretary

Date: _____

Date: _____



PROSPECT HEIGHTS DISTRICT 23 BUILDINGS AND SITES COMMITTEE MEMORANDUM

Date: November 3, 2025

Title: Discussion of the December, 2025 Electricity Supply Procurement Process

Contact: Amy McPartlin, Assistant Superintendent for Finance & Operations

Background

District 23's current electricity agreement expires in December 2025. Since 2023, the District has partnered with Nania Energy Advisors, a third-party energy consultant, working to secure favorable natural gas and electricity rates for cost stability. Nania Energy Advisors has provided expertise and market monitoring for District 23, and informed administration of both opportunities and threats in the energy marketplace that could affect our energy costs.

Recently, the energy market has faced several challenges, particularly stemming from the growth of energy demand through data center construction, automated manufacturing, electric vehicle charging, and mining for crypto currencies. Though energy demand nationally is expected to increase almost 30% by 2030, available generation is not keeping pace, causing significant rate increases for energy supply. This had an immediate impact on District 23's electricity rates as the rate per kilowatt-hour for electricity increased from \$0.05872/kWh to \$0.07512/kWh on June 1, 2025 following an 800% increase to capacity, or grid reliability costs, in ComEd.

With that in mind, Prospect Heights School District 23 is seeking ways to navigate future cost increases and provide budget certainty for the District's energy costs, soliciting quotes for electricity supply for the upcoming contract expiration.

Nania Energy Advisors evaluated proposals from qualified organizations for electricity supply on October 30, 2025. Unfortunately, we are looking at an estimated 32% rate increase vs. the previously contracted rate, at a cost of approximately \$35,000/year, in a fixed rate model.

As energy prices continue to increase until a solution to add new electric grid infrastructure and generation is found, fixing the electricity supply rate for the District will allow for budget stability and help eliminate risks from pricing volatility in the marketplace. Many school districts in Illinois are choosing to fix terms for a minimum of two years (with many choosing up to four) to offer longer-term budget protection.

Recommendation

Following Committee approval, Administration will request approval from the Board to negotiate and execute an electricity supply agreement for a term not to exceed 48 months from December 2025 with a supplier and rate to be determined under the advisement of Nania Energy Advisors.