

Building and Grounds Committee Meeting
January 13, 2015

- I. Mrs. Gray called the meeting to order at 6:00pm
- II. Approve Minutes from November 11, 2014--minutes approved
- III. Public Participation
 - A. None
- IV. Discussion Items
 - A. Optera Presentation
 1. Presenter reviewed the opportunity assessment with Board members.
 2. Optera uses a three pronged approach:
 - They will eliminate risks to district 91
 - They will ensure a high quality implementation in a short period of time
 - They will hire local workers
 3. Optera has a program to help with energy savings
 - All staff would be trained on how to save energy. For example: turning off lights and computer monitors when not in use
 4. Optera would handle any issues that arise. If something is missed Optera is responsible for taking care of the problem.
 5. Optera believes in approaching the partnership with District 91 like a pyramid.
 - Highest priority are items that would be considered safety and security items.
 - Other items would be things like plumbing and lighting
 6. Optera would provide Envision Professional Development for Staff
 - This professional development program is hands-on
 - It focuses on behavioral modification and energy awareness
 - Possibly create "green teams"
 7. Reliability and Safety Items that Optera could help with
 - Parking lots
 - Water purification
 - Controlled Access
 - Electrical
 8. Optera would be able to improve the life of the schools assets.
 - Roof leaks and rooftop units
 - Exterior entrances
 - Building envelope (moisture issues)
 - Restroom partitions

- Plumbing
 - LED lighting
9. Optera believes that while this may cost District 91 more money up front it would be more cost effective over the long haul.
10. Optera discussed financial solutions
- It was stated that we can't tap into bonds
 - It was suggested that the Board looks at the General Education Fund.
 - Another possibility would be to look for grants and rebates. Possibly grants for lighting and water fixtures
 - Optera will provide a proposal that will outline the total amount of money needed if District 91 decides to complete all projects suggested by Optera.
 - Optera would need a final financial commitment in April
11. Optera listed the following timeline of events that would need to happen for Optera to begin work.
- January 13, 2015: Verification and Prioritization Meeting
 - January 23, 2015: District 91 RFP to seek creative solutions
 - February 23, 2015: Receive proposals from companies
 - March 10, 2015: District 91 would need to select Optera
 - April 14, 2015: District 91 would approve Optera
 - Summer 2015: Partnership program between Opera and district 91 would be implemented.
12. The Board asked Mr. Pierson his thoughts.
- Mr. Pierson discussed that these are projects that will need to be addressed at some point (roof leaks, parking lot at Milne Grove). He stated that it would be nice to get it all done. Mr. Pierson did said that while these items aren't emergency items there is no way to know if things such as roof top units will continue to work.
 - Mr. Pierson feels the important things to focus on would be: water purification, rooftop units, roof leaks and parking lots.
13. In the future District 91 could look into creative financing possibilities such as a referendum.
14. This would be 20 year program. If District 91 agrees the district

will know the cost up front and the cost won't change.

15. District 91 would need 15% of amount down in order for Optera to begin. After this amount District 91 would need a debt certificate.
16. Mrs. Gray stated that the Board will need to think in terms of their strategic plan and prioritize what is important. Board members will need to look at the exact numbers from Optera as well as what each project will cost.
17. Optera will put together a proposal that separates necessary items from other items that would be nice to do, but aren't necessary.
18. The Board will look at different budget scenarios to visualize different opportunities. It was mentioned that PMA could come to a Board meeting if needed as well.
19. It was restated that nothing presented was a dire emergency, but these are items that will need to be addressed.
20. In the proposal Optera will include the amount of money that District 91 would save if district 91 agrees to go with Optera.
21. The representative from Optera reiterated that if during a project something else is found that needs to be fixed it is Optera's responsibility to fix it. There would be no risk to District 91.
22. There was a concern with having to fixing something again before we pay off the 20 year plan. One example would be if new rooftop units are installed as part of the plan with Optera, but after 15 years one needs to be replaced we now are buying another new rooftop unit and the District hasn't even finished paying off the first one.
23. Optera stated that they can't guarantee longevity of items, but in the proposal the life expectancy of items would be stated.

B. Reports from Building Representatives

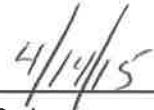
1. Kelvin Grove-No concerns at this time
2. Milne Grove
 - a. Mr. Wilson and Mr. Sellers are doing a great job keeping MG clean
 - b. A concern was brought up about the teacher's lounge; space was tight and we also do not have a sink in the lounge. Mrs. Koziol and Mrs. Tumino were able to rearrange the furniture to make more space. Mr. Pierson was looking into ways to address the issue of the lack of sink.
 - It was suggested to possibly switch Mrs. Barker's classroom and the lounge in the future since Mrs. Barker's room has a sink.

- c. Concern with the temperature in a classroom; having difficulty regulating the temperature because the unit blows air continuously. Mr. Pierson stated that the unit needs to run continuously as this is a state mandate. He is looking into possibly moving the thermostat in this classroom to see if that will help better regulate the heat. Mr. Pierson also stated it is best to leave the thermostat at one temperature.
- d. Lack of light at the East end of the parking lot. Mr. Pierson says the other lights were purchased with a grant and at this time we do not have grant money available to purchase new lights.
 - It was suggested that staff members who will be staying late to work at Milne move their cars to a spot in the parking lot that they feel has better lighting.
- e. The work order form is working well

V. Adjourned: 6:55 pm



Signature



Date