

# **District 91 Board of Education Building & Grounds Meeting Minutes**

**March 10, 2015**

**6:00pm**

**KG LRC**

**Meeting was called to order by Mr. Rob Maida.**

**Attendees: Joellyn Carpenter, Jennifer Fracaro, Donna Gray, John Jennings,  
Debbie Jerrick, Jaime Koziol, Marge Otis, Jim Pierson**

## **I. Approve Minutes from January 13, 2015**

**Approval of January minutes will occur at the next building and grounds meeting.**

## **II. Invitation for Public Comment**

**No one was present to address the committee; no public comment.**

## **III. Committee Discussion Items**

### **A. Guaranteed Energy Savings Proposal - Brian Ondyak, Performance Services**

**Brian Ondyak, an engineer with Performance Services, addressed the committee. His colleagues, Jason Scott (project manager and architect) and Jason Angeles (engineer), were also present to respond to questions. His company is based in Indiana with a local office in Schaumburg. He stated his role was to focus on the facility to seek improvement opportunities to enhance the learning environment, maximize energy savings, and address aged equipment. According to the company, Milne Grove did not present any opportunities, so they focused on Kelvin Grove. Specifically, Mr. Ondyak stated:**

**i. The 1952 wing of Kelvin Grove lacked ventilation and air circulation. The solution to this problem would involve installing numerous Daikin VRV units (2 per classroom) and a dedicated Outside Air System (1 per 10 VRV units). The VRV would cool through a built in refrigeration system and heat with the support of the boiler system. This project would involve new drop ceilings in that wing as well as the replacement of light fixtures to look similar to the ceiling in the workout area. The temperature control system would be fairly easy to use; training would be provided.**

**ii. He pointed out that the rooftop units in the 2000 wing were approaching 15 years old, the end of their statistical useful life. However, he did acknowledge that these units may have several more years of life if the board delayed replacement. The existing units and replacement options often return too much humidity to the rooms; the solution offered would control the humidity and have a useful life of 25 years. New thermostats would be required.**

**iii. Furthermore, in the boiler room, Performance Services identified 58 steam traps with inoperable moving parts that needed replacement in order to maximize energy savings and reduce the heat and humidity in the boiler room. The new steam traps would not have moving parts.**

**iv. Older sinks and flush valves could be replaced with sensor operated controls. The solution would include Bradley sink systems as well as automatically flushing sensors in place of existing flush valves.**

**v. Outdoor lighting at Kelvin Grove could be upgraded to LED. This would result in more visibility and greater**

**vi. The roof with visible leakage evidence would be repaired. Solution was not discussed.**

The total projected project cost (excluding the 2000 section rooftop vents) is \$1,120,634. The potential rebate would be \$124, 238 (this would include 90K from one source and these funds are not always available.) The annual energy savings would be \$10,219. The rooftop units in the 2000 section would add \$495,000 plus the air unit cost. When asked to identify priorities within the project, Brian responded that he would select the ventilation project and the steam traps. He stated that his company offered competitive pricing, in house project engineering and management, and detailed drawings. He listed local school districts as references and talked about the training SD91 would be offered. As for financing, he stated that his company did not offer a financing division, but if selected would work with the district on financing ideas. Lastly, he stated that a decision in April would be ideal, but a decision no later than May would be necessary.

**B. Building Representatives / Questions & Updates**

- i. Joellyn Carpenter stated that Kelvin Grove had no issues or questions
- ii. Amy Visser contacted Joellyn Carpenter to report that Milne Grove had no issues or questions.

**IV. Adjournment**

The meeting was adjourned at 6:52pm.

  
\_\_\_\_\_  
Signature

4/14/15  
\_\_\_\_\_  
Date