

BOARD OF EDUCATION
FACILITIES COMMITTEE MEETING FOR ROCKDALE SCHOOL DISTRICT 84
715 Meadow Avenue Rockdale, Illinois, Tuesday, September 13, 2022
Conference Room – 5:00 p.m.

[Meeting Minutes - April 17, 2022](#)

[Meeting Minutes - August 10, 2022](#)

1. Call meeting to order at 5:04 p.m.
2. Roll Call of Committee Members
 - Chuck Puckett*
 - Eugene Lorenc*
 - Jeff Peterson*
 - Jolene Chamblee*
 - Beth Kelch*
 - Steve Chamblee*
 - Brendan Kinzler*
 - Michele James*
3. Public Comment
4. Review Committee Purpose:
 - a. A meeting convened by the Superintendent in order to make recommendations to the Board of Education.
 - i. Establishing priorities for maintenance, repair, renovation
 - ii. Examine district practices and work to align with legal requirements
 - iii. Consider how decisions made by the Facilities Committee relates to improved student outcomes.
 - iv. Committee purpose. Veregy presentation. Dr. Merritt went through the agenda. Ms. James brought cupcakes. Worked with architects in April 2022. Heard another performance contractor in August 10th. Veregy presented to the BOE on September 6. Like the design build. Make the best presentation to the BOE.
5. Facilities Plan Development
 - a. Presentation by Veregy Services, Inc.
 - i. Review information collected during building walk through
 - ii. Review services and scope of potential partnership
 - iii. *BOE open to the presentation last Wednesday. Dr. Merritt gave some feedback. Dig into information deep about Rockdale and talk about Veregy. Goal is to look at a turn key product. Actively seeks out grants. Design a long term master plan, look at big picture. Customer first approach. Seek out bids from local, qualified contractors. High quality and efficient. 80% is K-12 business, in Illinois over 400 projects. Highest accreditation. 2 year service warranty and support. Industry standard is 1 year. One point of accountability. Open source, non-proprietary procurement. 70% is repeat referrals. Why Veregy-unique funding, seamless project delivery, not a cookie cutter (life cycle cost), transparency, competitive procurement. Sharing budgets with competitive bids. Renewable offering. Can do both from parking lot to brick and mortar buildings. Veregy has demolished buildings in the past. Veregy will estimate the bid. Get into the project, not as extensive, Veregy would reimburse the district. % of the project is profit for Veregy. Signing letter of intent. No financial commitment. Bid out scope of work. Subject would be allowances, i.e., asbestos. Will not see change orders. In house project manager from Veregy. Onsite meeting minutes. ProCORE software. Huntley EV buses. Start with kickoff meeting-set up weekly meeting, separate project manager. Millions of dollars off. Apples to oranges. Veregy gives the client options. Thinking budgets at the time, not long term solution. You have the option to*

remove something or leave it in place. Work over the summer, cannot control supply chain issues. Get orders in before the holidays. Several projects. Veregy provided the committee members with recommendations. Interested in EV buses. Lyon Electric with ideas. Charging stations, on Rockdale behalf, and Huntley won a grant for 4 buses and grants for charging stations. Energy usage is 43 for EUI is Energy Star Facility. Buildings are around 67. Existing building. Veregy recommendations: 1-7. Discussion from last Wednesday. Need to take elevation measurements. Spoke to Dan from Village. Courtyard. Window upgrades (cafeteria). Taft School has a similar design from window louvers. The whole windows vs. insulated panels. New tinted windows. Lighting upgrades. Roofing upgrades-infrared scan. Full piping replacement. Flooring upgrade. Veregy timeline. Site budget, selection of Veregy, TIPS program (free) or RFP (30-60 day timeline). Final designs could be October 22 vs. Nov/Dec for RFP. If something is wrong with design, out of warranty, Veregy will be accountable. No questions. Mr. Chamblee's answers were given last week.

6. Adjacent Property - Shep's

a. Update.

- i. Committee is interested in the property. Laura is engaged in discussion for sale of property. Reached out to legal. Get an appraisal. Did get one from February 2020. 1 PIN was \$207,000. Bring appraisal to guide conversation. We are a for-profit, utilizing tax payer money. She wants to be done with it. She will get an appraisal too. Seems to be overpriced, Mr. Chamblee. Asbestos in Shep's and house. It is built on limestone. Recommendation for appraisal, use the February 2020. District paid for it. Basement needs to upgrade for prepping area. Approved to use February 2020 appraisal to suggest to the BOE in closed session. If it is still good. Property owner would be interested in getting an appraisal.

b. Purchase.

c. Timeline.

- i. Fiscally responsible, but based on scope of work. The BOE is open to discussions of possible uses. Instructional structures needs to go for referendums. Get voter approval. Potential of 3 buses about \$18,000 current trans cost. Relocated buildings-history of Shep's, Shep's 2. Move to Moen. Recommendation-keep Shep's for storage, demolish the house or buy as is from building inspector. Does it meet code from ROE. It does not have to do with kids. The village has vacated alleys. Plan would be to hold true on Shep's, put house up for sale, speak to legal. Language for acquiring property. Dr. Merritt will follow up with legal.

7. RFP vs TIPS

a. Request for Proposal (RFP) - 30-60 Day Timeline

b. The Interlocal Purchasing System (TIPS).

- i. RFP for 30 days. Engie, Veregy, Amerisco, Arcon. RFP's were handed out. Veregy's was written the best. TIPS-done free membership. Legal said it is legit for TIPS. AC unit is 6-8 months out for project. Friday is an appointment for cafeteria unit. We have seen 2 different companies. Bid on actual needs. Mr. Lorenc-soaked it in from tonight. Performance contracting. Engie was much more informative. All overages would be refunded. Dr. Merritt asked clarifying questions. Mrs. Chamblee-take out vents, make it look professional. Did not understand end goal. Apples to oranges. 2 days assessment from Engie. Dave kept it basic. Both had sheet from Legat. They do not manufacturer equipment?! Any experience with parking lot, demolition, etc. Engie talked about maximizing 20 year warranties. Veregy chases grants. QZAB used it 2 years ago, shared it last week. \$2.5 million difference between Engie and Veregy. Engie had a detailed list. Bore from outside in. Engie was detailed on the second presentation. Dr. Merritt partnered with Veregy at D59. Veregy is more customer centered. Can't compare the two. Mr. Chamblee-"you can just hide it, fix with duct tape and band-aids." This is rough estimates.

Purpose was to describe what the performance contracting model. The committee is in favor of Performance Contractors. Engie did not share the presentation with Dr. Merritt. Give list of priorities to both companies. Speak to schools that have visited from the companies. Decide between the two. Ask specific questions. Great discussions and we have a direction. Brought in an outside company, Engie. Seen work from what Veregy has done, 2016. Reach out to Veregy. Give specific numbers and itemized lists. Stressed storm control and courtyard. TIPS committed to one ECO vs. RFP. Can we get both ways? No, ISBE based on legal process. Any delay could make it difficult for Summer 23. RFP in Dr. Merritt's hands. Can submit in paper. Need to create a list. Give phase 1. Phase 2, could do TIPS. Engie was doing pumps, rough on courtyard. Scope-courtyard, all storm drainage project, all plumbing inside building.

8. FY 2023 Scope of Maintenance Work to be approved by the Board at September 21st meeting
 - a. *Courtyard, all storm drainage project, all plumbing inside building. Phase 1 is Rockdale engineer since he knows where the pipes run. Professional fee agreement for Dan as a second set of eyes. PC will work with anyone. Mr. Puckett is a talent.*
9. Other
 - a. Architect-
 - i. *using performance contractor can do 10 year life safety plan.*
 - b. Food Services -
 - i. *own in house food service. Invest to upgrade kitchen. Phased approach-one of the last things. Structure issues. "Rough in." Pull Verna from Gardner. Approved kitchen is a priority. Domino's pizza is venturing into that.*
10. Adjournment
 - a. All committee members bring a different perspective to the team.
 - b. ~~Dr. Merritt will get list from Engie and send to Veregy.~~ Do not need another presentation. Stay confidential.
Update Nov. 11, 2022:
Dr. Merritt will get price list from Engie to disaggregate the specific projects that were only included in the Veregy proposal to better compare estimated proposed cost.
 - c. 8:41 pm