

DATE: May 19, 2014

**FINANCE, SALARIES, POLICY & PURCHASING,
(LAW ENFORCEMENT/SHERIFF/MERIT BOARD/
COURTS) AND (LABOR NEGOTIATIONS)**

**DECEMBER, 2013 THRU NOVEMBER, 2014
FIRST AND THIRD MONDAYS OF THE MONTH
COUNTY BOARD ROOM AT THE COURTHOUSE AT 4:00 P.M.**

COMMITTEEMAN;

- () Jim McPhail - Chair
- () Kenny Hungate
- () Steve Leek
- () Danny Melvin
- () Christy Powers
- () Alan Price
- () David Rea
- () Tom Vaughn
- () Randall Crocker - County Board Chair

MINUTES: The meeting was called to order at 4:00 p.m. by chair, Jim McPhail. Not present were, Danny Melvin and Alan Price, in attendance were, Franklin County Sheriff, Don Jones, Franklin County Clerk, David Dobill, Franklin County Treasurer, John Gulley, Franklin County Coroner, Marty Leffler, Franklin-Williamson Regional Superintendent of Schools, Matt Donkin, Franklin County Engineer, Mike Rolla, Franklin County Director of Mapping, Mark DuPree, Franklin County Animal Control Supervisor, Thad Snell, Franklin County Supervisor of Assessments, Cindy Humm, Franklin County Recycling Coordinator, Keith Ward and other interested parties.

Jim McPhail submitted the County claims, which were approved and signed by all members present.

Randall Crocker submitted recommended Energy Conservation Measures from Honeywell, Amersco and Con Edison and explained same. Representatives from Honeywell and FW Electric were present to answer questions, discussion followed, a copy of said recommendations are hereby attached as a part of these minutes.

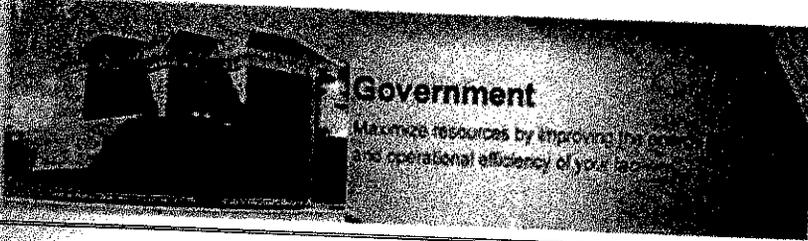
Randall Crocker reported the disputed architect charges had been adjusted.

Discussion was held concerning the FOP contract for the Franklin County Sheriffs department.

Franklin County Treasurer, John Gulley submitted a financial report for the county and explained same, a copy of said report is hereby attached as a part of these minutes.

The meeting adjourned at 5:06 p.m.
Minutes submitted 5/20/14

Jim McPhail
Chair, Finance Committee



Honeywell

RECOMMENDED ENERGY CONSERVATION MEASURES

Below are the ECM's that our team recommends for implementation, broken down by building. A more detailed explanation of each can be found in Section 3.1.

Franklin County Recommended Energy Conservation Measures

	Budget Cost	Annual Savings	Potential Rebate
Courthouse ECM's			
Replace (2) Boilers + Associated Pumps	\$ 106,938	\$ 8,343	\$ 2,300
Lighting Upgrade	\$ 35,627	\$ 3,923	\$ 9,337
Building Automation / Controls	\$ 41,026	\$ 3,470	\$ -
AHU Economizers	\$ 85,898	\$ 1,579	\$ -
	<u>269,489</u>		
Detention Center ECM's			
Lighting Upgrade	\$ 93,960	\$ 17,957	\$ 14,148
Juvenile Detention Center ECM's			
Lighting Upgrades	\$ 21,988	\$ 1,678	\$ 1,753
Retro-commissioning	\$ 3,590	\$ 1,156	\$ -
	<u>25,578</u>		
Justice Center ECM's			
Lighting Upgrades	\$ 29,218	\$ 1,461	\$ 4,074
Retro-commissioning	\$ 1,923	\$ 521	\$ 521
	<u>31,141</u>		
Highway Department ECM's			
Insulation above garage	\$ 11,675	\$ 770	\$ -
Retro-commissioning	\$ 1,026	\$ 192	\$ -
	<u>12,701</u>		
Animal Control ECM's			
Retro-commissioning	\$ 2,052	\$ 250	\$ -

269,489
 93,960

 363,449
 25,578

 389,027
 31,141

 420,168
 12,701

 432,869
 2,052

 434,921

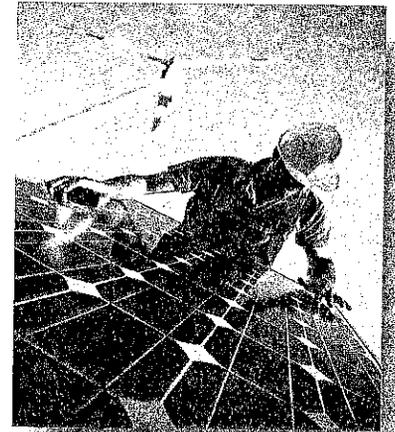
TOTAL
 \$ 434,921

10. Technical Approach & Facility Solutions

10.1. Engineering Approach

Ameresco is a single-source provider for a wide range of services, from basic to full-service programs. We provide all of the services required to develop, deliver, and implement energy-related initiatives. Our staff has the skill sets to complete the Audit, Project Development, and Construction Phase of the project efficiently, cost-effectively, and with a minimal disruption to the County.

Our principal service is the development, design, engineering and installation of projects that reduce the energy and operations and maintenance costs of our customers' facilities. These projects typically include a variety of measures customized for the facility and designed to improve the efficiency of major building systems, such as heating, ventilation, air conditioning and lighting systems. We typically enter into energy savings performance contracts, under which we commit to our customers that our energy efficiency projects will satisfy agreed-upon performance standards upon installation or achieve specified increases in energy efficiency. These projects are designed such that the energy and operating cost savings of the energy efficiency measures we install will defray all or almost all of the cost of such measures. In many cases, we assist customers in obtaining third-party financing for the cost of implementing the projects, resulting in little or no upfront capital expenditure by the customer. After a project is complete, we may operate, maintain and repair the customer's energy systems under a multi-year O&M contract. For case studies, project videos, events and press coverage, please visit Ameresco's website at www.ameresco.com



Ameresco has a long and successful track record in the specialized area of energy conservation and facility renewal, having provided comprehensive engineering services for mechanical/electrical upgrades nationwide. We have a wealth of experience in analyzing, designing, and optimizing building systems. Our corporate focus is to optimize energy efficiency and system performance while managing implementation costs and ensuring efficient, high-quality installations. Our clients value our understanding of complex systems, our accurate cost and savings projections, our ability to coordinate efforts with other ongoing site activities (to minimize disruptions), and our emphasis on customer service.

Our independence enables Ameresco to be 100% unbiased in its approach, offering our client's unlimited flexibility in how the project is structured, who is involved, what materials and systems are used, and ultimately, how comprehensive and cost-effective the project will be. Ameresco, Inc. has emerged as the industry leader in developing and creating Green Building and Sustainable Design concepts in all of our projects.

Our core focus on energy and our diverse energy service offerings enhances Ameresco's financial stability and corporate strength, and enables us to fully meet customer requests and needs. The foremost task in making an organization energy-efficient is to understand the energy consumption of the client. Every process that consumes energy, such as heating, lighting, ventilation, air conditioning, motors, controls, compressed air systems, industrial process, power generation, and the like are audited thoroughly by Ameresco. Ameresco develops a preliminary assessment of opportunities, savings and costs based on the information provided by the client.

Ameresco is completely independent. We are not owned by any utility, equipment manufacturer, or contractor. Our independent approach allows us to be completely unbiased when it comes to selecting contractors, equipment, or services. We can work with your preferred or local vendors, and we have experience in working with all major manufacturers' systems

A designed solution is provided that is customized to fit your unique needs. Ameresco achieves this by using the best products and services available. Ameresco is product and service independent; rather than being tied to a particular line of products, our vendor independent status allows us the freedom to choose the best products and services from a variety of quality manufacturers and suppliers. Choosing the right components from among the best available allows us to build a superior solution that meets your unique needs.

Our diverse customer base includes federal governments and agencies (civilian and military), state and municipal governments, public housing authorities, private commercial and industrial clientele, health care and educational institutions, and numerous public school systems. Ameresco works closely with customers to clearly define their priorities and needs. We then use our expert engineering and technical capabilities to provide comprehensive energy solutions that maximize value throughout each phase of project development, ensuring that the maximum value for the lowest possible cost is delivered.

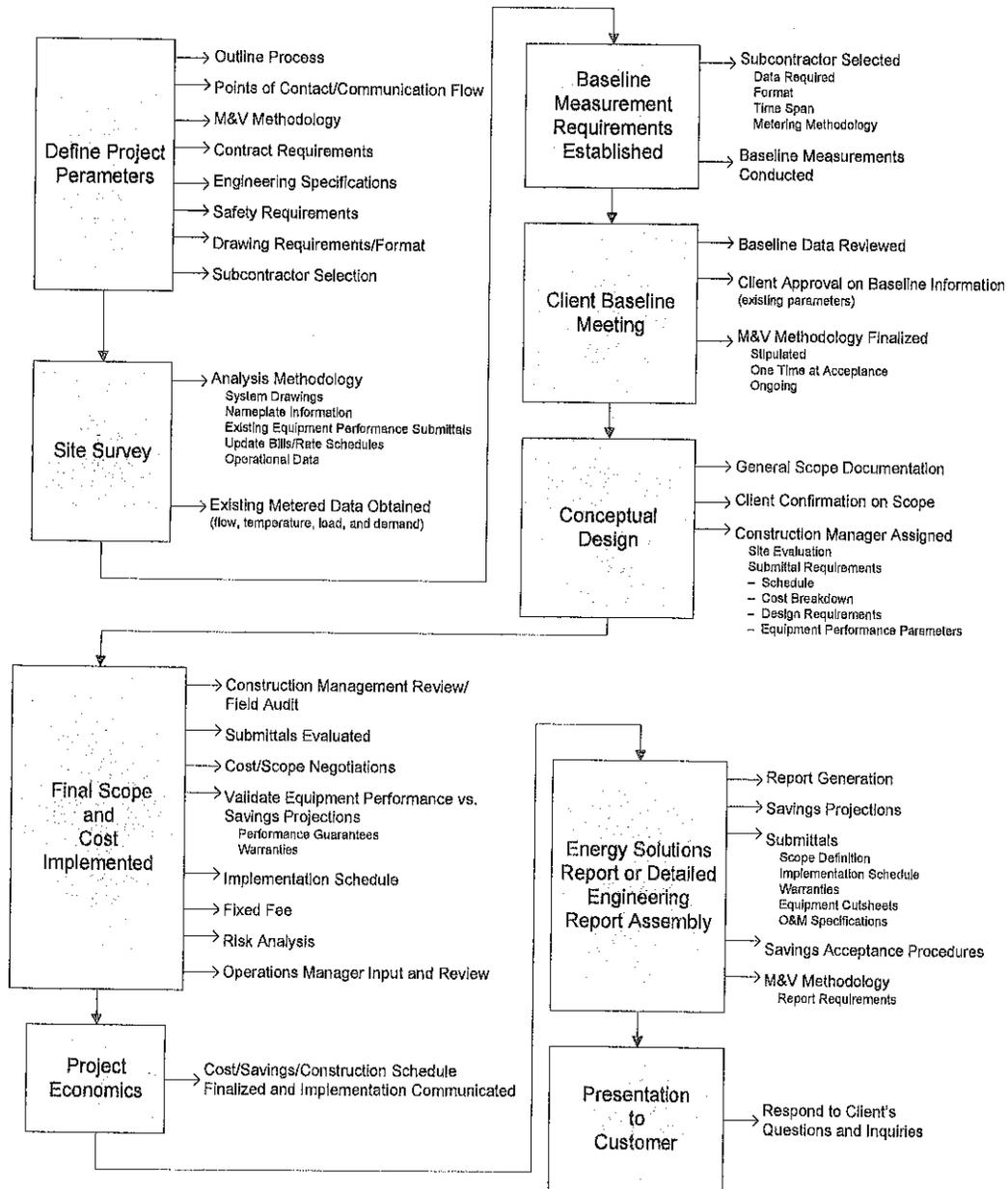
Ameresco's portfolio of successful projects demonstrates Ameresco's capabilities and expertise in the energy and water conservation field. Our vast repertoire of services includes the following:

- ✦ Investment Grade Audits
- ✦ Identification of all Feasible Technologies
- ✦ Specification Development
- ✦ Equipment Installation
- ✦ Customer-Coordinated Implementation
- ✦ Operations and Maintenance
- ✦ Measurement & Verification
- ✦ Monitoring of Project Performance
- ✦ Fine Tuning/Integration of ECMs
- ✦ Life Cycle Cost Analysis
- ✦ Modeling of Energy and Cost Savings
- ✦ Low Cost Financing
- ✦ Renewable Energy Project Development
- ✦ Monetize Emissions And Tax Credits
- ✦ Identification of Customer Needs
- ✦ Design & Engineering
- ✦ Equipment Selection
- ✦ Construction Management
- ✦ Training of Facility O&M Personnel
- ✦ Project Documentation
- ✦ Monitoring of Energy Consumption
- ✦ Analyzing Utility Invoicing
- ✦ Fuel Procurement
- ✦ Evaluation of Emissions
- ✦ Permitting
- ✦ 24-Hour Emergency Service
- ✦ Grid Interconnection
- ✦ Asset Operation And/Or Ownership

Our approach to completing the detailed audit is to thoroughly and quickly assess the facilities and develop energy conservation measures, including an implementation plan. Ameresco will gain an accurate picture of existing conditions, etc. in the County facilities by using the following methods:

1. On-site survey by Ameresco designers, engineer(s) (P.E., C.E.M.)
2. Interviews with the County personnel and any other parties that possess a deep understanding of various existing facility issues.
3. Receipt of recent utility usage data, from the County and/or the utility itself, which will reveal operation schedules, or usage, possible rate structure opportunities, and areas of the facilities that demand excessive energy or water resources.
4. Documentation of recent operational or capital expenditures by the County to determine problems that may require further investment.
5. Receipt of a full set of blueprints for existing buildings.

Ameresco performs detailed energy and water site surveys that clearly identify all appropriate conservation opportunities at each facility. The results of these audits form the basis for energy savings analyses, and financial criteria included in the final Investment Grade Audit, as well as the subsequent design of the project. All work, including analysis and content, will be performed in accordance with the Request for Proposals. The following flow chart provides complete details on Ameresco's comprehensive approach to project development.



Proposed Solutions

We have provided proposed lighting retrofits that have energy savings for each building. Upon selection, additional solutions will be investigated.

Franklin County Courthouse Lighting Retrofit

Franklin County Courthouse is located at 100 Public Square in Benton, Illinois. The building was originally constructed 1875 and since has had a few additions. The space is divided into many areas; Treasurer's office, County Clerk's office, court rooms on the top two floors, and county board room. Since the county buys its power from Mid-American Energy in Des Moines, Iowa, funds are available from the DCEO incentive program because Ameren's transmission lines are utilized.



Ameresco proposes to retrofit and/or replace lighting fixtures throughout the facility. The lighting retrofits and/or replacements will create a better working environment and will improve lighting quality throughout the facility. Ameresco will reduce the energy cost, extend lamp life, increase light levels, and reduce the maintenance cost of your present lighting system by upgrading to the new efficient systems. The majority of the offices and hallway fixtures are acrylic lens, lay-in fixtures with T-12 fluorescent lamps and magnetic ballasts. Closets have incandescent fixtures or have already been retrofitted with compact fluorescent light sources. Light distribution is poor and lumen levels are inconsistent.

- ✦ The existing 2x4 lay-in and 1x4 surface or lay-in fixtures will be retrofitted or replaced with new T-8 fluorescent lamps and electronic ballasts. The number of lamps replaced will depend on light levels required. The retrofit and new lighting systems will have a higher color-rendering index, which can increase visual clarity and create a more appealing and comfortable environment.
- ✦ The fire truck bays will receive new fixtures. These fixtures will be located along the sides of the trucks as the two middle bays have been changed. These fixtures will be two-lamp T8 and electronic ballasts strip fixtures.
- ✦ All 8' lamps fixtures will be replaced with fixtures of the same length but with four 4' lamps and ballast instead of two 8' lamps.
- ✦ All incandescent light fixtures will be replaced with either a new fluorescent fixture or receive a compact fluorescent lamp.

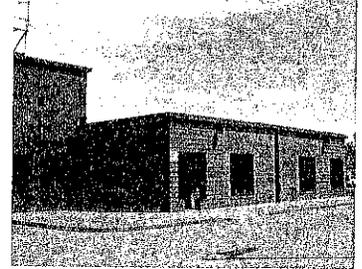
Light levels, distribution characteristics, and color rendering will all be in compliance with standards of service and comfort provided by Illuminating Engineering Society of North America Lighting design Guide, state and local governing code authorities.

Cost of Project \$ 46,349.00 Energy & Operational Savings \$2,450.00

RFP for Guaranteed Energy Savings Contract

Franklin County Jail Lighting Retrofit

The Franklin County Jail is located at 403 East Main Street in Benton, Illinois. The space is divided into several areas; Sheriff's Office, booking, holding, sally port area, security, reception, storage, evidence, lounge, kitchen, and a 100 person jail for men and women.



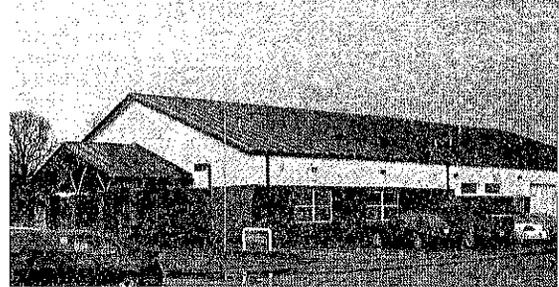
Ameresco proposes to retrofit and/or replace lighting fixtures throughout the facility. The lighting retrofits and/or replacements will create a better working environment and will improve lighting quality throughout the facility. The exterior lighting will be replaced with energy efficient LED lighting fixtures with long life lamps. Ameresco will reduce the energy cost, extend lamp life, increase light levels, and reduce the maintenance cost of your present lighting system by upgrading to the new efficient systems. The front section of the facility has T8 lamps and electronic ballasts already. The majority of the offices and hallway fixtures are acrylic lens, lay-in fixtures with T-12 fluorescent lamps and magnetic ballasts. Light distribution is poor and lumen levels are inconsistent. The exterior lighting, on the building, is older inefficient technology. The fixture lamp types are metal halide. Light levels, distribution characteristics, and color rendering will all be in compliance with standards of service and comfort provided by Illuminating Engineering Society of North America Lighting design Guide, state and local governing code authorities.

- ✦ The existing 2x4 lay-in and 1x4 surface or lay-in fixtures will be retrofitted or replaced with new T-8 fluorescent lamps and electronic ballasts. The number of lamps replaced will depend on light levels required. The retrofit and new lighting systems will have a higher color-rendering index, which can increase visual clarity and create a more appealing and comfortable environment.
- ✦ Retrofit 183 secure surface type fixtures from two, three, and four lamp fixtures with T12 lamps and magnetic ballasts to T8 lamps and electronic ballasts.
- ✦ All 8' lamps fixtures will be replaced with fixtures of the same length but with four 4' lamps and ballasts instead of two 8' lamps.
- ✦ All incandescent light fixtures will be replaced with compact fluorescent lamp.
- ✦ Replace all PL fluorescent lamps and any burn out ballasts in the recessed can lights in the waiting room.
- ✦ Replace seven exist signs with LED type exit signs.
- ✦ The outdoor lighting wall packs will be replaced with an energy efficient LED lighting system. The three parking lot pole fixtures (400 watts) will be replaced with LED fixtures. Each fixture will come with lamp and photocell to control light fixture.

Cost of Project \$ 116,062.00 Energy & Operational Savings \$ 8,620.00

Franklin County Juvenile Detention Center Lighting Retrofit

The Franklin County Juvenile Detention Center is located at 409 East Washington in Benton, Illinois. The space is divided into several areas; Office, booking, holding, sally port area, security, reception, storage, lounge, kitchen, and several cells for the detainees.



Ameresco proposes to retrofit and/or replace lighting fixtures throughout the facility. The lighting retrofits and/or replacements will create a better working environment and will improve lighting quality throughout the facility. The exterior lighting will be replaced with energy efficient LED lighting fixtures with long life lamps. Ameresco will reduce the energy cost, extend lamp life, increase light levels, and reduce the maintenance cost of your present lighting system by upgrading to the new efficient systems.

The facility has T8 lamps and electronic ballasts already. There are some fixtures that still have the electronic ballast but T12 lamps have been installed instead of the T8 lamps.

The exterior lighting, on the building, is older inefficient technology. The fixture lamp types vary from high pressure sodium to metal halide wall packs.

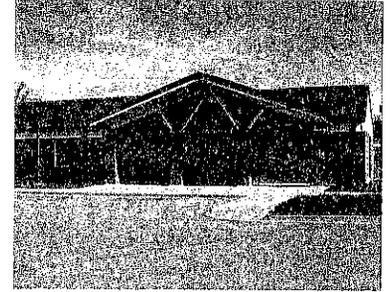
- ✦ The existing fixtures that have the T12 lamps instead of the T8 lamps will have the lamps changed to the proper lamp. The lamp change out resets the improvements that T8 lamps provide such as higher color-rendering index, which can increase visual clarity and create a more appealing and comfortable environment.
- ✦ Several of the exit signs will be replaced with new LED exit signs.
- ✦ The indoor recreation room fixtures (400 watt metal halides) will either be retrofitted with LED lamps or replaced with 2x4 6L T8 high bay fixtures.
- ✦ The outdoor wall pack lighting (metal halide and high pressure sodium) will be replaced with an energy efficient LED lighting system. Each fixture will come with lamp and photocell to control light fixture.

Light levels, distribution characteristics, and color rendering will all be in compliance with standards of service and comfort provided by Illuminating Engineering Society of North America Lighting design Guide, state and local governing code authorities.

Cost of Project \$ 41,732.00 Energy & Operational Savings \$ 2,150.00

Franklin County Justice Center Exterior Lighting Retrofit

The Franklin County Justice Center is located at 411 East Main in Benton, IL. The buildings consist of two departments; Probation offices and Prosecuting Attorney's offices. This facility already has T8 and electronic ballasts technology on the interior but the exterior has not been updated to energy efficient systems.



Ameresco proposes to retrofit and/or replace lighting fixtures throughout the facility. The lighting retrofits and/or replacements will create a better working environment and will improve lighting quality throughout the facility. The exterior lighting will be replaced with energy efficient LED lighting fixtures with long life lamps. Ameresco will reduce the energy cost, extend lamp life, increase light levels, and reduce the maintenance cost of your present lighting system by upgrading to the new efficient systems.

The facility has T8 lamps and electronic ballasts already. The exterior lighting, on the building, is older inefficient technology. The fixture lamp types vary from high pressure sodium to metal halide wall packs.

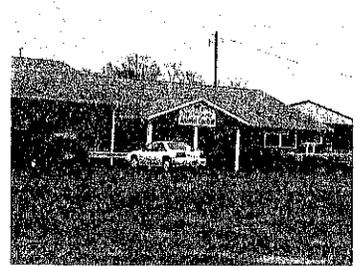
- ✦ Several of the exit signs will be replaced with new LED exit signs.
- ✦ The outdoor lighting will be replaced with an energy efficient LED lighting system. There are a few wall packs and several pole lights that are metal halide fixtures. Each fixture will come with lamp and photocell to control light fixture.

Light levels, distribution characteristics, and color rendering will all be in compliance with standards of service and comfort provided by Illuminating Engineering Society of North America Lighting design Guide, state and local governing code authorities.

Cost of Project \$ 21,455.00 Energy & Operational Savings \$ 1,491.00

Franklin County Road Barns Lighting Retrofit

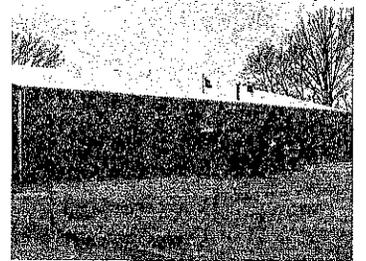
The Franklin County Road Barns are located at 13163 County Highway Tool Shed (south of town) in Benton, Illinois. There are six buildings consisting of a mechanic's garage, break room/lock room, and open and closed garages for parking equipment. Five of the facilities have lighting and one doesn't have lighting. The County Road office building, located at 13034 Odd Fellows Lane, has already been converted to T5 and electronic ballasts light fixtures. The County Animal Control building, located at 13163 Odd Fellows Lane, has already been converted to T8 and electronic ballasts light fixtures.



Ameresco proposes to retrofit and/or replace lighting fixtures throughout the facility. The lighting retrofits and/or replacements will create a better working environment and will improve lighting quality throughout the facility. The exterior lighting will be replaced with energy efficient LED lighting fixtures with long life lamps. Ameresco will reduce the energy cost, extend lamp life, increase light levels, and reduce the maintenance cost of your present lighting system by upgrading to the new efficient systems.



The majority of the fluorescent fixtures are T-12 fluorescent lamps and magnetic ballasts. Light distribution is poor and lumen levels are inconsistent. The other interior lighting is incandescent fixtures. The exterior lighting, on the building, is in bad shape. The fixture lamp types are incandescent.



- ✦ All 8' lamps fixtures will be replaced with fixtures of the same length but with four 4' T5 lamps and ballasts instead of two 8' lamps.
- ✦ All incandescent light fixtures will be replaced with either a new fluorescent fixture or receive a compact fluorescent lamp.
- ✦ The outdoor lighting will be replaced with an energy efficient LED lighting system. Each fixture will come with lamp and photocell to control light fixture.
- ✦ Light levels, distribution characteristics, and color rendering will all be in compliance with standards of service and comfort provided by Illuminating Engineering Society of North America Lighting design Guide, state and local governing code authorities.



Cost of Project \$ 27,248.00 Energy & Operational Savings \$ 1,450.00

10.2. Approach To Equipment Selection

The equipment we specify for projects must meet various selection criteria:

- 1) County operations staff preference
- 2) Quality must be suitable for use
- 3) Price must be competitive vs. comparable units in the marketplace
- 4) Equipment must be readily serviceable
- 5) Equipment should have built-in features that meet the needs of the County
- 6) HVAC equipment must have a rated service life of approximately 20 years or greater

Ameresco is completely vendor independent. We will specify any brand or product that is in the best interest of the County.

Business Associations Manufacturers Or Suppliers Ameresco is an independent company; we are not beholden to a corporate parent and we are not affiliated with an equipment manufacturer, utility, or oil company.

Identification, Selection And Installation Of Any Competitor's Equipment Ameresco's approach to developing projects centers around identifying solutions that best meet the needs of the customer. At times this means that the optimal solution involves the installation of a product manufactured by a competing ESCO or by its parent company. We are completely "vendor neutral" in this regard.

We are not affiliated with a controls company, equipment manufacturer, utility, or corporate parent

10.3. Subcontracting Process

As a local leader in performance contracting Ameresco has established a wide network of qualified contractors capable of providing the necessary labor teams to install the proposed ECM/FIMs. Our strong market presence puts us in a unique position to provide repeat business to many of the area contractors. This market presence also adds to our ability to negotiate with contractors and demand the highest standards. Ameresco considers many different factors while considering and qualifying contractors to perform work at our customer's facilities. At a minimum, these factors include:



- ✦ Location: When possible, local contractors are solicited for participation
- ✦ Past experience: Years in the industry, specific experience implementing selected ECM/FIMs, industry involvement, industry reputation, performance history, and experience with specific market segments
- ✦ Size: Current and past employment levels
- ✦ Financial strength: Current and past annual revenue as well as current bonding abilities
- ✦ Verification of physical assets: Onsite inspection of contractor's facilities
- ✦ Review of contractor's safety policy, workers compensation EMR history, OSHA recordable incident rates, OSHA logs and violations
- ✦ Insurance: Review of company insurance limits
- ✦ References: Industry, customer, and supplier references are reviewed

In determining which contractor will be selected, Ameresco will use the following process:

- ✦ Ameresco will define the scope of work
- ✦ Ameresco will prepare a recommended slate of qualified subcontractors based on geographical location, ability to perform the defined scope of work, current workload, and availability of M/W/DBE, Veteran, or Disabled Veteran owned firms
- ✦ Ameresco will hold bid meetings and site walkthroughs to seek bids from the approved subcontractors
- ✦ Review bids for compliance and cost

3. Technical Approach and Facility Solutions

3.1. Approach to identifying, evaluating, recommending, and designing facilities improvements. Preference will be given to the ESCO that demonstrates an understanding of the existing building conditions, systems, operations, and schedules.

3.1a Approach to identifying, recommending, and designing facility improvements

ConEdison *Solutions* identifies, evaluates, and recommends facility improvements during the Investment Grade Audit (IGA). Our methods for completing the audits have been developed and refined over the many years we have been providing energy efficiency services. This analysis is the cornerstone of an effective performance contract, which is why all of our audits are conducted by our own experienced engineers and account executives. The project engineer(s) who conducts the audit for a project stays involved on that project until it reaches completion. Using this approach ensures that the savings and project parameters that are established at the beginning of the project remain intact through project completion.

Our audits and analysis of facilities determine specific opportunities for energy and other operational savings. During this process, it is important to understand how your facilities currently work and operate before offering solutions. We take precise measurements of operations and efficiencies for major systems to assist in analysis of possible savings opportunities and to assure appropriate sizing of equipment. All energy and operational-saving system improvements are identified and evaluated. Detailed reports are provided that identify specific equipment replacement costs, reliable and accurate estimates of associated savings, realistic operational savings, payback, and other detailed financial information relating to the project.



The investment grade audit process we follow is outlined below.

Build the team

- a. Project kickoff meeting
- b. Conduct "user" workshops
- c. Interview pertinent departments for needs

Data collection and evaluation

- a. Establish allowable cost and savings factors
- b. Collect data and background information
- c. Establish base year consumption and evaluate for anomalies

Confer with operating personnel to identify the following:

- Type and condition of facility's mechanical and electrical systems
- System set points (by season)
- Start-stop scheduling practiced by staff and occupants
- Perceived training needs and desired resources (i.e. tools)
- Any issues which may hinder their start-up and support of the program

Determine:

- Lighting levels, temperatures, and other building requirements
- Recent building additions or occupancy or procedural changes
- Current mechanical, electrical, or other problems
- Energy saving measures previously implemented
- Suggestions for energy saving improvements
- Utility costs and operational costs through review of historic information
- Fuel rate structures

Site Evaluation

Next, the team will survey energy consuming systems and the building infrastructure of the facility to identify current operating conditions, inefficiencies, age, and remaining life of equipment. We will evaluate all energy-consuming systems. Often smaller and low-energy-use equipment is ignored, but we strive to uncover all opportunities for efficiency improvement. The following are samples of systems we will evaluate:

- Building envelope systems
- Lighting systems
- Building energy management systems
- Heating/cooling plant(s)
- HVAC systems
- Motors
- Domestic hot water systems
- Utility rate options
- Chilled/hot/domestic water distribution systems
- Power generation and distribution systems

The project engineer then calculates building heating-cooling loads and ventilation requirements to confirm that existing heating, cooling, and air handling equipment properly match the calculated loads. If necessary, we will make recommendations for modifying the equipment accordingly.

In summary, the audit results in:

- Conceptual design and guaranteed savings
- The cost to implement the project defined
- A method to verify savings
- Pro forma cash flow identifying how the project will be paid for
- Optional energy conservation measures for consideration

We will review the report in detail with you. A joint decision regarding what measures to be included in the final program will be made. It is our mission to ensure the decision process includes a realistic evaluation of all parameters impacting these options including technical, financial, people, and business implications. You will have control over the final content of the project and are not required to include any specific retrofit, equipment, or service.

ConEdison *Solutions* has included a preliminary assessment of County facilities and associated operating expense. The assessment was completed in two parts. First we analyzed past gas, electric, and water use and cost for the buildings. Next, we walked through each building to define existing system types, understand how they are being operated, determined their general condition, and identified upgrades that would improve comfort and reliability while reducing operating cost. The purpose of the assessment is to determine the potential benefits of a guaranteed energy savings contract for Franklin County.

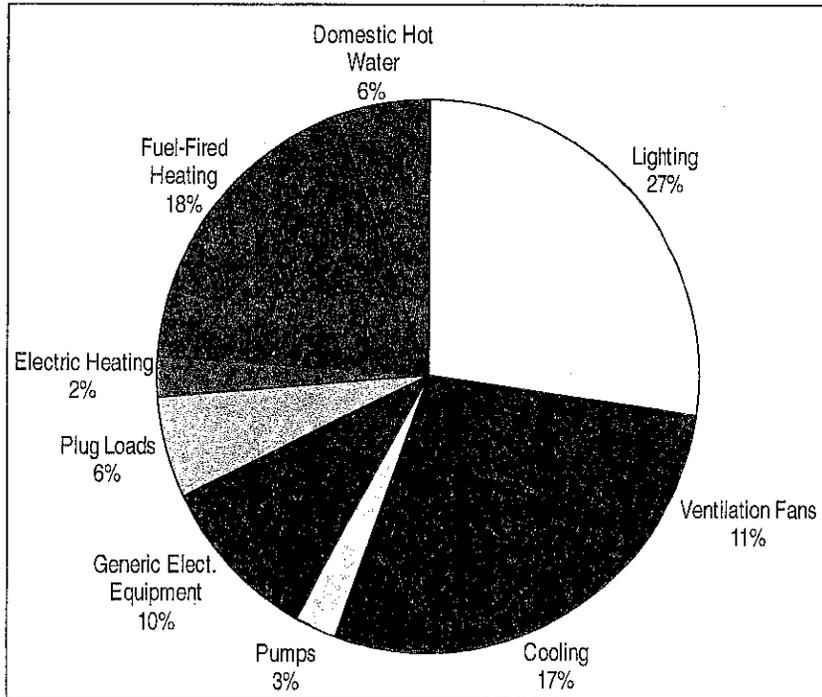
Figure 3.2 illustrates the annual costs of each building on a per square foot basis. Square footage information was obtained for the three primary facilities. The County Jail costs two to three times more to operate on a square foot basis than the Courthouse and Juvenile Detention Center. This is expected, however, as the County Jail is a 24/7 facility with highly dense usage and occupancy.

Figure 3.2 Annual Utility Cost per Square Foot

Building	Electricity \$/sf	Natural Gas \$/sf	Water/Sewer \$/sf	Total \$/sf
Courthouse	\$0.89	\$0.29	\$0.15	\$1.33
County Jail	\$2.39	\$0.73	\$0.83	\$3.96
Juvenile Detention Center	\$1.14	\$0.26	\$0.25	\$1.65

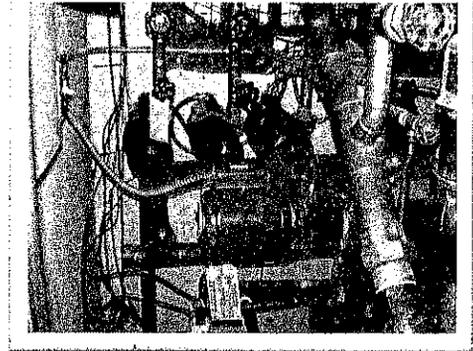
Figure 3.3 provides a representation of where energy costs are being spent within the facilities based upon our site observations and discussions with operations personnel about how and when the buildings are operated. The largest expense in the operations of the buildings is the HVAC systems, which include cooling, heating, pumps and ventilation fans, and comprise 51% of the total energy consumed. Next is lighting at 27%. The remaining components are for generic electrical equipment (10%) and plug loads (11%), which include facility-specific electrical equipment, computers and appliances.

Figure 3.3 Facility Energy Costs



the basement break room. There are three electric water heaters located throughout the building that provide domestic hot water.

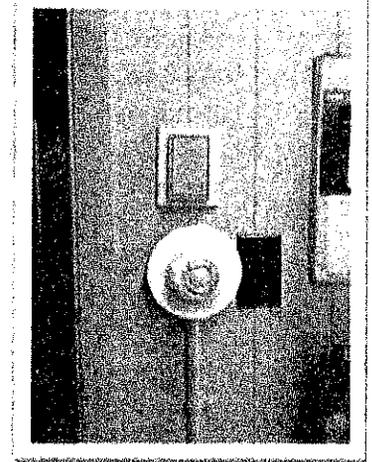
The natural gas fired hot water boilers are piped with multiple distribution loops, each with a dedicated pump. The Weil-McLain boiler is located in the basement and is rated for 550,000 Btu/hr. input and 440,000 Btu/hr. output. It is the larger of the two units, and serves 8 zones. This cast iron boiler was installed in 1990 and is rated at 80% efficient. The Bryan unit is a flex tube style boiler. It is located on the 2nd floor and serves 7 zones. This boiler was installed in 1983. Its efficiency rating is also 80%, and it is designed for 440,000 Btu/hr. input and 360,000 Btu/hr. output. The heating hot water piping for both boilers is copper, and is uninsulated in the mechanical spaces that house the boilers.



Bryan boiler loop pumps and copper piping

The exterior mechanical equipment, which includes rooftop units and condensing units, are located on the membrane roof areas. Main air handlers are located on mezzanines adjacent to the condensing units that serve them. In addition to direct-expansion (DX) coils for cooling, these units also have electric heating elements. The new Lennox RTU also has electric heat.

Room mounted thermostats control the heating and cooling equipment. Some spaces have separate thermostats to control the cooling system serving the space and the hot water heating system serving the space.



Heating and cooling thermostats located together



Plastic taped over the side wall diffuser

The Treasurer's office was noted to have plastic taped over the side-wall diffuser. This indicates that there may be some deficiencies in the airflow balancing from the air handling equipment.

The electrical system in the Courthouse is in very poor condition and needs attention as soon as possible. In addition to widespread wiring deficiencies throughout the building, the biggest concern is the main electrical service panel and breakers manufactured by Federal Pacific.

results in an unnecessary cooling load on the building, as the make-up air to the kitchen does not need to be cooled. It can also add to the heating load in the building by creating a slightly negative pressure and drawing in undesired outside air through the shell of the building.

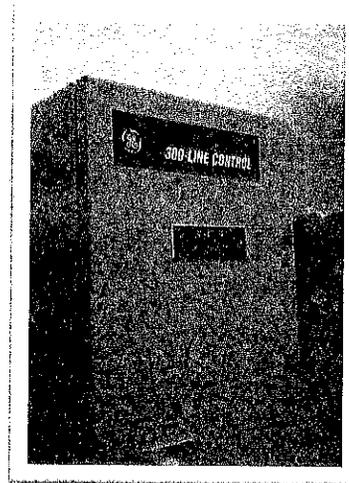
Chilled water is supplied to the air handling equipment from an air cooled chiller located outside the building in an enclosed area. The chiller is new and in excellent condition.

Laundry for the jail is done in a small laundry room which houses several washers and dryers. These appear to be residential or light commercial units that are not high efficiency.

The cells each have a combination toilet/sink unit. A common use shower is also located in each pod. Part of the jail has main shutoff switches that shut off the water supply to a portion of the cells, preventing excessive flushing. The remainder of the jail does not have this functionality. During the pre-bid meeting, the County personnel showed an interest in expanding this capability to the rest of the water service to the jail cells.

State Attorney's Building

The State Attorney's Building houses the State Attorneys and the State Parole offices. The building was constructed in mid-2000 and is a pre-engineer single story structure on slab with textured exterior panels. The roof is a standing seam metal roof system. Six high efficiency forced air split systems with exterior condensing units provide the heating and cooling for both offices (4 units for the State Attorney and 2 for the Parole offices). Several of these units have variable speed drives controlling the fan speed. The units have programmable thermostats; however it appeared that the programming capability was not being used. Considerable impact damage to the condensing units was observed. According to County personnel, this was caused by ice sliding off of the roof panels. Ice dams or stops were not observed on most roof panels. Damaged condensing unit coils impact the efficiency and capability of the units.



Variable speed drive for air handling unit



Juvenile Detention Center

Juvenile Detention Center

The Juvenile Detention Center is part of the Justice Center. It was opened in 2004 and houses juvenile offenders from multiple counties. There are three pods that can house 8 juveniles, and another pod that can house 4 juveniles. The building appears to be primarily a pre-engineered structure. The housing unit has 3 RTUs as space conditioning systems.

**Needs Assessment
(including recommendations for energy and building improvements)**

ConEdison *Solutions* has evaluated the Franklin County facilities, operating conditions, energy consumption and critical areas of concern for building improvement. We have identified many opportunities that will improve the County facilities while providing energy and operational savings. These opportunities are described below.

Lighting

ConEdison *Solutions* performed a room by room lighting audit in each of the facilities. Through doing this detailed audit of the existing lighting systems, and design of proposed retrofits or replacements, we believe that the County can save over \$22,000 per year in energy savings alone by replacing or retrofitting the lights with higher efficiency equipment.

These upgrades will benefit the County in five ways:

1. The new lamp/ballast combinations are more efficient, and will result in lower electric cost.
2. The cooling load placed on the air conditioning system (where applicable) is reduced.
3. The ongoing lamp replacement costs are reduced due to longer run-hours of the new lamps.
4. The number of lamp, ballast, and fixture types will be reduced, simplifying lighting maintenance and reducing maintenance cost.
5. Exterior LED lighting will be considerably brighter than the existing fixtures, providing a more secure environment around the buildings. LED lighting also uses considerably less energy than the existing metal halide and high pressure sodium fixtures.

The table is a large spreadsheet with multiple columns and rows. The columns include room identifiers, fixture types, wattages, and other technical specifications. The rows list numerous rooms and their corresponding lighting details.

Room by room lighting audit

All of the above contribute to dollar savings. Several different methods of lighting system upgrades are available; all are geared to improve efficiency. The lighting system upgrades we propose are as follows:

Franklin County Courthouse

- Retrofit 112 interior fixtures with 34 W T12 lamps and magnetic ballasts to 28 W T8 lamps and low power electronic ballasts. These fixtures are 4 ft. in length.
- Retrofit 4 interior fixtures with 20 W T12 lamps and magnetic ballasts to 17 W T8 lamps and low power electronic ballasts. These fixtures are 2 ft. in length.
- Retrofit 4 existing fixtures with (2) 40 W lamps u-tube fluorescent lamps and a magnetic ballast per fixture with (3) 17 W T8 lamps, a reflector, and a normal power electronic ballast.

- Replace 2 existing high pressure sodium fixtures with 1-100 W lamp per fixture with new canopy fixture with 40 W cool white LEDs

Juvenile Detention Center

- Retrofit 14 existing can light fixtures with (1) 26 W compact fluorescent lamp per fixture with 21 Watt quad-compact fluorescent lamps
- Retrofit 205 interior fixtures with 32 W T8 lamps and normal power electronic ballasts to 28 W T8 lamps and low power electronic ballasts. These fixtures are 4 ft. in length.
- Replace the 100 W incandescent bulbs in 8 fixtures with 13 W LED bulbs
- Replace 6 existing gymnasium metal halide pendant fixtures with (1) 250 W lamp per fixture with 78 Watt LED round pendant mounted fixtures
- Replace 1 existing metal halide canopy fixture with (1) 175 W lamp per fixture with new canopy fixture with 60 Watt cool white LED lamp
- Replace 1 existing metal halide wall pack fixture with (1) 175W lamp per fixture with new wall pack with 60 Watt cool white LED lamp
- Retrofit 8 existing fixtures with (2) 31 W U-Tube Fluorescent lamps with 17 W lamps and electronic ballasts
- Retrofit 10 fixtures with 40 W T12 lamps and magnetic ballasts to 28 W T8 lamps and low power electronic ballasts. These fixtures are 4 ft. in length.
- Replace 13 shoe box style fixtures with 100 W high pressure sodium lamps with new LED fixtures with 50 W white LED lamps. Fixtures will be mounted on existing poles.
- Replace 8 shoe box style fixtures with 400 W high pressure sodium lamps with new LED fixtures with 135 W LED lamps. Fixtures will be mounted on existing poles.
- Replace 4 existing canopy fixtures with 100 W incandescent lamps with new canopy fixtures with 40 W cool white LED lamps

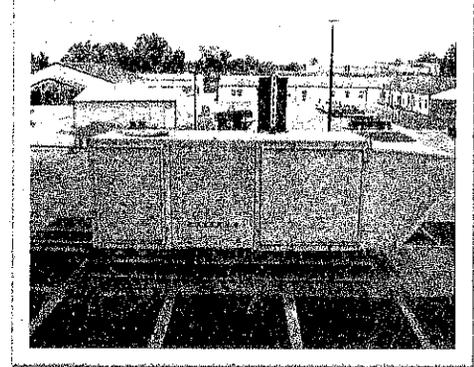


Pole fixtures recommended for replacement with LED fixtures

- Replace 4 exterior linear fluorescent fixtures with (2) 110W lamps per fixture with new 8 ft vapor tight fixture with (4) 28 W T8 lamps
- Replace 2 fixtures with 150 W incandescent lamps with new 4 ft vanity fixtures with (2) 28 W T8 lamps per fixture
- Replace 4 exterior fixtures with 100 W incandescent lamps with new 4 ft vapor tight fixtures with (2) 28W T8 lamps per fixture

Replace Reznor Makeup Air Unit Serving Jail Kitchen

ConEdison *Solutions* observed that the makeup air unit designed to serve the kitchen was not operating. County personnel confirmed that the unit was no longer working and has been abandoned. The unit is an important part of the kitchen supply and exhaust air system. The kitchen exhaust hood exhausts a significant amount of air when there is cooking going on in the kitchen, and this air being exhausted has to be drawn from somewhere in the building. The original design of this system included makeup air being introduced into the kitchen through the Reznor heating and ventilating unit located on the roof. This is the most energy efficient way to do this, preventing excess heating and cooling by the primary air handling systems, and also preventing the building from developing a negative air pressure. We recommend this unit be replaced with a like unit, or, if feasible, repaired and brought back to operating condition. Due to the observed condition of the unit, and the fact that it was abandoned in place, at this time we are recommending replacement of the unit. The potential of repairing the unit to get it back to its original operating condition will be evaluated during the investment grade audit.



Non-operational Reznor Heating and Ventilation Unit

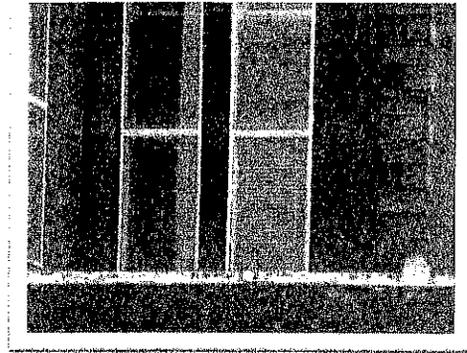
Replace Boilers in the Courthouse

Both cast iron and water tube boilers have an average life expectancy of 25 years. Both of the boilers located in the Courthouse are older units, however, the Weil-McLain boiler located in the basement has had multiple service calls and is in more need of immediate replacement. There were no reported issues at this time with the Bryan boiler. The Weil-McLain boiler was originally rated for 80% efficiency and over time will have degraded to much less than that. With the primary source of heating in the building provided by the two boilers, it is critical to keep this equipment operating. An emergency boiler failure with a need to replace it in the middle of winter would make it very challenging to keep this critical building occupied and be much more costly than replacing it in a planned manner. We recommend that, at a minimum, the boiler the County is experiencing problems with be replaced this year before heating season starts. With the Bryan boiler operating for 31 years, this also poses a risk of failing at any time. The County may want to consider taking care of both of these older boilers at the same time. For the purposes of this report, we have included both boilers in the cost estimate.

We recommend the main electrical service panel and all of the Federal Pacific circuit breakers be replaced. In addition, we recommend the electrical distribution system throughout the building be considered for replacement. Upgrading this entire system would also allow the County to connect the generators already purchased and planned for installation.

Install Interior Storm Windows

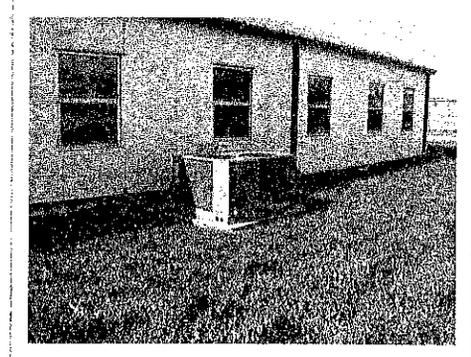
Interior storm windows are insulating and reduce glare through clear glass windows. They are ideal in situations where secondary glazing is needed for fixed windows, or where an operating interior storm window is beneficial due to the architectural aspects of a building. These windows mount inside the existing window, and are easily removed for cleaning, but do not interfere with the architectural character of a building. We observed that some of the windows have exterior panels mounted on them that have become hazy. This is an attractive alternative to consider that provides the insulating value needed on older windows.



Courthouse windows with exterior panels

Replace Condensing Units at State Attorney's Building

The condensing units at the State Attorney's building have been damaged from ice falling off the roof. The interior units associated with them are in good condition, but the damage to the exterior units is likely affecting their performance and efficiency. We also understand that they are requiring more than average service calls due to their damage. We recommend these units be replaced. In addition, we recommend evaluating the attic insulation during the investment grade audit to ensure that it is adequate to help prevent ice from forming on the roof. To maintain the integrity of the ground mounted equipment, we also recommend the installation of ice guards designed specifically for standing seam roofs. This recommendation is detailed below.



Damaged condensing unit

Replace Washers and Dryers in Jail and Juvenile Detention Center

Both the Jail and Juvenile Detention Center were observed to have light duty commercial or residential washers and dryers. New high efficiency models use significantly less water and therefore, less detergent. They also wring much more of the water out of the laundry, which reduces the amount of energy and time required for drying.

We recommend that these units be considered for replacement with high efficiency units.



Jail washing machines

Replace pneumatic controls in Courthouse and Jail

The mechanical equipment located in the Jail and Courthouse is currently controlled using pneumatic controls. While these controls are still operational, the technology is outdated and will become costly to maintain in the future. The County should consider replacing these systems with direct digital controls in the future. When this is done, the air compressor required to serve the pneumatic controls can also be taken out service.

New controls would include the following at the Jail:

- Centralized workstation where all of the equipment can be monitored and scheduled
- Outside air temperature and humidity monitoring
- Control and monitoring of heating hot water boilers, including supply and return water temperatures and pump start/stop
- Control and monitoring of chilled water system, including supply and return water temperatures and pump start/stop
- Control and monitoring of all air handling units, including supply fan start/stop, cooling and heating valves and air side dampers
- Zone control in all locations with zone dampers
- New room temperature sensors in areas with zone control
- New valve and damper actuators



Pneumatic control panel located in the Jail North Penthouse

Preliminary Financial Assessment

ConEdison *Solutions* is confident that we can deliver a guaranteed energy savings project as defined in the Illinois Compiled Statutes 50 ILCS 515, based on the results of our preliminary assessment. **Total guaranteed savings will meet or exceed total project cost, including project development, subcontracted labor and materials, design, project management, and measurement and verification, over the life of the project.** If we are unable deliver a project that meets those conditions, there is no charge for the investment grade audit, and no obligation for Franklin County to proceed.

The **purpose of the investment grade audit** is to present a project with a **clearly defined scope of work** developed collaboratively with Franklin County, tied to a **guaranteed annual savings**, at a **guaranteed cost**. ConEdison *Solutions* will provide a final scope of work, at a firm fixed price and guaranteed savings at the conclusion of the investment grade audit.

Prior to completion of the investment grade audit, we **anticipate the cost of the opportunities presented will not exceed \$700,000**. We anticipate **annual savings of approximately \$60,000**.

Cost and savings for the electrical service upgrade in the Franklin County Courthouse are not included in our preliminary estimates. A thorough assessment your electrical service needs, along with the development of a comprehensive solution and cost will be completed as part of the investment grade audit if the County chooses to include it in the project.

Preliminary Cost:

Projected	Dollar Amount
Projected Project Cost	\$700,000
Projected Annual Energy Savings	\$60,000
Projected Lighting Incentives	\$64,000



John Gulley, Franklin County Treasurer
 PO Box 967
 100 Public Square
 Benton, IL 62812

Pamela J. Smith - Chief Deputy • Glenda Doyle, Teri Conaway, Amy Silven - Deputies

FRANKLIN COUNTY FINANCIAL REPORT (CASH BASIS)
 April 2014

I. GENERAL COUNTY REVENUE

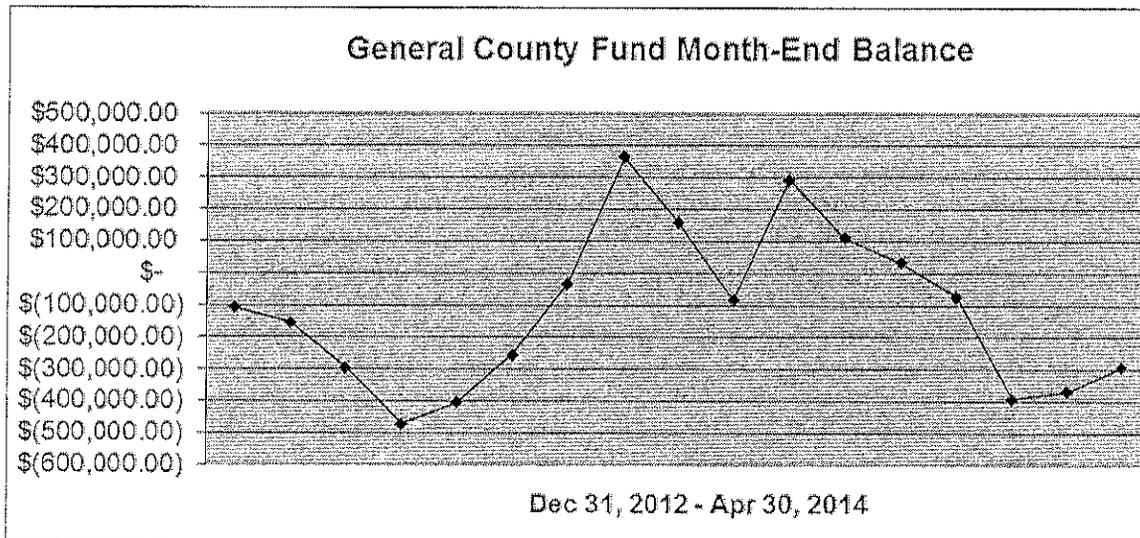
The end of April marks the end of approximately 42% of our fiscal year. Many of our major revenue items continue to lag behind. Items of concern are in bold.

Major revenue items (\$100,000 in budgeted revenue or greater)			
Item	YTD Rec'd	Budgeted Amount	% Received
Real Estate Taxes	\$ 152,881.63	\$ 1,076,400.00	14.20%
Sales Tax	\$ 79,165.19	\$ 242,000.00	32.71%
Supplemental Sales Tax	\$ 292,021.33	\$ 770,000.00	37.92%
Federal Prisoners	\$ 34,400.00	\$ 146,000.00	23.56%
State Income Tax	\$ 510,907.44	\$ 1,300,000.00	39.30%
Personal Property Repl Tax	\$ 117,050.68	\$ 245,000.00	47.78%
State's Attorney Salary Reimb	\$ 50,583.93	\$ 144,000.00	35.13%
TVA Payment in Lieu of Tax	\$ 57,088.00	\$ 148,000.00	38.57%
Coal Mine Payment in Lieu of Tax	\$ -	\$ 201,000.00	0.00%
Use Tax	\$ 101,071.14	\$ 212,000.00	47.68%
911 Salary Reimbursement	\$ 76,365.50	\$ 154,000.00	49.59%
Dispatcher - City of Benton	\$ 45,833.35	\$ 110,000.00	41.67%
County Clerk Fees	\$ 125,672.11	\$ 380,000.00	33.07%
Circuit Clerk Fees	\$ 133,995.91	\$ 338,000.00	39.64%
Sheriff Fees	\$ 72,377.62	\$ 203,000.00	35.65%
Circuit Court Fines	\$ 200,576.85	\$ 569,000.00	35.25%
Miscellaneous	\$ 836.42	\$ 460,000.00	0.18%
TOTAL (major items only)	\$ 2,050,827.10	\$ 6,698,400.00	30.62%

The information in this report is subject to change until the final, reconciled budget report is printed and the month is closed-out.

III. FUND BALANCES

General County Fund (01) Month-to-date Cash Basis	
3/1/14 Beginning Balance	\$ (368,343.54)
March Revenues	\$ 626,605.13
March Disbursements	\$ 550,927.27
3/31/14 Balance	\$ (292,665.68)



Common Account (including Gen. Co. Fund) Cash Basis	
4/1 Balance	\$ 528,098.29
March Revenues	\$ 1,187,911.80
March Disbursements	\$ 1,289,543.75
4/30 Balance	\$ 426,466.34

The information in this report is subject to change until the final, reconciled budget report is printed and the month is closed-out.

DATE: May 5, 2014

**HEALTH & ENVIRONMENT, ZONING,
RABIES (DOG POUND), EMERGENCY SERVICES, 9-1-1,
CENTRAL DISPATCH, TOURISM, ECONOMIC DEVELOPMENT,
BI-COUNTY HEALTH BOARD, INSURANCE & SUPERVISOR OF ASSESSMENTS**

**DECEMBER, 2013 THRU NOVEMBER, 2014
FIRST AND THIRD MONDAYS OF THE MONTH
COUNTY BOARD ROOM AT THE COURTHOUSE AT 4:45 P.M.**

COMMITTEEMAN:

- Tom Vaughn - Chair- Central Dispatch
- Christy Powers - ADA/Zoning - Animal Control
- Steve Leek- Economic Development
- Jim McPhail - Supervisor of Assessments - Mapping
- Danny Melvin - Bi County Health Board - Solid, Toxic Waste
- David Rea - Emergency Services - 911
- Kenny Hungate - Economic Development
- Alan Price - Tourism
- Randall Crocker - County Board Chair - Insurance

MINUTES: The meeting was called to order at 5:07 p.m. by chair, Tom Vaughn. Not present were, Randall Crocker and Christy Powers, in attendance were, Franklin County Clerk, David Dobill, Franklin County Treasurer, John Gulley, Franklin County Engineer, Mike Rolla, Franklin County Supervisor of Assessments, Cindy Humm, Franklin County Animal Control Supervisor, Thad Snell, Franklin County Tourism Council members, Rick and Barb Litton, Franklin County Recycling Coordinator, Keith Ward and other interested parties.

Rick and Barb Litton reported on activities of the Franklin County Tourism Council and submitted a financial overview, a copy of said overview is hereby attached as a part of these minutes, discussion followed. Mr and Ms Litton were both complimented on the work they are doing for the Tourism Council.

Tom Vaughn led discussion concerning the Franklin County Tourism Council and praised the work being done by the Council.

Franklin County Animal Control Supervisor, Thad Snell explained the current lease law and suggested the law should be strengthened. Mr Snell was directed to prepare a new law for approval at the regular May meeting.

David Rea announced the Rend Lake Parade, Saturday, May 10, at 1:00 p.m.

The meeting adjourned at 5:36 p.m.

Minutes submitted 5/6/14

Tom Vaughn
Chair, Health and Environment Committee