AGENDA

- 1. Call to Order and Roll Call
- 2. Adoption/Amendments to Agenda
- 3. Approval of Minutes August 21,2023
- 4. Audience Comments
- 5. ARPA request- Honorable Judge O'Shaughnessy
- 6. Guest Speaker- Blaine Meadows, Centrica Business Solutions
- 7. Property Improvement Discussion Animal Shelter
- 8. Resolution- RFP- C-N Custom Steel Work Joseph G. Cannon Building
- 9. Signage-Joseph G. Cannon Building
- 10. Surplus- Non-Operable and Non-Repairable 1974 Hyster Forklift
- 11. Executive Session:
 - A. Pursuant to Open Meetings Act 5 ILCS 120/2 (c) (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity.
 - B. Pursuant to Open Meetings act 5 ILCS 120/2 (c) (6) The setting of a price for sale or lease of property owned by the public body.
 - C. Pursuant to Open Meetings Act 5 ILCS 120/2 (c) (11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.
- 12. Items of Information and Committee Concerns
- 13. Adjournment

MINUTES

Agenda Item 1 - Call to Order and Roll Call

Committee Chairman Kevin Green called the meeting to order at 5:00 p.m. Upon the call of roll, the following members were present: Kevin Green, Crisi Walls, Britny Hoag, Mark Steinbaugh, Greg Shepard and Becky Stark. Todd Johnson and Billy Ryan were excused. 6 present and 2 absent. Also present were: Steve Miller – CB Member, Jerry Hawker – CB Member, Judge Thomas O'Shaughnessy, Blaine Meadows – Centric Business Solutions, Dave Kluskeas – Centrica Business Solutions, Thomas Long – Long Construction Services, Kyle Richards- Vermilion County Building & Grounds Supervisor, Cassy Carter – Vermilion County Finance Director, and Jennifer Jenkins -CB Office Manager.

Agenda Item 2 - Adoption/Amendment to the Agenda

A motion was made by Green, second by Steinbaugh, to adopt the agenda as presented. Motion was carried by acclamation.

Agenda Item 3 - Approval of minutes- June 20, 2023

A motion was made by Green, second by Walls to approve the June 20,2023 minutes. Motion was carried by acclamation.

Agenda Item 4 - Audience Comments

Honorable Judge O'Shaughnessy brought two matters to the committees attention. The Judiciary staff would like assistance from the Committee and the County Board for the remodeling of the 2 courtrooms on the 3rd floor of the courthouse. He encourages any CB member to come tour the area if they would like. He would also like to discuss, once he has had a chance to prepare, the possible expansion of the courthouse. He will come back to the next meeting to discuss further.

Agenda Item 5 - Resolution- RFP - Roof - Joseph G. Cannon Building

The Committee welcomed Thomas Long from Long Constructions Services, Inc.

Mr. Long was the sole bidder for the roofing project at the Joseph G. Cannon Building.

Motion by Walls to approve the bid, seconded by Stark. Upon the call of roll the following voted yes to wit; Green, Walls, Hoaq, Steinbaugh, Shepard, and Stark. 6 Yes 2 Absent.

Agenda Item 6- Guest Speaker Blaine Meadows - Centrica Business Solutions

The Committee welcomed Mr. Meadows who provided them with a presentation of the energy efficient solutions that they have to offer Vermilion County. They will be visiting each of the County buildings along with their team to evaluate the County needs for energy efficiency. Upon completion of these visits they will return with a plan for assisting the County in energy saving projects. Green suggested that the committee move forward with a vote to approved Centrica to move forward with their evaluation. Motion by Walls, seconded by Steinbaugh. Upon the call of roll the following voted yes to wit: Green, Walls, Hoag, Steinbaugh, Shepard, and Stark. 6 Yes 2 Absent

Agenda Item 7- Budget- Building and Grounds & 5 Year Capital Plan

Jennifer Jenkins along with Kyle Richards summarized the upcoming fiscal year budget and informed the committee of the differences in actuals from the prior year to the existing calendar year. This difference is due to the use of ARPA funds for many HVAC, and Capital improvements. Richards informed the committee within the discussion of the 5 year Capital Plan, the need for a forklift as soon as we are able. The current forklift is inoperable and will be brought to the committee for the next meeting for surplus. The committee agreed that the forklift can be purchased using ARPA funds as soon as we locate a decent model. Richards will contact the Highway Dept to inquire of the use of Sourcewell that will allow for a possible better pricing for government. The committee also discussed funding for the Annex/Bresee Tower demolition in which Hoag volunteered to get in contact with the City of Danville to find out where the County and City stand at this time. Motion by Walls, seconded by Steinbaugh. Upon the call of roll the following voted yes to wit: Green, Walls, Hoag, Steinbaugh, Shepard, and Stark. 6 Yes 2 Absent

<u>Agenda Item 8- Property Improvement Discussion (Animal Shelter garage & Joseph G. Cannon Southeast</u> employee stairs)

The committee turned to Kyle Richards to discuss the replacement of the garage at the Animal Shelter. Richards found a single car garage for around \$9,000 in which the B&G staff would build. Hoag suggested also using a metal roof for this building for its known durability. Richards will come back with an updated price for this building with the metal roof. Jenkins supplied the committee with two different bids for the replacement of the Southeast stairwell at the Joseph G. Cannon Building. The stairs have been discussed several times prior however now, we are ready to move forward. The committee reviewed and decided that ARPA funds can be used and the Chairman can authorize as it is under the bid limit and within his ability to approve for ARPA. The job for the bid they are reviewing for Nale Masonry is #11,500. The other bid is more expensive and they are not able to get to it until next spring.

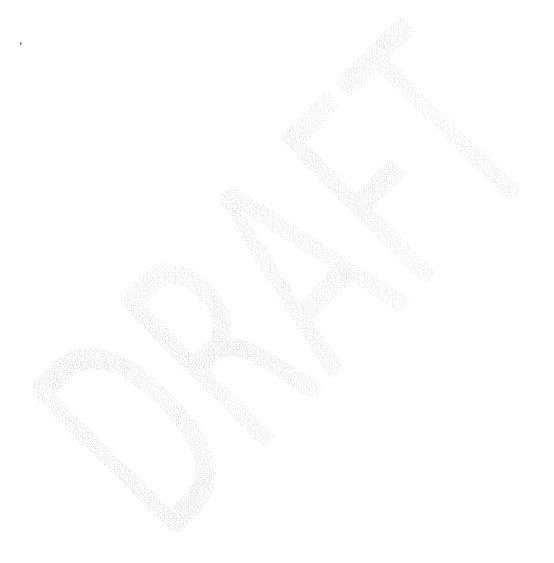
Agenda Item 9- Executive Session

Not necessary.

Agenda Item 10- Items of Information and Committee Concerns
Green informed the committee that the next meeting will more than likely need changed due to schedule conflicts with some guest speakers as well as committee members.

<u>Agenda Item 11 – Adjournment</u> Green adjourned the meeting at 6:36.

Minutes by: Jennifer Jenkins, CB Office Manager



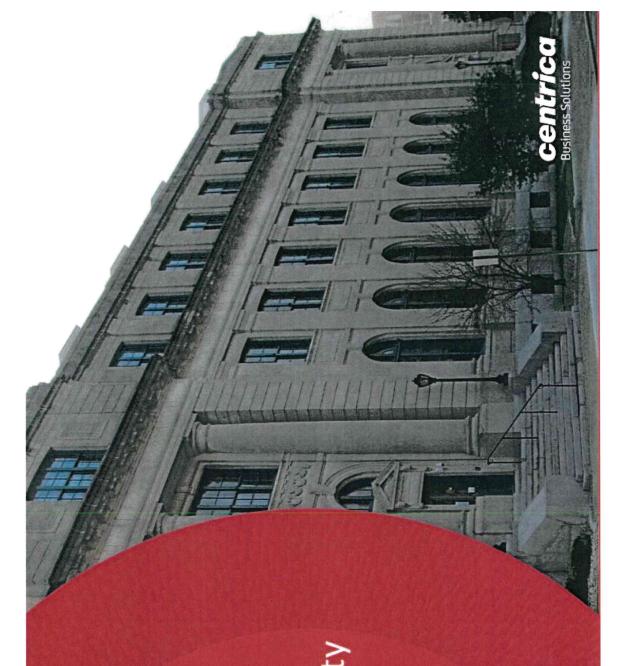


Vermilion County, IL

Energy Project Preliminary Feasibility Assessment

Prepared by Centrica Business Solutions

Blaine Meadows – Account Executive 12 October 2023



Agenda

- Customer Goals
- Procurement and Funding Options
- **Scope of Analysis**
- Utility spend
- Site visit
- Project Summary

Facility Improvement Measures

- Address customer goals
- Improvements that cashflow
- Additional opportunities identified
- Progress and Next Steps

Customer Goals

Customer Priorities

- Windows at Admin Building
- Generate energy/utility savings
- Improve efficiency and comfort
- Renewable energy generation

Procurement and Funding Options



Enabling Legislation and Procurement

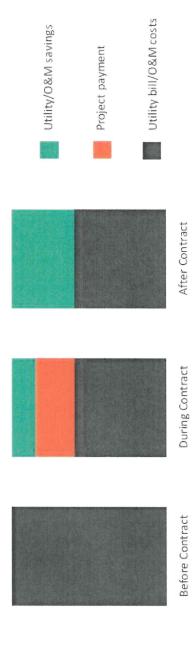
- Local Government Energy
 Conservation Act 50 ILCS 515
- Allows and encourages units of local government to enter a GESC so long as the savings generated meet or exceed the cost of the project

Procurement Options and Benefits

RFQ – 50 ILCS 515 Local Government Energy Conservation Act

Benefits

- Guaranteed energy savings shortfall on ESCO
- Address deferred maintenance and other building issues
- Combine funding sources (utility rebates, Green Communities Act, etc.)
- ESCO selected for best value, not the lowest bid
- Stabilize budgets less risk from utility bill increases
- Deeper energy retrofits substantial impact on sustainability
- Wise use of government dollars diverts wasted energy dollars to pay for infrastructure





Purchasing TIPS – The Interlocal System

 TIPS is a national purchasing government, and non-profit contracts to education, competitively solicited cooperative offering agencies.

Procurement Option - TIPS Benefits

Benefits

- Completes a competitive procurement process on behalf of members needs & expectations.
- Competitively solicits RFP's where agencies can utilize a TIPS awarded contract
- Quality Pricing avoid low bids and low quality awards
- Membership is free with no purchasing obligation or liability
- Select preferred qualified provider to deliver best value





Funding Options in Illinois

- Tax Exempt Lease Purchase
- ARPA Funds
- Cash/Capital Funds
- Grants, Rebates, Incentives

Scope of Analysis



Utility Expenses

- Electric
- Natural Gas
- Water



\$30K

APPROX, ANNUAL GAS SPEND APPROX, ANNUAL ELECTRIC SPEND



ESTIMATED SAVINGS



800,000 kWh

ESTIMATED ANNUAL ELECTRIC REDUCTION

7,000 therms

ESTIMATED ANNUAL NATURAL GAS REDUCTION

Project Summary

BUILDINGS

Facility Improvement Measures

- Lighting Upgrades
- Upgrade to LEDs
- · Renewable Energy Systems Solar
- Offset electricity at Health Department
- **Building Envelope Modifications**
- Window replacements
- Repair Window & Door Seals
- Heat Pump Replacement
- Replace water source heat pumps
- **Building Automation System**
- Implement scheduling & setbacks
- Install HVAC Controls



Facility Improvement Measures

	Admin Building	Courthouse	Health Dept	Building & Grounds	Highway Dept
Lighting Upgrades	×	×	×	×	×
Window Replacement	×	×			
Building Envelope	×	×			
Solar PV			×		
HVAC Upgrades		×	×		
HVAC Controls		×			
HVAC Scheduling	×		×		

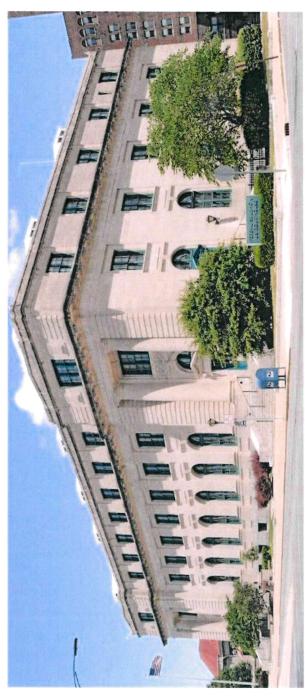
Facility Improvement Measures

Building Envelope Modifications

- County Administration
- County Courthouse

Replace windows

Seal cracks and roof wall joints, seal windows and the perimeters of rooftop exhaust fans and other equipment, and add insulation on piping or above ceiling where appropriate





Renewable Energy Systems

Vermilion County Health Department Install roof-mounted solar PV array to offset building electric usage.

Approx system size: 200kW

Estimated savings over the term: \$425k



^{*}Assuming the roof is in adequate condition to support solar. This will be investigated further in the IGA to verify.

Lighting Upgrades

- Admin Building
- County Courthouse
- Health Department
- Highway Department
- Building & Grounds

replaced or retrofit with LEDs. Fluorescent lighting will be













Building Automation System

Install HVAC Controls

Health Department & Admin Building

Implement scheduling an setbacks for unoccupied hours

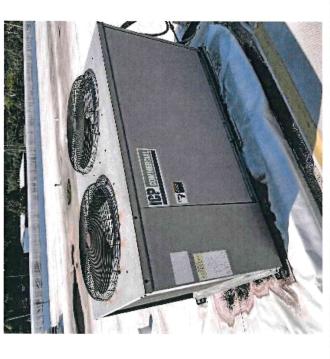


HVAC Upgrades

Health Department

Replace poor performing & non-functioning RTUs with new high efficiency HVAC units







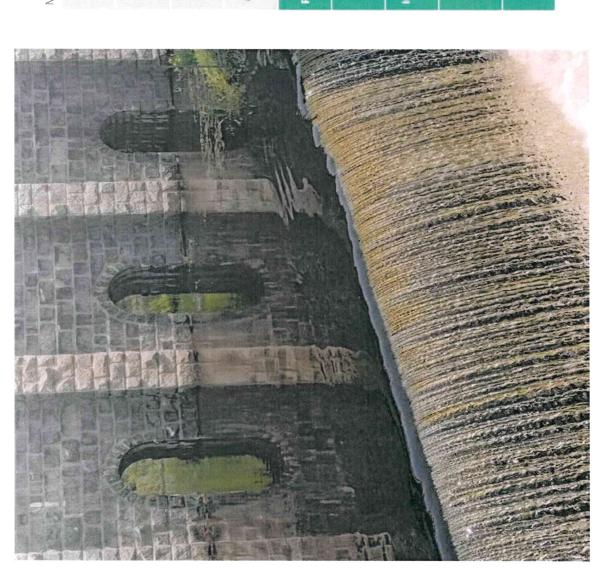
Additional Opportunities Identified

These measures could increase projects savings and improve facility operations. However, more development is needed to confirm feasibility and savings potential.

NAME	DESCRIPTION	LOCATION
HVAC Duct Sealing	Identify and seal leaks in HVAC ductwork.	Courthouse & Admin Building
Cooling Tower Evaporative Credits	Savings related to sewer charges on water evaporated from cooling towers.	Courthouse & Admin Building
Solar PV	Investigate Solar opportunities at other county properties.	TBD



Progress and Next Steps



NOIL	Vermilion County approval to proceed with a Preliminary Feasibility Assessment.	Centrica Business Solutions conducted walk throughs at county owned facilities.	Centrica Business Solutions begins utility cost analysis.	Centrica Business Solutions presents oroject opportunity to Jackson County for discussion.	County approves co-op procurement path	County selects contractor and signs Letter of Intent to begin IGA	Contractor conducts and submits IGA to County for approval	IGA acceptance and issuance of Notice to Proceed to Contractor	Contractor begins material order and construction
MEETING DESCRIPTION	PFA Approval Vermilion	PFA Site Visit Centrica ECO MPLETE walk thro	Utility Analysis Centrica Busi	Centrica Bu COMPLETE discussion.	Procurement Path County a	Contractor County se Selection of Intent	Investment Grade Contracto	Vermilion IGA acception Notice to Proceed Proceed	Begin Contractor begins Construction and construction

E: Blaine.Meadows@Centrica.com Account Executive **Blaine Meadows** P: 815-216-2011 Thank you centrica Business Solutions

RESOLUTION

RE: Acceptance of Low Bid for the Public Entryway Doors (North, Northwest, South, and Southwest) of the Joseph G. Cannon Building

WHEREAS, the County of Vermilion is sought and received a bid for the public entryway door replacement needs of the County at the Joseph G. Cannon Building; and,

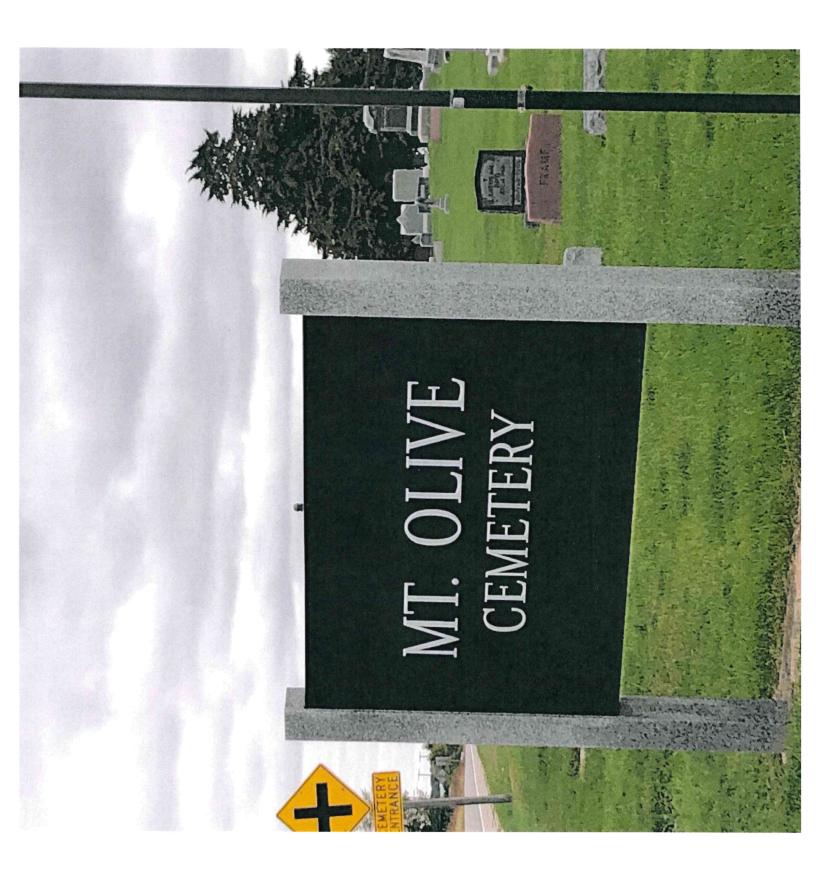
WHEREAS, the County received a single bid for said project and has reviewed the bid, being from C-N Custom Steel Work of Danville, Illinois; and,

WHEREAS, the bid meets the needs of the County, the specifications as written, is the single bid received, and is attached; and

NOW, THEREFORE, BE IT RESOLVED by the Vermilion County Property Committee that the Vermilion County Board Chairman is authorized to accept the bid from C-N Custom Steel Work for a cost not to exceed \$24, 032.00, (unless change orders are required and in such event the change orders shall not increase the total bid cost by more than the law allows and must be pre-approved by the County Board Chairman), and the Chairman is authorized to sign said agreement and any other document necessary to implement the replacement doors at the Joseph G. Cannon Building.

PRESENTED, APPROVED, and RESOLVED by the Property Committee of Vermilion County, Illinois, at their October 23, 2023, session.

Kevin Green	Y	N	<u>A</u>		
Committee Chairperso	on				
Crisi Walls	<u>Y</u>	N	<u>A</u>		
Britny Hoag	<u>Y</u>	N	<u>A</u>		
Todd Johnson	Y	N	<u>A</u>		
Mark Steinbaugh	<u>Y</u>	N	<u>A</u>		
Becky Stark	<u>Y</u>	N	<u>A</u>		
Billy Ryan	<u>Y</u>	N	<u>A</u>		
Greg Shepard	Y	N	Α		



RESOLUTION

RE: Vermilion County Building and Grounds Surplus Equipment

WHEREAS, the County of Vermilion, Illinois has a 1974 Hyster Forklift and,

WHEREAS, the forklift is of such an age, unrepairable, and deemed unsafe, that the County has no further need of said equipment; and,

WHEREAS, it is appropriate to declare this equipment as surplus property; and,

WHEREAS, it is estimated that the value of said equipment is under \$500 and,

WHEREAS, the process for disposing and/or selling surplus property is provided for by ordinance and the committee recommends using its discretion in following the procedure of disposing of the equipment as allowed in the County ordinance, and at the Chairman of the Board and Committee's discretion

NOW, THEREFORE BE IT RESOLVED by the County Board of Vermilion County, Illinois, that the equipment is declared surplus and will be disposed of at salvage and the County Board Chairman is authorized to sign any required paperwork to dispose of such equipment

PRESENTED, APPROVED AND RESOLVED by the County Board of Vermilion County, Illinois at the November 14, 2023 A.D. Session.

DATED this 14 th	day of	Nover	nber, 2023	A.D.			
AYENAY	Y	AE	STAIN				
ATTEST:				Chairman, Vermi	lion C	ount	y Board
Clerk of the Cour	nty Bo	ard					
Approved by the	e Prop	erty (Committee:	on Monday October 2	23, 20)23	
Kevin Green	Y	N A	<u>A</u>	Billy Ryan Y	N	<u>A</u>	
Committee Cha							
Crisi Walls	Y	N A	<u> </u>	Mark Steinbaugh	Y	N	<u>A</u>
Britny Hoag	Y	N	<u>A</u>	Becky Stark	Y	N	<u>A</u>
Todd Johnson	Y	N A	<u>A</u>	Greg Shepard	Y	N	A

