

**Facilities Management
Committee Meeting
8/6/18 at 4:00 PM
***111 W. Fox Street ***
*** Room 209 & 210 *****

- - - Agenda Topics - - -

Call to Order

- 1) Roll call
- 2) Determination of a Quorum
- 3) Approval of the July 2018 meeting minutes.
- 4) Approval of Agenda
- 5) Public Comment

Old Business/Projects

- 1) Healy Bender 111 W. Fox St. Part 1 Analysis Follow Up
- 2) Housing Authority Request for Additional Space
 - a. Meeting with Dr. Tokars
- 3) Highway Generator Replacement
- 4) Historic Courthouse Window Project
- 5) 2018 Parking Lot Repairs

New Business/Projects

- 1) Chairman's Report
 - a. Solar Project Update
 - b. Public Safety Center A/C Replacement Discussion & Direction
 - c. County Rest Area
- 2) Progressive Energy Update – Chris Childress
 - a. Authorize Progressive Energy to issue an RFP on behalf of Kendall County for Electric
 - b. Authorize Director Smiley to forward low bidder's contract to the State's Attorney's Office (SAO) for review
 - c. Approve sending SAO approved Supplier contract to the Full Kendall County Board at the September 4, 2018 meeting
 - d. Demand Response Testing Update
- 3) Mutual Ground Lease Extension Request
 - a. Approve the 1st one year additional lease term as included in the 2017 lease
- 4) County Clerk – New Office Construction
- 5) Fire Prevention Systems Testing
 - a. Public Safety Center
 - b. Courthouse, Health & Human Services, County Office Building & Historic Courthouse Elevator Smoke Detectors Testing
- 6) Capital Projects Starting
 - a. Public Safety Center Roof Replacement
 - i. Authorize proposed contract to SAO for review
 - b. U.P.S. Systems Battery Replacements
- 7) Vending Machine Changes at County Office Building & Courthouse
 - a. Approve State's Attorney review of proposed MOU for Machines with Illinois Department of Human Services for Equipment Placement
 - b. Approve State's Attorney review of proposed Contract with Super G Vending for Vending Services

Staffing/Training/Safety

- 1) Reportable labor hours

Other Items

- 1) CMMS Charts
 - a. Reported vs. Completed, b. Work orders reported by building current month.
 - c. Work orders by work type current month.

Executive Session

Other Business

Citizens to be Heard

Questions from the Press

Adjournment

Facilities Committee Agenda
August 6, 2018

CALL TO ORDER

- 1) Roll Call
- 2) Determination of a Quorum
- 3) Approval of the August 2018 meeting minutes.
- 4) Approval of Agenda
- 5) Public Comment

OLD BUSINESS/PROJECTS

- 1) **Healy Bender 111 W. Fox St. Part 1 Analysis**
 - Chairman Davidson & Director Smiley met and put together a suggested five (5) year plan to accomplish the Architects suggested improvements.
 - This plan was relayed to Healy Bender to update drawings and to put together a suggested budget for each year.
 - See attached documents from Healy Bender.
- 2) **Housing Authority Request for Additional Space**
Meeting with Dr. Tokars
 - Director Smiley met with Dr. Tokars on July 16, 2018 to go over space at the Health facility. Amaal said there is no available finished space in the Health facility for the Housing Authority to move their office.
 - Dr. Tokars also said that she had met with County Board member Matt Prochaska and told me that Matt wanted to get a price to build out a bigger office in the “abyss”, unfinished space in the Health facility on the 2nd floor.
 - So, Mr. Smiley called Matt to confirm this is what he wanted. Matt said that he said if there is no space then yes, he wanted a price to bring back to the Housing Authority.
 - If this is the committee’s desire also then Jim will put a price together to build out new space for the Housing Authority.
- 3) **Highway Generator Replacement**
 - The generator was installed a couple of weeks ago.
 - Fran has asked to get a price for remote lights to show the status of the generator.
 - However, the system is up and operating properly.
 - **Project complete.**
- 4) **Historic Courthouse Window Project**
 - The vendor received the engineered drawings from the window manufacturer before he left for vacation last week.
 - When he returns he will verify the dimensions etc.
 - Then send the drawings to Director Smiley to sign off on.
 - Once the vendor gets the KCFM approved drawings back, the window manufacturer will put the windows into production.
 - At this point, our vendor is anticipating a November installation date.
- 5) **2018 Parking Lot Repairs**
 - Director Smiley has the repairs for both campuses scheduled to be done starting this week.
 - Included in this work are sidewalk repairs in front of the Historic Courthouse and next to the exit drive of the main parking lot for the County Office Building.

NEW BUSINESS/PROJECTS

- 1) **Chairman's Report**
 - a. Solar Project Update
 - b. Public Safety Center A/C Replacement Discussion & Direction
 - c. County Rest Area
- 2) **Progressive Energy Update – Chris Childress**
 - a. Authorize Progressive Energy to issue an RFP on behalf of Kendall County for Electric
 - b. Authorize Director Smiley to forward low bidder's contract to the State's Attorney's Office (SAO) for review
 - c. Approve sending SAO approved Supplier contract to the full Kendall County Board at the September 4, 2018 meeting
 - d. Demand Response Testing Update
 - e. See handouts
- 3) **Mutual Ground Lease Extension Request**
 - Approve the 1st one year additional lease term as included in the 2017 lease
- 4) **County Clerk – New Office Construction**
 - The following has been completed:
 - Wall studs
 - Electrical rough in.
 - Drywall interior portion
 - KCFM plans to complete the interior area completely. Then the workstation will be reassembled back in place, inside the new office.
 - The exterior drywall will be completed after the interior area has been completed.
 - Director Smiley hopes to have this project completed by the next FM Committee meeting in September.
- 5) **Fire Prevention Systems Testing**
 - a. Public Safety Center
 - i. Testing was completed. No issues were found.
 - b. Courthouse, Health & Human Services, County Office Building & Historic Courthouse Elevator Smoke Detectors Testing
 - i. Testing was completed. No issues were found.
- 6) **Capital Projects Starting**
 - a. Public Safety Center Roof Replacement
 - i. Authorize proposed contract to SAO for review
 - b. U.P.S. Systems Battery Replacements
 - a. Batteries have been ordered and may take 4-6 weeks to arrive.
 - b. Installation schedule will be determined once the batteries arrive.
- 7) **Vending Machine Changes at County Office Building & Courthouse**
 - a. Approve State's Attorney review of proposed MOU for Machines with Illinois Department of Human Services for Equipment Placement
 - b. Approve State's Attorney review of proposed Contract with Super G Vending for Vending Services

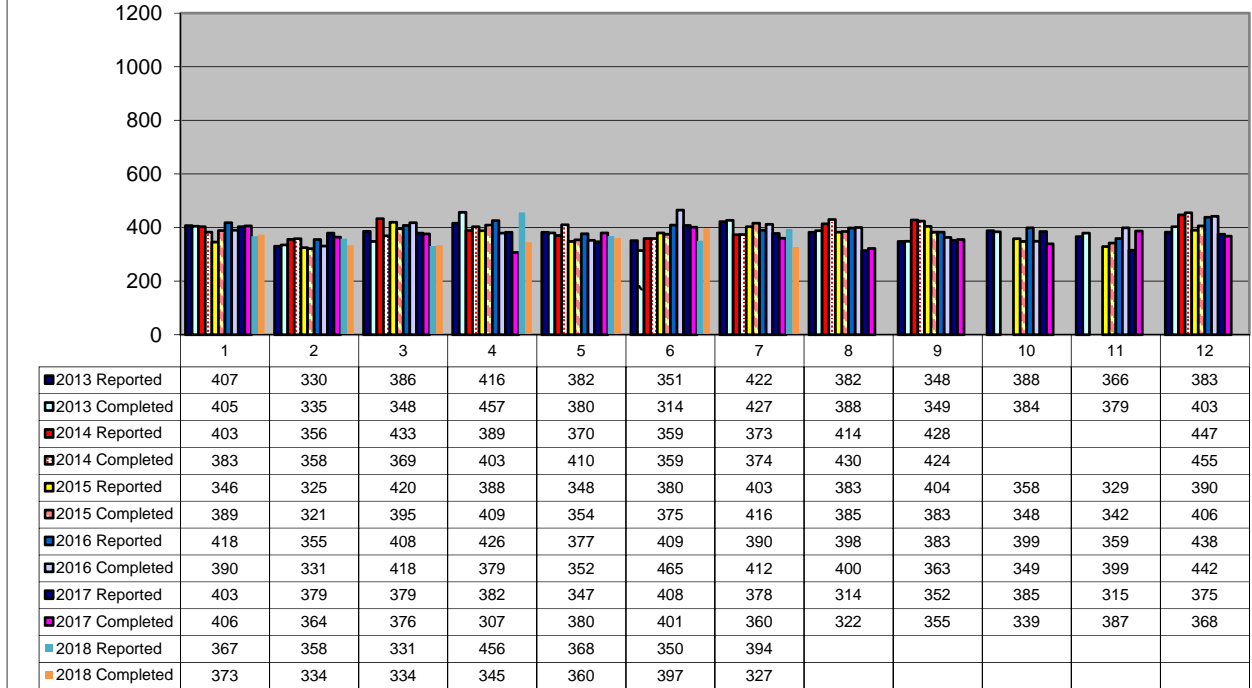
July 2018

Staffing/Training/Safety:

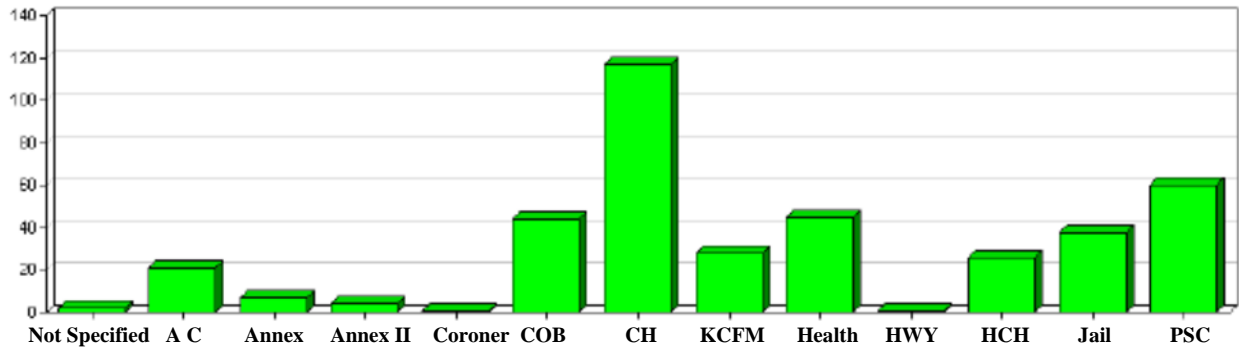
DESCRIPTION	Jul-18	Jun-18	May-18
Possible Work Hours (6 employees @ 8 hrs)	1,008.00	1,008.00	880.00
Paid/Unpaid Leave	76.00	44.00	44.00
Holiday	48.00	0.00	40.00
Bereavement	0.00	0.00	24.00
* FMLA	40.00	0.00	176.00
<i>Regular Productive Hours</i>	<i>884.00</i>	<i>964.00</i>	<i>772.00</i>
Overtime Worked	5.75	28.50	3.50
Total Productive Hours	889.75	992.50	775.50

Reported/Completed Work Orders July 2018

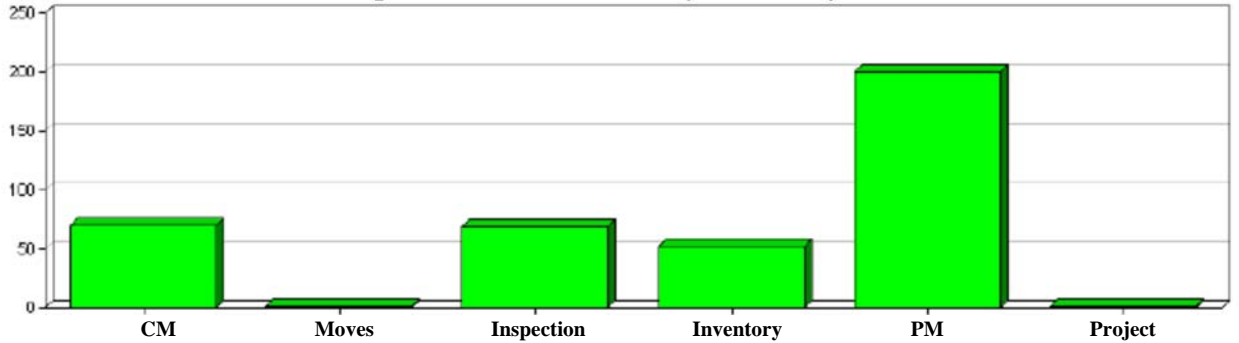
Reported vs Completed 2013 - Current



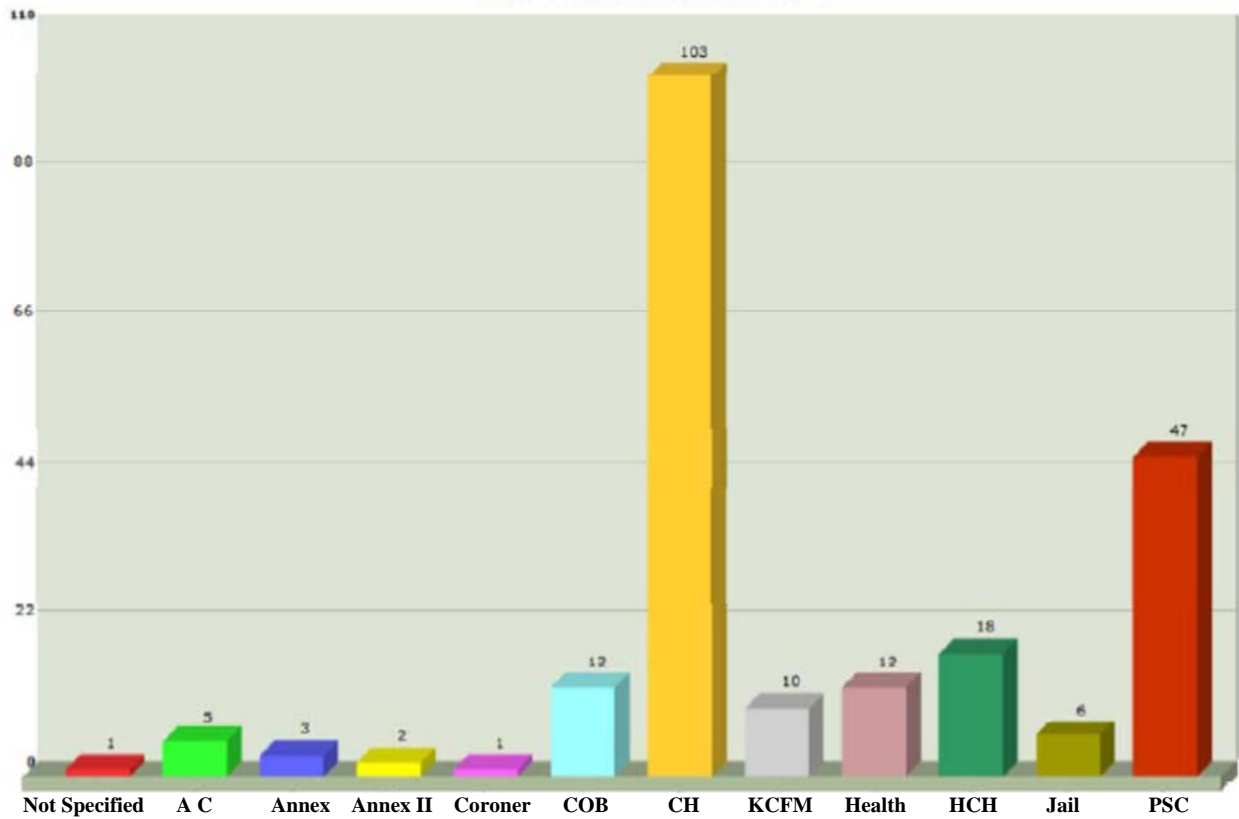
Reported Work Orders by Location July 2018



Reported Work Orders by Task July 2018



Work Orders Remaining Open July 2018



OTHER BUSINESS

CITIZENS TO BE HEARD

QUESTIONS FROM THE PRESS

ADJOURNMENT

The next regular Facilities Management committee meeting normally would be scheduled for September 3, 2018. Due to the Labor Day holiday, the committee needs to determine when the next meeting will be held. The meeting will be held at 111 W. Fox Street, Yorkville in the County Board room.

**COUNTY OF KENDALL, ILLINOIS
FACILITIES MANAGEMENT COMMITTEE
MEETING MINUTES
MONDAY AUGUST 6, 2018**

Committee Chairman Bob Davidson called the meeting to order at 4:00 p.m.

Roll Call: Members Present: Bob Davidson, Judy Gilmour, Matt Kellogg, Audra Hendrix
Members Absent: Tony Giles

With enough members present, a quorum was formed to conduct business.

Others Present: Facilities Management Director Jim Smiley, County Administrator Scott Koepfel.

Approve the July 2, 2018 Facilities Committee Meeting Minutes – there were no changes to the July 2, 2018 minutes; Member Gilmour made a motion to approve the minutes, second by Member Hendrix. **With enough present members voting aye, the minutes were approved.**

Motion by Member Kellogg to approve the agenda second by Member Gilmour. **With all present members voting aye, the agenda was approved.**

Public Comment – None

Old Business/Projects

1. *Healy Bender, 111 W. Fox St. Part I Analysis Follow Up* – Director Smiley met with Healy Bender to review a five (5) year plan that Mr. Smiley and Chairman Davidson put together based on Healy Bender's recommendations. Healy Bender updated the drawings and submitted a suggested budget for each of the five (5) years. Committee members discussed what was included in the relocation of the County Board room. Member Kellogg suggested to also look at how the plan matches up to existing bond payment schedules. Member Hendrix suggested moving records from the Annex and Annex II to the courthouse in year one. Members agreed that items like this can be done at any time once we get approval from the Sheriff and Presiding Judge to use the courthouse. Director Smiley will discuss these items with Healy Bender to get the plan updated. Then this complete study can be brought to a future COW meeting for the entire board to review. Director Smiley was directed to release the check for payment.
2. *Housing Authority Request for Additional Space* – Mr. Smiley stated that he met with Dr. Tokars in regards to available space for the Housing Authority. Dr. Tokars stated there is no finished available space in the Heath facility. Amaal went on to say she had met with County Board Member and Housing Authority Representative Matt Prochaska. They agreed if no finished space is available than this should go back to the Facilities Committee to establish a price to build out space in the unfinished 2nd floor area. The Committee will revisit this discussion in the next few months.
3. *Highway Generator Replacement* – Director Smiley informed the Committee that the new generator was installed and working properly. Fran requested Jim to get a price for remote lights to show the status of the generator. At this time, the Highway generator is working properly. **Project Complete.**
4. *Historic Courthouse Window Project* – Jim stated the vendor received the manufacturer drawings and will verify dimensions and then forward them to Jim's office for approval. Once approved the windows will go into production. Installation is estimated to be in November.
5. *2018 Parking Lot Repairs* – Jim stated parking lot repairs have begun this week for both campuses. Jim informed the Committee that the internet data line for the ROE was not 18" below the sidewalk that is

commonly done. Therefore, the line was cut. However, Mr. Smiley received a text during the meeting stating the like had been repaired already.

New Business/Projects

1. *Chairman's Report*

- a. Solar Project Update – Chairman Davidson stated that the City of Yorkville cancelled the July and August planning meeting where this would normally be reviewed. Chairman Davidson requested and was granted a Consensus to ask the State's Attorney's Office to investigate the law allowing the County to move forward on the solar project without the City of Yorkville's permission. County Administrator Koepfel will review this with the State's Attorney's Office.
 - b. Public Safety Center A/C Replacement Discussion & Direction – The Committee directed Scott Koepfel, County Administrator to speak to the State's Attorney's Office to see if this can go back out to bid stating the price and specs given by US Communities as a baseline.
 - c. County Rest Area – Chairman Davidson informed the Committee that the corner of Route 47 and Galena Road needs to be maintained. Member Kellogg informed the Committee that Highway will continue to maintain the front section for mowing of that area at this time. Mr. Smiley also informed the Committee that Dan Nagel, owner of the property adjacent to our property offered to clean Kendall County's portion of the creek up when he cleans his. The consensus of the Committee to allow Mr. Nagel at no cost to clean the county's portion of the creek as long as the equipment is on the west side of the creek. The Committee directed Mr. Smiley to obtain a Certificate of Insurance from Mr. Nagel.
2. *Progressive Energy Update* – Chris Childress from Progressive Energy informed the Committee the prices are at a lower cost than the current contract. Chris is requesting authorization to issue an RFP for electric on behalf of Kendall County. Motion by Member Kellogg to Approve Progressive Energy Group on behalf of Kendall County to publish an RFP to bid for Electric for the years June 2019 – June 2023. Second by Member Gilmour. **All members present voting aye, Motion Carried.** Motion by Member Kellogg for Director Smiley to forward low bidder's contract to the State's Attorney's Office for Review. Second by Member Gilmour. **All members present voting aye, Motion Carried.** Motion by Member Gilmour to add winning bid to the County Board September 4, 2018 meeting. **All members present voting aye, Motion Carried.**
3. *Mutual Ground Lease Extension Request* – Director Smiley informed the Committee Mutual Ground submitted a letter requesting the first 1-year extension to the 2017 lease be approved. Member Gilmour made a motion to approve the first 1-year lease extension included in the County Board approved 2017 lease. Second by Member Kellogg. **All members present voting aye, Motion Carried.**
4. *County Clerk – New Office Construction* – Director Smiley stated the wall studs, electrical rough in and the office interior drywall has been completed. County Clerk Gillette requested the interior of the office be completed first. Director Smiley stated the entire project should be complete by the next Facilities Committee meeting in September.
5. *Fire Prevention Systems Testing* – Mr. Smiley stated the Public Safety Center testing was completed with no issues found. Jim also stated all facilities elevator smoke detectors testing was also completed with no issues found. **Project Complete.**
6. *Capital Projects Starting* – Director Smiley informed the committee that an approximate 4,000 sq. ft. section of roof at the Public Safety Center was included in the 2018 budget to be replaced. The Request for Bids will be due before the next Facilities Committee meeting. Mr. Smiley would like to get the contract sent to the State's Attorney for review as soon as the contract is received. Motion by Member Kellogg to bring the the contract to the State's Attorney as soon as it is received. Second by Member Gilmour. **All members present voting aye, Motion Carried.** Director Smiley stated the UPS replacement batteries have been ordered. Jim is anticipating them to be delivered next week.

7. *Vending Machine Changes at County Office Building and Courthouse* – Director Smiley informed the Committee that since the new vending company is a state funded program and they set the machine from a state program, an MOU is required by the Illinois Dept. of Human Services (IDHS). Mr. Smiley also received a contract from Super G on their services to operate and supply the new vending machines. Jim would like Committee approval to send both Super G's contract and the MOU with IDHS to the State's Attorney's office for review. The Committee approved the MOU and Super G contracts to be sent to the state's attorney's office for review.

Staffing/Training/Safety

- *Reportable Labor Hours* – Reports were included in the packet.

Other Items of Business

- *CMMS Charts* – Reports were included in the packet for:
- Reported versus Completed Work Orders, Reported by Building Current Month
 - Work Orders by Work Type Current month
 - Committee members discussed when to have the next meeting due to the Labor Day Holiday.
 - Committee members decided to schedule the next meeting on September 6 2018 at 4:00 pm.

Questions from the Media – None

Executive Session – None

Adjournment – Chairman Davidson asked if there was a motion to adjourn. Member Gilmour made a motion to adjourn the meeting, second by Member Kellogg. **With all members present voting aye, the meeting adjourned at 5:46 p.m.**

Respectfully submitted,

Christina Wald
Administrative Assistant

**Master Planning / Security Options Study
Kendall County Office Building
Yorkville, IL**



Healy, Bender & Associates, Inc.
August 6, 2018

Work Priority List	Recommended Budget
Year 1 (2019)	
Relocate Board Room to First Floor / Recorder's Office to Second Floor	\$200,000
New Furniture / Technology & Equipment for Board Room	\$40,000
Install Back-End Centralized Access Control System (Multi-Phase Connection)	\$26,000
Install Security Film on 10 Exterior Windows at Treasurer's Office	\$8,000
Install Landscape Security Barriers (S Main Street and W Fox Street)	\$46,000
Year 1 Subtotal	\$320,000
Year 2 (2020)	
Relocate Record Storage to Other County Owned Property	-
Demolish Wood Frame Structure (Hart Home) / Prep Site	\$35,000
Reconfigure Assessor's Office	\$120,000
Connect Assessor's Office to Centralized Access Control System	\$2,500
Year 2 Subtotal	\$157,500
Year 3 (2021)	
Expand Parking Lot (18-20 Parking Spaces at Hart Home Property)	\$200,000
Year 3 Subtotal	\$200,000
Year 4 (2022)	
Construct Building Addition / New Public Lobby	\$1,000,000
Reconfigure / Improve Existing Parking Lot	\$160,000
Close South Door to Public Access / Install Access Control / Reconfigure Sidewalk	\$7,500
Reconfigure Voter Registration Office	\$50,000
Add Access Control at Corridors / Complete Remaining Control Points	\$45,000
Replace and add Additional Security Cameras / Update Back-End System	\$60,000
Year 4 Subtotal	\$1,322,500
Year 5 (2023)	
Demolish Former Funeral Home (Olson Property)	\$50,000
Year 5 Subtotal	\$50,000
Long Term	
Improve Security at Lobby / Install Metal Detectors	N/A
Years 1-5 Total \$2,050,000	

Notes:

1. Recommended costs are in 2018 dollars.
2. Costs exclude professional design fees and contingencies (Recommended contingency fund is 10-15%).
3. Moving and relocation costs for records relocation and furniture/equipment assumed to utilize in-house labor.

Jim Smiley

From: Fran Klaas
Sent: Thursday, July 19, 2018 8:43 AM
To: Scott R. Gryder; Jim Smiley; Scott Koeppel; Robert Davidson; Matt Kellogg
Cc: David Guritz
Subject: RE: County Rest Stop

The property line appears to follow the centerline of Rob Roy Creek. In other words, County owns to center of creek on the west side and IDOT owns to center of creek on the east side. It would be my opinion that we could allow Nagel to clean out creek if he kept equipment on the west side of the creek and limited the work to cleaning out deadfalls and debris. Any regrading on the east side could potentially get us sideways with IDOT. We could contact IDOT and try to go through channels to get additional permissions; but I would guess that might take about 12 months with insurance, indemnifications, agreements, etc. I'd be inclined to just get the work done.

Forest Preserve has stopped mowing. Kendall County Highway Department has mowed the front part of the property twice so far this year.

On a side note, I think it's almost funny that Nagel and the Drainage District can determine to clean out vast parts of the Rob Roy Creek, while we spent nearly a year and tens of thousands of dollars documenting and arguing with IDNR about disturbing one stone in the Rob Roy Creek for fear of hurting the Slippershell Mussel... and we were disturbing only about 100' of the Rob Roy Creek. We also have to prepare a 2-year and 5-year post construction report to see if we've made any impact. Just amazing that there are different rules for different folks.

Francis C. Klaas, P.E.
Kendall County Engineer
6780 Route 47
Yorkville, IL 60560
630.553.7616

From: Scott R. Gryder
Sent: Wednesday, July 18, 2018 9:36 PM
To: Jim Smiley; Fran Klaas; Scott Koeppel; Robert Davidson; Matt Kellogg
Cc: David Guritz
Subject: County Rest Stop

Gentlemen,

I received an inquiry this evening from a Rob Roy drainage commissioner who said the district is allowing Dan Nagel who bought the Undesser Farm on Galena to clean out the Rob Roy as it goes through his property. He has also offered to clean out the county's portion as it pertains to the rest area on Galena as well. I am uncertain who ultimately maintains this but believe it is likely a facilities question. Can I have him call one of you?

As a separate question, I understand that the forest preserve has stopped cutting the grass at the rest stop. I am copying Dave Guritz hereto to confirm. If that is the case, Fran or Jim, do we need to add this to the mow list?

Thank you all!



418 Oak Avenue
Aurora, Illinois 60506
Phone: 630-897-0084
Fax: 630-897-3536

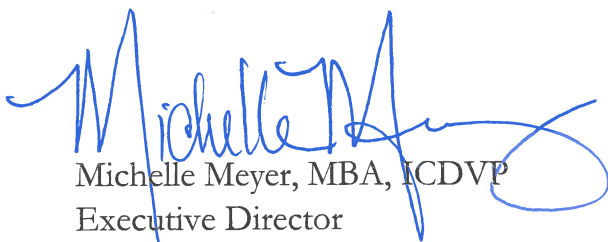
May 9, 2018

Jim Smiley, Director
Kendall County Facilities Management
804 John Street, Suite B
Yorkville, IL 60560

Director Smiley,

I am writing to formally request to invoke a 1-year extension of 2 available for the use of the former gun closet/office in the Kendall County Court House. We are requesting a lease mirroring the one that was signed in 2017 allowing Mutual Ground Legal Advocates to use this space to assist victims of domestic violence with civil orders of protection on a daily basis. Since occupying this space, the number of people assisted by Mutual Ground in Kendall County for protective orders has doubled. This indicates to us that a great need is being met by our advocates. We respectfully ask to continue to be of service to victims of domestic violence in Kendall County by continuing our collaborative effort. Feel free to contact me with any questions or concerns at 639-897-0084 X 101 or at mmeyer@mutualground.org. Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink that reads "Michelle Meyer". The signature is fluid and cursive, with a large loop at the end.

Michelle Meyer, MBA, ICDVP
Executive Director



Kendall County

Facilities Committee Meeting

Electricity Costs Reduction Plan & Demand Response Performance

August 6, 2018



Agenda



1. Review of Electric Contract

- Current Contract Review
 - Agreement ends with the June 2019 meter readings
- Components that Make Up Electric Price
 - Electric Supply – Competitively Bid
 - Pass Through Costs – Not Bid - Capacity, Transmission, and Line Losses
 - We Will Lower These Cost With Solar Field Addition
 - Delivery and Taxes – Not Bid – Controlled by ComEd
 - We Will Lower These Cost With Solar Field Addition
- Market Conditions
 - Historically Low Electric Prices
 - Capacity Costs Flatline in the Future

2. Review of Demand Response Program Performance

3. Recommendation/Next Steps for Kendall County

Historical Electric Savings Analysis



Review of Electric Contract (Supply) –

10 Accounts Reviewed

Supplier:	Integrus Energy	Champion Energy	Direct Energy	Constellation Energy
Contract Sign Date:	n/a	2/9/2010	9/18/2012	7/21/2015
Contract Start:	n/a	June 2010	June 2013	June 2016
Contract End Date:	June 2010	June 2013	June 2016	June 2019
Contract Rate/kWh:	\$0.06720	\$0.06380	\$0.05784	\$0.06466
With Regulatory Increase Total Price:			\$0.05846	\$0.06827

Progressive Energy Group conducted a preliminary RFP on electric supply and received responses from 18 retail electric suppliers for the following:

- Pricing beginning with the June 2019 meter readings
 - “Energy Only” fixed pricing (all other component costs pass-through)
 - Contract terms for 12, 24, 36, and 48 months
 - Top 12 suppliers listed
 - Pricing is indicative and will need to be refreshed

Bid Results for "Energy Only" Electric (Supply) June 2019 start



	Dynergy Energy				Champion Energy				Direct Energy				Hudson Energy			
	12 Month	24 Month	36 Month	48 Month	12 Month	24 Month	36 Month	48 Month	12 Month	24 Month	36 Month	48 Month	12 Month	24 Month	36 Month	48 Month
"Energy Only" Rate	\$0.03418	\$0.03300	\$0.03294	-	\$0.03199	\$0.03171	\$0.03160	-	\$0.03283	\$0.03190	\$0.03162	\$0.03201	\$0.03256	\$0.03338	\$0.03273	\$0.03316
Pass Through Components:	\$0.03444	\$0.03322	\$0.03347	-	\$0.03444	\$0.03322	\$0.03347	-	\$0.03444	\$0.03322	\$0.03347	\$0.03254	\$0.03444	\$0.03322	\$0.03347	\$0.03254
Estimated "All In" Rate	\$0.06862	\$0.06622	\$0.06641	-	\$0.06643	\$0.06493	\$0.06507	-	\$0.06727	\$0.06512	\$0.06509	\$0.06455	\$0.06700	\$0.06660	\$0.06620	\$0.06570
Annual Supply Cost:	\$379,057	\$365,800	\$366,849	-	\$366,960	\$358,674	\$359,447	-	\$371,600	\$359,723	\$359,558	\$356,575	\$370,108	\$367,899	\$365,689	\$362,927
Differential vs. Current Rate:	\$ 1,933	\$ (11,324)	\$ (10,275)	-	\$ (10,164)	\$ (18,450)	\$ (17,677)	-	\$ (5,524)	\$ (17,401)	\$ (17,566)	\$ (20,549)	\$ (7,015)	\$ (9,225)	\$ (11,435)	\$ (14,197)
% difference vs. Current Rate:	1%	-3%	-3%	-	-3%	-5%	-5%	-	-1%	-5%	-5%	-5%	-2%	-2%	-3%	-4%

	MP 2 Energy				Constellation Energy				Aggressive Energy				Source Power & Gas			
	12 Month	24 Month	36 Month	42 Month	12 Month	24 Month	36 Month	48 Month	12 Month	24 Month	36 Month	48 Month	12 Month	24 Month	36 Month	48 Month
"Energy Only" Rate	\$0.03183	\$0.03175	\$0.03176	\$0.03178	\$0.03216	\$0.03177	\$0.03148	\$0.03134	\$0.03465	\$0.03583	\$0.03459	-	\$0.03274	\$0.03248	\$0.03225	\$0.03216
Pass Through Components:	\$0.03444	\$0.03322	\$0.03347	\$0.03254	\$0.03444	\$0.03322	\$0.03347	\$0.03254	\$0.03444	\$0.03322	\$0.03347	-	\$0.03444	\$0.03322	\$0.03347	\$0.03254
Estimated "All In" Rate	\$0.06627	\$0.06497	\$0.06523	\$0.06432	\$0.06660	\$0.06499	\$0.06495	\$0.06388	\$0.06909	\$0.06905	\$0.06806	-	\$0.06718	\$0.06570	\$0.06572	\$0.06470
Annual Supply Cost:	\$366,076	\$358,895	\$360,331	\$355,304	\$367,899	\$359,005	\$358,784	\$352,874	\$381,654	\$381,433	\$375,964	-	\$371,103	\$362,927	\$363,038	\$357,403
Differential vs. Current Rate:	\$ (11,048)	\$ (18,229)	\$ (16,793)	\$ (21,820)	\$ (9,225)	\$ (18,119)	\$ (18,340)	\$ (24,250)	\$ 4,530	\$ 4,309	\$ (1,160)	-	\$ (6,021)	\$ (14,197)	\$ (14,086)	\$ (19,721)
% difference vs. Current Rate:	-3%	-5%	-4%	-6%	-2%	-5%	-5%	-6%	1%	1%	0%	-	-2%	-4%	-4%	-5%

	Engie Resources				MC Squared Energy				AEP Energy				Ambit Energy			
	12 Month	24 Month	36 Month	48 Month	12 Month	24 Month	36 Month	48 Month	12 Month	24 Month	36 Month	48 Month	12 Month	24 Month	36 Month	48 Month
"Energy Only" Rate	\$0.03208	\$0.03183	\$0.03147	\$0.03127	\$0.03151	\$0.03221	-	-	\$0.03417	\$0.03399	\$0.03378	\$0.03417	\$0.03186	\$0.03208	-	-
Pass Through Components:	\$0.03444	\$0.03322	\$0.03347	\$0.03254	\$0.03444	\$0.03322	-	-	\$0.03444	\$0.03322	\$0.03347	\$0.03254	\$0.03444	\$0.03322	-	-
Estimated "All In" Rate	\$0.06652	\$0.06505	\$0.06494	\$0.06381	\$0.06595	\$0.06543	-	-	\$0.06861	\$0.06721	\$0.06725	\$0.06671	\$0.06630	\$0.06530	-	-
Annual Supply Cost:	\$367,457	\$359,337	\$358,729	\$352,487	\$364,308	\$361,436	-	-	\$379,002	\$371,269	\$371,489	\$368,507	\$366,242	\$360,718	-	-
Differential vs. Current Rate:	\$ (9,667)	\$ (17,787)	\$ (18,395)	\$ (24,637)	\$ (12,816)	\$ (15,688)	-	-	\$ 1,878	\$ 5,855	\$ (5,634)	\$ (8,617)	\$ (10,882)	\$ (16,406)	-	-
% difference vs. Current Rate:	-3%	-5%	-5%	-7%	-3%	-4%	-	-	0%	2%	-1%	-2%	-3%	-4%	-	-

Current Annual kWh usage: 5,524,007
 CNE Price to Compare: \$0.06827
 Projected Supply Cost: \$377,124

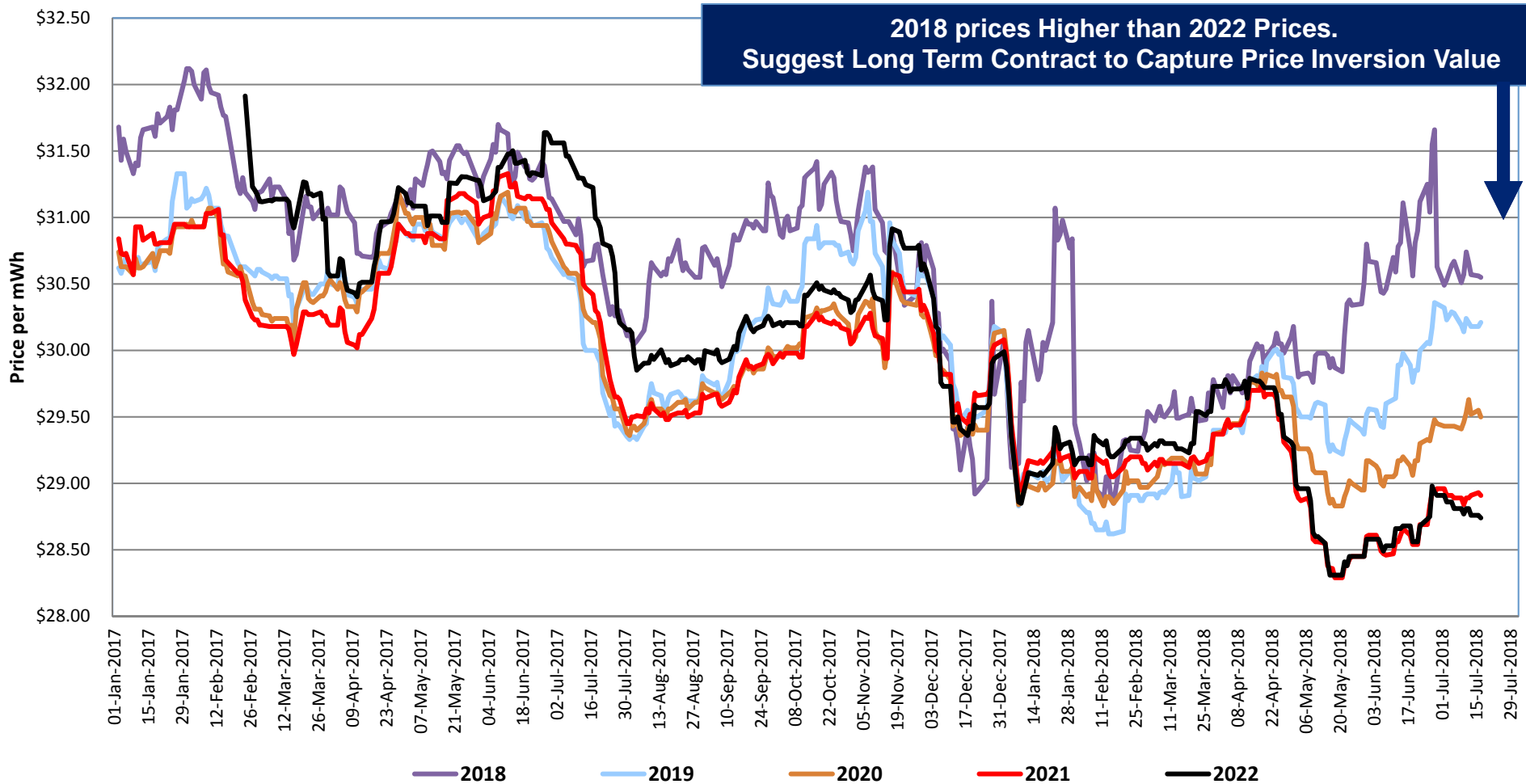
"ALL PRICING IS INDICATIVE AND SUBJECT TO A REFRESH"

*Pricing for "All In" is estimated for the contract terms

Wholesale Power Price



Midwest Power Pricing since Jan. 2017



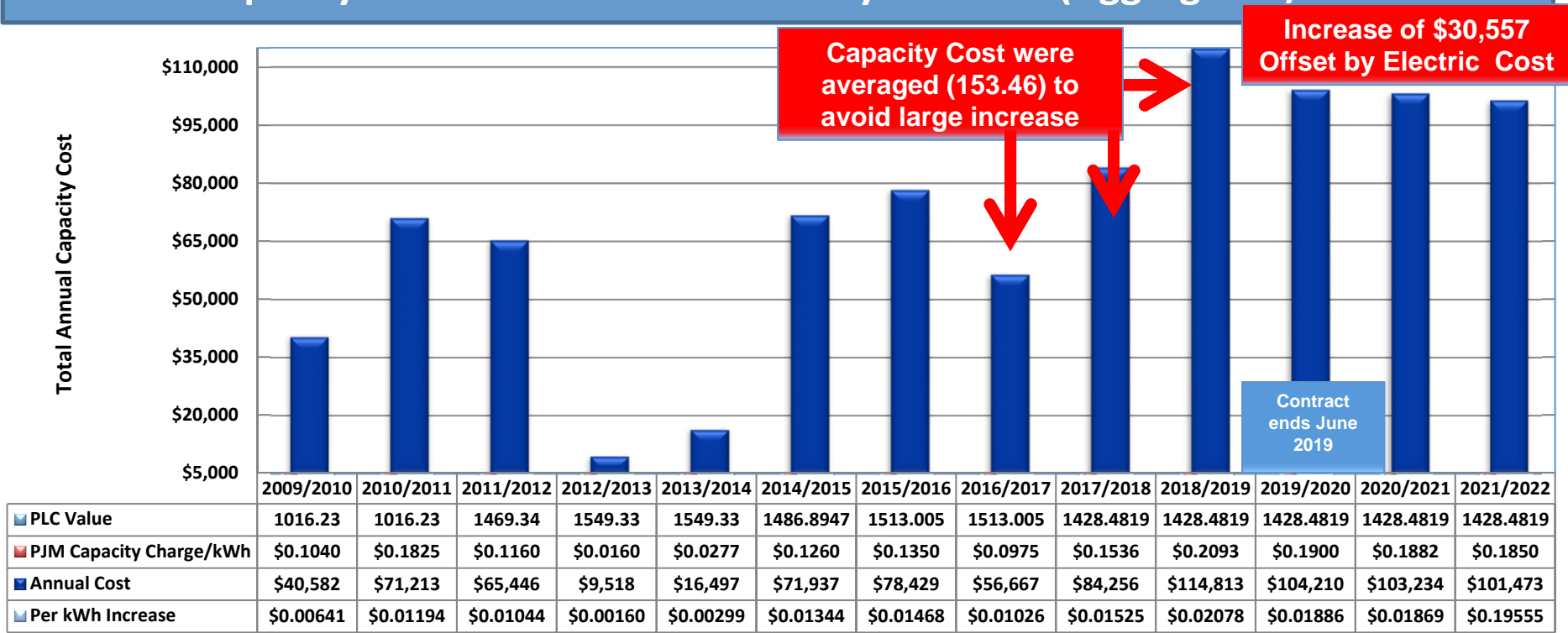
Case Study – Capacity Cost



What Are Capacity Costs?

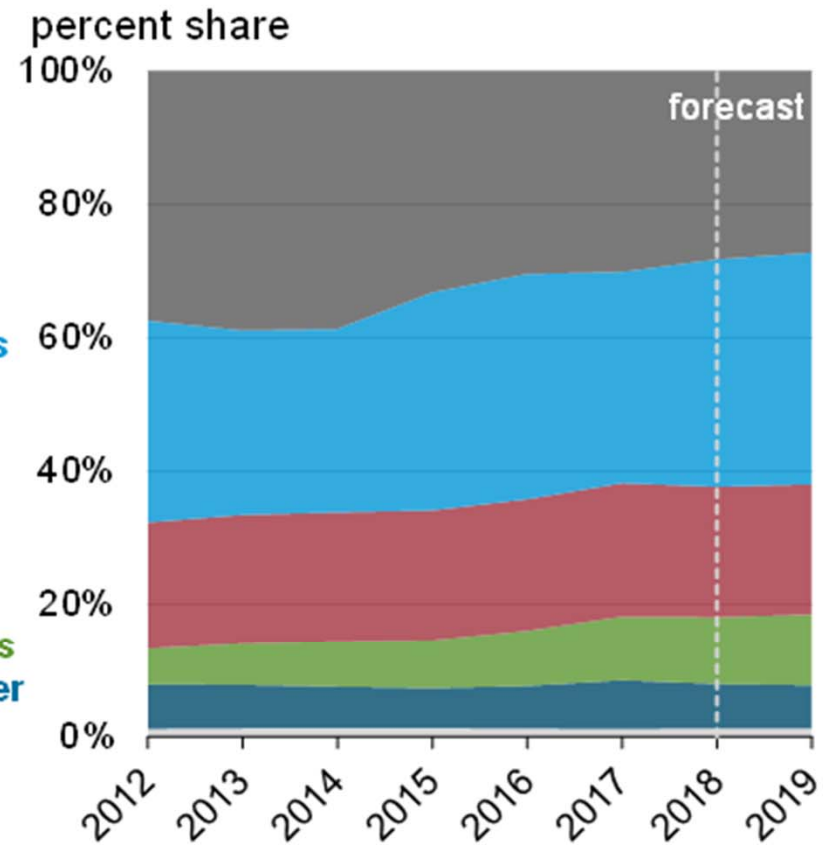
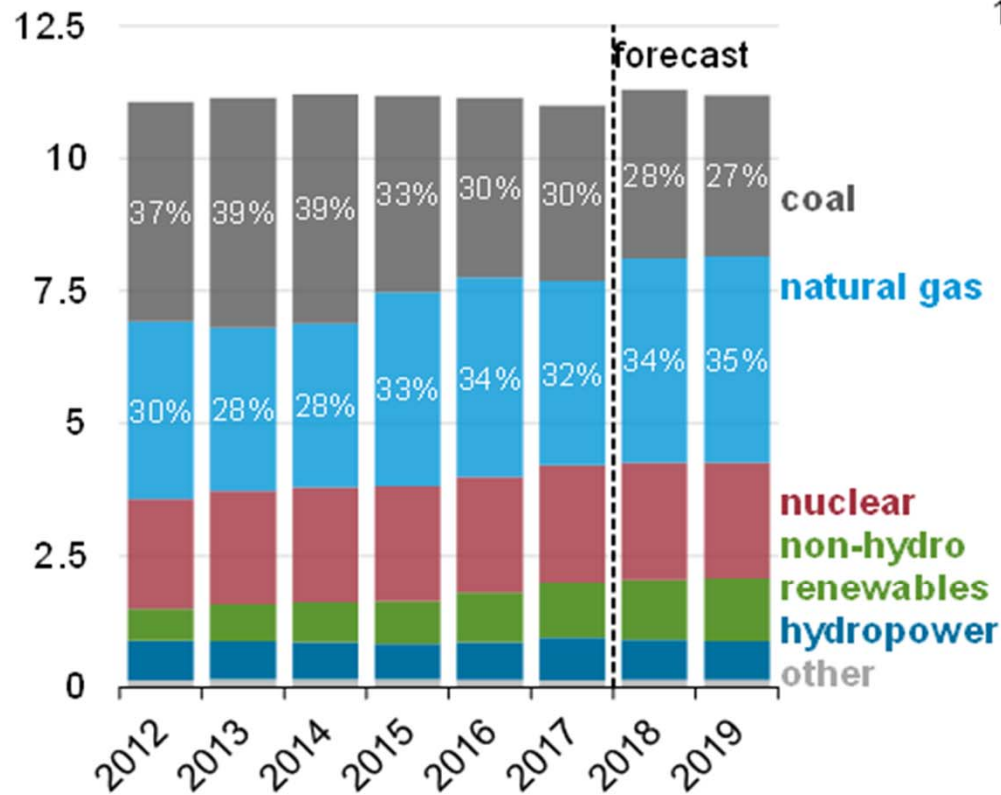
Simply stated capacity is the cost of ensuring the reliability of the network. Through PJM an RPM (Reliability Pricing Model) auction is held to set capacity prices in one year increments (Jun-May). Beginning June 2018, Capacity costs reach their highest levels in the PJM West (ComEd) grid through May 2022.

How Will Capacity Costs Affect Kendall County Facilities (Aggregated)?



Electric Generation

U.S. electricity generation by fuel, all sectors
million megawatthours per day



Note: Labels show percentage share of total generation provided by coal and natural gas.

Source: Short-Term Energy Outlook, July 2018

Recommendations



1.) Approve Issuing RFP for Electric Supply

- Contract beginning with the June 2019 meter readings
- Contract terms for 12, 24, 36, 48, and 60 months
- Supply Pricing Options for “Energy Only”
 - All other cost components passed through

Target Rate
\$0.06400/kWh

Target Budget Savings
\$24,000 per year

2.) Timeline

- Tuesday August 7, 2018 – Issue/Publish RFP
- Monday August 13, 2018 – RFP Proposals Due
- Tuesday August 14, 2018 – Contract to States Attorney for Legal Review
- Thursday August 16, 2018 – Seek Approval at COW Meeting to Send to Board
- Tuesday September 4, 2018 - County Board Approves/Declines Contract

Demand Response Performance



- **How the Program Works**

- Kendall Uses Courthouse and PSC Generators to Reduce Load on Grid
- Test Conducted July 25, 2018
 - Between 12 and 1 p.m.
 - Performance determines payment to Kendall
- No Curtailment Events in last 10 years
- Test Results Determine Payment Amount
- Kendall PSC Generator Upgraded to EPA Requirements
 - No Cost To Kendall County (~\$50k Paid By Administrator)

- **July 25, 2018 Test Results**

- Estimated Kendall Reduced Load 624 KW
- Estimated Payment to Kendall \$31,000
- Must Still Reduce Load if Curtailment Event Called

Actual Reduction
534 KW

Expected Payment
\$27,326.00