



**COUNTY OF KENDALL, ILLINOIS  
COMMITTEE OF THE WHOLE  
COUNTY OFFICE BUILDING  
County Board Rooms 209-210  
Thursday, February 15, 2018 at 4:00 PM  
AGENDA**

- 1. Call to Order and Pledge of Allegiance**
- 2. Roll Call:** Scott Gryder, Lynn Cullick, Judy Gilmour, Matt Kellogg, Audra Hendrix, Matthew Prochaska, John Purcell, Bob Davidson, Elizabeth Flowers, Tony Giles
- 3. New Business**
  - *Presentation by Pete Flowers from Meyers & Flowers – Potential Opioid Litigation*
- 4. Old Business**
  - From Admin HR Committee:*
    - *Approval of GOVQA Master Service(s) Agreement for GOVQA FOIA Application with an annual cost of \$17,200. And a one-time Implementation Cost of \$3,000.*
  - From Facilities Management Committee:*
    - *Presentation by Chris Childress of Progressive Energy – Review results of Solar RFQ*
    - *Discussion of contract with GRNE Solar to install a 2 MW Solar field at the Government Center with no initial capital cost*
    - *Discussion of 25-year Power Purchase Agreement (PPA) with GRNE Solar at a rate of .0285 cents per kWh in the first year*
    - *Presentation by Jennifer Sulentic of U.S. Communities and Vanessa Lorio and Dan Burroughs of Trane – U.S. Communities Purchasing Program*
    - *Discussion of Public Safety Center HVAC equipment and installation purchase from Trane using US Communities Purchasing Program*
- 5. Public Comment**
- 6. Questions from the Media**
- 7. Chairman's Report**
- 8. Review Board Action Items**
- 9. Executive Session**
- 10. Adjournment**

*If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630- 553-4171, a minimum of 24-hours prior to the meeting time*

**COUNTY OF KENDALL, ILLINOIS**  
**COMMITTEE OF THE WHOLE**  
**Thursday, January 11, 2018**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE** - The meeting was called to order by County Board Chair Scott Gryder at 4:00p.m., who led the committee in the Pledge of Allegiance to the American Flag.

**ROLL CALL**

Attendee	Status	Arrived	Left Meeting
Scott Gryder	here		
Lynn Cullick	here		
Bob Davidson	yes		
Elizabeth Flowers	<b>ABSENT</b>		
Tony Giles	<b>ABSENT - excused</b>		
Judy Gilmour	here		
Audra Hendrix	<b>ABSENT - excused</b>		
Matt Kellogg	here		
Matthew Prochaska	present		
John Purcell		4:09p.m.	

Others present: ASA Leslie Johnson, Scott Koeppel, Jim Smiley, Dr. Amaal Tokars, ASA James Webb

**COMMITTEE BUSINESS**

- *Presentation of CenterPoint Energy for Natural Gas for Kendall County facilities –* Arnie Schramel, Progressive Energy Group updated the committee on the RFP they sent out for natural gas supply to 41 retail suppliers.

Mr. Schramel stated that current market conditions show an annual savings of \$9,550 should the County extend a 48-month with Centerpoint. The agreement term will be from August 1, 2019 to July 31, 2023, with a fixed rate of \$0.335/therm. The projected annual supply savings is projected to be approximately \$9,550. Mr. Schramel also stated that NRGCS has accepted the contract revisions proposed by the State’s Attorney’s Office.

*From Facilities Management Committee:*

- *Approval of an Amendment to Ordinance 99-34 Regulating the Retail Sale of Alcoholic Liquors outside the Corporate Limits of any City, Village or Incorporated Town in Kendall County, Illinois –* Scott Koeppel, County Administrator reviewed the changes necessary since the responsibilities shifted from County Administrative Services to the County Clerk’s Office last year, and the ordinance was not updated to reflect the change.

**PUBLIC COMMENT – None**

**QUESTIONS FROM THE MEDIA – None**

## CHAIRMANS REPORT

***Aurora Election Commission*** - Chairman Gryder reminded the committee that Kendall County had sent a letter and Resolution 16-10 to our state representatives, senators, and senate and house presidents in April 2016 requesting the abolishment of the Aurora Election Commission. The question "Shall the City Election Law be Rejected" will be on the primary ballot for the City of Aurora. The question will not be included on the Kendall County ballot.

***Small Wireless Facilities Deployment Act (SB1451)*** - Chairman Gryder also updated the committee on the letter that he and the leaders from the Cook and Collar Counties sent to Senator Link and Senator Phelps (and the Kendall County legislators) on October 11, 2017 regarding the Small Wireless Facilities Deployment Act (SB1451) voicing their concerns over the risks to future public safety technology, the interference with road construction right-of-way issues, as well as the effect on existing agreements with wireless providers. Mr. Gryder said that SB1451 has passed both the House and the Senate, but was placed on hold by Senate President Cullerton. There was consensus by the committee that a resolution opposing SB1451 should be approved by the Board at their January 16, 2018 meeting.

**REVIEW BOARD ACTION ITEMS** – Chair Gryder asked the committee to review the agenda for any updates or changes. Member Prochaska asked that UCCI be added under Special reports, and Mr. Gryder added the Resolution opposing SB1451 be included under the Highway Committee.

**EXECUTIVE SESSION** – Not needed

**ADJOURNMENT** – Member Prochaska moved to adjourn the meeting at 5:39p.m., Member Davidson seconded the motion. The motion was unanimously approved by a 7-0 voice vote.

Respectfully Submitted,

Valarie McClain  
Administrative Assistant and Recording Secretary

# **GOVQA MASTER SERVICE(S) AGREEMENT**

## **For GovQA FOIA Applications**

THIS MASTER SERVICE(S) AGREEMENT (the "Agreement") between WebQA Inc., D/B/A GovQA (hereafter "GOVQA") with its principal place of business at 900 S. Frontage Road, Suite 110 Woodridge, IL, 60517 and the County of Kendall, a County with its principal place of business at 111 W. Fox St., Yorkville, IL 60560 ("Customer") is made effective as of February 1<sup>st</sup> 2018 ("Effective Date").

### **1. GOVQA DELIVERY OF SERVICE(S):**

GOVQA grants Customer a non-exclusive, non-transferable, limited license to access and use the GOVQA Service(s) on the Authorized Website(s) identified in the attached Schedule A in consideration of the fees and terms described in Schedule A. This Agreement will also govern all additional Schedules for Service(s).

### **2. CUSTOMER RESPONSIBILITIES:**

Customer acknowledges it is receiving only a limited license to use the Service(s) and related documentation, if any, and shall obtain no title, ownership nor any other rights in or to the Service(s) and related documentation, all of which title and rights shall remain with GOVQA. However, Customer will retain ownership of all its data in the system.

Customer agrees that (1) this license is limited to applications for its own use and may not lease or rent the Service(s) nor offer its use for others; (2) GOVQA is not responsible for content placed into the Service(s); (3) that the Service(s) will not be used to capture confidential information of any kind such as social security numbers or individual financial data or other sensitive data; and, (4) that it will maintain the Authorized Website(s) identified in Schedule A, provide GOVQA with all information reasonably necessary to setup or establish the Service(s) on Customer's behalf, and allow a "Powered by GovQA" logo with a hyperlink to GOVQA's website home page on the Authorized Website.

### **3. SERVICE(S) LEVELS:**

GOVQA will use commercially reasonable efforts to backup and keep the Service(s) and Authorized Website(s) in operation consistent with applicable industry standards and will respond to customers' requests for support during normal business hours.

GOVQA warrants that the Services will operate in all material respects as designed and in conformance with the descriptions in this Agreement and Schedule A. However, GOVQA does not warrant that the Services will be uninterrupted, error-free, or unaffected by force majeure events. Customer shall notify GOVQA of any claim under this warranty, such notice providing sufficient information and time to allow GOVQA to diagnose the problem. GOVQA will use due diligence to correct any material nonconformance or, if GOVQA is unable to correct the nonconformance within a reasonable period of time, Customer may terminate this Agreement by written notice and receive a refund of fees paid by it for the current billable term.

### **4. WARRANTY AND LIABILITY:**

GOVQA MAKES NO REPRESENTATION OR WARRANTY AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE EXCEPT AS OTHERWISE STATED HEREIN OF THE SERVICE(S) AND SHALL HAVE NO LIABILITY FOR ANY CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING, BUT NOT LIMITED TO, DATA LOSS AND BUSINESS INTERRUPTION, AND THE PARTIES AGREE THAT THE ONLY REMEDIES THAT SHALL BE AVAILABLE TO CUSTOMER UNDER THIS AGREEMENT SHALL BE THOSE EXPRESSLY SET FORTH IN THIS AGREEMENT. GOVQA'S LIABILITY UNDER ALL CIRCUMSTANCES INVOLVED HEREIN IS EXPRESSLY LIMITED TO THE AMOUNT RECEIVED BY GOVQA UNDER THIS AGREEMENT.

### **5. TERMINATION:**

Either party may terminate this agreement without cause if the terminating party gives the other party sixty (60) days written notice prior to termination.

GOVQA may terminate service(s) if payments are not received by GOVQA as specified in Schedule A. All monies associated to the current term will be due immediately.

Upon any termination, GOVQA will discontinue Service(s) under this agreement; GOVQA will provide Customer with an electronic copy of all of Customer's data, if requested and for a cost of no more than \$2,500; and, provisions of this Agreement regarding Ownership, Liability, Confidentiality and Miscellaneous will continue to survive.

### **6. INDEMNIFICATION:**

To the extent allowed by law, each party shall indemnify, hold harmless and defend with counsel of the other party's own choosing, the other party, its officials, officers, employees, including their past, present, and future board members, elected officials and agents from and against all liability, claims, suits, causes of action, demands, proceedings, set-offs, liens, attachments, debts, expenses, judgment, or other liabilities including costs, reasonable fees and expense of defense, arising from any loss, damage, injury, death, or loss or damage to property, of whatsoever kind or nature as well as for any breach of any covenant in the Agreement or ancillary documents and any breach by the indemnifying party of any representations or warranties made within the contract documents (collectively, the "Claims"), to the extent such Claims result from the performance of this contract by the indemnifying party or those claims are due to any act or omission, neglect, willful acts, errors, omissions, or misconduct of the indemnifying party in its performance under this Agreement.

Nothing contained herein shall be construed as prohibiting Customer, its official, directors, officers, agents and employees, from defending through the selection and use of their own agents, attorneys and experts, any claims, suits, demands, proceedings and actions brought against them. Pursuant to Illinois law, 55 ILCS 5/3-9005, any attorney representing Customer, under this paragraph, must be approved by the Kendall County State's Attorney and shall be appointed a Special Assistant State's Attorney. Customer's participation in its defense shall not remove GOVQA's duty to indemnify, defend, and hold Customer harmless, as set forth above.

Customer does not waive its defenses or immunities under the Local Government and Governmental Employees Tort Immunity Act (745 ILCS 10/1, et seq.) by reason of indemnification or insurance. Indemnification shall survive the termination of this contract.

### **7. ACCEPTABLE USE:**

Customer represents and warrants that the Service(s) will only be used for lawful purposes, in a manner allowed by law, and in accordance with reasonable operating rules, policies, terms and procedures. GOVQA may, upon misuse of the Service(s), request Customer to terminate access to any individual and Customer agrees to promptly comply with such request unless such misuse is corrected.

### **8. CONFIDENTIALITY:**

Each party hereby agrees to maintain the confidentiality of the other party's confidential and proprietary materials and information, including but not limited to, all information, knowledge or data not generally available to the public which is acquired in connection with this Agreement, unless disclosure is required by law. Each party hereby agrees not to copy, duplicate, or transcribe any confidential documents of the other party except as required in connection with their performance under this Agreement. Customer acknowledges that the Service(s)

# GOVQA MASTER SERVICE(S) AGREEMENT

## For GovQA FOIA Applications

contain valuable trade secrets, which are the sole property of GOVQA, and Customer agrees to use reasonable care to prevent other parties from learning of these trade secrets or have unauthorized access to the Service(s). GOVQA will use reasonable efforts to insure that any GOVQA contractors maintain the confidentiality of proprietary materials and information.

### 9. MISCELLANEOUS PROVISIONS:

This Agreement will be governed by and construed in accordance with the laws of the State of Illinois. The parties agree that the venue for any legal proceedings between them shall be the Circuit Court of Kendall County, 23<sup>rd</sup> Judicial Circuit, State of Illinois.

GOVQA may not assign its rights and obligations under this Agreement, in whole or part, without prior written consent of Customer, which consent will not be unreasonably withheld.

If any provision of this Agreement is invalid for any reason, such invalidations shall not render invalid other provisions which can be given effect without the invalid provision.

### 10. NON-APPROPRIATION:

In the event Customer is in default under the Agreement because funds are not appropriated for a fiscal period subsequent to the one in which the Agreement was entered into which are sufficient to satisfy all or part of Customer's obligations under this Agreement during said fiscal period, Customer agrees to provide prompt written notice of said occurrence to GOVQA. In the event of a default due to non-appropriation of funds, either party has the right to terminate the Agreement upon providing thirty (30) days written notice to the other party. No additional payments, penalties, and/or early termination charges shall be required upon termination of the Agreement.

### 11. CONFLICT OF INTEREST:

Both parties affirm no Kendall County officer or elected official has a direct or indirect pecuniary interest in GOVQA or this Agreement, or, if any Kendall County officer or elected official does have a direct or indirect pecuniary interest in GOVQA or this Agreement, that interest, and the procedure followed to effectuate this Agreement has and will comply with 50 ILCS 105/3.

### 12. CERTIFICATION:

GOVQA certifies that GOVQA, its parent companies, subsidiaries, and affiliates are not barred from entering into this Agreement as a result of a

violation of either 720 ILCS 5/33E-3 or 5/33E-4 (bid rigging or bid rotating) or as a result of a violation of 820 ILCS 130/1, et seq. (the Illinois Prevailing Wage Act). GOVQA further certifies by signing the Agreement that GOVQA, its parent companies, subsidiaries, and affiliates have not been convicted of, or are not barred for attempting to rig bids, price-fixing or attempting to fix prices as defined in the Sherman Anti-Trust Act and Clayton Act. 15 U.S.C. § 1, et seq.; and has not been convicted of or barred for bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in the State of Illinois in that officer or employee's official capacity. Nor has GOVQA made an admission of guilt of such conduct that is a matter of record, nor has any official, officer, agent, or employee of GOVQA been so convicted nor made such an admission.

### 13. NON-DISCRIMINATION:

GOVQA, its officers, employees, and agents agree not to commit unlawful discrimination and agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination in Employment Act, Section 504 of the Federal Rehabilitation Act, and all applicable rules and regulations.

### 14. ACCEPTANCE:

Authorized representatives of Customer and GOVQA have read the foregoing and all documents incorporated therein and agree and accept such terms effective as of the date first written above.

**Customer:** Kendall County, IL

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

**GOVQA Inc.**

Signature: \_\_\_\_\_

Print Name: John Dilenschneider

Title: CEO Date: \_\_\_\_\_

## SCHEDULE A

### A. Service(s) Descriptions:

Subscribed Services	
GovQA FOIA Service	FOIA Request Service platform that captures all requests received via letter, website, email, fax, or walk-in. Includes the ability to post completed FOIA requests to the web for searching via the FOIA Public Archive portal.
GovQA FOIA Public Portal	Web Portal to capture FOIA requests and provide requestors with updates and history of previous requests.
GovQA FOIA Public Archive	Provides the ability to post completed FOIA requests to the web for searching via the FOIA Public Archive portal.
GovQA Advanced Search	The Advanced Search functionality allows the staff member to directly search fully indexed and tagged documents to be reused in new open requests. This direct search provides you the ability to be consistent in your responses. In addition, you will save resource time by not having to completely redact the same document twice.
GovQA Fortress Deployment	Fortress Deployment - Microsoft Azure CJIS/HIPPA compliant government cloud deployment
GovQA Invoicing Module	Automated invoice processing reduces costs, speeds up processing time, and boosts fee collection. This can be combined with GovQA's electronic payment system to make invoicing and collecting payments fast, easy and secure.

# GOVQA MASTER SERVICE(S) AGREEMENT

## For GovQA FOIA Applications

**B. GOVQA Agrees To The Following:**

- (a) One-time setup of Landing Page with Icons and Links to Customer Help areas
- (b) Branded labeling of Landing Page to the look and feel of Customer website (or iframe)
- (c) One-time setup and load of 25 Answers into knowledgebase
- (d) One-time setup of Citizen Portal with branded labeling to the look and feel of Customer website (or iframe)
- (e) License and One-time setup of (two) request types, one for the county and one for the sheriff related to Freedom of Information Inquiries
- (f) Forms and Letter templates: Up to 10 custom letter templates
- (g) Future Branding to Customer Website is included once per billable term. Otherwise branding is billed at \$95/hr.
- (h) Special Implementation Action (Integrations, etc.): None at this time

**C. Customer Agrees To:**

- (a) Hold an implementation joint kickoff meeting with GOVQA within 15 days from contract signing.
- (b) Build and execute Project Plan to be fully implemented within 120 days of contract signing.
- (c) Maintain, as the Authorized Website, the Customer's homepage or any other website(s) it may designate.

**D. Training and Ongoing Support Included in Implementation and Subscription Fees:**

- (a) One Online Administrator training
- (b) Two Online training session for all users
- (c) Ongoing support through system videos and knowledgebase
- (d) Periodic webinars to train and update customers on new features
- (e) Additional hours of online end-user training, may be purchased at a future date at \$125/hr
- (f) Customer will log ALL ISSUES into GOVQA SUPPORT PORTAL at [www.supportqa.com](http://www.supportqa.com) to receive technical support.

**E. Fees:**

Software Subscription Fees		
Software License(s)	Monthly Cost	Annual Cost
GovQA FOIA Services as Described in Section A – Unlimited Users		\$11,000
GovQA Fortress Deployment (CJIS and HIPAA Compliant)		\$4000
GovQA Public Portal		Included
GovQA Public Archive		Included
GovQA Advanced Search		Waived
GovQA Invoicing Module		Waived
<b>Total (Includes all Service(s) upgrades)</b>		<b>\$15,000</b>

Redaction License Fees			
Software License(s)	Quantity	Monthly Fee	Annual Cost
GovQA Redaction Licenses	4		\$1200

One Time Implementation Costs	
GovQA FOIA Implementation Services as Described in Section B	\$3000
GovQA Advanced Search Implementation	Waived
GovQA Invoicing Module Implementation	Waived
<b>Total</b>	<b>\$3000</b>

**Data:** Customer data is owned by the customer. The application and storage will be fully deployed in the Microsoft Azure Government Cloud to meet all CJIS and HIPAA guidelines. 1TB of storage is included in the fees set forth above, with every additional 1TB of storage being assessed a fee of \$100/month. Additionally, 500GB per month of document attachment retrieval is included. Every 200GB over the allotted 500GB of document retrievals per month will be assessed \$100/month. Storage is reviewed yearly and adjusted at the next annual invoice.

# GOVQA MASTER SERVICE(S) AGREEMENT

## For GovQA FOIA Applications

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**F. Terms:** **Initial Billable Term Starting: February 1<sup>st</sup> 2018 Ending: January 31, 2019.** Upon the expiration of this initial Billable Term, the term will continue to auto-renew to subsequent annual Renewal Terms unless Customer notifies GOVQA in writing of its intention not to extend the term at least sixty (60) days prior to expiration of the then current term end date. GOVQA shall notify Customer of any increased fees for the Renewal Term at least ninety (90) days prior to the expiration of the then current term end date. Annual increases for Renewal Terms will not exceed 5.5 percent.

**G. Billing:** All fees are exclusive of taxes, billed on an annual basis at time of contract signing, and payable in accordance with the Illinois Local Government Prompt Payment Act, as amended (50 ILCS 505/1, et seq.). This secures site, servers and resources necessary to begin project. If payment is not received by start of the **Billable Term**, GOVQA has the right to suspend all services. Furthermore, invoices accrue 1% per month past due and customer is responsible for all costs, including attorney fees, for the collections of invoices.

**H. Remittance:** All payments should be made directly to GOVQA. GOVQA mailing address for all payments is:  
GOVQA Accounts Receivable Department, 900 S. Frontage Road Suite 110, Woodridge, IL 60517

**I. Contacts:**

**Organization Name:** \_\_\_\_\_  
**Main Contact Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Work Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_ **Email:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Billing Contact Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Work Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_ **Email:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

## Kendall County SOLAR RFQ SUMMARY

### Value Comparison Matrix - Top 4

*Illustrative Example*

Solar Field Location: Detention Area (North) + Vacant Land (South)  
 Peak Usage For PSC, Courthouse, Health Dept: 2,778,462

	FOREFRONT POWER	GRNE SOLAR	WCP Solar	SUNVEST
Proposed Field Size (MW) DC	2.7	2.4	2.3	3.4
Estimated Annual Yield (kWh)	3,687,137	3,100,000	3,077,260	4,211,179
Compensation Structure (PPA, Lease, Purchase)	PPA	PPA	PPA	PPA
Cost Per kWh Year 1 Including All Fees	3.25 cents/kWh	3.23 cents/kWh	3.97 cents/kWh	4.45 cents/kWh
Power Cost per kWh Year 25 (if PPA)	4.03 cents/kWh	4.14 cents/kWh	4.96 cents/kWh	6.4 cents/kWh
Escalator % per Year (if PPA)	0.90%	1.00%	1.50%	2.00%
Annual Maintenance Contract Cost	Included	Included	Included	Included
25 Year Term (Y/N)	YES	YES	YES	YES
Performance Guarantee 85% - (Y/N) - How Secured?	90%	85% - Bill Offset	85% - Bill Offset	Yes - Bond
Construction Guarantee (Y/N) - How Secured?	YES	YES - Insured	YES - Insured	Yes - Bond
Decommission Guarantee (Y/N) - How Secured?	YES	YES - Bill Offset	YES - Insured	Yes - Bond
Type System (Fixed Tilt, Single Axis Tracker, Other)	FIXED TILT	Tracker/Fixed	FIXED TILT	FIXED TILT
Buy Out Cost / Year 15	YES	YES	YES	YES
Paying Prevailing Wage (Y/N)	YES	YES	YES	YES
Total MW Built By Your Company (Last Two Years)	134MW	10MW	3.2 MW	60MW
Finance Partner on This Project?	PNC	SELF	Solar Planet	New Energy Equity
Cost of Capital for This Project (annual %)	Internal	N/A	~5%	Declined to Answer
Cost Per Watt for Construction/Eng? (\$)	Declined to Answer	\$1.40	\$1.62	\$1.55
Price Includes All ComEd InterConnection Costs?	YES	YES	YES	YES
Price Includes All Cost of Switch Gear ?	YES	YES	YES	YES
Price Includes All Costs to Connect to Customer?	YES	YES	YES	YES
Dunn and Bradstreet Rating/Number	08-067-5925	08-089-7222	N/A	96-975-2901
Better Business Bureau (BBB) Rating	N/A	N/A	A+	N/A
Company Revenue (\$)	\$39.6B/Mitsui	Confidential	Confidential	Confidential
Solar Project Experience - (Total MW Installed)	800MW	12MW	24MW	See References
All Permit Costs and Local Costs Paid For By Company?	YES	YES	YES	YES
Perimeter Fencing Included (Y/N) What Type?	YES/Chainlink	YES/Chainlink	Yes/Chainlink	YES/Chainlink
Site Preparation Included (Y/N)	YES	YES	YES	YES
Illinois Solar Project Experience - (Total MW Installed)	None	5MW	5.4MW	See References
IPA REC Price Assumption (Per REC)	\$31.69	\$31.69	\$31.69	\$31.69
IPA REC Price Assumption (Total Dollars)	\$338,529	Variable	\$1,300,000	\$2,195,600
IPA REC Award Assumption (Number)	Block 1	Variable	45,000	69,300
ComEd Rebate Assumption (Total Dollars)	\$500,000	\$625,000	\$579,010	\$720,000
Solar Field Warranty (Part/Labor) and Length	In PPA Cost	In PPA Cost	In PPA Cost	In PPA Cost
Insurance Compliance as Required in RFQ (Y/N)	YES	YES	YES	YES
Conceptual Layout and Design for Proposed Site (Y/N)	YES	YES	YES	YES
Copy of Proposed Contract or LOI (Y/N)	YES	YES	YES	NO
Proposed Project Timeline thru Start Up (Y/N)	YES	YES	YES	YES
Can We Lower the Field Size Before it Affects Price?	25%	25%	50%	Flexible
Includes the impending 30% Solar Panel Price Increase?	YES	YES	YES	YES
Rooftop Options? CourtHouse - PSC - Health Dept?	NO	YES	NO	NO
How Much More Would A Rooftop Options Cost?	Will Check	Quoted	Same	NO
Buy Out Cost / Year 15	YES	YES	YES	YES
Governmental Concept Group Rate Discount?	NO	Will Consider	Nominal - 5 to 10%	Will Consider
Include Integration with Backup Power?	Will Check	YES	YES	YES
Guaranteed Rate? Except ComEd + IPA REC Price	Guaranteed	Guaranteed	Guaranteed	Guaranteed
Pile Driven In Detention ?	YES	YES	YES	look into it



# Kendall County

Facilities Committee

Solar RFQ Response and Solar Committee Recommendation

February 15, 2018



# Solar Review Team



- **Kendall County**
  - Bob Davidson, Kendall County Board
  - Scott Koepfel, Administrator
  - Jim Smiley, Facilities Director
  - Matt Asselmeier, Senior Planner
- **Kendall County Facilities Committee**
  - Audra Hendrix - Facilities Committee
  - Matt Kellogg - Facilities CommitteeA
- **Progressive Energy Group**
  - Chris Childress, Managing Partner
  - Arnie Schramel, Managing Partner and Chief Financial Officer
  - Shawn Ajazi, Vice President Operations
- **External Review Team**
  - Mark Pruitt, Former Director Illinois Power Authority (IPA)
  - Walter Deuchler and Assc. – Engineering Review (Direct Purchase Review Only)

# Types of Solar Fields



- **Power Purchase Option (PPA)**
  - Connected from your facilities directly to the Solar Field
    - Avoid ComEd distribution charges
    - Requires agreement with Solar field vendor to purchase power directly
    - Requires land lease for Solar field to be built on
    - Can buyout after 7 years and dismantle after 15 years
- **Community Solar**
  - No capital cost for Kendall County
  - Solar Provider Signs Land Lease
    - Pays County \$1,000.00 - \$2,000.00 per acre per year
  - Community buys electricity marketed by Supplier

- Can you commit land for 25 years?
  - With 15 year “buy out” exit plan
- Does the Board have \$4.2 Million it can appropriate before April 1, 2018 for Direct Purchase Option? (not recommended)
- Can the Board Sign a 25 year Agreement for a Power Purchase Agreement (PPA)?
- Is there other Property that should be considered for Community Solar?
  - Forest Preserve Properties
  - Paid Lease Agreement with County

# RFQ Results



- **RFQ Results By the Numbers**
  - **80 Solar Companies sent RFQ**
    - Illinois Solar Energy Association
    - Published On County Site
    - Advertised by Beacon New, WSPY, and Kendall Now
      - 5 calls regarding solar project from readers
  - **14 attendees at Site Visit**
  - **9 Responders to RFQ**
    - GRNE, FOREFRONT, WCP SOLAR, SUNVEST
    - MICROGRID, IPS SOLAR, AMERESCO, NEXT AMP, GRO SOLAR
  - **2 Responders Moved to Final Selection**
    - GRNE and FOREFRONT SOLAR

# Facility Committee Recommendation



- **Narrow Field to “top two” Candidates**
- **Ask them to bid on two options**

## **Solar Field #1 Fully Utilize the South Property (Approx. 6.4 acres)**

- **2MW – AC Solar Field**
- **Single Axis Tracker Field (more kWh production ~3.5M, lower cost)**

## **Solar Field #2 Lease North Detention Area for Community Solar Field**

- **2MW – AC Solar Field**
- **Recommend either Fixed Tilt or Single Axis Tracker**
- **Best and Final Bid**

# Final Bid Results + Recommendation



Criteria	FOREFRONT SOLAR	GRNE SOLAR
Option #1 Bid – South – Tracker	2.90 cents	2.85 cents
Option #2 Bid – All North – Part South	Not Interest	3.85 cents
Buy Out Year 15 Amount	YES	YES
Local Provider	NO – San Francisco	YES - Palatine
Assumed REC Price	\$31.69	\$31.69
Production Performance Guarantee	YES	YES
Construction Guarantee	YES	YES
ComEd Incentive	\$500,000	\$500,000
Solar Panel Tariff Increase in Quote	YES	YES
Price Guaranteed	YES	YES
Recommended Provider		Recommended

# Recommendations



- **Review Facilities Committee Review/Recommendation**
  - Explored highest value/best use of vacant land
  - Recommend signing contract with winning bidder GRNE Solar to install a 2 MW Solar field behind the Public Safety Center
    - No capital cost for Kendall County
    - PPA Rate of 2.85 cents per kWh
    - Rate Escalates .9% from 2.85 to 3.69 Year 25
  - Recommend Signing Land Lease for North Detention Area
    - Built, Managed, and Filled by GRNE
    - Generate \$8,000 annually for Community Solar Field
    - 4 acres of land use
    - Conduct feasibility study to sell electric to Rush Copley



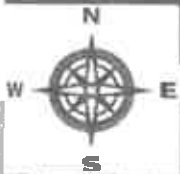
# Solar Field Locations



Field # 1  
Solar Field South West  
Vacant Land by PSC

---

This Solar Field Saves Taxpayers  
Over \$162,000 per year



Field # 2  
Community Solar Field Northwest West  
Water Retention Area by Health &  
Human Services

---

Kendall County Will Lease Land Water  
Detention Area To GRNE - and receive  
\$8,000 per year

# Kendall County Current, vs PPA vs Purchase Solar



Category	No Solar	PPA Third Party Ownership	Kendall County Solar Ownership @ \$31.69 SREC
<b>Cost to Build</b> (2 MW AC Field)		\$0	(\$4,200,000)
<b>Illinois Power Agency (IPA) Incentives</b> (paid over 5 years)		\$0	\$1,330,980
<b>ComEd Rebate</b> (paid end of 1 <sup>st</sup> year)		\$0	\$500,000
<b>Maintenance / Repair &amp; Cleaning</b> (\$35,000 per year)		\$0	(\$175,000)
<b>Total Electric Payments (ComEd &amp; Energy)</b> (5 years)	(\$2,377,060)	(\$1,687,542)	(\$1,148,542)
Cash Flow after 1 year	(\$475,412)	(\$313,708)	(\$3,698,512)
Cumulative Cash Flow after 5 years	(\$2,377,060)	(\$1,568,542)	(\$3,692,562)
<b>Breakeven Cash Flow (PPA vs. Ownership)</b>			<b>Never (because no access \$1.2M Depreciation + Investment Tax Credit)</b>
Cash Flow after 25 years	(\$11,885,300)	(\$7,842,711)	(\$8,986,731)
<b>Savings Estimate vs No Solar</b>		<b>\$4,042,580 (34%)</b>	<b>\$2,898,560 (24%)</b>
		<b>Recommended</b>	<b>Not Recommended</b>

## Value for Kendall County



- **34% cost reduction on County Electric Cost**
  - Lowers Budgeted Electric Costs From \$475k to \$313k
    - Public Safety Center, Courthouse, Health Department
  - No Capital Costs for County
  - \$162,000 Annual Budget Savings
  - \$4,042,580 Project Savings Cost Reduction
  - \$25,312 per Acre Annual
  - 6.4 Acre Project
  - High Return on Stranded County Asset
    - Vacant Land

# Key Contract Terms

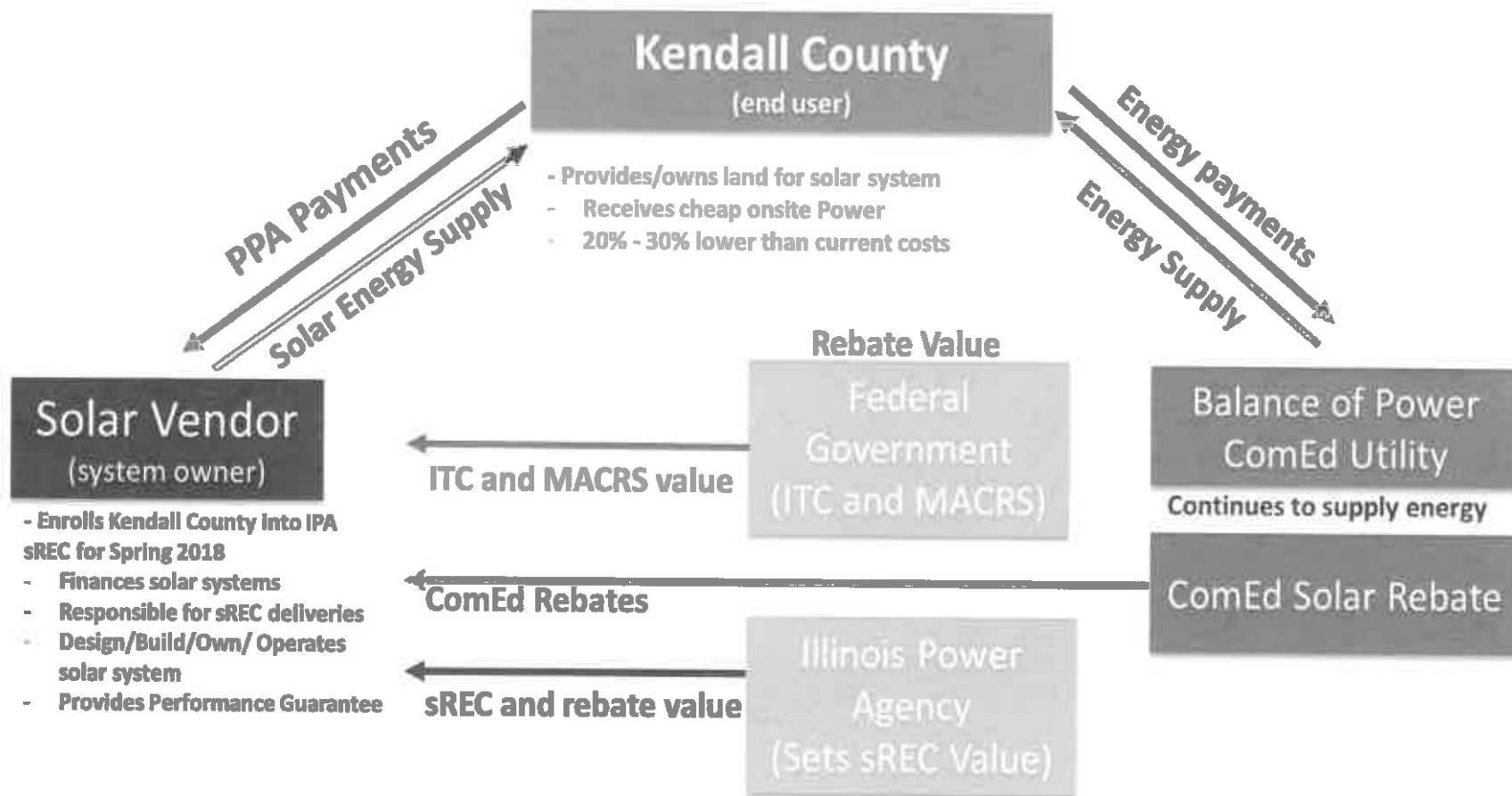


- 25 Year Term
- .9% escalation per year – Rate Increases from 2.85 to 3.69 cents
- Buy Out Option after 15 Year
- Production Guarantee of 85%
  - Backed by Offset Language
- Construction Guarantee
  - Backed by Bond
- Either Decommission or Transfer field Ownership to County
  - Decommission Backed by escrow of PPA Payments
  - Cost of Decommissioning ~ \$50,000 to \$60,000 today
- Kendall County Insurance Requirements Met

# Responsibilities Flow Charts



## PPA between Kendall County and Solar Vendor



# Solar Project Timeline



Task	Estimated Date
Get approval to send Solar RFQ from Kendall County Board	December 2017
<b>Send out RFQ</b> <ul style="list-style-type: none"> <li>• Coordinate Site Visit, RFP clarifications/questions</li> <li>• Coordinate/Consolidate/Review Bids</li> </ul>	January 2018
<b>Committee Review RFQ Results and Recommendation</b> <ul style="list-style-type: none"> <li>• Review Consolidated Bid Results</li> <li>• Make recommendation to Facilities Committee – Negotiate with Two</li> </ul>	February 1, 2018
<b>Facilities Management Committee Review – 4:00 p.m.</b> <ul style="list-style-type: none"> <li>• Share Solar Committee Review and Recommendation</li> <li>• Seek Committee Approval to Send to COW for Review</li> </ul>	February 5, 2018
<b>Committee of the Whole (COW) and Finance Committee – 4:00 p.m.</b> <ul style="list-style-type: none"> <li>• Seek Approval to forward to February 20<sup>th</sup> Board Meeting</li> <li>• Get Approval to Negotiate Contract with Recommended Bidder</li> </ul>	February 15, 2018
<b>Board Approval of Contract – 9:00 a.m.</b> <ul style="list-style-type: none"> <li>• Authorization to Sign Contract Approved By States Attorney</li> </ul>	February, 20 2018
Submit ComEd Interconnect Approval (fee paid by developer)	March 1, 2018

# Solar Project Timeline – Cont.



Task	Estimated Date
Finalize Contract/Sign Contract	March 2018
Develop and Finalize Application to IPA and ComEd	April 2018
Submit Application to Illinois Power Authority <ul style="list-style-type: none"> <li>• Must Have Interconnection Agreement Approved by ComEd</li> </ul>	May 2018
Expected Illinois Power Authority (IPA) Approval	June 2018
Submit Application to ComEd for Rebate <ul style="list-style-type: none"> <li>• \$500k paid to winning bidder</li> </ul>	July 2018
Oversee Final Contract Implementation & Vendor Obligations <ul style="list-style-type: none"> <li>• Field Construction and Performance</li> <li>• PPA invoices and Solar Field Performance</li> </ul>	July 2018
Field Construction and Startup	4th quarter 2018
Ongoing Monitoring and Oversight of PPA Agreement <ul style="list-style-type: none"> <li>• Validate Field Results and Billing - Conducted By Progressive Energy Group</li> <li>• Ongoing Budget Review and Performance Reporting – by PEG</li> </ul>	Ongoing

# Board Approval Recommendation



- **At the February 20, 2018 Board Meeting**
  - 1.) Approval to sign a 25 year Power Purchase Agreement with GRNE Solar to construct a 2MW AC Single Access Tracker Solar Field and Sell the Power to Kendall County at a Rate Not to Exceed 2.85 cents per kWh in year one with a .9% increase per year.**
  - 2.) Approval to sign 25 year land lease with GRNE solar to build a Community Solar Field on the Detention Area west of the Health Department. GRNE will pay Kendall County \$2,000 per year for the land lease.**





***Kendall County Public Safety Facility***  
*Turnkey Proposal*





**Prepared For:**  
Kendall County Public Safety Facility

**Date:**  
February 5, 2018

**Job Name:**  
Kendall County Public Safety Facility

**Payment Terms:**  
Net 30

**Delivery Terms:**  
Freight Allowed and Prepaid – F.O.B Factory

**Proposal Expiration Date:**  
Net 30

Utilizing US Communities Contract #15-JLP-023  
Cooperative Quote Number: 30-10006-17-001

## Scope of Work

Mechanical Equipment to be furnished and installed

- Trane Chiller
  - (1) New Trane RTAF Chiller utilizing 35% propylene glycol – 170 nominal tons
- Trane Chilled Water coils
  - New chilled water coils to replace the existing DX coils on (2) 40 ton AHU's and (1) 80 ton AHU
  - Chilled water coils to be 6 row coils sized for 42 entering/54 leaving 35% propylene glycol on the wet side and 80/67 entering/54 sat leaving air temps on the air side
- B&G pumps and Specialties
  - (2) B&G Series 80 4x4x11B pump sized for 340 gpm each at 85' of head with a 15 Hp 460v/3 phase motor with VFD, in line strainer, 3DS triple duty valve and 4 port trumpet valve
  - B&G glycol fill system
  - R-4 Rolairtrol and air elimination system with 2 gal pot feeder
  - Pressurized Expansion tank

### Mechanical Installation Scope of Work

- Apply for and pull local mechanical permits with on-site inspection.
- Demo and removal of (2) 40 ton and (1) 80 ton existing condensing units and DX piping. Recover refrigerant and properly dispose of all compressors, refrigerant and refrigerant oil per EPA guidelines.
- Demo and remove existing DX cooling coils in the associated AHU's
- Provide all required crane services along with necessary DOT, crane locations and traffic control
- Furnish & Install (F&I) new Trane RTAF 170 chiller as stated above
- F&I new B&G Equipment as stated above
- F&I (3) new Chilled Water Coils for each of the AHU's
- Provide for new 316 SS drain pans and/or provide for proper drainage within the AHU drain system and reconnect to exiting piping
- F&I new chilled water piping in a direct return design from the new chiller thru the pumps and to each AHU
- F&I future taps for the 7.5 ton AHU located in the adjacent Penthouse
- F&I temporary chilled water taps for use with a rental chiller when required
- F&I shut off valves on the CHW lines entering/leaving penthouse



- F&I all required thermometers, Pete's Plugs, shut offs, air vents, and flex connectors
- Rework internals of each AHU to accommodate the installation of new chilled water coils
- F&I all required pipe insulation as flows:
  - 1.5" ASJ within the penthouse itself
  - 2" ASJ with PVC jacketing on all exterior piping
- F&I 2 way control valve on 80 ton unit and 3 way control valves on 40 ton units
- Perform pre and post air pressure drop testing
- Perform hydronic testing and balancing

#### Electrical Equipment to be furnished and installed

- New 500 amp breaker to replace existing 400 amp breaker in main distribution panel
- New pull box to replace Panel 2HA
- New disconnects for chiller and pumps
- New VFD's for both chilled water pumps

#### Electrical Installation Scope of Work

- Apply for and pull local mechanical permits with on-site inspection.
- Demo and removal of (2) 40 ton and (1) 80 ton existing condensing units power wiring
- F&I new wiring reusing existing conduits to feed new 500 amp service for the new chiller
- F&I new conduit and wiring from the new pull box out to the new chiller
- F&I new 110v GFI convenience outlet at chiller
- F&I 120v circuit for heat trace/chiller bundle heating
- F&I new electrical conduit and power wiring to new 15 Hp chilled water pumps. Breakers to be installed in Panel 2EHA(L)
- F&I VFD's for each pump. VFD's to be located inside Penthouse with disconnects on outside at pumps
- Rework (3) circuits from Panel 2HA to Panel 2EHA(R). Extend conduit and wire as needed

#### Building Automation Controls Scope of Work

##### Trane Tracer SC HTML5 Web-based BACnet Building Automation System (BAS)

##### Item 1 – Trane Tracer SC HTML5 Web-based BACnet Building Automation System (BAS)

- Provide, install and wire One (1) Tracer SC BAS
- Provide and wire 120VAC power to the Tracer SC panel location
- BACnet communication to BACnet unit controllers
- Owner to provide and wire one (1) Cat-5 IP network cable from the buildings IT infrastructure to the Tracer SC BAS location for web-based system access from the customer IP network
- HTML5 Web-based BACnet BAS (BACnet IP, BACnet MS/TP, BACnet ZigBee, Modbus and LonTalk capability included as standard, without additional licensing required)
- Tracer BAS Compatible with PC, Mobile Device and Tablet Browsers (No JAVA Required)
- Tracer BAS "App" for alarm retrieval, setpoint changes and quick overrides is a free download for anyone on Apple iOS and Google Android devices (search: "Trane BAS Operator Suite")
- Optimal Start/Stop Scheduling, 90-Day Standard Graphical Data Logs, Custom Graphical Data Logs Support 125,000 Samples Per Point (>3 Years of Trend Storage at 15 Minute Intervals), Advanced Alarm Management (Email alarming, Time-based routing, 1000+ Alarm Storage), Setpoint Adjustment, Expiring Overrides, Reports including "All Points In Override Report"
- All BACnet controllers are BTL listed to ensure Open System compatibility
- Tracer TU Test and Balance Software included for T&B contractor
- Trane Chicago Energy Center remote access and BAS telephone support is included free for Tracer SC customers during normal business hours during the warranty period: (830) 734-6159



- TraneConnect secure VPN remote customer access to Tracer SC is included
- Custom Programmed Sequences of Operation
- 3D Photorealistic Animated HVAC Equipment Graphics
- Owner Control System Operational Training – 16 Hours

**Item 2 – BACnet DDC Controls for One (1) Air-Cooled Chilled Water Plant**

- UC600 Programmable Controller with 7" Color Touchscreen Operator Display
- Operator Display to provide user quick access to Data, Setpoints, Trend Logs, Expiring Overrides
- BACnet communication and tie-in to BAS
- DDC Control and low voltage wiring for One (1) Air-Cooled Chillers
- DDC Control and low voltage wiring for Two (2) Primary Chilled Water Pumps
- Provide the following additional DDC control and monitoring points:
  - Outdoor Air Temperature
  - Common Chilled Water Supply and Return Temperatures
  - Differential Pressure Transmitter control of Primary VFD(s)
  - Chilled Water VFD Start/Stop/Status/Speed/Alarm (Typ.)
- BACnet communication and integration of available Chiller BACnet points to the BAS
- BACnet communication to CHW Pump VFD's and tie-in to BAS

**Item 3 – Retrofit BACnet DDC Controls for One (1) Multi-Zone Air Handling Units (MZU-4)**

- Provide and Install UC600 Programmable Controller
- BACnet communication and tie-in to BAS
- Reuse existing sensors & wiring on units
- **This scope assumes all sensors are in working condition**

**ADDITIONAL Scope of Work - Revised February 2018:**

**Item 4: Tracer ES Software Upgrade**

- One (1) Tracer ES Software Upgrade to the latest version
- Installation of the Tracer ES Software on the existing Server Hardware
- Installation of the latest Tracer ES Service Packs (if applicable)
- Owner to provide access for Trane Technician to the Server or Virtual Server
- Owner to provide sufficient user access to the Server to install new software
- Owner to provide existing Tracer ES system full access Login/Password

***Existing Server Minimum Requirements for Tracer ES v5.1 (Tracer Ensemble):***

- Operating System – Microsoft Windows Server 2008/2012 and .Net v3.5 and v4.0 at a minimum
- Processor, Memory and Storage – 3.0GHz Quad Core Processor (or 2 vCPU Virtual Server), 8 GB RAM, 80 GB HDD
- Database – Microsoft SQL Server 2008/2012/2014, RAID – RAID 5 is Recommended
- Network Interface – TCP/IP Interface
- Web UI User Interface Required Protocols – http (port 80), https (port 443)
- Server Access – Remote Desktop Connection (RDP) (port 3389), VPN is Recommended

***3D Standard Graphics Upgrade:***

- Standard Equipment Graphics will be upgraded to Animated Photorealistic 3D Equipment Graphics
- Custom Graphics and Customized Standard Graphics will be reused
-

**Item 5 – Integration of Existing Tracer Summit, LonTalk Devices**

- Reuse the existing Trane DDC controllers (Trane Comm3/Trane Comm4/Trane Comm5/LonTalk), the existing DDC controls integral to equipment (Trane Comm3/Trane Comm4/Trane Comm5/LonTalk), and all existing communication link wiring, devices and sensors
  - MZU-5, RTU-1, AHU-1, AHU-2, AHU-6, AHU-01-09, AHU-01-10
  - Heating System Mechanical Room 180
  - Smoke Control System
- Provide, install and wire Four (4) Wireless BACnet WCI radios (one for each floor of the building)
- Custom programming routines in the existing system shall be reverse-engineered, recreated and reprogrammed into the new BAS as required
- Setup alarm routing, alarm priorities and email alarming
- Setup site security and customer user access
- Setup Optimal Start/Stop time of day scheduling for energy savings
- Setup Area Control with multiple time of day schedules, as capable, for increased energy savings
- Setup standard 90-day 15-minute interval data logs, and custom data logs for key data points
- Setup space temperature setpoint limits for enabled space temperature sensor thumbwheels
- Setup BAS space temperature setpoint control for disabled space temperature sensor thumbwheels
- Provide and setup 3D HVAC equipment graphics with animated fans, coils, dampers and showing the values of existing end devices and sensors with adjustable setpoints and expiring overrides capability
- Setup customer-provided PC's, laptops, tablets and mobile devices for access to the Tracer SC
- Setup Free customer remote secure VPN access through TraneConnect
- Provide Free download and setup of Tracer BAS Operator Suite "App" on customer-provided Apple IOS and Android mobile devices
- Replace existing floorplan graphics with new 3D floorplan graphics in the new Tracer SC system

**Item 6 – Retrofit BACnet DDC Controls for One (1) Heating Hot Water System (Existing Robershaw System)**

- ~~UC600 Programmable Controller~~
- ~~BACnet communication and tie-in to BAS~~
- ~~DDC Control and low voltage wiring for Two (2) Boilers~~
- ~~DDC Control and low voltage wiring for Two (2) Primary Hot Water Pumps~~
- ~~DDC Control and low voltage wiring for Two (2) Secondary Hot Water Pumps~~
- ~~Boiler Hot Water Setpoint Signal, Boiler Hot Water Setpoint Reset~~
- ~~Boiler Run Status monitoring, Boiler Rate Output monitoring, Boiler Alarm contact monitoring~~
- ~~Hot Water Pump Load/Lag control, Pump Rotation, Pump Failure alarming~~

**Item 7 – Retrofit BACnet DDC Controls for One (1) Multi-Zone Air Handling Units (MZU-4)**

- ~~Provide and install UC600 Programmable Controller~~
- ~~BACnet communication and tie-in to BAS~~
- ~~Reuse existing sensors & wiring on units~~
- ~~This scope assumes all sensors are in working condition~~

**Item 8 – Retrofit BACnet DDC Controls for Sixty (60) Existing Hot Water Reheat VAV Terminal Units (VAV-1 thru 60)**

- Trane UC210 BACnet VAV Controller with Actuator (UC210 is fully programmable, includes spare I/O points and is expandable to include additional I/O, USB port for service software connection)
- Resue metal enclosure to protect controller and house all wiring terminations / Reuse existing

ITEMS 6 & 7  
REMOVED  
FROM  
SCOPE

- metal enclosure
- Wireless BACnet communication and tie-in to BAS
- Field installed Wireless Space Temperature Sensor (15-year battery life, 2-AA batteries, included)
- Reuse existing 24VAC power
- Field installed Discharge Air Temperature Sensor
- Replace existing Damper Actuator(s) with new 24V Modulating DDC Actuator(s)
- New 24V DDC Modulating Hot Water Valve (installed by others, wired by Trane) / Field wired control of all available stages of Electric Reheat

#### General Item inclusions:

- All mechanical, electrical, and structural engineering for a complete system
- Roofing for rails and pipe portals
- Coring with weather fill for all new chilled water lines penetrating exterior walls
- Rework the existing roof rails to accommodate the new chiller and pump installation
- Addition of new steel to accommodate new chiller and pumps
- Removal from site existing condensing units and DX coils
- Provide Trane Factory Start up on new equipment and components.
- Trane internal commissioning of systems
- Work to minimize impact on site operations, as the site will be open during the installation project.

#### Warranty Clarification

The following outlines the warranties associated with this Project:

- Chillers: One year parts and labor, 5 year extended parts, labor and refrigerant
- Pumps: One year parts and labor
- Electrical components: One year parts and labor
- Installation: One year parts and labor

#### Project Clarifications

- Most work to be performed during normal business hours (7am to 3:30pm, M-F, non-holidays)
  - For safety HVAC lifts will be coordinated to lessen impact
- Trane will not perform any work if working conditions could endanger or put at risk the safety of employees
- Asbestos or hazardous material abatement removal shall be performed by customer
- **Permit costs are excluded, Kendall County to work with team to obtain permit**
- **Proposal Based on Preliminary Survey – To Be Verified / Modified Before Order Release**
- Each coil change out will take approximately 8 hours and no provisions are included for temporary services

#### Project Scope Related Items Not Included

- Upgrade to Main Electrical distribution system is not included
- Structural Steel Reinforcement or Engineering is included
- Temporary HVAC services
- Fire Alarm System Wiring, Fire Alarm Shutdown Interlocks Not Included
- Controls Integration of Existing System Not Included



**Financial Items Not Included**

- Taxes
- Bid Bond
- Payment and Performance Bond
- Liquidated or Consequential Damages
- Participation in OCIOP or CCIP Insurance Programs

**Pricing**

**Base Bid Total Net Price (Including Use Tax).....\$601,146.00**

**Pricing for Additional BAS Work (Items 4-8).....\$97,962.00**

**Total Net Price (Including Use Tax).....\$699,108.00**

**\*\*Currently, there is also an anticipated ComEd chiller rebate available through May 2018.**

**Payment terms:**

Upon contract execution, Standard 20% Engineering and Mobilization  
 Progress billing afterwards  
 Monthly Invoicing via AIA Standard Documentation due Net 30 days  
 1 ½% Monthly Finance Charge will be applied to past due

We hope that you find this proposal complete and look forward to being of service to you on this and many additional projects. If you have any questions, please contact me at phone numbers listed below.

Sincerely,

**Vanessa Iorio**  
 Energy Services and Controls Sales Engineer  
 312.459.4724  
[Vanessa.iorio@trane.com](mailto:Vanessa.iorio@trane.com)

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Emory University, GA	
Fairfax County, VA	

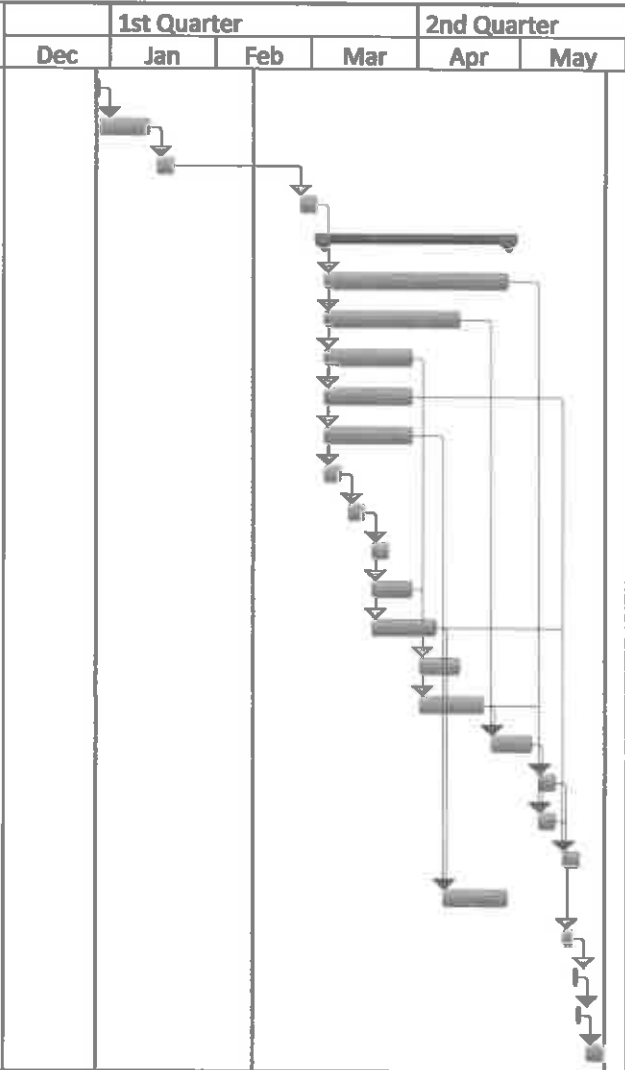
**West Coast Headquarters**  
2999 Oak Road  
Suite 710  
Walnut Creek, CA 94597

**East Coast Headquarters**  
9711 Washingtonian Blvd  
Suite 100  
Gaithersburg, MD 20878

T 866.472.7467 | F 925.933.8457  
[www.uscommunities.org](http://www.uscommunities.org)

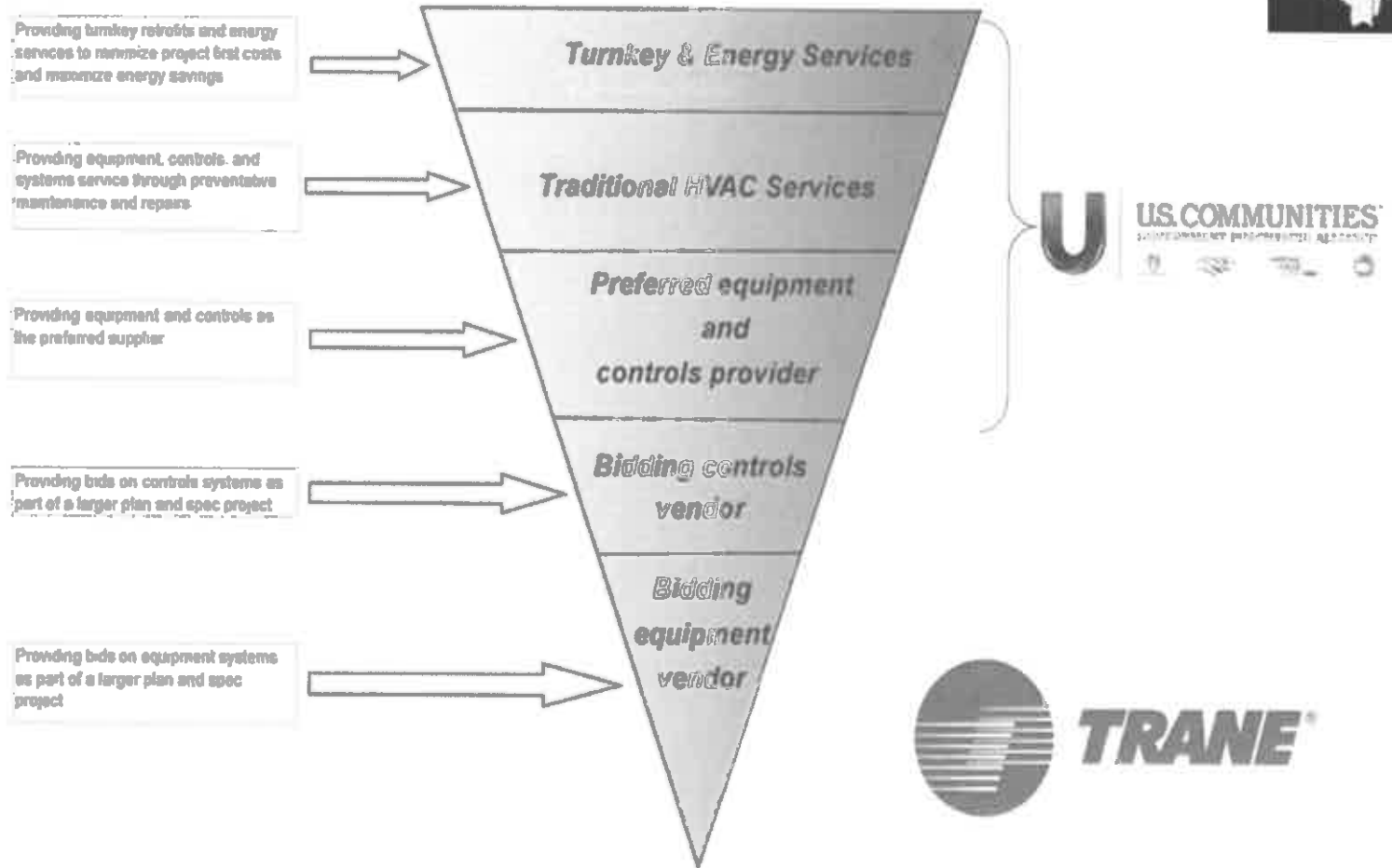
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ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	1st Quarter			2nd Quarter		
							Dec	Jan	Feb	Mar	Apr	May
1	⇒	Proposal Submission	1 day	Thu 12/28/17	Thu 12/28/17							
2	⇒	Owner Review and acceptance	11 days	Fri 12/29/17	Fri 1/12/18	1						
3	⇒	Final Engineering	5 days	Mon 1/15/18	Fri 1/19/18	2						
4	⇒	Submittal Review	5 days	Mon 2/26/18	Fri 3/2/18	3						
5	⇒	Equipment Delivery	40 days	Mon 3/5/18	Fri 4/27/18							
6	⇒	Chiller	8 wks	Mon 3/5/18	Fri 4/27/18	4						
7	⇒	Pumps	6 wks	Mon 3/5/18	Fri 4/13/18	4						
8	⇒	Coils	4 wks	Mon 3/5/18	Fri 3/30/18	4						
9	⇒	Electrical Components	4 wks	Mon 3/5/18	Fri 3/30/18	4						
10	⇒	Controls	4 wks	Mon 3/5/18	Fri 3/30/18	4						
11	⇒	Project Mobilization	1 wk	Mon 3/5/18	Fri 3/9/18	4						
12	⇒	Demo condensing units	1 wk	Mon 3/12/18	Fri 3/16/18	11						
13	⇒	Structural modifications	1 wk	Mon 3/19/18	Fri 3/23/18	12						
14	⇒	Mechanical Penthouse rough in	2 wks	Mon 3/19/18	Fri 3/30/18	12						
15	⇒	Electrical Rough in	3 wks	Mon 3/19/18	Fri 4/6/18	12						
16	⇒	Install coils	2 wks	Mon 4/2/18	Fri 4/13/18	8,14						
17	⇒	Mechanical Piping on roof	3 wks	Mon 4/2/18	Fri 4/20/18	14						
18	⇒	Set pumps and pipe in	2 wks	Mon 4/23/18	Fri 5/4/18	7,17						
19	⇒	Set and pipe chiller	1 wk	Mon 5/7/18	Fri 5/11/18	6,17,18						
20	⇒	Power pumps	1 wk	Mon 5/7/18	Fri 5/11/18	9,15,18						
21	⇒	Power chiller	1 wk	Mon 5/14/18	Fri 5/18/18	9,15,19						
22	⇒	Controls wiring	3 wks	Mon 4/9/18	Fri 4/27/18	10,15						
23	⇒	Fill-test-flush	3 days	Mon 5/14/18	Wed 5/16/18	20						
24	⇒	Start up	1 day	Thu 5/17/18	Thu 5/17/18	23						
25	⇒	T&B	1 day	Fri 5/18/18	Fri 5/18/18	24						
26	⇒	Commissioning	1 wk	Mon 5/21/18	Fri 5/25/18	25						



Project: Kendall County PS CHW P Date: Mon 2/12/18	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

# Kendall County and Trane



## **Recent Trane and US Communities Projects**

### **Village of Northbrook Police Station**

This project encompassed a full HVAC retrofit of their rooftop VAV system, as well as a replacement of their make-up air unit for the gun range. Trane handled this project Turnkey for the village.

Project Cost: \$810k

### **Village of Niles Fire Station**

The Village of Niles chose to renovate their fire station in lieu of building a brand new station. Trane was chosen because of their contract with US Communities to handle a full retrofit of the station including: mechanical, plumbing, electrical, and cosmetic upgrades.

Project Cost: \$1.25M

### **Forest Preserve District of DuPage County**

Their headquarters building was due for a controls upgrade and Trane was able to utilize the COOP to get under budget for them while providing a new front end system.

Project Cost: \$20k

### **Association House**

Association house worked directly with Trane to replace their existing cooling tower with a Turnkey project.

Project Cost: \$220k

### **Elk Grove Park District**

The Park District worked with Trane a few years ago to replace some of their boilers, and were very happy working with Trane directly they are replacing (2) more boilers summer 2018.

Project Cost: \$240k



**TRANE**

***HVAC Systems and Solutions***  
***Easier, Simpler, Quicker with Cooperative Purchasing***



# Fill Your Comfort Solutions with Trane® and U.S. Communities™

*For over 100 years, Trane® has been a leader in state-of-the-art heating, ventilation, and air conditioning systems for commercial, industrial, and institutional applications.*



Our proven success in delivering high-performance HVAC systems and services to customers, our commitment to sustainability and energy efficiency, and our reputation for reliability combined with advanced innovation makes Trane the ideal supplier for all U.S. Communities participants.

It can be a challenge to maintain high-quality building environments within budget constraints. Required energy efficiency and environmental sustainability may seem financially out of reach.

Our contract with U.S. Communities™ allows customers to benefit from the potential cooperative purchasing power of up to 90,000 public agencies. U.S. Communities, a cooperative purchasing organization, provides world class government procurement resources and solutions.

All contracts available through U.S. Communities are competitively bid by a lead public agency and provide access to a broad line of top national suppliers.

U.S. Communities delivers excellence in cooperative solutions by providing:

- Third-party audits
- Benchmarking analyses
- Rigorous supplier commitments

## *Who Can Participate?*

Many different types of government and nonprofit entities qualify to purchase through U.S. Communities.



*K-12 school districts and higher education*



*Cities, towns, counties, states, and other government entities*



*Nonprofit organizations such as museums, religious institutions, and civic groups*



*Housing and transportation authorities, ports and other special districts*





## Why purchase Trane® HVAC systems and services through U.S. Communities™?

**Increase your purchasing power:** Competitive pricing on world-class systems and services from Trane® ensures cost-conscious solutions to your HVAC needs.

**Simplify your buying process:** The Trane contract through U.S. Communities™ was competitively solicited by Hartford County Public Schools in accordance with their public purchasing

rules and regulations. Applying these competitive principles satisfies the competitive bid requirements for most state and local government agencies.

**Maximize your productivity:** The expedited procurement process offers greater efficiency and consistency in purchasing. Your Trane systems and services are delivered quickly. Save important project time.



The U.S. Communities contract includes the entire Trane portfolio of energy-efficient HVAC systems and advanced controls, as well as building, contracting, and energy services.

## Become a U.S. Communities Registered User Today

Visit [www.uscommunities.org](http://www.uscommunities.org) and fill out the simple and fast application form. That's all you need to do to start purchasing Trane products through this outstanding purchasing cooperative. There's never a fee to register.



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## HVAC CHILLER BONUS COUPON

November 15, 2017 through May 31, 2018

**Keep your facility occupants comfortable, reduce maintenance and save energy by replacing your HVAC chiller.**

### DETAILS

Between November 15, 2017 and May 31, 2018, the ComEd® Energy Efficiency Program is offering an HVAC chiller bonus to ComEd customers who use standard incentives to install a new HVAC chiller.

### ELIGIBILITY

To be eligible for the bonus, a ComEd Energy Efficiency Program pre-approval application, the applicable incentive worksheets and all required documentation must be submitted with this coupon.

### MEASURE ASSUMPTION DETAILS

- Pre-approval is required.
- The bonus coupon must be filled out, signed by the customers and submitted with a complete pre-approval application and HVAC incentive worksheet.
- Final applications are due by your reservation end date, but no later than May 31, 2018.
- Project cost caps apply to project incentives; the bonus does not count toward the cap but cannot exceed 100 percent of the total project cost.\*
- The bonus will only be paid to the payee named in the final application.
- All ComEd Energy Efficiency Program requirements, equipment specifications and terms and conditions apply.
- May not be used in combination with other ComEd Energy Efficiency Program bonuses.

**A 300-ton water-cooled scroll chiller installation:  
the standard incentive  
is \$10,200**

**With the new bonus, you  
could receive \$21,000 -  
more than double the  
standard incentive!**

MEASURE	INCENTIVE WITHOUT BONUS	INCENTIVE WITH HVAC BONUS
Water-cooled chiller	\$20 per ton	\$30 per ton
Water- or air-cooled chiller efficiency bonus	\$3.50 per ton	\$10 per ton

### CUSTOMER SIGNATURE (REQUIRED)

I certify that the information provided in this application is true and correct. I have read and understand the program requirements and terms and conditions set forth in this application and agree to abide by these requirements. I verify by my signature hereto that I have authority to submit this application.

ComEd customer authorized signature:

Print name:

Date:

Title and/or relationship to company:

\* For the standard incentives program, the total incentive paid cannot exceed 100 percent of the incremental measure cost or 50 percent of the total project cost, whichever is less. For public customers (local governments, municipal corporations, public school districts, community college districts, public universities and state/federal facilities), the total incentive paid cannot exceed 100 percent of the incremental measure cost or 75 percent of the total project cost, whichever is less.

**DIRECTIONS:** Please save a copy of this form to your computer by selecting "FILE/SAVE AS" before entering text and numbers. Then fill in your information electronically and select "SAVE." Note that this form requires Adobe Reader<sup>®</sup> version 11.0 to function properly. Download the most recent version of Adobe Acrobat Reader DC<sup>®</sup> at <http://get.adobe.com/reader>.