

Facilities Management Committee Meeting

11/1/2021 at 4:00 PM

***** 111 W. Fox St. *****

***** County Board Room 210 *****

- - - -Agenda Topics - - - -

Call to Order

- 1) Roll call
- 2) Determination of a Quorum
- 3) Approval of the Oct 2021 meeting minutes.
- 4) Approval of Agenda
- 5) Public Comment

Old Business/Projects – Updates

- 1) Courthouse Chiller replacement
 - a. Update & Closeout
- 2) Public Safety Center MZU5 & AHU6 conversion to a Trane Water Chiller
 - a. Update & Closeout
- 3) Metronet HPBX Punch List
- 4) Historic Courthouse Window Project
- 5) Voter Office Changes & Preparation for 2 Elections in 2022
- 6) County Office Building Remodel Cost Update

New Business/Projects

- 1) Chair Report
 - Fox St. Campus Update
 - 108 W. Ridge St. Update, County Seal on 111 W. Fox St. Facades
 - Annex Repairs
 - Roof
 - 2022 Truck Replacement Early Purchase Discussion
 - John St. and adjoining areas inlet/drain repairs discussion
- 2) Discussion on next Landscaping Contract due Spring 2022
- 3) Discussion on Janitorial Contract due Spring 2022
- 4) Approve creating a new lease for CASA at the Health & Human Services facility.
- 5) Approve creating a new lease for Workforce Development at the Health & Human Services facility
- 6) Approve first additional one year lease for Mutual Ground at the Courthouse.
- 7) Update Progressive Energy Update
 - Solar Field
 - Ongoing Utility Purchases Strategy

Staffing/Training/Safety

- 1) Reportable labor hours

Other Items

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

Executive Session

We have two items for discussion.

Other Business

Public Comment

Questions from the Press

Adjournment

Facilities Committee Agenda
November 1, 2021

Call to Order

- 1) **Roll Call**
- 2) **Determination of a Quorum**
- 3) **Approval of the October 2021 meeting minutes.**
- 4) **Approval of Agenda**
- 5) **Public Comment**

Old Business/Projects – Updates

- 1) **Courthouse Chiller replacement**
 - a. Update & Tentative Schedule
 - Unit started up October 11, 2021 as scheduled.
 - Project budgeted at \$470,000.00.
 - Projected final cost including rebate reimbursement \$382,000.00.
 - \$88,000.00 under budget.
- 2) **Public Safety Center MZU5 & AHU6 conversion to a Trane Water Chiller**
 - a. Update & Tentative Schedule
 - Unit started up October 22, 2021 as scheduled.
 - Project budgeted at \$475,000.00.
 - Projected final cost including rebate reimbursement \$383,600.00.
 - \$91,400.00 under budget.
 - Total overall savings on these two projects and the other two projects completed during the Spring of 2021 at the Courthouse **\$186,571.00.**
- 3) **Metronet HPBX Punch List**
 - Have received need to add replacement conference telephones at the Health & Human Services conference rooms (3).
 - Also received additional need of two telephones for the State's Attorney's office for new employees.
 - These are expected to be installed this week.
 - Also still working through issues with getting final page interface completed at the Courthouse.
- 4) **Historic Courthouse Window Project**
 - **The project was completed last Friday, October 22, 2021.**
- 5) **Voter Office Changes & Preparation for 2 Elections in 2022**
 - Money has been budgeted to make changes between the existing Voters wall and Records office wall.
 - Discussions have continued about creating space in the current Records office to allow all Voting operations to be in the same area.
- 6) **County Office Building Remodel Cost Update**
 - \$500,000.00 was budgeted for the completion of the County Board room project and for the continuing remodeling needs of the Fox Street campus.
 - Total spent to date in 2021 \$337,000.00.
 - This includes the demolition of 107 W. Madison and 108 W. Ridge Street homes and associated cost to restore to grassy areas for now.
 - Projected balance in 2021 \$163,000.00.

New Business/Projects

1) Chair Report

- **Fox St. Campus Update**

- **108 W. Ridge St. Update**

- Home was demolished the week of October 18, 2021.
- Grass seeding and blanket was applied.
- Approved removal of Walnut trees was completed the same week.
- **Project complete.**

- **County Seal on 111 W. Fox St. Facades**

- Director Smiley received updated drawings depicting the larger seals with an estimated costs of \$10,400.00 plus \$2,250.00 for installation.
- See attached pictures.

- **Annex Repairs**

- **Roof**

- AD Polvere has this repair scheduled with Crowther Roofing for this week, weather dependent.

- **2022 Truck Replacement Early Purchase Discussion**

- Current plan would be to replace the Red Truck we have been using on loan from the Sheriff's Office with a ¾ Ton 4 Wheel drive truck with snow plow and lift gate unit. See attached sheet of Red 2005 Chevy Truck.
- This would give us two trucks for all day snows that the contracted plowing company only comes out for on 2 inch or more snows.
- Plus it would allow us to have a second truck capable for making deliveries to both campuses or for ferrying stock during pandemic's or other situations.
- The truck could be used by Management on projects and/or for snowplowing while the KCFM technicians are working on sidewalks during snow storms.
- Due to the long delays on getting trucks Chair DeBolt would like to see if it is possible to get approval to use some unused funds from 2021 H.V.A.C. projects and then reduce the request in the 2022 Capital budget to the same amount.

- **John St. & adjoining areas inlet/drain repairs discussion**

- KCFM has contracted with S&K to perform the needed repairs.
- S&K was determined to be the low cost provider for these repairs at a cost of \$10,000.00 as reported at the last FM Committee meeting.
- KCFM Mgmt. is expecting S&K to perform the repairs sometime the week of Nov. 8, 2021.
- Director Smiley needs direction as to whether this should be paid from a repair line in the KCFM budget or the general fund as this was an unplanned but needed repair to be done this year.

2) Discussion on next Landscaping Contract due Spring 2022

- Current contract expired today November 1, 2021.
- Director Smiley would like to propose a three year contract with two one year options as we have done with other recent contracts.
- The contract we have been using for contracted services was reviewed by the State's Attorney's office (SAO) in the past. So, Mr. Smiley needs direction on using this contract with or without another review by the SAO?

- 3) **Discussion on Janitorial Contract due Spring 2022**
 - Current contract expires during March 2022.
 - As above, Director Smiley would like to propose a three year contract with two one year options as we have done with other recent contracts.
 - Mr. Smiley also needs to know if this needs to be reviewed again by the SAO?

- 4) **Approve creating a new lease for CASA at the Health & Human Services facility**
 - The current lease expires December 31, 2021.
 - CASA has expressed interest in a new lease with two one year options for the same space they occupy currently.
 - Director Smiley also needs direction as to whether to send this to the State's Attorney's office for review.

- 5) **Approve creating a new lease for Workforce Development at the Health & Human Services facility**
 - This lease also expires December 31, 2021.
 - Workforce Development has also expressed interest in a new one year lease with two one year options for only offices #221 & #223 they occupy currently.
 - Office #225 would become available for another use.
 - The current agreement calls for a yearly rent of \$9,600.00 paid \$800.00 monthly.
 - As above, Director Smiley Also needs direction as to whether to send this to the State's Attorney's office for review.

- 6) **Approve first additional one year lease for Mutual Ground at the Courthouse**
 - This lease also expires December 31, 2021.
 - Mutual Ground has also expressed interest approving the first one (1) year option period in the current lease, options for the same space they occupy currently.
 - As above, Director Smiley Also needs direction as to whether to send this to the State's Attorney's office for review.

- 7) **Update Progressive Energy Update**
 - **Solar Field**
 - **Ongoing Utility Purchases Strategy**
 - Presentation by Arnie Schramel – Progressive Energy Services

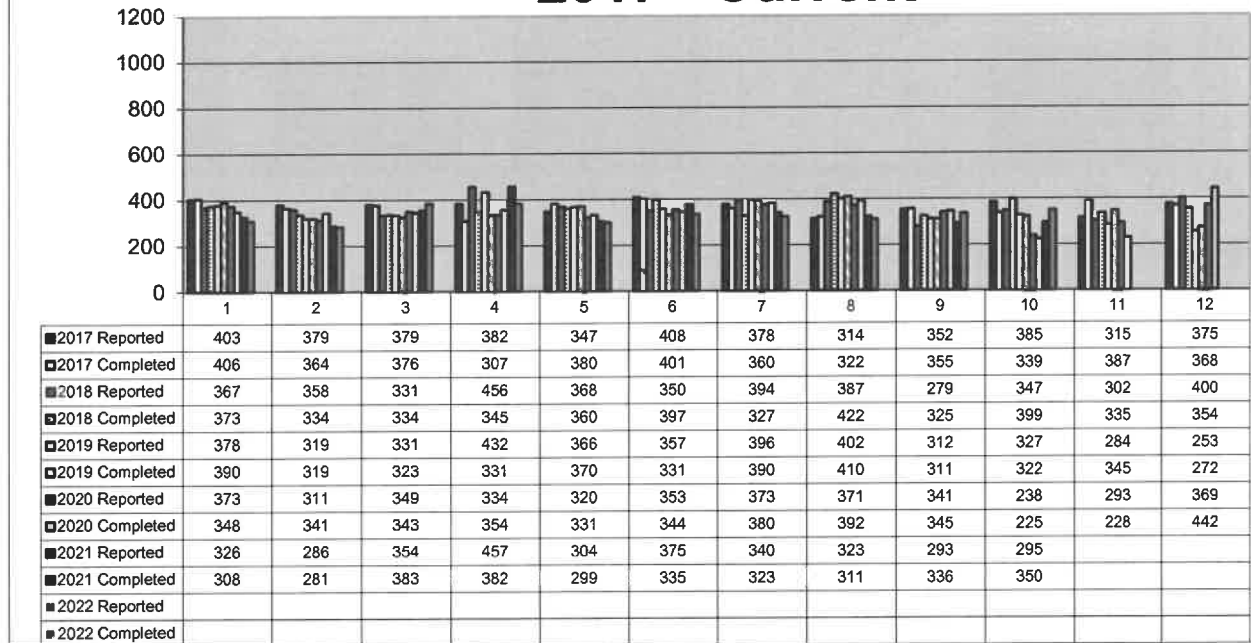
October 2021

Staffing/Training/Safety:

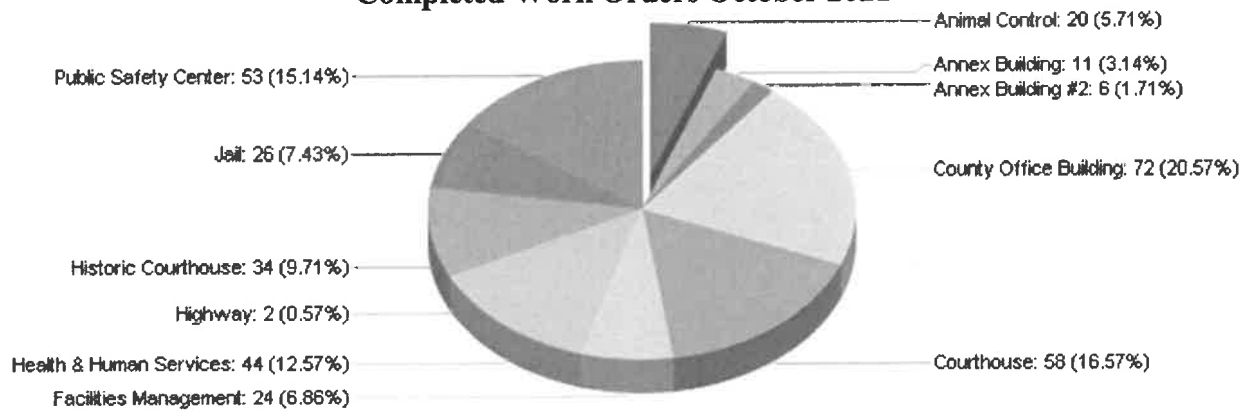
| DESCRIPTION | Oct-21 | Sep-21 | Aug-21 |
|---|---------------|---------------|-----------------|
| Possible Work Hours (6 employees @ 8 hrs) | 960.00 | 1,008.00 | 1,056.00 |
| Paid/Unpaid Leave | 96.00 | 128.00 | 60.00 |
| Holiday | 48.00 | 48.00 | |
| Bereavement | | | |
| * FMLA | | | |
| <i>Regular Productive Hours</i> | <i>816.00</i> | <i>832.00</i> | <i>996.00</i> |
| Overtime Worked | 24.00 | 20.50 | 10.00 |
| <i>Total Productive Hours</i> | <i>840.00</i> | <i>852.50</i> | <i>1,006.00</i> |

Reported/Completed Work Orders 2021

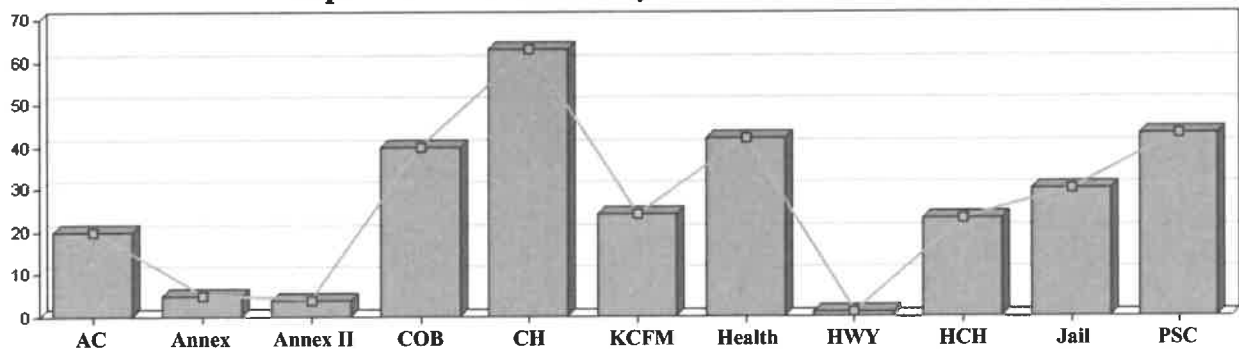
Reported vs Completed 2017 - Current



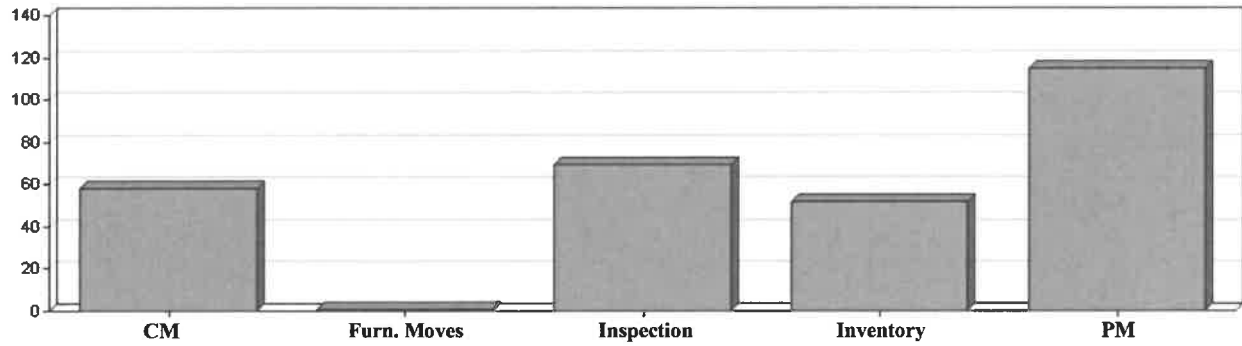
Completed Work Orders October 2021



Reported Work Orders by Location October 2021



Reported Work Orders by Task October 2021



OTHER BUSINESS

CITIZENS TO BE HEARD

QUESTIONS FROM THE PRESS

ADJOURNMENT

The next regular Facilities Management committee meeting is scheduled to be on December 6, 2021. The meeting will be held at the County Office Building 111 W. Fox Street, Yorkville in the County Board room.

COUNTY OF KENDALL, ILLINOIS
FACILITIES MANAGEMENT COMMITTEE
MEETING MINUTES
MONDAY, OCTOBER 4, 2021

Committee Chair DeBolt called the meeting to order at 4:03 p.m.

Roll Call: Members Present: Brian DeBolt, Judy Gilmour, Dan Koukol.
Scott Gryder arrived at 4:05 p.m.
Matt Kellogg arrived at 4:07 p.m.

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

Others Present: Facilities Director Jim Smiley, Facilities Management Assistant Director/PM Dan Polvere, County Administrator Scott Koepfel.

Approve the June 10, 2021 Facilities Committee Meeting Minutes – Member Koukol made a motion to amend and approve the August 2, 2021 meeting minutes, second by Member Gilmour. **With all present members voting aye, the minutes were approved.**

Approval of Agenda – Member Koukol made a motion to approve the agenda. Member Gilmour second the motion. **With all present members voting aye, the agenda was approved.**

Public Comment – None

Old Business/Projects

1. *Courthouse Chiller Replacement* – Director Smiley informed the Committee the weather will be cool enough to remove the old system and install the new system. This process will take the full week including part of Saturday. The new system will be started up on the following Monday, October 11, 2021.
2. *Public Safety Center MZU5 & AHU6 conversion to a Trane Water Chiller* – Director Smiley stated removal and install is scheduled to begin on Monday, October 11, 2021. This process will take approximately a two weeks.
3. *Metronet HPBX Punch List* – Director Smiley stated all the phones have been installed and working. Mr. Smiley is currently working on completing paging interface features.
4. *Historic Courthouse Window Project* – Director Smiley informed the committee the lift has been delivered and work will begin this week.
5. *2020 Winter Storm Damage Repairs* – Director Smiley stated the repair have all been completed except a few areas where machines were driven up on the grass to push snow further back. This area will need dirt and seed which can now be completed since the weather is cooler.
6. *Parking Lot Maintenance 2021* – Assistant Director Polvere informed the committee the courthouse front lot has been paved and stripped. Mr. Polvere stated the back of the courthouse lot has been requested in the 2022 budget. Dan also informed the committee approximately six (6) sewer inlets are bad due to erosion or broken pipes. Mr. Polvere had a company out to investigate and bid on the repairs. The bid should be received shortly.

New Business/Projects

1. *Chair's Report:*
 - a. Assistant Director Polvere informed the committee the lot located at 107 W. Madison has been seeded. 108 W. Ridge will have black dirt and seeding done as soon as the house is demolished. Member DeBolt stated the Fox Street campus has five (5) walnut trees that need to be removed because of potential vehicle damage these trees can cause. Consensus of the committee is to remove the five (5) walnut trees.

- b. Discussion on the County seal size and placement on the building exterior located at Fox Street. The committee directed Mr. Smiley to set option A1 and B1 in a larger size with proofs to review at the next committee meeting.
 - c. Discussion on the parking lot expansion at Fox Street. Director Smiley informed the committee the previous estimate received for the parking lot expansion was \$957,000.00. This included expected A/E fees to design the lot.
 - d. Assistant Polvere informed the committee the cost of repair and replacing the roof on the annex facility. Consensus of the Committee is to do the necessary repairs to the roof not to exceed \$6,000.00.
 - e. Director Smiley stated the property survey of the three (3) county owned lots have been completed. KCFM staff has installed more permanent markers to try and ensure the locations remain known.
2. *Voter Office changes & preparation for 2 Elections in 2022* – Director Smiley informed the committee of the meeting with Ms. Gillette for the space needs of voting. Discussion on voting space needs included allowing the voter’s staff to continue to use the former GIS/Mapping office.
 3. *Annual Elevator Pressure Testing* – Director Smiley stated the testing has been completed with no issues. **Project Complete.**
 4. *U.P.S. PMII at Public Safety Center* – Director Smiley stated this has been completed with no issues. Batteries will need to be replaced next year. **Project Complete.**
 5. *C.C.T.C.V. Issues at 111 W Fox St.* – Director Smiley informed the committee a) a parking lot camera needs to be replace b) a camera in the recorder’s office needs to also be replaced. Mr. Smiley received costs to replace the camera’s and the upgrade the server storage. Consensus of the committee is to repair the broken cameras only at this time.

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

Executive Session – None

Public Comment – None

Questions from the Media – None

Adjournment – Chair DeBolt asked if there was a motion to adjourn. Member Gryder made a motion to adjourn the meeting. Second by Member Kellogg. **With all members present voting aye, the meeting adjourned at 5:04 p.m.**

Respectfully submitted,

Christina Wald
Administrative Assistant



OPTION A I

SIGN TYPE: Cast Aluminum Plaque
54" Diameter Round, Painted Edges
1" Deep, Raised Copy
Leatherette Texture with Brushed Surface
Single Line Border As Shown
Full Color: Color Palette as Shown Below
Semi-Gloss (Satin) Finish
Concealed Stud Mount with Pattern



129 Commercial Drive, Unit 6
 Yorkville, Illinois 60560
 (630) 553 - SIGN (7446)
 Presented by: Taylor Kinney
 Designed by: Carolyn DeNapoli

Customer: Kendall County

Project: Logo Plaque

Location: Exterior Brick Wall

Customer Approval:

Date: September 21, 2021

Date Revised: REV 1 Oct. 27, 2021



SIGN TYPE: Cast Aluminum Plaque
 54" Diameter Round, Painted Edges
 1" Deep, Raised Copy
 Leatherette Texture with Brushed Surface
 Single Line Border As Shown
 Full Color: Color Palette as Shown Below
 Semi-Gloss (Satin) Finish
 Concealed Stud Mount with Pattern

OPTION B1



129 Commercial Drive, Unit 6
 Yorkville, Illinois 60560
 (630) 553 - SIGN (7446)
 Presented by: Taylor Kinney
 Designed by: Carolyn DeNapoli

Customer: Kendall County

Project: Logo Plaque

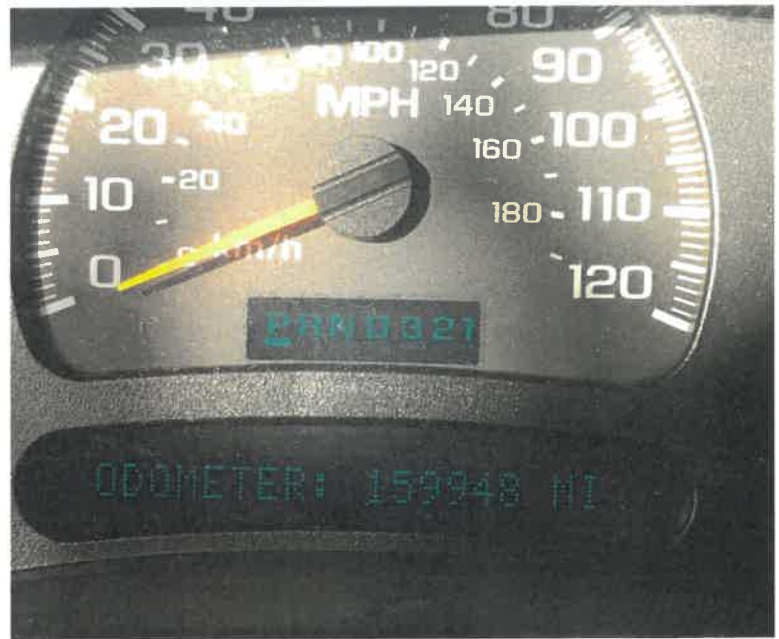
Location: Exterior Brick Wall

Customer Approval:

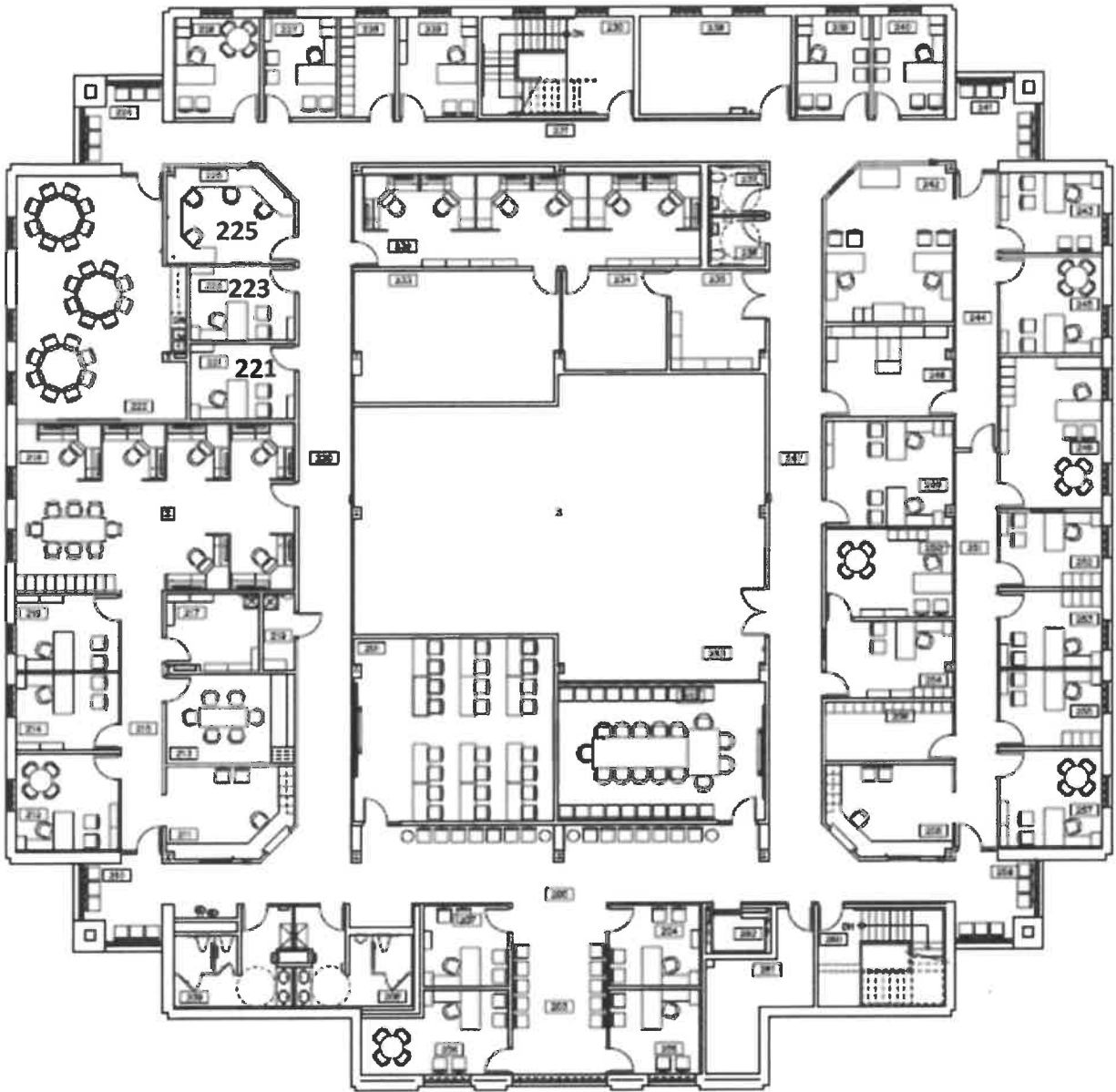
Date: September 21, 2021

Date Revised: REV 1 Oct. 27, 2021

2005 Chevy Replacement



KCDEE



Kendall County Health Department

2nd Floor

**Kane County Office Community
Reinvestment Workforce
Development Division Space**

Offices 225, 223 & 221

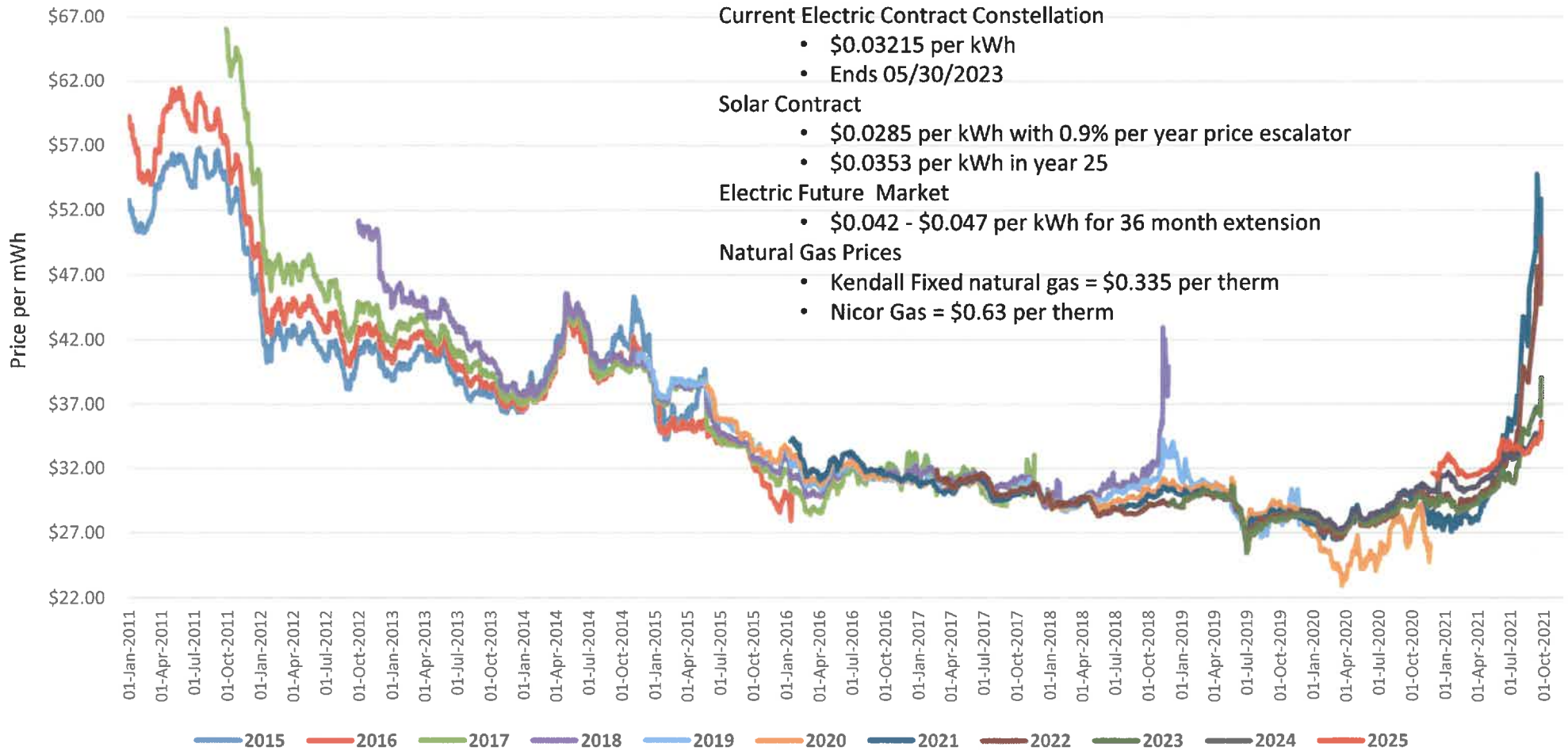


Illinois Climate and Equitable Jobs Act Summary

Whole Electric Market



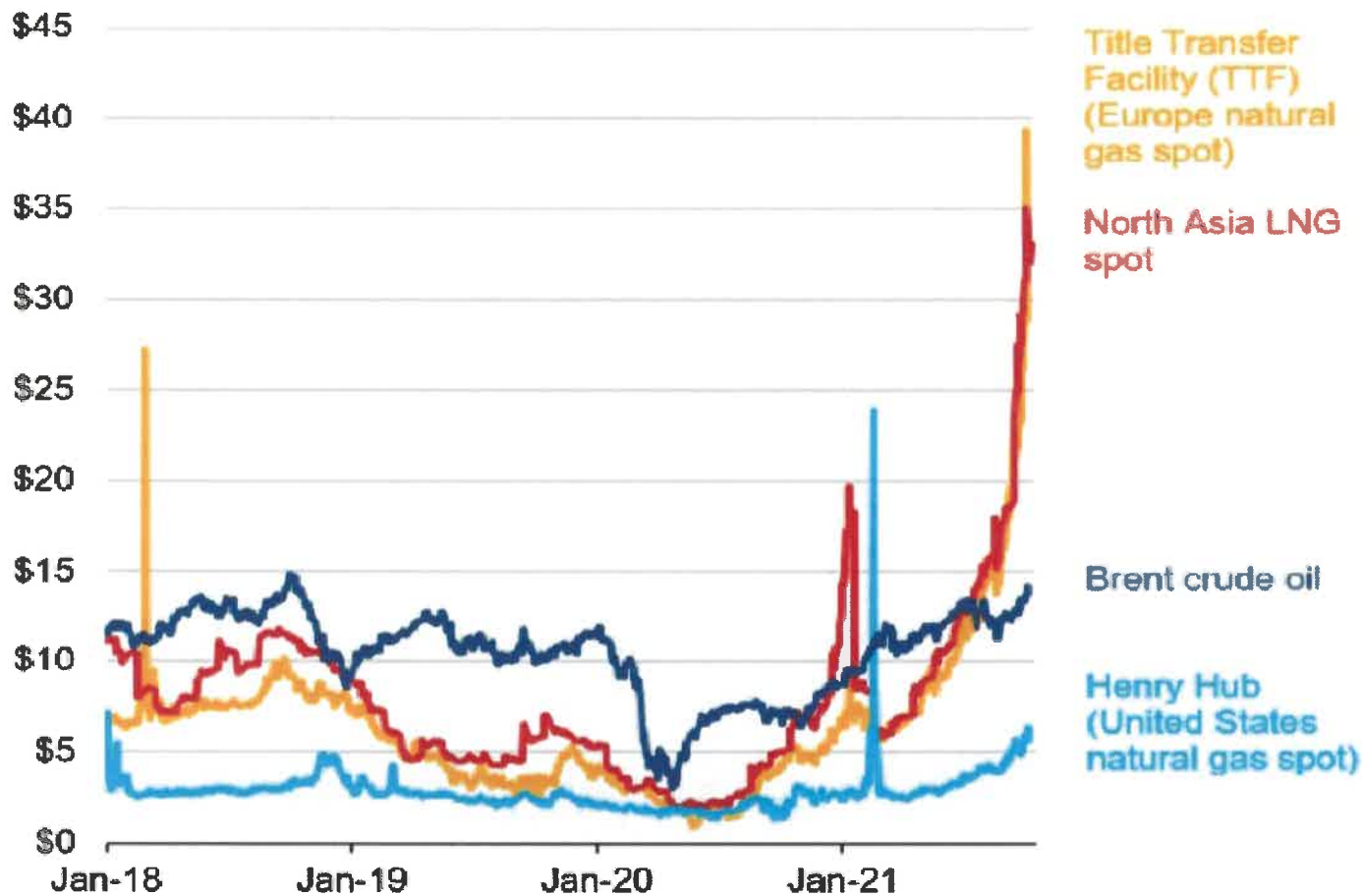
Midwest Power Pricing since Jan. 2011



Natural Gas Prices

Daily crude oil, natural gas, and LNG spot prices (Jan 2018–Oct 2021)

dollars per million British thermal units



Legislation Update - Climate and Equitable Jobs Act



- The newly signed bill on September 15th and 988 pages long, mandates the closure of coal and natural gas plants by 2045, with closer dates for fossil fuel plants located in underserved communities.
- The state pledges 100% clean energy in three decades. In place of all those carbon-emitting energy sources, the bill calls for gradually increasing Illinois toward using more renewable energy over time, eventually having the state use 100% clean energy by 2050.
- The bill also earmarks \$580 million each year to build out wind and solar, including increased funding for community solar, with the goal of increasing the state's renewable energy standard to 40% by 2030 and 50% by 2040.
- The bill also includes funding for training programs to increase opportunities for BIPOC people in renewable energy industries, expands energy efficiency and weatherization programs in low-income communities, and mandates new labor standards across the clean energy industry
- Contains a large bailout for the state's nuclear industry. It earmarks nearly \$700 million in subsidies to prevent the closure of the Byron and Dresden Generating Stations, two of six nuclear plants in the state.
- Residents and Business will pay more for electricity. Funding mechanisms of the approved bill call for increases to the existing cost component line items for Energy Efficiency, Zero Emissions, and Renewable Portfolio Standard charges.
- The State of Illinois will offer \$4,000 rebates if you buy an electric car.

Where is \$9.5 Billion being spent?



| COMED SERVICE REGION COST & BENEFITS SUMMARY | | | | | | | | | | | |
|--|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 2021 Energy Bill Cost Centers | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | TOTAL |
| Coal to Solar | \$ 28,035,000 | \$ 32,760,000 | \$ 32,760,000 | \$ 32,760,000 | \$ 32,760,000 | \$ 32,760,000 | \$ 32,760,000 | \$ 32,760,000 | \$ 32,760,000 | \$ 32,760,000 | \$ 322,875,000 |
| Distributed Generation Incentive | \$ 33,969,986 | \$ 46,062,137 | \$ 60,361,466 | \$ 74,138,875 | \$ 87,394,365 | \$ 100,127,935 | \$ 112,339,586 | \$ 124,029,318 | \$ 135,197,130 | \$ 145,843,023 | \$ 919,463,821 |
| DG Storage Incentive | \$ 30,572,987 | \$ 41,455,923 | \$ 51,947,420 | \$ 62,047,477 | \$ 71,756,095 | \$ 81,073,273 | \$ 89,999,012 | \$ 98,533,311 | \$ 106,676,170 | \$ 114,427,590 | \$ 748,489,259 |
| Renewable Portfolio Standard | \$ 265,170,737 | \$ 265,416,758 | \$ 265,432,884 | \$ 264,772,074 | \$ 263,615,497 | \$ 263,696,304 | \$ 264,770,458 | \$ 266,345,938 | \$ 266,345,938 | \$ 266,352,625 | \$ 2,651,919,215 |
| Energy Efficiency Programs | \$ 18,099,234 | \$ 35,623,929 | \$ 52,512,657 | \$ 68,590,973 | \$ 81,749,584 | \$ 95,760,797 | \$ 110,875,031 | \$ 127,211,867 | \$ 144,303,460 | \$ 162,129,116 | \$ 896,856,647 |
| Electric Integrated Grid Planning | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 30,000,000 |
| Beneficial Electrification | \$ 7,301,382 | \$ 14,544,914 | \$ 21,729,150 | \$ 28,852,608 | \$ 35,913,767 | \$ 42,911,071 | \$ 49,842,923 | \$ 56,707,688 | \$ 63,503,686 | \$ 70,229,201 | \$ 391,536,390 |
| Equitable Energy Upgrade Program | \$ 786,667 | \$ 786,667 | \$ 786,667 | \$ 786,667 | \$ 786,667 | \$ 786,667 | \$ 786,667 | \$ 786,667 | \$ 786,667 | \$ 786,667 | \$ 7,866,667 |
| Exelon Nuclear Subsidies | \$ 138,800,000 | \$ 138,800,000 | \$ 138,800,000 | \$ 138,800,000 | \$ 138,800,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 694,000,000 |
| ComEd Performance Based Rates | \$ - | \$ - | \$ 97,240,000 | \$ 144,716,000 | \$ 194,565,800 | \$ 246,908,090 | \$ 301,867,495 | \$ 359,574,869 | \$ 420,167,613 | \$ 483,789,993 | \$ 2,248,829,860 |
| Credit Card Socialization | \$ 9,000,000 | \$ 9,000,000 | \$ 9,000,000 | \$ 9,000,000 | \$ 9,000,000 | \$ 9,000,000 | \$ 9,000,000 | \$ 9,000,000 | \$ 9,000,000 | \$ 9,000,000 | \$ 90,000,000 |
| Energy Assistance | \$ (16,750,800) | \$ 6,913,052 | \$ 30,576,904 | \$ 54,240,756 | \$ 54,240,756 | \$ 54,240,756 | \$ 54,240,756 | \$ 54,240,756 | \$ 54,240,756 | \$ 54,240,756 | \$ 400,424,452 |
| ICC Division of Int Dist Planning | \$ 5,200,000 | \$ 5,200,000 | \$ 5,200,000 | \$ 5,200,000 | \$ 5,200,000 | \$ 5,200,000 | \$ 5,200,000 | \$ 5,200,000 | \$ 5,200,000 | \$ 5,200,000 | \$ 52,000,000 |
| Intervenor | \$ 450,000 | \$ 450,000 | \$ 450,000 | \$ 450,000 | \$ 450,000 | \$ 450,000 | \$ 450,000 | \$ 450,000 | \$ 450,000 | \$ 450,000 | \$ 4,500,000 |
| TOTAL COST CENTERS | \$ 523,635,193 | \$ 600,013,381 | \$ 769,797,148 | \$ 887,355,430 | \$ 979,232,532 | \$ 935,914,894 | \$ 1,035,131,928 | \$ 1,137,840,414 | \$ 1,241,631,421 | \$ 1,348,208,971 | \$ 9,458,761,311 |
| Annual Consumption (MWh) | 84,670,393 | 84,748,949 | 84,754,098 | 84,543,098 | 84,173,797 | 84,199,599 | 84,542,582 | 85,045,641 | 85,045,641 | 85,047,776 | 846,771,574 |
| Average Rate Impact (\$/MWh) | \$ 6.18 | \$ 7.08 | \$ 9.08 | \$ 10.50 | \$ 11.63 | \$ 11.12 | \$ 12.24 | \$ 13.38 | \$ 14.60 | \$ 15.85 | \$ 11.17 |
| Electric Vehicle | Incentives paid from Existing Alternative Fuels Fund Collections | | | | | | | | | | |

Annual Financial Impact of CEJA Bill



Financial Impact

Climate and Equitable Jobs Act

| Annual kWh Used | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Ten Year Impact |
|--------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------------|
| 10,000 Avg. House | \$ 62 | \$ 71 | \$ 91 | \$ 105 | \$ 116 | \$ 111 | \$ 122 | \$ 134 | \$ 146 | \$ 159 | \$ 1,117 |
| 50,000 | \$ 309 | \$ 354 | \$ 454 | \$ 525 | \$ 582 | \$ 556 | \$ 612 | \$ 669 | \$ 730 | \$ 793 | \$ 5,583 |
| 100,000 | \$ 618 | \$ 708 | \$ 908 | \$ 1,050 | \$ 1,163 | \$ 1,112 | \$ 1,224 | \$ 1,338 | \$ 1,460 | \$ 1,585 | \$ 11,166 |
| 250,000 | \$ 1,545 | \$ 1,770 | \$ 2,270 | \$ 2,625 | \$ 2,908 | \$ 2,780 | \$ 3,060 | \$ 3,345 | \$ 3,650 | \$ 3,963 | \$ 27,915 |
| 500,000 | \$ 3,090 | \$ 3,540 | \$ 4,540 | \$ 5,250 | \$ 5,815 | \$ 5,560 | \$ 6,120 | \$ 6,690 | \$ 7,300 | \$ 7,925 | \$ 55,830 |
| 1,000,000 | \$ 6,180 | \$ 7,080 | \$ 9,080 | \$ 10,500 | \$ 11,630 | \$ 11,120 | \$ 12,240 | \$ 13,380 | \$ 14,600 | \$ 15,850 | \$ 111,660 |
| 3,500,000 | \$ 21,630 | \$ 24,780 | \$ 31,780 | \$ 36,750 | \$ 40,705 | \$ 38,920 | \$ 42,840 | \$ 46,830 | \$ 51,100 | \$ 55,475 | \$ 390,810 |
| 5,500,000 | \$ 33,990 | \$ 38,940 | \$ 49,940 | \$ 57,750 | \$ 63,965 | \$ 61,160 | \$ 67,320 | \$ 73,590 | \$ 80,300 | \$ 87,175 | \$ 614,130 |
| 7,500,000 | \$ 46,350 | \$ 53,100 | \$ 68,100 | \$ 78,750 | \$ 87,225 | \$ 83,400 | \$ 91,800 | \$ 100,350 | \$ 109,500 | \$ 118,875 | \$ 837,450 |
| 10,000,000 | \$ 61,800 | \$ 70,800 | \$ 90,800 | \$ 105,000 | \$ 116,300 | \$ 111,200 | \$ 122,400 | \$ 133,800 | \$ 146,000 | \$ 158,500 | \$ 1,116,600 |
| 15,000,000 | \$ 92,700 | \$ 106,200 | \$ 136,200 | \$ 157,500 | \$ 174,450 | \$ 166,800 | \$ 183,600 | \$ 200,700 | \$ 219,000 | \$ 237,750 | \$ 1,674,900 |
| 20,000,000 | \$ 123,600 | \$ 141,600 | \$ 181,600 | \$ 210,000 | \$ 232,600 | \$ 222,400 | \$ 244,800 | \$ 267,600 | \$ 292,000 | \$ 317,000 | \$ 2,233,200 |
| 25,000,000 | \$ 154,500 | \$ 177,000 | \$ 227,000 | \$ 262,500 | \$ 290,750 | \$ 278,000 | \$ 306,000 | \$ 334,500 | \$ 365,000 | \$ 396,250 | \$ 2,791,500 |
| 30,000,000 | \$ 185,400 | \$ 212,400 | \$ 272,400 | \$ 315,000 | \$ 348,900 | \$ 333,600 | \$ 367,200 | \$ 401,400 | \$ 438,000 | \$ 475,500 | \$ 3,349,800 |
| Avg. Cost Impact Per mWh | \$ 6.18 | \$ 7.08 | \$ 9.08 | \$ 10.50 | \$ 11.63 | \$ 11.12 | \$ 12.24 | \$ 13.38 | \$ 14.60 | \$ 15.85 | \$ 112 |
| Avg. Cost Impact Per kWh | \$ 0.00618 | \$ 0.00708 | \$ 0.00908 | \$ 0.01050 | \$ 0.01163 | \$ 0.01112 | \$ 0.01224 | \$ 0.01338 | \$ 0.01460 | \$ 0.01585 | \$ 0.112 |

RPS High Level Targets



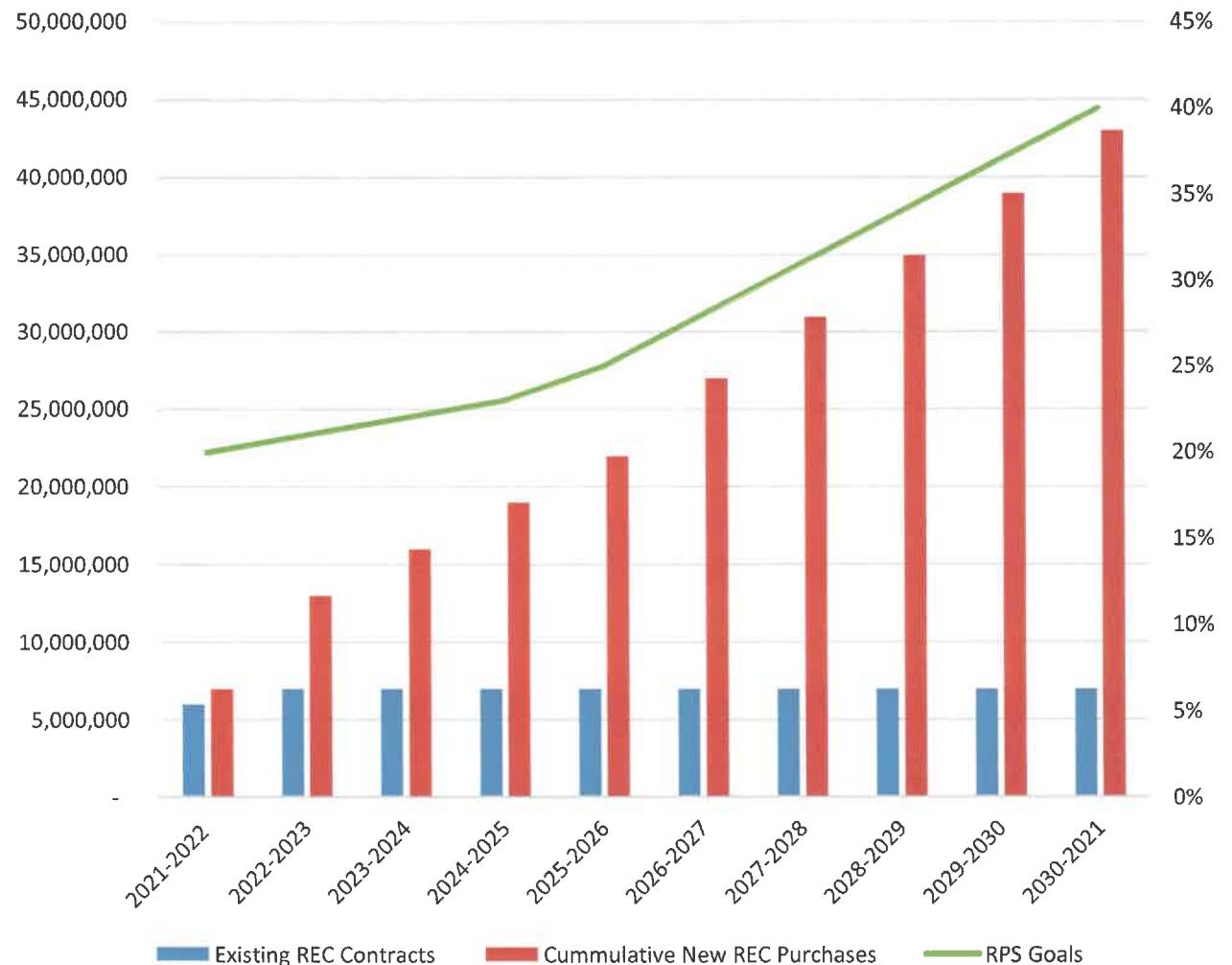
Open Items

- Illinois Power Authority to issue new Long Term Renewable Resources Procurement Plan (LTRPP).
- IPA will create Specific timelines & categories for REC targets

Goals

- 40% by 2030-2031
- 50% by 2040-2041
- 10 million RECs from new asses by end of 2022

RPS Targets & Purchasing Schedule



Specific RPS Targets

Utility Scale = 8,000 MW

- 4,000 MW new wind
- 4,000 MW new solar

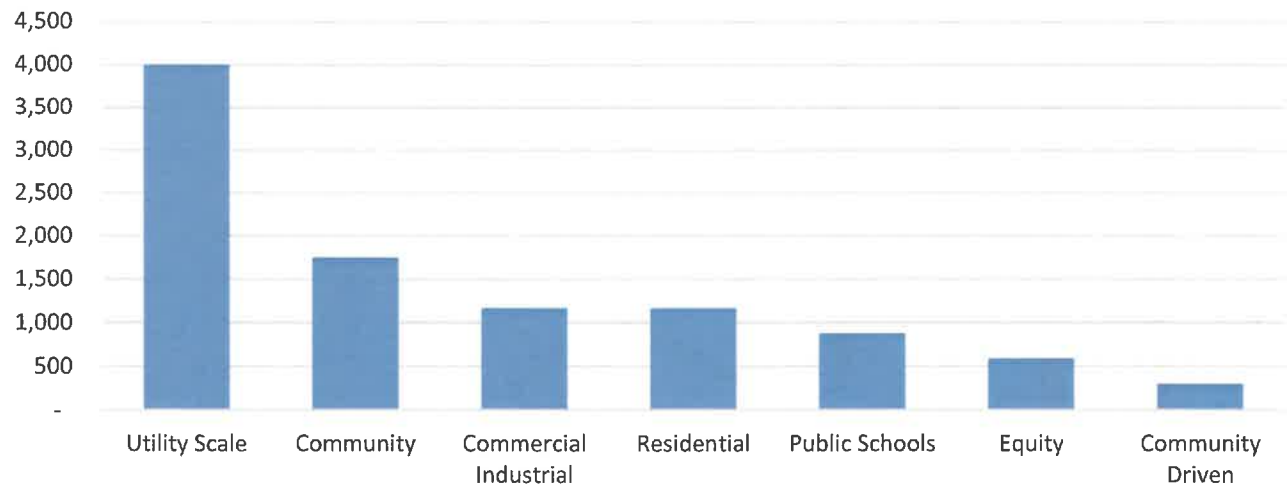
Distributed Generation 5,800 MW of new solar

The IPA will have discretion to move volume between categories.

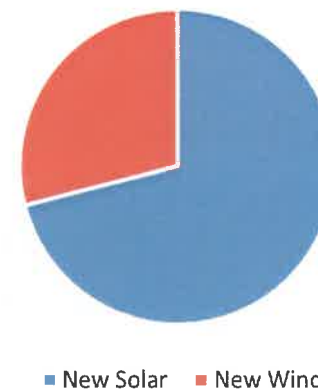
- Community Solar
 - New rules will favor smaller urban projects sponsored by Governmental Entities
- Large Commercial (over 25 kW)
- Small Commercial and Residential
- Equity Projects
- Community Driven
- Schools

Final language on what is definition of "Equity Projects & Community Driven"

New Solar MW Target by Category



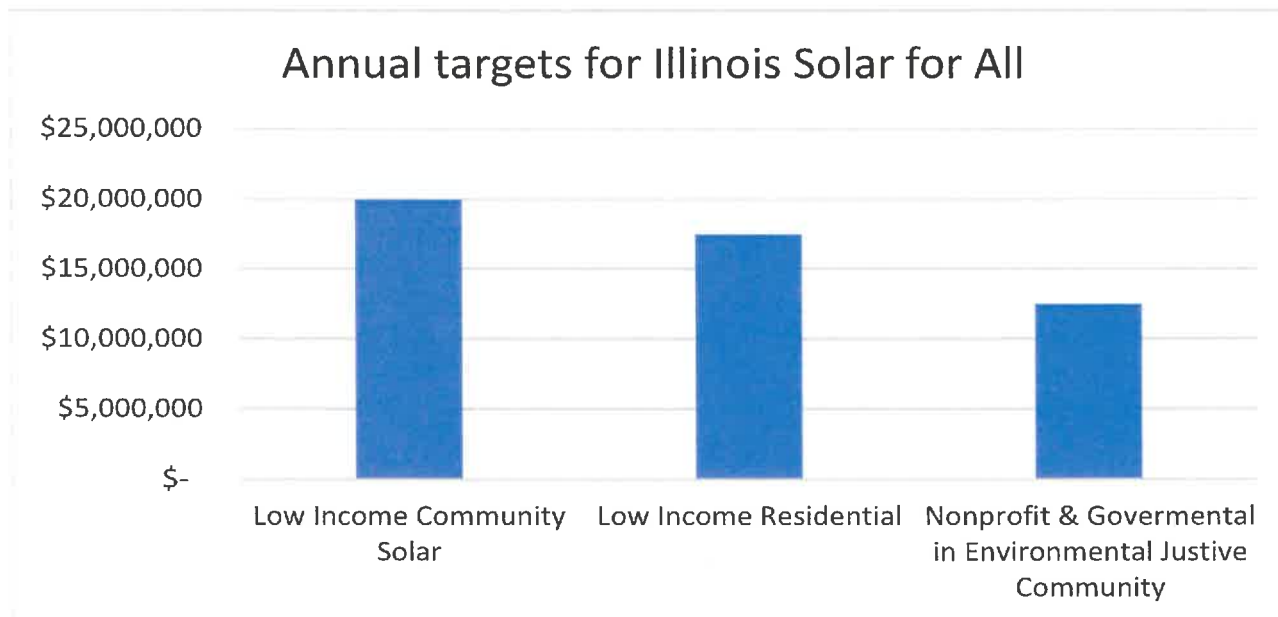
Split between Wind and Solar



Diversity and Equity Provisions



- Prevailing Wage is now required on all Solar Projects over 25 kW (excludes residential projects).
- 10% of all funding is reserved for Equity Eligible Contractors or Persons
- Built in preferences to low-income school districts
- \$50 million per year carve out under Illinois Solar for All Program (double previous amount).



Confidential
Do Not Distribute without Permission of
Progressive Business Solutions

Electric Cost without Solar

Electric Cost with Solar

| Billing Month | 3/31/21 - 4/29/21 | 4/29/21 - 5/28/21 | 5/28/21 - 6/29/21 | 6/29/21 - 7/29/21 | 7/29/21 - 8/27/21 | Totals | 3/31/21 - 4/29/21 | 4/29/21 - 5/28/21 | 5/28/21 - 6/29/21 | 6/29/21 - 7/29/21 | 7/29/21 - 8/27/21 | Totals | Savings to Date |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------------------|-----------------|
| Grid Purchase kWh | 339,512 | 415,987 | 502,088 | 542,276 | 522,238 | | 204,763 | 203,633 | 271,361 | 284,490 | 256,934 | 1,221,181 | |
| Total kWh's | 339,512 | 415,987 | 502,089 | 542,277 | 522,238 | 1,799,864 | 50,966 | 31,995 | 90,162 | 167,561 | 126,310 | 466,994 | |
| Solar Generated kWh's | | | | | | | 288,725 | 388,108 | 411,925 | 374,716 | 381,513 | 1,844,988 | |
| Constellation Contract Rate | \$0.03215 | \$0.03215 | \$0.03215 | \$0.03215 | \$0.03215 | | \$0.03215 | \$0.03215 | \$0.03215 | \$0.03215 | \$0.03215 | | |
| Solar Energy Price | | | | | | | \$0.02850 | \$0.02850 | \$0.02850 | \$0.02850 | \$0.02850 | | |
| Constellation Contract Rate Solar Energy Cost | 10,915 | 13,374 | 16,142 | 17,434 | 16,790 | \$ 74,656 | \$ 1,639 | \$ 1,029 | \$ 2,899 | \$ 5,387 | \$ 4,061 | \$ 15,014 | |
| Variable Energy Costs | 10,915 | 13,374 | 16,142 | 17,434 | 16,790 | \$ 74,656 | \$ 8,229 | \$ 11,061 | \$ 11,740 | \$ 10,679 | \$ 10,873 | \$ 52,582 | |
| Fixed Charges based on PLC Values | | | | | | | \$ 9,867 | \$ 12,090 | \$ 14,639 | \$ 16,066 | \$ 14,934 | \$ 67,596 | |
| Transmission Costs | \$ 3,306 | \$ 3,308 | \$ 3,954 | \$ 3,744 | \$ 3,618 | \$ 17,929 | \$ 3,306 | \$ 3,308 | \$ 3,954 | \$ 3,765 | \$ 3,618 | \$ 17,951 | |
| Capacity Charge | \$ 7,933 | \$ 7,934 | \$ 8,654 | \$ 8,101 | \$ 7,831 | \$ 40,453 | \$ 7,933 | \$ 7,934 | \$ 8,655 | \$ 8,159 | \$ 7,830 | \$ 40,511 | |
| Ancillary Costs | \$ 552 | \$ 653 | \$ 803 | \$ 839 | \$ 721 | \$ 3,568 | \$ 66 | \$ 49 | \$ 140 | \$ 259 | \$ 173 | \$ 687 | |
| Line Loss | \$ 451 | \$ 553 | \$ 668 | \$ 722 | \$ 694 | \$ 3,088 | \$ 112 | \$ 96 | \$ 174 | \$ 253 | \$ 190 | \$ 824 | |
| FERC Order 745 | \$ 9 | \$ 7 | \$ 8 | \$ 4 | \$ 3 | \$ 30 | \$ 0 | \$ (0) | \$ 2 | \$ 1 | \$ 0 | \$ 4 | |
| Reliability Must Run | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Balancing and Congestion | \$ 183 | \$ 232 | \$ 323 | \$ 371 | \$ 287 | \$ 1,396 | \$ 23 | \$ 19 | \$ 55 | \$ 115 | \$ 68 | \$ 279 | |
| Total Market Charges | \$ 12,434 | \$ 12,687 | \$ 14,409 | \$ 13,781 | \$ 5,837 | \$ 59,148 | \$ 11,440 | \$ 11,405 | \$ 12,979 | \$ 12,551 | \$ 11,881 | \$ 60,256 | |
| Total Monthly Energy Charges | \$ 23,350 | \$ 26,061 | \$ 30,551 | \$ 31,215 | \$ 29,309 | \$ 140,486 | \$ 21,307 | \$ 23,495 | \$ 27,617 | \$ 28,618 | \$ 26,815 | \$ 127,852 | \$ 12,634 |
| ComEd and Tax Charges | | | | | | | | | | | | | |
| Customer Charge | \$ 155 | \$ 155 | \$ 154 | \$ 154 | \$ 154 | \$ 773 | \$ 154 | \$ 154 | \$ 155 | \$ 154 | \$ 154 | \$ 772 | |
| Standard Metering Charge | \$ 35 | \$ 35 | \$ 35 | \$ 35 | \$ 35 | \$ 175 | \$ 35 | \$ 35 | \$ 35 | \$ 35 | \$ 35 | \$ 175 | |
| Distribution Facilities KW Demand Rate (\$/KW) | \$ 827 | \$ 1,069 | \$ 1,125 | \$ 1,152 | \$ 1,078 | | \$ 705 | \$ 730 | \$ 919 | \$ 873 | \$ 778 | | |
| Distribution Facilities Charge | \$ 6,249 | \$ 8,102 | \$ 8,534 | \$ 8,741 | \$ 8,179 | \$ 39,805 | \$ 5,332 | \$ 5,546 | \$ 6,969 | \$ 6,627 | \$ 5,907 | \$ 30,381 | |
| IL Elect Distribution Charge | \$ 411 | \$ 508 | \$ 613 | \$ 662 | \$ 637 | \$ 2,830 | \$ 248 | \$ 248 | \$ 331 | \$ 347 | \$ 313 | \$ 1,488 | |
| Zero Emission Standard | \$ 662 | \$ 811 | \$ 979 | \$ 1,057 | \$ 1,018 | \$ 4,528 | \$ 399 | \$ 397 | \$ 529 | \$ 555 | \$ 501 | \$ 2,381 | |
| Single Bill Credit | \$ (1) | \$ (1) | \$ (1) | \$ (1) | \$ (1) | \$ (7) | \$ (1) | \$ (1) | \$ (1) | \$ (1) | \$ (1) | \$ (7) | |
| Envir Cost Recovery Adj. | \$ 95 | \$ 116 | \$ 141 | \$ 119 | \$ 115 | \$ 586 | \$ 57 | \$ 57 | \$ 76 | \$ 63 | \$ 57 | \$ 309 | |
| Energy Efficiency Programs | \$ 883 | \$ 1,082 | \$ 1,305 | \$ 1,410 | \$ 1,358 | \$ 6,037 | \$ 532 | \$ 529 | \$ 706 | \$ 740 | \$ 668 | \$ 3,175 | |
| Renewable Portfolio Standard | \$ 642 | \$ 786 | \$ 949 | \$ 1,025 | \$ 987 | \$ 4,389 | \$ 387 | \$ 385 | \$ 513 | \$ 538 | \$ 23 | \$ 1,845 | |
| Franchise Cost | \$ 114 | \$ 157 | \$ 158 | \$ 164 | \$ 151 | \$ 744 | \$ 88 | \$ 80 | \$ 105 | \$ 101 | \$ 59 | \$ 433 | |
| State Tax | \$ 1,043 | \$ 1,272 | \$ 1,530 | \$ 1,650 | \$ 1,589 | \$ 7,084 | \$ 607 | \$ 637 | \$ 840 | \$ 879 | \$ 813 | \$ 3,776 | |
| Municipal Tax | \$ 458 | \$ 558 | \$ 679 | \$ 737 | \$ 692 | \$ 3,125 | \$ 415 | \$ 434 | \$ 580 | \$ 599 | \$ 524 | \$ 2,552 | |
| ComEd and Tax Charges | \$ 10,744 | \$ 13,581 | \$ 15,075 | \$ 15,754 | \$ 14,914 | \$ 70,069 | \$ 8,253 | \$ 8,501 | \$ 10,837 | \$ 10,635 | \$ 9,054 | \$ 47,281 | \$ 22,788 |
| Total Costs (Supply, Delivery, & Taxes) | \$ 34,094 | \$ 39,642 | \$ 45,627 | \$ 46,969 | \$ 44,223 | \$ 210,555 | \$ 29,560 | \$ 31,996 | \$ 38,455 | \$ 39,253 | \$ 35,869 | \$ 175,133 | \$ 35,422 |
| | | | | | | | | | | | | GRNE Reimbursement: | \$ 33,330 |
| | | | | | | | | | | | | Savings with Solar to Date: | \$ 68,753 |