

**COUNTY OF MILWAUKEE  
INTEROFFICE COMMUNICATION**

Date: August 22, 2011

To: Supervisor Lee Holloway, Chairperson, County Board of Supervisors  
Supervisor Michael Mayo, Sr., Chairperson, Transportation, Public Works Committee

From: Jack H. Takerian, Director of Transportation and Public Works

Subject: **Guaranteed Energy Savings Performance Contracting (GESPC) to Repair County Building Infrastructure, Phase 2 – Revised List of County Buildings Recommended for a Technical Energy Audit**

**POLICY**

The Director of Transportation and Public Works is requesting authorization to conduct a Technical Energy Audit (TEA) for the buildings at the County Correctional Facility South (CCFS).

**BACKGROUND**

In the July 2008 County Board cycle DTPW submitted to the TPW/T Committee a report that recommended which buildings should be considered as part of the 20% of all County buildings to be audited in 2009 for potential GESPC in keeping with the “Green Print” resolution. DTPW requested proposal from the 3 qualified ESCOs to perform the Technical Energy Audits (TEA) in 2009.

In the September 2008 County Board cycle, the County Board approved a funding source for conducting the TEAs for the County-owned buildings listed in the report. Johnson Controls Inc. (JCI) performed TEAs at the Children’s Court Center, Fleet Management and the Parks Administration building in addition to revisiting the ZOO. AMERESCO performed TEAs at the Sports Complex in Franklin, the Boys & Girls Club in Sherman Park, Transit Fleet Maintenance and Administration, the Marcus Center, the Charles Allis and Villa Terrace Museums in addition to revisiting the King and Kosciuszko Community Centers, Washington Park Boat House, Wilson Park Ice Arena and the Noyes and Pulaski indoor pools. Honeywell performed TEAs at the City Campus, the 5 Senior Centers and the 2 Wil-O-Way facilities in addition to revisiting the Courthouse and the Criminal Justice Facility.

Subsequently, a Phase 2 Guaranteed Energy Savings Performance Contract (GESPC) was awarded to Honeywell at the Courthouse Complex. The work is nearing completion. Also, a Phase 2 GESPC was awarded to JCI at the Children’s Court Center and Fleet Management buildings on the County Grounds. The work is ongoing. A Phase 2 GESPC is currently being negotiated with AMERESCO at the Sports Complex in Franklin, the Boys & Girls Club in Sherman Park, Transit Fleet Maintenance and Administration and the Wilson Park Ice Arena.

In March 2011, the County Board authorized DTPW to assign to JCI the TEA and development of a GESPC proposal for City Campus, the 5 Senior Centers and the 2 Wil-O-Way facilities based on JCI’s excellent previous work at the Zoological Gardens and in order to expedite the implementation of Energy Conservation Measures (ECMs) at these

Date: August 22, 2011

other facilities. The preliminary results of these TEAs have been submitted. While there are energy savings to be achieved at each of the facilities, the portion of the GESPC proposal for City Campus does not meet the 10 year simple payback criteria used in borrowing the implementation funding. Therefore DTPW would like to assign JCI to conduct a Technical Energy Audit (TEA) for the buildings at the County Correctional Facility South (CCFS). Once the TEAs are complete, DTPW will submit a report to the County Board to request authorization to enter into GESPC contracts upon completion of the required "due diligence" by the Department of Administrative Services (DAS).

The additional buildings at the County Correctional Facility South (CCFS) recommended in 2011 for a Technical Energy Audit (TEA) are as follows:

Administration and 600 and 400 Bed Dormitory Addition	288,000 square feet
Dormitory Bldg. Boiler House	116,707
Training Academy	47,000
Surges Multi-Purpose Bldg.	37,351
Lotter Dormitory Bldg. (Annex)	36,971
Warehouse	13,326
Industries Building	9,625
Garage/Print Shop	5,500
Miscellaneous Bldgs.	10,000
Total Square Footage	564,480 square feet


### **RECOMMENDATION**

The Director of the Department of Transportation and Public Works (DTPW) recommends adoption of a resolution authorizing DTPW to assign JCI to conduct a Technical Energy Audit (TEA) for the buildings at the County Correctional Facility South (CCFS).

Prepared by: Gregory G. High

Approved by:

  
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Jack H. Takerian, Director  
Transportation & Public Works

  
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Gregory G. High  
Director, AE&ES Div., DTPW

cc:

County Executive Chris Abele  
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