



Milwaukee County

Legislation Details (With Text)

File #: 11-382 **Version:** 1 **Name:** Guaranteed Energy Savings Performance Contracting (GESPC) to Repair County Building Infrastructure, Phase 2- Revised list of County Buildings Recommended for a Technical Energy Audit

Type: Action Report **Status:** Signed

File created: 8/30/2011 **In control:** County Clerk

On agenda: **Final action:** 10/7/2011

Title: From the Director, Department of Transportation and Public Works, requesting authorization to prepare, review, approve, and execute all contract documents as required to hire Johnson Controls, Inc. (JCI), an Energy Services Company (ESCO) previously approved as qualified by the County Board, to conduct a Technical Energy Audit (TEA) for the buildings at the County Correctional Facility South (CCFS).

Sponsors:

Indexes:

Code sections:

Attachments: 1. REPORT, 2. RESOLUTION, 3. FISCAL NOTE, 4. CB Resolution 04-267(a)(i), 5. Audio TPWT 09/14/11

| Date | Ver. | Action By | Action | Result |
|-----------|------|--|--------------------------|--------|
| 10/7/2011 | 1 | County Executive | SIGNED | |
| 9/29/2011 | 1 | Milwaukee County Board of Supervisors | ADOPTED | Pass |
| 9/14/2011 | 1 | Transportation, Public Works and Transit Committee | RECOMMENDED FOR ADOPTION | Pass |
| 9/1/2011 | 1 | Board Chairman | ASSIGNED | |

From the Director, Department of Transportation and Public Works, requesting authorization to prepare, review, approve, and execute all contract documents as required to hire Johnson Controls, Inc. (JCI), an Energy Services Company (ESCO) previously approved as qualified by the County Board, to conduct a Technical Energy Audit (TEA) for the buildings at the County Correctional Facility South (CCFS).

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 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).

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Approved by:

Jack H. Takerian, Director
Transportation & Public Works

Gregory G. High
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cc: County Executive Chris Abele

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