



Property Committee Agenda
Room 400, Government Center
Thursday, February 5, 2009
3:45 p.m.

1. Roll Call
2. Chairman's Approval of Minutes – December 4, 2008
November 18, 2008 Stand-Up
3. Departmental Matters:
 - A. Eric Schmitt, McLean County Engineer
 - 1) Items to be Presented for Action:
 - a) Request Approval of Change Order #3 for the County Highway Department Vehicle Storage Building 1-2
 - 2) Items to be Presented for Information:
 - a) General Report
 - b) Other
 - B. Jack Moody, Director, Facilities Management
 - 1) Items to be Presented for Action:
 - a) Request Approval of Parking Lease Amendment with the City of Bloomington 3-4
 - b) Request Approval of an Emergency Appropriation Ordinance Amending the Fiscal Year 2009 Combined Annual Budget and Appropriation Ordinance – General Fund 0001, Facilities Management Department 0041 5-6
 - 2) Items to be Presented for Information:
 - a) 2008 County Utilities Summary Report 7-28
 - b) General Report
 - c) Other
4. Other Business and Communications
5. Recommend Payment of Bills and Transfers, if any, to County Board
6. Adjournment



HIGHWAY DEPARTMENT

Eric S Schmitt, County Engineer
Jerry Stokes, Assistant County Engineer
102 S Towanda Barnes Road, Bloomington, IL 61705
(309) 663-9445 FAX (309) 662-8038

DATE: January 16, 2009

TO: Mrs Diane Bostic, Chairwoman and Members of the McLean County Property
Committee
Mr Stan Hoselton, Chairman and Members of the McLean County Transportation
Committee

FROM: Eric S. Schmitt, McLean County Engineer *E.S.S.*

RE: Change Order #3 – McLean County Highway Department Vehicle Storage Building

Attached, for you information and approval, is a copy of Change Order #3 for the McLean County Highway Department Vehicle Storage Building. This change order is for installing an emergency shut off switch and two pressure gauges on the outlet side of the two boilers in the mechanical room. These additions bring the boilers into compliance with the Illinois Fire Marshall's requirements following his inspection. This change order includes labor, materials and supervision. The final cost of this change order is \$1,016.00.

I recommend the approval of this change order.

TARTER CONSTRUCTION, LLC

2931 E. Empire St
BLOOMINGTON, IL 61704
Phone: (309) 261-9049
Fax: (309) 661-2033

Number: # 3

CHANGE ORDER

To: McLean County Highway Dept.

Job: New Storage Building

We hereby agree to make the change(s) specified below:

This change order is for:

Emergency shut off switch located in mechanical room	\$ 423.00
Install pressure gauge on the outlet side of each boiler	\$ 400.00
Supervision	\$ 100.00
Contractor's Fee	\$ 93.00
Total this change order	\$1,016.00

RECEIVED

JAN 08 2009

MCLEAN CO. HIGHWAY DEPT.

NOTE: This Change Order becomes part of and is in conformance with the existing contract.

WE AGREE hereby to make the change(s) specified above at this price	\$	1,016.00
ORIGINAL CONTRACT AMOUNT	\$	500,300.00
PREVIOUS CHANGE ORDERS (totald)	\$	2,012.50
REVISED CONTRACT TOTAL	\$	503,328.50

ACCEPTED - The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Date 01/07/2009

Date of Acceptance _____

Authorized Signature _____

Signature _____

(owner)



Facilities Management

104 W. Front Street, P.O. Box 2400

Bloomington, Illinois 61702-2400

(309) 888-5192 voice

(309) 888-4120 FAX jack.moody@mcleancountyil.gov

To: The Honorable Chairman and Members of the Property Committee
Mr. John M. Zeunik, County Administrator

From: Jack E. Moody, CFM
Director, Facilities Management

Date: January 20, 2009

Subj: **Lease Amendment for County Employee Parking**

The County of McLean entered into a five-year lease agreement with the City of Bloomington on July 26, 2005, for 176 County employee parking spaces in the Abraham Lincoln Memorial Parking Deck located east of the Law and Justice Center. All spaces are assigned to County employees for parking via payroll deduction. A waiting list exists of County employees waiting to gain access to the parking deck to park their cars. The average wait is two and one-half years.

The City of Bloomington is offering to increase County employee parking by eleven parking places in the parking deck. Attached, for your kind consideration, is a Lease Amendment to the original lease which increases the leased parking spaces by eleven, yielding a total of 187 parking spaces for the remainder of the lease. Our plan would be to issue these parking spaces to waiting County employees once this amendment is approved by the County and the City. The additional parking revenue will directly pay for the increased parking lease costs to the County.

Mr. Eric T. Ruud, First Assistant States Attorney, has reviewed and approved this amendment.

Facilities Management supports this change and highly encourages its approval.

Thank you for your consideration of this matter.

JEM:

enclosure

**AMENDMENT TO LEASE AGREEMENT BETWEEN
THE COUNTY OF McLEAN AND THE CITY OF BLOOMINGTON**

WHEREAS, the County of McLean, a body corporate and politic, as LESSEE, and the City of Bloomington, a Municipal Corporation, as LESSOR, entered into a lease agreement on July 26, 2005, for LESSEE's employee parking in the Abraham Lincoln Memorial Parking Deck Garage located on the corner of Front and East Streets in downtown Bloomington, Illinois; and,

WHEREAS, the term of this lease is for five (5) years, expiring on December 31, 2010; and,

WHEREAS, the parties mutually agree to increase the quantity of leased parking spaces afforded to employees of McLean County under this agreement from 176 to **187**, an increase of eleven (11) parking spaces to LESSEE; and,

WHEREAS, no further amendments are being considered by either party; now, therefore,

IT IS AGREED BY THE PARTIES as follows:

1. Language contained in Article I, Article IV, and Article V referencing 176 parking spaces is hereby amended to reflect **187** parking spaces. The 2009 payment due the City of Bloomington from McLean County for these additional eleven (11) parking spaces will be calculated to commence on the first day of the month following approvals by the City of Bloomington and the McLean County.

A signed copy of the Amendment shall be forwarded to the McLean County Administrator, McLean County Clerk, McLean County Auditor, McLean County Treasurer, McLean County Director of Facilities Management, and the City of Bloomington Director of Facilities Management.

IN WITNESS WHEREOF, the parties hereto have executed this lease amendment by their respective officers, there unto duly authorized at Bloomington, Illinois, this _____ day of _____, 2009.

APPROVED:

City of Bloomington

County of McLean

By: _____
Mayor

By: _____
Chairman, McLean County Board

ATTEST:

By: _____
City Clerk

By: _____
Clerk of the McLean County Board

An EMERGENCY APPROPRIATION Ordinance
 Amending the McLean County Fiscal Year 2009
 Combined Annual Appropriation and Budget Ordinance
 General Fund 0001, Facilities Management Department 0041
 Health Department Building 0046

WHEREAS, the McLean County Board, on November 18, 2008, adopted the Combined Annual Appropriation and Budget Ordinance, which sets forth the revenues and expenditures deemed necessary to meet and defray all legal liabilities and expenditures to be incurred by and against the County of McLean for the 2009 Fiscal Year beginning January 1, 2009 and ending December 31, 2009; and,

WHEREAS, the Combined Annual Appropriation and Budget Ordinance includes the General Fund 0001, Facilities Management Department 0041, Health Department Building 0046; and,

WHEREAS, pursuant to an Intergovernmental Agreement approved by the City of Bloomington and McLean County on July 26, 2005, for a period of five years beginning this year, the City of Bloomington agreed to rent 176 parking spaces to County employees in City operated parking facilities; and,

WHEREAS, the City of Bloomington has offered an Amendment to the Intergovernmental Agreement that increases the number of parking spaces rented to County employees in City operated parking facilities from 176 to 187 parking spaces effective as of March 1, 2009; and,

WHEREAS, it is necessary to amend the fiscal year 2009 Combined Annual Appropriation and Budget Ordinance in order to appropriate in sufficient funds in order to recognize the increase in the annual parking revenue to be received and the annual lease payment due to the City of Bloomington; and,

WHEREAS, the Property Committee, at its regular meeting on Thursday, February 5, 2009, approved and recommended to the County Board an Emergency Appropriation Ordinance to amend the Combined Annual Appropriation and Budget Ordinance for Fiscal Year 2009; now, therefore,

BE IT ORDAINED by the McLean County Board, now meeting in regular session, as follows:

- (1) That the County Treasurer is hereby directed to add to the appropriated budget of the Facilities Management Department 0041, Health Department Building 0046 the following amount:

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
0001-0041-0046-0410.0159 West Lot Parking Lot	\$78,144.00	\$ 4,070.00	\$82,214.00

(2)

(2) That the County Auditor is hereby directed to add to the appropriated budget of the Facilities Management Department 0041, Health Department Building 0046 the following amount:

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
0001-0041-0046-0744.0002 Parking Lot Expenses	\$78,400.00	\$ 4,070.00	\$82,214.00

(3) That the County Clerk shall provide a certified copy of this ordinance to the County Treasurer, County Auditor, Director of Facilities Management and the County Administrator.

ADOPTED by the County Board of McLean County this 17th day of February, 2009.

ATTEST:

APPROVED:

Peggy Ann Milton, Clerk of the County Board,
McLean County, Illinois

Matt Sorensen, Chairman
McLean County Board



Facilities Management

104 W. Front Street, P.O. Box 2400

Bloomington, Illinois 61702-2400

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(309) 888-4120 FAX jack.moody@mcleancountyil.gov

To: The Honorable Chairman and Members of the Property Committee
Mr. John M. Zeunik, County Administrator

From: Jack E. Moody, CFM
Director, Facilities Management

Date: January 12, 2009

Subj: **Annual Review of County Utilities for FY 2008**

During the FY 2008 budget year just ended, we reviewed and recorded all utility bills for all County facilities including electric, gas, water, and trash removal. Since 1991, we have prepared an annual report for the Property Committee which evaluates all utility costs for the year just concluded. This report, provided for your information, will explain any changes in utility costs from the previous year and serve as a trend analysis of utility usage for all County owned and operated facilities.

Enclosed for your review, please find a report entitled “**2008 Summary of McLean County Utilities**” for January – December, 2008. Also, enclosed is an individual spread sheet for each County facility which shows the actual monthly utility cost by category of expense experienced in 2008.

Also, we reviewed the **2007 Building Operators and Maintenance Association (BOMA) Experience Exchange Report – U.S. Government Sector**, which was compiled by the nation’s building operators who report to BOMA on an annual basis their actual utility costs each year. Each year we use the information in this report to compare our actual s.f. (square foot) utilities costs with similar facilities located in the Midwest region of the United States. This information provides yet another data base with which to compare our utilities costs. For 2007, the most recent BOMA analysis, the average utility cost was \$2.34 per s.f. of occupied space for government sector facilities in the Midwest. BOMA reviews approximately 75 million s.f. of occupied buildings each year. McLean County participates in this research with BOMA.

Thank you.

Enclosures

Utilities Cover Year End – 2008.Doc

2008 Summary of McLean County Utilities

Introduction:

Since 1991, we have received, reviewed, and processed every utility invoice for all McLean County facilities. This procedure helps us track costs and monitor methods we use to reduce costs whenever possible.

Utilities and Trash Contracts:

We have long term contracts in place with third-party suppliers for the purchase of our electricity and natural gas supplies. Utility usage and rates are the two factors which directly contribute to costs. We also have long-term fixed contracts in place for our trash removal services including our recycle needs.

Electric rate increases took effect on January 1, 2007, with AmerenIP when the ten-year rate freeze ended. This forced businesses to decide whether to remain with their utility provider or purchase the commodity through a third-party supplier. Most large firms entered into bidding for electricity as we did. By purchasing electricity through our third party, Peoples Energy (Integrus) calculated a savings of \$125,871.00 in 2008, compared to what we would have spent if we had purchased our electricity from AmerenIP. This represents a 12% savings in costs for all McLean County AmerenIP account facilities. Our new three-year fixed-rate electric contract for 2009 – 2011 offers a fixed cost of \$0.05330 per kWh which is less than we paid for the two year contract now expired. We began purchasing electric from a third party supplier in January, 2007. Our new contract began on January 1, 2009.

For 2008, because we purchased our natural gas from a third-party supplier, we saved \$35,325.00 or 6.09% as compared to the cost of our gas had we purchased it entirely from NICOR. Besides the gas rate, usage will always be a factor in overall gas costs. Please see the enclosed report from Vanguard Energy, our natural gas supplier, for this cost comparison.

Energy Management:

We have energy management systems and installed equipment in all of our buildings. These systems are installed to utilize off-hours heating and air conditioning cycling to avoid conditioning unoccupied spaces at various hours during the day. This also extends the life of costly installed heating and air conditioning equipment. We fully utilize all of our energy management systems. This includes all of the remodeled areas of the Law and Justice Center.

B.O.M.A.:

The national average for utility costs in government buildings located in the Midwest for 2007 was \$2.34 per s.f. This is the most recent Building Operators and Maintenance Association (BOMA) survey results. BOMA will request 2008 usage data this summer.

By Building:

Law and Justice Center: The Law and Justice Center represents 42% of the total occupied square footage of all McLean County facilities. The Law and Justice Center remodeling project concluded in late 2008 with the completion of Jail remodeling on the first floor. The remodeling provided new roofs, a new parking lot, new exterior staircases, lot gates, new exterior lights, asbestos removal, and replacement of most 30-year old HVAC equipment, in addition to the renovation of many floors. HVAC units were replaced with high energy efficient units which have already impacted electric and gas usage.

Actual electric usage in 2008 **decreased** by \$13,122.00 over the previous year. Water consumption also **decreased** by \$4,546.00 over 2007. Natural gas costs rose due to usage and the increase in the cost of natural gas in 2008 on the commodities market. We spent \$62,375.00 more for natural gas in 2008 over 2007 due to high rates and usage. Also, our gas meter was replaced by NICOR during the summer of 2008. NICOR determined the old gas meter and modem were not accurately recording actual gas usage. The new meter and modem were tested and calibrated twice and they are accurate. (Our usage increased as soon as the new meter was installed.) We feel this was part of the reason our usage increased in 2008.

Because the remodeling project is now concluded keeping exterior doors closed and because natural gas rates have dramatically declined in recent months, we anticipate 2009 to be a much better year. High-energy efficiency on our HVAC units will also help this effort. We also installed new automatic entrance and exit doors in the lobby which keeps the doors from staying open for longer time periods. (On some days we experience over 2000 visitors a day through the lobby.) The "R-value" on the new main roof insulation was also increased over the former 1990 main roof installation. Energy efficient light fixtures, bulbs, and motion sensor light switches were installed in all newly remodeled areas that automatically turn off when the occupant leaves the room. These electrical improvements help reduce electric costs. Most employee door security mag cards were recoded to not permit entrance into the building other than the main lobby entrance. This helps keep exterior doors closed as well as increasing building security.

Overall, the total cost of utilities for the Law and Justice Center in 2008 was \$44,707.00 more than was spent in 2007, or an increase of 4.9%. Cost per s.f. at the Law and Justice Center for 2008 was \$2.28, below the BOMA \$2.34 per s.f. national average for government buildings in the Midwest.

Government Center: Government Center comprises 18% of the total s.f. of all County buildings. The third floor City Engineering department remodel project was completed in March 2007. This means a previously unoccupied floor is now fully occupied and consuming utilities. This project completed all major remodeling at Government Center. The City and the County each occupy 50% of the building.

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In 2008, we experienced an **increase** of \$52,845.38 in total utility costs. Electricity usage **increased** by \$15,770.00 over 2007 due to higher usage, gas costs **increased** by \$36,252.00 due to higher rates and usage, and water costs **increased** by \$871.00 due to high usage and a water rate increase. Cost per s.f. to operate Government Center in 2008 was \$3.27, above national averages. The fact that many night meetings and weekend activities take place at Government Center increases utility costs overall. Both the City and the County use the facility after hours and at times on weekends. We use energy set-backs in our energy management system as we do on all of our facilities. All exterior entrance doors have vestibules to help keep the cold from quickly entering the building. The building begins to occupy at 7:00 a.m. each weekday morning and on occasion is occupied until 9:00 p.m. in the evening. The City has hours on Saturdays on the first floor.

200 W. Front Street: Representing 11% of the total County occupied square footage and the third largest County office building, the McLean County Health Department also provides office space for the Collaborative Solutions Institute, the 11th Judicial Circuit Mandatory Arbitration Program, the Veterans Assistance Commission, the McLean County Child Support Program of the States Attorney, the Children's Advocacy Center, and McLeod USA, as tenants.

In 2008, electric costs **decreased** by \$22,425.00, gas costs **increased** by \$8,197.00 due to higher rates, and water costs **increased** by \$505.00. Overall total utilities **decreased** by \$13,723.00 in 2008 over 2007. The cost to operate the Health Department building was \$2.21 per s.f., below last year's costs and BOMA national averages.

We receive rent monies from all tenants except CAC who reimburses the County for actual utilities used each month. The Health Department pays their proportionate share of actual utility costs each month via an invoice. This is a balanced budget facility.

McLean County Nursing Home: The McLean County Nursing Home experienced an overall **increase** in utility costs of \$10,507.00 over 2007. Electricity costs **decreased** by \$6,530.00, water costs were **higher** by \$776.00, and gas costs **increased** by \$16,007.00 over 2007 due to higher rates. Cost per s.f. to operate the Nursing Home was \$5.02. This facility is staffed 24 hours a day. The residents need to be kept warmer in winter months and there is a kitchen to serve meals and they launder clothes which increases all utilities.

Old McLean County Courthouse: This building is entirely occupied by the McLean County Museum of History as the sole occupant. Under the current long-term lease agreement, McLean County is responsible for all utilities. The museum is open 6-days a week, and is open some evenings for special events. Electric costs for 2008 **decreased** by \$9,480.00, gas costs **increased** by \$1,991.00, and water costs **increased** by \$110.00, over 2007. Total utility costs **decreased** by \$7,378.00 over 2007. The cost to operate the facility in 2008 was \$1.68 per s.f., below last year and national averages.

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The McLean County Courthouse Phase II exterior renovation began and was completed in 2008. The project involved correction of exterior stonework and interior repairs. The fact that the exterior now has no missing stones will help keep the building warmer in winter and cooler in the summer.

McLean County Juvenile Detention Center: This facility experienced an **increase** in electricity costs over 2007 by \$4,917.00, an **increase** in gas costs of \$4,757.00, and a **decrease** in water costs of \$594.00. Trash removal costs **increased** by \$593 due to the need for extra dumpster pick-ups when cleaning out the records storage area in the basement. Overall for 2008, total utilities were \$9,673.00 **higher** than in 2007. The cost to operate this 24-7 facility was \$2.96 per s.f. The exterior recreation concrete floor was replaced in 2008.

Metro McLean County Centralized Communications Center (MetCom): This all-electric facility experienced an **increase** in overall utility costs in 2008 of \$5,213.00. This is a Corn Belt Co. electric facility. MetCom cost \$6.01 per s.f. in 2008 because this facility is manned 24-hours a day, 7-days a week. We therefore cannot set the temperatures back at night. Due to the BTU load in the Center, we have to run the air conditioning 12-months a year.

Fairview Building, Normal, Illinois: This facility is a tenant occupied facility housing primarily the Regional Office of Education for McLean/DeWitt/Livingston Counties, (ROE and GED) with a small office area on the first floor for the Senior Citizen Services of the YWCA. As the "host" county, McLean County is required by lease to provide office space for the Regional Office of Education. The costs to operate the facility are paid for by ROE and GED via reimbursements to the county for utilities by a monthly invoice based upon actual utilities used. The YWCA pays the county rent each year for their small office space. In 2008, we experienced an **increase** in utility costs of \$3,059.00. The increase was primarily due to higher gas rates. The cost to operate the facility in 2007 was only \$1.44 per s.f.

McLean County Highway Department: The McLean County Highway Department located on Towanda Barnes Road, experienced an **increase** in utility costs of \$6,032.00. The increase was due to electric and gas usage increases directly associated with the completion of the new 10,560 s.f. garage project. An Emergency Back-Up Generator for the campus was also installed in 2008. The cost to operate County Highway in 2008 was \$.89 per s.f.

McLean County Animal Control Center: The McLean County Animal Control Center located in rural Bloomington, experienced a slight **increase** in utilities costs over 2007 of \$47.00. The cost to operate the facility in 2008 was \$1.24 per s.f.

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COMLARA Parks and Recreation, Hudson, Illinois: COMLARA Parks and Recreation utility expenses **decreased** by \$689.00 in 2008. The cost to operate COMLARA Park was \$.91 per s.f.

Rescue Squad/E.M.A. Garage, Normal, Illinois: This unmanned metal garage, located behind the Fairview Building in Normal, Illinois is managed by the McLean County Emergency Management Agency (EMA). It is used to house emergency extrication vehicles, field operated communication equipment, rescue squad vehicles, boats and diving gear, portable generators, and other supplies for EMA and serves as their training center. Overall, utilities costs in 2008 **increased** by \$146.00 over 2007. The cost to operate EMA in 2008 was \$0.76 per s.f.

Summary:

McLean County experienced a 5.2% overall increase in utilities costs in 2008 of \$89,941.00 over 2007. We improved our position in the market place for electricity costs for the next three (3) years. Global warming seems to have a direct impact on summer air conditioning and winter heating. Last winter, as you will recall, and this winter have seen below zero wind-chill temperatures and ice storms. The wind causes our buildings to require more heating efforts to keep them warm.

Dramatic improvements have been made in our largest facilities which use the most utilities. All installed systems are maximized to reduce usage. Energy costs are less than what we would be paying if we purchased them directly from the utilities. Gas and electric meters have been checked by our utilities to ensure accuracy. In 2008, we experienced no electric transformer problems, the first time in several years. All of the 30-year old HVAC mechanical systems have been replaced at the Law and Justice Center with high efficiency units. The new Highway garage improved the efficiency of snow removal equipment, but this increased the use of gas and electric in order to operate the new garage.

We are currently exploring possible grants available through the Illinois Department of Commerce and Economic Opportunity (DCEO) to upgrade energy using equipment or retrofitting existing energy using systems in our buildings. Grants are not automatic and must meet grant requirements for minimum energy savings.

Global warming and the ever increasing cost of fossil fuels have increased our utility costs almost across the board. This "double-whammy" makes it difficult to make major cost reductions in utilities. The forecast for 2009 is a more stable energy market, however world political events could change that overnight.

I am pleased to answer any questions you may have after reviewing this report.

Thank you.

**Summary of McLean County Buildings Utilities Costs
FY 2008 (January - December 2008)**

<u>County Bldg.</u>	<u>Total Electric</u>	<u>Total Water</u>	<u>Total Gas</u>	<u>Total Trash</u>	<u>Year Total</u>
LJC	\$366,432.79	\$81,771.67	\$217,789.27	\$3,804.00	\$669,797.73
Gov Ctr	\$246,325.61	\$4,449.79	\$160,287.93	\$2,568.00	\$413,631.33
N. Home	\$129,964.29	\$42,387.33	\$102,178.54	\$5,859.00	\$280,389.16
Health Dpt	\$130,485.13	\$4,030.13	\$28,725.48	\$2,160.00	\$165,400.74
JDC	\$68,505.57	\$4,162.08	\$26,859.78	\$2,750.35	\$102,277.78
CHouse	\$43,314.38	\$1,672.63	\$22,135.09		\$67,122.10
MetCom	\$34,787.38	\$1,080.87		\$1,080.00	\$36,948.25
Fairview	\$17,870.64	\$715.44	\$15,859.06		\$34,445.14
Highway	\$16,953.87		\$12,566.17	\$720.00	\$30,240.04
Animal	\$8,576.72			\$624.00	\$9,200.72
COMLARA	\$2,761.15			\$4,620.00	\$7,381.15
EMA	\$2,036.87	\$315.11	\$3,596.09		\$5,948.07
08 YTD	\$1,068,014.40	\$140,585.05	\$589,997.41	\$24,185.35	\$1,822,782.21
07 YTD	\$1,112,144.11	\$160,925.65	\$436,385.75	\$23,385.49	\$1,732,841.00
06 YTD	\$884,744.69	\$127,723.93	\$447,958.22	\$23,055.17	\$1,483,482.01
05 YTD	\$903,021.45	\$108,827.96	\$546,996.91	\$21,487.34	\$1,580,333.66
04 YTD	\$835,346.80	\$96,418.17	\$378,019.45	\$17,992.24	\$1,327,776.66
03 YTD	\$789,216.29	\$93,464.79	\$339,783.17	\$15,127.80	\$1,237,592.05

Total Utilities SF Cost Comparision:

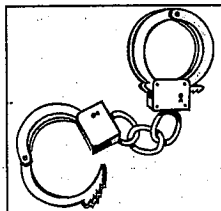
<u>Facility</u>	<u>S.F.</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>
LJC	294,200	2.28	2.12	1.95	2.07
Gov Ctr	126,300	3.27	2.99	2.25	2.48
Health Dpt	75,000	2.21	2.39	1.98	2.03
NHome	55,900	5.02	4.71	4.48	4.72
CHouse	40,000	1.68	1.83	1.42	1.64
JDC	33,600	2.96	2.73	2.00	2.13
Fairview	24,000	1.44	1.31	1.41	1.38
Highway	34,016	0.89	1.03	0.87	1.04
COMLARA	8,143	0.91	0.99	0.60	0.58
EMA	7,800	0.76	0.74	0.72	0.55
Animal	7,500	1.24	1.27	0.93	1.01
MetCom	<u>6,144</u>	6.01	5.17	4.53	4.49
Total SF	712,603				

Law and Justice Center Utilities Costs FY '08
 Electric and Water and Gas by Meter
 0001-0041-0050-XXXX-XXXX

2008
 888-642-6748

<u>Month</u>	<u>90576-92497</u> Electric	<u>11916-2</u> Water	<u>7100712000</u> Gas	Allied Disposal Garbage	Month Total
Jan	28,775.61	6,089.31	23,667.64	317.00	58,849.56
Feb	24,067.12	5,502.71	24,392.47	317.00	54,279.30
Mar	24,459.22	7,284.26	22,287.06	317.00	54,347.54
Apr	28,201.12	5,051.78	13,022.46	317.00	46,592.36
May	29,705.83	5,866.37	5,706.79	317.00	41,595.99
Jun	35,212.07	8,555.79	7,348.59	317.00	51,433.45
Jul	40,299.33	5,780.94	52,337.57	317.00	98,734.84
Aug	36,307.89	9,388.25	11,512.16	317.00	57,525.30
Sep	35,704.25	7,630.84	6,801.83	317.00	50,453.92
Oct	32,053.39	6,220.29	738.84	317.00	39,329.52
Nov	28,291.29	7,625.87	27,750.09	317.00	63,984.25
Dec	<u>23,355.67</u>	<u>6,775.26</u>	<u>22,223.77</u>	<u>317.00</u>	<u>52,671.70</u>
08	366,432.79	81,771.67	217,789.27	3,804.00	669,797.73
07	379,554.20	86,317.80	155,414.73	3,804.00	625,090.73
06	317,954.26	77,541.37	173,402.91	6,058.73	574,957.27
05	322,275.82	65,521.66	215,816.96	5,768.76	609,383.20
04	327,003.44	56,886.12	164,330.83	4,404.50	552,624.89
03	286,831.67	56,771.91	131,077.07	4,395.00	479,075.65
02	328,198.59	57,438.90	140,797.58	4,320.00	530,755.07

Law and Justice Center
 SF: 294,200
 2008 Cost/SF: 2.28



Government Center: 115 E. Washington Street
 Electric and Water and Gas by Meter (Occ. by City/County August 2004)
 0001-0041-0115-XXXX-XXXX **2008**

<u>Month</u>	<u>Electric</u>	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	17,902.89	248.51	14,812.26	378.82	214.00	33,556.48
Feb	16,923.28	332.36	15,339.67	339.66	214.00	33,148.97
Mar	13,624.57	265.49	14,898.33	337.18	214.00	29,339.57
Apr	19,443.20	224.87	14,864.76	359.59	214.00	35,106.42
May	18,479.34	127.51	16,070.87	392.37	214.00	35,284.09
Jun	27,681.49	99.27	13,498.21	376.59	214.00	41,869.56
Jul	21,171.44		10,321.52	360.61	214.00	32,067.57
Aug	24,841.07	105.27	11,341.55	372.57	214.00	36,874.46
Sep	24,329.86	72.36	10,939.05	396.79	214.00	35,952.06
Oct	22,981.02	95.89	898.24	461.06	214.00	24,650.21
Nov	19,865.03	151.92	22,679.13	277.96	214.00	43,188.04
Dec	<u>17,047.63</u>	<u>311.34</u>	<u>14,624.34</u>	<u>396.59</u>	<u>214.00</u>	<u>32,593.90</u>
08	244,290.82	2,034.79	160,287.93	4,449.79	2,568.00	413,631.33
07	228,675.14	1,880.38	124,035.83	3,578.60	2,616.00	360,785.95
06	177,506.46	2,288.15	99,303.49	2,352.66	2,816.55	284,267.31
05	181,130.44	1,356.04	125,697.79	2,520.06	2,681.15	313,385.48
04	127,504.21	1,099.14	52,683.43	2,391.17	900.00	184,577.95
03	105,678.46	1,121.16	35,889.69	1,284.36	0	143,973.67
02	105,987.74	1,069.92	15,261.61	1,756.43	0	124,075.70

3rd floor opened in March, 2007 for City Engineering....added utilities costs.

Government Center
 SF: 126,300
 2008 Costs/SF: 3.27



McLean County Nursing Home Utilities Costs FY '08

Electric and Water and Gas and Trash by Meter

Trash: 0401-0090-0085-

0401-0090-XXXX-XXXX-XXXX

2008

Util: 0401-0090-0086-

800-363-6805 454-9565

9358 account

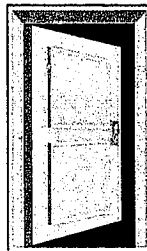
23550-75373 22817-21941 7120022000 Area Disposal

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Trash</u>	<u>Month Total</u>
Jan	8,304.57		13,645.37	467.00	22,416.94
Feb	10,086.42	7,213.28	14,373.69	467.00	32,140.39
Mar	9,236.30		13,850.66	467.00	23,553.96
Apr	9,031.86	6,762.99	9,824.03	467.00	26,085.88
May	8,516.73		7,797.31	467.00	16,781.04
Jun	4,868.14	7,354.09	4,879.68	467.00	17,568.91
Jul	7,638.46		2,538.07	467.00	10,643.53
Aug	14,790.28	7,302.17	3,545.02	467.00	26,104.47
Sep	15,355.85		3,310.22	467.00	19,133.07
Oct	13,653.25	6,790.76	566.53	552.00	21,562.54
Nov	17,624.65		14,793.11	552.00	32,969.76
Dec	<u>10,857.78</u>	<u>6,964.04</u>	<u>13,054.85</u>	<u>552.00</u>	<u>31,428.67</u>
08	129,964.29	42,387.33	102,178.54	5,859.00	280,389.16
07	136,495.29	41,611.52	86,171.78	5,604.00	269,882.59
06	111,153.74	33,958.96	99,201.76	6,072.00	250,386.46
05	121,985.89	30,941.34	105,315.07	5,789.28	264,031.58
04	111,023.67	30,094.77	80,246.25	5,647.92	227,012.61
03	105,944.18	27,947.98	73,034.55	3,699.60	210,626.31
02	106,264.18	25,312.78	75,402.15	3,600.00	210,579.11

McLean County Nursing Home, 901 N. Main, Normal, IL

55,900 SF

2008 Costs/SF: 5.02



McLean County Health Department
 Electric and Water and Gas and Trash by Meter
 0001-0041-0046-XXXX-XXXX

<u>Month</u>	01254-04016		2008		<u>Month Total</u>
	18-Various <u>Electric</u>	1400712000 <u>Gas</u>	11916-3 <u>Water</u>	Allied Disposal <u>Trash</u>	
Jan	9,254.67	4,159.61	295.23	180.00	13,889.51
Feb	8,845.04	4,021.75	262.37	180.00	13,309.16
Mar	8,965.04	3,896.38	276.45	180.00	13,317.87
Apr	4,548.14	2,902.28	201.33	180.00	7,831.75
May	9,574.26	2,409.65	508.01	180.00	12,671.92
Jun	14,806.30	908.04	340.14	180.00	16,234.48
Jul	14,501.73	355.87	360.49	180.00	15,398.09
Aug	15,988.09	695.45	420.77	180.00	17,284.31
Sep	13,896.80	1,432.07	345.15	180.00	15,854.02
Oct	11,900.30	231.91	350.15	180.00	12,662.36
Nov	8,824.39	4,748.73	279.75	180.00	14,032.87
Dec	<u>9,380.37</u>	<u>2,963.74</u>	<u>390.29</u>	<u>180.00</u>	<u>12,914.40</u>
08	130,485.13	28,725.48	4,030.13	2,160.00	165,400.74
07	152,910.19	20,528.33	3,525.26	2,160.00	179,123.78
06	118,929.37	23,962.69	3,447.00	2,223.73	148,562.79
05	121,190.82	25,866.25	3,372.77	2,186.20	152,616.04
04	118,976.58	22,648.06	2,640.79	2,040.00	146,305.43
03	114,479.82	21,960.57	2,128.41	1,657.20	140,226.00
02	113,699.04	21,075.12	2,524.50	1,640.00	138,938.66

Building purchased 4/17/96
 75,000 SF

2008 Cost/SF: 2.21

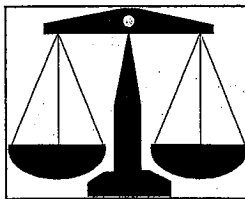


McLean County Juvenile Detention Center Utilities Costs FY '08
 Electric and Gas and Water and Trash by Meter
 0001-0041-0022-XXXX-XXXX

2008

<u>Month</u>	800-363-6805				<u>Month</u> <u>Total</u>
	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Trash</u>	
Jan	3,727.49	4,228.64		104.00	8,060.13
Feb	4,190.97	4,500.55	681.26	104.00	9,476.78
Mar	4,269.15	3,960.32		585.86	8,815.33
Apr	4,279.44	2,655.76	715.84	104.00	7,755.04
May	4,798.61	2,298.66		611.79	7,709.06
Jun	3,193.81	299.27	611.89	104.00	4,208.97
Jul	5,090.85	232.82		104.00	5,427.67
Aug	8,095.49	228.44	598.91	616.70	9,539.54
Sep	8,454.98	343.41		104.00	8,902.39
Oct	7,309.12	146.65	935.22	104.00	8,494.99
Nov	9,885.20	4,170.54		104.00	14,159.74
Dec	<u>5,210.46</u>	<u>3,794.72</u>	<u>618.96</u>	<u>104.00</u>	<u>9,728.14</u>
08	68,505.57	26,859.78	4,162.08	2,750.35	102,277.78
07	63,588.04	22,102.32	4,756.90	2157.49	92,604.75
06	45,441.59	18,416.96	3,569.22	1,590.00	69,017.77
05	42,728.70	25,940.13	3,195.38	1,590.00	73,454.21
04	45,000.67	19,710.68	2,646.70	1,590.00	68,948.05
03	45,269.98	20,181.47	2,294.13	1,148.40	68,893.98
02	44,816.16	18,811.00	2,505.35	1,140.00	67,272.51

Opened November 1993
 34,500 SF
 2008 Costs/SF: 2.96



McLean County Courthouse Utilities Costs FY '08

Electric and Water and Gas by Meter

0001-0041-0049-XXXX-XXXX

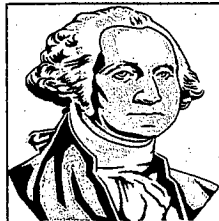
2008

800-363-6805

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Month Total</u>
Jan	1,702.05	119.53	4,156.07	5,977.65
Feb	1,841.61	201.24	4,608.49	6,651.34
Mar	1,616.06	119.53	4,207.32	5,942.91
Apr	4,437.38	133.97	1,685.84	6,257.19
May	2,905.66	145.26	187.68	3,238.60
Jun	4,812.44	148.69	101.37	5,062.50
Jul	3,954.86	153.81	101.37	4,210.04
Aug	5,471.61	148.69	101.37	5,721.67
Sep	5,286.52	101.37	101.37	5,489.26
Oct	4,905.91	128.23	185.04	5,219.18
Nov	3,538.61	169.16	2,895.47	6,603.24
Dec	<u>2,841.67</u>	<u>103.15</u>	<u>3,803.70</u>	<u>6,748.52</u>
08	43,314.38	1,672.63	22,135.09	67,122.10
07	52,794.30	1,562.44	20,144.09	74,500.83
06	41,657.20	1,424.36	13,759.31	56,840.87
05	40,964.53	1,058.19	23,767.86	65,790.58
04	40,922.40	475.71	17,479.57	58,877.68
03	39,300.38	616.33	18,528.62	58,445.33
02	35,985.90	863.95	18,977.18	55,827.03

40,000 SF, 200 N. Main, Bloomington, IL

2008 Costs/SF: 1.68



MetCom Utilities Costs FY '08
 Electric and Water and Trash by Meter
 0001-0041-0045-XXXX-XXXX 2008

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	2,995.47	109.60	90.00	3,195.07
Feb	1,197.49	80.76	90.00	1,368.25
Mar	2,439.43	99.99	90.00	2,629.42
Apr	4,523.61	80.76	90.00	4,694.37
May	2,333.53	109.66	90.00	2,533.19
Jun	2,400.61	103.15	90.00	2,593.76
Jul	2,543.68	85.38	90.00	2,719.06
Aug	2,542.52	90.50	90.00	2,723.02
Sep	5,211.13	75.15	90.00	5,376.28
Oct	2,578.09	90.50	90.00	2,758.59
Nov	2,696.91	80.27	90.00	2,867.18
Dec	<u>3,324.91</u>	<u>75.15</u>	<u>90.00</u>	<u>3,490.06</u>
08	34,787.38	1,080.87	1,080.00	36,948.25
07	29,559.12	1,095.89	1080.00	31,735.01
06	25,510.99	1,157.78	1,171.04	27,839.81
05	26,347.46	951.01	303.60	27,602.07
04	24,789.45	616.30	297.10	25,702.85
03	25,860.65	511.74	568.20	26,940.59
02	25,917.66	504.29	629.00	27,050.95

MetCom, 2411 E. Empire, Bloomington, IL, all electric facility, opened 3/10/97

6,144 SF

2008 Costs per s.f. = 6.01



Fairview Building Utilities Costs FY '08
 Electric and Water and Gas by Meter
 0360-0041-0051-XXXX-XXXX

2008

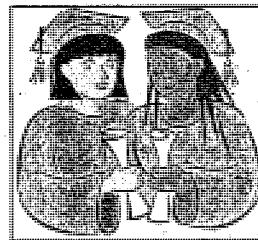
Water bill storm water: NH 81%, Fairview 9.7%, JDC 9.1%, EMA 0.1%

800-363-6805

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Month Total</u>
Jan	1,271.72		2,627.41	3,899.13
Feb	1,326.55	119.88	2,739.52	4,185.95
Mar	1,554.23		2,247.89	3,802.12
Apr	1,302.06	127.46	1,261.10	2,690.62
May	1,080.10		881.59	1,961.69
Jun	1,766.48	115.45	291.30	2,173.23
Jul	1,187.53		229.66	1,417.19
Aug	2,124.99	115.45	252.60	2,493.04
Sep	2,014.93		245.38	2,260.31
Oct	1,623.80	128.04	126.13	1,877.97
Nov	1,288.93		2,249.46	3,538.39
Dec	1,329.32	109.16	2,707.02	4,145.50
08	17,870.64	715.44	15,859.06	34,445.14
07	17,156.32	1,062.96	13,167.64	31,386.92
06	17,297.95	4,079.62	12,435.25	33,812.82
05	17,991.66	1,071.04	14,146.73	33,209.43
04	15,446.18	537.67	11,081.54	27,065.39
03	16,003.42	573.16	10,287.04	26,863.62
02	16,450.75	574.38	11,041.76	28,066.89

24,000 SF (ROE/GED occupied it 4/6/98) 905 N. Main, Normal, IL

2008 Costs/SF: 1.44



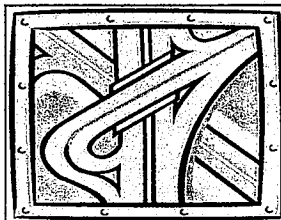
County Highway Dept Utilities Costs FY '08
 Electric and Gas and Trash by Meter
 0120-0055-0056-XXXX-XXXX 2008

Corn Belt 662-4515 modem

<u>Month</u>	<u>Electric</u>	<u>Gas</u>	<u>Allied Disposal</u>	<u>Month Total:</u>
Jan	1,752.09	2,400.06	60.00	4,212.15
Feb	1,844.62	2,181.51	60.00	4,086.13
Mar	1,488.10	2,036.77	60.00	3,584.87
Apr	1,093.28	637.68	60.00	1,790.96
May	986.75	177.87	60.00	1,224.62
Jun	1,285.38	96.01	60.00	1,441.39
Jul	1,390.95	96.01	60.00	1,546.96
Aug	1,293.54	96.01	60.00	1,449.55
Sep	1,163.15	96.01	60.00	1,319.16
Oct	1,120.57	96.18	60.00	1,276.75
Nov	1,366.83	1,556.78	60.00	2,983.61
Dec	<u>2,168.61</u>	<u>3,095.28</u>	<u>60.00</u>	<u>5,323.89</u>
08	16,953.87	12,566.17	720.00	30,240.04
07	15,391.50	8,097.27	720.00	24,208.77
06	15,563.27	4,308.91	613.92	20,486.10
05	15,542.80	8,163.92	653.92	24,360.64
04	14,544.16	8,071.82	613.92	23,229.90
03	14,073.23	10,482.88	628.80	25,184.91

Highway Dept, RR, Bloomington, IL
34,016 SF

2008 Costs/SF: .89



Animal Control Center
 Electric, Gas and Trash by Meter
 0112-0061-0065-XXXX-XXXX

2008

800-363-6805 Area Disp.
 93859-77933 #9360

<u>Month</u>	<u>Electric</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	1,430.11	52.00	1,482.11
Feb	797.04	52.00	849.04
Mar	462.87	52.00	514.87
Apr	548.11	52.00	600.11
May	171.30	52.00	223.30
Jun	287.25	52.00	339.25
Jul	954.86	52.00	1,006.86
Aug	942.82	52.00	994.82
Sep	947.84	52.00	999.84
Oct	552.88	52.00	604.88
Nov	670.38	52.00	722.38
Dec	<u>811.26</u>	<u>52.00</u>	<u>863.26</u>
08	8,576.72	624.00	9,200.72
07	8,529.60	624.00	9,153.60
06	6,275.19	601.20	6,876.39
05	6,867.28	601.20	7,468.48
04	6,253.85	590.80	6,844.65
03	5,780.97	508.20	6,289.17
02	5,778.13	504.00	6,282.13

Animal Control Center, RR, Bloomington, IL
 7,400 SF
 2008 Costs/SF: 1.24



COMLARA Parks & Recreation Utilities Costs for FY 2008
 Electric and Gas and Trash by Meter
 0001-0040-0042-XXXX-XXXX **2008**

<u>Month</u>	<u>Electric</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	183.35	385.00	568.35
Feb	-15.69	385.00	369.31
Mar	167.34	385.00	552.34
Apr	187.62	385.00	572.62
May	216.76	385.00	601.76
Jun	392.62	385.00	777.62
Jul	413.16	385.00	798.16
Aug	404.52	385.00	789.52
Sep	223.67	385.00	608.67
Oct	202.64	385.00	587.64
Nov	180.85	385.00	565.85
Dec	<u>204.31</u>	<u>385.00</u>	<u>589.31</u>
08	2,761.15	4,620.00	7,381.15
07	3,450.91	4,620.00	8,070.91
06	2,942.79	1,980.00	4,850.79
05	2,791.98	1,913.23	4,705.21
04	2,614.29	1,908.00	4,522.29
03	2,626.64	1,729.80	4,356.44
02	2,969.91	2,114.60	5,084.51

COMLARA Parks & Recreation, RR 1, Hudson, IL 61748, All heated SF: 8143

2008 Costs/SF: .91



Emergency Management Agency Garage Utility Costs FY '08
 Electric and Water and Gas by Meter
 0001-0047-0052-XXXX-XXXX

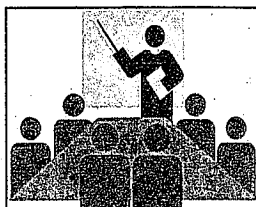
800-363-6805

2008

<u>Month</u>	<u>21683-23851</u> <u>Electric</u>	<u>22821-26955</u> <u>Water</u>	<u>7676910008</u> <u>Gas</u>	<u>Month</u> <u>Total</u>
Jan	154.18		671.86	826.04
Feb	122.45	158.52	844.29	1,125.26
Mar	179.73		598.46	778.19
Apr	183.92	29.42	274.61	487.95
May	159.29		46.88	206.17
Jun	131.74	28.66	23.19	183.59
Jul	211.46		33.72	245.18
Aug	111.18	36.58	21.73	169.49
Sep	217.07		31.54	248.61
Oct	197.59	33.92	201.69	433.20
Nov	170.48		258.17	428.65
Dec	<u>197.78</u>	<u>28.01</u>	<u>589.95</u>	<u>815.74</u>
08	2,036.87	315.11	3,596.09	5,948.07
07	1,663.96	411.21	3,726.83	5,802.00
06	2,223.73	192.96	3,166.94	5,583.63
05	1,848.03	196.51	2,282.20	4,326.74
04	1,949.29	128.94	1,767.27	3,845.50
03	1,823.05	91.68	2,675.93	4,590.66
02	1,601.51	70.04	1,091.85	2,763.40

7,800 SF (60' X 120')

2008 Costs per s.f.: .76





Vanguard Energy Services, L.L.C.
 850 East Diehl Rd, Suite 142
 Naperville, IL 60563
 Phone: (630) 955-1500
 Fax: (630) 955-0989

McLean County Government

Cost Comparison Spreadsheet

Nicor Gas (GSC) versus Vanguard Market Index (VMI) Programs

Month	Monthly Billed Usage	Nicor Gas (GSC)		Vanguard Market Index (VMI)	
		Cost Per Therm	Total Cost of Gas	Average Cost Per Therm	Total Cost of Gas
	A	B	D	E	G
		=B*A			=E*A
Jan-08	85,450.11	\$ 0.7700	\$ 65,797	\$ 0.7421	\$ 63,413.75
Feb-08	79,566.44	\$ 0.8700	\$ 69,223	\$ 0.8319	\$ 66,187.60
Mar-08	65,512.69	\$ 0.9700	\$ 63,547	\$ 0.9492	\$ 62,181.46
Apr-08	64,595.13	\$ 0.9900	\$ 63,949	\$ 0.9883	\$ 63,836.72
May-08	43,549.36	\$ 1.2400	\$ 54,001	\$ 1.1071	\$ 48,212.50
Jun-08	23,713.26	\$ 1.2300	\$ 29,167	\$ 1.1918	\$ 28,260.98
Jul-08	28,714.32	\$ 1.4500	\$ 41,636	\$ 1.2474	\$ 35,819.40
Aug-08	26,971.77	\$ 1.0800	\$ 29,130	\$ 0.8911	\$ 24,034.87
Sep-08	24,981.68	\$ 0.8400	\$ 20,985	\$ 0.8131	\$ 20,313.42
Oct-08	45,860.01	\$ 0.8100	\$ 37,147	\$ 0.7132	\$ 32,707.21
Nov-08	63,394.54	\$ 0.7700	\$ 48,814	\$ 0.6313	\$ 40,019.65
Dec-08	86,639.70	\$ 0.6500	\$ 56,316	\$ 0.6856	\$ 59,397.63
Total	638,949.01		\$ 579,710		\$ 544,385
Average			0.9073		0.8520

Savings with VMI:	\$ 35,325	6.09%
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Does not match original invoice totals; rebill by Nicor for April-June posted on July Invoice; rebill breakout in separate Excel Spreadsheet.

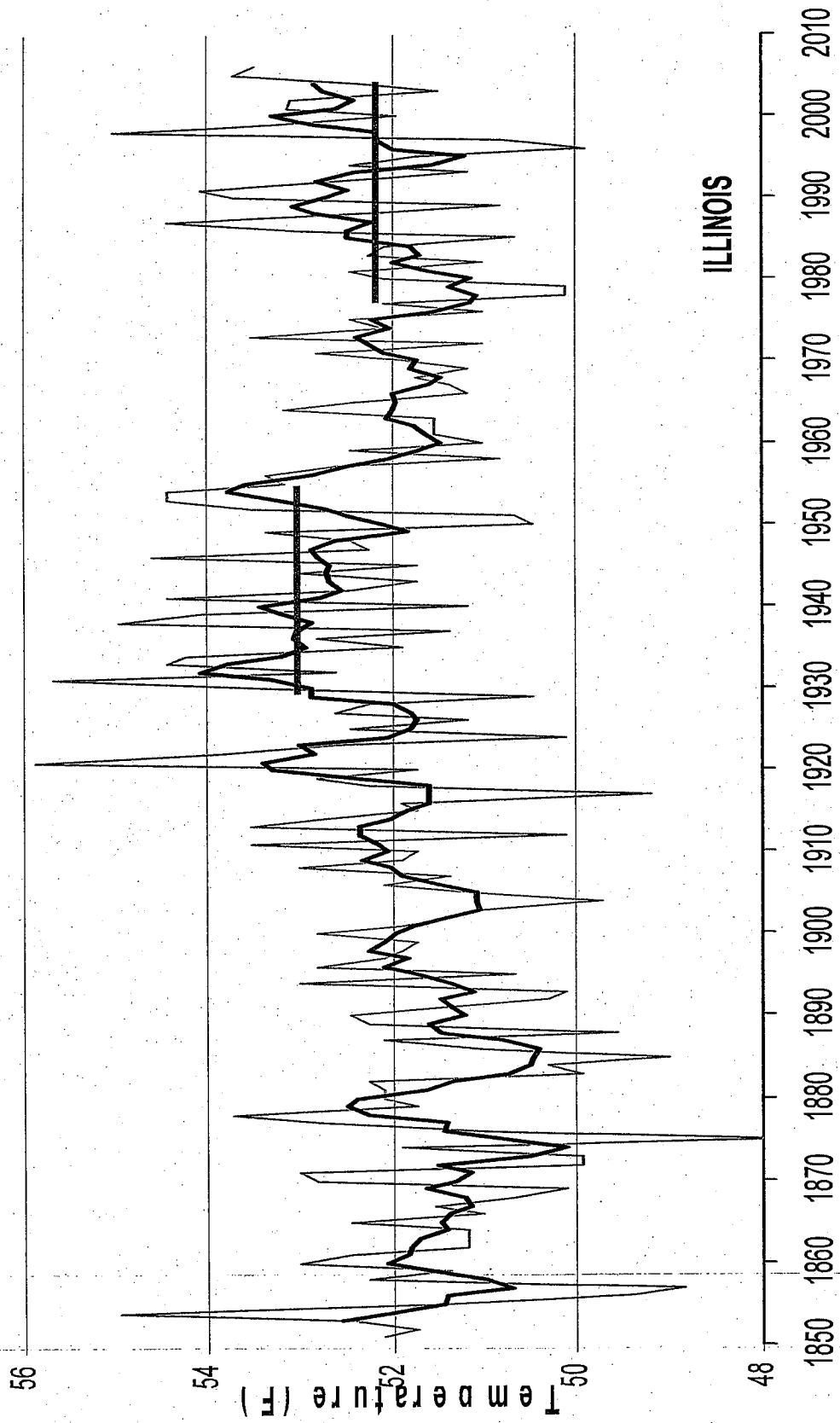
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JAN 12 2009

Facilities Mgt. Div.

Illinois Temperature: — Annual — Smoothed

Source: Jim Angel, Illinois State Water Survey



Illinois and Central USA Temperature Changes Differ from Global Trends

