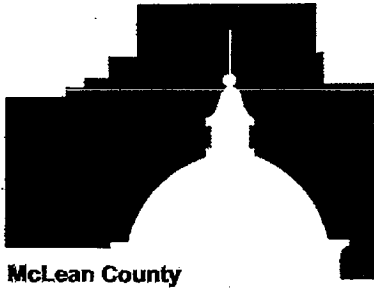




Property Committee Agenda
Room 400, Government Center
Thursday, February 1, 2007
3:30 p.m.

1. Roll Call
2. Chairman's Approval of Minutes – December 19, 2006 Stand-up Committee Meeting
3. Departmental Matters:
 - A. Bill Wasson, Director, Parks and Recreation
 - 1) Items to be Presented for Information:
 - a) Review Request for Public/Private Ideas and Proposals 1-6
 - b) General Report
 - c) Other
 - B. Jack Moody, Director, Facilities Management
 - 1) Items to be Presented for Action:
 - a) Request Approval of Simplex Jail Lock and Control Panel and Fire Alarm Systems Service Agreement for the Law and Justice Center 7-16
 - 2) Items to be Presented for Information:
 - a) Report on Power Outage at the McLean County Health Department 17-19
 - b) Report on Year-end 2006 County Utility Usage 20-38
 - c) Report on Government Center 3rd Floor Remodel Project
 - d) Report on Law and Justice Center Remodel Project
 - e) General Report
 - f) Other
4. Other Business and Communications
5. Recommend Payment of Bills and Transfers, if any, to County Board
6. Adjournment



DEPARTMENT OF PARKS AND RECREATION
(309)726-2022 FAX (309)726-2025 www.mcleancountyil.gov
13001 Recreation Area Dr. Hudson, IL 61748-7594

TO: Honorable Chairman and Members, Property Committee

FROM: Bill Wasson, Director of Parks and Recreation

DATE: 01/22/07

RE: Request for Public/Private Ideas and Proposals

The Department of Parks and Recreation has historically worked to embrace an entrepreneurial approach to doing its work. As outlined in the County Board's budget policy for many years, the Department has strived to identify opportunities to appropriately charge user fees at parks and facilities. The goal of such user fees is to better reflect the cost of a service or activity while insuring that access to park open space and facilities is reasonable and attainable for all its citizens.

As another portion of this entrepreneurial approach, the Department has attempted to identify opportunities for public/private relationships that are of benefit to the Parks and thereby the citizens of McLean County. The Soft Drink Vending and Pouring Partnership Agreement with Coca-Cola in 2005 and permitting of the 2006 Evergreen Lake Triathlon are examples of such partnerships. The Department also receives smaller partial sponsorships of events and activities on an annual basis from a wide variety of community businesses. Such assistance allows for support and possible future expansion of conservation related areas, which otherwise cannot be independently sustained.

After completion of the Soft Drink Agreement Request for Proposals(RFP) process, it became clear to the Department staff that, with limited time, it would be extremely difficult to complete individual RFP processes for each and every Public/Private idea which may come forward for consideration. Departmental staff attempted to identify processes that would both allow for a reasonable commitment of time and also provide transparency and fairness to private sector entities which might benefit from such relationships. The Department believes that an annual call for Public/Private Proposals will meet this goal.

While an annual call for public/private processes is not unique nationwide, it is difficult to judge how introduction of such a process will be initially received locally. At best, the objective of the annual call for proposals is to generate new ventures, facilities and services to the citizens of the County. At worst, this process would allow for

a more transparent and open process of soliciting public/private partners, allow departmental staff to have a reasonable vehicle to facilitate such partnerships and increase visibility of County Park facilities.

Attached to this memo, Oversight Committee Members will find a copy of a Draft RFP which has been reviewed by the Civil Assistant State's Attorney's Office. This Draft includes examples of public/private ideas that have been discussed or brought up in Departmental public input opportunities in the past. Examples range from small event projects that are already budgeted to major capital projects which would require private funding for the project and related support infrastructure.

The Department of Parks & Recreation is keenly sensitive to the need to minimize commercial imposition in natural areas and protect the landscape of the Parks. Insuring that projects and partner recognition are appropriate to the overall atmosphere of the County's facilities is critical to this program's success. Impact upon the atmosphere and the natural resources relating to County Parks will clearly be a significant consideration in the Department bringing any proposal to the Oversight Committee for consideration.

New Public-Private Ventures For McLean County Parks

Pre-Submittal Conference: Wed, February 20, 2007, 2:00 p.m. Submittals Due: Thurs, March 15, 2007 - no later than 2:00 p.m.

McLean County, Illinois is seeking idea submittals and/or proposals regarding entrepreneurial efforts and sponsorships that could support McLean County's Parks, Lakes, and Trails via a Public-Private Ventures RFP.

McLean County Parks boasts more than 250,000 visitors annually to its 2,200 acres of parks, lakes, trails, open space and natural lands. McLean County Parks is identifying a variety of enterprise initiatives to provide improved and additional services to the public. Evergreen Lake's regionally acclaimed fishery and COMLARA County Park's close(1/2 mile) proximity to Interstate 39 exit 8 and 8 mile distance from Interstate 55 & Interstate 74 provides for ease of access and an high visibility.

- Visit <http://www.mcleancountyil.gov/parks/partners/corporate.html> for a listing of McLean County Parks and current Partners .
- Visit <http://www.mcleancountyil.gov/parks> for a complete listing of McLean County Park's facilities, programs and events.

Pre-Submittal Conference: A conference to discuss questions related to this RFI&P shall be held Wednesday, February 20, 2007 at 2:00 p.m. in Room 404 4th Floor of the Government Center, Bloomington, Illinois, 61701.

A. SECTION 1- Revenue Generation Categories

McLean County Parks has identified several revenue-generating categories for which it seeks specific proposals. We also highly encourage respondents to submit creative proposals of their own in addition to those identified in this request.

A. Promotion of Park Amenities

1. Naming Rights, Sponsorships - Purchase naming rights to specific park facilities or services.
 - Naming rights for Internet Hot Spot(s) to provide access for Campers and other park visitors or provide service for fee
 - Naming rights for Evergreen Lake Website/Weather Cam to provide up to date information to boaters and fishermen on lake conditions
 - Title sponsorship to Summer Outdoor Family Movies Series @ COMLARA Co. Park
 - Secure title sponsorship of regional events or amenities including Fall Colors Family Day, regional affiliated National Boating & Fishing Celebration Event
 - Sponsorship Recognition of Departmental Publications
2. Compatible Advertising - Including more than 15 different active-use park locations with trailhead signage, swimming beach, marina, concession areas, etc. Many locations deliver more than 250,000 impressions annually with excellent demographics.
3. Glasener Beach Event and Activity Area - This is a five (5) acre outdoor controlled access Event and Activity Area with a 40 foot x 60 foot outdoor covered assembly area, restrooms, indoor meeting rooms available. Adjacent Parking lot for 350 vehicles. An adjacent indoor facility is currently being planned. Promoters who can recruit, plan, promote, coordinate, and implement events including but not limited to Outdoor Shows and Exhibitions, Tournaments, Equestrian Events, Extreme Sports Competitions, Corporate Parties, etc. during the spring and fall seasons.

B. Development of Park Amenities

1. Restaurant, Café, Deli, Food Service, etc.
Constructing, adapting and renovating new or existing facilities to accommodate full service restaurants, kiosk locations, bistro style cafes, etc. to generate food and beverage sales at Glasener Beach House - Evergreen Lake- COMLARA County Park
2. Specialty, Peripheral, Retail Facilities. Including but not limited to spa and resort facilities, dog-related amenities, camping, retail and rental facilities, etc. Specifically:
 - *Meeting/Banquet Facility* - Construct a new facility or renovate/adapt an existing facility to accommodate for large meetings, banquets and other group gathering, as well as interpretive and educational programs at COMLARA County Park,
 - *Lodging* - Construct a new facility or renovate/adapt an existing facility to accommodate overnight lodging accommodations a at COMLARA County Park,
 - *Expanded recreational/leisure equipment sales rental, & services* - Construct a new facility, renovate/adapt an existing facility to rent or sell recreational equipment including in-line skates, bicycles, kayaks, canoes, bird watching equipment, pet related supplies, etc. and offer guided fishing services at COMLARA County Park's Main Recreation Area.
 - *Camping* - Cabins, Yurts, Tenting - Construct a new facility for cabins or as permanent tent or yurt camping at COMLARA County Park's Main Recreation Area or White Oak Area
 - *Natural Area Interpretive and Recreational Facilities*: Interpretive Program Centers, Gift Shops, Mountain Biking, Tree Canopy Interpretive Walkways, Wildlife Rescue and Rehabilitation Facility.
3. Sports, Athletic, Active Use Amenities. This includes but is not limited to water play features, shade structures, playgrounds, etc. Specifically:
 - *Miniature Golf Course* - - Construct a facility that would offer miniature golf and other features, concession stand(s), parking areas, etc. @ COMLARA County Park
 - *Stable Operation* - Construct a facility that would offer guided horse riding and provide stable facilities.
 - *Water Parks* (indoor, outdoor) - Construct a facility that would offer water slide(s), wave pool(s), water attractions and other features, concession stand(s), parking areas, etc.
 - *Extreme Park* - Construct a facility or several facilities incorporating extreme sports such as climbing, mountain biking, BMX, etc.

B.
SECTION II - Submission Requirements

The following information and instructions shall be used to submit on this RFI&P:

A. Submittal Package

- Proposals may not exceed a total of 15 pages.
- Proposals are due on or before 2:00 pm March 15, 2007. However, the County will consider submittals received after that time and date and may solicit additional proposals.

The County prefers that proposals be submitted via e-mail in an MS word attachment to Parks@mcleancountyil.gov

- The subject line of the e-mail should contain the proposal category or categories (including "other").
- RFI&P Participants will receive a confirming e-mail acknowledging the County's receipt of the submittal.

RFI&P Participants are encouraged to visit the McLean County Parks Website <http://www.mcleancountyil.gov/parks/> to view current information about the McLean County park system's facilities, programs and events.

The County will also accept hard copies of proposals in lieu of e-mail. Hard copies must be mailed or hand-delivered to McLean County Department of Parks & Recreation, 13001 Recreation Area Dr., Hudson, IL 61748. All proposals should be addressed to the attention of Bill Wasson, Director of McLean County Dept. of Parks and Recreation. Hard copies that are mailed will be deemed received on the date that they are actually delivered to McLean County Parks and Recreation.

B. Submittal Content

Proposals should contain the following information in the order indicated:

- Title
- Summary of proposal (not to exceed 100 words)
- Respondent name (individual, corporation, etc.)
- Contact person and phone number
- Description including project feasibility, suggested partnership structure, and a brief statement of respondent's credentials and/or experience with similar projects
- Outline of key agreement terms (not to exceed one page)
- Explanation of revenue and/or other benefits to McLean County Parks
- Anticipated County involvement, if any (administration, etc.)
- Timeframe for project implementation

Other pertinent information

C. Evaluation and Selection

McLean County Parks intends to select any or all proposals that are determined to be in the best interest of the public, based on the following criteria:

1. Projected revenue or other benefits to McLean County
2. Compatibility with the character of the individual park(s) and trail(s)
3. Feasibility and timing of implementation including any capital and/or permit issues
4. Experience and demonstrated success of respondents
5. Other relevant, available information

C.

McLean County Parks may, in its sole discretion, select the proposals that it determines are most feasible and provide the greatest benefits to the citizens of McLean County. McLean County Parks may negotiate final agreements with RFI&P Participants that differ from the terms contained in their proposals. Agreements will contain provisions appropriate to the particular proposal, consistent with County policies and applicable legal requirements. McLean County Parks may also reject any or all proposals, and this RFI&P process does not preclude McLean County Parks from entering into agreements using other procedures. By submitting a proposal, RFI&P Participants agree to the terms of this RFI&P.

D. Questions, Addenda, and Additional Information

Questions should be submitted by March 10, 2007, to ensure that they can be answered prior to February 20, 2007. Questions must be submitted in writing, preferably via e-mail, to Bill Wasson at bill.wasson@mcleancountyil.gov. Questions may also be mailed to McLean County Department of Parks and Recreation, Attn: Bill Wasson, 13001 Recreation Area Dr., Hudson, IL 61748.

RFI&P Participants may check the County's website for addenda and answers to questions. The County will endeavor to post answers to questions submitted by March 10, 2007. Regular updates to the web site should occur by Friday morning of each week. Unfortunately, hard copies of answers and addenda cannot be mailed.

To the extent RFI&P Participants need additional information that cannot be obtained prior to the submittal date, RFI&P Participants may simply state their assumptions with respect to the needed information (e.g., this proposal assumes that there are x number of users annually at the facility.)

Interested parties may access the following information on the McLean County website at <http://www.mcleancountyil.gov/parks>.

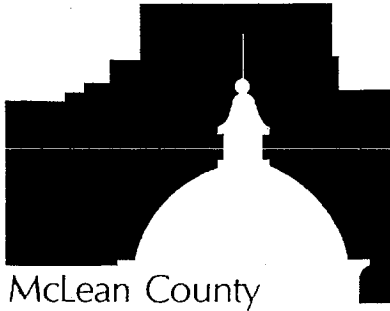
- List of all park and facilities with addresses
- List of sites with the most potential for parks concessions
- Links to COMLARA County Park, Evergreen Lake and other McLean County Park sites (including maps and/or area layouts)

E. Site Visits

Interested parties may visit McLean County parks and recreation facilities as a member of the general public during regular business hours.

F. Contracting

Any RFI&P Participant whose proposal is selected for a contract shall complete all contract forms and documents as required by Federal, state and local law.



Facilities Management

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

Bloomington, Illinois 61702-2400

(309) 888-5192 voice

(309) 888-4201 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 22, 2007

Subj: **Simplex Control and Alarm Contract for Law and Justice Center**

The Law and Justice Center remodel project contains the replacing of the main Simplex Jail Lock and Control panel and the main fire alarm panel servicing the building.

Enclosed for your review and requested approval, is a new three-year Simplex service agreement for these systems and all installed associated control and alarm systems. This is a major cost savings to the County because of new warranties and new equipment. The 2006 budget cost for the Simplex contract last year was \$86,943.00 for one year. This is because of the age of the original systems to keep them working in peak condition. Because these systems are being replaced and will be under warranty for the new equipment warranty period, Simplex will not have to service them as often, we have been advised by Simplex.

The annual cost for 2007, to begin when systems go on-line (we are still using parts of the old system at present) is \$45,438.00. The cost for year two (2008) is \$61,716.00, and the cost for 2009 is \$68,950.00, in accordance with the Simplex contract proposal.

No other firm is qualified to service this equipment due to proprietary systems logic.

McLean County facilities staff and Jail staff have reviewed their proposal. Mr. Eric T. Ruud, First Assistant States attorney, has determined the enclosed contract proposal is usual and customary for this needed service agreement.

The Simplex contract proposes to perform during the contract period:

All needed testing and inspections

Testing of all peripheral devices for fire alarms and detection systems

Detector cleaning for fire alarms and detection systems

Page two

Sensitivity testing for fire alarm and detection systems
Documentation for all accreditation agencies
Emergency service calls and labor
Parts and components replacement in accordance with the contract
Panel and peripheral component replacement for listed electronic systems
(Any battery replacement needs are not included)

Page three of the Simplex contract lists all the systems that will be covered.

Because County staff is not qualified to perform maintenance on the Simplex Jail Lock and Control systems or the master Fire Alarm systems, we therefore recommend and request approval of the enclosed contract with Simplex.

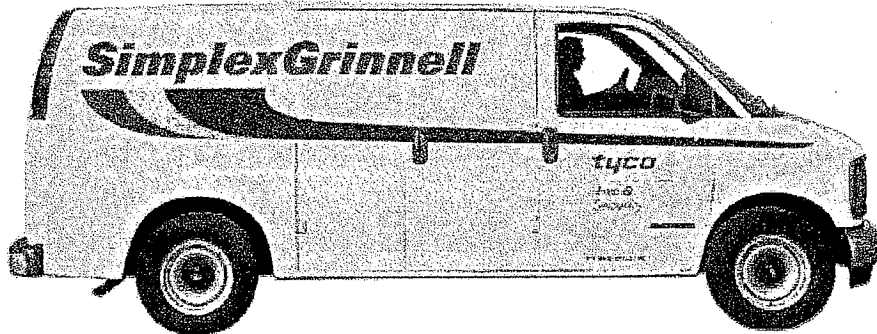
Thank you.

JEM:
Enclosure

Cc: Mr. Eric T. Ruud, First Assistant States Attorney

tyco | Fire & Security | **SimplexGrinnell**

SimplexGrinnell Be Safe



McLean County Law & Justice Center
Tom Hawk

Inspection Plus Proposal

RECEIVED

JAN 03 2007

Facilities Mgt. Div.

THE SIMPLEXGRINNELL ADVANTAGE

Selecting SimplexGrinnell for your inspection services may be one of the soundest decisions you ever make.

You'll have peace of mind in knowing that the critical systems helping protect your people, property and business are being maintained and serviced by the most capable organization in this industry. *Here's why:*

Experience – a 150+ year heritage that no one can match

Service and Support – with company-owned District Offices throughout North America. Our capabilities are second to none

Technical competence – our own, highly skilled workforce of professionally trained and NICET-certified technicians

Breadth – direct experience in service and repair of all major equipment brands

Support – we're 12,000 strong, with engineering, manufacturing and service capabilities second to none

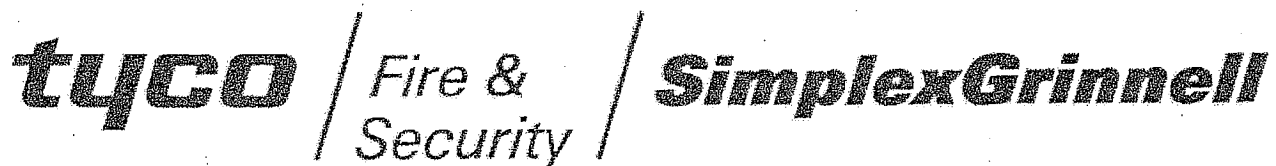
Cost-effectiveness – single-source service capability for all your systems, with economies of scale

Flexibility – tailoring our services to the needs of your business

National program management – consistency for all your locations, with centralized administration

Reporting – helping you meet code and insurance requirements

Reliability – confidence in using a long-term world leader in the life-safety and building systems industry



Pricing Summary/Scope of Work McLean County Law & Justice Center

Location : Law & Justice Center– New Fire Alarm

<u>Fire Alarm Detection Systems [Full Service (24/7)]</u>	<u>Quantity</u>	<u>Frequency</u>
Annunciator Panel	1	Annual
Smoke Detector (Test/Inspect)	275	Annual
(GCC) Graphic Command Center	1	Annual
Simplex 4100U (Fire Alarm Panel)	6	Annual
Detector Sensitivity (thu panel)	1	Each
NAC Panel	3	Annual
Control Panel Battery Replacement Coverage (two batteries)	9	Annual
Duct detector functional test (No sensitivity test)	40	Annual
Heat Detector (Heat Sensor Test)	61	Annual
Manual Pull Station Functional Test	62	Annual
Remote Printer	1	Each
Audio/Visual Unit	99	Annual
Visual Unit	26	Annual
24/7 Emergency Service	1	Each
<u>Access Control Systems [Full Service (24/7)]</u>	<u>Quantity</u>	<u>Frequency</u>
File Server (Access Control and CCTV)	1	Annual
Workstation (Hardware and Software)	1	Annual
CCTV Vision Software	1	Annual
File Watch Software	1	Annual
Event Software	1	Annual
Magnetic Lock	3	Annual
Electric Door Strike	5	Annual
Terminal Controller (Each)	1	Annual
<u>Closed Circuit Television [Full Service (24/7)]</u>	<u>Quantity</u>	<u>Frequency</u>
Closed Circuit Television System	1	Annual
Multiplexer	1	Annual
Color Camera (Indoor)	7	Annual
Color Camera (Outdoor)	1	Annual
20" Monitor (Color)	3	Annual
4 Input Switcher	1	Annual
Video Cassette Recorder (Clean Heads, Annual Rebuild, Provide Loaner)	6	Annual

Pricing. The pricing set forth in this Agreement is based on the number of devices to be installed as set forth in the Scope of Work. If the actual number of devices installed is different than the number set forth in the Scope of Work, the price will be adjusted accordingly.

Pricing Summary/Scope of Work McLean County Law & Justice Center

<u>Closed Circuit Television [Full Service (24/7)]</u>	<u>Quantity</u>	<u>Frequency</u>
Pan/Tilt	2	Annual
Controller	2	Annual
Keyboard	2	Annual
Total Annual Investment : (Plus Any Applicable Tax)		\$176,104.00

Pricing. The pricing set forth in this Agreement is based on the number of devices to be installed as set forth in the Scope of Work. If the actual number of devices installed is different than the number set forth in the Scope of Work, the price will be adjusted accordingly.

SPECIAL PROVISIONS

Law & Justice Center- New Fire Alarm, Solution 1

TEST AND INSPECTION OVERVIEW:

Under this Special Provisions, SimplexGrinnell trained technicians will perform inspections and diagnostic tests for all accessible peripheral devices listed and currently connected to the facility life safety system. Tests will be scheduled in advance at the convenience of customer's staff (see "List of Equipment" page for equipment to be tested).

TESTING OF PERIPHERAL DEVICES FOR FIRE ALARM AND DETECTION SYSTEMS:

Accessible peripheral devices shall be functionally tested in accordance with NFPA 72, chapter 10, and manufacturer's recommended procedures.

DETECTOR CLEANING FOR FIRE ALARM AND DETECTION SYSTEMS:

To help minimize false alarms, and in accordance with NFPA, accessible smoke detection devices will be cleaned using manufacturer's recommended procedures at a rate of 100% annually. Devices may be dismantled to expose the smoke chamber (where applicable) and cleaned using soft cloth, lint brush, cotton swabs, suitable cleaning solution, or non-electrostatic vacuum. **NOTE: Certain types of analog smoke sensors will be cleaned as needed per panel readings.**

SENSITIVITY TESTING FOR FIRE ALARM AND DETECTION SYSTEMS:

To ensure accuracy, and in accordance with NFPA guidelines, sensitivity testing will be performed on smoke detectors at a rate of 100% bi-annually. Testing will be performed using only UL approved sensitivity testing equipment. Devices performing outside the listed sensitivity range will be re-cleaned and re-tested, and if necessary, noted and recommended for replacement. **NOTE: Certain types of analog smoke sensors will automatically satisfy this requirement electronically.**

DOCUMENTATION: All accessible components and devices shall be logged for:

Exact location of each device tested, including system address or zone location

Test results and applicable voltage readings

Any discrepancies found shall be noted individually and on a separate summary page

Inspection documentation shall be provided to customer's designated personnel and copies shall be archived by SimplexGrinnell. **NOTE: Certain additional services may be required by the respective Authorities Having Jurisdiction (or AHJ). NFPA: Local AHJs or internal organizational requirements may be more restrictive than state requirements. The building owner or manager should make them self aware of applicable codes and references in order to ensure that contracted services are in compliance with (and fulfill) all requirements.**

EMERGENCY SERVICE CALL AND LABOR:

For Listed Electronic Systems.

24-hour/7-day Service (Provided 24 hours a day, 7 days a week, including holidays). This provision includes labor, travel, and mileage charges for repairs associated with normal equipment failures. Emergency service will be provided within 24 hours of notification. This provision covers labor to troubleshoot and diagnose system problems, and the labor to replace failed devices.

PARTS AND COMPONENT REPLACEMENT:

PANEL AND PERIPHERAL COMPONENT REPLACEMENT FOR LISTED ELECTRONIC SYSTEMS:

Additionally, these Special Provisions cover component replacement on the central processing unit, to include reprogramming of system due to failure, replacement of circuit boards, and all components in the control panels, annunciator panels, transponders, printers, keyboards monitors, and peripheral devices (smoke detectors, pull stations, audible/ visible units, door contacts, etc.) associated with system. **Replacement of faulty wiring is not covered. (See Terms and Conditions.)**

BATTERY REPLACEMENT INCLUDED

1st year Jan 2007- Testing during Warranty

Annual Price \$ 45,438.00

2nd year Jan 2008 - F Coverage - Bosch equip covered under Warranty thru 2009

Annual Price \$ 61,716.00

3rd year Jan 2009- F Coverage on all equipment

Annual Price \$ 68,950.00

TOTAL 3 YEAR AGREEMENT \$ 176,104.00

SERVICE AGREEMENT

This agreement is made by and between McLean County Law & Justice Center ("Customer") and SimplexGrinnell LP ("Company") and is effective as of 01/01/2007 to 12/31/2009.

Customer agrees to purchase and Company agrees to provide the Services, as defined herein, and materials as set forth in this Agreement subject to the terms and conditions of this Agreement.

SCOPE OF WORK

Services will be provided at the following locations: Law & Justice Center- New Fire Alarm

Service(s) and pricing:

TOTAL ANNUAL PRICE (Plus Any Applicable Tax)

One Hundred Seventy-Six Thousand One Hundred Four Dollars and 0 Cents (\$176,104.00).

Payment Terms:

Payment is due upon receipt of invoice.

Payment for Service(s) shall be total contract

CUSTOMER ACCEPTANCE

In accepting this proposal, Customer agrees to the terms and conditions contained herein and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that the Customer may issue. Any changes in the system requested by the Customer after the execution of this Agreement shall be paid for by the Customer and such changes shall be authorized in writing. ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS CONTAINED IN THIS AGREEMENT.

CUSTOMER

McLean County Law & Justice Center
104 Front Street
Bloomington, IL 61701

SIMPLEXGRINNELL LP
1090 North Main Street
East Peoria, IL 61611

By: [Signature]
Print Name: Michael F. Sweeney
Title: CHAIRMAN, McLean County Board
Phone#: 309-888-5110
Fax#: 309-888-5111
Customer email: Tom@Mclean.gov
PO#:
(Customer)#: 5399-0200
Date: FEBRUARY 20, 2007

By: [Signature: Marsha Clark]
Print Name: Marsha Clark
Title: Service Sales Representative
Phone Number: 309-694-8000
Fax Number: 309-694-8007
E-Mail Address: marsclark@tycointl.com
License Number (if applicable):
Date: 12-8-06

Authorized Manager:

Terms and Conditions

1. Term. The initial term of this Agreement shall commence on the Effective Date and continue for three (3) years (the "Initial Term"). At the conclusion of the Initial Term, this Agreement shall automatically extend for successive terms equal to the Initial Term unless either party gives written notice to the other party at least thirty (30) days prior to the end of the then-current term.
2. Payment. Payments shall be invoiced and due in accordance with the terms and conditions set forth above. Work performed on a time and material basis shall be at the then-prevailing Company rate for material, labor, and related items, in effect at the time supplied under this Agreement.
3. Pricing. The pricing set forth in this Agreement is based on the number of devices to be installed and services to be performed as set forth in the Scope of Work. If the actual number of devices installed or services to be performed is greater than that set forth in the Scope of Work, the price will be

increased accordingly. Company may increase prices upon notice to the Customer or annually to reflect increases in material and labor costs. Customer agrees to pay all taxes, permits, and other charges, including but not limited to state and local sales and excise taxes, installation or alarm permits, false alarm assessments, or any charges imposed by any government body, however designated, levied or based on the service charges pursuant to this Agreement. The Customer's failure to make payment when due is a material breach of this Agreement.
4. Alarm Monitoring Services. Any reference to alarm monitoring services in this Agreement is included for pricing purposes only. Alarm monitoring services are performed pursuant to the terms and conditions of Company's standard alarm monitoring services agreement.
5. Code Compliance. Company does not undertake an obligation to inspect for compliance

with laws or regulations unless specifically stated in the Scope of Work. Customer acknowledges that the Authority Having Jurisdiction (e.g. Fire Marshal) may establish additional requirements for compliance with local codes. Any additional services or equipment required will be provided at an additional cost to Customer.
6. Limitation Of Liability; Limitations Of Remedy. It is understood and agreed by the Customer that Company is not an insurer and that insurance coverage, if any, shall be obtained by the Customer and that amounts payable to company hereunder are based upon the value of the services and the scope of liability set forth in this Agreement and are unrelated to the value of the Customer's property and the property of others located on the premises.

[Handwritten initials]

SERVICE AGREEMENT

(continued)

Customer agrees to look exclusively to the Customer's insurer to recover for injuries or damage in the event of any loss or injury and that Customer releases and waives all right of recovery against Company arising by way of subrogation. Company makes no guaranty or Warranty, including any implied warranty of merchantability or fitness for a particular purpose that equipment or services supplied by Company will detect or avert occurrences or the consequences therefrom that the equipment or service was designed to detect or avert.

It is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure on the part of Company to perform any of its obligations under this Agreement. Accordingly, Customer agrees that, Company shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences therefrom, which the equipment or service was designed to detect or avert. Should Company be found liable for any loss, damage or injury arising from a failure of the equipment or service in any respect, Company's liability shall be limited to an amount equal to the Agreement price (as increased by the price for any additional work) or where the time and material payment term is selected, Customer's time and material payments to Company. Where this Agreement covers multiple sites, liability shall be limited to the amount of the payments allocable to the site where the incident occurred. Such sum shall be complete and exclusive. If Customer desires Company to assume greater liability, the parties shall amend this Agreement by attaching a rider setting forth the amount of additional liability and the additional amount payable by the Customer for the assumption by Company of such greater liability, provided however that such rider shall in no way be interpreted to hold Company as an insurer. **IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGE, LOSS, INJURY, OR ANY OTHER CLAIM ARISING FROM ANY SERVICING, ALTERATIONS, MODIFICATIONS, CHANGES, OR MOVEMENTS OF THE COVERED SYSTEM(S) OR ANY OF ITS COMPONENT PARTS BY THE CUSTOMER OR ANY THIRD PARTY. COMPANY SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO DAMAGES ARISING FROM THE USE, LOSS OF THE USE, PERFORMANCE, OR FAILURE OF THE COVERED SYSTEM(S) TO PERFORM.** The limitations of liability set forth in this Agreement shall inure to the benefit of all parents, subsidiaries and affiliates of company, whether direct or indirect, company's employees, agents, officers and directors.

7. General Provisions. Customer has selected the service level desired after considering and balancing various levels of protection afforded, and their related costs. Customer acknowledges and agrees that by this Agreement, Company, unless specifically stated, does not undertake any obligation to maintain or render Customer's system or equipment as Year 2000 compliant, which shall mean, capable of correctly handling the processing of calendar dates before or after December 31, 1999. All work to be performed by Company will be performed during normal working hours of normal working days (8:00 a.m. - 5:00 p.m., Monday through Friday, excluding Company holidays), as defined by Company, unless additional

times are specifically described in this Agreement. All work performed unscheduled unless otherwise specified in this Agreement. Appointments scheduled for four-hour window. Additional charges may apply for special scheduling requests, e.g. working around equipment shutdowns, after hours work.

Company will perform the services described in the Scope of Work section ("Services") for one or more system(s) or equipment as described in the Scope of Work section or the listed attachments ("Covered System(s)"). UNLESS OTHERWISE SPECIFIED IN THIS AGREEMENT, ANY INSPECTION (AND, IF SPECIFIED, TESTING) PROVIDED UNDER THIS AGREEMENT DOES NOT INCLUDE ANY MAINTENANCE, REPAIRS, ALTERATIONS, REPLACEMENT OF PARTS, OR ANY FIELD ADJUSTMENTS WHATSOEVER, NOR DOES IT INCLUDE THE CORRECTION OF ANY DEFICIENCIES IDENTIFIED BY COMPANY TO CUSTOMER. COMPANY SHALL NOT BE RESPONSIBLE FOR EQUIPMENT FAILURE OCCURRING WHILE COMPANY IS IN THE PROCESS OF FOLLOWING ITS INSPECTION TECHNIQUES, WHERE THE FAILURE ALSO RESULTS FROM THE AGE OR OBSOLESCENCE OF THE ITEM OR DUE TO NORMAL WEAR AND TEAR. THIS AGREEMENT DOES NOT COVER SYSTEMS, EQUIPMENT, COMPONENTS OR PARTS THAT ARE BELOW GRADE, BEHIND WALLS OR OTHER OBSTRUCTIONS OR EXTERIOR TO THE BUILDING, ELECTRICAL WIRING, AND PIPING.

8. Customer Responsibilities. Customer shall promptly notify Company of any malfunction in the Covered System(s) which comes to Customer's attention. This Agreement assumes any existing system(s) are in operational and maintainable condition as of the Agreement date. If, upon initial inspection, Company determines that repairs are recommended, repair charges will be submitted for approval by Customer's on-site representative prior to work. Should such repair work be declined, Company shall be relieved from any and all liability arising therefrom.

Customer further agrees to:

- Provide Company clear access to Covered System(s) to be serviced including, if applicable, lift trucks or other equipment needed to reach inaccessible equipment;
- Supply suitable electrical service, heat, heat tracing adequate water supply, and required system schematics and/or drawings;
- Notify all required persons, including but not limited to authorities having jurisdiction, employees, and monitoring services, of scheduled testing and/or repair of systems;
- Provide a safe work environment;
- In the event of an emergency or Covered System(s) failure, take reasonable precautions to protect against personal injury, death, and/or property damage and continue such measures until the Covered System(s) are operational; and
- Comply with all laws, codes, and regulations pertaining to the equipment and/or services provided under this agreement.

9. Repair Services (If Selected by Customer). Where Customer expressly includes repair, replacement, and emergency response services in the Scope of Work section of this Agreement, such services apply only to the components or equipment of the Covered System(s). Customer agrees to promptly request repair services in the event the System becomes inoperable or otherwise requires repair. The Agreement price does not include

repairs to the Covered System(s) recommended by Company during the initial inspection, for which Company will submit independent pricing to customer and as to which Company will not proceed until Customer authorizes such work and approves the pricing. Repair or replacement of non-maintainable parts of the Covered System(s) including, but not limited to, unit cabinets, insulating material, electrical wiring, structural supports, and all other non-moving parts, is not included under this Agreement.

10. System Equipment. The purchase of equipment or peripheral devices, (including but not limited to smoke detectors, passive infrared detectors, card readers, sprinkler system components, extinguishers and hoses) from Company shall be subject to the terms and conditions of this Agreement. If, in Company's sole judgment, any peripheral device or other system equipment, which is attached to the Covered System(s), whether provided by Company or a third party, interferes with the proper operation of the Covered System(s), Customer shall remove or replace such device or equipment promptly upon notice from Company. Failure of Customer to remove or replace the device shall constitute a material breach of this Agreement. If Customer adds any third party device or equipment to the Covered System(s), Company shall not be responsible for any damage to or failure of the Covered System(s) caused in whole or in part by such device or equipment.

11. Reports. Where inspection and/or test services are selected, such inspection and/or test shall be completed on Company's then current Report form, which shall be given to Customer, and, where applicable, Company may submit a copy thereof to the local authority having jurisdiction. The Report and recommendations by Company are only advisory in nature and are intended to assist Customer in reducing the risk of loss to property by indicating obvious defects or impairments noted to the system and equipment inspected and/or tested. They are not intended to imply that no other defects or hazards exist or that all aspects of the Covered System(s), equipment, and components are under control at the time of inspection. Final responsibility for the condition and operation of the Covered System(s) and equipment and components lies with Customer.

12. Confined Space. If access to confined space by Company is required for the performance of Services, Services shall be scheduled and performed in accordance with Company's then-current hourly rate.

13. Hazardous Materials. Customer represents that, except to the extent that Company has been given written notice of the following hazards prior to the execution of this Agreement, to the best of Customer's knowledge there is no:

- "Permit confined space," as defined by OSHA,
- Risk of infectious disease,
- Need for air monitoring, respiratory protection, or other medical risk,
- Asbestos, asbestos-containing material, formaldehyde or other potentially toxic or otherwise hazardous material contained in or on the surface of the floors, walls, ceilings, insulation or other structural components of the area of any building where work is required to be performed under this Agreement.

All of the above are hereinafter referred to as "Hazardous Conditions". Company shall have the right to rely on the representations listed above.

SERVICE AGREEMENT

(continued)

If hazardous conditions are encountered by Company during the course of Company's work, the discovery of such materials shall constitute an event beyond Company's control and Company shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Customer as certified in writing by an independent testing agency, and Customer shall pay disruption expenses and re-mobilization expenses as determined by Company.

This Agreement does not provide for the cost of capture, containment or disposal of any hazardous waste materials, or hazardous materials, encountered in any of the Covered System(s) and/or during performance of the Services. Said materials shall at all times remain the responsibility and property of Customer. Company shall not be responsible for the testing, removal or disposal of such hazardous materials.

14. Limited Warranty. COMPANY WARRANTS THAT ITS WORKMANSHIP AND MATERIAL FURNISHED UNDER THIS AGREEMENT WILL BE FREE FROM DEFECTS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF FURNISHING. Where Company provides product or equipment of others, Company will warrant the product or equipment only to the extent warranted by such third party. **EXCEPT AS EXPRESSLY SET FORTH HEREIN, COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPORTED HEREUNDER. COMPANY MAKES NO WARRANTY OR REPRESENTATION, AND UNDERTAKES NO OBLIGATION TO ENSURE BY THE SERVICES PERFORMED UNDER THIS AGREEMENT, THAT COMPANY'S PRODUCTS OR THE SYSTEMS OR EQUIPMENT OF THE CUSTOMER WILL CORRECTLY HANDLE THE PROCESSING OF CALENDAR DATES BEFORE OR AFTER DECEMBER 31, 1999.**

15. Indemnity. Customer agrees to indemnify, hold harmless and defend Company against any and all losses, damages, costs, including expert fees and costs, and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions whether or not Customer pre-notifies Company of the existence of said hazardous conditions, arising in any way from any act or omission of Customer or Company relating in any way to this Agreement, including but not limited to the Services under this Agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise. Company reserves the right to select counsel to represent it in any such action.

16. Insurance. Customer shall name Company, its officers, employees, agents, subcontractors, suppliers, and representatives as additional insureds on Customer's general liability and auto liability policies.

17. Exclusions. This Agreement expressly excludes, without limitation, testing inspection and

repair of duct detectors, beam detectors, and UV/IR equipment; provision of fire watches; clearing of ice blockage; draining of improperly pitched piping; batteries; recharging of chemical suppression systems; reloading of, upgrading, and maintaining computer software; making repairs or replacements necessitated by reason of negligence or misuse of components or equipment or changes to Customer's premises, vandalism, corrosion (including but not limited to micro-bacterially induced corrosion ("MIC")), power failure, current fluctuation, failure due to non-Company installation, lightning, electrical storm, or other severe weather, water, accident, fire, acts of God or any other cause external to the Covered System(s). This Agreement does not cover and specifically excludes system upgrades and the replacement of obsolete systems, equipment, components or parts. All such services may be provided by Company at Company's sole discretion at an additional charge. If Emergency Services are expressly included in the scope of work section, the Agreement price does not include travel expenses.

18. Availability and Cost of Steel, Plastics & Other Commodities. Company shall not be responsible for failure to provide services, deliver products, or otherwise perform work required by this Agreement due to lack of available steel products or products made from plastics or other commodities. (i) In the event Company is unable, after reasonable commercial efforts, to acquire and provide steel products, or products made from plastics or other commodities, if required to perform work required by this Agreement, Customer hereby agrees that Company may terminate the Agreement, or the relevant portion of the Agreement, at no additional cost and without penalty. Customer agrees to pay Company in full for all work performed up to the time of any such termination. (ii) If Company is able to obtain the steel products or products made from plastics or other commodities, but the price of any of the products has risen by more than 10% from the date of the bid, proposal or date Company executed this Agreement, whichever occurred first, then Company may pass through that increase through a reasonable price increase to reflect increased cost of materials.

19. Force Majeure. Company shall not be responsible for delays or failure to render services due to causes beyond its control, including but not limited to material shortages, work stoppages, fires, civil disobedience or unrest, severe weather, fire or any other cause beyond the control of Company.

20. Termination. Company may terminate this Agreement immediately at its sole discretion upon the occurrence of any Event of Default as hereinafter defined. Company may also terminate this Agreement at its sole discretion upon notice to Customer if Company's performance of its obligations under this Agreement becomes impracticable due to obsolescence of equipment at Customer's premises or unavailability of parts.

21. Default. An Event of Default shall be 1) failure of the Customer to pay any amount within ten (10) days after the amount is due and payable, 2) abuse of the System or the Equipment, 3) dissolution, termination, discontinuance, insolvency or business failure of Customer. Upon the occurrence of an Event of Default, Company may pursue one or more of the following remedies, 1) discontinue furnishing Services, 2) by written notice to Customer declare the balance of unpaid amounts

due and to become due under this Agreement to be immediately due and payable, provided that all past due amounts shall bear interest at the rate of 1 1/2% per month (18% per year) or the highest amount permitted by law, 3) receive immediate possession of any equipment for which Customer has not paid, 4) proceed at law or equity to enforce performance by Customer or recover damages for breach of this Agreement, and 5) recover all costs and expenses, including without limitation reasonable attorneys' fees, in connection with enforcing or attempting to enforce this Agreement.

22. One-Year Limitation On Actions; Choice Of Law. It is agreed that no suit, or cause of action or other proceeding shall be brought against either party more than one (1) year after the accrual of the cause of action or one (1) year after the claim arises, whichever is shorter, whether known or unknown when the claim arises or whether based on tort, contract, or any other legal theory. The laws of Massachusetts shall govern the validity, enforceability, and interpretation of this Agreement.

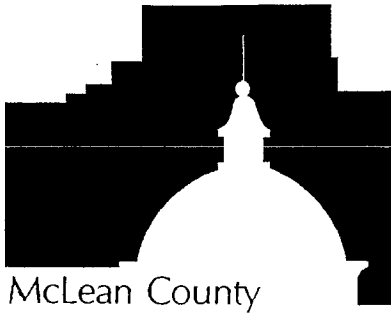
23. Assignment. Customer may not assign this Agreement without Company's prior written consent. Company may assign this Agreement without obtaining Customer's consent.

24. Entire Agreement. The parties intend this Agreement, together with any attachments or Riders (collectively the "Agreement") to be the final, complete and exclusive expression of their Agreement and the terms and conditions thereof. This Agreement supersedes all prior representations, understandings or agreements between the parties, written or oral, and shall constitute the sole terms and conditions of sale for all equipment and services. No waiver, change, or modification of any terms or conditions of this Agreement shall be binding on Company unless made in writing and signed by an Authorized Representative of Company.

25. Severability. If any provision of this Agreement is held by any court or other competent authority to be void or unenforceable in whole or in part, this Agreement will continue to be valid as to the other provisions and the remainder of the affected provision.

26. Legal Fees. Company shall be entitled to recover from the Customer all reasonable legal fees incurred in connection with Company enforcing the terms and conditions of this Agreement.

27. License Information (Security System Customers): AL Alabama Electronic Security Board of Licensure 7956 Vaughn Road, PMB 392, Montgomery, Alabama 36116 (334) 264-9388; AR Regulated by: Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock 72209 (501)618-8600; CA Alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA, 95814. Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act; NY Licensed by the N.Y.S. Department of the State; TX Texas Commission on Private Security, 5805 N. Lamar Blvd., Austin, TX 78752-4422, 512-424-7710.



Facilities Management

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

Bloomington, Illinois 61702-2400

(309) 888-5192 voice

(309) 888-4201 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 *Jack Moody*
Director, Facilities Management

Date: January 22, 2007

Subj: **Major Power Outage – McLean County Health Department**

On Friday, January 19, 2007, at approximately 11:20 a.m. we experienced a complete utility power outage at the McLean County Health Department building, 200 W. Front Street, Bloomington, Illinois.

County facilities staff received a report that “lights and other electrically run systems were now off” at the Health Department. Staff went to the building, examined the main electrical power switch and confirmed we were no longer on 3-phase power, but single phase on the motor control center located in the basement.

We immediately shut-down all 3-phase motors and pumps. We contacted Weber Electric to determine if the fault was the building or AmerenIP, the utility company.

Weber Electric arrived at 12:00 p.m., pulled the service access panel on the main switch and determined that the problem was with AmerenIP. Facilities staff then checked all refrigerators to confirm emergency power was being fed to all chilled storage units housing immunizations. Health Department staff were notified as were the building tenants.

We contacted AmerenIP to notify them of the outage. Within three minutes AmerenIP arrived with a line-truck. AmerenIP linemen accessed the 200 W. Front Street building exterior ground-mounted transformer. The transformer is original to the building, dated 1977. This AmerenIP transformer services only the McLean County Health Department building. It is a 1500 KVA dual primary feed transformer, with a primary 34,500 kw line 3396 and a secondary 3-phase 480 v. line. The primary lines are identified as 3395 and 3396. The 3395 line was the back-up for keeping the building on line while servicing the primary feed. AmerenIP linemen on site attempted to contact management with AmerenIP but had difficulty due to AmerenIP’s radios being down. AmerenIP linemen

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acknowledged that radios were down. Personal cell phones had to be used by AmerenIP to communicate with AmerenIP headquarters.

AmerenIP requested that we open the "house switch" on the main switch gear in the basement.

Additional AmerenIP linemen arrived and determined that two of the three fuses in the AmerenIP transformer had failed. The red indicator rods was sticking out of the top of both faulty fuses. The date on one faulty fuse was 1977 and the date on the second faulty fuse was 1978. These are rod fuses about 27 inches long and 4 inches in diameter. There was no dates on the third fuse, but it was the same color and had the same fade patterns.

Over the next few hours AmerenIP crews arrived with two new replacement fuses. We asked why they were not replacing the third fuse and they said it had not failed and they had no more in stock in Bloomington.

AmerenIP was asked by County staff to "megger" the main feeds from the transformer into the building and to megger the lines into the transformer. (Meggering is an electrical test performed by qualified electricians by using a special piece of equipment to determine the "conductivity" of power lines. Determining this would provide knowledge about the status of our power feeds into the building and inside the original transformer. This test would determine if our main power feed had suffered any damage due to the transformer failure and the resulting high voltage.)

Linemen would not agree to do this, but called AmerenIP management. AmerenIP management agreed to permit this testing. AmerenIP meggered all lines and determined that the underground lines into the building were not faulty, and that the lines inside the transformer were suspect. Weber Electric witnessed the testing. We were then told by AmerenIP staff that they planned to install two new fuses and the third old fuse and attempt to re-energize the transformer to "see what would happen". The two new fuses immediately blew. The County facilities director then contacted the County Administrator to inform him of the problem when it was determined the AmerenIP problem was bigger than two blown fuses.

AmerenIP staff determined the transformer had failed and a new one was needed to replace it. By 4:20 p.m. a new transformer was located in Decatur, Illinois and we were told by AmerenIP staff the transformer would be replaced that night.

At midnight a Stark Company crane had been placed on site by AmerenIP. Our McLean County Emergency Management Agency provided and installed emergency flood lights. The old 1977 transformer was lifted off the concrete pad and placed onto a flat-bed semi truck. The new replacement transformer was lifted onto the concrete pad and installation began by AmerenIP. The new transformer went on-line at 6:00 a.m. Saturday morning.

After power was restored to the Health Department, we were able to determine that we had lost the main VF drive providing HVAC to floors 1, 2, and 3, the floors occupied by

Page three

the Health Department. A new drive had to be located in Athens, Ga, and flown Sunday morning to Chicago's O'Hare Airport. Crews were on site upon arrival to pick it up and deliver it to Bloomington. Upon arrival the old unit was removed and the new unit was installed. The new unit installation was completed by 9:00 p.m.. Sunday night. All HVAC systems were restored to the entire building, especially the first three floors.

AmerenIP determined that repair work is also needed in the parking lot AmerenIP vault on the 3395 line. AmerenIP hopes to schedule this repair for "after-hours", per our request, later this week.

Once that repair is completed, we will have a repair to make on the Health Department main switch located in the basement, which Weber Electric noticed.

We do not have invoices or materials costs yet on the building repairs to the drive unit and AmerenIP has not approached us on any costs they may determine are ours to incur. We do not feel we should have any costs to bear on the new transformer because it is AmerenIP property and the fuses that failed had never been replaced since original installation in 1977.

County facilities staff experienced 70 overtime hours for this event.

We were never told specifically why the transformer blew. We can only assume it was due to its age, or faulty fuses that were 30 years old, or because of some other event "down-stream".

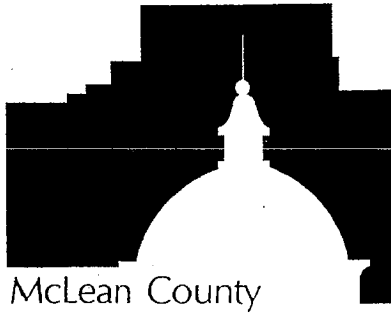
Many hours were spent re-booting systems in the Health Department and the Law and Justice Center. The power had to be turned off to the Law and Justice Center many times during the new transformer installation because of common AmerenIP feeds.

I am available to answer any questions you may have.

Thank you.

JEM:

Cc: Mr. Eric T. Ruud, First Assistant States Attorney



Facilities Management

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

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

Date: January 22, 2007

Subj: Annual Review of County Utilities for FY 2006

During the FY 2006 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 an analysis of utility usage for all County owned and operated facilities.

Enclosed for your review, please find a report entitled “**2006 Summary of McLean County Utilities**” for January – December, 2006. Also, enclosed is an individual sheet for each County facility which shows the actual monthly utility cost by category of expense experienced in 2006.

Also, we reviewed the **2005 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 2005, the most recent BOMA analysis, the average utility cost was \$2.04 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.

Thank you.

Enclosures

Utilities Cover Year End – 2006.Doc

2006 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 these costs whenever possible. This past year witnessed many changes in the cost of utilities for County facilities regarding all four categories: electric, gas, water, and trash removal.

Water:

In 2006, the Town of Normal passed an ordinance increasing water costs to their customers to cover storm water run-off into the town's storm water sewer system. The new storm water sewer costs are based upon the quantity of parking lot around a building. These new costs added to the monthly water bills for the County facilities located at the County Campus of facilities at Fairview Park and began the later part of 2006. These higher costs are included in the Adopted FY 2007 McLean County Expense Budget.

Trash Removal:

Our three-year trash removal contract expired in December, 2006. A new three-year fixed-cost trash removal bid was advertised and offered to all area trash removal firms. Bids were received and the County Board selected the low bidders for all our facilities. Those new contracts began January 1, 2007, and will expire on December 31, 2009. Some facilities experienced an increase in trash removal costs and some experienced a decrease. The Adopted FY 2007 McLean County Expense Budget reflects these changes.

Natural Gas:

Natural gas experienced a volatile year in 2006 for stability on costs. What started out high has ended lower than expectations. However, 2007, while as unpredictable as 2006 was, may see lower costs than last year. We have a master gas supply contract that runs through 2007.

Electricity:

Electric rate increases from AmerenIP took effect January 1, 2007, when the ten-year rate-freeze ended. We were able to bid our electric supply and the County Board awarded a two-year contract with Peoples Energy as our supplier which is predicted to save McLean County around \$411,000.00 over electric supplies from AmerenIP. That master contract began January 1, 2007. Additionally, we were informed by AmerenIP that they plan to change-out all electric meters to a new version that does not require meter readers. These are electronic radio controlled meters that send a signal to an area base receiver. AmerenIP hopes to have all meters changed out in the early part of 2007. We have 27 meters with AmerenIP.

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Global Warming:

A recent national news article stated that the world's climate experts predict 2007 to be the "hottest summer on record". This is due to global warming and the "El Nino" effect. Usage also increases utility costs. Coupled with higher rates, we are predicting 2007 to be more costly for electricity than 2006. Fortunately, we have energy management systems in place in our facilities that reduces costs where possible.

Those facilities that are 24-7 operations, such as the Juvenile Detention Center, the McLean County Jail, MetCom, and the Nursing Home are required to maintain comfortable temperatures and work environments seven days a week.

Both construction projects (third floor Government Center and all remodeled areas of the Law and Justice Center) are having new HVAC control systems installed that are more efficient than the ones that are 30 years old. These new systems will help reduce energy costs in proportion to their lower usage.

B.O.M.A.:

The national average for utilities cost in government buildings located in the Midwest for 2005 was \$2.04 per s.f., the most recent Building Operators and Maintenance Association survey results.

By Building:

Law and Justice Center: Representing 42% of the total occupied square footage of all McLean County operated facilities, the Law and Justice Center remodeling project is well under way. The 7th floor remodeling will be completed the end of February, 2007. Court Services currently located on the 1st floor, 6th floor, and their offices in the McLean County Health Department Building, will be relocated to the 7th floor. Work will then begin for remodeling the 1st, 5th, and 6th floors, plus outside work consisting of remodeling the parking lot and replacing faulty outside staircases. The first floor remodel project will be preceded by an asbestos abatement project prior to demolition. This is a PBC funded project.

Electric costs for 2006 was the **lowest** since 2003. We spent \$4,321.00 less for electricity than in 2005. Water usage **increased** by \$12,000 over 2005 due to cooling tower needs last summer. Gas costs were **lower** in 2006 over 2005 by \$42,414.00 and trash removal costs were **higher** due to special pick-ups needed during the year, over and above our contract. For 2006 concluded, total utility costs for the Law and Justice Center were **lower** than 2005 by **\$34,426.00**.

Cost per s.f. for utilities usage in 2006 at the Law and Justice Center was \$1.95, compared to a national average of \$2.04 per s.f.

Government Center: Government Center comprises 18% of the total s.f. of all County buildings. The third floor City Engineering department remodel project should be completed in February, 2007. The City will then relocate all of their Engineering Department offices to the third floor in March, 2007. This will complete all major remodeling at Government Center. The City and the County will then each occupy 50% of the building.

In 2006, we experienced a **decline** of \$2,692.00 in electricity usage over 2005. But that is expected to increase in 2007 due to occupying the third floor. Gas usage also **declined** by \$26,394.00 over 2005 figures. Water usage **declined** by \$168.00 over 2005, but trash removal costs **increased** by \$135.00 due to extra pick-ups in 2006. Overall, total utilities costs **declined** by \$29,118.00 over 2005. Cost per s.f. to operate Government Center in 2006 was \$2.25. This is a little higher than national average due to so many night meetings and elections needs keeping the building open "after hours".

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 building provides office space for the Health Department, Mr. John P. Schwulst, attorney at law, the Collaborative Solutions Institute, the 11th Judicial Circuit Mandatory Arbitration Program, the Veterans Assistance Commission, the McLean County Court Services Early Intervention Program, the McLean County Child Support Program of the States Attorney, the Children's Advocacy Center, and McLeod USA. In 2006, electric costs **decreased** by \$2,261.00; gas costs **decreased** by \$1,904.00; water costs **increased** by \$75.00; and trash removal costs **increased** by \$37.00, over 2005. Total utility costs for 2006 were **lower** than 2005 by \$4,054.00. The cost to operate the Health Department building was \$1.98 per s.f.

We receive rent monies from all tenants except CAC who reimburses the County for actual utilities used each month. The Health Department pays R.U.M. (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 **decrease** in utility costs of \$13,645.00 over 2005. Electricity costs were lower by \$10,832.00; water costs were **higher** by \$3,017.00 due to additional Town of Normal storm sewer rates; gas costs **declined** by \$6,114.00; and trash removal costs **increased** by \$283.00 due to extra pick-ups. Cost per s.f. to operate the Nursing Home was \$4.48. This facility is staffed 24 hours a day, as such, the residents need to be kept warmer in winter months and there is a kitchen to serve meals 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 7-days a week, with limited hours on Sunday, and is open on some evenings, and for special

Page four

events. Electric costs for 2006 **increased** by \$693.00; gas costs **decreased** by \$10,008.00; and water costs **increased** by \$366.00, over 2005. Total utility costs **decreased** by \$8,950.00 over 2005. The cost to operate the facility in 2006 was \$1.42 per s.f.

McLean County Juvenile Detention Center: This facility experienced an **increase** in electricity costs over 2005 by \$2,713.00; a **decrease** in gas costs of \$7,524.00; and an **increase** in water costs of \$374.00. This newer facility has energy management systems which operate on the HVAC installed systems. Overall for 2006, total utilities were \$4,437.00 **lower** than in 2005. The cost to operate this 24-7 facility was \$2.00 per s.f.

Metro McLean County Centralized Communications Center (MetCom): This all-electric facility experienced a slight **increase** in overall utility costs in 2006 of \$237.00. This facility is manned 24/7 due to the nature of its function. MetCom cost \$4.53 per s.f. in 2006.

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 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 2006, we experienced a slight **increase** in utility costs of \$603.00. The cost to operate the facility in 2006 was only \$1.41 per s.f.

McLean County Highway Department: The McLean County Highway Department located on Towanda Barnes Road, experienced the **lowest** utility costs since 2001, with a **decrease** in costs of \$3,874.00. The cost to operate County Highway in 2006 was \$0.87 per s.f.

McLean County Animal Control Center: The McLean County Animal Control Center located in rural Bloomington, experienced a **decrease** in utilities costs over 2005 of \$592.00. The cost to operate the facility in 2005 was \$0.93 per s.f.

COMLARA Parks and Recreation, Hudson, Illinois: COMLARA Parks and Recreation utility expenses increased by \$145.00 in 2006. The cost to operate this facility was \$.60 per s.f.

Rescue Squad/E.S.D.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

Page five

their training center. Overall, utilities costs in 2006 **increased** by \$1,257.00 over 2005. The cost to operate EMA in 2006 was \$0.72 per s.f.

Summary:

We are pleased to report that in 2006, we experienced an overall **decrease** in total utilities costs of **\$96,851.00**. In 2006, we improved our position for trash removal costs by re-bidding our trash removal contracts. We also signed with an electric energy supplier to reduce the cost of electricity for our AmerenIP serviced buildings by purchasing electricity from a third party under competitive pricing for the next two years. Water costs increased at our Fairview campus of County facilities due to the Town of Normal's new storm water rate factor accessed to all water customers in Normal, Illinois. The Law and Justice Center and Government Center major remodel projects include replacing old inefficient mechanical systems with modern energy efficient systems. Utility costs at Government Center will increase in 2007 due to full occupation of the previously vacant third floor. This will hold true for the 7th floor of the Law and Justice Center when that floor is occupied by Court Services in March, 2007.

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

Thank you.

JEM:
Enclosures

Sutrpt06.doc

**Summary of McLean County Buildings Utilities Costs
FY 2006 (January - December 2006)**

<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	317,954.26	77,541.37	173,402.91	6,058.73	574,957.27
Gov Ctr	179,794.61	2,352.66	99,303.49	2,816.55	284,267.31
N. Home	111,153.74	33,958.96	99,201.76	6,072.00	250,386.46
Health Dpt	118,929.37	3,447.00	23,962.69	2,223.73	148,562.79
JDC	45,441.59	3,569.22	18,416.96	1,590.00	69,017.77
CHouse	41,657.20	1,424.36	13,759.31		56,840.87
MetCom	25,510.99	1,157.78		1,171.04	27,839.81
Fairview	17,297.95	4,079.62	12,435.25		33,812.82
Highway	15,563.27		4,308.91	613.92	20,486.10
Animal	6,275.19			601.20	6,876.39
COMLARA	2,942.79			1,908.00	4,850.79
EMA	<u>2,223.73</u>	<u>192.96</u>	<u>3,166.94</u>		<u>5,583.63</u>
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
02 YTD	825,957.40	92,985.49	329,092.67	14,905.00	1,262,940.56

Total Utilities SF Cost Comparision:

<u>Facility</u>	<u>S.F.</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>
LJC	294,200	1.95	2.07	1.88	1.62
Gov Ctr	126,300	2.25	2.48	1.46	1.18
Health Dpt	75,000	1.98	2.03	1.95	1.87
NHome	55,900	4.48	4.72	4.06	3.78
CHouse	40,000	1.42	1.64	1.47	1.46
JDC	33,600	2.00	2.13	2.00	1.99
Fairview	24,000	1.41	1.38	1.13	1.12
Highway	23,456	0.87	1.04	0.99	1.08
COMLARA	8,143	0.60	0.58	0.56	0.53
EMA	7,800	0.72	0.55	0.50	0.58
Animal	7,500	0.93	1.01	0.92	0.85
MetCom	<u>6,144</u>	4.53	4.49	4.18	4.38
Total SF	702,043				

Law and Justice Center Utilities Costs FY '06

Electric and Water and Gas by Meter

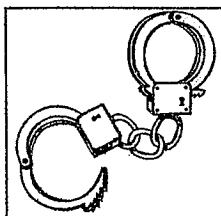
0001-0041-0050-XXXX-XXXX

<u>Month</u>	2006				<u>Month Total</u>
	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Garbage</u>	
Jan	22,343.63	5,656.72	26,737.13	520.96	55,258.44
Feb	22,092.55	4,174.51	20,114.92	518.96	46,900.94
Mar	22,238.57	4,612.91	15,554.73	518.96	42,925.17
Apr	22,919.30	4,529.41	15,003.67	501.60	42,953.98
May	24,323.33	6,241.26	14,404.47	526.88	45,495.94
Jun	32,614.82	7,305.95	11,008.92	506.00	51,435.69
Jul	33,725.00	6,507.80	8,981.40	485.10	49,699.30
Aug	33,646.74	11,938.37	10,353.83	551.87	56,490.81
Sep	33,540.56	6,487.55	11,634.58	488.80	52,151.49
Oct	25,319.83	5,863.28	12,607.67	479.56	44,270.34
Nov	23,013.14	6,336.86	20,051.33	479.56	49,880.89
Dec	<u>22,176.79</u>	<u>7,886.75</u>	<u>6,950.26</u>	<u>480.48</u>	<u>37,494.28</u>
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

2006 Cost/SF: 1.95



Government Center: 115 E. Washington Street
 Electric and Water and Gas by Meter (Occ. by City/County August 2004)
 0001-0041-0115-XXXX-XXXX **2006**

	800-363-6805 27971-22253	62333-67213	5999612000	11916-6 and 11916-1	Area Disposal 08-26744	Month Total:
Month	Electric	Electric	Gas	Water	Trash	
Jan	12,285.18	127.84	6,025.41	171.37	232.65	18,842.45
Feb	11,540.29	189.41	11,119.97	177.76	232.65	23,260.08
Mar	11,919.19	192.47	9,216.64	186.88	232.65	21,747.83
Apr	12,608.79	188.51	8,831.84	200.56	232.65	22,062.35
May	12,524.08	365.10	5,398.78	177.76	234.00	18,699.72
Jun	20,720.98	229.44	6,353.48	213.91	236.70	27,754.51
Jul	19,473.59	194.17	6,267.04	166.70	236.25	26,337.75
Aug	20,344.33	185.06	6,616.62	233.87	236.25	27,616.13
Sep	19,648.47	141.48	7,561.45	183.35	237.60	27,772.35
Oct	14,781.43	120.51	6,846.67	171.28	238.05	22,157.94
Nov	12,363.76	175.79	10,778.13	234.50	233.55	23,785.73
Dec	<u>9,296.37</u>	<u>178.37</u>	<u>14,287.46</u>	<u>234.72</u>	<u>233.55</u>	<u>24,230.47</u>
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

Government Center
 SF: 126,300
 2006 Costs/SF: 2.25



200 W. Front Street Building FY '06
 Electric and Water and Gas and Trash by Meter
 0001-0041-0046-XXXX-XXXX

<u>Month</u>	01254-04016		2006 Area Disposal		<u>Month Total</u>
	18-Various <u>Electric</u>	1400712000 <u>Gas</u>	11916-3 <u>Water</u>	08-20584 <u>Trash</u>	
Jan	7,812.59	4,276.45	322.53	179.92	12,591.49
Feb	7,680.04	3,500.73	263.72	179.92	11,624.41
Mar	7,699.25	2,448.10	272.77	179.92	10,600.04
Apr	8,580.88	2,308.16	254.67	179.92	11,323.63
May	8,113.82	547.23	299.91	180.96	9,141.92
Jun	12,241.54	672.70	277.29	183.05	13,374.58
Jul	13,101.99	316.59	260.91	182.70	13,862.19
Aug	13,921.64	497.67	362.98	191.84	14,974.13
Sep	12,916.81	1,131.33	274.91	192.92	14,515.97
Oct	9,652.15	1,497.39	256.30	193.30	11,599.14
Nov	8,498.58	2,594.00	265.60	189.64	11,547.82
Dec	<u>8,710.08</u>	<u>4,172.34</u>	<u>335.41</u>	<u>189.64</u>	<u>13,407.47</u>
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

2006 Cost/SF: 1.98



McLean County Nursing Home Utilities Costs FY '06
 Electric and Water and Gas and Trash by Meter
 0401-0090-0085-XXXX-XXXX 2006

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Trash</u>	<u>Month Total</u>
Jan	7,342.18		19,425.16	506.00	27,273.34
Feb	7,041.27	5,477.39	13,735.17	506.00	26,759.83
Mar	7,018.47		10,425.29	506.00	17,949.76
Apr	6,916.32	5,682.39	9,788.71	506.00	22,893.42
May	6,404.99		1,422.29	506.00	8,333.28
Jun	8,355.24	5,082.71	2,929.90	506.00	16,873.85
Jul	12,256.66		2,961.54	506.00	15,724.20
Aug	14,897.00	5,515.49	3,376.19	506.00	24,294.68
Sep	13,294.69		4,255.76	506.00	18,056.45
Oct	11,751.39	6,229.19	6,035.61	506.00	24,522.19
Nov	8,382.11		9,989.77	506.00	18,877.88
Dec	<u>7,493.42</u>	<u>5,971.79</u>	<u>14,856.37</u>	<u>506.00</u>	<u>28,827.58</u>
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

2006 Costs/SF: 4.48



McLean County Courthouse Utilities Costs FY '06

Electric and Water and Gas by Meter

0001-0041-0049-XXXX-XXXX

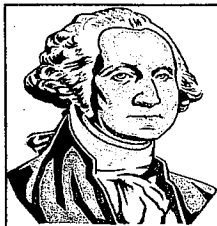
2006

800-363-6805

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Month Total</u>
Jan	2,442.32	89.63	5,617.21	8,149.16
Feb	2,505.29	92.77	3,816.75	6,414.81
Mar	2,418.94	89.63	2,522.34	5,030.91
Apr	2,802.71	89.63	2,276.55	5,168.89
May	3,161.55	112.52	-1,152.44	2,121.63
Jun	4,753.22	135.70	-1,217.11	3,671.81
Jul	5,056.52	146.47	-1,217.11	3,985.88
Aug	4,820.07	138.34	-1,217.11	3,741.30
Sep	5,111.22	133.61	-1,217.11	4,027.72
Oct	3,158.61	119.31	-202.10	3,075.82
Nov	2,734.49	133.61	1,807.93	4,676.03
Dec	<u>2,692.26</u>	<u>143.14</u>	<u>3,941.51</u>	<u>6,776.91</u>
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

2006 Costs/SF: 1.42



McLean County Juvenile Detention Center Utilities Costs FY '06

Electric and Gas and Water and Trash by Meter

0001-0041-0022-XXXX-XXXX

2006

	800-363-6805 78951-56491	1944791000	22877- 26956	22873- 21961		Month
<u>Month</u>	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Water</u>	<u>Trash</u>	<u>Total</u>
Jan	2,909.28	5,050.02			132.50	8,091.80
Feb	2,653.33	3,802.73	161.79	370.03	132.50	7,120.38
Mar	2,909.08	2,700.93			132.50	5,742.51
Apr	3,208.38	2,490.43	229.59	439.75	132.50	6,500.65
May	3,762.41	-766.88			132.50	3,128.03
Jun	3,733.29	-715.80	586.99		132.50	3,736.98
Jul	5,001.52	-650.62			132.50	4,483.40
Aug	5,201.48	-581.71	455.24		132.50	5,207.51
Sep	5,043.06	-172.62			132.50	5,002.94
Oct	4,681.03	885.66	624.89		132.50	6,324.08
Nov	3,149.27	2,477.20			132.50	5,758.97
Dec	<u>3,189.46</u>	<u>3,897.62</u>	<u>700.94</u>		<u>132.50</u>	<u>7,920.52</u>
06	45,441.59	18,416.96	2,759.44	809.78	1,590.00	69,017.77
05	42,728.70	25,940.13	854.94	2,340.44	1,590.00	73,454.21
04	45,000.67	19,710.68	738.47	1,908.23	1,590.00	68,948.05
03	45,269.98	20,181.47	662.28	1,631.85	1,148.40	68,893.98
02	44,816.16	18,811.00	671.88	1,833.47	1,140.00	67,272.51

Opened November 1993

34,500 SF

2006 Costs/SF: 2.00



MetCom Utilities Costs FY '06
 Electric and Water and Trash by Meter
 0001-0041-0045-XXXX-XXXX

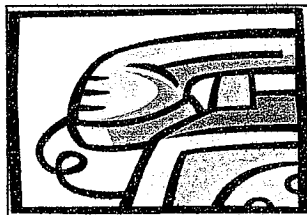
2006

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	2,257.21	80.80	65.30	2,403.31
Feb	2,492.34	80.80	510.81	3,083.95
Mar	2,033.82	71.52	312.23	2,417.57
Apr	2,092.60	80.80	25.30	2,198.70
May	2,257.21	71.52	25.30	2,354.03
Jun	1,763.41	71.72	25.30	1,860.43
Jul	2,326.96	80.80	25.30	2,433.06
Aug	2,143.65	146.16	25.30	2,315.11
Sep	2,571.39	218.34	25.30	2,815.03
Oct	1,963.28	94.64	25.30	2,083.22
Nov	1,775.17	75.57	25.30	1,876.04
Dec	<u>1,833.95</u>	<u>85.11</u>	<u>80.30</u>	<u>1,999.36</u>
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

2006 Costs per s.f. = \$4.53



Fairview Building Utilities Costs FY '06
 Electric and Water and Gas by Meter
 0360-0041-0051-XXXX-XXXX

2006

800-363-6805

32684-99213

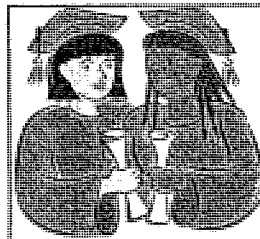
22793-3336

8120022000

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Month Total</u>
Jan	1,303.13		2,687.52	3,990.65
Feb	1,170.35	52.19	2,161.09	3,383.63
Mar	1,084.48		1,470.90	2,555.38
Apr	989.29	115.99	1,359.66	2,464.94
May	1,082.51		-82.59	999.92
Jun	1,272.26	134.17	-47.50	1,358.93
Jul	2,050.04		29.85	2,079.89
Aug	2,328.96	1,220.09	119.25	3,668.30
Sep	2,090.72		207.49	2,298.21
Oct	1,666.67	1,278.59	803.24	3,748.50
Nov	1,107.94		1,459.86	2,567.80
Dec	1,151.60	1,278.59	2,266.48	4,696.67
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

2006 Costs/SF: 1.41



County Highway Dept Utilities Costs FY '06
 Electric and Gas and Trash by Meter
 0120-0055-0056-XXXX-XXXX

2006

Corn Belt 662-4515 modem
 371800 581202000

<u>Month</u>	<u>Electric</u>	<u>Gas</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	1,679.64	1,650.84	51.16	3,381.64
Feb	1,427.58	1,212.66	51.16	2,691.40
Mar	1,398.94	981.52	51.16	2,431.62
Apr	1,353.11	944.69	51.16	2,348.96
May	946.40	-509.61	51.16	487.95
Jun	1,082.37	-519.14	51.16	614.39
Jul	1,648.63	-513.89	51.16	1,185.90
Aug	1,204.57	-504.19	51.16	751.54
Sep	948.85	-585.17	51.16	414.84
Oct	1,126.85	-69.70	51.16	1,108.31
Nov	1,092.48	388.50	51.16	1,532.14
Dec	<u>1,653.85</u>	<u>1832.40</u>	<u>51.16</u>	<u>3,537.41</u>
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
02	13,696.00	8,537.26	612.00	22,845.26

Highway Dept, RR, Bloomington, IL

5,435 SF (Office Bldg) Each garage is 9,600 sf Total is 23,456 SF.

2006 Costs/SF: .87



Animal Control Center Utility Costs FY 2006
 Electric and Gas and Trash by Meter
 0112-0061-0065-XXXX-XXXX 2006

800-363-6805
 93859-77933

<u>Month</u>	<u>Electric</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	443.43	50.10	493.53
Feb	458.86	50.10	508.96
Mar	427.93	50.10	478.03
Apr	391.83	50.10	441.93
May	417.39	50.10	467.49
Jun	657.68	50.10	707.78
Jul	718.77	50.10	768.87
Aug	733.22	50.10	783.32
Sep	640.69	50.10	690.79
Oct	414.23	50.10	464.33
Nov	453.90	50.10	504.00
Dec	<u>517.26</u>	<u>50.10</u>	<u>567.36</u>
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
 2006 Costs/SF: .93



COMLARA Parks & Recreation Utilities Costs for FY 2006
 Electric and Gas and Trash by Meter
 0001-0040-0042-XXXX-XXXX **2006**

	662-5330		
	123200		Month
<u>Month</u>	<u>Electric</u>	<u>Trash</u>	<u>Total:</u>
Jan	166.96	159.00	325.96
Feb	158.73	159.00	317.73
Mar	173.75	159.00	332.75
Apr	172.09	159.00	331.09
May	175.96	159.00	334.96
Jun	586.91	159.00	745.91
Jul	388.73	159.00	547.73
Aug	400.47	159.00	559.47
Sep	190.69	159.00	349.69
Oct	167.02	159.00	326.02
Nov	170.27	159.00	329.27
Dec	<u>191.21</u>	<u>159.00</u>	<u>350.21</u>
06	2,942.79	1,908.00	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

2006 Costs/SF: .60



Emergency Management Agency Garage Utility Costs FY '06
 Electric and Water and Gas by Meter
 0001-0047-0052-XXXX-XXXX

<u>Month</u>	2006			<u>Month Total</u>
	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	
Jan	0.00		675.91	675.91
Feb	228.98	46.71	783.63	1,059.32
Mar	183.70		548.32	732.02
Apr	177.81	42.15	414.94	634.90
May	58.35		160.23	218.58
Jun	151.84	18.60	89.23	259.67
Jul	246.00		28.48	274.48
Aug	194.40	22.88	21.44	238.72
Sep	217.67		21.44	239.11
Oct	95.69	19.28	53.10	168.07
Nov	399.45		151.01	550.46
Dec	<u>269.84</u>	<u>43.34</u>	<u>219.21</u>	<u>532.39</u>
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')

2006 Costs per s.f.: .72

