



**Property Committee Agenda**  
**Room 400, Government Center**  
**Thursday, February 5, 2015**  
**4:45 p.m.**

1. Roll Call
2. Chairman's Approval of Minutes – January 5, 2015
3. Appearance by Members of the Public
4. Departmental Matters:
  - A. Mr. Jack Moody, Director, Facilities Management
    - 1) Items to be Presented for Information:
      - a) Annual Review of County Utilities for FY'2014 1-18
      - b) General Report
      - c) Other
  - B. Bill Wasson, County Administrator
    - 1) Items to be Presented for Information:
      - a) Special Needs Assessment for Adult Detention Facility – Update 19
      - b) General Report
      - c) Other
5. Other Business and Communications
6. Recommend Payment of Bills and Transfers, if any, to County Board
7. Adjournment



**Facilities Management**

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To: The Honorable Chairman and Members of the Property Committee  
Mr. Bill Wasson, County Administrator

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

Date: January 14, 2015

Subj: **Annual Review of County Utilities for FY 2014**

During the FY 2014 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 trend analysis of utility usage for all County owned and operated facilities.

Enclosed for your review, please find a report entitled “**2014 Summary of McLean County Utilities**” for January – December, 2014. Also, enclosed is an individual spread sheet for each County facility which shows the actual monthly utility cost by category of expense experienced in 2014.

Also, we reviewed the **2013 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 2013, the most recent BOMA analysis, the average utility cost was \$2.30 per s.f. of occupied space for government sector facilities in the Midwest. BOMA reviews approximately 100 million s.f. of occupied buildings each year.

Thank you.

Enclosures

Utilities Cover Year End – 2014.Doc

# 2014 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 expenses whenever possible.

## Utilities and Trash Contracts:

We have long term contracts in place with third-party suppliers for the purchase of our electrical, natural gas supplies, and for regular trash removal. 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 for recycle, shredding, and hazardous waste removal needs. Most of these contracts expire in late 2015.

Electric rates were stable in 2014 due to the electrical supply fixed-price contract. In fact, total electric usage for all County facilities was down from the past six years. We began purchasing electricity from third party suppliers in January, 2007. Our current electric supply contract began on January 1, 2014 and expires on December 31, 2015.

Natural Gas prices had been stable the past two years but began inflating since the end of 2012. The bitter cold winter of 2013-2014 sent prices into areas that were more costly than in prior years. This happened nation-wide due to the demand for natural gas. We take full advantage of contract gas prices. Our contract is based on the average of the last five trading days of each month. Our natural gas supply contract expires on August 31, 2017.

## Energy Management:

We have energy management systems installed 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.

## B.O.M.A.:

The national average for utility costs in government buildings located in the Midwest for 2013 was \$2.30. This is the most recent Building Operators and Maintenance Association (BOMA) survey results. BOMA will request 2014 usage data this summer.

## Budgets:

For budget comparisons (comparing actual costs with the adopted budget) for each facility, please see the individual sheet for each building. That information appears at the bottom of each sheet.

### By Building:

**Law and Justice Center:** The Law and Justice Center represents 42% of the total occupied square footage of all McLean County facilities. Actual electric usage in 2014 increased by \$5,260 over the previous year; water costs increased by \$6,496 due to the demand for water for the cooling tower; natural gas expenses increased by \$47,296 over 2013 due to higher demand and the higher cost of natural gas; trash costs were stable.

Overall, the total cost of utilities for the Law and Justice Center in 2014 was \$59,106 more than was spent in 2013, again mostly due to the cost of natural gas. Cost per s.f. at the Law and Justice Center for 2014 was \$1.79. We were below the BOMA \$2.30 per s.f. national average for government buildings in the Midwest. The Law and Justice Center is funded by a PBC levee.

**Government Center:** Government Center comprises 18% of the total s.f. of all County buildings. The City and the County each occupy 50% of the building. The McLean County Public Building Commission owns Government Center. The County and City are joint tenants and as such equally share the operating costs each year.

In 2014, total utilities increased by \$10,983 over 2013. Electricity decreased by \$12,530; gas costs increased by \$24,819; and water increased by \$263. Cost per s.f. to operate Government Center in 2012 was \$2.09. 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 systems as we do in all of our facilities.

The PBC funds a levee for the shared operating costs for Government Center. The County and the City equally share in these building costs. The PBC, County, and City have already signed and entered into the lease amendment agreement for 2015.

**200 W. Front Street:** Representing 11% of the total County occupied square footage and the third largest County office building, 200 W. Front Street provides office space for the McLean County Health Department, Collaborative Solutions Institute (AVERT), the 11<sup>th</sup> Judicial Circuit Mandatory Arbitration Program, the Veterans Assistance Commission (VAC), the McLean County Child Support Program of the States Attorney, the Children's Advocacy Center, New Wave Net Corp, Windstream, Inc., the Regional Office of Education, and CIRBN as tenants.

In 2014, electric costs increased by \$1,719; gas costs increased by \$12,317; and water costs increased by \$594 over 2013. Overall total utilities increased by \$14,629 over the prior year due to natural gas demand and cost increases. The cost to operate 200 W. Front Street was \$1.89 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 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 \$27,774 in 2014 over 2013. Electricity costs decreased by \$3,073; water decreased by \$6,222; and gas costs increased by \$36,962 over the prior year. Cost per s.f. to operate the Nursing Home was \$4.34. This facility is staffed 24 hours a day. The residents need to be kept warmer in winter months, there is a kitchen which prepares meals and they launder clothes which increases all utilities. The Nursing Home also prepares meals that are delivered to the youth at the Juvenile Detention Center and launders their clothes.

**Old McLean County Courthouse:** This building is entirely occupied by the McLean County Museum of History as the sole occupant and is owned by the PBC. Under the current long-term lease agreement with the Museum, the 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 2014 decreased by \$1,172 over 2013; gas costs increased by \$13,063; and water costs decreased slightly over the previous year. Total utility costs increased by \$11,734 over 2013. The cost to operate the facility in 2014 was \$1.44.

**McLean County Juvenile Detention Center:** This facility experienced an overall increase in total utility costs of \$14,462 in 2014; an increase in electric costs of \$5,164; gas costs increase of \$8,547; and an increase in water costs of \$751. The cost to operate this 24-7 facility was \$2.17 per s.f.

**Metro McLean County Centralized Communications Center (MetCom):** This all-electric facility experienced an increase of \$2,693 in overall utility costs over the prior year. This is a Corn Belt Electric facility. MetCom cost \$6.23 per s.f. to operate in 2014. 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 otherwise the large amount of sensitive electronic and computer equipment would overheat and not operate as designed for protecting the safety and welfare of the public.

**Fairview Building, Normal, Illinois:** This facility is vacant. In 2014, we experienced an increase in utilities costs of \$5,707. The cost to operate the facility in 2013 was \$.78 per s.f. On January 21, 2013 ROE relocated to 200 W. Front. This facility is being reviewed for its future viability. In its present condition, the facility would need substantial repairs to reoccupy the facility due to code requirements and other building factors.

**McLean County Highway Department:** The McLean County Highway Department located on Towanda Barnes Road experienced an increase in utility costs of \$5,443 in 2014. The majority of this increase is attributed to increased gas costs and usage. The cost to operate County Highway in 2013 was \$1.20 per s.f.

**McLean County Animal Control Center:** The McLean County Animal Control Center located in rural Bloomington experienced a decrease of \$191 compared to 2014. The cost to operate the facility in 2013 was \$1.11 per s.f.

**COMLARA Parks and Recreation, Hudson, Illinois:** COMLARA Parks and Recreation experienced an **increase** of \$369 compared to 2013. The cost to operate COMLARA Park was \$.93 per s.f.

**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 electric generators, emergency lights, cots, and other supplies for EMA and serves as their training center. Overall, utilities costs **increased** by \$1,284 compared to 2013. The cost to operate the EMA garage in 2014 was \$.78 per s.f.

**Summary:**

2014 utility costs were adversely affected by the high cost of natural gas during the winter of 2013-2014. The entire nation felt this sting in higher gas costs. Natural gas costs for 2015 are now more stable, are in the range of prior years, and this winter is not as severe as last winter was. This will be reflected in the next cost report prepared to tabulate this current year's utility costs and usage. Despite the higher utility costs for 2014, the final tabulated costs were still less than what we experienced in 2009-2011 due to many cost reduction efficiencies we installed during those years, as you will recall. 2014 was a bad year solely due to the higher cost and usage of natural gas.

I am pleased to answer any questions you may have.

Thank you.

JEM:  
Enclosures

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**Summary of McLean County Buildings Actual Utilities Costs  
FY 2014 (January - December 2014) BOMA 2013 is \$2.30/s.f.**

<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	228,405.12	117,982.89	167,063.56	4,457.85	517,909.42
Gov Ctr	165,972.49	5,821.32	87,711.13	2,390.16	261,895.10
N. Home	95,106.89	58,918.52	84,071.55	5,050.99	243,147.95
200 W. Front	104,440.20	6,183.00	28,923.41	1,896.00	141,442.61
JDC	46,559.59	5,363.24	22,390.58	717.00	75,030.41
CHouse	31,017.33	1,556.83	24,947.16	-	57,521.32
MetCom	35,755.42	1,835.31	-	717.00	38,307.73
Fairview	3,814.68	1,569.17	13,260.78	-	18,644.63
Highway	22,029.11	-	18,181.44	771.12	40,981.67
Animal	7,304.73	-	-	900.00	8,204.73
COMLARA	3,682.33	-	-	3,887.81	7,570.14
EMA	2,047.26	456.49	3,603.55	-	6,107.30
<b>14 YTD</b>	<b>\$746,135.15</b>	<b>\$199,686.77</b>	<b>\$450,153.16</b>	<b>\$20,787.93</b>	<b>\$1,416,763.01</b>
13 YTD	\$750,340.22	\$197,981.71	\$298,116.67	\$20,610.54	\$1,267,049.14
12 YTD	\$806,105.62	\$186,719.59	\$235,366.24	\$27,760.80	\$1,255,952.25
11 YTD	\$1,107,764.36	\$169,977.90	\$320,899.33	\$28,110.80	\$1,626,752.39
10 YTD	\$1,153,626.20	\$164,592.44	\$346,934.73	\$28,904.95	\$1,694,058.32
09 YTD	\$1,122,200.75	\$150,516.19	\$350,417.37	\$23,388.11	\$1,646,522.42

**Total Utilities SF Cost Comparison:**

<u>Facility</u>	<u>S.F.</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
LJC	294,200	1.79	1.57	1.50	1.93
Gov Ctr	126,300	2.09	1.99	2.03	2.69
202 W. Front	75,000	1.89	1.69	1.69	2.29
NHome	55,900	4.34	3.85	3.53	4.75
CHouse	40,000	1.44	1.14	1.51	1.49
JDC	33,600	2.17	1.76	1.93	2.75
Fairview	24,000	0.78	0.54	0.86	1.34
Highway	34,016	1.20	1.06	0.82	0.87
COMLARA	8,143	0.93	0.88	1.35	1.41
EMA	7,800	0.78	0.62	0.54	0.73
Animal	7,500	1.11	1.13	1.05	1.39
MetCom	6,144	6.23	5.80	6.07	6.11
Total SF	712,603				

	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Total kWh:	11,701,670	8,025,872	12,878,700	9,739,810
Total Gal:	19,811,914	20,596,536	19,736,168	18,926,044
Total Therms:	646,119	609,243	669,338	618,582

Law and Justice Center Utilities Costs FY '14  
 Electric and Water and Gas by Meter  
 0001-0041-0050-XXXX-XXX 2014

Month	90576-92497	(kWh)	11916-002	(Gal)	888-642-6748	(therms)	827-8631	Total-\$
	Electric-\$		Water-\$		71007- 12000		Gas-\$	
Jan	13,323.37	317,601	9,338.38	1,054,680	34,018.43	35,992	367.00	57,047.18
Feb	14,861.38	270,707	8,445.11	949,960	31,231.18	32,526	367.00	54,904.67
Mar	14,576.19	265,096	6,658.57	740,520	13,623.48	28,214	367.00	35,225.24
Apr	13,084.84	311,915	9,501.67	964,920	13,271.95	22,218	367.00	36,225.46
May	20,681.21	345,624	11,386.96	1,166,880	9,790.43	19,895	367.00	42,225.60
Jun	23,599.70	432,492	9,754.91	1,095,820	9,478.73	16,474	367.00	43,200.34
Jul	25,970.54	478,241	12,035.17	1,361,360	8,903.20	16,792	367.00	47,275.91
Aug	23,094.16	423,512	10,782.63	1,215,500	8,069.72	16,449	367.00	42,313.51
Sep	24,053.32	444,527	12,099.40	1,368,840	9,091.64	18,272	367.00	45,611.36
Oct	19,329.05	359,580	8,984.12	1,006,060	9,769.88	19,416	367.00	38,450.05
Nov	17,126.48	316,573	9,080.47	1,017,280	12,556.05	25,975	367.00	39,130.00
Dec	<u>18,704.88</u>	<u>274,185</u>	9,915.50	<u>1,114,520</u>	<u>16,737.60</u>	<u>27,222</u>	<u>420.85</u>	<u>45,778.83</u>
<b>2014</b>	<b>228,405.12</b>	<b>4,240,053</b>	<b>117,982.89</b>	<b>13,056,340</b>	<b>167,063.56</b>	<b>279,445</b>	<b>4,457.85</b>	<b>517,909.42</b>
13	223,145.83	4,361,194	111,486.29	12,588,840	119,767.01	263,716	4,404.00	458,803.13
12	233,429.04	4,495,685	107,005.66	12,125,080	96,111.58	225,179	3,960.00	440,506.28
11	346,691.80	4,549,688	92,803.12	11,193,820	125,203.47	256,430	3,960.00	568,658.39
10	379,428.49	4,833,692	92,977.18	12,360,700	132,831.17	240,271	2,960.00	609,196.84

Law and Justice Center  
 SF: 294,200 2014 Cost per S.F.: 1.79

	2014	Budget	Actual	Difference	
Total kWh:	4,240.053	Electric:	252,110	228,405	23,705
Total Therms:	279,445	Gas:	108,604	167,063	60,459
Total Gal.:	13,056,340	Water:	76,557	117,983	41,426



Government Center: 115 E. Washington Street  
 Electric, Water, Gas, Trash by Meter (Occ. by City/County August 2004)  
 0001-0041-0115-XXXX-XXXX 2014

	800-363-6805 27971-22253	62333- 67213	59996- 12000	11916-7 11916-6 11916-1	Area 08-0039954						
<u>Montl</u>	<u>Electric-\$</u>	<u>(kWh)</u>	<u>Electric-\$</u>	<u>(kWh)</u>	<u>Gas-\$</u>	<u>(therms)</u>	<u>Water-\$</u>	<u>(Gal)</u>	<u>Trash-\$</u>	<u>Total-\$</u>	
Jan	11,136.04	177,836	257.39	3,521	16,523.78	17,375	550.89	39,644	199.18	28,667.28	
Feb	9,819.19	152,402	233.60	3,138	12,466.20	12,839	486.49	32,164	199.18	23,204.66	
Mar	9,667.65	148,531	193.64	2,502	12,173.53	10,244	952.33	29,920	199.18	23,186.33	
Apr	11,391.27	169,149	68.21	1,626	6,288.71	10,345	527.11	36,652	199.18	18,474.48	
May	17,478.33	257,777	64.10	582	5,161.89	10,490	12.85	32,164	199.18	22,916.35	
Jun	19,098.52	303,487	103.20	508	4,729.50	8,047	454.43	29,172	199.18	20,330.33	
Jul	20,421.49	326,649	32.98	593	4,270.90	7,854	462.04	29,172	199.18	25,386.59	
Aug	18,942.06	300,204	56.19	393	4,021.72	7,992	434.49	26,180	199.18	23,653.64	
Sep	19,336.94	309,061	53.57	364	3,816.96	7,398	445.54	27,676	199.18	23,852.19	
Oct	20,712.19	228,465	58.40	471	5,335.40	10,447	550.42	38,896	199.18	22,055.59	
Nov	9,395.53	223,970	93.03	1,007	6,007.66	12,205	489.58	32,164	199.18	16,184.98	
Dec	<u>8,240.93</u>	<u>161,745</u>	<u>274.11</u>	<u>3,028</u>	<u>6,914.88</u>	<u>11,026</u>	<u>455.15</u>	<u>28,424</u>	<u>199.18</u>	<u>16,084.25</u>	
14	165,972.49	2,759,276	1488.42	17,733	87,711.13	126,262	5,821.32	382,228	2390.16	261,895.10	
13	178,502.15	2,941,365	1,570.14	21,195	62,892.22	133,426	5,558.06	356,996	2390.16	250,912.73	
12	194,158.75	3,101,577	1,273.53	12,431	52,103.34	133,097	5,784.02	375,700	2,832.00	256,151.64	
11	254,836.26	2,932,712	2,304.57	20,902	74,560.06	147,656	5,054.34	335,104	2,832.00	339,587.23	
10	259,655.64	2,923,034	2,183.95	19,088	81,422.64	149,102	4,910.09	329,865	2,843.80	351,016.12	

Government Center SF: 126,300 2014 cost/SF: 2.09

	2014	Budget	Actual	Difference
Total kWh:	2,759,276	Electric: 200,000	165,972	34,028
Total Therms:	126,262	Gas: 75,000	87,711	12,711
Total Gal.:	382,228	Water: 5,400	5,821	481

McLean County Nursing Home  
Electric, Water, Gas, Trash

Gas modem is 888-5196

0401-0090-XXXX-XXXX-X 2014

Trash: 0401-0090-0085-

Util: 0401-0090-0086-

800-363-6805

454-9565

71200-

Republic

23550-75373

22817-21941

22000

Services

<u>Month</u>	<u>Electric-\$</u>	<u>(kWh)</u>	<u>Water-\$</u>	<u>(Gal)</u>	<u>Gas-\$</u>	<u>(therms)</u>	<u>Trash-\$</u>	<u>Total-\$</u>
Jan	6,590.47	98,758	10,201.75	477,000	15,367.49	15,576	417.74	32,577.45
Feb	6,184.66	89,359			13,231.03	13,175	417.74	19,833.43
Mar	5,976.34	87,337	10,385.58	1,045,000	14,982.51	12,306	417.74	31,762.17
Apr	7,097.46	104,240			5,565.94	8,575	417.74	13,081.14
May	4,357.63	65,490	9,543.28	962,000	3,356.01	6,820	417.74	17,674.66
Jun	9,732.78	146,844			3,264.97	5,178	417.74	13,415.49
Jul	11,375.91	174,530	10,281.28	1,044,000	3,252.70	5,596	417.74	25,327.63
Aug	10,332.60	155,756			2,953.52	5,442	417.74	13,703.86
Sep	12,443.73	195,002	9,125.34	908,000	3,286.38	6,012	417.74	24,567.85
Oct	8,386.57	124,063			4,101.59	7,375	452.74	12,998.31
Nov	6,027.23	83,956	9,381.29	944,000	6,187.90	12,070	417.74	22,014.16
Dec	<u>6,601.51</u>	<u>101,917</u>			<u>8,521.51</u>	<u>13,264</u>	<u>420.85</u>	<u>15,543.87</u>
<b>2014</b>	<b>95,106.89</b>	<b>1,427,252</b>	<b>58,918.52</b>	<b>5,380,000</b>	<b>84,071.55</b>	<b>111,389</b>	<b>5,050.99</b>	<b>243,147.95</b>
13	98,179.88	1,554,133	65,140.87	6,691,000	47,109.03	90,494	4,943.22	215,373.00
12	92,549.55	1,497,047	57,992.61	6,112,916	39,624.85	82,099	6,984.00	197,151.01
11	146,334.16	1,516,788	56,921.16	6,309,800	55,474.60	100,633	6,984.00	265,713.92
10	147,026.28	1,573,170	51,507.47	5,961,800	63,236.78	104,240	6,977.10	239,067.25

McLean County Nursing Home, 901 N. Main, Normal, IL  
55,900 SF

2014 Costs/SF: 4.34

	<b>2014</b>	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>
Total kWh:	1,427,252	Electric: 115,000	95,107	19,893
Total Therms:	111,389	Gas: 65,000	84,072	19,072
Total Gal.:	5,380,000	Water: 54,900	58,919	4,019

200 W. Front Street Building FY 2014  
 Electric and Water and Gas and Trash by Meter  
 0001-0041-0046-XXXX-XXXX

	01254-04016		2014		011916-003		Republic Services	
Month	18-Various Electric-\$	(kWh)	1400712000 Gas-\$	(therms)	Water-\$	(Gal)	Trash-\$	Total-\$
Jan	5,468.34	80,711	5,279.64	5,445	449.08	33,660	158.00	11,355.06
Feb	5,413.15	79,226	6,774.83	6,944	462.90	35,156	158.00	12,808.88
Mar	6,140.61	93,116	5,049.61	4,656	944.43	32,164	158.00	12,292.65
Apr	7,764.07	123,478	1,653.77	2,552	520.79	35,904	158.00	10,096.63
May	7,616.22	119,430	969.25	1,413	537.73	36,652	158.00	9,281.20
Jun	12,179.08	163,399	437.03	509	454.03	33,660	158.00	13,228.14
Jul	10,984.15	185,197	528.41	732	467.95	35,156	158.00	12,138.51
Aug	10,808.92	158,572	359.10	436	481.88	36,652	158.00	11,807.90
Sep	12,664.85	189,258	933.63	1,620	488.78	37,400	158.00	14,245.26
Oct	9,717.91	154,400	1,518.45	2,793	426.03	30,668	158.00	11,820.39
Nov	7,071.59	111,379	2,353.20	4,636	467.81	35,156	158.00	10,050.60
Dec	<u>8,611.31</u>	<u>96,231</u>	<u>3,066.49</u>	<u>4,802</u>	<u>481.59</u>	<u>36,652</u>	<u>158.00</u>	<u>12,317.39</u>
<b>2014</b>	<b>104,440.20</b>	<b>1,554,397</b>	<b>28,923.41</b>	<b>36,539</b>	<b>6,183.00</b>	<b>418,880</b>	<b>1,896.00</b>	<b>141,442.61</b>
13	102,721.30	1,611,545	16,606.82	34,504	5,589.62	425,612	1,896.00	126,813.74
12	104,936.29	1,608,561	13,455.27	29,787	5,906.94	465,256	2,256.00	126,554.50
11	145,182.71	1,609,700	18,699.96	35,313	5,446.62	448,800	2,256.00	171,585.29
10	147,623.66	1,608,939	19,404.57	32,028	5,297.64	480,772	2,256.00	174,581.87

Building purchased 4/17/96

75,000 SF 2014 Cost/SF: 1.89

ROE relocated to 200 W. Front on January 21, 2013

	2014	Budget	Actual	Difference	
Total kWh:	1,554,397	Electric:	119,560	104,440	15,120
Total Therms:	36,539	Gas:	18,728	28,923	10,195
Total Gal.:	418,880	Water:	5,090	6,183	1,093

McLean County Juvenile Detention Center Utilities Costs FY '14  
 Electric, Gas, Water, Trash by Meter gas modem is 888-5559  
 0001-0041-0022-XXXX-XXXX 2014

	800-363-6805 78951-56491	19447- 91000	22877- 26956			Area Disp. 08-0039956		
<u>Month</u>	<u>Electric-\$</u>	<u>(kWh)</u>	<u>Gas-\$ (therms)</u>	<u>Water-\$</u>	<u>(Gal)</u>	<u>Trash-\$</u>	<u>Total-\$</u>	
Jan	3,028.29	45,395	5,629.48	5,633	864.03	67,000	59.75	9,581.55
Feb	3,134.22	47,184	4,829.43	4,739			59.75	8,023.40
Mar	2,796.34	41,027	4,683.82	3,782	864.90	67,000	59.75	8,404.81
Apr	2,951.24	40,910	1,212.97	1,715			59.75	4,223.96
May	4,061.33	55,373	303.85	617	965.79	54,000	59.75	5,390.72
Jun	4,243.98	58,759	234.98	147			59.75	4,538.71
Jul	5,435.66	66,718	218.70	131	731.79	55,000	59.75	6,445.90
Aug	4,807.17	60,019	231.58	164			59.75	5,098.50
Sep	5,677.55	70,297	230.94	159	862.94	68,000	59.75	6,831.18
Oct	3,757.34	50,075	674.93	1,024			59.75	4,492.02
Nov	2,803.98	45,048	1,806.02	3,344	1073.79	93,000	59.75	5,743.54
Dec	<u>3,862.49</u>	<u>47,541</u>	<u>2,333.88</u>	<u>3,481</u>			<u>59.75</u>	<u>6,256.12</u>
<b>2014</b>	<b>46,559.59</b>	<b>628,346</b>	<b>22,390.58</b>	<b>24,936</b>	<b>5,363.24</b>	<b>404,000</b>	<b>717.00</b>	<b>75,030.41</b>
13	41,395.02	631,575	13,843.52	24,974	4,612.52	352,000	717.00	60,568.05
12	49,751.23	675,310	10,845.69	21,333	4,770.70	405,000	1,116.00	66,483.62
11	74,320.30	723,840	15,116.34	25,569	4,453.24	370,300	1,116.00	95,005.88
10	73,821.75	710,400	12,677.18	17,876	4,905.28	457,200	1,120.65	82,485.67

Opened November 1993  
 34,500 SF  
 2014 Costs/SF: 2.17

	2014	Budget	Actual	Difference
Total kWh:	628,346	Electric: 59,493	46,560	12,933
Total therms:	24,936	Gas: 16,000	22,391	6,391
Total Gal.:	404,000	Water: 4,047	5,363	1,316

McLean County Courthouse Utilities Costs FY '14  
 Electric, Water, Gas, by Meter  
 0001-0041-0049-XXXX-XXXX

2014

	800-363-6805 12854-95053		11916-5		42007- 12000		
<b>Month</b>	<b>Electric-\$</b>	<b>(kWh)</b>	<b>Water-\$</b>	<b>(Gal)</b>	<b>Gas-\$</b>	<b>(therms)</b>	<b>Total-\$</b>
Jan	2,144.55	30,408	148.06	4,488	5,361.82	5,542	7,654.43
Feb	1,971.13	26,376	215.50	4,800	4,767.73	4,836	6,954.36
Mar	2,085.84	29,126	120.97	1,496	5,228.76	4,355	7,435.57
Apr	2,192.17	33,755	26.44	1,496	2,712.26	4,372	4,930.87
May	2,954.07	39,381	128.60	2,244	131.74	0	3,214.41
Jun	3,955.63	52,992	128.60	2,244	131.74	0	4,215.97
Jul	4,729.72	58,377	128.60	2,244	472.10	0	5,330.42
Aug	3,770.81	46,470	128.60	2,244	131.74	0	4,031.15
Sep	2,007.46	24,767	128.60	2,244	131.74	0	2,267.80
Oct	1,378.80	19,683	122.42	1,496	1,007.71	1,758	2,508.93
Nov	2,057.44	19,640	116.66	748	2,029.96	3,965	4,203.06
Dec	<u>1,769.71</u>	<u>21,786</u>	<u>163.78</u>	<u>5,984</u>	<u>2,839.86</u>	<u>4,436</u>	<u>4,773.35</u>
<b>2014</b>	<b>31,017.33</b>	<b>402,761</b>	<b>1,556.83</b>	<b>29,486</b>	<b>24,947.16</b>	<b>29,263</b>	<b>57,521.32</b>
13	32,189.10	581,520	1,713.83	47,124	11,884.58	23,464	45,787.51
12	51,008.30	702,000	1,482.69	22,440	7,795.08	15,385	60,586.07
11	45,748.56	461,760	1,385.19	14,960	12,283.49	21,871	59,417.24
10	52,929.48	516,240	1,347.61	16,332	13,630.88	20,792	67,907.97

40,000 SF, 200 N. Main, Bloomington, IL 2014 Cost per SF: 1.44

		2014	Budget	Actual	Difference
Total kWh:	402,761	Electric:	41,413	31,017	10,396
Total Therms:	29,263	Gas:	13,513	24,263	10,750
Total Gal.:	29,486	Water:	1,201	1,556	355

MetCom Utilities Costs FY '14  
 Electric and Water and Trash by Meter  
 0001-0041-0045-XXXX-XXXX

2014

<u>Month</u>	Com Belt 1823401		434-2495 11916-0		Area Disposal 08-0039957	<u>Total-\$</u>
	<u>Electric-\$</u>	<u>(kWh)</u>	<u>Water-\$</u>	<u>(Gal)</u>	<u>Trash-\$</u>	
Jan	3,854.16	35,040	150.08	8,228	59.75	4,063.99
Feb	3,365.90	30,400	150.08	8,228	59.75	3,575.73
Mar	3,158.17	29,120	157.07	8,976	59.75	3,374.99
Apr	2,597.90	23,360	143.10	7,480	59.75	2,800.75
May	2,636.96	23,520	151.73	8,228	59.75	2,848.44
Jun	2,780.74	23,840	144.70	7,480	59.75	2,985.19
Jul	2,776.23	23,520	144.70	7,480	59.75	2,980.68
Aug	2,935.18	24,960	151.73	8,228	59.75	3,146.66
Sep	2,618.66	22,240	186.92	11,968	59.75	2,865.33
Oct	2,692.45	22,560	165.80	9,724	59.75	2,918.00
Nov	2,983.07	26,240	144.70	7,480	59.75	3,187.52
Dec	<u>3,356.00</u>	<u>29,120</u>	<u>144.70</u>	<u>7,480</u>	<u>59.75</u>	<u>3,560.45</u>
<b>2014</b>	<b>35,755.42</b>	<b>313,920</b>	<b>1,835.31</b>	<b>100,980</b>	<b>717.00</b>	<b>38,307.73</b>
13	33,183.93	297,280	1,877.81	106,964	717.00	35,614.69
12	34,157.83	311,257	1,648.45	83,776	1,486.80	37,293.08
11	34,399.93	322,400	1,635.18	89,760	1,486.80	37,521.91
10	34,671.14	331,040	1,557.64	88,264	1,451.40	37,680.18

MetCom, 2411 E. Empire, Bloomington, IL, all electric facility, opened 3/10/97  
 6,144 SF 2014 Cost/SF: 6.23

	<b>2014</b>	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>
Total kWh:	313,920	Electric: 31,435	35,755	4,320
Total Gal:	100,980	Water: 1,470	1,835	365

Fairview Building Utilities Costs FY '14  
 Electric and Water and Gas by Meter  
 0360-0041-0051-XXXX-XXXX

2014

Water bill storm water: NH 58%, Fairview 22%, JDC 17%, EMA 3%

Month	800-363-6805 32684-99213		22793-3336		8120022000		Total-\$
	Electric-\$	(kWh)	Water-\$	(Gal)	Gas-\$ (therms)		
Jan	691.84	6,560	267.01	10,000	3,626.82	3,575	4,585.67
Feb	427.33	6,080			3,128.54	3,020	3,555.87
Mar	181.23	4,320	286.90	20,000	2,739.61	2,162	3,207.74
Apr	262.27	3,040			390.37	392	652.64
May	317.98	1,920	249.24		131.44	0	698.66
Jun	160.88	1,760			127.40	0	288.28
Jul	226.62	1,280	249.24	0	127.40	0	603.26
Aug	272.58	3,040			127.40	0	399.98
Sep	272.58	3,040	267.54	0	127.40	0	667.52
Oct	161.37	1,760			173.41	77	334.78
Nov	207.29	2,720	249.24	0	1,114.10	1,964	1,570.63
Dec	<u>632.71</u>	<u>8,160</u>			<u>1,446.89</u>	<u>2,081</u>	<u>2,079.60</u>
<b>2014</b>	<b>3,814.68</b>	<b>43,680</b>	<b>1,569.17</b>	<b>30,000</b>	<b>13,260.78</b>	<b>13,271</b>	<b>18,644.63</b>
13	4,562.36	66,080	1,600.48	20,000	6,774.52	10,704	12,937.37
12	11,950.10	158,411	1,696.33	128,000	7,057.85	12,539	20,704.28
11	21,563.40	204,000	1,815.21	151,400	8,879.98	13,856	32,258.59
10	21,140.82	200,320	1,702.25	114,751	10,767.00	14,888	33,610.07

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

2014 Costs/SF: .78

	2014	Budget	Actual	Difference
Total kWh:	43,680	Electric:	1,960	3,815
Total Therms:	13,271	Gas:	2,940	13,261
Total Gal.:	30,000	Water:	196	1,569
				1,855
				10,321
				1,373

County Highway Dept Utilities Costs FY '14  
Electric, Gas, Trash by Meter

Gas meter modem 662-4611

0120-0055-0056-XXXX-XXXX

2014

Gas pump modem 662-8038

	Corn Belt 371800	662-4515 modem 581202000	Area Disp. 08-0039955			
<u>Month</u>	<u>Electric-\$</u>	<u>(kWh)</u>	<u>Gas-\$</u>	<u>(therms)</u>	<u>Trash-\$</u>	<u>Total-\$</u>
Jan	2,817.36	25,760	4,931.99	5,067	64.26	7,813.61
Feb	2,369.74	21,440	4,303.75	4,381	64.26	6,737.75
Mar	1,998.46	18,320	3,997.25	3,316	64.26	6,059.97
Apr	1,514.82	13,520	794.41	1,101	64.26	2,373.49
May	1,540.00	13,640	136.80	278	64.26	1,741.06
Jun	1,671.94	14,280	127.55	0	64.26	1,863.75
Jul	1,686.27	14,240	135.94	15	64.26	1,886.47
Aug	1,646.27	13,880	127.55	0	64.26	1,838.08
Sep	1,494.53	12,640	215.57	162	64.26	1,774.36
Oct	1,511.55	12,520	395.95	538	64.26	1,971.76
Nov	1,670.71	14,600	1298.13	2,542	64.26	3,033.10
Dec	<u>2,107.46</u>	<u>18,160</u>	<u>1,716.55</u>	<u>2,683</u>	<u>64.26</u>	<u>3,888.27</u>
<b>2014</b>	<b>22,029.11</b>	<b>193,000</b>	<b>18,181.44</b>	<b>20,083</b>	<b>771.12</b>	<b>40,981.67</b>
13	21,812.87	194,440	13,770.99	24,562	964.00	35,538.10
12	20,637.69	185,930	6,455.19	11,381	756.00	27,848.88
11	20,773.52	192,280	8,017.93	13,530	756.00	29,547.45
10	20,241.47	188,440	10,364.85	15,083	756.00	31,362.32

Highway Dept, 102 S. Towanda-Barnes Rd, Bloomington, IL  
34,016 SF 2014 Cost /SF: 1.20

	<b>2014</b>	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>	
Total kWh:	193,000	Electric:	21,100	22,029	929
Total Therms:	20,083	Gas:	8,000	18,181	10,181



Animal Control Center FY 2014  
 Electric, Gas and Trash by Meter

0112-0061-0065-XXXX-XXXX

**2014**

<u>Month</u>	800-363-6805 93859-77933		0773.0001 carcasses Casali	
	<u>Electric-\$</u>	<u>(kWh)</u>	<u>Trash-\$</u>	<u>Total-\$</u>
Jan	821.41	9,962	75.00	896.41
Feb	617.91	8,370	75.00	692.91
Mar	580.21	7,210	75.00	655.21
Apr	510.57	6,596	75.00	585.57
May	453.88	5,991	75.00	528.88
Jun	557.59	8,762	75.00	632.59
Jul	667.14	7,207	75.00	742.14
Aug	636.21	7,507	75.00	711.21
Sep	624.59	7,089	75.00	699.59
Oct	548.68	5,864	75.00	623.68
Nov	659.83	6,738	75.00	734.83
Dec	<u>626.71</u>	<u>8,459</u>	<u>75.00</u>	<u>701.71</u>
<b>2014</b>	<b>7,304.73</b>	<b>89,755</b>	<b>900.00</b>	<b>8,204.73</b>
13	7,495.52	95,131	900.00	8,395.52
12	6,734.43	80,563	1,020.00	7,754.43
11	9,290.94	84,742	1,020.00	10,310.94
10	9,112.98	78,504	1,020.00	10,132.98

Animal Control Center, 9279 North 1375 East Road, Bloomington, IL  
 7,400 SF 2014 Cost/SF: 1.11

<b>2014</b>		<b>Budget</b>	<b>Actual</b>	<b>Difference</b>	
Total kWh:	89,755	Electric:	8,820	7,305	-1,515.00

COMLARA Parks & Recreation Utilities Costs for FY 2014  
 Electric and Gas and Trash by Meter  
 0001-0040-0042-XXXX-XXXX

2014

<u>Month</u>	Corn Belt 123200	<u>kWh</u>	0773.0001 for excess on ground Republic	<u>Total-\$</u>
	<u>Electric-\$</u>		<u>Trash-\$</u>	
Jan	241.84	2,155	357.00	598.84
Feb	229.58	2,012	357.00	586.58
Mar	219.92	1,957	357.00	576.92
Apr	233.74	2,106	357.00	590.74
May	313.00	2,993	295.39	608.39
Jun	481.41	3,339	227.00	708.41
Jul	453.90	3,111	227.00	680.90
Aug	463.88	3,184	227.00	690.88
Sep	295.84	2,635	227.00	522.84
Oct	258.74	2,194	493.77	752.51
Nov	227.64	1,965	357.00	584.64
Dec	<u>262.84</u>	<u>2,306</u>	<u>405.65</u>	<u>667.98</u>
<b>2014</b>	<b>3,682.33</b>	<b>29,957</b>	<b>3,887.81</b>	<b>7,570.14</b>
13	3,739.14	30,947	3,679.16	7,201.18
12	3,624.82	27,867	7,350.00	10,974.82
11	3,781.45	32,117	7,700.00	11,481.45
10	3,465.96	29,829	8,520.00	11,985.96

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

2014 Costs/SF: .93

	<b>2014</b>	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>
Total kWh: 29,957	Electric:	3,316	3,682	366
	Trash:	3,690	3,887	197

Emergency Management Agency Garage Utility Costs FY '14

Electric, Water, Gas by Meter

0001-0047-0052-XXXX-XXXX

2014

800-363-6805

454-9565

76769-

21683-23851

22821-26955

10008

<u>Month</u>	<u>Electric-\$</u>	<u>(kWh)</u>	<u>Water-\$</u>	<u>(Gal.)</u>	<u>Gas-\$</u>	<u>(Therms)</u>	<u>Total-\$</u>
Jan	432.77	2,056	70.72	1,000	727.73	1,163	1,231.22
Feb	148.12	1,728			790.01	1,134	938.13
Mar	70.05	1,670	73.32	1,000	542.42	613	685.79
Apr	135.64	1,466			302.05	323	437.69
May	127.30	1,423	92.09	4,000	70.99	52	290.38
Jun	132.61	1,476			25.47	1	158.08
Jul	134.70	1,498	70.19	1,000	27.83	4	232.72
Aug	228.73	1,294			24.24	0	252.97
Sep	157.67	1,622	72.68	1,000	27.00	4	257.35
Oct	115.39	1,229			133.60	175	248.99
Nov	204.10	1,848	77.49	2,000	465.33	748	746.92
Dec	<u>160.18</u>	<u>1,963</u>			<u>466.88</u>	<u>714</u>	<u>627.06</u>
<b>2014</b>	<b>2,047.26</b>	<b>19,273</b>	<b>456.49</b>	<b>10,000</b>	<b>3,603.55</b>	<b>4,931</b>	<b>6,107.30</b>
13	1,842.98	21,856	402.23	8,000	2,577.92	3,397	4,823.13
12	1,894.06	19,889	432.19	8,000	1,917.39	3,257	4,243.64
11	2,360.76	19,655	463.84	12,100	2,663.50	3,724	5,488.10
10	2,324.58	19,000	387.28	10,377	2,599.66	3,195	5,311.52

7,800 SF (60' X 120') 905 N. Main Street, Normal, IL

2014 Cost/s.f.: .78

			<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Total kWh:	19,273	Electric:	1,845	2,047	202
Total Therms:	4,931	Gas:	2,582	3,604	1022
Total Gal.:	10,000	Water:	184	456	272



OFFICE OF THE ADMINISTRATOR

(309) 888-5110 FAX 888-5111

115 E. Washington St., Room 401 P.O. Box 2400 Bloomington, IL 61702-2400

TO: The Honorable Chairman and Members of the Property Committee  
FROM: Bill Wasson, County Administrator  
DATE: January 27, 2015  
RE: Space Needs Assessment for the Adult Detention Facility-Update

Since the Property Committee meeting on Thursday, December 4th, 2015, Mr. James Matarelli with Dewberry and Mark Goldman of Goldman & Associated have been working with jail staff to finalize needs projections required for the McLean County Jail and number of build-out options. Most recently, Dewberry/Goldman has been working with Jail staff and the Stevenson Center on interpreting trends in Average Bed Days(ABD) data from the Electronic Justice System(EJS) over the past 18 months. This information is being incorporated into the final report.

Additionally, staff have been working with Dewberry/Goldman & Assoc. on production of a Frequently Asked Questions (FAQ) response for public information and outreach. At the February meeting, staff will review the FAQ's identified to date and answers developed, with the goal of assisting the public in understanding the current planning process and possible future outcomes. We intend to post this information on the website and updating this information periodically. Jail staff will also be available at the February Committee meeting to discuss this FAQ presentation.

Finally, Dewberry/Goldman has completed analysis on operational and staffing requirements that would be associated with the different build-out options that have been provided for preliminary consideration. Jail staff are working with Dewberry/Goldman to finalize these to be included in the final report.

We will apprise the Property Committee of the status as the report process progresses. Should you have any questions about this recommendation, please call either Bill Wasson, County Administrator, at (309) 888-5110.

Thank you.