




Property Committee Agenda
Room 400, Government Center
Thursday, February 4, 2010
3:45 p.m.

1. Roll Call
2. Chairman's Approval of Minutes – No Minutes in January
3. Departmental Matters:
 - A. Jack Moody, Director, Facilities Management
 - 1) Items to be Presented for Information:
 - a) 2009 County Utilities Summary Report 1-20
 - b) General Report
 - c) Other
4. Other Business and Communications
5. Recommend Payment of Bills and Transfers, if any, to County Board
6. Adjournment



McLean County

Facilities Management

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To: The Honorable Chairman and Members of the Property Committee
Mr. Terry L. Lindberg, County Administrator

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

Date: January 14, 2010

Subj: **Annual Review of County Utilities for FY 2009**

During the FY 2009 budget year just ended, we reviewed and recorded all utility bills for all County facilities including electric, gas, water, and trash removal. Since 1991, we have prepared an annual report for the Property Committee which evaluates all utility costs for the year just concluded. This report, provided for your information, will explain any changes in utility costs from the previous year and serve as a trend analysis of utility usage for all County owned and operated facilities.

Enclosed for your review, please find a report entitled “**2009 Summary of McLean County Utilities**” for January – December, 2009. Also, enclosed is an individual spread sheet for each County facility which shows the actual monthly utility cost by category of expense experienced in 2009.

Also, we reviewed the **2008 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 2008, the most recent BOMA analysis, the average utility cost was \$2.07 per s.f. of occupied space for government sector facilities in the Midwest. BOMA reviews approximately 85 million s.f. of occupied buildings each year. McLean County annually participates in this research with BOMA.

Thank you.

Enclosures

Utilities Cover Year End – 2009.Doc

2009 Summary of McLean County Utilities

Introduction:

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

Utilities and Trash Contracts:

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

Electric rate increases took effect on January 1, 2007, with AmerenIP when the ten-year rate freeze ended. This forced businesses to decide whether to remain with their utility provider or purchase the commodity through a third-party supplier. Most large firms entered into bidding for electricity as we did. By purchasing electricity through our third party, Peoples Energy (Integrus) calculated a savings of \$168,000.00 in 2009, compared to what we would have spent if we had purchased our electricity from AmerenIP. This represents a 16% savings. Our new three-year fixed-rate electric contract for 2009 – 2011 offers a fixed cost of \$0.0533 per kWh which is less than we paid for the two year contract now expired. We began purchasing electric from a third party supplier in January, 2007. Our new contract began on January 1, 2009.

For 2009, because we purchased our natural gas from a third-party supplier, we saved \$23,272.00 or 7.0% as compared to the cost of our gas had we purchased it directly from NICOR. Gas prices tumbled in 2009 and everyone enjoyed savings over the previous year's prices which were much higher. Please see the enclosed report from Vanguard Energy, our natural gas supplier, for this cost comparison.

Energy Management:

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

B.O.M.A.:

The national average for utility costs in government buildings located in the Midwest for 2008 was \$2.07 per s.f. due to lower natural gas prices nationally this past year. This is the most recent Building Operators and Maintenance Association (BOMA) survey results. BOMA will request 2009 usage data this summer.

By Building:

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

Actual electric usage in 2009 **increased** by \$6,117.00 over the previous year. Water consumption **increased** by \$5,576.00 over 2008. Natural gas costs dramatically **decreased** by \$93,285.00 over 2008 actual costs. This was a huge documented savings.

Overall, the total cost of utilities for the Law and Justice Center in 2009 was \$81,591.00 less than was spent in 2008, or a decrease of 8.8%. Cost per s.f. at the Law and Justice Center for 2009 was \$2.00 compared to \$2.28 in 2008. We were below the BOMA \$2.07 per s.f. national average for government buildings in the Midwest.

Government Center: Government Center comprises 18% of the total s.f. of all County buildings. All major remodeling at Government Center is completed. The City and the County each occupy 50% of the building.

In 2009, we experienced a **decrease** of \$46,793.00 in total utility costs over 2008. Electricity usage **increased** by \$21,944.00 due to higher usage. Gas costs **decreased** by \$69,081.00, the lowest gas usage since 2005, due to lower rates and usage. Water costs were only slightly higher in 2009 than in 2008. Cost per s.f. to operate Government Center in 2009 was \$2.90, compared to \$3.27 in 2008. 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. All exterior entrance doors have vestibules to help keep the cold from quickly entering the building. The building begins to occupy at 7:00 a.m. each weekday morning and on occasion is occupied past 9:00 p.m. in the evening. The City has hours on Saturdays on the first floor.

The PBC funds a levee for the shared operating costs for Government Center. The County and the City equally share these building costs. At this time the County and the PBC are discussing the agreement that needs to be approved by the City for 2010. As of this writing that City approval on the agreement has not occurred for 2010. No changes have been proposed by the County or the PBC from prior year's annual agreements.

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

In 2009, electric costs **increased** by \$1,749.00, gas costs **decreased** by \$9,292.00, and water costs **increased** by \$1,013.00. Overall total utilities **decreased** by \$6,529.00 in 2009 over 2008. The cost to operate the Health Department building was \$2.12 per s.f., below last year's s.f. costs.

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: Not to be outdone, the McLean County Nursing Home experienced an overall **decrease** in utility costs of \$31,291.00 in 2009 over 2008. Electricity costs **increased** by \$6,481.00, water costs were **higher** by \$2,132.00, and gas costs dramatically **decreased** by \$40,598.00 over the prior year. Again, gas rates were lower in 2009. The Nursing Home also changed some HVAC systems to more energy efficient models. Cost per s.f. to operate the Nursing Home was \$4.46, compared to \$5.02 per s.f. in 2008. This facility is staffed 24 hours a day. This is a 24-7 facility. 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.

Old McLean County Courthouse: This building is entirely occupied by the McLean County Museum of History as the sole occupant. Under the current long-term lease agreement, McLean County is responsible for all utilities. The museum is open 6-days a week, and is open some evenings for special events. Electric costs for 2009 **increased** by \$3,246.00, gas costs **decreased** by \$7,881.00, and water costs **decreased** by \$328.00, over 2008. Total utility costs **decreased** by \$4,962.00 over 2008. The cost to operate the facility in 2009 was \$1.55, compared to \$1.68 per s.f. last year and below national averages.

McLean County Juvenile Detention Center: This facility experienced an **increase** in electricity costs over 2008 by \$10,167.00, a **decrease** in gas costs of \$11,865.00, and a slight **increase** in water costs. Trash removal costs **decreased** by \$1,499.00. Overall for 2009, total utilities **decreased** by \$3,143.00. The cost to operate this 24-7 facility was \$2.87 per s.f.

Metro McLean County Centralized Communications Center (MetCom): This all-electric facility experienced a **decrease** in overall utility costs in 2009 of \$968.00. This is a Corn Belt Co. electric facility. MetCom cost \$5.86 per s.f. in 2009. 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 sensitive electronic communication and computer equipment would overheat.

Fairview Building, Normal, Illinois: This facility is a tenant occupied facility housing primarily the Regional Office of Education for McLean/DeWitt/Livingston Counties, (ROE and GED) with a small office area on the first floor for the Senior Citizen Services of the YWCA. As the "host" county, McLean County is required by lease to provide office space for the Regional Office of Education. The costs to operate the facility are paid for by ROE and GED via reimbursements to the county for utilities by a monthly invoice based upon actual utilities used. The YWCA pays the county rent each year for their small office space. In 2009, we experienced a **decrease** in utility costs of \$2,298.00 over 2008. The cost to operate the facility in 2009 was \$1.34 per s.f.

McLean County Highway Department: The McLean County Highway Department located on Towanda Barnes Road, experienced a slight **increase** in utility costs of \$585.00. The cost to operate County Highway in 2008 was \$.91 per s.f.

McLean County Animal Control Center: The McLean County Animal Control Center located in rural Bloomington, experienced a slight **increase** in utilities costs over 2008 of \$682.00. The cost to operate the facility in 2009 was \$1.34 per s.f.

COMLARA Parks and Recreation, Hudson, Illinois: COMLARA Parks and Recreation utility expenses **increased** by \$604.00 in 2009. The cost to operate COMLARA Park was \$.98 per s.f.

Rescue Squad/E.M.A. Garage, Normal, Illinois: This unmanned metal garage, located behind the Fairview Building in Normal, Illinois is managed by the McLean County Emergency Management Agency (EMA). It is used to house emergency extrication vehicles, field operated communication equipment, rescue squad vehicles, boats and diving gear, portable generators, emergency lights, cots, and other supplies for EMA and serves as their training center. Overall, utilities costs in 2009 **decreased** by \$555.00 over 2008. The cost to operate EMA in 2009 was \$0.69 per s.f.

Summary:

McLean County experienced a 10% **decrease** in utilities costs in 2009 of \$176,260.00. We improved our position in the market place for electricity costs for the next three (3) years by paying a fixed rate previously explained in this report. We also entered into a new gas contract, and 3-year fixed trash contracts.

Page five

Dramatic improvements have been made in our largest facilities which use the most utilities. All installed systems are maximized to reduce usage. Energy costs are less than what we would be paying if we purchased them directly from the utilities. Gas and electric meters have been checked by our utilities to ensure accuracy. All of the 30-year old HVAC mechanical systems have been replaced at the Law and Justice Center with high efficiency units. The new Highway garage improved the efficiency of snow removal equipment, but this increased the use of gas and electric in order to operate the new garage.

Global warming and the world-wide instability of the cost of fossil fuels can increase our utility costs from year to year. This past year we enjoyed great (at least better) gas rates. The forecast for 2010 is a more stable energy market, however world political events or disasters in fuel producing regions could change that overnight. USA Today reported on January 17, 2010, that the decade from 2000-2009 "was the earth's warmest on record", according to data released by the National Climatic Data Center (NCDC) in Ashville, N.C. The report states that the years 2001 and 2008 "were the warmest among the 10 years studied in that report". The years 2009 and 2006 were the fifth-warmest since records began in 1880. They also stated that global precipitation in 2009 was near the long-term average, despite Central Illinois setting record rainfalls in 2009.

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

Thank you.

JEM:
Enclosures

Sutrpt09.doc

Summary of McLean County Buildings Utilities Costs

FY 2009 (January - December 2009)

BOMA 2008 is \$2.07/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	\$372,550.26	\$87,347.63	\$124,504.15	\$3,804.00	\$588,206.04
Gov Ctr	\$268,268.35	\$4,789.18	\$91,206.41	\$2,574.42	\$366,838.36
N. Home	\$136,445.04	\$44,519.89	\$61,580.73	\$6,553.01	\$249,098.67
Health Dpt	\$132,234.10	\$5,043.24	\$19,433.75	\$2,160.00	\$158,871.09
JDC	\$78,672.53	\$4,216.50	\$14,994.27	\$1,251.12	\$99,134.42
CHouse	\$46,560.79	\$1,344.39	\$14,254.92	\$0.00	\$62,160.10
MetCom	\$33,375.92	\$1,524.39	\$0.00	\$1,080.00	\$35,980.31
Fairview	\$19,456.98	\$1,477.98	\$11,212.19	\$0.00	\$32,147.15
Highway	\$19,387.78	\$0.00	\$10,717.76	\$720.00	\$30,825.54
Animal	\$9,256.54	\$0.00	\$0.00	\$625.56	\$9,882.10
COMLARA	\$3,365.27	\$0.00	\$0.00	\$4,620.00	\$7,985.27
EMA	\$2,627.19	\$252.99	\$2,513.19	\$0.00	\$5,393.37
09 YTD	\$1,122,200.75	\$150,516.19	\$350,417.37	\$23,388.11	\$1,646,522.42
08 YTD	\$1,068,014.40	\$140,584.94	\$589,997.41	\$24,185.35	\$1,822,782.10
07 YTD	\$1,112,144.11	\$160,925.65	\$436,385.75	\$23,385.49	\$1,732,841.00
06 YTD	\$884,744.69	\$127,723.93	\$447,958.22	\$23,055.17	\$1,483,482.01
05 YTD	\$903,021.45	\$108,827.96	\$546,996.91	\$21,487.34	\$1,580,333.66

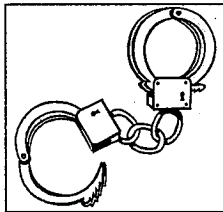
Total Utilities SF Cost Comparision:

<u>Facility</u>	<u>S.F.</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
LJC	294,200	2.00	2.28	2.12	1.95
Gov Ctr	126,300	2.90	3.27	2.99	2.25
Health Dpt	75,000	2.12	2.21	2.39	1.98
NHome	55,900	4.46	5.02	4.71	4.48
CHouse	40,000	1.55	1.68	1.83	1.42
JDC	33,600	2.87	2.96	2.73	2.00
Fairview	24,000	1.34	1.44	1.31	1.41
Highway	34,016	0.91	0.89	1.03	0.87
COMLARA	8,143	0.98	0.91	0.99	0.6
EMA	7,800	0.69	0.76	0.74	0.72
Animal	7,500	1.34	1.24	1.27	0.93
MetCom	6,144	5.86	6.01	5.17	4.53
Total SF	712,603				

Law and Justice Center Utilities Costs FY '09
 Electric and Water and Gas by Meter
 0001-0041-0050-XXXX-XXXX

<u>Month</u>	2009				<u>Month</u>
	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Garbage</u>	
				888-642-6748	
	90576-92497	11916-2	7100712000	Allied Disposal	
Jan	27,572.43	5,287.39	23,451.58	317.00	56,628.40
Feb	24,081.39	7,040.44	14,329.87	317.00	45,768.70
Mar	25,239.43	5,649.96	10,602.32	317.00	41,808.71
Apr	29,421.68	6,063.96	8,679.72	317.00	44,482.36
May	31,816.86	7,455.35	6,847.35	317.00	46,436.56
Jun	36,135.92	7,607.53	5,946.35	317.00	50,006.80
Jul	41,462.35	8,919.05	6,132.46	317.00	56,830.86
Aug	37,945.57	8,238.07	6,186.31	317.00	52,686.95
Sep	36,285.06	9,574.81	5,505.00	317.00	51,681.87
Oct	30,348.29	8,818.17	9,215.38	317.00	48,698.84
Nov	28,823.10	5,993.35	10,854.54	317.00	45,987.99
Dec	<u>23,418.18</u>	<u>6,699.55</u>	<u>16,753.27</u>	<u>317.00</u>	<u>47,188.00</u>
09	372,550.26	87,347.63	124,504.15	3,804.00	588,206.04
08	366,432.79	81,771.67	217,789.27	3,804.00	669,797.73
07	379,554.20	86,317.80	155,414.73	3,804.00	625,090.73
06	317,954.26	77,541.37	173,402.91	6,058.73	574,957.27
05	322,275.82	65,521.66	215,816.96	5,768.76	609,383.20

Law and Justice Center
 SF: 294,200
 2009 Cost/SF: 2.00



Government Center: 115 E. Washington Street
 Electric and Water and Gas by Meter (Occ. by City/County August 2004)
 0001-0041-0115-XXXX-XXXX **2009**

	800-363-6805 27971-22253	62333-67213	5999612000	11916-7 11916-6 and 11916-1	Area Disposal #9370	Month <u>Total:</u>
<u>Month</u>	<u>Electric</u>	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Trash</u>	
Jan	21,348.91	588.15	14,106.41	377.29	214.00	36,634.76
Feb	16,431.44	318.73	9,255.53	407.10	214.00	26,626.80
Mar	18,776.39	311.95	7,501.51	389.30	214.00	27,193.15
Apr	18,762.68	238.32	6,621.81	415.31	214.00	26,252.12
May	22,349.46	114.44	5,257.27	405.90	214.00	28,341.07
Jun	26,914.86	97.50	4,883.54	356.90	214.00	32,466.80
Jul	26,791.54	101.27	5,328.85	406.59	220.42	32,848.67
Aug	26,791.26	85.76	5,534.56	395.63	214.00	33,021.21
Sep	26,694.02	84.46	4,765.11	384.67	214.00	32,142.26
Oct	21,391.76	117.32	7,685.47	421.12	214.00	29,829.67
Nov	20,629.64	143.65	9,047.04	428.26	214.00	30,462.59
Dec	<u>18,901.06</u>	<u>283.78</u>	<u>11,219.31</u>	<u>401.11</u>	<u>214.00</u>	<u>31,019.26</u>
09	265,783.02	2,485.33	91,206.41	4,789.18	2,574.42	366,838.36
08	244,290.82	2,034.79	160,287.93	4,449.79	2,568.00	413,631.33
07	228,675.14	1,880.38	124,035.83	3,578.60	2,616.00	360,785.95
06	177,506.46	2,288.15	99,303.49	2,352.66	2,816.55	284,267.31
05	181,130.44	1,356.04	125,697.79	2,520.06	2,681.15	313,385.48

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

Government Center

SF: 126,300

2009 Costs/SF: 2.90



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

01254-04016 Modern 829-1638

2009

<u>Month</u>	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Trash</u>	<u>Month Total</u>
Jan	8,475.42	5,395.14	357.18	180.00	14,407.74
Feb	8,119.96	2,206.95	366.66	180.00	10,873.57
Mar	8,700.10	1,688.77	382.29	180.00	10,951.16
Apr	8,667.97	1,241.07	418.43	180.00	10,507.47
May	11,493.99	719.83	427.64	180.00	12,821.46
Jun	12,795.04	440.85	413.58	180.00	13,829.47
Jul	15,147.42	515.11	408.01	180.00	16,250.54
Aug	14,674.46	547.47	468.02	180.00	15,869.95
Sep	14,366.91	605.43	549.93	180.00	15,702.27
Oct	10,553.15	1,357.23	457.13	180.00	12,547.51
Nov	10,307.46	1,697.84	369.78	180.00	12,555.08
Dec	<u>8,932.22</u>	<u>3,018.06</u>	<u>424.59</u>	<u>180.00</u>	<u>12,554.87</u>
09	132,234.10	19,433.75	5,043.24	2,160.00	158,871.09
08	130,485.13	28,725.48	4,030.13	2,160.00	165,400.74
07	152,910.19	20,528.33	3,525.26	2,160.00	179,123.78
06	118,929.37	23,962.69	3,447.00	2,223.73	148,562.79
05	121,190.82	25,866.25	3,372.77	2,186.20	152,616.04

Building purchased 4/17/96
 75,000 SF

2009 Cost/SF: 2.12



McLean County Nursing Home Utilities Costs FY '09

Electric and Water and Gas and Trash by Meter

Trash: 0401-0090-0085-

0401-0090-XXXX-XXXX-XXXX

2009

Util: 0401-0090-0086-

800-363-6805 454-9565

9358 account

23550-75373 22817-21941 7120022000 Area Disposal

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Trash</u>	<u>Month Total</u>
Jan	13,488.52		12,886.29	552.00	26,926.81
Feb	9,234.36	7,015.95	8,029.49	552.00	24,831.80
Mar	9,383.83		6,053.04	552.00	15,988.87
Apr	9,070.14	6,646.03	4,456.29	552.00	20,724.46
May	9,433.67		2,016.21	552.00	12,001.88
Jun	11,421.18	7,795.16	1,734.84	552.00	21,503.18
Jul	15,444.59		1,820.14	566.01	17,830.74
Aug	15,005.82	6,866.63	1,811.75	467.00	24,151.20
Sep	13,335.36		1,779.88	552.00	15,667.24
Oct	11,555.80	8,114.60	4,546.32	552.00	24,768.72
Nov	9,004.78		6,590.49	552.00	16,147.27
Dec	<u>10,066.99</u>	<u>8,081.52</u>	<u>9,855.99</u>	<u>552.00</u>	<u>28,556.50</u>
09	136,445.04	44,519.89	61,580.73	6,553.01	249,098.67
08	129,964.29	42,387.33	102,178.54	5,859.00	280,389.16
07	136,495.29	41,611.52	86,171.78	5,604.00	269,882.59
06	111,153.74	33,958.96	99,201.76	6,072.00	250,386.46
05	121,985.89	30,941.34	105,315.07	5,789.28	264,031.58

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

55,900 SF

2009 Costs/SF: 4.46



McLean County Courthouse Utilities Costs FY '09
 Electric and Water and Gas by Meter
 0001-0041-0049-XXXX-XXXX

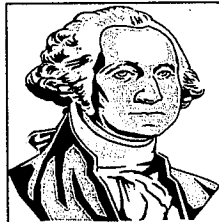
2009

800-363-6805

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Month Total</u>
Jan	3,273.70	118.37	3,901.39	7,293.46
Feb	2,261.13	114.89	2,491.84	4,867.86
Mar	2,994.43	110.33	1,862.38	4,967.14
Apr	2,719.72	101.93	764.75	3,586.40
May	3,035.61	102.15	140.89	3,278.65
Jun	5,145.41	103.07	130.93	5,379.41
Jul	6,353.55	103.07	130.93	6,587.55
Aug	5,946.38	133.46	131.75	6,211.59
Sep	5,472.99	155.73	131.75	5,760.47
Oct	3,273.41	122.32	785.00	4,180.73
Nov	3,080.53	67.12	1,331.95	4,479.60
Dec	<u>3,003.93</u>	<u>111.95</u>	<u>2,451.36</u>	<u>5,567.24</u>
09	46,560.79	1,344.39	14,254.92	62,160.10
08	43,314.38	1,672.63	22,135.09	67,122.10
07	52,794.30	1,562.44	20,144.09	74,500.83
06	41,657.20	1,424.36	13,759.31	56,840.87
05	40,964.53	1,058.19	23,767.86	65,790.58

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

2009 Costs/SF: 1.55



McLean County Juvenile Detention Center Utilities Costs FY '09
 Electric and Gas and Water and Trash by Meter
 0001-0041-0022-XXXX-XXXX

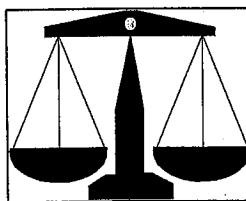
2009

	800-363-6805 78951-56491	1944791000	22877-26956	Area Disposal #9361	Month Total
<u>Month</u>	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Trash</u>	
Jan	7,075.23	4,275.21		104.00	11,454.44
Feb	4,607.60	2,497.65	489.16	104.00	7,698.41
Mar	4,556.81	1,713.66		104.00	6,374.47
Apr	4,683.29	1,275.75	424.26	104.00	6,487.30
May	6,037.81	317.32		104.00	6,459.13
Jun	6,297.72	202.04	824.16	104.00	7,427.92
Jul	9,595.29	250.26		107.12	9,952.67
Aug	12,033.72	195.19	666.79	104.00	12,999.70
Sep	7,757.03	257.52		104.00	8,118.55
Oct	6,388.57	746.67	744.53	104.00	7,983.77
Nov	4,549.38	1,177.29		104.00	5,830.67
Dec	<u>5,090.08</u>	<u>2,085.71</u>	<u>1,067.60</u>	<u>104.00</u>	<u>8,347.39</u>
09	78,672.53	14,994.27	4,216.50	1251.12	99,134.42
08	68,505.57	26,859.78	4,162.08	2,750.35	102,277.78
07	63,588.04	22,102.32	4,756.90	2157.49	92,604.75
06	45,441.59	18,416.96	3,569.22	1,590.00	69,017.77
05	42,728.70	25,940.13	3,195.38	1,590.00	73,454.21

Opened November 1993

34,500 SF

2009 Costs/SF: 2.87



MetCom Utilities Costs FY '09
 Electric and Water and Trash by Meter
 0001-0041-0045-XXXX-XXXX

2009

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	3,324.91	76.46	90.00	3,491.37
Feb	3,491.95	115.02	90.00	3,696.97
Mar	2,843.72	78.01	90.00	3,011.73
Apr	2,829.87	143.73	90.00	3,063.60
May	2,587.44	124.07	90.00	2,801.51
Jun	2,570.04	137.04	90.00	2,797.08
Jul	2,689.94	137.04	90.00	2,916.98
Aug	2,747.21	142.60	90.00	2,979.81
Sep	2,716.35	153.74	90.00	2,960.09
Oct	2,504.83	137.04	90.00	2,731.87
Nov	2,593.45	131.47	90.00	2,814.92
Dec	<u>2,476.21</u>	<u>148.17</u>	<u>90.00</u>	<u>2,714.38</u>
09	33,375.92	1,524.39	1080.00	35,980.31
08	34,787.38	1,080.87	1,080.00	36,948.25
07	29,559.12	1,095.89	1,080.00	31,735.01
06	25,510.99	1,157.78	1,171.04	27,839.81
05	26,347.46	951.01	303.60	27,602.07

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

6,144 SF

2009 Costs per s.f. = 5.86



Fairview Building Utilities Costs FY '09
 Electric and Water and Gas by Meter
 0360-0041-0051-XXXX-XXXX

2009

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

800-363-6805 For storm water 50% JDC ,50% NH

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Month Total</u>
Jan	2,118.00		2,893.61	5,011.61
Feb	1,487.15	109.16	1,653.06	3,249.37
Mar	1,314.39		1,096.92	2,411.31
Apr	1,127.76	109.16	728.19	1,965.11
May	1,281.27		204.04	1,485.31
Jun	1,409.38	247.83	208.57	1,865.78
Jul	2,595.53		211.51	2,807.04
Aug	1,990.49	247.83	211.12	2,449.44
Sep	1,934.83		231.00	2,165.83
Oct	1,565.93	710.05	793.13	3,069.11
Nov	1,250.63		1,009.68	2,260.31
Dec	<u>1,381.62</u>	<u>53.95</u>	<u>1,971.36</u>	<u>3,406.93</u>
09	19,456.98	1,477.98	11,212.19	32,147.15
08	17,870.64	715.44	15,859.06	34,445.14
07	17,156.32	1,062.96	13,167.64	31,386.92
06	17,297.95	4,079.62	12,435.25	33,812.82
05	17,991.66	1,071.04	14,146.73	33,209.43

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

2009 Costs/SF: 1.34



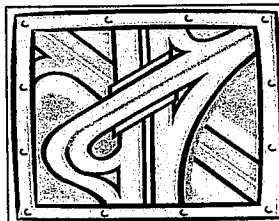
County Highway Dept Utilities Costs FY '09
 Electric and Gas and Trash by Meter
 0120-0055-0056-XXXX-XXXX **2009**

Corn Belt 662-4515 modem

<u>Month</u>	<u>Electric</u>	<u>Gas</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	2,348.78	3,282.09	60.00	5,690.87
Feb	1,996.97	1,694.36	60.00	3,751.33
Mar	1,898.04	930.27	60.00	2,888.31
Apr	1,431.66	808.40	60.00	2,300.06
May	1,190.44	4.84	60.00	1,255.28
Jun	1,327.84	134.52	60.00	1,522.36
Jul	1,289.59	134.38	60.00	1,483.97
Aug	1,394.67	135.20	60.00	1,589.87
Sep	1,203.90	142.33	60.00	1,406.23
Oct	1,493.93	576.19	60.00	2,130.12
Nov	1,465.78	869.60	60.00	2,395.38
Dec	<u>2,346.18</u>	<u>2,005.58</u>	<u>60.00</u>	<u>4,411.76</u>
09	19,387.78	10,717.76	720.00	30,825.54
08	16,953.87	12,566.17	720.00	30,240.04
07	15,391.50	8,097.27	720.00	24,208.77
06	15,563.27	4,308.91	613.92	20,486.10
05	15,542.80	8,163.92	653.92	24,360.64

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

2009 Costs/SF: .91



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

2009

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

<u>Month</u>	<u>Electric</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	944.60	52.00	996.60
Feb	786.59	52.00	838.59
Mar	765.55	52.00	817.55
Apr	1,111.43	52.00	1,163.43
May		52.00	52.00
Jun	-1,010.11	52.00	-958.11
Jul	2,789.54	53.56	2,843.10
Aug	894.89	52.00	946.89
Sep	843.79	52.00	895.79
Oct	557.82	52.00	609.82
Nov	671.48	52.00	723.48
Dec	<u>900.96</u>	<u>52.00</u>	<u>952.96</u>
09	9,256.54	625.56	9,882.10
08	8,576.72	624.00	9,200.72
07	8,529.60	624.00	9,153.60
06	6,275.19	601.20	6,876.39
05	6,867.28	601.20	7,468.48

Animal Control Center, 9279 North 1375 East Road, Bloomington, IL
 7,400 SF

2009 Costs/SF: 1.34



COMLARA Parks & Recreation Utilities Costs for FY 2009
 Electric and Gas and Trash by Meter
 0001-0040-0042-XXXX-XXXX **2009**

Corn Belt 123200 Allied Disp.			
<u>Month</u>	<u>Electric</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	225.15	385.00	610.15
Feb	205.76	385.00	590.76
Mar	214.97	385.00	599.97
Apr	215.96	385.00	600.96
May	251.36	385.00	636.36
Jun	439.49	385.00	824.49
Jul	451.60	385.00	836.60
Aug	434.97	385.00	819.97
Sep	295.27	385.00	680.27
Oct	218.09	385.00	603.09
Nov	190.49	385.00	575.49
Dec	<u>222.16</u>	<u>385.00</u>	<u>607.16</u>
09	3,365.27	4,620.00	7,985.27
08	2,761.15	4,620.00	7,381.15
07	3,450.91	4,620.00	8,070.91
06	2,942.79	1,980.00	4,850.79
05	2,791.98	1,913.23	4,705.21

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

2009 Costs/SF: .98



Emergency Management Agency Garage Utility Costs FY '09
 Electric and Water and Gas by Meter
 0001-0047-0052-XXXX-XXXX

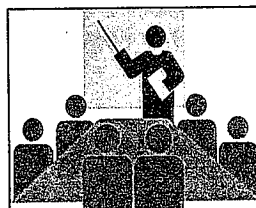
800-363-6805

2009

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Month Total</u>
Jan	335.41		817.29	1,152.70
Feb	206.32	31.97	483.42	721.71
Mar	239.38		154.31	393.69
Apr	223.29	26.93	207.58	457.80
May	203.19		0.00	203.19
Jun	227.80	54.76	2.16	284.72
Jul	226.00		17.13	243.13
Aug	205.22	54.76	32.35	292.33
Sep	225.52		26.39	251.91
Oct	171.13	56.73	163.66	391.52
Nov	169.03		140.47	309.50
Dec	<u>194.90</u>	<u>27.84</u>	<u>468.43</u>	<u>691.17</u>
09	2,627.19	252.99	2,513.19	5,393.37
08	2,036.87	315.11	3,596.09	5,948.07
07	1,663.96	411.21	3,726.83	5,802.00
06	2,223.73	192.96	3,166.94	5,583.63
05	1,848.03	196.51	2,282.20	4,326.74

7,800 SF (60' X 120')

2009 Cost/s.f.: .69





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

McLean County Government

Cost Comparison Analysis

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

Month	Monthly Usage	Nicor Gas (GSC)		Vanguard Market Index (VMI)	
		Cost Per Therm	Total Cost of Gas	Cost Per Therm	Total Cost of Gas
Jan-09	99,012	\$ 0.65000	\$ 64,358	\$ 0.63000	\$ 62,377
Feb-09	72,687	\$ 0.57000	\$ 41,432	\$ 0.50000	\$ 36,344
Mar-09	63,806	\$ 0.43000	\$ 27,437	\$ 0.41300	\$ 26,352
Apr-09	50,852	\$ 0.43000	\$ 21,866	\$ 0.40000	\$ 20,341
May-09	37,462	\$ 0.45000	\$ 16,858	\$ 0.31900	\$ 11,951
Jun-09	29,713	\$ 0.45000	\$ 13,371	\$ 0.35000	\$ 10,399
Jul-09	31,536	\$ 0.46000	\$ 14,507	\$ 0.36500	\$ 11,511
Aug-09	31,873	\$ 0.40000	\$ 12,749	\$ 0.35900	\$ 11,442
Sep-09	34,016	\$ 0.33000	\$ 11,225	\$ 0.28700	\$ 9,763
Oct-09	52,892	\$ 0.39000	\$ 20,628	\$ 0.39400	\$ 20,839
Nov-09	56,576	\$ 0.47000	\$ 26,591	\$ 0.49000	\$ 27,722
Dec-09	86,170	\$ 0.50000	\$ 43,085	\$ 0.48500	\$ 41,792
Total	646,596		\$ 314,106		\$ 290,834

Difference:

\$ (23,272)
(7%)

Note:

- 1) All costs are estimated and are for illustrative purposes only.
- 2) Utility distribution charges are excluded.
- 3) Applicable taxes, riders, and other non-standard charges are excluded.

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JAN 14 2010

Facilities Mgt. Div.