

MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
RESOLUTION 2021-17

DOCUMENT NO: 2014028676
RECORDED: February 02, 2021 10:00:00 AM
TOTAL FEES: \$0.00
COUNTY CLERK: KENNY BARGER
DEPUTY CLERK: LANDRY LUXON
COUNTY: MADISON COUNTY
BOOK: RES2 PAGES: 263 - 263

A RESOLUTION FOR THE MADISON COUNTY FISCAL COURT TO APPROVE THE
ENERGY SAVINGS PERFORMANCE CONTRACT BID AWARD TO PERFECTION GROUP

WHEREAS, the Madison County Fiscal Court is required to approve of all bids in accordance with the Administrative Code; and

WHEREAS, the Madison County Fiscal Court placed this project out to bid and received one bid from Perfection Group; and

WHEREAS, the bid was properly posted and has been opened and reviewed; and

WHEREAS, the Madison County team believes it is in the best interest of the County to move forward with the energy savings project and recommends awarding the project to Perfection Group; and

WHEREAS, KRS 45A.352 permits a local public agency to enter into a guaranteed energy savings contract for innovative solutions for energy conservation measures; and

WHEREAS, the Contract is subject to contract approval by the County Attorney.

NOW, THEREFORE, BE IT RESOLVED THAT THE FISCAL COURT DOES HEREBY
APPROVE THIS RESOLUTION AND AUTHORIZES THE JUDGE EXECUTIVE TO
EXECUTE SAME ON BEHALF OF THE COUNTY.

Motion made by Tom Botkin, seconded by John Tudor.

Vote:	Yes	No
Judge Reagan Taylor	<u>X</u>	
Magistrate Paul Reynolds	<u>X</u>	
Magistrate John Tudor	<u>X</u>	
Magistrate Roger Barger	<u>X</u>	
Magistrate Tom Botkin	<u>X</u>	

Signed:

R-30
Reagan Taylor
Madison County Judge Executive

Attested:

Kenny Barger
Kenny Barger
Madison County Clerk

1. Final Scope of Work

Energy Savings Program - Scope of Work		
Building	ECM Category	ECM Description
Animal Shelter \$8,466	Lighting	LED Lighting Upgrades
Courthouse Annex \$1,536,037	Lighting	LED Lighting Upgrades
	Controls	Indoor Air Quality Upgrades
	Controls	Direct Digital Controls Installation
	Mechanical	Replace HVAC Mechanical Systems
	Envelope	Roof Restoration
	Miscellaneous	Vending Machine Controls Installation
Madison County Detention Center \$4,804,117	Lighting	LED Lighting Upgrades
	Retro-commissioning	Ductwork Modifications & Zoning
	Retro-commissioning	Ductwork Cleaning
	Retro-commissioning	Retro-commissioning: Smoke Evacuation System - Replace Fire Alarm Panel
	Retro-commissioning	Retro-commissioning: HVAC Roof Top Units - #1, #2A, #2B, #2C
	Controls	Install new Building Automation System
	Controls	Installation of Indoor Air Quality System
	Controls	Security and Door Control Upgrades
	Controls	Intercoms and Call Station Replacement (80 Current plus 16 new)
	Controls	Fiber & Copper Install with Cabinets & CCTV Security System (127 Interior Cameras & 6 Exterior)
	Controls	Vending Machine Controls
	Mechanical	Install (2) New Ductless Splits for Kitchen Storage Areas
	Mechanical	Replace HVAC Rooftop Units #3 & #4 (Women's Section)
	Mechanical	Install Ductless Split for Control Room
	Mechanical	Replace Building Exhaust Fans
	Mechanical	Replace Kitchen Exhaust and Make Up Air Unit
	Mechanical	Replace Domestic Hot Water Heating System
	Water	Water Conservation - Toilets, Combination Units, Sinks & Showers
	Water	Plumbing Piping Replacements
	Water	Re-line Shower Walls & Floors with Polyaspartic Coating (24)
	Envelope	Roof Replacement
	Envelope	Replace Sally port Overhead Doors
	Envelope	Masonry Improvements
	Miscellaneous	Electrical System Upgrades
	Miscellaneous	Install Laundry Ozone System
	Miscellaneous	Kitchen Equipment Replacements & Added Walk-in Cooler & Freezer (Exterior)
Emergency Operations \$233,214	Lighting	LED Lighting Upgrades
	Retro-commissioning	Retro-commissioning Mechanical Systems & Controls
	Controls	Indoor Air Quality Upgrades
	Controls	Installation of Vendmiser Controls
	Envelope	Roof Drain Repairs & System Coating
Family Court \$54,130	Lighting	LED Lighting Upgrades
Finance Building \$26,707	Lighting	LED Lighting Upgrades
Fire Station #2 \$9,994	Lighting	LED Lighting Upgrades
Planning and Zoning Building \$6,158	Lighting	LED Lighting Upgrades
Road Department North \$26,082	Lighting	LED Lighting Upgrades
Road Department South \$6,531	Lighting	LED Lighting Upgrades

2. HVAC Preventative Maintenance Per Facility (Included for 3 years in Financial Model)

- a. Courthouse Annex - \$10,704
- b. Detention Center - \$3,264
- c. Family Court - \$7,476
- d. Finance Building - \$7,458
- e. Road Department North - \$1,488
- f. Road Department South - \$976
- g. Old Planning & Zoning - \$1,380
- h. Animal Shelter - \$2,124
- i. Fire Department #2 - \$1,188
- j. Emergency Operations Center - \$9,924
- k. Joint Information Center - \$2,632

3. Financial Model

Project Calculated Values:	
Turn Key Project Total Investment	\$7,058,120
One-Time Capital Contribution-Const. Period	\$233,214
Net Turn Key Project Total Investment	\$6,824,906
Finance Term (Years)	15
Finance Rate	1.75%
Annual Guaranteed Energy Savings	\$58,919
Const. Period Savings (Year 0)	25%
Building Energy Savings Term (Years)	20
Potential Rebates - Const. Period ²	\$10,994

Year	Annual Measured Utility Savings	Annual Non-Measured Utility Savings	Capital Cost Avoidance Savings ³	Annual Building Maint. & Repair Savings ³	Utility Procurement Savings - Courthouse ³	Budget Variance ³	Annual Utility Procurement Savings - Courthouse Annex Savings (3)	Annual Utility Procurement Savings - Detention Center Savings (3)	Total Annual Savings	Annual Payment (Debt Service)	Annual M&V Program & HVAC Maintenance	Total Annual Payment	Annual Cash Flow
0 (Const. Period)	\$14,730	\$716	\$0	\$42,286	\$397	\$5,902	\$1,977	\$3,836	\$80,839	\$0	Ind.	\$233,214	\$80,839
1	\$58,919	\$2,865	\$352,906	\$169,144	\$1,586	\$23,610	\$7,908	\$15,346	\$632,284	\$521,269	Ind.	\$521,269	\$111,016
2	\$60,687	\$2,951	\$352,906	\$174,218	\$1,586	\$23,610	\$7,908	\$15,346	\$639,212	\$521,269	Ind.	\$521,269	\$117,943
3	\$62,507	\$3,040	\$352,906	\$179,445	\$1,586	\$23,610	\$7,908	\$15,346	\$646,348	\$521,269	Ind.	\$521,269	\$125,079
4	\$64,383	\$3,131	\$352,906	\$184,828	\$1,586	\$23,610	\$7,908	\$15,346	\$653,697	\$521,269	TBD	\$521,269	\$132,429
5	\$66,314	\$3,225	\$352,906	\$190,373	\$1,586	\$23,610	\$7,908	\$15,346	\$661,268	\$521,269	TBD	\$521,269	\$139,999
6	\$68,304	\$3,322	\$352,906	\$171,336	\$1,586	\$23,610	\$7,908	\$15,346	\$644,317	\$521,269	TBD	\$521,269	\$123,048
7	\$70,353	\$3,421	\$352,906	\$154,202	\$1,586	\$23,610	\$7,908	\$15,346	\$629,332	\$521,269	TBD	\$521,269	\$108,063
8	\$72,463	\$3,524	\$352,906	\$138,782	\$1,586	\$23,610	\$7,908	\$15,346	\$616,125	\$521,269	TBD	\$521,269	\$94,856
9	\$74,637	\$3,630	\$352,906	\$124,904	\$1,586	\$23,610	\$7,908	\$15,346	\$604,526	\$521,269	TBD	\$521,269	\$83,258
10	\$76,876	\$3,739	\$352,906	\$112,413	\$1,586	\$23,610	\$7,908	\$15,346	\$594,384	\$521,269	TBD	\$521,269	\$73,115
11	\$79,183	\$3,851	\$0	\$101,172	\$1,586	\$23,610	\$7,908	\$15,346	\$232,655	\$521,269	TBD	\$521,269	(\$288,614)
12	\$81,558	\$3,966	\$0	\$91,055	\$1,586	\$23,610	\$7,908	\$15,346	\$225,029	\$521,269	TBD	\$521,269	(\$296,240)
13	\$84,005	\$4,085	\$0	\$81,949	\$1,586	\$23,610	\$7,908	\$15,346	\$218,489	\$521,269	TBD	\$521,269	(\$302,780)
14	\$86,525	\$4,208	\$0	\$73,754	\$1,586	\$23,610	\$7,908	\$15,346	\$212,937	\$521,269	TBD	\$521,269	(\$308,332)
15	\$89,121	\$4,334	\$0	\$66,379	\$1,586	\$23,610	\$7,908	\$15,346	\$208,283	\$521,269	TBD	\$521,269	(\$312,985)
16	\$91,794	\$4,464	\$0	\$59,741	\$1,586	\$23,610	\$7,908	\$15,346	\$204,449	\$0	TBD	\$0	\$204,449
17	\$94,548	\$4,598	\$0	\$53,767	\$1,586	\$23,610	\$7,908	\$15,346	\$201,363	\$0	TBD	\$0	\$201,363
18	\$97,385	\$4,736	\$0	\$48,390	\$1,586	\$23,610	\$7,908	\$15,346	\$198,960	\$0	TBD	\$0	\$198,960
19	\$100,306	\$4,878	\$0	\$43,551	\$1,586	\$23,610	\$7,908	\$15,346	\$197,185	\$0	TBD	\$0	\$197,185
20	\$103,315	\$5,025	\$0	\$39,196	\$1,586	\$23,610	\$7,908	\$15,346	\$195,985	\$0	TBD	\$0	\$195,985
Totals	\$1,597,914	\$77,712	\$3,529,060	\$2,300,887	\$32,118	\$478,095	\$160,136	\$310,750	\$8,497,666	\$7,819,028	\$0	\$8,052,242	\$678,638

Notes:
1 - M&V Program beyond the years included Energy Program will require an additional contract.
2 - Potential one-time rebates are calculated using local utility rebate amounts as published. These amounts are estimates and are subject to change.
3 - Miscellaneous Annual Savings

4. Resolution Language

- a. Resolution 21-__ - Approve Guaranteed Energy Savings Performance Contract with Perfection Group, Inc.
- b. “Motion to authorize the Judge to execute a contract with Perfection Group for an Energy Savings Performance Contract subject to contract approval by the County Attorney.”

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