

Long Range & Strategic Planning Committee
Tentative Minutes
August 8, 2023

1. Call Meeting to Order: Vice-Chairman Oltmanns called meeting to order at 2:00 p.m. Present: Corbitt, Fox, Gillis, Heuer, Janes, Reising and Oltmanns. Others Present: Nordman, County Clerk and Recorder Laura Cook, Arlene Sangmeister and Lloyd Droege. Absent: Griffin.
2. Public Comment: None.
3. Approval of Minutes – July 11, 2023: Motion by Reising to approve minutes, 2nd by Fox. Motion carried.
4. Long Range Invoices: None
5. New Business: Oltmanns stated information was sent to the committee from Chairman Griffin.
6. Old Business:
 - IT Office (3rd Floor): Oltmanns stated the mold issue is still there. He informed the committee that Garrett in Maintenance is reaching out to a contractor. He stated Larson & Darby was also going to take a look at it.
 - Memorial Hall: Janes talked about the water damage in Memorial Hall that involves the hand painting on the walls.
 - Campus Plan: Oltmanns stated Alpha Controls did send a proposal which was included in the LRP Committee packet. Oltmanns stated he and Heuer are working with County Engineer Jeremy Ciesiel on the 5-year Campus Plan.
 - Capital Plan Update: Oltmanns stated the various county facilities roof inspections with BOSS Roofing is still in process.
 - Solar Project Update: The solar monitoring located in the foyer of the Old Courthouse is a work in progress. There is a punch list that is currently being worked on at the Judicial Center Annex.
 - Courthouse Parking Lot: Oltmanns stated this should be completed before Autumn on Parade.
 - Courthouse Generator & Lighting: Gillis stated he has been in touch with maintenance but they have been busy this summer.
 - Facility Master Plan: Fox asked if there is an update on the storage building or rental of garage from the City of Oregon. There was no update from the Sheriff this month.
7. Closed Session: None
8. Adjournment: With no further business Vice-Chairman Oltmanns adjourned the meeting at 2:14 p.m.

Respectfully submitted,
Laura J. Cook
County Clerk and Recorder

FILED

JUL 20 2023

Laura J. Cook
COUNTY CLERK RECORDER



PROPOSAL

Proposed By
Jason Vogelbaugh

Director, Business Development
M: 217 299-1379
E: jasonv@alphaacs.com

Proposal for
Ogle County Facility Optimization with Key Performance Indicators

Proposal #: ACS23-4706
Proposal Date: July 17, 2023

Executive Summary

The current Ogle County service contract with Alpha Controls & Services has a value of \$17,441 with quarterly payments required. A recent quarterly payment was due for the amount of \$4,360.25. Alpha is proposing to replace this contract with a Facility Optimization Agreement with Key Performance Indicator reports for a total annual value of \$13,466 which represents a total **savings of \$3,975.**

Included in the new offering are 24 automated reports that monitor key performance indicators of the Building Automation System and monthly visits to review and correct issues. Should additional on site manpower be required, it is available at your discretion. The advantage of this contract type is the lower upfront cost and the leveraging of technology to provide actionable data to create efficiency in the use of onsite labor hours.

Alpha will provide interpretation of the Key Performance Indicator report and subsequently offer to resolve issues identified therein as desired.

Corporate HQ:
4104 Charles Street
Rockford, IL 61108

Springfield Office:
2867 Via Verde
Springfield, IL 62703

Champaign Office:
2110 Clearlake Boulevard Suite #101
Champaign, IL 61822

Wisconsin Office:
8845 S. Greenview Drive #2
Middleton, WI 53562

PROPOSAL



Proposed By

Jason Vogelbaugh

Director, Business Development

M: 217 299-1379

E: jasonv@alphaacs.com

4104 Charles Street

Rockford, IL 61108

Proposal for Facility Optimization

Ogle County – Courthouse, Justice Center and Jail

Proposal #: ACS23-4706

Proposal Date: July 17, 2023

Executive Summary

We are pleased to present this Facility Optimization Agreement. The intent of this proposal is to help your staff use your HVAC data to create actionable solutions to maintain comfort while assuring energy efficient operation of HVAC systems.

Our proposal includes onsite support services including **monthly 4-hour visits** to investigate reported findings and correct where possible. After service is completed, a detailed site report will include recommendations on field equipment that requires repair or replacement and potential control and mechanical strategy changes that will yield energy conservation or improved occupant comfort.

Continuous remote monitoring will proactively identify issues with your HVAC System. Continuous monitoring assures energy efficient operation of HVAC systems, maintains tenant comfort, and provides structured and proactive maintenance services. Automated reports including **Key Performance Indicators** shall be provided.

- Runtime monitor for all equipment
- Building Automation System overrides
- Economizer fault
- Leaking valves
- Rogue zones

Included in this contract is a yearly software and firmware upgrade of EcoStruxure Automation Servers and Enterprise Server. This practice will assure that your system continues to run optimally at current revision levels and latest security measures. A sample of ongoing cyber security development include

- Secure development process complying with IEC62443
- Continuous CyberSecurity Enhancements including TLS 1.3 in combination with MQTT
- Federated Authentication (SSO) SAML
- BACnet S/C Phase 1 and CREST -certified lab PEN Testing

Fee Structure

The annual fee for the next three (3) years is as follows:

Three Year Agreement- \$40,398

(Per Year \$13,466)

Clarifications

PROPOSAL



- A service tech will be onsite to perform visits per the schedule included below.
- See included Tasking Sheets, which detail specific tasks assigned in visit schedule.
- Required repair or system modifications, beyond the scheduled visits, will be billed at the current contract rate

Exclusions

- Existing system deficiencies and corrective actions.
- Controls or Mechanical issues existing in current HVAC System.
- Holiday, Overtime or Shift Premium Time.
- Bonding, Permits, Federal/State/Local Taxes

Facility Optimization Schedule

Alpha Controls & Services will maintain the system or equipment listed in the Equipment Schedule:

I. SCHEDULED SITE VISITS

- a. Specially trained technicians, engineers and mechanics are available to conduct the necessary tasks to ensure that your systems equipment is properly maintained.
- b. All work will be conducted during normal working hours (7am to 5pm, Monday through Friday, excluding holidays).
- c. Each piece of covered equipment is continuously monitored and receives targeted investigation as identified through the Facility Optimization tools.
- d. Each scheduled call has a specific set of tasks detailing exactly what needs to be performed and what special skills, tools or instruments are required to keep equipment operating at peak level.
- e. A typical scheduled call will consist of;
Adjust, calibrate, or repair as appropriate/required as directed by the Facility Optimization Team; the applicable temperature sensors, humidity sensors, actuators, damper linkages, valves & assemblies, power supplies, controllers, input/output points, transmitters, transducers, GUI database, etc.
- f. A service report will be completed after each call and provided to the Customer. A duplicate record will be maintained at Alpha Controls & Services to document the work performed.

II. REPAIR SERVICES

During a scheduled onsite visit if it is determined that a repair to the covered system, or a replacement of a component within the system would be beneficial/necessary, the following schedules apply:

- a. If a defect is identified through the course of the scheduled activities, Alpha Controls & Services will advise the Customer of the situation and will invoice the customer at the FOA material pricing level for any material not covered under the contract. If the Customer identifies a defect, and notifies Alpha Controls & Services of the situation, Alpha Controls & Services will invoice the customer for work performed, as an extra to the contract, at FOA labor rates. Material will be charged per contract terms. In all cases, work will proceed following approval by an authorized agent of the Customer.
- b. Emergency (After hours, Weekend, Holiday) pricing will be the Alpha Controls & Services FOA labor rate plus required premiums.

Thank you,

Accepted By

Signature

A handwritten signature in black ink, appearing to read "John Finfrock", written over a horizontal line.

Name

John Finfrock

Title

Ogle County Board Chairman

Company

Ogle County

Date

7/19/23

Terms of Payment: This Service Agreement shall begin on the 1st day of the month, following the signed proposal date or upon expiration of current contract and shall continue for the agreed upon number years. After the initial term, either party may renew this agreement upon thirty-(30) day's written notice prior to the anniversary date of the agreement. The contract price shall be subject to adjustment with renewal. Material pricing will be based on the current Schneider Electric WWL price schedule at all times during the contract period. This agreement is paid in advance on a quarterly basis, with first payment due within 30 days of issuance of agreement. All subsequent invoices will be due at the beginning of each subsequent quarter under standard terms.

PROPOSAL



Facility Equipment Schedule

	FOA	FOA	FOA
	Courthouse	Justice Center	Jail
	BACnet	BACnet	BACnet
Current Version of ES or AS-P if Standalone	0	0	0
Number of Enterprise Centrals on Campus	0	0	0
Number of Enterprise Servers on Campus	0	0	0
Number of AS-Ps in this Building	1	3	2
Number of AS-Bs in this Building	0	0	0
Air Handling Units - Simple	0	0	3
Air Handling Units - Standard	0	0	0
Air Handling Units - Complex	1	3	8
Cooling Plant Equipment - Simple	0	0	0
Cooling Plant Equipment - Standard	0	0	0
Cooling Plant Equipment - Complex	0	1	0
Heating Plant Equipment - Simple	2	0	0
Heating Plant Equipment - Standard	1	0	1
Heating Plant Equipment - Complex	0	1	0
VAV Units	0	105	36
Reheat Zone	0	0	6
Unit Vents	0	0	0
Fan Coil Units	0	0	0
Fintube Zones	0	9	0
Unit Heaters	3	0	0
Cabinet Unit Heaters	2	0	3
Heatpumps	51	0	0
Variable Refrigerant Zone	0	0	0
Exhaust Fans	1	0	1
Custom Equipment - Simple	0	1	4
Custom Equipment - Standard	0	2	18
Custom Equipment - Complex	0	0	1
Subtotal of Controllers	62	125	83

PROPOSAL



This proposal, including the attached pages constitutes the entire agreement and shall become a valid contract after customer acceptance and credit approval by Alpha Controls & Services. This agreement supersedes all prior presentations and agreements not incorporated herein. Notwithstanding any inconsistent or additional terms that may be embodied in your purchase order, seller will accept your order subject only to the terms of the written contract between us under which your order is placed. If no such contract exists seller will accept your order only on the express condition that you assent to the terms and conditions contained above and in the attached page; and your acceptance and receipt of the goods shipped hereunder shall constitute assent to such terms and conditions. The standard terms and conditions of sale are attached and are a part hereof

All goods, services, and Firmware furnished by Alpha Controls & Services ("Supplier") are governed by these standard terms and conditions, and every agreement or other undertaking by Supplier is expressly conditioned on assent hereto by the buyer, and any end user with whom Supplier undertakes to deal, of Supplier's goods, services, and Firmware ("Customer"). These standard terms and conditions supersede all inconsistent printed terms submitted by Customer prior to Supplier's order acknowledgment. They may be varied only by a typed or legibly handwritten notation on the face of Supplier's quotation or order acknowledgment, Customer's purchase order form, or similar documents. Product and sales policy sheets and the like published from time to time by Supplier shall supplement but not supersede these standard terms and conditions. SUPPLIER IS NOT BOUND TO FURNISH ITS GOODS, SERVICES OR FIRMWARE EXCEPT IN ACCORDANCE WITH THE TERMS OF ITS ORDER ACKNOWLEDGMENT, FIRM QUOTATION, OR OTHER SIMILAR DOCUMENT ISSUED OVER THE SIGNATURE OF AN AUTHORIZED EMPLOYEE OF SUPPLIER. SUPPLIER'S REPRESENTATIVES, DISTRIBUTORS, DEALERS AND OTHER NON-EMPLOYEES HAVE NO AUTHORITY TO BIND SUPPLIER.

1. **Firmware.** The terms "goods" as used herein shall include Firmware which shall mean the set of instructions, consisting of symbolic language, processes, logic, routines, and programmed information in the form of firm or soft media relating to any of the goods and all revisions and modifications thereof.

2. **Price/Delivery Terms.** Unless otherwise provided on Supplier's order acknowledgment, price and delivery terms are FOB Supplier's plant and do not include sales, use, or other taxes. Supplier may, at its option, make partial shipments and invoice for same.

3. **Payment/Credit/Security.** Payment terms for buyers with a credit standing deemed adequate by Supplier are net 30 days from date of invoice. Supplier shall be entitled to charge interest thereafter at a rate permitted by law, but in no event to exceed 1½% per month. Whenever Supplier in good faith deems itself insecure, Supplier may cancel any outstanding contracts with Customer, revoke its extension of credit to Customer, reduce any unpaid debt by enforcing its security interest, created hereby, in all goods (and proceeds therefrom) furnished by Supplier to Customer, and take any other steps necessary or desirable to secure Supplier with respect to Customer's payment for goods and services furnished or to be furnished by Supplier.

In the event Customer for any reason withholds payment of any amount due Supplier, Supplier may declare itself insecure and suspend further shipment to Customer until Customer places the withheld amount in escrow and gives adequate security for further shipment or until Customer satisfies Supplier that Customer was entitled to withhold such amount. Supplier shall be entitled to recover from Customer all costs, including reasonable attorney's fees, incurred by Supplier in connection with the collection of any amount due Supplier.

4. **Cancellation by Customer.**

(a). Except as provided in sub-paragraph (b) below, Customer's wrongful non-acceptance or repudiation of a contract to purchase Supplier's goods or services shall entitle Supplier to recover the price or, where an action for the price is not permitted by law, damages, as provided by law, including Supplier's lost profits. In this connection all goods purchased and all services furnished by Supplier in complete or partial fulfillment of a special order from Customer shall be deemed identified to the contract between Supplier and Customer.

(b). Customer's wrongful non-acceptance or repudiation of a contract to purchase from Supplier goods which Supplier generally carries in inventory as stock items (or which are otherwise readily resalable by Supplier at a reasonable price) shall entitle Supplier to recover damages, as provided by law, including Supplier's lost profits.

5. **Warranty.** Supplier warrants that all new and unused goods furnished by Supplier are free from defect in workmanship and material as of the time and place of delivery by Supplier. Except for goods and services furnished by Supplier through its employees arising out of orders solicited by Supplier's Representatives and duly accepted by Supplier, Supplier does not warrant, and shall not be liable for, the quality of any goods or services furnished or to be furnished by representatives, distributors, dealers or other non-employees of Supplier.

As a matter of general warranty policy, Supplier honors an original buyer's warranty claim in the event of failure, within 12 months from the day of delivery by Supplier to the site for Alpha Controls & Services equipment and for Building Management Systems goods, which have been installed and operated under normal conditions and in accordance with generally accepted industry practices. This general warranty policy may be expanded or limited for particular categories of products or customers by information sheets published by Supplier from time to time:

The express warranties provided above are in lieu of all other warranties, express or implied. IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSES ARE EXCLUDED WITH RESPECT TO ANY AND ALL GOODS AND SERVICES FURNISHED BY SUPPLIER.

In case of Supplier's breach of warranty or any other duty with respect to the quality of any goods, the sole and exclusive remedies therefore shall be, at Supplier's option, (1) repair, (2) replacement, or (3) payment of or credit for the purchase price (less reasonable depreciation based upon actual use) upon return of the non-conforming goods or parts.

Return authorization must be obtained from Supplier prior to the return of any defective material. All unauthorized returns will be sent back, freight collect, to the Customer. All returns must be made with transportation prepaid by the Customer. Supplier's examination of the units must disclose to its satisfaction that defects exist and have not been caused by misuse, neglect, improper installation, repair, alteration or accident before replacement is made or credit issued.

6. **Force Majeure.** Supplier and Customer assume the non-occurrence of the following contingencies which, without limitation, might render performance by Supplier impractical: strike, riots, fires, war, late or non-delivery by suppliers to Supplier, and all other contingencies beyond the reasonable control of supplier.

7. **No Consequential Damages.** Under no circumstances shall Supplier be liable to any person (including distributor) for loss of use, income, or profit or for incidental, special or consequential or other similar damages, arising, directly or indirectly out of or occasioned by the sale, operation, use, installation, repair or replacement of the goods or services, whether such damages are based on a claim of breach of express or implied warranties (including merchantability or fitness for a particular purpose), tortious conduct (including negligence and strict liability) or any other cause of action, except only in the case of personal injury where applicable law requires such liability.

8. **Governing Law.** The law of the State of Illinois shall govern all transactions to which these standard terms and conditions apply.



Detail General Ledger Report

G/L Date Range 01/01/23 - 06/30/23

Exclude Sub Ledger Detail

Exclude Accounts with No Activity

G/L Date	Journal	Journal Type	Sub Ledger	Description/Project	Source	Reference	Debit Amount	Credit Amount	Actual Balance
G/L Account Number	180.1000.018	Cash BB - Long Range Planning						Balance To Date:	\$3,488,813.78
01/06/2023	2023-00000281	JE	GL	Transfer Ck#1057 to Harvard/Bond Debt Service Fund				2,798,575.00	690,238.78
01/27/2023	2023-00000466	JE	RA	Revenue Collection Payment Post	Collections		65,752.52		755,991.30
01/31/2023	2023-00000431	JE	GL	January 31, 2023 Payroll Check Run Offsetting				688.75	755,302.55
01/31/2023	2023-00000600	JE	GL	BANK STATEMENT INTEREST			5,942.30		761,244.85
02/28/2023	2023-00000623	JE	GL	Feb 28, 2023 - Payroll Check Run Offsetting				538.10	760,706.75
02/28/2023	2023-00000776	JE	GL	BANK STATEMENT INTEREST			2,709.55		763,416.30
03/31/2023	2023-00000902	JE	GL	Mar 31, 2023 - Payroll Check Run Offsetting				716.20	762,700.10
03/31/2023	2023-00001025	JE	GL	BANK STATEMENT INTEREST			3,091.68		765,791.78
03/31/2023	2023-00001027	JE	GL	BANK STATEMENT INTEREST			3,091.68		768,883.46
03/31/2023	2023-00001031	JE	GL	BANK STATEMENT INTEREST				3,091.68	765,791.78
04/21/2023	2023-00001120	JE	GL	Host Fees Transfer-From Solid Waste 1st Qtr 2023			321,016.80		1,086,808.58
04/28/2023	2023-00001133	JE	GL	April 28, 2023 Payroll Check Run Offsetting				1,059.78	1,085,748.80
04/30/2023	2023-00001284	JE	GL	BANK STATEMENT INTEREST			3,107.72		1,088,856.52
05/05/2023	2023-00001243	JE	RA	Revenue Collection Payment Post	Collections		38,748.18		1,127,604.70
05/31/2023	2023-00001385	JE	GL	May 31, 2023 Payroll Check Run Offsetting				1,285.50	1,126,319.20
05/31/2023	2023-00001568	JE	GL	BANK STATEMENT INTEREST			5,193.16		1,131,512.36
06/30/2023	2023-00001654	JE	GL	June 30, 2023 - Payroll Check Run Offsetting				1,205.68	1,130,306.68
Account Cash BB - Long Range Planning Totals							\$448,653.59	\$2,807,160.69	\$1,130,306.68
Fund Long Range Capital Improvemnt Totals							\$448,653.59	\$2,807,160.69	
Grand Totals							\$448,653.59	\$2,807,160.69	