

A G E N D A
WALLA WALLA COUNTY BOARD OF COMMISSIONERS
MONDAY, DECEMBER 23, 2019

(PLEASE NOTE SLIGHTLY EARLIER START TIME THIS DATE)

9:15 COUNTY COMMISSIONERS

Chairman Kimball

All matters listed within the Consent Agenda have been distributed to each County Commissioner for review and are considered routine. The Consent Agenda will be approved by one motion of the Board of County Commissioners with no separate discussion. If separate discussion is desired on a certain item, that item may be removed from the Consent Agenda at the request of a Commissioner, for action later.

- a) Roll call and establish a quorum
- b) Review warrant list

The county commissioners will take this time (at 9:15 a.m.) to review the list of warrants for approval under the consent agenda. This review time is open to the public. No other business will be transacted until the regular meeting start time of 9:30 a.m.

RECESS.

9:30 COUNTY COMMISSIONERS

- a) Declarations re: conflict of interest
- b) Pledge of Allegiance
- c) Public comment period (time limitations may be imposed)

PLEASE NOTE: *If you wish to address the Commission, please raise your hand to be recognized by the Chair. When you have been recognized, please step up to the microphone and give your name and address before your comments. The Walla Walla County Commissioners are committed to maintaining a meeting atmosphere of mutual respect and speakers are encouraged to honor this principle. (An individual may request to address the board at a later time on the agenda, if time permits, by contacting the Clerk of the Board at least 24 hours prior to the meeting.) Thank you.*

- d) **Action Agenda Items:**
 - 1) Review submitted Employee Payroll Action Forms
- e) **Public Hearing (Continued from December 2, 9, 16, 2019):**
 - 1) To consider adoption of the 2020 Walla Walla County Budget
- f) **Action Agenda Items:**
 - 1) Resolution _____ - Adopting the Final Budget for fiscal year 2020 for the various County funds
- g) **Consent Agenda Items:**
 - 1) Resolution _____ - Minutes of County Commissioners' sessions of December 16 and 17, 2019

COUNTY COMMISSIONERS (continued)

g) Consent Agenda Items (continued):

- 2) Resolution _____ - Addendum to employment agreement between Walla Walla County and Antonio (Tony) Garcia Morales
- 3) Resolution _____ - Addendum to employment agreement between Walla Walla County and Norris Gregoire
- 4) Resolution _____ - Addendum to employment agreement between Walla Walla County and Heather Lee
- 5) Payroll action and other forms requiring Board approval

h) Action Agenda items:

- 1) County vouchers/warrants/electronic payments as follows: 4215189 through 4215436 totaling \$1,379,489.38
- 2) Resolution _____ - Formal establishment of a new fund in the Walla Walla County Budget (Fund 13800 – Current Expense Reserve)
- 3) Resolution _____ - Formal establishment of a new fund in the Walla Walla County Budget (Fund 16200 – Affordable Housing)

- i) Miscellaneous business to come before the Board
- j) Review reports and correspondence; hear committee and meeting reports
- k) Review of constituent concerns/possible updates re: past concerns

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF ADDENDUM
TO EMPLOYMENT AGREEMENT
BETWEEN WALLA WALLA
COUNTY AND ANTONIO (TONY)
GARCIA MORALES



RESOLUTION NO. 19

WHEREAS, pursuant to Walla Walla County Resolution No. 18 100, the Board of County Commissioners entered into an employment agreement with Antonio (Tony) Garcia Morales as the Public Works Director/County Engineer for Walla Walla County; and

WHEREAS, The Board has considered an addendum to said agreement; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that they approve an addendum to the employment agreement with Antonio (Tony) Garcia Morales, with said addendum to be attached to the original executed agreement and which shall by this reference be made a part hereof.

BE IT FURTHER RESOLVED that said addendum shall be effective as of January 1, 2020.

BE IT FURTHER RESOLVED that a copy of said addendum shall be attached to the resolution as Exhibit A (Garcia Morales).

*Passed this 23rd day of December, 2019 by Board members as follows: Present or Participating
via other means, and by the following vote: Aye Nay Abstained Absent.*

Attest:

Diane L. Harris, Clerk of the Board

Todd L. Kimball, Chairman, District 2

James K. Johnson, Commissioner, District 1

Gregory A. Tompkins, Commissioner, District 3

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*

Exhibit A (Garcia Morales)

Addendum to Antonio (Tony) Garcia Morales employment agreement effective January 1, 2020

Section 6. BENEFITS

B. Executive Leave

- a. Executive leave is governed by this agreement.
- b. For the year 2020, the employee is granted 160 hours of executive leave.
- c. One hundred sixty (160) hours of executive leave will be granted on January 1st of each succeeding calendar year. Executive leave shall not accrue from year to year nor is there any buy-out or pay-out for any unused leave at the end of a calendar year or at termination of this agreement. There shall be no restriction on the number of hours of executive leave that can be requested at any one time, nor is there a time limit for use within a calendar year.
- d. Requests for executive leave shall be processed the same as for vacation leave requests as detailed in the Walla Walla County Personnel Policies and Operations Manual.

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF ADDENDUM
TO EMPLOYMENT AGREEMENT
BETWEEN WALLA WALLA
COUNTY AND NORRIS
GREGOIRE

}

RESOLUTION NO. **19**

WHEREAS, pursuant to the Walla Walla County Board of Commissioners motion on December 4, 2017, they entered into an employment agreement with Norris Gregoire as the Director of Corrections for Walla Walla County; and

WHEREAS, The Board has considered an addendum to said agreement; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that they approve an addendum to the employment agreement with Norris Gregoire, with said addendum to be attached to the original executed agreement and which shall by this reference be made a part hereof.

BE IT FURTHER RESOLVED that said addendum shall be effective as of January 1, 2020.

BE IT FURTHER RESOLVED that a copy of said addendum shall be attached to the resolution as Exhibit A (Gregoire).

*Passed this 23rd day of December, 2019 by Board members as follows: Present or Participating
via other means, and by the following vote: Aye Nay Abstained Absent.*

Attest:

Diane L. Harris, Clerk of the Board

Todd L. Kimball, Chairman, District 2

James K. Johnson, Commissioner, District 1

Gregory A. Tompkins, Commissioner, District 3

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*

Exhibit A (Gregoire)

Addendum to Norris Gregoire employment agreement effective January 1, 2020

Section 6. BENEFITS

B. Executive Leave

- a. Executive leave is governed by this agreement.
- b. For the year 2020, the employee is granted 160 hours of executive leave.
- c. One hundred sixty (160) hours of executive leave will be granted on January 1st of each succeeding calendar year. Executive leave shall not accrue from year to year nor is there any buy-out or pay-out for any unused leave at the end of a calendar year or at termination of this agreement. There shall be no restriction on the number of hours of executive leave that can be requested at any one time, nor is there a time limit for use within a calendar year.
- ~~d. Each year, beginning in December of 2018, a maximum of 40 hours of unused executive leave may carry over to a following calendar year to be used for the sole purpose of sick leave. There will be no pay-out or buy-out for any of this unused leave not used at the time of separation from employment.~~
- e. Requests for executive leave shall be processed the same as for vacation leave requests as detailed in the Walla Walla County Personnel Policies and Operations Manual.

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF ADDENDUM
TO EMPLOYMENT AGREEMENT
BETWEEN WALLA WALLA
COUNTY AND HEATHER LEE



RESOLUTION NO. **19**

WHEREAS, pursuant to Walla Walla County Resolution No. 14 250, the Board of County Commissioners entered into an employment agreement with Heather Lee as the Emergency Medical Services Director for Walla Walla County; and

WHEREAS, The Board has considered an addendum to said agreement; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that they approve an addendum to the employment agreement with Heather Lee, with said addendum to be attached to the original executed agreement and which shall by this reference be made a part hereof.

BE IT FURTHER RESOLVED that said addendum shall be effective as of January 1, 2020.

BE IT FURTHER RESOLVED that a copy of said addendum shall be attached to the resolution as Exhibit A (Lee).

*Passed this 23rd day of December, 2019 by Board members as follows: Present or Participating
via other means, and by the following vote: Aye Nay Abstained Absent.*

Attest:

Diane L. Harris, Clerk of the Board

Todd L. Kimball, Chairman, District 2

James K. Johnson, Commissioner, District 1

Gregory A. Tompkins, Commissioner, District 3

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*

Exhibit A (Lee)

Addendum to Heather Lee's employment agreement effective January 1, 2020

Section 6. BENEFITS

B. Executive Leave

- a. Executive leave is governed by this agreement.
- b. For the year 2020, the employee is granted 160 hours of executive leave.
- c. One hundred sixty (160) hours of executive leave will be granted on January 1st of each succeeding calendar year. Executive leave shall not accrue from year to year nor is there any buy-out or pay-out for any unused leave at the end of a calendar year or at termination of this agreement. There shall be no restriction on the number of hours of executive leave that can be requested at any one time, nor is there a time limit for use within a calendar year.
- d. Requests for executive leave shall be processed the same as for vacation leave requests as detailed in the Walla Walla County Personnel Policies and Operations Manual.

9:45

COMMUNITY DEVELOPMENT

Lauren Prentice

- a) Department update and miscellaneous



Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

To: Board of County Commissioners
From: Lauren Prentice, Director
Date Prepared: December 19, 2019
Agenda Date: December 23, 2019
RE: Department Update

Pre-application and TRC Roundtable Meetings

Community Development Department staff and the Technical Review Committee (TRC) met with applicants for the following projects in December:

- Sleight of Hand Cellars – winery addition
- PCA – discharge pipe replacement and new stacker reclaim system
- WA-HI Bond Project – met with District’s design professionals regarding water system on 12/6
- WA-HI Soccer 2-story storage shed replacement (SEA-Tech project)
- First Fruit Farms (Fishhook Park Road) – Phase 2 H2A Bunkhouses (4 total). Conditional Use Permit (CUP) approved by the County Hearing Examiner in 2019 but the applicant will be going through the Washington State Department of Health for a building permit, not the County. Under the H2A program the County has limited authority; we will provide a letter.
- Irrigation systems improvements: Hill Side and Ice Harbor Pump and Booster Station Rehabilitation.
- James C. Lyons Sr. Farm South Form Russell Creek Bridge and Fish Passage Barrier Removal project (met with Conservation District)

BlueBeam

Lauri Withers worked with Greg Heimgartner from Technology Services to resolve remaining BlueBeam/TRAKIT integration issues and we are working on staff training now.

Planning Commission

The Planning Commission met on Wednesday, December 4, for a public hearing on the McGregor development regulations amendment proposal; we will be finalizing the Planning Commission’s recommendation in a resolution for BOCC review and public hearing. The Planning Commission recommended approval of the proposal with modifications.

Hearing Examiner

The Hearing Examiner held public hearings on three proposals on Monday, December 9:

- City of College Place Conditional Use Permit for Wellhouse

- Blue Mountain Television Conditional Use Permit for conversion of church building on Wallula Avenue to TV station.
- Abeja Type 3 Winery and Inn expansion (Conditional Use Permit)

The Hearing Examiner closed the record on all three of these applications at the end of the hearing, although he noted that he may need to request additional information regarding the Abeja application because the submitted documents lacked clarity regarding phasing. Also, the applicant's requested that the Hearing Examiner grant approval with conditions that would allow for there to be building size/location changes after CUP approval subject only to administrative review.

10:00

COUNTY CORRECTIONS DEPARTMENT

Norrie Gregoire

- a)** Department update and miscellaneous

10:15

SHERIFF

Mark Crider

a) Action Agenda Items:

- 1) Proposal 2019 12-23 SO
Approval of pay rates for
command staff exempt
employees

b) Department update and miscellaneous

10:30

PROSECUTING ATTORNEY

Jim Nagle/Jesse Nolte

- a) Miscellaneous business for the Board
- b) Possible executive session re:
litigation or potential litigation
(pursuant to RCW 42.30.110(i))

10:45

MAINTENANCE

Ron Branine

a) Action Agenda Items:

- 1) Proposal 2019 12-23 MAINT
Decision to approve elevator
upgrades – Ph 5a Energy
Services Proposal from
McKinstry for Walla Walla
County Jail elevator system

b) Department update and miscellaneous



MEMO

Date: December 18, 2019

Proposal ID. 2019 12-23 Maint

To: BOCC

From: Ron Branine

Intent – Decision to approve Elevator Upgrades – Ph 5a Energy Services Proposal from McKinstry for Jail elevator system

Topic – Jail Elevator Modernization Upgrade

Summary

There is a single elevator that is used to transport inmates and food from the first floor to the holding cells on the 2nd floor. The single elevator was manufactured by US Elevators out of Sacramento California which became defunct around 5 years ago. There are presently no more spare parts available for the elevator which is experiencing problems and could fail at any time. The State L&I (Labor and Industry) elevator division has provided a notice to the county that they will need to provide upgrades to the elevator to meet state requirements.

McKinstry proposes a complete renovation of the jail's elevator system. This entails a total renovation of the inside of the elevator car that will incorporate ADA compliancy, install compliant fire and life safety equipment and provide a completely new control system with high efficiency hydraulic pump that will power the hydraulic lift to operate the elevator. There are additional requirements such as installing lighting and painting in the elevator pit as well as provide air conditioning (1.5-ton split system) for the new controls system room. The Elevator rebuild equipment is custom and will have a 10-week lead time.

Cost

\$195,792 (does not include sales tax)

Funding

Elevator Modernization would be from Law & Justice Building fund.

Alternatives Considered

N/A

Acquisition Method

N/A

Security

The state has given the county until December 31st, 2019 to remedy the violations or they will "Red Tag" the elevator. If this happens the county will need to transport inmates and food up and down stairs which will require additional guards to be stationed at the jail.

Benefits

The upgrade to the elevator system would now meet State L&I requirements, the elevator would not fail and would allow jail staff to safely transport inmates and food.

Conclusion/Recommendation

Recommend approval of McKinstry's proposal to modernize the elevator at the County Jail and allow Facilities to order the equipment needed for the project to obtain an extension on the deadline from L&I.

Submitted By

Disposition

____ Approved

Ron Branine Facilities December 23, 2019

____ Approved with modifications

Name Department Date

____ Needs follow up information

____ Denied

BOCC Chairman

Date

Additional Requirements to Proposal

____ Modification

____ Follow Up



Walla Walla County

Elevator Upgrades - Ph 5a

Energy Services Proposal

WALLA WALLA, WA
18 DECEMBER 2019

FOR THE
LIFE OF
YOUR
BUILDING

Project Contacts

AREA OF RESPONSIBILITY	NAME	CONTACT NUMBER	EMAIL
<i>Primary Client Contact</i>	Ron Branine	509.301.5243	rbranine@co.walla-walla.wa.us
<i>WA DES Representative</i>	Chris McCarthy	509.315.6701	chris.mccarthy@des.wa.gov
<i>Account Executive</i>	Boone Birdsell	509.220.4588	booneb@mckinstry.com
<i>Program Manager</i>	Doug Moyles	509.237.6353	douglasmo@mckinstry.com
<i>Energy Engineer</i>	Daniel Funke	509.625.7267	danielf@mckinstry.com
<i>Performance Assurance Specialist</i>	Jake Landsiedel	509.625.3115	jakel@mckinstry.com
<i>Construction Manager</i>	Warren Tastad	509.625.3131	warrent@mckinstry.com

Contents

SECTION 1. EXECUTIVE SUMMARY

- 1.1 Overview
- 1.2 Current Situation
- 1.3 Solutions
- 1.4 Summary of Benefits
- 1.5 McKinstry Differentiators

SECTION 2. SCOPE OF WORK

- 2.1 Facility Improvement Measure (FIM) List
- 2.2 McKinstry Services
- 2.3 Extent of Subcontracting
- 2.4 Project Schedule
- Detailed Scope of Work

SECTION 3. ENERGY SAVINGS GUARANTEE

- 3.1 Guarantee Overview
- 3.2 FIM Specific Performance Assurance Methodology
- 3.3 Utility Rates
- 3.4 Standards of Comfort Service
- 3.5 Ongoing Owner Responsibilities
- 3.6 Non-Performance
- 3.7 Change of Use
- Table 3.1 - Energy Savings Summary
- Table 3.2 - Measurement and Verification (M&V) Plan Outline
- Table 3.3 - Base Utility Rates

SECTION 4. PROJECT FINANCIALS

- 4.1 Maximum Project Allowable Cost
- 4.2 Project Cost Table
- 4.3 Items Included in Maximum Project Cost
- 4.4 Construction Contingency
- 4.5 Allowances
- 4.6 Ongoing Services
- 4.7 Accounting Records
- 4.8 Reconciliation of Labor & Material Costs
- 4.9 Compensation
- 4.10 Financing
- 4.11 Termination Value
- 4.12 Terms of Agreement
- 4.13 Insurance & Bonding
- 4.14 Diverse Business Participation Goals for this Project
- Table 4.1 - Budget Summary
- Table 4.2 - Facility Improvement Measure (FIM) Summary

SECTION 5. INVESTMENT GRADE AUDIT

Executive Summary

OUTCOME SNAPSHOT

This project represents an excellent opportunity to significantly improve facilities while saving energy and trimming utility spending. McKinstry looks forward to making this project a success.

McKinstry estimates these **savings** if proposed facility improvement measures (FIMs) are installed:



\$33
Utility cost
savings/year



\$521
Guaranteed
kWh/year

*Carbon dioxide emissions
reductions would equal:*



885
lbs. CO₂/year
less emissions

1.1 Overview

Through the Washington State Department of Enterprise Services (DES) Energy Savings Performance Contracting (ESPC) program, McKinstry has completed an extensive study and investigation of energy upgrades for Walla Walla County Jail. Our Directed Engineering Study presents a holistic project solution for improving the overall facility efficiency and operation. Our proposed solutions will result in lower utility use and cost along with improved building system performance and occupant productivity.

1.2 Current Situation

CHALLENGES

The Walla Walla County Jail is the intake and holding facility for prisoners being held and in transition to other state and federal facilities. The Jail is an entirely secured facility equipped with a kitchen, sleeping and bathroom facilities for the inmates as they are in transition to other facilities or being held by the county.

There is a single elevator that is used to transport, inmates and food from the first floor holding cells to the upper floors. This single elevator was manufactured by US Elevators out of Sacramento California which became defunct around 5 years ago. There are presently no more spare parts available for the elevator which is experiencing problems and could fail at any time. The State L&I (Labor and Industry) elevator division has provided a notice to the county that they will need to provide upgrades to the elevator to meet state requirements. The state has given the county until December 31st, 2019 to remedy the violations or they will "Red Tag" the elevator. If this happens the county will need to transport inmates and food up and down stairs which will require additional guards to be stationed at the jail.

1.3 Solution

This project includes:

FIM 08.01-WWJ | ELEVATOR UPGRADE

McKinstry proposes a complete renovation of the jail's elevator system. This entails a total renovation of the inside of the elevator car that will incorporate ADA compliancy, install compliant fire and life safety equipment and provide a completely new control system with high efficiency hydraulic pump that will power the hydraulic lift to operate elevator. There are additional requirements such as installing lighting and painting in the elevator pit as well as provide air conditioning (1.5-ton split system) for the new controls systems. The Elevator rebuild equipment is custom and will have a 10-week lead time. The hope of the county is that if the PO is provided for the equipment, and it is on order before Dec 31st they will be able to get an extension on the deadline from L & I.

Executive Summary

COMPANY AT-A-GLANCE

- Established 1960
- Over 1,700 employees
- 23 offices
- 55+ Professional Engineers
- 80+ LEED Accredited Professionals

MCKINSTRY EXPERIENCE

\$20 million Customer utility savings guaranteed

\$100 million Grants & rebates secured for clients

636 million Kilowatt hours saved

453 thousand Metric tons of CO₂ saved

91 million Gas Therms saved

CO₂ emission reductions resulting from McKinstry projects have environmental impacts equal to:

3,167 acres Forest acres saved from destruction

51.5 million Gallons of gas not used

83+ thousand Cars taken off the road

40+ thousand Homes taken off the power grid

FINANCIAL BENEFITS

Section 4 of this document provides a detailed look at the project financials. The guaranteed maximum project allowable cost is \$167,094. Including sales tax and DES management fees and prior to any utility incentives, the final project cost is \$195,792. Total first-year savings is \$33 in energy costs.

ENVIRONMENTAL BENEFITS

By taking the necessary steps to reduce energy consumption through the implementation of the various facility improvement measures detailed in this report, Walla Walla County Jail will attain the savings outlined in the outcome snapshot on the left. This is equivalent to:

- 11 light bulbs (75 Watt) not energized; or
- 1,500 miles not driven by an average size vehicle.

1.5 McKinstry Differentiators

COMPANY OVERVIEW

McKinstry has over 50 years of experience assessing and improving facilities in the Pacific Northwest. With more than 1,500 successful energy and facility improvement projects completed in the past 15 years, McKinstry has the expertise to offer comprehensive solutions to Walla Walla County Jail. McKinstry is more than just another energy services company, we believe in serving as your trusted advisor "For the Life of Your Building."

MCKINSTRY APPROACH ADVANTAGES

- Vendor- and product-neutral for truly consultative role
- Transparent pricing
- Total cost of ownership consideration
- No "shared savings" model



Scope of Work

2.1 Facility Improvement Measure (FIM) List

For full descriptions of the scope of work of each measure, please refer to Section 2 - Detailed Scope of Work.

FIM # 08.01-WWJ | ELEVATOR UPGRADE

2.2 McKinstry Services

McKinstry will include the following services related to this project:

1. *Energy Audit:*
The energy audit is complete and is submitted under Section 5 – Directed Engineering Study.
2. *Design Services:*
McKinstry will provide a detailed engineering design as needed to obtain permitting, Owner review, and approval of the proposed systems. In addition, McKinstry will also provide construction support services, start-up, testing, as-built drawings of systems installed, and provide operations and maintenance manuals.
3. *Construction:*
Provide, or cause to be provided, all material, labor, and equipment, including paying for permits, fees, bonds, and insurance, required for the complete and working installation of McKinstry's equipment.
 - a. McKinstry will provide a site superintendent who will be responsible for the onsite supervision and coordination of trades and subcontractors. This individual's responsibilities will also include regular work observations, quality control, site security, enforcement of the site-specific safety plan, as well as coordinating any impact upon building tenants with the Owner.
 - b. McKinstry may perform portions of the construction work or may subcontract portions to qualified firms. In either case, McKinstry will share information regarding actual costs of the work with the Owner and DES.
 - c. When McKinstry has completed the installation of the equipment, including start-up, operations verification, and training in accordance with the Proposal, McKinstry will provide to Owner and DES a "Notice of Commencement of Energy Savings."
 - d. At the conclusion of the project, McKinstry will submit a "Notice of Substantial Completion" to the Owner and DES.
4. *Construction Management:*
McKinstry will provide a dedicated construction manager who will provide contract administration services for the project. The owner is expected to coordinate day-to-day communications with tenants and any scheduling of tenant relocations in and around occupied areas.
5. *Operation Training:*
McKinstry will provide relevant training of building staff during construction as agreed to by the Owner and DES.
6. *Performance Maintenance:*
McKinstry will provide ongoing monitoring and support services to help ensure that guaranteed savings are achieved throughout the term of the agreement. Ongoing services shall be under separate agreement. Ongoing services shall be at the discretion of the Owner and DES to terminate. Specific tasks associated with proposed ongoing Measurement and Verification (M&V) can be found in Table 3.2 - M&V Plan Outline.
7. *Equipment Maintenance:*
McKinstry will provide no equipment maintenance or repairs after the warranty period. Following the completion of the installation and Owner acceptance of the equipment, the Owner shall provide all

Scope of Work

necessary service, repairs, and adjustments to the equipment so that the equipment will perform in the manner and to the extent set forth in the Proposal. McKinstry shall have no obligation to service or maintain the equipment after the warranty period.

8. *Warranty:*

McKinstry will warrant equipment for one year following Notice of Commencement of Energy Savings. Specific information regarding equipment warranty will be passed on to owner.

2.3 Extent of Subcontracting

McKinstry may subcontract the energy audit, design, construction management, start-up, and training portions of this Contract to qualified firms upon review and approval by owner. Construction subcontracts will be awarded competitively. McKinstry will endeavor to satisfy the Diverse Business Enterprise utilization goals of the Owner and DES.

2.4 Project Schedule

The following information lists several milestone dates for the project. McKinstry will develop a detailed schedule outlining all of the various design, pre-construction, construction, and closeout tasks associated with the project and that interfaces with other construction work not under this proposal.

	START	FINISH
ESP Review and Approval Process	12/18/19	1/8/20
McKinstry Design and Pre-Construction	1/13/20	2/7/20
Final Construction Docs	2/7/20	2/14/20
Construction	2/17/20	3/27/20

Scope of Work

Attachment A | Walla Walla County Jail Elevator Detailed Scope of Work

FIM # 08.01- WWJ | ELEVATOR UPGRADE

General Description

The Walla Walla County Jail is a 28,680 square foot intake and holding facility for prisoners being held short term or in transition to other state and federal facilities.

The Walla Walla County jail is a secured 24/7 operation, three story facility with controlled access in and out of the facility. The jail facility is equipped with a full kitchen to provide meals for the inmates, sleeping and bathroom facilities as well as secured intake and processing facility with controlled access and monitoring that takes place in a secured operations room manned 24/7. Many of the inmates are in transition to other facilities or being held by the county for processing.

The jail only has a single elevator that is used to transport, inmates and food from the first floor holding areas to the upper floors. This elevator plays a key role in the transportation of inmates to and from the upper floors as well as providing a vehicle to transport food and supplies to the upper floor inmates and staff.

The Following Scope of work details the retrofit of the jail elevator and equipment to meet state compliance and to replace a system that spare parts are no longer available for.

SCOPE OF WORK INCLUDES

- A. General Requirements
 - 1. All workers must pass background checks to the satisfaction of the County Corrections Department.
- B. Elevator machine Room Scope of Work. (Schindler Elevator scope of work)
 - 1. Tank unit and Miconic HX control with battery lowering device. Tank unit includes new submersible pump one single speed AC motor, valve, hush kit, and all necessary piping in machine room,
 - 2. Install new emergency power unit.
 - 3. Install new rupture valve.
 - 4. Replace machine room wiring.
- C. Door operator (Front) (Schindler Elevator scope of work)
 - 1. Replace new Door operator and clutch.
- D. Hoistway Door Equipment (Schindler Elevator scope of work)
 - 1. Install 3 new interlocks to the elevator car.
 - 2. Install 3 new Spirators to the elevator car.
- E. Car and Hall Fixtures (Schindler Elevator scope of work)
 - 1. Install 3 surface mounted hall stations.
 - 2. Install new main elevator car operating panel
 - 3. Install new provision for elevator car floor lockout.
 - 4. Provide new finish for stations and panels.
- F. Car and Hoistway (Schindler Elevator scope of work)
 - 1. Replace the Hoistway wiring.
 - 2. Replace the elevator car wiring.

Scope of Work

- G. Fire protection scope of work (Cascade Fire protection Company scope of work)
 - 1. Cascade Fire will furnish;
 - i. Design
 - ii. Labor and materials to install one fire sprinkler in the jail elevator.
 - iii. All work to be completed during normal business hours and per NFPA #13.
- H. Ductless Mini split air conditioner provision (American Air heating and Cooling scope of work)
 - 1. Installation of Daikin 19 SEER 18 K BTU Ductless Heat pump.
 - i. Unit shall be mounted at north wall in the alley.
 - ii. All-Thread shall be used to secure the bracket and unit to the wall.
 - 2. Installation of Daikin 19 SEER 18 K BTU Ductless wall mounted cassette.
 - i. Unit shall be mounted to north wall.
 - ii. Refrigeration lines and condensate line shall penetrate the concrete wall at the back of wall cassette to outdoor unit.
 - iii. Condensate drain will be gravity flow.
 - 3. System rated for cooling operation up to -4 F
 - 4. Mechanical permit included
- I. Electrical work (Walla Walla Electric scope of work)
 - 1. Install a 150-amp 120/208-volt three phase electrical elevator equipment sub panel in the elevator mechanical room.
 - 2. Install a 125-amp 120/208-volt three phase fusible elevator shunt trip disconnect next to the man door.
 - 3. Install (1) LED 2x4 flat panel light fixture in the elevator mechanical room to provide 19 foot candle light level and (1) GFI duplex outlet.
 - 4. Relocate the existing lockable elevator cab light switch as required for installation of new shunt trip and sub panel.
 - 5. Install (2) LED 1x4 vapor lensed surface fixture, (1) wall switch and (1) GFI duplex outlet in the elevator pit.
 - 6. Relocate existing electrical conduits in the pit that are located behind the existing ladder to meet current elevator code requirements.
 - 7. Remove and replace existing electrical and communication conduits from old elevator control cabinet to new cabinet.
 - 8. Install (1) 20-amp 240-volt circuit, disconnect and line voltage connection for (1) exterior mini split condensing unit, low voltage and control wiring between the exterior condenser and the interior fan unit to be provided and installed by others.
 - 9. Install (1) 120-volt GFI protected exterior service outlet at condenser unit.
 - 10. Install smoke detectors with relay base on the, first, second and third floor landing and in the elevator mechanical room for primary, alternate and fire hat signaling.
 - 11. We have allowed for (1) heat detector in the elevator pit if required.
 - 12. Provide fire alarm programing, drawing, testing and review of changes to the existing Simplex Fire Alarm Control Panel with AHJ.

Scope of Work

EXCLUSIONS

1. Replacement of any equipment or system except those components specified above, unless necessary for preservation of energy savings associated with measure or for new equipment to function properly.
2. Shift work. The work will be performed during normal working hours.
3. Excludes code upgrades for equipment/systems not included in the scope above.
4. McKinstry is not responsible for hazardous material abatement not included in the asbestos survey provided to McKinstry by Walla Walla County. In the event of a hazardous chemical spill (ie a hydraulic fluid leak) Walla Walla County agrees that Walla Walla County Fire shall abate any items identified during the course of the work.
5. Commissioning of the elevator work shall be performed by the elevator contractor and approved/inspector by the appropriate elevator qualified inspection authority(ies)
6. Engineering of the elevator components shall be provided by the elevator contractor in compliance with the corrective action notice as requested by Walla Walla County.
7. McKinstry to carry 5% contingency for unknown conditions, any additional items/costs requiring use of this allowance will be adjusted by change order per instructions from Walla Walla County. Any additional items/costs above this 5% allowance will be addressed by subsequent change order if deemed necessary by Walla Walla County.

Energy Savings Guarantee

3.1 Guarantee Overview

1. *Philosophy:*

McKinstry is prepared to guarantee any portion of a project over which it has direct control. Where McKinstry does not have direct control (such as operating hours associated with lighting), we are prepared to work with the Owner and DES to devise a method of Measurement and Verification (M&V), which will provide the highest degree of assurance that the energy savings are achieved.

2. *This Project:*

For this project, McKinstry guarantees the performance of the installed initiatives to reduce energy consumption. The target energy reductions for the initiatives that will be implemented are shown in the attached Table 3.1 Energy Savings Summary. Based upon the stipulated conditions as enumerated by the Owner and DES personnel and the utility rates as described below, the utility cost savings estimates are also shown in Table 3.1.

3. *Ongoing Services:*

Refer to Table 4.1 for the cost and duration of ongoing M&V. The cost of ongoing M&V beyond the duration listed in Table 4.1 is at the discretion of the Owner. McKinstry is prepared to continue the guarantee as long as the Owner continues the ongoing services as described herein. When the Owner chooses to cancel the ongoing services, the guarantee will also be terminated at the same point in time. Please refer to Table 3.2 M&V Plan Outline for a summary of the proposed measurement and verification scope.

3.2 FIM Specific Performance Assurance Methodology

1. *Guarantees:*

Table 3.1 Energy Savings Summary provides the specific energy consumption savings for each Facility Improvement Measure (FIM) and the guarantee that McKinstry will provide associated with that measure. Savings calculations are based upon both baseline operating characteristics and proposed operation criteria:

- a. **Baseline:** Baseline refers to the existing operating characteristics that were used to calculate energy savings. The baseline values, including system performance and operational conditions, which were used for this project are provided in Table 3.2. In general, all parties acknowledge the baseline associated with any specific measure has been derived from the following sources:
 - i. Actual operating information gathered through field observation, measurement, micro-data loggers, and Owner's operating logbooks.
 - ii. Owner provided information concerning stipulated factors such as burn hours, occupancy, or operational expenditures.
 - iii. In some instances, a modified baseline may have been developed to address areas whereby pre-retrofit conditions do not reflect a system that is operating per current code or what the Owner may deem as normal operation.
- b. **Proposed:** The proposed operating values, including system performance and operational conditions, which were used for savings calculations are provided in Table 3.2. Systems must be operated per the proposed criteria to ensure energy savings are realized. McKinstry will provide the initial start-up, commissioning, and programming of the system to ensure the systems operate per the proposed operating criteria. The Owner acknowledges their responsibility to ensure these criteria are maintained and associated energy savings are realized. Energy Savings Guarantees are predicated based on the Owner maintaining their responsibilities as provided below in "Ongoing Owner Responsibilities" in Section 3.5.

Energy Savings Guarantee

3.3 Utility Rates

1. *Utility Rate:*

For the purpose of calculating energy cost savings, the utility rates used will be the utility rates as paid by the Owner to the utility company at the time the Energy Services Proposal was developed. In the event that a building has multiple meters on different rate schedules, the per-unit cost of the utility will be the average of all the rate schedules in effect at that facility.

a. *Base Utility Rate:*

Refer to table 3.3 for the Base Utility Rates (including sales tax).

3.4 Standards Of Comfort Service

Where applicable, the following section provides the standards of comfort, which the Owner must maintain to ensure the comfort of the occupants and staff, and upon which all energy calculations were based.

HVAC COMFORT

Heating, ventilating, and air conditioning (HVAC) systems provided by McKinstry will provide comfort and indoor air quality in accordance with the Standards of Comfort below. This standard will pertain only to buildings and areas of buildings in which McKinstry is installing HVAC equipment that has direct control over space comfort conditions. HVAC comfort conditions cannot be guaranteed when operable windows or doors are open.

INDOOR CONDITIONS

Occupied:

Winter Heating Minimum Set-point – 70 degrees F (Superseded by DOH Regs)

Winter Heating Maximum Set-point – 74 degrees F (Superseded by DOH Regs)

Summer Cooling Minimum Set-point – 72 degrees F (where mechanical cooling systems are employed)

Summer Cooling Maximum Set-point – 78 degrees F (where mechanical cooling systems are employed)

Unoccupied:

Minimum – 55 degrees F

Maximum – 85 degrees F (where mechanical cooling systems are employed)

Relative Humidity (If humidity control provided):

Minimum - 40%

Maximum - 60%

Minimum outside air per occupant:

Minimum outside air per occupant shall be in accordance with American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) standards and Chapter 4 of the International Mechanical Code.

Less stringent conditions will not be proposed unless specifically approved by the Owner and DES (if applicable).

LIGHTING

Illumination Levels Verification:

McKinstry shall perform a light level survey of the existing conditions during the audit phase of the project



Energy Savings Guarantee

development. The existing lighting conditions shall be discussed with the Owner to gauge the preference for general illumination throughout the facility.

Illumination Levels Design:

It is McKinstry's intent to provide energy efficient lighting conditions that effectively meet the needs of the occupants and accommodate the application requirements. Where deemed appropriate, McKinstry will follow IESNA recommendations for illumination criteria in the absence of the Owner's preferred lighting standards.

3.5 Ongoing Owner Responsibilities

The Owner shall provide the following services as part of this energy services project. In the event that these services are not provided, energy savings and associated guarantees will be modified to reflect the associated impact.

1. Maintain all equipment per manufacturer's recommendations and proposed maintenance schedule.
2. Maintain all sequence of operations and performance criteria related to installed systems as proposed and designed.
3. Provide other FIM specific ongoing responsibilities as provided in Table 3.2.
4. Provide McKinstry with copies of actual monthly utility billing information on a quarterly basis for the duration of the M&V service period. This includes electric, natural gas, and fuel oil. The associated facilities where utility information shall be provided include all meters providing direct or indirect service to all buildings included in this project.
5. Provide McKinstry all internal sub-meter data, including electric and condensate meters, providing direct or indirect service to all buildings included in this project.
6. Provide McKinstry access to Energy Management and Control Systems for the purpose of collecting and logging data over time as required for performance verification.
7. The Owner shall notify McKinstry in writing concerning any changes or alterations to the building that will affect energy usage. This notification should be provided within two weeks of the change. This includes occupancy or use changes, computer load or other load changes, scheduling changes, and sequence of operations changes.

3.6 Non-Performance

In the event the equipment performance is not met, McKinstry accepts responsibility for additional electricity and natural gas used by the equipment, due to reduced performance. McKinstry may, at its option, execute any of the following options:

1. Repair or replace equipment as necessary to meet required performance.
2. Make payments for the extra energy consumption to the Owner. In the event that McKinstry chooses the payment option, McKinstry reserves the right to select either an annual payment for the duration of the guarantee term or a one-time lump-sum payment of the same amount. In either case, the payment will be calculated based upon the quantity of additional electricity or natural gas used and the Base Utility Rate as described above.

Energy Savings Guarantee

3.7 Change Of Use

In the event that the Owner chooses to make changes to the facility that require set point adjustments, longer operating hours, or continuous equipment operation, the Owner agrees that:

1. Savings deemed as met described above will continue to be deemed as met.
2. Additional cost of extended equipment operation is a cost of the change, not due to a failure of McKinstry or their equipment.
3. McKinstry shall not be responsible for any increase in energy, maintenance, or any other costs incurred because of the extended equipment operation.
4. During the M&V portion of the project McKinstry at its option may make a baseline energy use adjustment to identify and account for a change-of-use at the facility.
5. McKinstry will calculate the change in energy consumption due to the specific change made to the system's operation.



Table 3.1 - Energy Savings Summary

Project: Walla Walla County
 Scenario: Phase 5 - GMAX 2019
 Date: 12/12/2019

Facility Improvement Measures	Facility	Guarantee Multiplier for Positive Numbers *	Guarantee Multiplier for Negative Numbers *	Net Effective Guarantee Multiplier *	Electricity		Total **
					kWh	kWh (\$)	(\$)
08.01-WWJ Elevator Upgrade	County Jail	90.0%	110.0%	90.0%	521	\$33	\$33
Totals ***					521	\$33	\$33

* The savings shown in this table are less than the calculated savings unless a guarantee multiplier of 100% is shown.

** The guarantee is based on Key Performance Indicators shown in Table 3.2. Refer to Section 3 of the ESP for the method of converting Key Performance Indicators to dollars d

*** The guarantee is based on the aggregate savings for all FIMs, not on individual FIM savings.

Confidential and Proprietary



Table 3.2 - M&V Plan Outline

Project: Walla Walla County
Scenario: Phase 5 - GMAX 2019
Date: 12/12/2019

EIR Name	Facility	IPMVP Option	RPI	Key Performance Indicators	Baseline Values	Proposed Values	Audit Stage (Baseline)		Post-Retrofit (Commissioning)		Annual	Ongoing Owner Responsibilities	Notes	Stipulated Action
							Tasks	Tasks	Tasks	Tasks				
98.05-WREB Elevator Upgrade	County Jail		1.	Wattage per Fixture	14 W	8.5 W	Subcontractor to Field Verify	Subcontractor to Field Verify	No annual task, assumed constant.	Verify and operate per manufacturers and McKinstry recommendations.				
				Annual Burn Hours	Elevator Car: 8760 Hours per Year Elevator Machine Room: 2 Hours per Year	Elevator Car: 8760 Hours per Year Elevator Machine Room: 2 Hours per Year	Collect burn hours from client.	No task, assumed constant	No annual task, assumed constant.	Maintain and operate per manufacturers and McKinstry recommendations.			Annual Burn Hours	
				Fixture Count	Elevator Car: 2 Fixtures Elevator Machine Room: 1 Fixture	Elevator Car: 2 Fixtures Elevator Machine Room: 1 Fixture	Subcontractor to Field Verify	No task, assumed constant	No annual task, assumed constant.	Maintain and operate per manufacturers and McKinstry recommendations.				
				Lamps per Fixture	1 Lamp per Fixture	1 Lamp per Fixture	Subcontractor to Field Verify	No task, assumed constant	No annual task, assumed constant.	Maintain and operate per manufacturers and McKinstry recommendations.				
				Motor Horsepower	40	40	Subcontractor to Field Verify	No task, assumed constant	No annual task, assumed constant.	Maintain and operate per manufacturers and McKinstry recommendations.				
				Motor Efficiency	91.3%	94.7%	Subcontractor to Field Verify	Verify submittal information.	No annual task, assumed constant.	Maintain and operate per manufacturers and McKinstry recommendations.				
				Pump Efficiency	85%	90%	Subcontractor to Field Verify	Verify submittal information.	No annual task, assumed constant.	Maintain and operate per manufacturers and McKinstry recommendations.				
				Calls per Hour	4	4	Collect information from client.	Verify submittal information.	No annual task, assumed constant.	Maintain and operate per manufacturers and McKinstry recommendations.			Calls per hour stipulated	
				Travel Speed	125	125	Collect information from client.	Verify submittal information.	No annual task, assumed constant.	Maintain and operate per manufacturers and McKinstry recommendations.			Travel speed stipulated	



Table 3.3 - Base Utility Rates

Project	Walla Walla County
Scenario	Phase 5 - GMAX 2019
Date	12/12/2019

Building_Name	Utility_Provider	Rate_Name	Utility_Type	Dollars_Per_Unit	Units	Published_Date_Effective
County Jail	Pacific Power	Schedule 36 (2017)	Electricity	\$0.062670	kWh	6/15/2017

Project Financials

4.1 Maximum Project Allowable Cost

McKinstry guarantees that the Maximum Project Cost will not exceed the guaranteed value shown in Table 4.1 – Budget Summary; this cost does not include sales tax, WA State Interagency fees, or the utility incentive. The sales tax and interagency fees are shown in Table 4.1 for reference, and the utility incentive is shown in Table 4.2 for reference. (McKinstry does not guarantee the value of sales tax, interagency fees, or the utility incentive.)

Costs presented in this proposal are valid for 30 days from the date of publication. If the notice to proceed is issued after 30 days from publication, McKinstry reserves the right to re-evaluate the project and make necessary modifications to the construction costs.

4.2 Project Cost Table

See Table 4.1 – Budget Summary. All fee percentages and costs are unique to the project.

4.3 Items Included in Maximum Project Cost

1. Engineering audit, which includes the cost for the preparation of this proposal
2. Engineering design
3. Construction management services
4. Installation of McKinstry Equipment including the following costs as specified in the scope of work:
 - a. All costs paid by McKinstry for the installation of the equipment. This includes costs paid to subcontractors or directly to McKinstry personnel, when related to installation or system verification of McKinstry equipment.
 - b. The portion of reasonable travel, lodging, and meal expenses of officers or employees incurred while traveling in discharge of duties connected with the work. McKinstry will comply with OFM guidelines for reimbursement of travel expenses.
 - c. Cost of all materials, supplies, and equipment incorporated in the Work, including costs of transportation thereof.
 - d. Cost or rental charges, including transportation and maintenance, of all materials, supplies, equipment, temporary facilities, and hand tools not owned by the workers, which are consumed in the performance of the work and cost less salvage value on such items used but not consumed which remain the property of McKinstry.
 - e. Cost of premiums for all bonds and insurance, which McKinstry is required to purchase and maintain.
 - f. Sales, use, or similar taxes related to the Work and for which McKinstry is liable imposed by a governmental authority.
 - g. Permit fees, royalties, and deposits lost for causes other than McKinstry's negligence.
 - h. Losses and expenses not compensated by insurance or otherwise, sustained by McKinstry in connection with the work, provided they have resulted from causes other than the fault or neglect of McKinstry. Such losses shall include settlements made with the written consent and approval of the Owner and the DES Energy Program. If, however, such loss requires reconstruction and McKinstry is placed in charge thereof, McKinstry shall be paid a fee for such services.
 - i. Demolition cost and cost of removal of all debris unless specifically excluded within the Scope of Work.

Project Financials

- j. Costs incurred due to an emergency affecting the safety of persons and property.
- k. Other costs incurred in the performance of the Work if and to the extent approved in advance in writing by the Owner and DES.
- l. Contingency as defined in Section 4.4.
- m. Allowances as defined in Section 4.5.
- n. Cost of equipment startup, training, system verification, and balancing performed by McKinstry.
- o. Construction Bonds (including Performance & Payment Bond), Liability Insurance, and Builder's Risk Insurance.
- p. McKinstry fee. This includes McKinstry's remuneration for compensation of personnel, expenses, risks related to the project, overhead, and profit.
- q. McKinstry shall provide a Schedule of Values. The schedule of values will include all costs related to the installation of McKinstry's equipment.

4.4 Construction Contingency

A construction contingency as identified in Table 4.1 – "Budget Summary" has been established for this project. McKinstry can expend the contingency after a change order has been approved by the Owner, McKinstry, and the DES Project Manager for items necessary to complete the original scope of this project. The intent of the contingency is for "unforeseen conditions" beyond what was originally estimated. McKinstry and the Owner and DES will jointly manage any contingency left after the project scope is completed. All unused construction contingency funds shall reduce the overall project cost to the Owner.

4.5 Allowances

McKinstry may set aside allowances as identified in Table 4.1 - "Budget Summary" for specific areas of work that have been identified as a potential cost impact but cannot be determined at this stage. Should the allowance not be adequate, the Owner and the DES Project Manager will be advised. McKinstry will be compensated for any additional costs via Change Order to the contract should the Owner and the DES Project Manager agree. In extreme situations, McKinstry may request additional funds to cover cost overruns that could not have been foreseen by either party.

4.6 Ongoing Services

Refer to Table 4.1 for the cost and duration of any ongoing services.

4.7 Accounting Records

McKinstry shall check all material, equipment, and labor entering into the worksite and shall keep such full and detailed accounts as may be necessary for proper financial management under this Agreement. The Owner and the DES Project Manager shall be afforded access to all McKinstry's records, books, correspondence, instructions, drawings, receipts, vouchers, memoranda, and similar data relating to this Contract, and the McKinstry shall preserve all such records for a period of seven years, or for such longer period as may be required by law, after the final payment.

4.8 Reconciliation of Labor & Material Costs

The maximum project allowable cost is based on firm negotiated bids or estimated labor and material costs developed by McKinstry. In recognition that actual Labor & Material costs may vary from the estimate, the following procedures are established to reconcile this difference:



Project Financials

1. If the total maximum guaranteed project cost at completion exceeds the estimated amount (plus contingency), the additional costs will be borne by McKinstry at their expense.
2. If the total project costs at completion are less than the estimated proposal amount (less contingency), the savings will be retained by the Owner.
3. There shall be no cost savings split between the Owner and McKinstry.

The following Figure 4.A outlines proposed procurement and payment reconciliation methods. Changing the proposed method of reconciliation after the acceptance of the Proposal may require an adjustment to the Guaranteed Maximum Project Cost.

DEFINITIONS:

Major Equipment:

Major Equipment is any single piece of equipment purchased by McKinstry with a value over \$5,000.

Negotiated:

Construction contract value is to be established through negotiations with a select or single contractor (i.e. owner preferred controls contractor, mechanical contractor, etc.).

Bid:

Construction contract value is to be established through a bid process based upon formal bid documents including plans and specifications which will be bid to a minimum of two (typically three) pre-qualified contractors as approved by McKinstry and the Owner.

Self-Perform:

McKinstry Intends to perform work with McKinstry personnel.

Schedule of Values (SOV):

Cost shall be substantiated with a properly executed invoice from the subcontractor or supplier that matches the schedule of values in their contract or purchase order.

Time & Materials (T&M):

Published sell rates will be established prior to issuance of contract to subcontractor or commencement of work by McKinstry. A monthly labor and material report will be provided which will include labor hours and dollars per individual, and material and equipment invoices.

Firm:

Fees that are negotiated prior to proposal and are not reconciled at the end of the project.

FIGURE 4.A

CONSTRUCTION COST CATEGORY (REF TABLE 4.1)	PROPOSED CONSTRUCTION METHOD	END OF PROJECT – RECONCILED
Sheet Metal/Mechanical	Subcontract Bid	SOV
Electrical	Subcontract Bid	SOV
General	Negotiated	SOV
Other	Self-Perform	SOV
Commissioning	Negotiated	SOV

Project Financials

Site Supervision	Self-Perform	SOV
Change Order (CO)	As Specified in CO	T&M
Fees	Self-Perform	Firm

4.9 Compensation

1. **TERMS:**

Net 30 days (45 days for State Treasurer payments) from the date of invoice, monthly billings as the job progresses.

2. **PAYMENTS:**

At a minimum, payments will be made in the amount of 100% at the completion and implementation of any individual facility improvement measure (FIM) in the amount of that FIM as delineated in the contract. If more than one FIM is completed in a monthly period, all those FIMS will be paid.

3. **FINANCE CHARGES ON UNPAID BALANCES:**

Payments due and unpaid shall be subject to interest charges within 30 days (45 days for State Treasurer payments) of receipt of a properly completed invoice per RCW 39.76. Finance charges will be calculated on the un-paid balance per RCW 39.76 which specifies the interest rate shall be one percent per month but not less than one dollar per month on amounts due beyond 30 days. Interest charges will be calculated daily, compounded monthly. Charges accrue until balances are paid in full.

4. **CONSTRUCTION PERIOD FINANCE CHARGES:**

McKinstry may charge construction period finance charges for projects, independent of financing method, whereby the anticipated billing lags the earned schedule of values by more than 90 days. If Owner controlled schedule delays occur during the progress of the project, the Contractor may request additional finance charges be added to the project. Construction period finance will be calculated on the un-paid balance at the rate of Prime + 2% per annum. Interest charges will be calculated daily, compounded monthly. Charges accrue until balances are paid in full.

McKinstry and the Owner will work together to minimize finance charges.

The construction schedule has been developed based on the following assumptions:

- a. Owner review of final Energy Services Proposal (ESP) 10 working days
- b. McKinstry receives notice to proceed within 15 working days from the final review responses

5. **SUBSTANTIATION OF FINANCE CHARGE:**

McKinstry will do an accounting of finance charges progressively through the project, and at contract completion submit a change request itemizing the summary of additional costs for implementation. The contract will then be increased to reflect the same and finance charges will be paid within 30 days of the date of approved substantiation.

4.10 Financing

McKinstry enjoys over 55 years of experience within the engineering and contracting industry and its financial strength exceeds the industry average. This strength makes it possible to provide and assist with the financing needs of its customers. Long standing relationships with vendors assures reasonable pricing and excellent payment terms.

LONG-TERM FINANCING:

The Owner has several options available for long term permanent financing. The Washington State Treasurer's Office can provide financing. Third Party financing is also available.



Project Financials

4.11 Termination Value

Should the owner choose to finance the project through McKinstry, a schedule will be provided showing the termination value of the financing agreement for each year during the term of the agreement.

4.12 Terms of Agreement

The Contract shall be effective and binding upon the parties immediately upon its execution and the period from contract execution until the Commencement of Energy Savings Date shall be known as the "Interim Period". All energy savings achieved during the interim period will be fully credited to the Owner.

4.13 Insurance & Bonding

McKinstry shall provide a payment and performance bond and builders Risk Insurance.

For The Purposes of This Agreement, the "Sum Amount of Bond" Shall Be (See Table 4.1 –"Budget Summary").

1. The bond amount consists of Labor and Materials and State Sales Tax.
2. This bond does not include any construction contingencies.
3. Certificates of General Liability Insurance will be provided prior to Contract Signing. The State of Washington and Walla Walla County shall be named as An Additional Insured on all insurance certificates.

McKinstry shall provide a payment and performance bond in the amount of 100% of the construction cost, as defined in the Energy Services Agreement Addendum. The amount shall include all authorized changes and state sales tax. The Bond shall be in the form attached to the Conditions of the Energy Services Agreement. The Contract listed on the bond form shall be the Addendum No. and Agreement No., which incorporates the work, and the "Contract Date" shall be the date of the Addendum. The full and just sum of the Bond shall be as defined above and shall include the actual cost of purchasing and installing McKinstry's Equipment. The Bond shall specifically exclude coverage for those portions of the Energy Services Agreement and/or Energy Services Agreement Addendum pertaining to design services, energy cost savings guarantee, maintenance guarantee, utility incentives, efficiency guarantees, and any other clauses which do not relate specifically to construction management and supervision of work for purchasing and installing of McKinstry's Equipment, or for work to be accomplished by the Owner. The Bond shall be with a Surety or Bonding Company that is registered with the State of Washington Insurance Commissioner's Office.

While McKinstry stands behind our safety record, we cannot control the work flow around items we have no control over. At no point does McKinstry assume any responsibility for the loss of use of any equipment and we exclude any and all claims for consequential damages therein.

4.14 Diverse Business Participation Goals for this Project

McKinstry has established the following diverse business participation goals for this project in consultation with the Owner and the DES Energy Program.

McKinstry has provided information and training to many potential subcontractors, suppliers, and consultants on how to register for the State certifications.

The following tables are a list of diverse subcontractors or suppliers who may provide services or assistance on this project, and project specific inclusion goals.

FIGURE 4.C



Project Financials

FIGURE 4.D

State Certification Category	McKinstry Standard Inclusion Plan	For this Project: Percentages for Construction	For this Project: Percentages for Professional Services
Diverse Business Enterprise	26%	0%	0%

Table 4.1 - Budget Summary



Project: Walla Walla County
 Scenario: Phase 5 - GMAX 2019
 Date: 12/12/2019

Database ID	FIM Name			Mechanical	Electrical	EMCS	Lighting	General	Equipment	Other	Total
42461	08.01-WWJ Elevator Upgrade			\$ 4,723	\$ 28,670	\$ -	\$ -	\$ 88,626	\$ -	\$ 3,467	\$ 125,486
Total Base FIM Cost				\$ 4,723	\$ 28,670	\$ -	\$ -	\$ 88,626	\$ -	\$ 3,467	\$ 125,486
A. Construction Costs											
	Commissioning	Lump	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tab	Lump	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Site Supervision	Lump	\$1,635	\$ 62	\$ 374	\$ -	\$ -	\$ 1,155	\$ -	\$ 45	\$ 1,635
	Project Mobilization Finance Fee	Lump	\$155	\$ 6	\$ 35	\$ -	\$ -	\$ 109	\$ -	\$ 4	\$ 155
	Subtotal(FIM Cost and A.)			\$ 4,790	\$ 29,079	\$ -	\$ -	\$ 89,890	\$ -	\$ 3,516	\$ 127,276
	Construction Bonds	%	1.30%	\$ 62	\$ 378	\$ -	\$ -	\$ 1,169	\$ -	\$ 46	\$ 1,655
Total Construction Cost											\$ 128,931
B. Professional Services Costs											
	Audit Fee	Lump	\$1,009								\$ 1,009
	Design Fee	%	0.00%	Percent of Sub-Total Base FIM Cost and A (minus Site Supervision).							\$ -
	Construction Admin Fee	%	6.00%	Percent of Sub-Total Base FIM Cost and A (minus Site Supervision).							\$ 7,538
	Overhead	%	10.00%	Percent of Sub-Total Base FIM Cost and A (minus Site Supervision).							\$ 12,564
	Profit	%	8.00%	Percent of Sub-Total Base FIM Cost and A (minus Site Supervision).							\$ 10,051
Total Professional Services Cost											\$ 31,163
C. Other Project Costs											
	Project Contingency	%	5.00%	Percent of Total Construction Cost							\$ 6,447
Total Other Project Cost											\$ 6,447
D. Measurement and Verification											
	Year 1	Lump	\$554								\$ 554
Total Overhead Cost & Fee											\$ 554
E. Total Guaranteed Construction & ESCO Services (A + B + C + D)											\$ 162,094
F. Non-Guaranteed Costs											
	Sales Tax	%	8.90%	Percent of Section E. (Excluding Contingency)							\$ 14,298
	DES Fee	Lump	\$14,400								\$ 14,400
Total Non-Guaranteed Cost											\$ 28,698
G. Total Maximum Project Cost (E + F)											\$ 190,792



Table 4.2 - Facility Improvement Measure (FIM) Summary

Project: Walla Walla County
 Scenario: Phase 5 - GMAX 2019
 Date: December 12, 2019

Facility Improvement Measures	FIM Description	Facility	Budget *	Annual Utility Savings	Net Customer Cost (with Incentives)
08.01-WWJ Elevator Upgrade	McKinstry proposes to modernized the existing hydrolic elevator in the Walla Walla County Jail by replacing lighting, controls, and mechanical components of the existing elevator with new, high efficiency equipment.	County Jail	\$195,792	\$33	\$195,792
Totals			\$195,792	\$33	\$195,792

* Since design cost, audit cost, etc. are distributed among the FIMs, the total project cost will not go up or down by exactly the amounts shown here if a FIM or FIMs are dropped.

** For non recurring operational savings, the values are averaged over the 30 year length of this analysis.

*** Incentives are contingent on final approval and are not guaranteed. Funds are shown for reference only.

Confidential and Proprietary

Section 5 – Investment Grade Audit

CONTENTS

- 5.1 General Description
- 5.2 Building Description
- 5.3 FIMs Considered | Not Proposed
- 5.4 Infrastructure and O&M Recommendations
- 5.5 Utility History & Consumption
- 5.6 Savings Calculations

Investment Grade Audit

5.1 General Description

WALLA WALLA COUNTY JAIL

The Walla Walla County Jail is the intake and holding facility for prisoners being held and in transition to other state and federal facilities. The Jail is an entirely secured facility equipped with a kitchen, sleeping and bathroom facilities for the inmates as they are in transition to other facilities or being held by the county.

There is a single elevator that is used to transport, inmates and food from the first floor holding cells to the upper floors containing the units (second floor), court and rec yard (third floor).

This single elevator was manufactured by **US Elevators** out of Sacramento California which became defunct around 5 years ago. There are presently no more spare parts available for the elevator which is experiencing problems and could fail at any time. The State L&I (Labor and Industry) elevator division has provided a notice to the county that they will need to provide upgrades to the elevator to meet state requirements. The state has given the county until December 31st, 2019 to remedy the violations or they will "Red Tag" the elevator. If this happens the county will need to transport inmates and food up and down stairs which will require additional guards to be stationed at the jail.

To remedy the problem, the county needs to do a complete renovation of the jail's elevator system. This entails a total renovation of the inside of the elevator car that will incorporate ADA compliancy, install compliant fire and life safety equipment and provide a completely new control system with high efficiency hydraulic pump that will power the hydraulic lift to operate elevator. There are additional requirements such as installing lighting and painting in the elevator pit as well as provide air conditioning (1.5-ton split system) for the new controls systems. The Elevator rebuild equipment is custom and will have a 10-week lead time. The hope of the county is that if the PO is provided for the equipment, and it is on order before Dec 31st they will be able to get an extension on the deadline from L & I.

Investment Grade Audit

5.2 Building Description

WALLA WALLA COUNTY JAIL

The Walla Walla County Jail a 28,680 square foot intake and holding facility for prisoners being held short term or in transition to other state and federal facilities.

The Walla Walla County jail is a secured 24/7 operation facility with controlled access in and out of the facility. The jail facility is equipped with a full kitchen to provide meals for the inmates, sleeping and bathroom facilities as well as secured intake and processing facility with controlled access and monitoring that takes place in a secured operations room manned 24/7. Many of the inmates are in transition to other facilities or being held by the county for processing.

The jail only has a single elevator that is used to transport, inmates and food from the first floor to the holding cells on the upper floor. This elevator plays a key role in the transport of inmates and food from the first floor holding cells to the upper floors containing the units (second floor), court and rec yard (third floor).



Investment Grade Audit

5.3 FIMs Considered | Not Proposed

This section of the report is intended to summarize and describe the FIMs McKinstry examined as part of the investment grade audit but ultimately were not included in this project.

All FIMs considered are proposed in this ESP.

Investment Grade Audit

5.4 Infrastructure and O&M Recommendations

This section is intended to outline any infrastructure, operations, and maintenance recommendations to the client that are outside of the scope of work of this proposal.

Overall, the maintenance staff for the Walla Walla County Jail is doing exceptional work to keep building equipment operational. It is recommended to maintain existing equipment and any new equipment per McKinstry's and manufacturer's recommendation.

Investment Grade Audit

5.5 Utility History & Consumption

See the attached spreadsheets showing historical utility consumption and utility cost per month for Walla Walla County Jail and included in the scope of this project. Below is a table summarizing their average annual usage and cost for all facilities.

Electric Cost per Year	\$36,860
Natural Gas Cost per Year	\$17,288
Utility Costs per Year	\$40,611
Energy Use Index	123 kbtu/ft ²
Cost Index	\$1.83

Utility Data Analysis Summary (Average Values for all facilities)

Utility Data Analysis

Walla Walla County - County Corrections Department

Utility Usage and Cost Summary



Building Information				Energy Information			
Project:	Walla Walla County			Building Area:	22,200 R ²		
Building:	County Corrections Department			Year 1:	October 2017 to September 2018		
Service Address:	300 W Alder St.				EUI: 164 kBtu/R ² Cost: \$2.50 / R ²		
Electric Provider:	Pacific Power			Year 2:	October 2018 to September 2019		
Natural Gas Provider:	Cascade Natural Gas				EUI: 162 kBtu/R ² Cost: \$2.39 / R ²		
		Electrical Meter(s):	57535401	Year 3:	October 2019 to September 2020		
		Natural Gas Meter(s):	300A-NG		EUI: 44 kBtu/R ² Cost: \$0.61 / R ²		
* All costs in this UDA are based on statewide average energy rates provided by Dept. of Commerce.				Average:	October 2017 to September 2020		
					EUI: 123 kBtu/R ² Cost: \$1.83 / R ²		

Historical Utility Data											
Period	Electric Energy	Electric Demand	Electric Energy Cost	Natural Gas	Natural Gas Cost			Total Energy	Total Cost	Energy Use Index	Cost Index
	[kWh]	[kW]	[\$\$]	[Therm]	[\$\$]			[kBtu]	[\$\$]	[kBtu / R ²]	[\$\$ / R ²]
Oct-17	31,520		\$ 2,816.78	1,614	\$ 1,287.50			268,946	\$ 4,104	12.11	\$ 0.18
Nov-17	33,440		\$ 2,960.31	1,885	\$ 1,501.30			302,597	\$ 4,462	13.63	\$ 0.20
Dec-17	40,480		\$ 3,405.45	2,531	\$ 2,010.96			391,218	\$ 5,416	17.62	\$ 0.24
Jan-18	33,840		\$ 2,992.69	2,632	\$ 2,090.64			378,662	\$ 5,083	17.06	\$ 0.23
Feb-18	32,400		\$ 2,885.61	2,781	\$ 2,208.19			388,649	\$ 5,094	17.51	\$ 0.23
Mar-18	30,880		\$ 2,755.42	3,107	\$ 2,465.38			416,063	\$ 5,221	18.74	\$ 0.24
Apr-18	28,800		\$ 2,674.38	1,893	\$ 1,507.61			287,566	\$ 4,182	12.95	\$ 0.19
May-18	35,520		\$ 3,166.22	1,436	\$ 1,147.07			264,794	\$ 4,313	11.93	\$ 0.19
Jun-18	40,080		\$ 3,490.44	1,025	\$ 822.82			239,253	\$ 4,313	10.78	\$ 0.19
Jul-18	46,480		\$ 4,019.33	1,065	\$ 854.37			265,090	\$ 4,874	11.94	\$ 0.22
Aug-18	41,680		\$ 3,747.31	832	\$ 670.55			225,412	\$ 4,418	10.15	\$ 0.20
Sep-18	36,720		\$ 3,252.30	824	\$ 664.24			207,689	\$ 3,917	9.36	\$ 0.18
Oct-18	26,960		\$ 2,479.25	1,614	\$ 1,287.50			253,388	\$ 3,767	11.41	\$ 0.17
Nov-18	38,320		\$ 3,106.51	1,885	\$ 1,501.30			319,248	\$ 4,608	14.38	\$ 0.21
Dec-18	36,560		\$ 2,976.39	2,531	\$ 2,010.96			377,843	\$ 4,987	17.02	\$ 0.22
Jan-19	27,760		\$ 2,343.57	2,632	\$ 2,090.64			357,917	\$ 4,434	16.12	\$ 0.20
Feb-19	31,760		\$ 2,515.45	2,781	\$ 2,208.19			386,465	\$ 4,724	17.41	\$ 0.21
Mar-19	32,400		\$ 2,598.90	3,107	\$ 2,465.38			421,249	\$ 5,064	18.98	\$ 0.23
Apr-19	28,160		\$ 2,380.97	1,893	\$ 1,507.61			285,382	\$ 3,889	12.86	\$ 0.18
May-19	35,280		\$ 2,849.71	1,436	\$ 1,147.07			263,975	\$ 3,997	11.89	\$ 0.18
Jun-19	40,080		\$ 3,490.44	1,025	\$ 822.82			239,253	\$ 4,313	10.78	\$ 0.19
Jul-19	46,480		\$ 4,019.33	1,065	\$ 854.37			265,090	\$ 4,874	11.94	\$ 0.22
Aug-19	41,680		\$ 3,747.31	832	\$ 670.55			225,412	\$ 4,418	10.15	\$ 0.20
Sep-19	36,720		\$ 3,252.30	824	\$ 664.24			207,689	\$ 3,917	9.36	\$ 0.18
Oct-19	26,960		\$ 2,479.25	1,832	\$ 1,459.49			275,188	\$ 3,939	12.40	\$ 0.18
Nov-19	38,320		\$ 3,106.51	1,885	\$ 1,501.30			319,248	\$ 4,608	14.38	\$ 0.21
Dec-19	36,560		\$ 2,976.39	2,531	\$ 2,010.96			377,843	\$ 4,987	17.02	\$ 0.22
Jan-20											
Feb-20											
Mar-20											
Apr-20											
May-20											
Jun-20											
Jul-20											
Aug-20											
Sep-20											

* All costs in this UDA are based on statewide average energy rates provided by Dept. of Commerce.

Utility Data Analysis

Walla Walla County - County Corrections Department
Utility Usage and Cost Summary



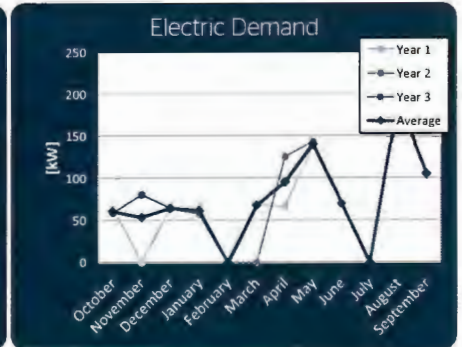
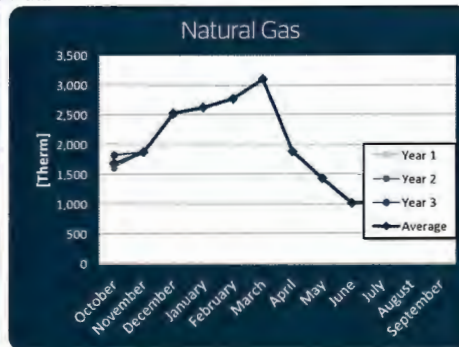
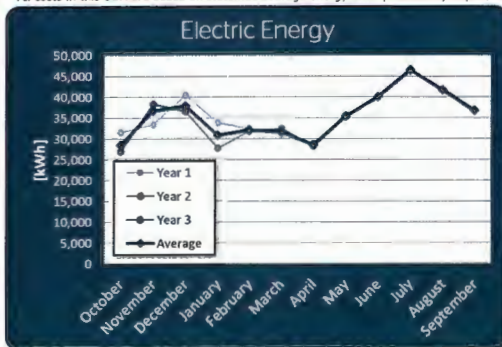
Annual Average Consumption and Cost

Year	Electric Energy [kWh]	Electric Energy Cost [\$\$]	Blended Rate [\$\$/kWh]	Natural Gas [Therm]	Natural Gas Cost [\$\$]	Total Energy [MMBTU]	Total Cost [\$\$]	Energy Use Index [kBTU / ft²]	Cost Index [\$\$/ft²]
Year 1	431,840	\$38,166	\$ 0.088	21,625	17,231	3,636	\$55,397	164	\$ 2.50
Year 2	422,160	\$35,760	\$ 0.085	21,625	17,231	3,603	\$52,991	162	\$ 2.39
Year 3	101,840	\$8,562	\$ 0.084	6,248	4,972	972	\$13,534	44	\$ 0.61
Average	318,613	\$27,496	\$ 0.086	16,499	13,144	2,737	\$40,641	123	\$ 1.83

Average Monthly Utility Cost and Weather Data

Month	Electric Energy [\$]	Natural Gas [\$]	Total [\$]	Heating Degree Days	Cooling Degree Days
January	\$2,668	\$2,091	\$4,759	758	0
February	\$2,701	\$2,208	\$4,909	570	0
March	\$2,677	\$2,465	\$5,143	360	0
April	\$2,528	\$1,508	\$4,035	279	6
May	\$3,008	\$1,147	\$4,155	142	38
June	\$3,490	\$823	\$4,313	4	233
July	\$4,019	\$854	\$4,874	0	501
August	\$3,747	\$671	\$4,418	0	348
September	\$3,252	\$664	\$3,917	24	122
October	\$2,592	\$1,345	\$3,937	253	8
November	\$3,058	\$1,501	\$4,559	534	0
December	\$3,119	\$2,011	\$5,130	752	0
Total	\$36,860	\$17,288	\$54,148	3,676	1,414
Pct. of Total	68%	32%	0%		

* All costs in this UDA are based on statewide average energy rates provided by Dept. of Commerce.



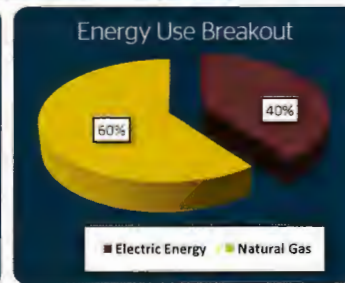
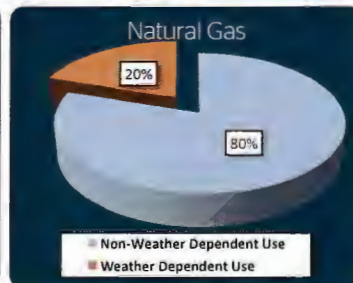
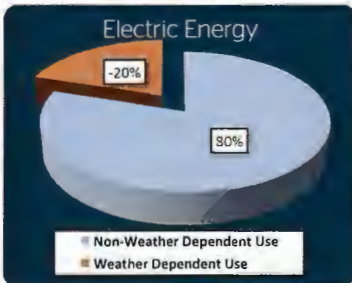
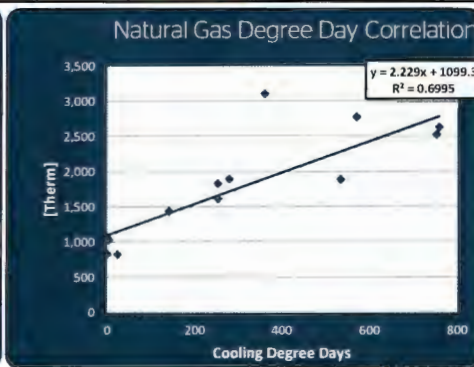
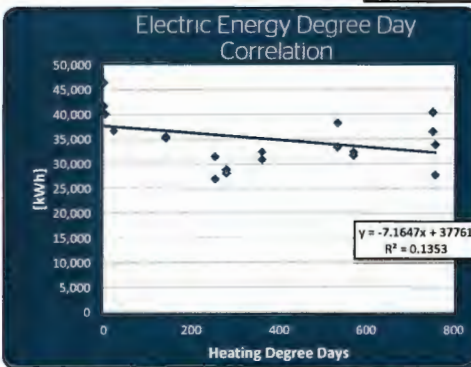
Utility Data Analysis

Walla Walla County - County Corrections Department
Utility Usage and Cost Summary



Energy Use Breakout				Weather Dependency Analysis				
Energy Type	Total Use [MMBTU]	EUI [kBtu / ft²]	Percent of Total	Energy Type	Intercept vs. CDD / HDD	Slope vs. CDD / HDD	R²	Non-Weather Dependent Use
Electric Energy	1,087	49.0	40%	Electric Energy [kWh]	37,761	-7.2	0.135	424,818
Natural Gas	1,650	74.3	60%	Natural Gas [Therm]	1,099	2.23	0.700	13,192
Total	2,737	123	100%					
				Total (MMBtu)				2,769
				EUI				124.7
								-32
								-1.4

Checks		Explanation
Electric Energy R²	< 0.75	Suggests that monthly Electric Energy use cannot likely be reasonably predicted based on weather severity, i.e. poor correlation between weather and Electric Energy.
Natural Gas R²	< 0.75	Suggests that monthly Natural Gas use cannot likely be reasonably predicted based on weather severity, i.e. poor correlation between weather and Natural Gas.
R²	> 0	Not Used



Investment Grade Audit

5.6 Savings Calculations

The following pages contain the calculations used for estimating the annual utility cost savings. It contains the following information:

- Energy Rate Determination
 - Documents how the electric and gas utility rates were determined.
- Energy Savings Calculations
 - Detailed energy savings calculations for measures included in this proposal.

Energy Rate Determination

UTILITY RATE DETERMINATION

ELECTRIC RATE SCHEDULE SUMMARY (PACIFIC POWER GAS)

NATURAL GAS RATE SCHEDULE SUMMARY (CASCADE NATURAL GAS)

TAX RATE SCHEDULE (WALLA WALLA COUNTY)

Walla Walla County Jail

Utility Rate Summary



Energy Savings Rates

Utility	Unit	Rate	Notes
Pacific Power	kWh	\$0.06267	Per kWh < 40,001 kWh
Pacific Power	kWh	\$0.05735	Per kWh > 40,000 kWh
Pacific Power	kW	\$5.93600	Per kW
Cascade Natural Gas	Therm	\$0.65667	Per Therm

Electrical Rate Determination

Utility:	Pacific Power	Refer to Bills
Rate Schedule:	Sch. 36 - LGS	Refer to Bills
kWh Rate:	\$0.05912	Per kWh < 40,001 kWh
kWh Rate:	\$0.05410	Per kWh > 40,000 kWh
kW Rate:	\$5.60000	Per kW
Taxes and Fees:	6.00%	Refer to Tax Adjustment 101
Effective Date:	9/15/2017	Refer to Rate Schedule

Natural Gas Rate Determination

Utility:	Cascade Natural Gas	Refer to Bills
Rate Schedule	Sch. 104 - GCS	Refer to Bills
Natural Gas Rate:	\$0.61950	Per Therm
Taxes and Fees:	6.00%	Refer to County Tax Code
Effective Date:	11/1/2019	Refer to Rate Schedule

PACIFIC POWER & LIGHT COMPANY

WN U-75

Fifth Revision of Sheet No. 36.1
Canceling Fourth Revision of Sheet No. 36.1

Schedule 36 LARGE GENERAL SERVICE – LESS THAN 1,000 KW

AVAILABLE:

In all territory served by Company in the State of Washington.

APPLICABLE:

To non-residential Customers with electric service loads which have exceeded 100 kW more than once in the preceding 12-month period, but have not exceeded 999 kW more than once in any consecutive 18-month period. And to seasonal Customers, as defined in Rule 1 of this tariff, with electric service loads which have exceeded 200 kW more than once in the preceding 12-month period, but have not exceeded 999 kW more than once in any consecutive 18-month period. In the case that the motor nameplate horsepower rating is used to determine the seasonal Customer's load size, that load size will also be used to determine eligibility for this schedule.

The Company will not switch a Customer between General Service Schedules 24 and 36 more than once in a 12-month period, unless the following exception is met: In the event that a Customer's load increases due to changes in operations, the Company may, at its discretion, place the Consumer on a schedule with a higher demand requirement, if so warranted.

Deliveries at more than one point, or more than one voltage and phase classification, will be separately metered and billed.

This Schedule is not applicable to standby service.

Partial requirements service for loads of less than 1,000 kW will be provided only by application of the provisions of Schedule 33.

MONTHLY BILLING:

The Monthly Billing shall be the sum of the Basic, Demand, Energy, and Reactive Power Charges; plus applicable Metering and Delivery Adjustments. All Monthly Billings shall be adjusted in accordance with Schedule 80.

Basic Charge:

If Load Size* is:

100 kW or less
101 kW - 300 kW
Over 300 kW

The Monthly Basic Charge* is:

\$268
\$100 plus \$1.83 per kW
\$200 plus \$1.50 per kW

*Note: kW Load Size, for the determination of the Basic Charge, shall be the average of the two greatest non-zero monthly demands established any time during the 12-month period which includes and ends with the current billing month. For seasonal Customers, the Load Size will be the greater of this number or the number derived by applying the motor nameplate horsepower to the Billing Demand Table from Rule 10(a) if this tariff.

Demand Charge:

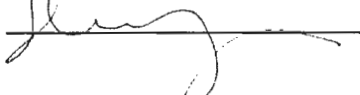
\$5.60 per kW for each kW of Billing Demand

(continued)

Issued: August 2, 2017
Docket No. UE-152253

Effective: September 15, 2017

Issued By Pacific Power & Light Company

By:  E

Title: Vice President, Regulation

PACIFIC POWER & LIGHT COMPANY

WN U-75

Fifth Revision of Sheet No. 36.2
Canceling Fourth Revision of Sheet No. 36.2

Schedule 36 **LARGE GENERAL SERVICE – LESS THAN 1,000 KW**

Energy Charge:

Base Rate	
5.912¢	per kWh for the first 40,000 kWh
5.410¢	per kWh for all additional kWh

MINIMUM CHARGE:

The monthly minimum charge shall be the Basic Charge plus the Demand Charge. A higher minimum may be required under contract to cover special conditions.

REACTIVE POWER CHARGE:

The maximum 15-minute reactive demand for the month in kilovolt amperes in excess of 40% of the kilowatt demand for the same month will be billed, in addition to the above charges, at 58¢ per kvar of such excess reactive demand.

PRIMARY VOLTAGE METERING AND DELIVERY ADJUSTMENTS:

The above monthly charges are applicable without adjustment for voltage when delivery and metering are at Company's standard secondary voltage.

Metering: For so long as metering voltage is at Company's available primary distribution voltage of 11 kV or greater, the above charges will be reduced by 1.0%.

Delivery: For so long as delivery voltage is at Company's available primary distribution voltage of 11 kV or greater, the total of the above charges will be reduced by 30¢ per kW of load size used for the determination of the Basic Charge billed in the month. A High Voltage Charge of \$60 per month will be added where such deliveries are metered at the delivery voltage.

The reductions of charges herein shall not operate to reduce the minimum charge.

When a new delivery or an increase in capacity for an existing delivery is, at request of Customer, made by means of Company-owned transformers at a voltage other than a locally standard distribution voltage, the above charges for any month will be increased by 30¢ per kW of load size used for the determination of the Basic Charge billed in the month.

Company retains the right to change its line voltage or classifications thereof at any time, and after reasonable advance notice to any Customer affected by such change, such Customer then has the option to take service at the new line voltage or to accept service through transformers to be supplied by Company subject to the voltage adjustments above.

(continued)

Issued: August 2, 2017
Docket No. UE-152253

Effective: September 15, 2017

Issued By Pacific Power & Light Company

By:  Etta Lockey

Title: Vice President, Regulation

PACIFIC POWER & LIGHT COMPANY

WN U-75

Original Sheet No. 36.3

Schedule 36

LARGE GENERAL SERVICE – LESS THAN 1,000 KW

DEMAND:

The kW shown by or computed from the readings of Company's demand meter for the 15-minute period of the Customer's greatest use during the month, determined to the nearest kW, but not less than 50 kW.

CONTINUING SERVICE:

Except as specifically provided otherwise, the rates of this tariff are based on continuing service at each service location. Disconnect and reconnect transactions shall not operate to relieve a Customer from monthly minimum charges.

RULES AND REGULATIONS:

Service under this schedule is subject to the General Rules and Regulations contained in the tariff of which this schedule is a part and to those prescribed by regulatory authorities.

Issued: May 13, 2011
Advice No. 11-01

Effective: June 13, 2011

Issued By Pacific Power & Light Company

By: Andrea Kelly Andrea L. Kelly

Title: Vice President, Regulation

SCHEDULE 104
GENERAL COMMERCIAL SERVICE RATE

APPLICABILITY

This schedule is available to commercial customers.

RATE

Basic Service Charge		\$10.00	per month	
Delivery Charge		\$0.253770	per therm	
Schedule 177	Cost of Gas (WACOG)	\$0.339991	per therm	(R)
Schedule 191	Temporary Gas Cost Rate	\$0.066015	per therm	(I)
Schedule 192	Intervenor Funding	\$0.000000	per therm	
Schedule 193	Conservation Alliance Plan	(\$0.024120)	per therm	(R)
Schedule 196	Oregon Earnings Sharing	\$0.000000	per therm	
Schedule 197	Environmental Remediation Cost	\$0.000303	per therm	
Schedule 198	Unprotected EDIT	(\$0.004624)	per therm	(R)
Schedule 199	Interim Period	(\$0.011838)	per therm	(N)
	Total	\$0.619497	per therm	(I)

MINIMUM CHARGE

Basic Service Charge \$10.00

TERMS OF PAYMENT

Each monthly bill shall be due and payable within fifteen days from the date of rendition.

TAX ADDITIONS

The rates named herein are subject to increases as set forth in Schedule 100 for Municipal Exactions.

GENERAL TERMS

Service under this rate schedule is governed by the terms of this schedule, the Rules contained in this Tariff, any other schedules that by their terms or by the terms of this rate schedule apply to service under this rate schedule, and by all rules and regulations prescribed by regulatory authorities, as amended from time to time.

Received by OPUC
Filing Center
10/16/2019

PACIFIC POWER & LIGHT COMPANY

WN U-75

Original Sheet No. 101.1

**Schedule 101
TAX ADJUSTMENT SCHEDULE**GENERAL:

The rate schedules of Company for electric service do not include any portion of municipal occupation, business, or excise taxes or charges. In order to reimburse Company for such taxes or charges, amounts equivalent to such taxes or charges where now imposed, or which may hereafter be imposed, will be billed by Company to its Customers as set forth below.

APPLICABLE:

To all charges for electric service rendered pursuant to this Tariff within the jurisdiction imposing a tax or charge, as provided in Rule 16 of Company's General rules and Regulations included in this Tariff.

TAX ADJUSTMENT:

The rates and charges named in this Tariff shall be proportionately increased by an adjustment equivalent to the amount of the tax or charge imposed by the jurisdiction and effective as listed below:

<u>Community</u>	<u>Ordinance Number</u>	<u>Effective Date of Ordinance</u>	<u>Tax Rate</u>
College Place	532	4/1/84	6.0%
Dayton	1701	3/1/04	6.0%
Grandview	1650	5/1/03	7.5%****
Grandview	1650	5/1/05	6.0%****
Granger	901	12/31/99	6.0%
Harrah	367	2/24/2000	6.0%
Mabton	584	1/1/83	6.0%
Moxee	438	1/1/90	6.0%**
Naches	476	1/1/99	6.0%*
Pomeroy	758	3/1/99	6.0%
Selah	939	9/15/89	6.0%*
Sunnyside	1368	10/1/82	6.0%
Tieton	423	3/13/98	5.0
Toppenish	92-04	5/31/92	8.5%
Union Gap	2107	6/8/98	6.0%
Waitsburg	991215-787	3/1/2000	6.0%
Walla Walla	A-2236	1/1/67	6.0%
Wapato	977	1/1/98	6.0%
Yakama Indian Nation	T-177-02	9/6/02	3.0%
Yakima	94-46	10/1/94	6.0%***
Zillah	677	5/27/90	6.0%

* Tax rate is limited to the first \$2,000.00 of charges per Customer per month.

** Tax rate is limited to the first \$3,000.00 of charges per customer per month.

*** Tax rate is limited to the first \$4,000.00 of charges per customer per month. Charges in excess of \$4,000 per customer per month are billed at the tax rate of 2.0%.

**** Grandview Ordinance 1650 both increased the tax rate to 7.5% on 5/1/03 and decreased it to 6.0% on 5/1/05.

(continued)

Issued: May 13, 2011
Advice No. 11-01

Effective: June 13, 2011

Issued By Pacific Power & Light Company

By: Andrea Kelly Andrea L. Kelly

Title: Vice President, Regulation

PACIFIC POWER & LIGHT COMPANY

WN U-75

Original Sheet No. 101.2

**Schedule 101
TAX ADJUSTMENT SCHEDULE**

YAKIMA INDIAN NATION TAX ADJUSTMENT:

The rates and charges named in this tariff shall be adjusted for Yakima Indian Nation tribal and member accounts, located within the boundaries of the Yakima Indian Nation.

State Public Utility Tax Credit (3.873%)

Issued: May 13, 2011
Advice No. 11-01

Effective: June 13, 2011

Issued By Pacific Power & Light Company

By: Andrea Kelly Andrea L. Kelly

Title: Vice President, Regulation

Walla Walla County
08.01-WWJ Elevator Upgrade



Elevator INPUTS:	Baseline	Proposed	
Calls Per Hour	4		calls
Stop to Stop Distance	20		ft
Travel Speed	125		ft/min
Motor Rated Power	40		HP
Hydraulic Pump Eff.	85%	90%	%
Motor Eff.	91%	95%	%

SAVINGS SUMMARY:		
Baseline Elevator Energy Use	5,635	kWh per Year
Proposed Elevator Energy Use	5,056	kWh per Year
Elevator Savings	579	kWh per Year

Elevator Energy Use

Description	Annual Trips [#]	Distance traveled per Year [ft/yr]	Brake Horse Power [BHP]	Elevator Work [kWh]	Baseline Motor Energy Consumed [kWh]	Proposed Motor Energy Consumed [kWh]
Occupied Up	17,520	350,400	40	1,394.1	1,796	1,636
Occupied Down	17,520	350,400	40	1,394.1	1,796	1,636
Unoccupied Up	8,760	175,200	40	697.1	898	818
Unoccupied Down	8,760	175,200	40	697.1	898	818
Total:					5,389	4,907

Elevator Carriage Lighting Energy Use

Description	Annual Hours of Lighting [hr]	Fixture Count [#]	Lamp Per Fixture [#]	Wattage Per Lamp [W]	Lighting Energy [kWh]
Baseline	8,760	2	1	14.0	245
Proposed	8,760	2	1	8.5	149

Elevator Equipment Room Lighting Energy Use

Description	Annual Hours of Lighting [hr]	Fixture Count [#]	Lamp Per Fixture [#]	Wattage Per Lamp [W]	Lighting Energy [kWh]
Baseline	2	1	1	14.0	0.03
Proposed	2	1	1	8.5	0.02



Facilities Department

To: Board of County Commissioners

From: Ron Branine

Date: December 23rd, 2019

Resolutions/Proposals: Jail elevator modernization project.

Need approval to accept bid on snow removal for county campus and Kelly Place.

Update:

- Remodel is slow at this time waiting on trim and finish work.
- We will be fully staffed as of Jan 2nd and starting 1 person on the 5p to 2a shift. We are hoping to gain efficiencies and get more done off hours. I have also divided up the buildings differently based on the 3 shifts we now have.
-

ADMINISTRATION:

11:00 COUNTY COMMISSIONERS

- a) Miscellaneous business to come before the Board

12:00 RECESS

1:30 COUNTY COMMISSIONERS

- a) Miscellaneous business to come before the Board

- A D J O U R N -

Walla Walla County is ADA compliant. Please contact TTY: (800) 833-6384 or 7-1-1 or the Commissioners' Office at 509/524-2505 three (3) days in advance if you need any language, hearing, or physical accommodation.

Please note that the agenda is tentative only. The Board may add, delete, or postpone items and may take action on an item not on the agenda.