



**Authorization To Execute Contract With
McKinstry Essention, LLC, For Energy
Improvements Project Phase Two
Investment Grade Audit**

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Physical Development Committee of the Whole

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Overview



- History of Work with McKinstry
- Phase 1 Update
- Phase 2 Proposed Scope
- Funding Considerations and Recommendation
- Questions and Discussion

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History



- Federal Funding Ask in 2022, State Funding Asks In Subsequent Years
- Project Options for Phase 1 Presented in 2023
- Investment Grade Audit Award in June 2023
- Project Contract Signed in December 2023
- Work Occurred in 2024 to Early-2025

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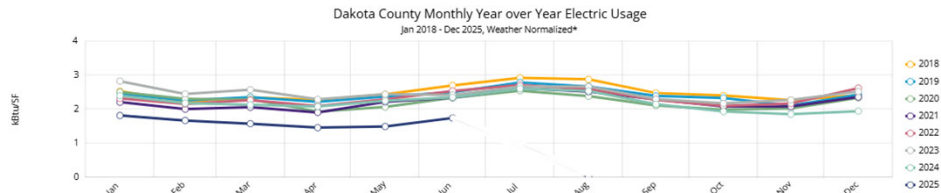
Phase 1 Update



- Converted over 14,000 Lights to LED
- Installed ~1 MW of Solar at 4 Sites
- HVAC Retrocommissioning at Northern and Western Service Centers

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Phase 1 Update



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Phase 1 Update



	Dollars	Status/Actual
• Guaranteed Savings:	\$ 304,941	On Track
• Utility Rebates:	\$ 172,865	\$304,631
• Federal Funds:	\$1,144,222	\$983,679

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Proposed Phase 2 Scope



- Solar at Five Sites with Approximate Offset and Size

○Farmington Library	76%	108 kW
○Heritage Library	50%	77 kW
○Juvenile Service Center	23%	100 kW
○Kaposia Library	56%	73 kW
○Law Enforcement Center	17%	185 kW

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Proposed Phase 2 Scope



Heritage Library



Kaposia Library



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Proposed Phase 2 Scope



- Work at 15-20 Locations
 - HVAC Retrocommissioning
 - Building Envelope Improvements
 - Mechanical and Controls Upgrades
 - Water Efficiency Improvements
- Project Cost Estimate: ~ \$3.5M - \$4.5M

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Next Steps



- Investment Grade Audit – Fall 2025
- County Board Approval for Construction and Implementation Contract – Late 2025 or Early 2026
- Construction and Implementation – 2026 Into 2027

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Financing



- Financing Options
- Inflation Reduction Act (IRA) Investment Tax Credit Direct Pay Timelines
 - Projects Must be Underway and Paying Invoices for Project Costs by 7/3/2026
 - OR
 - Projects Must be 100% Complete and Online by 12/31/2027

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Recommendation



- Authorize the Facilities Management Director to execute an Investment Grade Audit with McKinstry Essention, LLC., for Phase 2 Energy Projects

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Questions and Discussion