

Building and Grounds

Minutes

January 24, 2018

The Building and Grounds Committee of the Piatt County Board met on Wednesday, January 24, 2018 at 9:00 a.m. in Room 104 of the Courthouse for the purpose of opening the responses received from the RFQ. The meeting was called to order by Chairman Randy Shumard. Attending were: Shumard, Al Manint, Ray Spencer, Bob Murrell, Randy Keith, Scott Stephenson, Darlene Baker, Jennifer Harper, Steve Hoffman and Keri Nusbaum.

New Business

Scott Stephenson pointed out that the bids would contain no numbers, but all of the qualifications as requested. There are 4 responses, out of the 5 companies who attended the mandatory site visit.

The first response from Johnson Controls was opened at 9:04 a.m. by Randy Shumard. The minimum qualifications were reviewed. Johnson Controls did attend the site visit, have 133 years of experience in the field, and have a 2017 DOE certificate. Stephenson commented that there was a contract with Johnson Controls in the past, and they did not do the work requested.

The second response from SmartWatt was opened at 9:10 a.m. They attended the site visit, submitted a 2017 DOE certificate, and have 15 years of energy conservation experience.

The next response is from Alternative Utility Services, and was opened at 9:14 a.m. They attended the site visit, have 15 years of energy conservation project experience, and possess a 2017 DOE certificate.

The last response opened was from GRP and was opened at 9:20 a.m.

Scott Stephenson remarked that they are out of Wood River, IL and have done work at Deland Gibson City schools, and usually don't hire sub-contractors, but use their own employees. They attended the site visit, have over 20 years of energy conservation project experience, and possess a 2017 DOE certificate.

Alpha Controls attended the mandatory site visit but did not submit a response to the RFP.

Public Comments Darlene Baker said the urinal at the Mental Health building has been fixed and they have received bids for paint and flooring. The parking lot is getting worse. Stephenson said they will look at it in April, after the winter weather.

Al Manint said it would be beneficial to meet before the next Building and Grounds meeting to discuss these proposals.

Scott Stephenson handed out copies of the feasibility study done by SEDAC, and the summary of the SmartWatt study. SEDAC is not associated with any of the companies who returned responses to the RFP. Dick Strohl prepared the summary.

Keith asked the committee to really dive into the information. There is a lot to read. References should be called. He said they should think out of the box. Maybe they could choose a mix of the suggestions.

Al Manint asked Scott Stephenson to prepare a list of the suggested items that cannot be done by the maintenance staff and provide it to the committee. He said he is concerned that the proposals contain a lot of fluff. He is concerned about going into a 20 year contract when the county struggles each year to balance the budget.

Scott Stephenson pointed out that the chosen company would have to do a full engineering study to provide any dollar amounts. If the county doesn't move forward, they would be billed for the engineering study.

The next building and grounds committee meeting will be February 7, 2018 at 9:00 a.m.

MOTION Manint made motion, seconded by Spencer to adjourn. All in favor and meeting was adjourned at 9:40 a.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer