

CARL SANDBURG COLLEGE
Board of Trustees Meeting
Regular Meeting – June 28, 2007

Item 8 Guaranteed Energy Savings (Performance) Contract – Phase IV

Institutional Focal Points/Goals

I-B, II-D, III-A, V-A

Background

By way of background and historical information, the following timeline provides a perspective about Phases I, II, & III of our previous Guaranteed Energy Saving (Performance) Contracts (GESC):

1. **August 20, 1993** – Memo from Dr. Gary Davis (then ICCTA Executive Director).

NOTE-Recent legislation now allows for contracts as long as twenty (20) years to enable community colleges to deal with long term capital improvements which may not offer large energy cost reduction benefits (see attached).

2. **February 23, 1995** – The Board of Trustees approved a recommendation to conduct a Request for Proposal (RFP) process in accordance with PA88-0173 for the purpose of entering into a GESC with a firm recognized as a qualified provider by the Illinois Department of Energy & Natural Resources.
3. **June 29 1995** – The Board of Trustees approved the results of the RFP process and authorized the Administration to negotiate a final agreement with Johnson Controls Incorporated (JCI), to become our GESC Vendor.
4. **July 27, 1995** – The Board of Trustees approved JCI as our GESC Vendor and authorized the scope of work to be completed under Phase I (December 1996 through November 2005).
5. **The Board of Trustees** has subsequently approved two (2) additional GESC with JCI:

PHASE II (April 2001 through March 2010)

PHASE III (October 2003 through September 2012)

Progressively the scope of work has evolved from projects which resulted in large energy cost reductions (**Energy Conservation Measures – ECM's**) to needed capital investments in our infrastructure (**Facility Improvement Measures – FIM's**).

As consideration for a GESC – Phase IV project solidified, the following timeline has been implemented at the monthly meetings of the Board of Trustees:

April 26, 2007 (Bushnell)

- Gas contract proposal presented by JCI,
- GESC – Phase IV narrative description of work presented
- Tour of The Extension Center

May 15, 2007

- Comprehensive status report on GESC – Phases I, II & III
- Tour of Galesburg Campus (Boiler Room & Security Complex)

June 28, 2007

- GESC – Phase IV scope of work, cost estimates, and funding proposals to be presented

July 26, 2007

- Tour of The Branch Campus & Education Commons Building
- Potential final Board approval of a GESC – Phase IV with JCI

Consistent with Phases I, II & III, the Administration has worked with:

- **Phillip Swager Associates-Dewberry** (college architects/engineer-PSA-D) to independently review JCI cost estimates and proposed scope of work (see attached).
- **Mustain Linstrom & Henson** (legal counsel) and the **Cleveland Butts Agency** (insurance and risk management consultant) to review contract language and insurance coverage/provisions.
- **Harris Bank** (college long term financial planning partner) to independently evaluate financing options and implications to the College's long term debt structure and capacity.

In addition, Mr. Jeffery Roepsch and Mr. Rob Brown will attend the Board's meeting scheduled for June 28, 2007, to present further details and respond to questions about the GESC – Phase IV project.

Recommended Action

The Administration has scheduled representatives from JCI, PSA-D, and Harris Bank to present information and answer questions about the GESC – Phase IV project at the Board's meeting scheduled for June 28, 2007.