

DeKalb County Government
Sycamore, Illinois

**Facilities & Technology Committee Minutes
November 7, 2023**

The Facilities & Technology Committee of the DeKalb County Board met on Tuesday, November 7, 2023, in the Legislative Center's Gathertorium in Sycamore, Illinois. Chair Ellingsworth Webb called the meeting to order at 6:30 p.m. Those members present were Scott Campbell, Laurie Emmer, Rhonda Henke, Kathy Lampkins, Stewart Ogilvie, and Chair Ellingsworth Webb. All members were present. Others present included County Administrator Brian Gregory, Facilities Management Director Jim Scheffers, and Administrative Analyst Liam Sullivan.

APPROVAL OF THE AGENDA

Laurie Emmer moved to approve the agenda as presented. Kathy Lampkins seconded the motion, and the motion was approved.

APPROVAL OF THE MINUTES

Stewart Ogilvie moved to approve the October 3, 2023 minutes. Laurie Emmer seconded the motion, and the motion was approved.

PUBLIC COMMENTS

There were no public comments.

PRESENTATIONS/DISCUSSIONS

Energy Audit Presentation by Alpha Controls

Jim Scheffers provided background on DeKalb County's relationship with Alpha Controls and stated that he requested Alpha Controls investigate opportunities for energy savings and provide a proposal to the county.

Brent Bernardi and Jason Fidler of Alpha Controls reviewed details of the energy solutions proposal that was distributed to the committee members. Bernardi referenced the U.S. Environmental Protection Agency's Energy Star rating program and stated that the proposal process involved the modeling of each of the county's buildings by an engineer. Bernardi added that analytics were used to find opportunities for savings and that these savings, along with incentives provided by the utility companies, will result in the proposed investment paying for itself. He stated that the methods outlined in the proposal will reduce equipment run time, which will extend equipment life. He added that this is an additional savings aspect that is not included in the overall savings estimate.

Bernardi addressed committee member questions regarding the county's current equipment and a performance guarantee. He stated that Alpha Control's patented technology will supplement the county's current equipment and that there are not any performance guarantees. Bernardi reviewed the project costs outlined in the proposal and stated that the project would pay for

itself in less than five years. He added that history gives them confidence that the quoted savings are attainable and that he can provide references to support this.

Scott Campbell inquired about the impact of delaying the project for a year and Bernardi responded that it would just be a lost opportunity and that the pricing would likely remain the same, although he would verify this with the contractors.

Brian Gregory expressed concern over the potential savings realized through possibly unfavorable temperature adjustments and Bernardi emphasized that comfort is part of the objective and that the county will define the temperature targets. Bernardi outlined that Alpha Controls will recommend a change in targets if they feel an adjustment is needed for optimum results and that savings come more significantly from after-hours control and adjustments the system will make for typical occupancy levels.

Bernardi reviewed the county buildings that would be part of the program, stating that the Administration Building is not included because there are not enough potential savings to justify cost. He added that there are some savings that can be realized for the Administration Building, but he reiterated that inclusion of this building does not make financial sense within the context of this project. Bernardi suggested that inclusion of the Administration Building could be further explored if the county so desired.

Chair Webb noted that the committee will have some additional discussion regarding the proposal and Bernardi thanked the committee for their consideration.

OLD BUSINESS

Chair Webb provided an update of the bathroom remodel scheduled for the Administration Building in 2024. He mentioned that plan details were shared during the recent Public Building Commission meeting. Brian Gregory added that the men's and women's facilities will switch locations and that the facilities will be ADA compliant and more functional. He stated that he will send the plan details to the committee members for their review.

Jim Scheffers mentioned that there have been positive results with the plumbing repairs done in the jail to correct the water temperature control issues. He added that if the system continues to work well, the more costly repairs will not be needed.

NEW BUSINESS

No items

ADJOURNMENT

It was moved by Scott Campbell and seconded by Laurie Emmer to adjourn the meeting. The motion was carried, and the meeting adjourned at 7:38 p.m.

Respectfully Submitted by Chris Klein, Recording Secretary