

**CITY OF PRESCOTT  
MEETING NOTICE  
PUBLIC WORKS COMMITTEE  
WEDNESDAY, JANUARY 20, 2016  
AT 5:30 P.M.  
PRESCOTT MUNICIPAL BUILDING  
800 BORNER ST.  
PRESCOTT, WI 54021  
Website: prescottwi.org**

1. Call to Order
2. Roll Call
3. Approve minutes for October 19, 2015
4. Presentation from Johnson Controls regarding Energy Savings Performance Contracting
5. Update on HVAC for Municipal Building
6. Other Business
7. Adjourn

**NOTICE**  
**ACCESS TO THE MUNICIPAL BUILDING FOR THE DISABLED IS  
AVAILABLE THROUGH THE MUNICIPAL BUILDING PARKING LOT  
ENTRANCE. ALL THOSE WITH SPECIAL NEEDS SHOULD CALL CITY  
HALL OFFICES (715-262-5544) IF ASSISTANCE IS REQUIRED.**

CITY OF PRESCOTT, WISCONSIN

OCTOBER 19, 2015 PUBLIC WORKS COMMITTEE

Pursuant to due call and notice thereof, a meeting of the Public Works Committee was held Monday, October 19, 2015, 800 Borner St., Prescott, WI 54021.

Call to order/Roll Call: Committee Chair Rob Daugherty called the meeting to order at 5:30 p.m. Members present were Rob Daugherty, Joshua Gergen and Bill Dravis. Public Works Director Hank Zwart and City Administration Jayne Brand represented staff. Also present Russ Kivienmi and Greg Adams, City Engineers from Cedar Corporation. Mary Paul and Gary Ries of StageCoach.

**Gergen/Dravis motion to approve the minutes for September 15, 2015 passed without a negative voice vote.**

The committee discussed the watershed north of North Acres Road between North Acres Road and Canton Street. StageCoach is currently excavating approximately 7 acres of land and there were concerns raised by SOS Machine. It appears there may have been some filling in of swales on the SOS property so the stormwater is running to the StageCoach property. It was discussed with StageCoach how they can match elevations to direct the water to the stormwater ponds they are currently building. StageCoach also informed the committee they put in a 24 inch pipe to help with the stormwater runoff. StageCoach was under the understanding they would have to put in an 18 inch pipe but decided to go larger. StageCoach is asking the City to participate in the funding of the project due to increasing the pipe size. The committee also discussed with StageCoach for an easement across their property for a water main which would loop the water between Kassan and Canton. Gary Ries stated they would look at all of the projects and get back to the city with regarding both the piping and watermain easement.

The extension of the boat launch was discussed. The estimated costs for the project is \$14,000. If the city would like to have Cedar complete the drawings and help with advertising for the bids Russ Kivienmi felt the total costs would be \$19,000 to \$20,000. Cedar will put together a proposal for the Council to review.

Broad Street sidewalk improvements were discussed. The bricks along the sidewalk and in the bump outs are uneven and some are broken. It is becoming a tripping hazard and staff is receiving complaints from businesses. Public Works Director Hank Zwart and Greg Adams of Cedar Corporation went out and inspected the sidewalks. It was discovered there are also some bad curb and sidewalk also. The proposal is to remove the bricks and replace with colored and stamped concrete. The cost estimate for the project is \$183,820.00. The committee feels this should be a 2016 project. There was a question if this could be a TIF#4 project but we are not sure since it is a replacement of sidewalk. Russ will check and let us know. The committee discussed doing colored and stamped concrete as an alternate bid. **Dravis/Daugherty recommendation to make this a 2016 project passed without a negative voice vote.**

Henry, Hampshire and James Street reconstructions were discussed. There are some back sanitary sewer at James and Henry. The sewer is already crushed. The waterline is 4 inch line and would be replaced with 8 inch line. New sanitary sewer and reconstruction of the street. The proposal is for a 34 foot wide street. The total cost of all streets are approximately \$550,000. These items will be discussed further at the finance committee meeting.

**Gergen/Dravis motion to adjourn passed without a negative voice vote.**

Respectfully Submitted,

Jayne M. Brand, City Administrator



# Prescott Public Works

January 20, 2016

Trish Curtis-Johnson Controls

Local Government Account Executive WI/MN





# Background

Initial Meeting-October 7  
Walk Throughs-October/November  
Presentation of Report-December 15





# WI Statute 66.0133 Energy savings performing contracting

.....any local governmental unit may, in accordance with this section, enter into a performance contract with a qualified provider to reduce energy or operating costs, realize operational savings, conserve water resources, ensure state or local building code compliance, or enhance the protection of property of the local governmental unit.

Source: <https://docs.legis.wisconsin.gov/statutes/statutes/66/0133/6>



## Why Performance Contracting?

- Focused and Efficient Approach
- Work gets done all at once – there's less disruption to the occupants of the buildings
- City had limited time to allocate to project development
- Maximizes utility rebates-engaging your utility partners
- Single Source Engineering and Design firm
- Guaranteed Savings
- Freed Up Capital Dollars for other Projects



# Key Differences In Performance Contracting

## Traditional Bid/Spec

- Low bid awarded based on specifications
- Project costs funded by capital budgets
- Piecemeal approach
- Upfront fee for evaluation/studies
- Multiple contracts with multiple vendors
- Contractors have no accountability to reduce energy or maintenance costs
- Owner assumes risks

## Performance Based

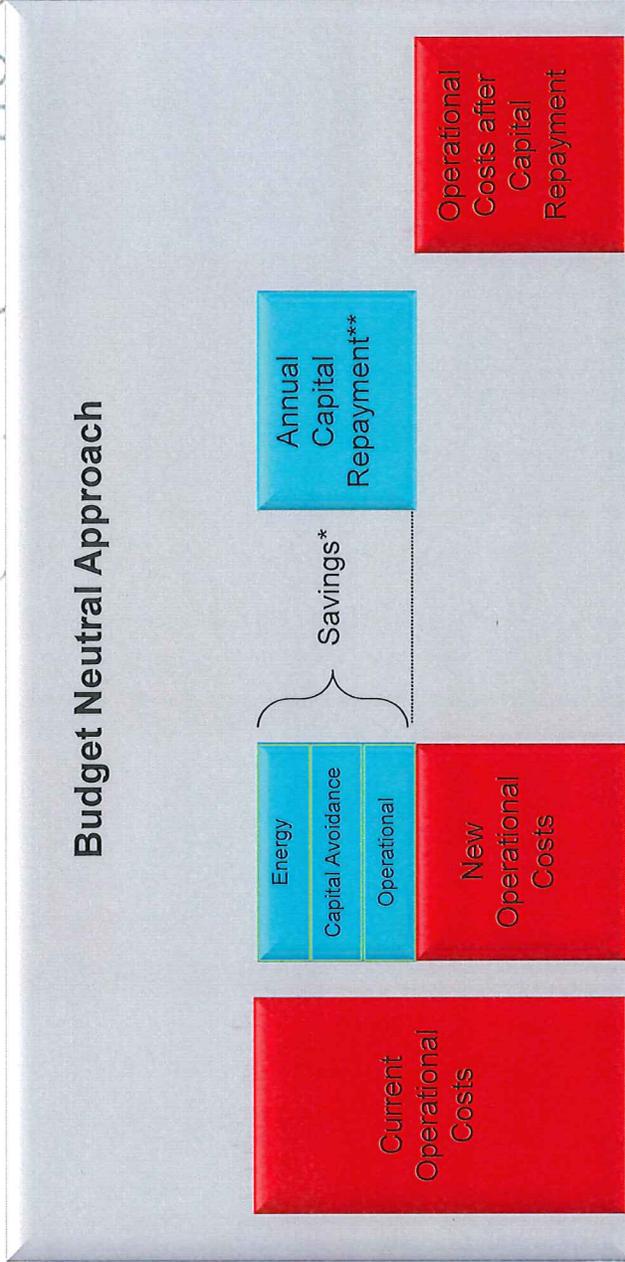
- Bid awarded based on performance and lifecycle costs
- Project payments are offset by guaranteed savings
- Comprehensive approach
- No up front fee required
- Long term performance and savings are guaranteed
- One contact, single point accountability
- Johnson Controls is tied to providing savings over term of contract
- Johnson Controls assumes risk





# Performance Contracting

Performance Contracting uses energy, operational savings and avoided capital expenditures to fund repayment of capital for building/infrastructure needs.



\$



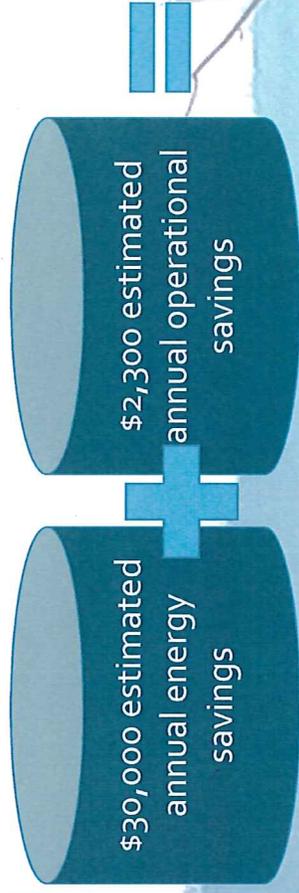
Johnson Controls

# Process



- RFQ to 3 ESCOS, website, newspaper
- RFQ Due
- Select ESCO

# Potential Project Impact



**\$32,300 Annual  
Energy and  
Operational  
Savings**

**\$32,300 Annual Savings x 10 year  
term = \$323,000 Project Budget**



# Prescott Opportunities

Potential Facility Improvement Measures	
FIM #	Description
1.1	Interior Lighting Upgrade
1.2	Exterior Lighting Upgrade
2.1	Upgrade to DDC Controls
3.1	Destratification Fans
4.1	Building Envelope Sealing
5.1	Aggressive Temperature Setback
6.1	Recommissioning
7.1	Install VFDs
	Public Works Shop
	Public Works Hut
	Police Dept
	City Hall
	Fire Station
	Freedom Park
	WWTF
	Welcome & Heritage





## Key Benefits

- Improved Indoor Air Quality and comfort issues at City Hall/Library
- Improved lighting quality
- Improved temperature and humidity control at Police Station
- Reduction in Operational & Maintenance Costs
- Health, Safety and Code Updates to buildings and equipment
- Replacement of Inefficient and High-cost Equipment
- Addresses Deferred Maintenance Needs
- Project costs are offset by guaranteed savings
- Rebate coordination and maximum leverage with utilities
- Comprehensive approach rather than piecemeal
- One contract and a single point of accountability
- Low risk: Long term performance and savings are guaranteed by Johnson Controls



# Next Steps

RFO

- Release RFO
- Publish and send to 3 ESCOs
- Receive by due date (Usually 2 weeks)

Select ESCO

- PW Committee selects ESCO
- Makes recommendation to Council
- Council approves ESCO

PDA

- PW Committee recommends to Council to secure a Professional Development Agreement with selected ESCO
- Commence project development

Many Thanks

