

**COUNTY OF RACINE
FINANCE & HUMAN RESOURCES COMMITTEE**

Supervisor Don Trottier, Chairman
Supervisor Robert Miller, Vice Chairman
Supervisor John Wisch, Secretary
Supervisor Nick Demske
Supervisor Scott Maier

Supervisor Jody Spencer
Supervisor Jason Eckman
Adan Merino-Cabrera, Youth in Governance Representative
Daysia Ward, Youth in Governance Representative

NOTICE OF MEETING OF THE
FINANCE AND HUMAN RESOURCES COMMITTEE

DATE: **WEDNESDAY JANUARY 3, 2024**

TIME: **5:00 P.M.**

PLACE: **IVES GROVE OFFICE COMPLEX
AUDITORIUM
14200 WASHINGTON AVENUE
STURTEVANT, WISCONSIN 53177**

AGENDA

1. Convene Meeting
2. Chairman Comments - Youth in Governance Comments
3. Public Comments
4. Approval of Minutes from the December 6, 2023, committee meeting.
5. Corporation Counsel – Michael Lanzdorf – Authorize a multi-year contract with IKM Building Solutions, Inc. for a period of Jan 1, 2024, to December 31, 2028. – 2024 – Resolution – Action Requested: 1st Reading at the January 9, 2024, County Board Meeting.
6. Corporation Counsel – Michael Lanzdorf – Authorize a multi-year contract with Total Energy Systems, LLC. for a period of Jan 1, 2024, to December 31, 2033.– 2024 – Resolution – Action Requested: 1st Reading at the January 9, 2024, County Board Meeting.
7. Closed Session - IT IS ANTICIPATED THAT THE FINANCE AND HUMAN RESOURCES COMMITTEE WILL MEET IN A CLOSED SESSION PURSUANT TO SECTION 19.85(1)(g) OF THE WISCONSIN STATE STATUTES TO DISCUSS WITH LEGAL COUNSEL A CLAIM AGAINST RACINE COUNTY BY: TRAVERS HOME AND MARINE INSURANCE COMPANY ON BEHALF OF THEIR INSURED RYAN BLASIAK.

THE COMMITTEE RESERVES THE RIGHT TO RECONVENE IN REGULAR SESSION TO TAKE POSSIBLE ACTION ON ITEMS DISCUSSED IN CLOSED SESSION

8. Communication & Report Referrals from County Board Meeting:

a. Bankruptcy items:

Type of Action:	Person/Persons
Chapter 7 Notice of Case	Christopher Lang; Amanda Lang; Sabrina Ulshafer; Daniel Bernard; Loni Smith;
Chapter 13 Notice of Case	Alberto Aguilar Jr; Daniela Lopez; Robert Wilke; Taylor Floyd;
Chapter 13 Order Confirming Chapter 13 Plan	Elizabeth Quasius; John Munoz; Bailey Johnson; Todd Waege Jr; Ieshia Bealin;
Chapter 13 Notice and Motion to Dismiss Confirmed Plan	Blake Holland; Holly Holland; Mark Conrad;
Chapter 13 Notice and Motion to Dismiss Unconfirmed Plan	Minnie Davis;
Chapter 13 Order Modifying Confirmed Chapter 13 Plan	Jerome Arthur Seidl Jr; Pamela Seidl; Richard Jonas; William Lukaszewski;
Chapter 13 Order of Discharge	Thee Martin; Michael Richardson; Maja Richardson;
Chapter 13 Order Dismissing Case	Precious King;
Chapter 13 Order Denying Trustee's Objection to Confirmation of Plan	Ramona Rauch;
Chapter 13 Order Continuing Automatic Stay	Kaitlyn Straka;
Chapter 13 Order Granting the Trustee's Motion to Modify the Confirmed Chapter 13 Plan and to Limit Notice	Jason Tavalacci; Jessica Tavalacci;

b. Foreclosure items:

Attorney	Lender	Person/Persons	Amt owed County
Sam Kaufman	Marine Credit Union	Alissa Malacara	\$175.92

9. Staff Report – No Action Items.

- Finance & Human Resources Committee –Next Meeting will be January 17, 2024.

10. Adjournment

FINANCE & HUMAN RESOURCES COMMITTEE ACTION ONLY

Requestor/Originator Finance & Human Resources Committee

Committee/Individual Sponsoring: Finance & Human Resources Committee

Date of Committee Meeting: 1/3/2024

**Signature of Committee Chairperson
/Designee:** _____

Description: Minutes from the December 6, 2023 FHR Meeting

Action: **County Board Supervisors**
 Approve
 Deny

Youth In Governance
 Approve
 Deny

FINANCE AND HUMAN RESOURCES COMMITTEE MEETING
Wednesday, December 6th, 2023

IVES GROVE OFFICE COMPLEX
AUDITORIUM
14200 WASHINGTON AVENUE
STURTEVANT, WISCONSIN 53177

Meeting attended by: Chairman Trottier, Supervisors Eckman, Demske, Maier, Spencer, and Miller, and Youth in Governance Representative Ward.

Other attendees: County Executive Jonathan Delagrave, Finance Director Gwen Zimmer, Human Resources Director Sarah Street, Corporation Counsel Michael Lanzdorf, Accounting Operations Manager Kris Dement, County Treasurer Jeffrey Latus, Youth and Family Manager Stephen Bedwell, Human Services Director Hope Otto, and Caledonia Village Administration Kathy Kasper.

Excused: Supervisor Wisch.

Not in Attendance: Youth in Governance Representative Merino-Cabrera.

Agenda Item #1 – Convene Meeting

Meeting Called to Order at 5:01 p.m. by Chairman Trottier.

Agenda Item #2 – Youth in Governance/Comments

Youth in Governance statement was read by Youth Representative Ward.

Agenda Item #3 – Public Comments

A public comment regarding childcare age gap barriers was presented by the following person:

Nakreische Mcfarland, (address not disclosed) Racine, WI

Agenda Item #4 – Approval of Minutes from the November 15, 2023, committee meeting

Action: Approve the minutes from the November 15, 2023, committee meeting.

Motion Passed: Moved: Supervisor Miller. Seconded by Supervisor Maier. Vote: All Ayes No Nays.
Advisory Vote: All Ayes, No Nays.

Agenda Item #5 – County Executive – Jonathan Delagrave – Update on potential capital projects, which may include 911 radio, marina, ice rink, Racine Heritage Museum, and mental health building - Information only.

Agenda Item #6 – County Treasurer – Jeffrey Latus – Transfer of In Rem Property at 13038 Golf Road in the Village of Caledonia by Quit Claim Deed– 2023 – Resolution – Action Requested: 1st and 2nd Reading at the December 19, 2023, County Board Meeting.

County Treasurer Jeffrey Latus and Caledonia Village Administration Kathy Kasper presented this item.

Action: Transfer of In Rem Property at 13038 Golf Road in the Village of Caledonia by Quit Claim Deed– 2023 – Resolution – Action Requested: 1st and 2nd Reading at the December 19, 2023, County Board Meeting.

FINANCE AND HUMAN RESOURCES COMMITTEE MEETING
Wednesday, December 6th, 2023

Motion Passed: Moved: Supervisor Miller. Seconded by Supervisor Eckman. Vote: All Ayes No Nays.
Advisory Vote: All Ayes, No Nays.

Agenda Item #7– Transfers:

- a. **Human Services Department – Hope Otto — Authorize the creation of 4 FTE Access Worker N077 and 1 FTE Lead Foster Care Worker N126 effective 1/1/24 and transfer of \$329,801 within the Human Services Department 2024 Budget – 2023 – Resolution – Action Requested: 1st and 2nd Reading at the December 19, 2023, County Board Meeting.**

Director of Human Services Hope Otto presented this item.

Action: Authorize the creation of 4 FTE Access Worker N077 and 1 FTE Lead Foster Care Worker N126 effective 1/1/24 and transfer of \$329,801 within the Human Services Department 2024 Budget –2023 – Resolution – Action Requested: 1st and 2nd Reading at the December 19, 2023, County Board Meeting.

Motion Passed: Moved: Supervisor Miller. Seconded by Supervisor Maier. Vote: All Ayes, No Nays. Advisory Vote: All Ayes, No Nays.

- b. **Human Services Department – Hope Otto — Authorize the creation of 4 FTE Adult Protective Service Worker N125 effective 1/15/24 and transfer of \$316,132 within the Human Services Department 2024 Budget – 2023 – Resolution – Action Requested: 1st Reading at the December 19, 2023, County Board Meeting**

Director of Human Services Hope Otto presented this item.

Action: Authorize the creation of 4 FTE Adult Protective Service Worker N125 effective 1/15/24 and transfer of \$316,132 within the Human Services Department 2024 Budget – 2023 – Resolution – Action Requested: 1st Reading at the December 19, 2023, County Board Meeting

Motion Passed: Moved: Supervisor Miller. Seconded by Supervisor Demske. Vote: All Ayes, No Nays. Advisory Vote: All Ayes, No Nays.

- c. **Human Resources Department –Sarah Street — Authorize the creation of 1 FTE Human Resources Analyst Grade E040 effective 1/15/24 and transfer of \$78,911 from the Human Services Department to the Human Resources Department 2024 Budget. – 2023 – Resolution – Action Requested: 1st Reading at the December 19, 2023, County Board Meeting.**

Director of Human Resources Sarah Street Presented this item.

Action: Authorize the creation of 1 FTE Human Resources Analyst Grade E040 effective 1/15/24 and transfer of \$78,911 from the Human Services Department to the Human Resources Department 2024 Budget. – 2023 – Resolution – Action Requested: 1st Reading at the December 19, 2023, County Board Meeting.

Motion Passed: Moved: Supervisor Miller. Seconded by Supervisor Demske. Vote: All Ayes, No Nays. Advisory Vote: All Ayes, No Nays.

FINANCE AND HUMAN RESOURCES COMMITTEE MEETING
Wednesday, December 6th, 2023

Agenda Item #8 – Finance Department – Gwen Zimmer – 2022 Comprehensive Annual Financial Report for the year ending December 31, 2022, and the 2022 Single Audit – 2023 – Report.

The Committee requests the report be shared with the County Board.

Agenda Item #9 -Communication & Report Referrals from County Board Meeting:

Action: Receive and file item a.

Motion Passed: Moved by Supervisor Miller. Seconded by Supervisor Maier. Vote: All Ayes, No Nays. Advisory Vote: All Ayes, No Nays.

Agenda Item #10 – Staff Report – No Action Items.

- a) Finance & Human Resources Committee –Next Meeting will be January 3, 2024.
- b) December 20th, 2023, meeting has been cancelled.

Agenda Item #11 – Adjournment.

Action: Adjourn the meeting at 6:25 p.m.

Motion Passed: Moved by Supervisor Maier. Seconded by Supervisor Eckman. Vote: All Ayes, No Nays.

REQUEST FOR COUNTY BOARD ACTION

YEAR	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%; text-align:center;">X</td> <td>Resolution Request</td> </tr> <tr> <td></td> <td>Ordinance Request</td> </tr> <tr> <td></td> <td>Report Request</td> </tr> </table>	X	Resolution Request		Ordinance Request		Report Request
X	Resolution Request						
	Ordinance Request						
	Report Request						
2024							

Requestor/Originator: Corporation Counsel-Michael Lanzdorf

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading)
If a person is not in attendance the item may be held over. Deputy Superintendent- Andrew Kallenbach

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request: N/A

Does this request propose the expenditure, receipt or transfer of any funds? N/A
If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources

Date Considered by Committee: 1/3/2024 Date of County Board Meeting to be Introduced: 1/9/2024

1st Reading: 1st & 2nd Reading: *

* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: _____

SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:

Authorize a multi-year contract with IKM Building Solutions, Inc. for a period of Jan 1, 2024 to December 31, 2028.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

SUBJECT MATTER:

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.

IKM Multi Year Contract

EXHIBIT "A"

Fiscal Year: **2024**

ACCOUNT NAME	ACCOUNT NUMBER	CURRENT BUDGET	CURRENT BALANCE
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FACILITIES MANAGEMENT

2024 BUDGET

BUILDING AUTOMATION	15100000.429000	19,000	19,000
BUILDING AUTOMATION	15111000.429000	185,000	185,000
BUILDING AUTOMATION	15112000.429000	97,000	97,000

2024 CONTRACT AMOUNT			20,963
2025 CONTRACT AMOUNT			21,802
2026 CONTRACT AMOUNT			22,676
2027 CONTRACT AMOUNT			23,584
2028 CONTRACT AMOUNT			24,528

Total	113,553
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THERE ARE SUFFICIENT FUNDS AVAILABLE TO COVER THIS CONTRACT FOR 2024 - 2028 WITH FUTURE COUNTY BOARD APPROVAL

NOTE: This contract period is from 01/1/2024-12/31/2028

FINANCE COMMITTEE RECOMMENDATION

	AGAINST

Anytime you are changing a department and/or division, put a new header.

If a page break is needed, put it above the Finance Committee Recommendation so that will print together.

CONTROL SYSTEM SUPPORT AGREEMENT

between

IKM BUILDING SOLUTIONS, INC.

and

RACINE COUNTY

December 13, 2023

Under this agreement IKM Building Solutions, Inc. will provide maintenance services as detailed on equipment and systems listed, in accordance with the schedules, terms and conditions hereinafter set forth. These services will be provided at the following location(s):

Services shall be provided at:

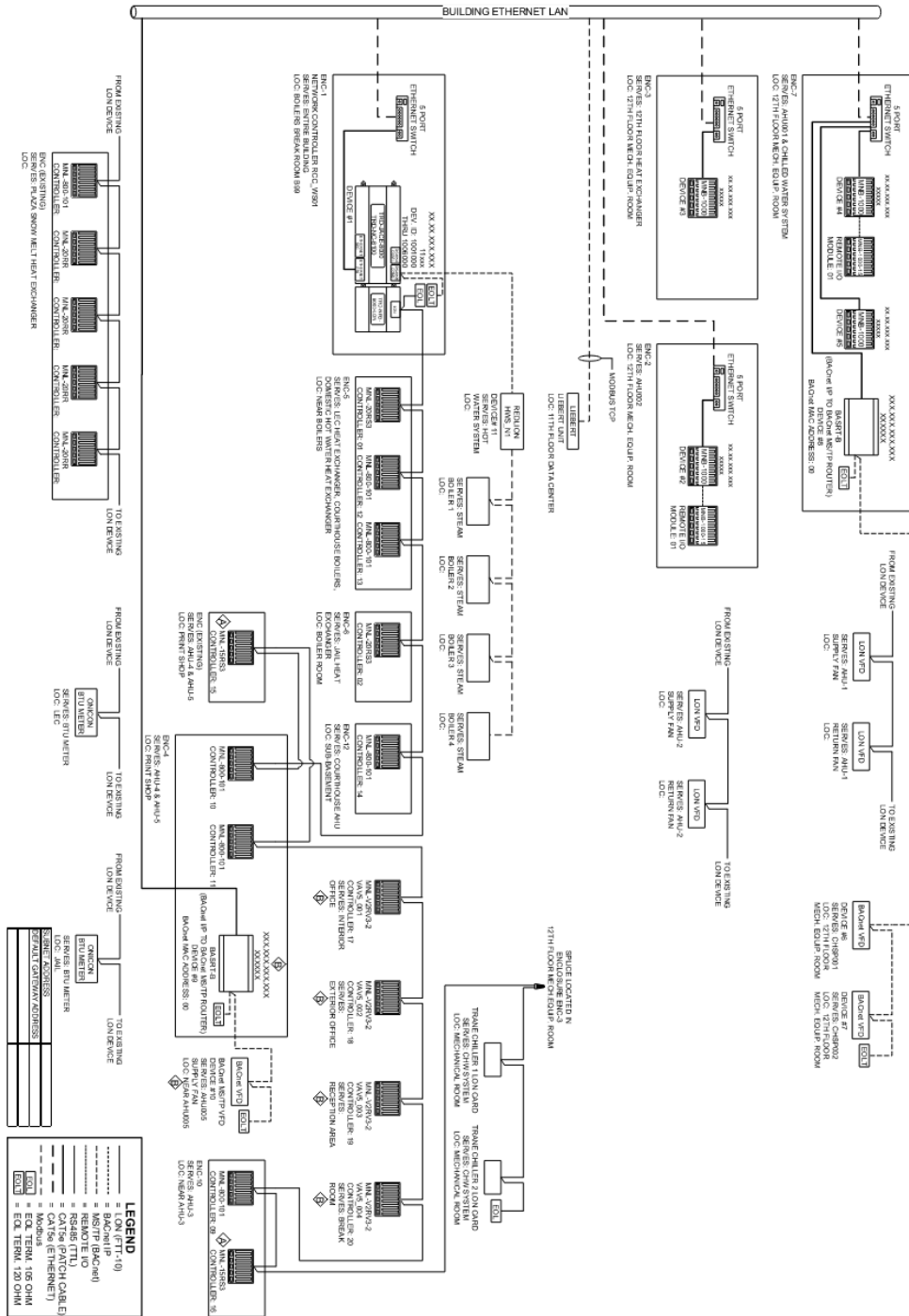
- Racine County Courthouse
- Racine County Law Enforcement Center
- Racine County Dennis Kornwolf Service Center
- Racine County Communication Center

ATTN: ANDREW KALLENBACH
PHONE: (262) 636-3502

EMAIL: Andrew.Kallenbach@racinecounty.com

Page 2-7	Control System Equipment List
Page 8	System Support Agreement Description
Page 9	Contact List
Page 10.....	System Support Agreement Acceptance
Page 11	General Terms and Conditions
Page 12	Other Services Provided by IKM Building Solutions, Inc.

COURTHOUSE



SYSTEM SUPPORT AGREEMENT DESCRIPTION

Under this agreement, IKM Building Solutions, Inc. will provide (8) hours of Control System support per month.

The following is included:

- (1) software maintenance from Schneider Electric for the JACE 8100 at Service Center
- (3) software maintenance from Schneider Electric for the JACE 8200 at LEC
- (1) software maintenance from Schneider Electric for the JACE 8100 at Courthouse
- (1) software maintenance from Schneider Electric for the Supervisor
- Implementation of software maintenance
- Annual database saves
- Server/computer disk management
- Software/firmware revision updates (if applicable)
- Alarm management
- Seasonal setpoint adjustments with time allotted
- Non-critical control adjustments and minor programming adjustments
- Additional operator training, if requested with time allotted
- Telephone support during regular business hours with time allotted
- Troubleshoot and minor programming revisions with time allotted
- Continuing controller retro commissioning with time allotted
- Functional testing for BAS with time allotted
- Testing of cooling through the BAS with time allotted
- Testing of heating through the BAS with time allotted

The following is not included:

- Major programming changes, including control point additions
- Additions to control system or network
- Control components/devices such as controllers, relays, sensors, control devices, etc.
- Major version upgrade
- Overtime and after-hours response

Note: All the above services are available on a time and material basis at preferred control service rates.

CONTROLS CONTACT LIST

NORMAL BUSINESS HOURS

7:00 a.m. to 4:30 p.m.

CONTROL SERVICE

During Normal Hours (414) 431-7200
 Hours (414) 431-7200 (follow prompts)
 After Hours

CONTROL TECH / PROGRAMMER

Joel Thierfelder

Cell Phone # (414) 750-7527
 Email JThierfelder@IKMBuildingSolutions.com

CONTROL TECH / PROGRAMMER

Jacob Majala

Cell Phone # (414) 303-9023
 Email JMajala@IKMBuildingSolutions.com

CONTROLS ACCOUNT REP / SUP

Nate Bergemann

Office Phone # (414) 431-7156
 Cell Phone # (414) 550-7781
 Email NBergemann@IKMBuildingSolutions.com

REQUESTS

Note: Our after-hours answering service will qualify all service requests with specific questions designed to ensure the proper technician is dispatched.

We will qualify the service request with specific questions to ensure proper response

To the best of your ability, please provide:

- Customer Name
- Location
- Authorizing Name
- Phone Number
- Reason for call
- Urgency of Request
- Purchase Order
- Any special instructions

SYSTEM SUPPORT AGREEMENT & ACCEPTANCE

IKM Building Solutions, Inc. agrees to provide the scheduled services for which the customer agrees to pay **\$65,441.00**, to be invoiced in biannual installments as follows:

Term	1st installment	2nd installment	Totals
Year 1	\$10,481.50	\$10,481.50	\$20,963.00
01/01/2024 - 12/31/2024			
Year 2	\$10,901.00	\$10,901.00	\$21,802.00
01/01/2025 - 12/31/2025			
Year 3	\$11,338.00	\$11,338.00	\$22,676.00
01/01/2026 - 12/31/2026			
Agreement Total			\$65,441.00

Thereafter and at the sole option of the County, this agreement may be automatically renewed for (2) additional (1) year terms that begin January 1st of each year and end December 31st of each year, unless either party terminates the agreement.

Term	Annual Payment	2nd installment	Totals
Year 4	\$11,792.00	\$11,792.00	\$23,584.00
01/01/2027 - 12/31/2027			
Year 5	\$12,264.00	\$12,264.00	\$24,528.00
01/01/2028 - 12/31/2028			
Agreement Total			\$48,112.00

Extra Services performed upon purchaser's approval will be billed at our preferred rate in effect. This rate changes June 1st of each year based on union contracts.

Submitted by: *Nathan Bergemann*

 Nate Bergemann
 IKM Building Solutions, Inc.

Purchaser's Acceptance

Purchaser : _____
 Signature : _____
 Name : _____
 Title : _____
 Date : _____
 PO # (if applicable) : _____

Seller's Acceptance

Seller : IKM Building Solutions, Inc.
 Signature : _____
 Name : _____
 Title : _____
 Date : _____



GENERAL TERMS AND CONDITIONS

1. Upon execution of this agreement, it shall become effective and remain in force from year to year unless cancelled. Except as otherwise provided in this Agreement, either party may cancel this Agreement by giving the other party written notice not less than 30 days prior to the anniversary date.
2. Service will not be provided under the Agreement unless any payments due IKM Building Solutions are current.
3. This Agreement does not include the maintenance, repair or replacement of: recording or portable instruments, electrical disconnect switches, casing or cabinets, ductwork, insulation, gas lines, domestic water lines, refrigerant, asbestos, nonmoving parts of heating, cooling and ventilating equipment, such as ductwork, boiler shell, tubes and refractory material and other like items. Damage from freezing, corrosion, electrolysis, drain stoppage, or plumbing beyond equipment is not covered.
4. Purchaser agrees to furnish safe and free access to all equipment covered by this Agreement for the purpose of executing the terms of this Agreement.
5. Seller shall not be required to furnish any items of equipment or services as are recommended or required by insurance companies, governmental or other authorities.
6. Seller shall not be liable for any utility service connected to or essential to the operation of the equipment, nor for failure thereof, nor shall he be liable for damages sustained to the equipment due to failure thereof. Seller specifically shall not be responsible for damages sustained through power failures, low voltage conditions, lightning, single phasing or other electrical abnormalities.
7. This Agreement does not cover damage to, or loss of property, occasioned by Purchaser's improper operation or misuse of the equipment, or by fire, explosion, flooding, the elements, strikes, labor troubles, vandalism, riots or civil commotion or by any other cause beyond Seller's control.
8. The services to be performed under the Agreement are not a guarantee against obsolescence or normal wear; nor shall inspections be construed as an approval or guarantee of the condition of the equipment or system design and performance.
9. In the event any alterations, additions, adjustments or repairs are made by others without Seller's written consent, Seller may, at its option, immediately terminate this Agreement.
10. This Agreement, including pages 1 through 11 contains the entire Agreement, and the parties hereby agree that no conditions, understandings, agreements, modifications, alterations or amendments will be recognized or enforceable unless made in writing and signed by both parties hereto.
11. This proposal is made contingent upon the work addressed herein not being adversely affected, either directly or indirectly, by the COVID-19 pandemic and/or the coronavirus, and is further conditioned upon the parties agreeing, prior to beginning of any work and in writing as part of any contract, that any (i) schedule issues (including, but not limited to, delays, access issues, or allowed work hours/off-hours work), (ii) overtime hours, or (iii) additional protocols, altered working conditions, or extra costs relating thereto, that arise as a result of the COVID-19 pandemic or coronavirus will entitle contractor to an equitable adjustment for time for performance and costs.
12. Any (i) schedule issues (including, but not limited to, delays, access issues, or allowed work hours/off-hours work), (ii) overtime hours, or (iii) additional protocols, altered working conditions, or extra costs relating thereto, that arise, either directly or indirectly, as a result of the COVID-19 pandemic or coronavirus will entitle contractor to an equitable adjustment for time for performance and costs.

Seller agrees that during the life of this Agreement it will not discriminate against any employee or applicant for employment because of race, creed, color, sex, age or national origin and will include a similar provision in any sub-contracts entered into for the performance hereof.

IKM BUILDING SOLUTIONS, INC. CAPABILITIES

SERVICES & CAPABILITIES

Environmental Control Systems

- Customized Maintenance Programs
- Preventive/Predictive

HVAC (Heating, Ventilating, Air Conditioning)

Medical Gases

Piping (Industrial)

Plumbing/Installations

- Interior & Exterior Site Utilities
- Medical Gas Systems
- 3D CAD & Modeling
- Backflow Preventer Testing
- Solar Systems

Refrigeration

Sheet Metal

Temperature & Process Controls

- Testing, Adjusting & Balancing
- On-site Operations
- Mobile Services

Additional Services

- Building Automation Services & Integration
- Commission & Start-up
- Design/Build

MARKETS

Biotech/Healthcare

- Hospitals/Laboratories/Dialysis

Commercial

- Multi-Unit Residential
- Office Buildings/Real Estate
- Retail

Education

Manufacturing/Industrial

Public/Government

Technology

- Data Centers/Telecommunication

ADVANTAGES/BENEFITS

Over 35 years of experience

Certifications

- Flamebar Installation
- Flammable Liquid Storage Tank
- National Environmental Balancing Bureau (NEBB)
- Air & Water Balancing and Commissioning
- Certified welding
- Refrigerant Reclamation
- OSHA Safety
- LEED Accredited (Green Building Counsel)
- BIM (3D CAD Design)
- MSCA (STAR) Contractor Certified

State-of-the-art Prefabrication

Remote Monitoring

24/7/365 Mobile Service



IKM

Building Solutions

An EMCOR Company



12-20-2023

To: Racine County Board- Finance and Human Resources Committee

From: Andrew S. Kallenbach- Racine County Facilities Management

Date: December 20th, 2023

Re: Authorizing Contract with IKM Building Solutions

Racine County uses IKM to provide our facilities with Building Automation Systems and Controls. These systems are an integral part of how we control our HVAC to provide a safe and comfortable environment for staff and customers. The BAS also allows us to maximize efficiency with our HVAC. I am asking that you authorize a multi-year service agreement with IKM Building Solutions. This agreement will allow us to have factory certified preventative and planned maintenance to keep these systems operating.

Andrew S Kallenbach

Deputy Superintendent
Racine County Facilities Management
730 Wisconsin Ave. Racine, WI 53403
Office: 262-636-3502

REQUEST FOR COUNTY BOARD ACTION

YEAR	2024	<input checked="" type="checkbox"/>	Resolution Request
		<input type="checkbox"/>	Ordinance Request
		<input type="checkbox"/>	Report Request

Requestor/Originator: Corporation Counsel-Michael Lanzdorf

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading)
If a person is not in attendance the item may be held over. Deputy Superintendent- Andrew Kallenbach

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request: N/A

Does this request propose the expenditure, receipt or transfer of any funds? N/A
If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources

Date Considered by Committee: 1/3/2024 Date of County Board Meeting to be Introduced: 1/9/2024

1st Reading: 1st & 2nd Reading: *

* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: _____

SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:

Authorize a multi-year contract with Total Energy Systems, LLC for a period of Jan 1, 2024 to December 31, 2033.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

SUBJECT MATTER:

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.

Total Energy Systems, LLC Contract

EXHIBIT "A"

Fiscal Year: **2024**

ACCOUNT NAME	ACCOUNT NUMBER	CURRENT BUDGET	CURRENT BALANCE
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FACILITIES MANAGEMENT

2024 BUDGET

PREVENTATIVE REPAIR/SAFETY	15120000.419500	10,000	10,000
M/C GENERATOR LEC E WING	15111000.426545	3,105	3,105
PREVENTATIVE REPAIR/SAFETY	15120110.419500	25,000	25,000
M/C GENERATOR RCDKSC	15112000.426555	2,850	2,850
M/C GENERATOR COMMUNICATION	13700000.426505	2,000	2,000
M/C GENERATOR BEAUMONT	13700000.426515	1,200	1,200
M/C GENERATOR BURLINGTON	13700000.426510	2,000	2,000
MAINTENANCE AGREEMENTS	660270.426500.66620	2,000	2,000

2024 CONTRACT AMOUNT		\$9,445
2025 CONTRACT AMOUNT		\$9,445
2026 CONTRACT AMOUNT		\$9,445
2027 CONTRACT AMOUNT		\$10,300
2028 CONTRACT AMOUNT		\$10,300
2029 CONTRACT AMOUNT		\$10,300
2030 CONTRACT AMOUNT		\$11,230
2031 CONTRACT AMOUNT		\$11,230
2032 CONTRACT AMOUNT		\$11,230
2033 CONTRACT AMOUNT		
	Total	92,926

THERE ARE SUFFICIENT FUNDS AVAILABLE TO COVER THIS CONTRACT FOR 2024 - 2033 WITH FUTURE COUNTY BOARD APPROVAL

NOTE: This contract period is from 01/1/2024-12/31/2033

FINANCE COMMITTEE RECOMMENDATION

AGAINST	



Racine County Facilities Management
 Andrew Kallenbach
 730 Wisconsin Ave
 Racine, WI 53403
 262-636-3502
 Andrew.Kallenbach@racinecounty.com

Planned Maintenance Agreement

Estimate Number: 0492-A-023

Estimate Date: July 12, 2023

Total Energy Systems, LLC is pleased to submit the following generator maintenance program. We understand that our customers have different maintenance needs. With that in mind we have developed a few basic maintenance plans which can be altered to fit your requirements.

- **Annual Service:** We will visit the site one time per year. During the visit we will replace all applicable oil and fuel filters, **complete fluid analysis**, and complete a three-page maintenance checklist which includes visual inspections, functional testing, and securing connections on the generator and transfer switch.
- **Semi Annual Service:** We will visit the site two times per year. Each time we will complete the maintenance checklist described in the Annual Service. On one of the visits, we will replace the engine oil and filters along with replacing the fuel filters when applicable.
- **Quarterly Service:** We will visit the site every ninety days. Each time we will complete the maintenance checklist. On one of the four visits we will replace the engine oil and filters along with the fuel filters where applicable.
- **Custom Service:** Total Energy Systems has the ability to work with all of our customers to fit their needs. We can visit sites annually, semi-annually, quarterly, monthly etc. With the ability to adapt we can meet your service requirements.
- **Load Bank Testing:** Load banking is the only true way to exercise the entire generator. Standard exercising or starting the unit and running the engine with no load transfer, exercises only the engine. JCAHO and NFPA 110 mandates load bank testing (specific conditions apply). The load bank testing will be completed during a scheduled Planned Maintenance visit.

#	Model	Serial Number	Location
1	300ROZD	371532	Service Center
2	275REOZV	0764257	Communications Center
3	GGMA	L080226271	Burlington Tower
4	SG0045	2070212	Beaumont Tower
5	400DS	2156159	East Wing
6	DQDAA	H090025261	Public Works Building
7	SG0015	2067782	Ives Tower Hut
8	DFGB	H880155432	Law Enforcement Center
9	3412	81Z03860	Court House
10	120REOZT4	334PGMGF0003	Towable

Service Center - Model # 300ROZD	Years 1-3	Years 4-6	Years 7-9
Annual Maintenance	\$1,159.00	\$1,264.00	\$1,378.00
Annual Maintenance with Semi-Annual Visit	\$1,556.00	\$1,697.00	\$1,850.00
Two Hour Load Bank	\$960.00	\$1,047.00	\$1,142.00
Four Hour Load Bank	\$1,290.00	\$1,407.00	\$1,534.00

Communications Center - Model # 275REOZV	Years 1-3	Years 4-6	Years 7-9
Annual Maintenance	\$1,320.00	\$1,439.00	\$1,569.00
Annual Maintenance with Semi-Annual Visit	\$1,717.00	\$1,872.00	\$2,041.00
Two Hour Load Bank	\$935.00	\$1,020.00	\$1,112.00
Four Hour Load Bank	\$1,265.00	\$1,379.00	\$1,504.00

Burlington Tower - Model # GGMA	Years 1-3	Years 4-6	Years 7-9
Annual Maintenance	\$653.00	\$712.00	\$777.00
Annual Maintenance with Semi-Annual Visit	\$1,050.00	\$1,145.00	\$1,249.00
Two Hour Load Bank	\$780.00	\$851.00	\$928.00
Four Hour Load Bank	\$1,110.00	\$1,210.00	\$1,319.00

Beaumont Tower - Model # SG0045	Years 1-3	Years 4-6	Years 7-9
Annual Maintenance	\$667.00	\$728.00	\$794.00
Annual Maintenance with Semi-Annual Visit	\$1,064.00	\$1,160.00	\$1,265.00
Two Hour Load Bank	\$780.00	\$851.00	\$928.00
Four Hour Load Bank	\$1,110.00	\$1,210.00	\$1,319.00

East Wing - Model # 400DS	Years 1-3	Years 4-6	Years 7-9
Annual Maintenance	\$1,318.00	\$1,437.00	\$1,567.00
Annual Maintenance with Semi-Annual Visit	\$1,715.00	\$1,870.00	\$2,039.00
Two Hour Load Bank	\$1,060.00	\$1,156.00	\$1,261.00
Four Hour Load Bank	\$1,390.00	\$1,516.00	\$1,653.00

Public Works Building - Model # DQDAA	Years 1-3	Years 4-6	Years 7-9
Annual Maintenance	\$1,339.00	\$1,460.00	\$1,592.00
Annual Maintenance with Semi-Annual Visit	\$1,736.00	\$1,893.00	\$2,064.00
Two Hour Load Bank	\$910.00	\$992.00	\$1,082.00
Four Hour Load Bank	\$1,240.00	\$1,352.00	\$1,474.00

Ives Tower Hut - Model # SG0015	Years 1-3	Years 4-6	Years 7-9
Annual Maintenance	\$653.00	\$712.00	\$777.00
Annual Maintenance with Semi-Annual Visit	\$1,050.00	\$1,145.00	\$1,249.00
Two Hour Load Bank	\$780.00	\$851.00	\$928.00
Four Hour Load Bank	\$1,110.00	\$1,210.00	\$1,319.00

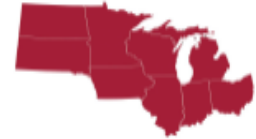
Law Enforcement Center - Model # DFGB	Years 1-3	Years 4-6	Years 7-9
Annual Maintenance	\$2,129.00	\$2,321.00	\$2,530.00
Annual Maintenance with Semi-Annual Visit	\$2,526.00	\$2,754.00	\$3,002.00
Two Hour Load Bank	\$1,260.00	\$1,374.00	\$1,498.00
Four Hour Load Bank	\$1,590.00	\$1,734.00	\$1,891.00

Court House - Model # 3412	Years 1-3	Years 4-6	Years 7-9
Annual Maintenance	\$1,351.00	\$1,473.00	\$1,606.00
Annual Maintenance with Semi-Annual Visit	\$1,748.00	\$1,906.00	\$2,078.00
Two Hour Load Bank	\$1,060.00	\$1,156.00	\$1,261.00
Four Hour Load Bank	\$1,390.00	\$1,516.00	\$1,653.00

Towable - Model # 120REOZT4	Years 1-3	Years 4-6	Years 7-9
Annual Maintenance	\$1,175.00	\$1,281.00	\$1,397.00
Annual Maintenance with Semi-Annual Visit	\$1,572.00	\$1,714.00	\$1,869.00
Two Hour Load Bank	\$780.00	\$851.00	\$928.00
Four Hour Load Bank	\$1,110.00	\$1,210.00	\$1,319.00

Terms and Conditions:

Prices are FOB our dock. Payment terms are Net 30 days (subject to credit approval). Quotation is valid for 60 days. Prices do not include any applicable sales or use taxes.



PLANNED MAINTENANCE AGREEMENT

This planned maintenance agreement is entered into by **TOTAL ENERGY SYSTEMS** and the Generator Set owner named below for the purpose of maintaining the standby generator set(s) and associated equipment listed below, and to minimize the necessity of emergency attention, thus assuring efficient upkeep practices by trained technical personnel at a minimum cost.

After each planned maintenance inspection, a checklist will be submitted to the owner, advising that the work has been performed and indicating what additional parts and labor are required, if any. For this purpose, any parts and/or labor required not specifically included on the attached checklist, will be charged to the generator set owner at regular rates then in effect.

It is understood that this agreement does not include any parts, labor, or travel expenses to repair damage caused by abuse, neglect, accident, theft, acts of a third person, forces of nature, or altering the equipment. This agreement does not include any major engine failure or generator overhaul. This will be negotiated under a separate purchase order. **TOTAL ENERGY SYSTEMS** shall not be responsible for failure to render the service for causes beyond its control, including strikes and labor disputes. This agreement is not assignable without the consent of **TOTAL ENERGY SYSTEMS** and will remain in force until cancelled by either party through written notice to the other.

TOTAL ENERGY SYSTEMS shall have no responsibility to the owner for special consequential damages, including loss of time, injury to person or property or any other consequential damage or incidental or economic loss. All other warranties, expressed and implied, including merchantability and fitness for a particular purpose, are hereby waived, disclaimed and excluded.

Please indicate the service(s) you would like Total Energy Systems, LLC to perform:

- Annual Maintenance
- Semi Annual Maintenance
- Quarterly Maintenance
- Generator Monitoring
- Fuel Polishing
- Thermal Imaging
- Two Hour Load Bank Test
- Four Hour Load Bank Test
- NFPA 110 2/2/4 Hour Load Bank Test
- Temporary Power during Maintenance
- ATS Maintenance
- Battery Replacement W/ PM Every 3rd Year

Please indicate the month you would like the Maintenance work completed: _____

Please indicate the length of the agreement you would like: _____ Year(s) or T&M (Market Price)

IT IS MUTUALLY UNDERSTOOD THAT THIS PROPOSAL SETS FORTH OUR ENTIRE AGREEMENT

Customer pre-authorizes Total Energy Systems to perform additional service work on each visit (if required) as long as said work does not exceed \$ _____. (use 0.00 if not authorizing) Authorized initials: _____. If additional work will exceed the maximum as stated, an estimate for additional work will be generated and should be forwarded to: (Name, Address, Email)

Customer:

Purchase Order:

Signature: _____ DATE: ____ / ____ / ____



12-20-2023

To: Racine County Board- Finance and Human Resources Committee

From: Andrew S. Kallenbach- Racine County Facilities Management

Date: December 20th, 2023

Re: Authorizing Contract with Total Energy Systems

Racine County uses Total Energy Systems to provide planned maintenance and service work for our backup generators. They are the only local company that can provide us with factory certified service for multiple brands of generators that we use throughout the county. They have been our service provider for this work since I have been with the county and provide us with excellent customer service. I am asking that you approve this multi-year service agreement so that we can properly maintain critical equipment and keep our facilities operational in the event of a power loss.

Andrew S Kallenbach

Deputy Superintendent

Racine County Facilities Management

730 Wisconsin Ave. Racine, WI 53403

Office: 262-636-3502

REQUEST FOR COUNTY BOARD ACTION

YEAR	<u>2024</u>	<input type="checkbox"/>	Resolution Request
		<input type="checkbox"/>	Ordinance Request
		<input checked="" type="checkbox"/>	Information Only
		<input type="checkbox"/>	Report Request

Requestor/Originator: Principal Assistant Corporation Counsel- John P. Serketich

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading) John P. Serketich
 If a person is not in attendance the item may be held over.

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request: N/A

Does this request propose the expenditure, receipt or transfer of any funds? N/A

If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources

Date Considered by Committee: 1/3/2024 **Date of County Board Meeting to be Introduced:** 1/9/2024

1st Reading: **1st & 2nd Reading:** *

* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: _____

SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:

Discussion with legal counsel regarding the status of the following current claim: Travelers Home and Marine Insurance Company on behalf of their insured Ryan Blasiak.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

SUBJECT MATTER:

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.