

Resolution approving fourth change order to the Performance Contract with Johnson Controls, Inc.

AMENDED RESOLUTION

WHEREAS, the Common Council approved the City of La Crosse & La Crosse County's Strategic Plan for Sustainability, which has a stated goal of reducing overall energy consumption to 25% of 2007s consumption and getting 25% of City facilities' energy needs from renewable resources by 2025;

WHEREAS, the Common Council resolved to reach carbon neutrality and use 100% renewable energy by 2050;

WHEREAS, the City engaged Johnson Controls, Inc. (JCI) for comprehensive energy services to reach those goals, and to provide savings that offset 100% of the projects' costs;

WHEREAS, JCI has completed two phases focusing on City Hall, the La Crosse Center, the Main Public Library, and the Municipal Service Center which involved lighting retrofitting to LEDs; replacing old boilers, chillers, and HVAC equipment; and installing solar PV arrays;

WHEREAS, the Common Council approved a project development agreement for a third phase of work, expanding to Park facilities, North and South Libraries, Fire Stations, and Street Lights;

WHEREAS, JCI developed a scope of work to retrofit lighting to LED on ten municipal facilities, retrofit street lighting to LED, install solar PV arrays at three facilities, and replace boilers at three facilities;

WHEREAS, the City negotiated a reduced price on the street lighting component from the first estimate and additionally, may be able to reduce the actual cost by using municipal staff as available.

WHEREAS, the City will save approximately \$450,000 pursuing its own financing rather than the Tax-Exempt Equipment Lease-Purchase (TELP) method used in past phases.

WHEREAS, the Engineering Dept. estimates \$105,000 for Xcel's connection cost and the cost of patching up the right-of-way afterward, and \$190,000 for a contingency fund for the street lighting retrofits.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves this fourth change order to the construction and performance contract with Johnson Controls, Inc. to install solar panels, LED lighting, and boilers for an additional project cost of \$2,877,458 with the City contributing \$133,935 in capital for a net financed cost of \$2,743,523.

BE IT FURTHER RESOLVED that \$2,743,523 be acquired through tax-exempt debt issuance.

BE IT FURTHER RESOLVED that the City's capital contribution to the construction project will be provided from the following:

- \$106,000 from Fund 4833095-580900-20U19
- \$27,935 from Fund 290 – 2900253-454000 Xcel Energy Credits

BE IT FURTHER RESOLVED that \$295,000 from Fund 491 be appropriated for Engineering Dept. expenses related to the street lighting retrofit.

BE IT FURTHER RESOLVED that the Directors of Parks & Recreation, Director of Engineering & Public Works, the La Crosse Center, Library, ~~Police~~ Fire and Finance Departments are hereby authorized to take any and all steps necessary to effectuate said resolution.