SPECIAL CALLED MEETING  
TIFF COUNTY BOARD OF COMMISSIONERS  
MONDAY, FEBRUARY 26, 2018 (5:00 PM)

The Special Called Meeting of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Monday, February 26, 2018 at 5:00 pm in the Commission Meeting Room of the Charles Kent Administration Building. Members of the Commission present were: Chairman Grady Thompson and Commissioners Robert Setters, Greg Wood, Donnie Hester (arrived at 5:20 pm), Fred “Buck” Rigdon, Stan Stalnaker and Melissa Hughes. Also, present were County Attorney Anthony Rowell, County Clerk Miriam Jordan and Interim Finance Director Diane Kelly.

The Board of Commissioners heard a presentation from ABM Building Solutions regarding aging infrastructure in county buildings and ways to save on energy costs. Curtis Brown with ABM Building Solutions distributed a copy of his presentation to the Commissioners. A copy is attached to the minutes and made part of the record.

The Board of Commissioners to look over the options presented by Mr. Brown and discuss at their March 6, 2018 Work Session.

Spud Bowen spoke in favor of the services offered by ABM.

ADJOURN: There being no further discussion, Chairman Grady Thompson adjourned the meeting at 6:12 pm.

Chairman Grady Thompson, District 7  
Commissioner Robert Setters, District 3  
Commissioner Donnie Hester, District 1  
Commissioner Melissa Hughes, District 2  
Vice Chairman Stan Stalnaker, District 4  
Commissioner Fred “Buck” Rigdon, District 5

ATTEST: Miriam B. Jordan  
March 12, 2018
Tift County Government

Creating Ways to Meet CRITICAL Funding Needs Without Increasing Financial Burden

Curtis Brown
Kevin Brown
Joel Lowery
Jason Anderson
Ken Mitchell

ABM Building Solutions
Progress To Date

✓ Program Overview to Administration  Completed
✓ Facility Walk through with ABM Project Mgr.  Completed
✓ Preliminary Analysis  Completed
✓ Presentation of Preliminary to Administration  Completed
✓ RFQ Response  Completed
✓ Investment Grade Audit  Completed
  ▪ Present Investment Grade Audit Findings  Today
What Tift County Has Told ABM

- Aging Infrastructure throughout County without an immediate fix available
- Facilities Department has been mandated to cut O&M budgets year over year which has caused a rise in deferred maintenance
- Program must be Self Funding (Budget Neutral) and require no upfront capital
- More needs than capital - Cash Flow flexibility is needed
- Strategic plan for facilities for the long term
- Guaranteed Energy and Operations savings welcomed

*The entire county and staff will benefit from this program*
Audit Findings And Opportunities

- Controls opportunity county wide
- Lighting opportunity county wide
- HVAC opportunity county wide
- Building Envelope opportunity county wide
- Lightning suppression needs to be addressed
- Infrastructure needs at Law Enforcement Center

The entire county and staff will benefit from this program
Audit Findings

- **HVAC**
  - All facilities and **259** pieces of equipment were cataloged and assessed
  - The equipment was fully evaluated and then assigned a condition index from A to D, with D being the worst
    - Based on age, field application, type of refrigerant used
    - Based on useful life expectancy
    - Based on existing condition
    - Based on safety issues
  - **114** units are past their useful life and need replacement. These units cool and heat approximately 50% of the county’s square footage

- **Roofs**
  - Courthouse needs a new roof along with other safety measures such as ladders for roof access
Audit Findings (continue)

- **Lightning Suppression**
  - Multiple lightning strikes makes implementation of protection for Law Enforcement, 911 Center and Aquatic Center a consideration

- **Lighting**
  - New lighting would be beneficial interior as well as exterior. Over 6,000 fixtures need retrofitting
  - Sports Field lighting inconsistent quality and poles are in various states as far as useful life and pole material

- **Building Envelope**
  - Energy is escaping through cracks and openings in the building envelope at several facilities
  - Infiltration of outdoor air is also occurring causing humidity issues
  - Approximately 49 square feet of openings are present
    - This is equivalent to a 7’ wide by 7’ tall hole in the buildings open at all times, year round 24x7x365
Audit Findings (continue)

- **Water Heaters**
  - Multiple heaters are in need of replacement

- **Law Enforcement**
  - Install fixed ladders for personnel safety
  - Sally Port Doors, Access Controls and locking mechanisms need replacement

- Total infrastructure projects total $15.6M
- Recommended program is $12.2M with sports lighting at Optimist Fields or $10.2M without sports lighting.
- Other needs can be added and are available for Tift County consideration
Audit Findings- Sampling

Percentage of HVAC Equipment That Needs Replacement

Capital Volatility Index (CVI) Risk
72%
$5,600,000 (over next 3 years)

*Catastrophic Risk
Equipment Risk
Compressor Risk

*County replacing some of these units currently
**6 units not in use and therefore not counted in total
Capital Volatility Analysis

How Does ABM Determine Risk of Replacement?

<table>
<thead>
<tr>
<th>Unit I.D.</th>
<th>Type</th>
<th>Make</th>
<th>YR</th>
<th>Tons</th>
<th>Cost Per Ton</th>
<th>2017 Remaining Useful Life/yr</th>
<th>% Useful Life</th>
<th>Condition Index</th>
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How Can Tift County Lower Their CVI?

- **Option 1:** Address energy saving waste through **Self Funding Bundled Energy Solutions (BES) Program** with ABM. Doesn’t address catastrophic infrastructure need nor does it lower CVI.

- **Option 2:** Address most pressing infrastructure issues and energy waste through **Recommended BES program** with ABM. Requires $ from your reserves or other funding mechanism such as SPLOST or CAPEX or stretching the term from 15 years to 20 years.

- **Option 3:** **Comprehensive Infrastructure** program would include the Recommended BES Program plus any options added by commissioners.

- **Option 4:** Pay as you go. Address known infrastructure needs through borrowing funds.
## Option 1: Self-Funding Program

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
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<tbody>
<tr>
<td>Eliminates major energy waste streams</td>
<td>Does not address identified infrastructure needs</td>
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<tr>
<td>Provides full funding of lease through guaranteed savings</td>
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<tr>
<td>Lighting Upgrade, HVAC Rejuvenation and Dyson Hand Dryers throughout Tift County</td>
<td></td>
</tr>
<tr>
<td>HVAC rejuvenation and Wi-Fi thermostats at multiple sites</td>
<td></td>
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<tr>
<td>Drops CVI to 58 %</td>
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# Option 1: Self-Funding Cash Flow

**FISCAL POTENTIAL ANALYSIS**

**Tift County Government**

<table>
<thead>
<tr>
<th>Financed Amount</th>
<th>$5,862,992</th>
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<tr>
<td>Interest Rate</td>
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<td>Term</td>
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## Capital Volatility Cash Flow- Self-Funded Program without Capital Avoidance-15 Years

<table>
<thead>
<tr>
<th>Term Year</th>
<th>Guaranteed Energy and Operational Savings with Capital Avoidance</th>
<th>Additional Payments</th>
<th>Total Funding Produced</th>
<th>Lease Amortization</th>
<th>Performance Services</th>
<th>Security Gate Contract</th>
<th>Annual Costs</th>
<th>Cash Flow Impact</th>
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<td>$86,884</td>
<td>$403,183</td>
<td>$86,884</td>
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<td><strong>$165,652</strong></td>
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<td><strong>$86,688</strong></td>
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</table>

**Cash Flow Impact**

**Annual Cash Flow**

**Cumulative Cash Flow**
Option 2 – Recommended Program

Pros

• Takes care of all known critical HVAC infrastructure needs
• Provides substantial funding through guaranteed savings
• Provides foundation for new incremental revenue through upgrading sports fields at Optimist Park with LED lights
• Proactive approach to addressing critical facility needs
• Payments work inside of recently passed SPLOST vote
• Lowers District CVI to 19%

Cons

• Larger investment decision upfront
• Requires funding commitment outside of savings or a longer term deal (20 years)
### Option 2-Recommended Program Cash Flow

#### FISCAL POTENTIAL ANALYSIS

Tift County Government

<table>
<thead>
<tr>
<th>Financed Amount</th>
<th>$12,254,145</th>
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<tr>
<td>Interest Rate</td>
<td>3.62%</td>
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#### Capital Volatility Cash Flow- Recommended Program without Capital Avoidance-15 Years

<table>
<thead>
<tr>
<th>Term Year</th>
<th>Guaranteed Energy and Operational Savings with Capital Avoidance</th>
<th>Additional Payments</th>
<th>Total Funding Produced</th>
<th>Total Program Costs</th>
<th>Cash Flow Impact</th>
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<tbody>
<tr>
<td></td>
<td>Funding Production</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>B</td>
<td>C</td>
<td>E</td>
<td>F</td>
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**Totals**

- $11,535,858
- $5,264,000
- $16,799,858
- $16,326,234
- $231,611
- $0
- $16,557,845
- $242,013

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**ABM Building Value**
Option 3: Optional Infrastructure

- Sports Lighting $1,532,000
  - Spurlin $103,000
  - Sertoma $174,000
  - Baldwin Drive $195,000
  - Connor Eve $690,000
  - Burgess $85,000
  - Mott Littman $285,000
- Add new well and VFD on existing well at EBH Complex $75,000
- Kitchen Equipment including new freezers at LEC $188,000
- Replace Sally Port Roll Up Gates and Locking gates to roof $105,000
- Upgrade Security Locking Door Access Control at LEC $480,000*
- Retrofit 5 Pneumatic Security Doors at Sally Port at LEC $275,000
- Recommission Air Side HVAC-Test and Balance at LEC $50,000
- Duct Sealing HVAC ducts throughout county $450,000
- DDC controls everywhere $250,000
- Additional Project Management, Engineering associated with above $96,710

Total Add $3,501,710

*also requires a $10,154 annual service agreement with R&L Engineering
Why Now?

Interest Rates

Energy Rates

AAA

AA

A
Project Benefits

- **Proactive** approach to addressing critical infrastructure needs
- **Every building, citizen and staff member** will benefit from the enhancements
- Provides **High Efficiency, State of the Art, and Best in Class facilities now!**
- Partnership with a company providing a **proven** track record and outstanding references inside of counties
- **Strategic** long term infrastructure approach
Tift County Action Plan

✓ Program Overview to Administration
✓ Walk through and inventory
✓ Preliminary Analysis
✓ Preliminary Findings to Administration
✓ Presentation of Concept and Preliminary Finding to board
✓ RFQ posted
✓ Select Partner/LOI
✓ Start Final Engineering and Solution Study
✓ Presentation of Final Program to Board
  • Board Approval of Program/Authorize CM to Negotiate
  • Financing Complete
  • Begin Implementation
  • Project Complete
  • First Payment

Completed
Completed
Completed
Completed
Completed
Completed
Completed
Feb 26th
Feb 26th
March 2018
April 2018
Sept 2019
Sept 2020
Charles Kent Administration

Current Situation: Lighting is inefficient, much of the HVAC equipment is approaching or beyond end of life, controls are inefficient, building envelope infiltration, major electrical issues, phone system is outdated, safety issues with accessing some roof mounted equipment.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls- WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation with duct cleaning
- HVAC Upgrades (21 units-76 tons) including relocating three (3) HVAC units for safety purposes with duct cleaning and duct sealing
- Dyson Hand Dryers

Recommended Program Adds
- DDC Controls installation adder
- Ventilation reduction

Voluntary Alternate
- Water Conservation
- New fixtures for lighting versus retrofit only
Charles Kent Administration

- Courtroom HVAC (included in Recommended Program)
  - Risk to county personnel maintaining the roof mounted HVAC equipment due to safety issues. Replace and relocate equipment.
**Juvenile Court Center**

**Current Situation:** Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, HVAC equipment is in good condition except for Courtroom unit.

**Self-Funding Program:**
- LED Lighting retrofit
- Upgrade HVAC Controls – WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation with duct cleaning
- Dyson Hand Dryers

**Recommended Program Adds**
- HVAC Upgrades (1 unit-5 ton) serving Courtroom and relocate from attic to HVAC closet at floor level (safety issue) with duct cleaning
- Ventilation Reduction

**Voluntary Alternate**
- DDC Controls installation adder
- Water Conservation
Code Enforcement

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, HVAC equipment is in good condition.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls- WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
  - HVAC Rejuvenation with duct cleaning
  - Dyson Hand Dryers

Recommended Program Adds
- Ventilation reduction

Voluntary Alternate
- Water Conservation
- DDC Controls installation adder
Elections Building

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, much of the HVAC equipment is approaching end of life, furnaces are not venting to outdoors.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls- WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation with duct cleaning
- Dyson Hand Dryers

Recommended Program Adds
- HVAC Upgrades (four (4) units-8.5 tons) plus duct cleaning
- Ventilation reduction
- Vent gas furnaces to outdoors (safety issue)

Voluntary Alternate
- DDC Controls installation adder
Courthouse

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, HVAC equipment is approaching end of life, safety issues with access to roof mounted equipment, roof has major leaks.

Self-Funding Program
- LED Lighting retrofit
- HVAC controls update- WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation with duct cleaning
- Dyson Hand Dryers

Recommended Program Adds
- HVAC Upgrades (nine (9) units- 41 tons) plus duct cleaning
- DDC Controls
- Ventilation Reduction
- Reroof and extend roofing over capstone to cover cracks around roof perimeter
- Replace roof hatch & install fixed ladder (safety issue)

Voluntary Alternate
- Water Conservation
Pickett Health Department

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, much of the HVAC equipment is approaching end of life, emergency generator serving vaccine coolers is not remotely monitored.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls- WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation including duct cleaning
- Dyson Hand Dryers

Recommended Program Adds
- DDC Controls installation adder
- HVAC Upgrades (eleven (11) units - 52 tons) with duct cleaning
- Ventilation Reduction
- Monitor emergency generator with power failure alarm for vaccine coolers

Voluntary Alternate
- Water conservation
- Refrigeration Management
- Duct Sealing
Department of Family & Children Services

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, much of the HVAC equipment is approaching end of life.

Self-Funding Program
• LED Lighting retrofit
• Upgrade HVAC Controls-WiFi Thermostats
• Seal building and eliminate infiltration issues
• Two years of preventative maintenance on all HVAC
• HVAC Rejuvenation including duct cleaning
• Dyson Hand Dryers

Recommended Program Adds
• DDC Controls installation adder
• HVAC Upgrades (seventeen (17) units- 44.5 tons) including duct cleaning
• Ventilation Reduction

Voluntary Alternate
• Duct Sealing
Extension Office/Ag Building

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, most of the HVAC equipment is beyond end of life and oversized for the application.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls- WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation including duct cleaning
- Dyson Hand Dryers

Recommended Program Adds
- HVAC Upgrades (nine (9) units-52 tons) including duct cleaning
- Ventilation Reduction
- DDC Controls installation adder
- Replace rusty water heater
- Water Conservation
Tift Livestock Multipurpose Building

**Current Situation:** Lighting is inefficient, building envelope infiltration, phone system outdated, HVAC equipment is in good condition.

**Self-Funding Program**
- LED Lighting retrofit
- Upgrade HVAC Controls-WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation including duct cleaning
- Dyson Hand Dryers

**Recommended Program adds:**
- Ventilation Reduction

**Voluntary Alternate**
- DDC Controls installation adder
- Water Conservation
Animal Control

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, HVAC equipment serving ½ of the facility is beyond end of life.

Self-Funding Program
• LED Lighting retrofit
• Upgrade HVAC Controls-WiFi Thermostats
• Seal building and eliminate infiltration issues
• Two years of preventative maintenance on all HVAC
• HVAC Rejuvenation including duct cleaning
• Dyson Hand Dryers

Recommended Program Adds
• HVAC Upgrades (one(1) unit-5 ton) with Duct Cleaning
• Ventilation Reduction
• Water Conservation

Voluntary Alternate
• DDC Controls installation adder
Public Works

Current Situation: Newer facility built in 2013. However, the lighting is inefficient, there is infiltration occurring around the building envelope and controls are standalone. The HVAC is in good condition.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls- WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
  - HVAC Rejuvenation including duct cleaning
  - Dyson Hand Dryers

Recommended Program Adds:
- Ventilation Reduction
- Water Conservation

Voluntary Alternate
- DDC Controls installation adder
Neighborhood Service Center

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, HVAC equipment serving 1/2 of the facility is well beyond end of life.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls-Wifi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation including duct cleaning
- Dyson Hand Dryers

Recommended Program Adds
- HVAC Upgrades (two(2) units-12.5 ton) including duct cleaning
- DDC Controls installation adder
- Water Conservation
- Ventilation Reduction
Behavioral Health

Current Situation: Lighting is inefficient, JCI control system is antiquated, building envelope infiltration, phone system outdated, the cooling system is in good condition, but the HVAC that serves the pharmacy is near end of life. The hot water valves for the heating system are beyond end of life.

Self-Funding Program
- LED Lighting retrofit
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation
- Dyson Hand Dryers

Self-Funding plus Critical Program Adds
- DDC Controls installation adder (replace JCI system)
- HVAC Upgrades (One (1) unit - 4 ton) with duct cleaning
- HVAC Rejuvenation with duct cleaning
- Install Evaprocool for York Chiller
- Ventilation Reduction
- Water Conservation
Henry Tift Myers Airport

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, most of the HVAC equipment is approaching end of life.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls-WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation with duct cleaning
- Dyson Hand Dryers

Recommended Program Adds
- HVAC Upgrades (four(4) units-16.5 ton) with duct cleaning
- Ventilation Reduction

Voluntary Alternate
- DDC Controls installation adder
- Water Conservation
Recreation Department

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, much of the HVAC equipment is approaching end of life, safety issues with access to roof mounted equipment, power transformers are old and inefficient.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls-WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- Replace 150 kVA of electrical power transformers
- Dyson Hand Dryers

Recommended Program Adds
- DDC Controls installation adder
- HVAC Upgrades (seven (7) units-78 tons) with duct cleaning
- Ventilation Reduction
- Fixed ladder for access to upper roof (safety issue)
- Replace ice maker and remote condensing unit
- Water Conservation

Voluntary Alternate
- Sports Lighting
Baldwin Drive Aquatic Center

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, much of the HVAC equipment is approaching end of life, filtration pumps are end of life, at risk for lightning strikes.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls-Wi-Fi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
  - HVAC Rejuvenation with duct cleaning
  - Dyson Hand Dryers

Recommended Program Adds
- HVAC Upgrades (Two(2) units-5 ton) including duct cleaning
- Replace Filter Feed Pumps, reuse new VFDs, add Mechanical Room control system, provide automatic filter backwash, repair pipe and add backwash amplification system.
- Global Plasma System
- DDC Controls installation adder
- Water Conservation
- Halo lightning suppression system

Voluntary Alternate
- Sports Lighting
Mott Litman Gym

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, HVAC outdoor equipment was replace in 2011 and is in good condition, miscellaneous pieces of the indoor equipment are approaching end of life, the unit heaters and water heater near end of life.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls-WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation with duct cleaning
- Dyson Hand Dryers

Recommended Program Adds
- DDC Controls installation adder
- HVAC Upgrades (replace natural gas unit heaters) including duct cleaning
- Ventilation Reduction
- Replace water heater with high efficiency tankless

Voluntary Alternates
- Water Conservation
- Sports Lighting
EB Hamilton Sports Complex

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, HVAC equipment is in good condition, power transformers are old and inefficient.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls-Wi-Fi thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
  - HVAC Rejuvenation including duct cleaning
  - Dyson Hand Dryers

Recommended Program Adds
- Ventilation Reduction
- Replace 120 kVA of electrical power transformers
- Water conservation
- Sports Lighting (Optimist Football Fields and Softball/Baseball Fields)

Voluntary Alternate
- DDC Controls installation adder
- Add Variable Frequency Drive and controls for existing well pump
- Provide well and new pump with Variable Frequency Drive for future soccer fields
EMS Fire Station 52

Current Situation: Lighting is inefficient, much of the HVAC equipment is approaching end of life, controls are inefficient, building envelope infiltration, phone system outdated.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls-Wifi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
  - HVAC Rejuvenation including duct cleaning
  - Dyson Hand Dryers

Recommended Program Adds
- HVAC Upgrades (Seven(7) units-Splits, PTACs, Unit Heaters) including duct cleaning
- Ventilation Reduction
- Water Conservation

Voluntary Alternates
- DDC Controls installation adder
Fire Station 51

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, HVAC equipment is in good condition, but the system serving the kitchen is well beyond end of life.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls-Wifi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- HVAC Rejuvenation including duct sealing
- Dyson Hand Dryers

Recommended Program Adds
- HVAC Upgrades (One(1) unit-3.5 ton) including duct cleaning
- Global Plasma System
- Water conservation

Voluntary Alternates
- DDC Controls installation adder
Public Safety

**Current Situation:** The facility was built in 2015. The controls need to be recommissioned and there is infiltration occurring around the building envelope. The lighting is inefficient and the HVAC equipment is in good condition.

**Self-Funding Program**
- LED Lighting retrofit
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
  - HVAC Rejuvenation including duct cleaning
  - Dyson Hand Dryers

**Recommended Program Adds**
- DDC Controls
- Lightning Protection

**Voluntary alternate**
- Water Conservation
Buildings and Grounds

Current Situation: Lighting is inefficient, controls are standalone and infiltration is occurring around the building envelope. The HVAC is in good condition.

Self-Funding Program
- LED Lighting retrofit
- Upgrade HVAC Controls-WiFi Thermostats
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
  - HVAC Rejuvenation including duct cleaning
  - Dyson Hand Dryers

Voluntary Alternates
- DDC Controls
Law Enforcement Center

Current Situation: Lighting is inefficient, controls are antiquated, building envelope infiltration, phone system outdated, HVAC equipment is beyond end of life, safety issues with access to roof mounted equipment, water haters are end of life, sally port pneumatic door issues, facility is at risk of lightning strikes.

Self-Funding Program
- LED Lighting retrofit
- DDC Controls
- Seal building and eliminate infiltration issues
- Two years of preventative maintenance on all HVAC
- Global Plasma System
- HVAC Upgrades (Eighteen(18) units- 251 tons) including duct cleaning
- HVAC Rejuvenation including duct cleaning
- Replace older water heaters and storage tanks with new high efficiency tankless water heaters
- Dyson Hand Dryers

Recommended Program Adds
- Water Conservation
- Remaining HVAC Upgrades (Seven (7) units – 32 tons) including duct cleaning
- Add water softener filter for kitchen ice maker
- Provide new water heater for maintenance shop
- Recommission Administration and Jail air handling systems
Law Enforcement Center Continued

- Replace 265.5 kVA of electrical power transformers
- Provide variable speed control for the kitchen exhaust hood
- Replace kitchen ice maker and water filter
- Add cooling for Jail central control station
- Install fixed ladder with locking door for roof access to Administration roof equipment
- Install fixed ladders for access to lower and upper roofs for Pods A & B (safety issue)

Voluntary Alternates

- Provide air source heat pump for diesel generator block heater operating 24x7
- Replace automatic vehicle gate for Detectives Entrance
- Replace both exterior sally port drive roll-up gates
- Install security gates with razor wire between Administration & Jail Pods (safety issue)
- Retrofit 5 interior sally port pneumatic doors
- Upgrade security locking door access control system for Jail door controls
- Replace evaporators/condensers for walk-in cooler/freezer
- Replace Over/Under Convection Ovens
- Replace kitchen hood exhaust fan (EF-K1)
Option 2a-Recommended Program Cash Flow Without LED Sports Lighting

FISCAL POTENTIAL ANALYSIS

Tift County Government

<table>
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Capital Volatility Cash Flow- Recommended Program without Capital Avoidance-15 Years

<table>
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<th>Term Year</th>
<th>Guaranteed Energy and Operational Savings with Capital Avoidance</th>
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<th>Total Funding Produced</th>
<th>Lease Amortization</th>
<th>Performance Services</th>
<th>Security Gate Contract</th>
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Cash Flow Impact

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ABM Building Value
# Option 3-Comprehensive Program Cash Flow

## Tift County Government

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## Capital Volatility Cash Flow - Comprehensive Program - 15 Years

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**Notes:**
- All values are in $US.
- The table above outlines the cash flow impact over a 15-year period for the comprehensive program with detailed breakdowns for each year.

---

**Image Source:** ABM Building Value
Option 2b- 20 Years Recommended Program Cash Flow

FISCAL POTENTIAL ANALYSIS

Tift County Government

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Interest Rate 3.77%

Term 20

Capital Volatility Cash Flow- Recommended Program without Capital Avoidance-20 Years

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