



## Johnson County Commission

**William Brenner**  
Presiding Commissioner

**Scott Sader**  
Commissioner, Eastern District

**Destry Hough**  
Commissioner, Western District

**Gilbert Powers**  
County Clerk

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February 16, 2010

Ms. Ellie Blankenship  
Control Technology and Solutions, d.b.a. CTS  
15933 Clayton Rd. #110  
St. Louis, MO 63011

Dear Ms. Blankenship,

Johnson County has reviewed your response to our Request for Proposal dated January 8, 2010, and has chosen CTS as the County's qualified provider for services as defined in the RFP document submitted for our review on February 1, 2010 and under Missouri Statute 8.231.

It is our understanding that CTS is offering to provide modernization of our facilities with guaranteed energy and operational savings. This modernization scope of work, price and savings are to be determined under the final design and negotiations. The modernization, as defined in your response, should include: Detailed project development including but not limited to energy audit services; comprehensive verification of county needs; final engineering and design; securing of final and best pricing for all major scopes of work projected for the project; assistance in securing funding for the project and on-site project management services.

It is the intent of Johnson County to negotiate and enter into a contract with CTS, given CTS's ability to meet the County's financial and technical requirements. Execution of a final agreement will be contingent upon the following terms:

- CTS shall perform the detailed engineering assessment and provide all necessary Architectural and Engineering services to properly design the systems and renovations that the County would like to implement.
- Johnson County shall have the input into the design and selections of CTS personnel, systems, contractors and scope of renovation work to best meet the needs of Johnson County.
- CTS will develop a project that meets the criteria of MO Statute 8.231 titled '*Guaranteed Energy Savings Contracts*'. In the event, CTS meets all of the criteria of the legislation and those listed in this letter, but Johnson County elects not to implement a project with CTS, then the County will reimburse CTS for the project development, engineering and costs associated with the development of the project.

CTS will deliver final contract documentation and project scope within 90 days from the date of this letter.

Sincerely,

Mr. William Brenner  
Johnson County  
Presiding Commissioner