

WILL COUNTY BOARD
CAPITAL IMPROVEMENTS COMMITTEE MEETING
MINUTES

July 6, 2010

302 North Chicago Street
County Board Committee Room
Joliet IL 60432

CALL TO ORDER

Mr. Maher called the meeting to order at 9:35 a.m.

ROLL CALL

Present were Members: Dralle, L. Smith, B. Smith, Winfrey and Maher.

Absent were Members: Anderson and Traynere

Also Present: County Board Chair Jim Moustis

Present from State's Attorney's Office: Mary Tatroe.

PLEDGE OF ALLEGIANCE

Mr. Moustis led the committee in the Pledge of Allegiance.

APPROVAL OF MINUTES - None

OLD BUSINESS

Phase II for Wight & Company

Jason Dwyer from Wight & Company reviewed the scope of services for Phase II which was provided via e-mail as well as distributed to committee members. He stated that they are looking at all the different facilities that the County would need so that we can put budget dollars together. He recommended keeping the same leadership group that worked on the needs analysis together again to schedule some meetings. We will need workshops and would try to have something wrapped up by the end of the year so that we can continue to move forward.

Mr. Maher inquired on page 3, regarding the property evaluation, how is the current property evaluation that you just finished different from what you are going to do.

Mr. Dwyer stated that we will be looking at the property in terms of its ability to handle expansion scenarios. We looked at the physical conditions previously. A good example is Laraway Road, the Highway Department, where we must consider water and sewer, zoning issues, etc. to determine how much a property can handle in terms of expansion.

Ms. Winfrey arrived at this juncture.

Mr. Smith arrived at this juncture.

Mr. Dwyer advised that there are three components. The first is breaking it into planning concepts by taking the needs data and consolidating it into the facilities, planning a grossing factor and drawing some rough diagrams to determine what will fit on the site and the costs related. The second is the property analysis component and the final piece is budgeting and setting the priorities.

Mr. Maher stated that in the scope regarding the budget aspect they refer to 2010 dollars but there must be some way to project expenses out so that we will know what will it cost if we wait 5 years; 10 years, etc.

Mr. Dwyer replied we do it in current dollars so you can then apply escalation factors to it. This will be a baseline, you can review what escalation was year by year and update the dollars to what the current timing is. On Page 4 is the reference on setting a timeline.

Mrs. Dralle requested clarification regarding the whole process. Were we strictly looking at the needs of the County and keeping any costs aside. The costs would come in later once we determine what we were going to do.

Mr. Moustis replied that we need the costs in order to set the priorities.

Mr. Maher stated that we were not going to allow the costs to affect our plan. Having the costs and expenses allows us to better understand where our realistic direction needs to go. We did not want the costs to impact our plan.

Mr. Moustis advised that he would like to have some relation between the budgeting process and this process in the sense that if we have to start budgeting some planning dollars, it would be nice to have some planning dollars in the 2011 budget.

A discussion was held regarding the timeline and scheduling workshops to have figures by October. The committee also discussed having administrative group meetings.

Mr. Maher asked Mr. Dwyer how they determined their flat rate.

Mr. Dwyer replied this was a similar process on the fee for the prior assignment; broke down the scope of work; laid out a plan of hours to get it done and that is how we came up with our fixed dollar amount. It is for this scope of work and if it takes more, then it takes more but this is a fixed fee.

Mr. Dwyer stated we may bring in the Chief Judge to these meetings.

Mr. Collins stated they would prepare a list of recommended participants.

Ms. Winfrey inquired after a master list of stakeholders is established would Mr. Dwyer be doing some prep work with each of the groups to narrow down their concerns for the larger meeting.

Mr. Dwyer replied yes. We will continue to have meetings and will set an agenda for the first workshop and who is going to be there. We will do the prep work first to insure that we have those issues worked through.

Mr. Moustis requested that he provide this committee, if only the chairman, with the list of stakeholders that they determine.

Mr. Dwyer replied yes, he will e-mail it.

A motion was made by Mrs. Dralle, second by Mr. Smith, to accept the Phase II proposal and move it forward to the County Board agenda. All in favor. MOTION CARRIES.

LED Technology and Lighting

Mr. Maher advised that half of the committee room lights have been replaced with new LED lights. He stated that originally the Goyken Group presented the LED lighting to us but could not meet our needs. We stated we needed something to plug and play which they have now made. These are the same fixtures that were in here before but with LED lights. There are little lamps. There is no need for recycling these tubes. They have taken a chip and made it into a flat piece of metal.

Mike Miglorini, Building Supervisor, showed the current bulb from Creed Company explaining that it is the size it is because there is a big heat buildup. The other light was what the Goyken Group did which is a screw in for can lights or spot lights. These LED lights are now in the board room. These are 17 watt which is taking place of a 60 watt bulb. The plastic dissipates the heat. They still have diodes which are made in China or Korea. They buy the diodes and put them together here. Our stimulus money states we can only purchase American but they are making changes.

Mr. Miglorini stated there are some grant money for this.

Mr. Maher advised that ComEd is giving us \$10.00 for every bulb that we put in. This group wants to use Joliet as the showcase for all this technology. The lights in the County Board room were originally 250 watts and are now 50 watts.

Mr. Maher stated that number of fixtures; the price per watts; the hours we run and the maintenance were requested by the Goyken Group. If we provide that information today we may want to move this forward to the Executive Committee on Thursday.

Mr. Miglorini advised that these lights are guaranteed for 50,000 hours. Florescent tubes are about 8,000 hours which is about 3 years. There are recycling costs with the florescent tubes which costs \$3.00 as well as the cost of the ballast which is about \$23.00 each. The energy savings is what we are looking into.

Assistant State's Attorney Tatroe in response to Mr. Maher's inquiry regarding the public-private partnership, stated that the company that manufacturers indicated they have not yet distributed this technology to the distributers so they truly are a sole source. It may be as simple as entering into a contract with them for whatever cost is negotiated.

Mr. Maher advised that they are giving us the cost, not wholesale cost, they are giving us manufacturing prior to any steps at all. There are two steps to retail.

Mr. Miglorini suggested that we should do the County Building, Sunny Hill and the jail. If we are part of a showcase, the County Building would be the best building.

It was mentioned that the parking lot, outside lights and the board room should be included.

Mr. Maher stated that the Goyken Group has provided the ComEd grant information and working with the executive's office we contacted the lobbyists in Washington to see if there are additional dollars.

Mr. Moustis asked ASA Tatroe how we would partner with other entities including partnering with municipalities, such as the City of Joliet, but also with the Exposition Authority. Rialto sign would be a great example. He also asked if we could possibly provide grants with our stimulus grant money.

ASA Tatroe replied she would need to review the grants received through stimulus money to make sure that we can do that but otherwise through intergovernmental agreements we could accomplish this.

It was discussed that the board have a committee of the whole meeting where a presentation would be provided.

Mr. Miglorini stated that the Public Building Commission can also receive the grant money that the County receives, \$200,000 for each grant.

Mr. Moustis stated then the PBC could do the courthouse, Sunny Hill and River Valley Juvenile Detention Center. He stated an audit could be done by the PBC.

ASA Tatroe stated we need a sole source letter from Goyken stating that this product is not out for distribution and if other governmental entities are going to be involved, we will need to include them to determine to what extent they will be willing to participate.

Mr. Maher advised that he has been in contact with the City and will contact Mr. Thanas again so that we can move forward.

Mr. Maher stated that he would like a short term contract to proceed with this as well as a public-private partnership agreement that would also lend itself to public relations and future endeavors as they move forward.

Mrs. Dralle suggested that we do the sole source contract and then start working with the public-private partnerships.

Other Old Business

NEW BUSINESS

Renovations of Avenues 4 & 5 at Sunny Hill Nursing Home

Sunny Hill Director Karen Sorbero stated that the PBC is ready to start with the next phase and the first step is to bring it to committee to move it to County Board for approval.

Mr. Moustis advised that all the renovations that were under construction have been completed. Avenues 4 & 5 would be the renovations. The Executive's Office has brought this forward. Paul Rafac has identified the funding which would be over a 2 year budget and paid for with revenues. The revenues to be used would be the rebates paid back on the interest from the Build America and Recovery Bonds which is more than enough to pay for this. It will not complete the renovations. There will be one more avenue after that.

Ms. Sorbero stated there will also be the common areas, dining room and the other two therapy areas.

Mr. Moustis stated that there is about \$5 million worth of work to be done and this will address about ½ of it. There will be no bonding.

Ms. Sorbero advised that we have entered into a design phase.

Mr. Moustis stated that PBC has Farnsworth working on the design. Once that is completed, the construction part will go out for bid. The County Board gave the PBC authority to move forward with Farnsworth in design work. No action is necessary by this committee.

ASA Tatroe clarified that the County Board has already approved the design work and we are moving forward with the design work, then nothing else needs to be done.

ANNOUNCEMENTS BY THE CHAIRMAN

EXECUTIVE SESSION

ADJOURNMENT

A motion was made by Ms. Winfrey, second by Ms. Smith, to adjourn the meeting at 10:31 a.m. All in favor.

MOTION CARRIES.