

**WILL COUNTY BOARD**  
**CAPITAL IMPROVEMENTS COMMITTEE MEETING**  
**MINUTES**

**December 8, 2011**  
302 North Chicago Street  
County Board Committee Room  
Joliet IL 60432

**CALL TO ORDER**

Mr. Maher called the meeting to order at 12:37 p.m.

**ROLL CALL**

**Present were Members:** Dralle, Brooks, Traynere, Winfrey and Maher.

**Absent were Members:** Izzo and B. Smith.

**Also Present:** County Board Minority Leader Walter Adamic, County Board Members Ann Dralle and Suzanne Hart, and County Board Chief of Staff Bruce Friefeld.

**Present from State's Attorney's Office:** ASA M. Tatroe.

**APPROVAL OF MINUTES**

No minutes were presented for approval.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**Tour of the Pioneer Building**

John Bays explained that the space on the fifth floor of the building once was occupied by the Will County State's Attorney. All of the walls are removable.

Mr. Maher stated Mr. Bays had a rendering related to the building that might be helpful.

Mr. Bays stated a new roof and new elevators were installed after he bought the building. About \$450,000 was spent on the new heating and air conditioning systems. The mechanicals on the property are new. Each floor could be used as one large open space or the space could be divided. The building is set up in a way that makes it easy to remodel. There is a foundation around the courtyard that would allow the addition of three more floors. Gas meters have been added so different floors can have separate NICOR accounts.

Mr. Adamic asked the age of the roof.

Mr. Bays replied that it was five or six years old.

Mr. Adamic asked how much the courtyard foundation could hold, structure-wise.

Mr. Bays answered it would definitely hold three floors.

Mr. Maher noted a contract for a structural assessment by Wight & Co. had been approved at the committee level. Many of the structural questions will be answered by the assessment. The members of

this committee have had conversations about different county campuses. We might have an opportunity to take a look at having a campus to house all of this.

Mr. Adamic asked the age of the building.

Mr. Bays replied it was built in the early 1900s. Structurally the building is sound. In two weeks, this floor could be revamped to open space with cubicles. A major build-out for the secretary of state took less than 30 days.

Mr. Rafac asked if there was any asbestos in the building, and would the location of water and sewer make it easy to change the locations of the bathrooms.

Mr. Bays stated bathrooms could be added at any location in the building.

Mrs. Bays stated existing bathrooms are near the elevators on every floor.

Mr. Bays stated he didn't believe there was any asbestos. The old boilers are still in the basement. I don't know if there is any asbestos in them, but if the county would like the boiler system removed, I will remove them. Many of the doors are an older style and remain because the current tenants prefer them.

Mr. Adamic asked the height of the ceilings.

Mr. Bays answered nine feet. There is some space above the ceilings.

Mr. Rafac asked if the floors were concrete.

Mr. Bays answered yes.

Mr. Adamic asked about the piping.

Mr. Bays answered there is some galvanized, some copper, some PVC and some cast iron.

Mrs. Dralle asked the size of each floor.

Mr. Friefeld answered 8,000 to 9,000 square feet.

Ms. Hart asked if the Ottawa Street parking deck was part of the building.

Mrs. Bays replied no. The deck belongs to the city of Joliet.

Ms. Hart asked where the parking would be located.

Mr. Friefeld answered on the site of the current First Midwest Bank building at Ottawa and Jefferson streets. The bank would be razed.

The group then toured the third floor of the Pioneer Building.

Mr. Bays stated the long-time third floor tenants had prevented him from renovating that area.

The group then toured the outdoor courtyard, basement and the mechanical systems of the Pioneer Building.

Mrs. Dralle asked to see the building's boiler system.

### **ADJOURNMENT**

A motion was made by Mrs. Dralle, second by Ms. Traynere, to adjourn the meeting at 1:12 p.m.

All in favor.

MOTION CARRIES