

WILL COUNTY BOARD
CAPITAL IMPROVEMENTS COMMITTEE MEETING
MINUTES

March 23, 2009

Will County Office Building
Will County Board Committee Room
302 North Chicago Street
Joliet, Illinois 60432

8:30 a.m.

CALL TO ORDER

Mr. Maher called the meeting to order at 8:36 a.m.

ROLL CALL

Present were Members: Evans, Kusta, Jr., Smith, and Maher.

Absent were Members: Dralle, Anderson, and Traynere.

Also Present: Moustis and Adamic.

Present from State's Attorney's Office: Melanie Manning.

PLEDGE OF ALLEGIANCE

Ms. Smith led the committee in the Pledge of Allegiance.

APPROVAL OF MINUTES

A motion was made by Mr. Kusta, Jr., seconded by Ms. Smith, to approve the minutes from the March 2, 2009 meeting. All in favor. MOTION CARRIES.

OLD BUSINESS

Other Old Business

NEW BUSINESS

Request to Renew Executive Centre Leases (Public Defender, VAC, Land Use & Recorder of Deeds)

Mr. Rafac stated these are the proposed new lease amounts for the four leases at the Executive Center. The Public Defender expires on April 30th; Land Use expires September 30th; Veterans Assistance expires August 31st; and the Recorder of Deeds expires December 31st. We are currently in a five year no escalation lease. We negotiated a flat lease and the proposals include a continuation of that. The flat lease is a seven percent increase and stays

flat for another five year period. We do have the option that the lease would go up and go up continuously. All four leases are owned by John Bays.

Mr. Maher stated I do not know if I can support this. We need to have a conversation. We need to do an assessment of what the market is out there for rental properties. We need to look at our options.

Mr. Moustis stated first we need to ask John Bays what are the taxes in that building. We have had a flat rate over the last five years.

Mr. Maher stated we paid higher for that flat rate.

Mr. Moustis stated I am not sure that we did. John Bays also paid for the build out. When we move it is a substantial amount for us to move to a space that is suitable. The Executive Center has free parking for the employees. It is not the committee's responsibility to negotiate leases. The Executive Office negotiates the lease and the County Board can accept or reject it. John Bays did not pass any of the build out on to us that was part of the lease.

Mr. Maher stated we should not assume an increase of seven percent.

Mr. Moustis stated we can look at a series of one year or two year options.

Mr. Maher stated we need to see how this fits into the big picture.

Ms. Smith stated my concern is the CPI is low. That was my concern over a five year lease.

Mr. Rafac stated with the seven percent increase the first year and flat for the next five years the total cost increase over the lease is \$235,000. At our request John Bays put in new windows and two new elevators. That cost is several times what he is asking for in an increase. He has been a fair landlord. He takes care of the maintenance. I will get some market rates for other locations.

Mr. Maher stated we need to do our due diligence. I think we owe it to the tax payers.

Ms. Smith questioned when is the first lease up.

Mr. Rafac stated the Public Defender is up at the end of April.

Mr. Maher questioned at that point are we on a month to month.

Mr. Rafac stated I will check.

Mr. Moustis stated you need to consider that this space has parking. We do not get charged any addition for that parking. If we cannot provide parking the employees, then we have to give them a parking allowance. My biggest concern is the price to move people.

Mr. Kusta, Jr., stated we do need to look at the options, but I am leery to move in to the unknown.

Mr. Evans stated I am concerned about what types of things do we have as an out for this contract. I want to make sure that we do not lock ourselves in. If he did put in two elevators that is a significant investment and therefore the seven percent may not be such a bad idea.

PSA Dewberry Presentation

Nick Kollios, from Daniel C. Smith and Associates; Dan Wiley, president, from Dan L. Wiley and Associates; Rodney Tonelli, AICP, from Ruttiger, Tonelli and Associates; Larry Hlavacek, AIA, SE, project manager; Elizabeth Gruebnaue; Matthew J. Skarr, national director of business development criminal justice architecture; and James Matarelli, AIA, principal from PSA Dewberry came before committee to present their facilities needs assessment plan.

Mr. Adamic arrived at this juncture.

Harley Ellis Devereaux Presentation

Laura Klaversma, Court Services Operations Manager, from National Center for State Courts; John Pastore, S.E., Vice President, from Larson Engineering; Stephen Friedman, AICP, CRE, President, from S. B. Friedman & Company; and Clifford Snyder, AIA, Principal, from Harley Ellis Devereaux came before committee to present their facilities needs assessment plan.

Farnsworth Group Presentation

Daniel Gavin, AIA, Architecture Principal; Timothy Gilles, LEED AP, Mechanical Engineering Manager; Richard McPhee, AIA, Architectural Manager; Troy Strange, AIA, Senior Project Architect; Aaron Quick, Vice President, Government Affairs from Farnsworth Group came before committee to present their facilities needs assessment plan.

Mr. Kusta, Jr., left at this juncture.

Kluber, Skahan + Associates Presentation

Christopher Hansen, AIA, Partner; Edward Skahan, AIA, NCARB, CSI/CCS, LEED AP, Partner from Kluber, Skahan + Associates came before committee to present their facilities needs assessment plan.

Mr. Evans left at this juncture.

Wight & Company Presentation

Steve Collins, Vice President Government Programs; Kevin Havens, AIA, Senior Vice President Director of Design; Jason Dwyer, AIA, LEED AP, Project Executive from Wight & Company came before committee to present their facilities needs assessment plan.

Ms. Smith left at this juncture. Quorum was lost.

Ms. Smith returned at this juncture. Quorum was reestablished.

Mr. Moustis stated I think we can short list these. In the past, we have included other stakeholders in the process; the courts need to be there which include probation, juvenile detention and the Executive Office. My recommendation is Circuit Clerk, Recorder of Deeds, should be under the Executive Office. Their needs are allocated by the Executive Office.

Mr. Maher stated it is a good idea. I like the discussion of sharing personnel.

Mr. Moustis stated I agree with that further down the line once we have made our selection. The court and Executive should be part of the selection process. Chief Judge and Executive need to be involved and it could be the request of the committee along with leadership. The top priority is the form that will give you the best result.

Mr. Maher stated I agree.

Mr. Moustis stated I would like to state my short list, in no particular order.

Mr. Palmer questioned how many are we going to bring back.

Mr. Moustis stated four. My list is Wight, KS+A, PSA and HDR. I picked them because two are local and two are national firms.

Mr. Adamic stated I was not here last time. I can say that I liked Harley Ellis Devereaux, Farnsworth, KS+A, and Wight.

Ms. Smith stated my list is HDR, PSA, KS+A, and Wight.

Mr. Maher stated my list is PSA, Wight, CDM and KS+A. Mr. Kusta, Jr., liked PSA. Mr. Evans liked PSA and KS+A.

Mr. Rafac stated my list is HDR, CDM, Wight, and KS+A.

Mr. Palmer stated my list is CDM, HO+K, KS+A, and Wight.

Mr. Moustis stated we should have KS+A, Wight, HDR, and CDM come back.

Mr. Maher stated we need to come up with a format so that we can get into the process and details. Can we ask them for their per hour rate? Can we ask them to give us an estimate of time? We need to get information out to the four firms ahead of time.

Ms. Manning stated I will look.

Mr. Moustis stated I think we can ask who will be assigned to the job and their rates.

Mr. Maher stated what I think is they can't tell us what they think the work load will be.

Mr. Moustis stated we can get a look at transportation.

Mr. Maher stated when we develop the Q and A, how would they address those issues so when we make those decisions we can make quality ones.

Mr. Moustis stated my thought is that we should deliver services to the most populated areas in the County.

ANNOUNCEMENTS BY CHAIRMAN

EXECUTIVE SESSION

ADJOURNMENT

A motion was made by Ms. Smith, seconded by Mr. Adamic, to adjourn the meeting at 1:47 p.m. All in favor. MOTION CARRIES.