CALL TO ORDER
Chairman Davidson was called and he asked to have Vice-Chair Koukol start the meeting. Vice-Chairman Koukol called the Facilities Management Committee meeting to be in session; located in the County Office Building County Board Conference Room to order at 3:32 p.m.

1) Roll Call – Mr. Koukol called roll call for attendance. Present were Vice-Chair Koukol, Member Wehrli, Member Gilmour & Member Prochaska. Enough committee members were present to form a quorum of the committee. Chairman Davidson arrived at 4:10 p.m. Facilities Management Director Smiley was also present.

2) Approval of the May meeting minutes - Member Gilmour made a motion to approve the May meeting minutes. Member Prochaska 2nd the motion. All members present voted aye via voice vote. Motion approved.

3) Public Comment - No members of the public were present at the meeting.

OLD BUSINESS/PROJECTS

1) COB Security System Improvements
   - The new video switch was installed and we are still working on issues with the video.
   - Jim Smiley talked to Glenn Campos about the written plan.
   - Glenn said he is going to use the Health & Human Services plan as a base for the County Office Building plan.
   - Jim will review with Glenn when he gets it drafted.

2) K.A.T. Space Needs for Expansion
   - Director Smiley and staff have worked to get three prices for each aspect of this project.
   - All materials have been put on K.A.T. procurement sheets.
   - Jim & KCFM staff met with Paul LaLonde on Thursday, May 28, 2015 to go over what needs to be ordered.
   - Paul is going to start procuring the materials in order to have the purchases done during the current budget year for K.A.T.
   - Jim will be working with Paul to figure out a logistics plan to keep K.A.T. running during the improvements.
   - Jim plans to be able to start the electric, voice & date wiring once the materials are purchased. Wall demolition & construction may not start until July due to employee restrictions in KCFM.

3) Public Safety Center Generator Transfer Switch Repair
   - R & R Electric started the permanent piping and wiring work on May 26, 2015.
   - The rough in is planned to be completed by Friday, May 29, 2015.
   - Cutover of the ATS to the permanent location is scheduled for Tuesday, June 2, 2015 starting at 5:00 a.m.

4) Janitorial Contract Scheduled Increase
   - Director Smiley talked with the vendor and explained what the State’s Attorney’s office had determined.
   - The vendor understands the findings and plans to keep the current pricing structure for the remainder of this year.
   - Project complete.

5) Annual Emergency Notification Systems Test
   - Testing was completed on Friday, May 8, 2015.
   - There were a couple of issues found on the audio side.
   - The pages did not occur over the phones at the Public Safety Center. Audio also was not heard over the speakers at the County Office Building.
   - Jim Smiley reviewed the programming and retested each audio path.
   - The pages could be heard over both audio devices after retesting.
   - Project complete.

6) Kluber 11 month warranty walkthrough
   - A list of deficiencies was produced by Kluber after the walk through.
   - DCG Roofing came out for a leak after the list was produced.
   - So, they also worked on the punch list of their items while onsite for the leak.
   - Commercial Mechanical is working to resolve the remaining items.
1) Chairman’s Report
   a. Future Projects Discussion
      i. Memorial Garden
      ii. Circuit Clerk Window
      iii. Administration Budget Office

Report from Meeting
Chairman Davidson said that he felt the budget office was needed. However, he feels departments asking for projects like this to be done, should pay or help pay for them. Vice-Chair Koukol said that he promoted to everyone a similar approach. “Let the departments put the project and budget together and Facilities can build them”. Member Gilmour said she thinks Bob’s approach is correct and they need to establish priorities for the projects, not just put together a “wish” list. Member Wehrli said if they have the money he has no problem doing the project right away. If not then wait until the end of the year and if there is any money left in the FM Capital budget, to do the projects at that point. Director Smiley asked for direction since he has put the projects together with KCFM staff doing the projects. Jim said KCFM is ready to go ahead if that is the wish of the committee. Jim was told to tell people the projects are on hold per the FM Committee.

2) Electric & Natural Gas RFP Results Review
   • Chris Childress is here to present the findings of the RFP conducted on behalf of Kendall County.

Report from Meeting
Mr. Childress explained the Electric contract expires June 2016 and the Natural Gas contract expires July 31, 2016. Chris explained that the capacity charge the suppliers charge for electric is projected to go up dramatically in the next couple of years. But at this point it is a projection and they have extended the deadline for finalizing the capacity rates to August 2015. Mr. Childress also explained that the projection of shutting down coal fired generation and that there is discussion of exporting natural gas. Budget impact by extending the contracts to 2019 is a $13,000.00 savings on the natural gas side. However, there is a projected additional cost for electric. The net difference would be around a $12,000.00 savings by extending contracts. Chris made it a condition that the supplier would lock in the electric capacity rate in the extension. The recommended vendor was willing to lock it in if we extend. Director Smiley explained these items were approved to be on the next County Board agenda prior to this meeting by FM Chairman Davidson and County Board Chairman Shaw. This was done in order to get approval ASAP due to these items being commodities that have daily price fluctuations. Member Wehrli asked if the conditions might reverse if fracking stops. Chris said yes that could be a possibility in the future. Chairman Davidson asked if it would be possible to have included in the contract to be able to keep extending one year at a time past the three year agreement. Chris said that is not in the contracts from anyone, but they all allow what they call a blend and extend. By taking the existing contract and turning it into a longer contract including what was left on the current contract. Chairman Davidson asked for questions or a motion. Member Wehrli made a motion to move this to the County Board for a vote on approval to go with the recommended vendors from the RFP for Natural gas and Electric supplies. Member Prochaska 2nd the motion. All members voted aye via a voice vote. Motion approved.

3) Public Safety Center & Courthouse Security Systems Upgrade
   • D.C. Gillespie & Director Smiley worked together and with the State’s Attorney’s office to put together an ad for the project. The ad was published in the Record Newspapers on Thursday, May 28, 2015. It was also placed on the Kendall County Website. A mandatory walk through of both facilities is planned for Tuesday, June 9, 2015 starting at 10a.m. Statements of Interest with Qualifications are due on Monday, June 29, 2015 at 12:00p.m. (Noon).

4) Assignment of the Current Waste & Recycling Contract to Groot Industries
   • Our current contracts first phase term are due to expire on July 30, 2015. Jim had been talking to Complete Sanitation to see if they like Jim would like to extend the contract the additional two years called for in the contract. Shawn McDowell sent Jim a letter stating that yes they would like to extend the contract. Before Jim could get this on the FM Committee agenda, a letter was received from Complete Sanitation notifying Kendall County that their company has become a division of Groot Industries.
   • Mr. Smiley checked with the State’s Attorney’s office to see if we could accept this.
   • Leslie Johnson ASA said that we have to ask the board to approve the assignment of the contract to Groot Industries.
   • So, Jim talked to Chairman Davidson and County Board Chairman Shaw to see if this could be discussed at Facilities and placed on the next County Board agenda to see if the board wants to accept this assignment to Groot Industries. Both Chairmen were ok with doing this since the Complete Sanitation sale to Groot has already happened.
4) Assignment of the Current Waste & Recycling Contract to Groot Industries

Report from Meeting
Chairman Davidson asked if there were any questions or a motion. Member Wehrli made a motion to send the assignment of the current Waste & Recycling contract with Complete Sanitation to Groot Industries at the next County Board meeting. Member Koukol 2nd the motion. All members voted aye via a voice vote. Motion approved.

EXECUTIVE SESSION
Executive session was not required.

ADJOURNMENT

Chairman Davidson asked if there was a motion to adjourn the meeting. Member Gilmour made a motion to close the meeting at 4:45 p.m. Member Prochaska 2nd the motion. All members voted aye via voice vote. Motion approved. Meeting adjourned by Chairman Davidson at 4:45 p.m.

Submitted by,
Jim Smiley
Facilities Management Director