CALL TO ORDER

Chairman Davidson called the Facilities Management Committee meeting to be in session; located in the County Office Building County Board Conference Room to order at 3:43 p.m.

1) Roll Call – Suzette Sanford called roll call for attendance. Present were Chairman Davidson, Member Wehrli, & Member Prochaska. Members Koukol & Gilmour had excused absences from the meeting. Enough committee members were present to form a quorum of the committee. County Administrator Wilkins & Facilities Management Director Smiley were also present. Technology Director Laken and Network Administrator Kollins observed from the audience.

2) Approval of the June meeting minutes - Member Wehrli made a motion to approve the June 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) Natural Gas and Electric Contract Negotiations
   • David Berault and Chris Childress are here to explain the issues with negotiating with the low bidder Constellation Energy.

Report from meeting

David Berault explained his attempts to negotiate a contract with Constellation New Energy, Inc. and then with Constellation Energy Services, Inc., who are both owned by Excelon. Both companies offered the same rates for electricity. Points of contention were conflict of interest language, indemnification language that we cannot provide per IL statute and inclusion of the IL Prompt Payment Act language. The first company did not seem to be familiar with Illinois Law and only agreed to change a couple of items. It was thought different lawyers would handle negotiations for the 2nd company, but it ended up being the same people. For some things they said no to for the 1st company they agreed to for the 2nd company. Member Wehrli asked if there were different types of contracts. Chris Childress of Progressive Energy said yes there are but only one type for the area our contract is associated. Members discussed the Indemnification issue and confirmed with David that terms included IL law. So, the consensus was that the Indemnification issue would sort itself out if it ever came to a court decision. Chairman Davidson asked if there was a motion on this issue. Member Wehrli made a motion to put two motions on the next County Board agenda as follows: 1) “Motion to rescind the June 2, 2015 award of lowest responsible bidder to Constellation New Energy, Inc. for providing electric supply services to Kendall County due to the failure to negotiate and produce an agreed upon contract. 2) Approve the lowest responsible bidder of Constellation Energy Services, Inc. to provide electric supply services to Kendall County for 36 months at a price not to exceed 6.8 cents per kWh.”. Member Prochaska 2nd the motion. All members voted aye via voice vote. Motion approved.

2) COB Security System Improvements
   • No change.

3) K.A.T. Space Needs for Expansion
   • Director Smiley and staff have worked with Paul LaLonde to purchase all of the raw materials needed for the remodeling in each department.
   • Jim will be working on a schedule with Paul to begin working on the improvements.

4) Public Safety Center Generator Transfer Switch Repair
   • The new transfer switch was cutover as planned. The system was tested and was found to be operating properly. Jim had the generator service company out to complete some additional wiring needed for KenCom to be able to monitor whether the system was operating on ComEd power or generator power. Recently Glenn Campos said the insurance company is denying the claim due to the generator service companies report that there seemed to be evidence of prior water leakage into the equipment. They said the failure was due to a buildup of water via condensation in the conduit versus a failure due to flooding. Jim is going to talk to the insurance company to see if the claim can be reconsidered.

5) Mandated Elevator Pit Ladder Replacements
   • Jim has contracted to get the remaining ladders replaced at the Courthouse, Health & Human Services and at the Historic Courthouse.

6) Public Safety Center & Courthouse Security Systems Upgrade
   • We received eight Statements of Interest in the project. Jim Smiley and D.C. Gillespie have put an evaluation form together to help everyone rate the companies’ submitted packages.
   • The evaluations are due to D.C. Gillespie next Tuesday at noon.
OLD BUSINESS/PROJECTS CONTINUED

6) Public Safety Center & Courthouse Security Systems Upgrade Continued
   - The goal is to get the evaluations completed and to sit down with the Sheriff and Command staff to discuss which companies are to be asked to give presentations to the County Board COW meeting on July 16th.

7) Future Projects Discussion
   - Memorial Garden – The HR Administration Committee has selected an option to place the memorial to the South of the flagpole. Jim was asked to get a price for a flagstone courtyard instead of doing pavers or stamped concrete. Estimated cost provided at the HR Administration meeting was $5,370.00. Circuit Clerk Window – New Circuit Clerk Robyn Ingemunson has decided to cancel this project. Administration Budget Office – Awaiting direction on project.

Report from meeting
Jim was directed to check with Boyton Boys for the flagstone. Members discussed the need for the budget office and agreed it was needed. Jim was also directed to go ahead and build the wall for the budget office in Administration and to pay for it with funds from the project budget he was given for 2015.

NEW BUSINESS/PROJECTS

1) Chairman’s Report

2) Annual Fire Extinguisher Testing
   - Testing was completed during the week of June 1st. A large amount of the extinguishers at the Courthouse & Public Safety Center were due for hydro testing. This added to the cost of the testing this year. All facilities were completed successfully.
   - Project complete.

3) Annual Fire Alarm System Testing
   - Testing was completed on during the week of June 15th. All facilities were completed successfully.
   - Project complete.

4) Annual Sprinkler System Testing
   - Testing was completed on June 23rd. All systems were noted to have a five year internal inspection to be done as well as changing out pressure gauges. This is a code issue that is starting to be enforced. Jim is getting prices from several companies for the inspections and gauge replacements.

Report from meeting
Members asked Jim if the cost would be the same if we did one system per year to spread out the costs. Jim said it would save all the costs from being in one year but would actually cost more due to travel & setup changes each time instead of all at once. Members suggested waiting to budget for this until next year.
   - Project complete.

5) New Address for KenCom
   - KenCom requested a separate address for their suite with the Yorkville Post Office. The address of 1100 Cornell Lane was assigned recently. Larry Nelson asked KenCom management to have KCFM affix an address to their entrance on the North side of the Public Safety Center (PSC). Jim arranged for vinyl lettering to be added to both the KenCom and PSC entrances.
   - Project complete.

6) New sign for Circuit Clerk
   - A new sign was installed for Robyn Ingemunson.
   - Project complete.

7) Approve elevator service contract with Advanced Elevator in the amount of $1,560.00 per month.
   - Jim has checked prices with other companies and found Advanced Elevator to be the lowest cost overall. We have used Advanced for many years and are satisfied with their service.

Report from meeting
Director Smiley reported the combination of all the elevators in one contract with this current vendor reduced the annual maintenance costs slightly. Members discussed this being a budgeted ongoing expense. Chairman Davidson asked if there was a motion to approve the contract. Member Prochaska made a motion to approve the contract with Advanced Elevator in the amount of $1,560.00 per month. Member Wehrli 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 Prochaska made a motion to close the meeting at 4:50 p.m. Member Wehrli 2nd the motion. All members voted aye via voice vote. Motion approved. Meeting adjourned by Chairman Davidson at 4:50 p.m.

Submitted by,
Jim Smiley
Facilities Management Director