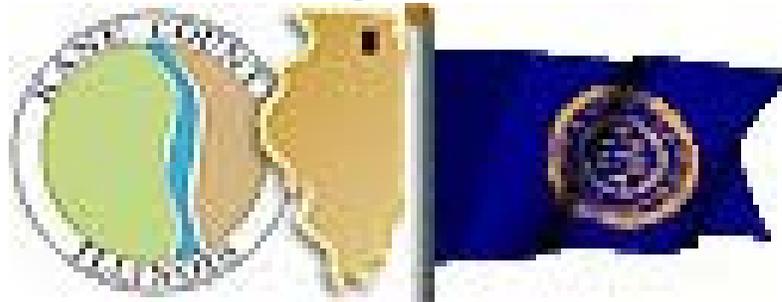

Kane County 5-Year Capital Improvement Program



Report to the Kane County
Committee of the Whole
January 30, 2007

Kane County Strategic Plan

- Unanimously Adopted 11/14/06
- High Level Issue: Capital & Facilities
- Issue: “The County needs to develop and implement a Comprehensive Countywide Facility Plan to coordinate all facility-related capital projects”
- Strategy: “Develop and implement a Five-Year Capital Plan and Capital Budget”
- Strategy: “Centralize facilities at the Judicial Center with satellite facilities when appropriate in the Elgin and Aurora areas to increase efficiency and service”

Presentation Agenda

- Introduction
- Capital Improvement Program Budget
- Sheriff's Office Interior Build-Out
- Future Considerations
- Next Steps

Capital Improvement Budget

Five Year Capital Improvement Program Budget			
Campus/ Building	Repair Description	Repair Needed	Cost Estimate
Complete Sheriff's Office			
JC Complex	Build-out Shell Space	FY07/08	\$ 5,107,100.00
Strategic Facilities Planning			
JC Complex	Develop Master Plan Build-Out	FY07/08	\$ 200,000.00
JC Complex	St. Charles Wastewater IGA	FY07/08	\$ 150,000.00
T.B.D.	Long-Term Record Storage Planning	FY11	\$ 100,000.00
		SUBTOTAL	\$ 450,000.00
Randall Road Campus			
Circuit Clerk	Buildout Vacant Portion (rough est.)	FY07	\$ 2,000,000.00
Circuit Clerk	Roof	FY08	\$ 300,000.00
		SUBTOTAL	\$ 2,300,000.00
KDOT			
KDOT	Centralized Vehicle Maintenance Facility	FY07-09	\$ 213,600.00
Government Center			
Building A	Elevator	FY07	\$ 36,000.00
Print Shop	Coroner Office Build Out	FY07	\$ 25,000.00
Building H	Demolition & Abatement	FY07	\$ 30,000.00
Building I	911 Center Relocation	FY07/08	\$ 150,000.00
Building A,C & E	Emergency Generator Connection	FY08	\$ 150,000.00
Building I	Air Handler Replacement	FY11	\$ 25,000.00
Building F	Roof Replacement	FY11	\$ 35,000.00
Complex	Traffic Flow and Exterior Improvements	FY08-11	\$ 150,000.00
		SUBTOTAL	\$ 601,000.00
Juvenile Justice Center			
JJC	HVAC Rooftop Unit	FY07/10/11	\$ 125,000.00
JJC	Boiler Replacement	FY10	\$ 70,000.00
		SUBTOTAL	\$ 195,000.00
Judicial Center			
Judicial Center	Condensing Coils	FY07	\$ 15,000.00
Judicial Center	Lochenvar Hot Water Boiler	FY07	\$ 15,000.00
Judicial Center	Variable Air Volume Bores (energy eff. & age)	FY08	\$ 400,000.00
Judicial Center	HVAC / Chiller Repair / Hot Water Heater	FY10	\$ 52,000.00
Judicial Center	Main Water Valve Control	FY011	\$ 13,200.00
		SUBTOTAL	\$ 495,200.00
Old Court House			
Court House	Lighting Replacement (energy efficiency & age)	FY07	\$ 100,000.00
Court House	Boiler Replacement	FY07	\$ 150,000.00
Court House	Elevator New Unit	FY07	\$ 425,000.00
Court House	Boiler House Window Replacement	FY09	\$ 44,000.00
Court House	Sealing of the Exterior of the Building	FY09	\$ 70,000.00
Court House	Roof Drains	FY09	\$ 25,000.00
Court House	Replace Condensate Vacuum Tank	FY11	\$ 30,000.00
		SUBTOTAL	\$ 844,000.00
Aurora Health Departments			
1330 Highland	Roof	FY07	\$ 20,000.00
1240 Highland	Replace HVAC Rooftop Units (2)	FY09/10	\$ 15,000.00
		SUBTOTAL	\$ 35,000.00

Sheriff's Office & Adult Justice Center Status



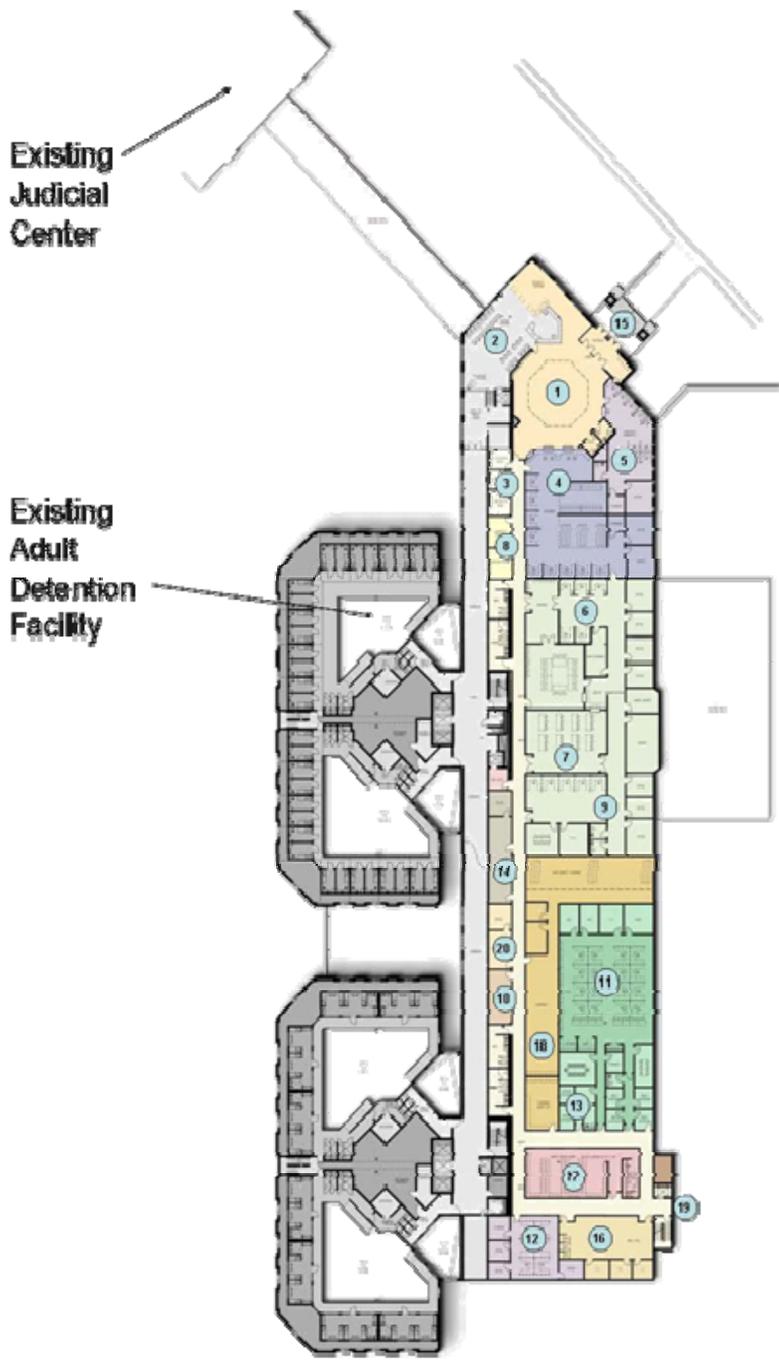
Sheriff's Office & Adult Justice Center Status

- Authorized Project Budget
 - \$56,439,212
- Substantial Completion Date
 - July 28, 2008

Sheriff's Office & Adult Justice Center Status

- Sheriff's Office Shell Space
Approved July 11, 2006
- Includes: Floor, Roof, Exterior
Walls, Plumbing and Electrical
Rough in
- Includes Schematic Design
- Interior Build-out Not Approved
Pending Additional Financial
Review.

Sheriff's Office Interior Build-Out Schematic Design



Note: Approved by Steering Committee and Sheriff's Dept.

- Legend**
- 1. Public Lobby
 - 2. Jail Waiting
 - 3. Interview Rooms
 - 4. Records
 - 5. Warrants
 - 6. Sheriff's Administration
 - 7. Training
 - 8. Community Services
 - 9. Jail Administration
 - 10. Community Corrections
 - 11. Investigations
 - 12. Special Operations
 - 13. Juvenile Investigations
 - 14. I.T. Department
 - 15. Existing Public Entry
 - 16. Patrol Roll Call
 - 17. Patrol Lockers
 - 18. Evidence
 - 19. New Stair / Elevator
 - 20. Crime Analysis

 **Second Floor Plan**

Sheriff's Office Interior Build-Out Schematic Design

■ Spaces Included

- Administration
- Records
- Warrants
- Patrol / Roll Call / Locker Room
- Investigations
- Evidence
- Special Operations
- Training

■ Spaces Excluded

- 911 / Dispatch
- Fleet Maintenance
- Firing Range
- Diagnostic Center
- Office of Emergency Management

Sheriff's Office Interior Build-Out Cost Estimate

- August 16, 2006 Sheriff's Office Interior Build-Out Total Project Estimate -- \$5,107,073

*** All Estimates in 2006 dollars**

Judicial Center Complex Planning

Develop Master Plan Build-Out	\$200,000.00
St. Charles Wastewater IGA	\$150,000.00
Long-Term Record Storage Planning	\$100,000.00
SUBTOTAL	\$450,000.00



Randall Road Campus Facility

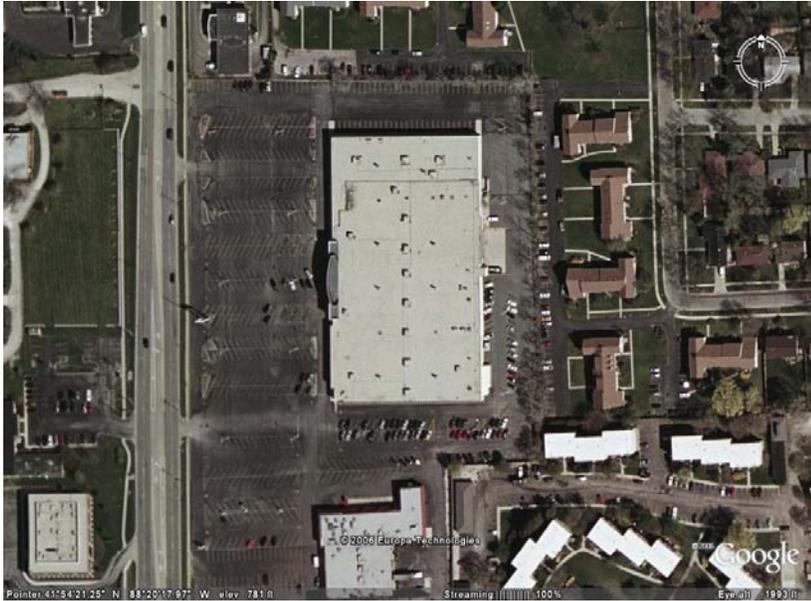
9 acre facility, 109,000 sq.ft. total

- Built in 1972
- Circuit Clerk
 - 54,000 sq. ft.
 - \$1,881,026 to build in 2002
- Current Storage
 - 5400 s.f. records
 - 5200 s.f. elections
- Available Space for Office: 26,200 square feet
- Lease + taxes approximately \$975,000/year
- Lease ends Dec. 31, 2022
- Option to purchase Dec., 2007
- Lease/Purchase Option is a topic for the March COW Meeting

Randall Road Campus

Buildout Vacant Portion (rough est.) \$2,000,000.00

Roof Replacement \$ 300,000.00



Randall Road Campus



Randall Road Campus



Goal: Surplus Property

- Sixth Street School, office of Reg. Office of Education
- Acquired for temporary court space before Judicial Center



Goal: Surplus Property

- Sheriff's Office Complex
OEM, Diagnostic Center
- 911 Center
- Fleet Maintenance



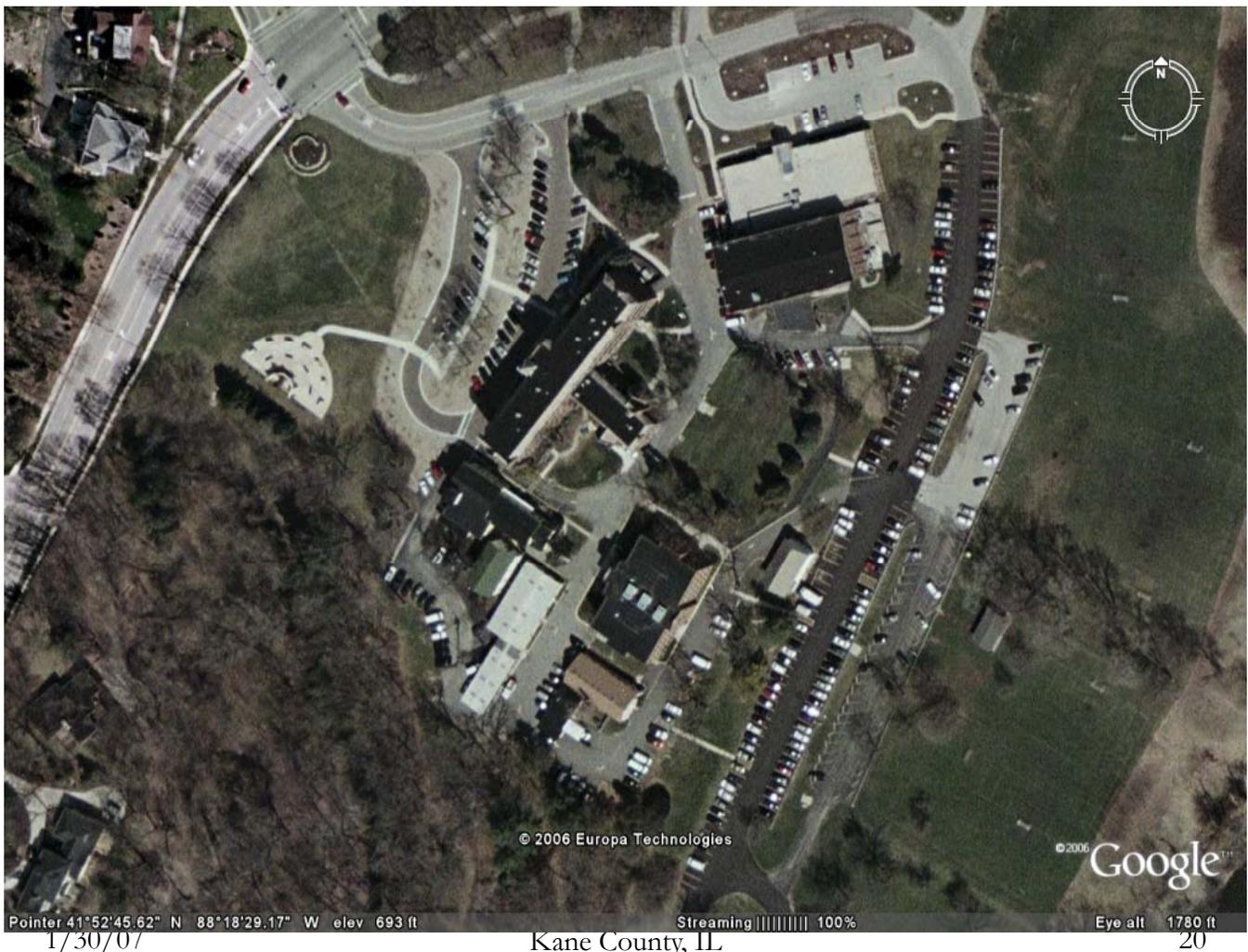
Department of Transportation

Centralized Maintenance Facility \$213,600.00



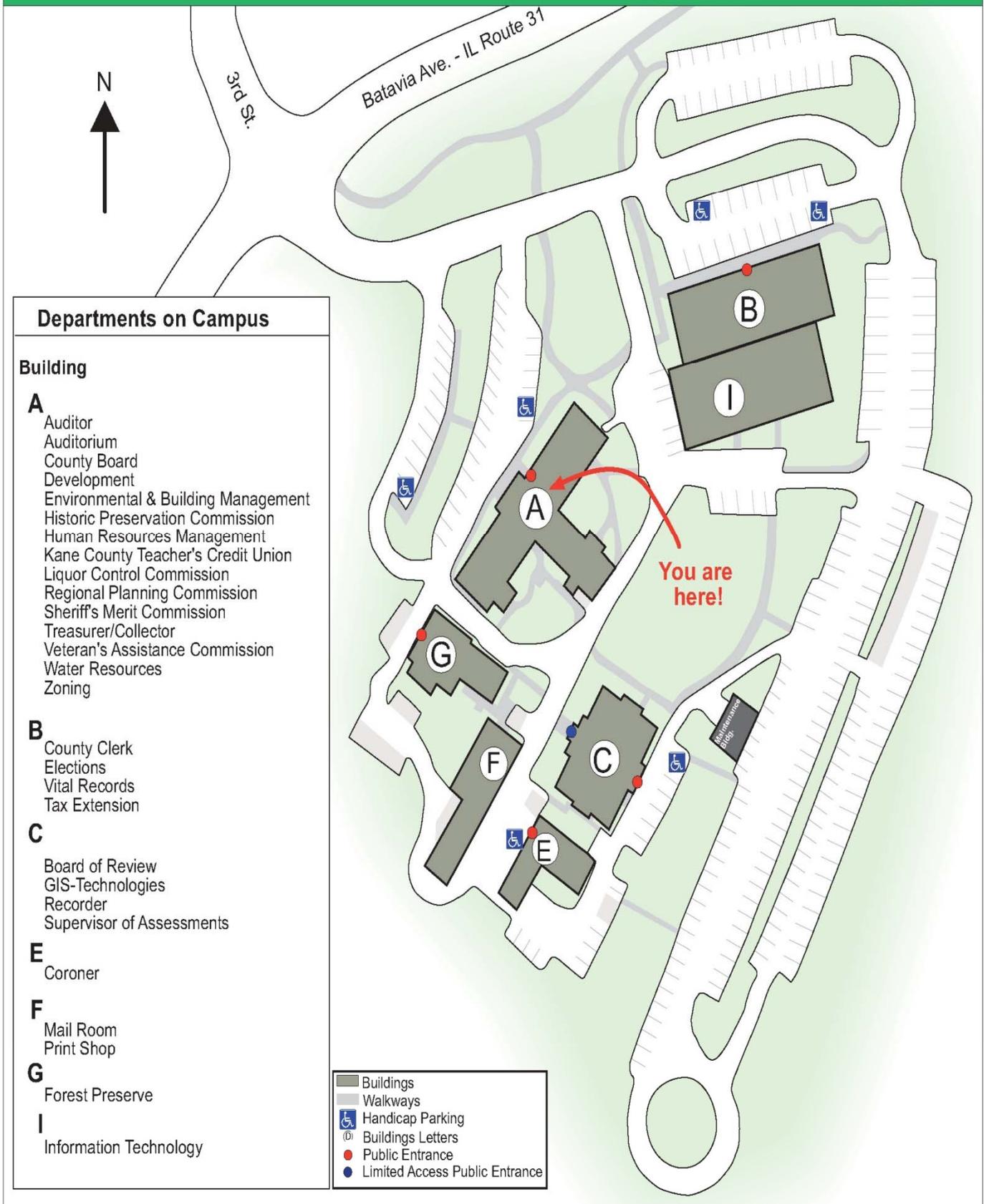
Government Center Complex

Building A Elevator	\$ 36,000.00
Print Shop/Coroner Office Build Out	\$ 25,000.00
Building H Demolition & Abatement	\$ 30,000.00
Building I 911 Center Relocation	\$150,000.00
Building A,C &E Emerg. Generator Connection	\$150,000.00
Building I Air Handler Replacement	\$ 25,000.00
Building F Roof Replacement	\$ 35,000.00
Complex Traffic Flow and Exterior Improvements	\$150,000.00
SUBTOTAL	\$601,000.00



Kane County Government Directory

Government Center Campus



Departments on Campus	
Building	
A	Auditor Auditorium County Board Development Environmental & Building Management Historic Preservation Commission Human Resources Management Kane County Teacher's Credit Union Liquor Control Commission Regional Planning Commission Sheriff's Merit Commission Treasurer/Collector Veteran's Assistance Commission Water Resources Zoning
B	County Clerk Elections Vital Records Tax Extension
C	Board of Review GIS-Technologies Recorder Supervisor of Assessments
E	Coroner
F	Mail Room Print Shop
G	Forest Preserve
I	Information Technology

	Buildings
	Walkways
	Handicap Parking
	Buildings Letters
	Public Entrance
	Limited Access Public Entrance

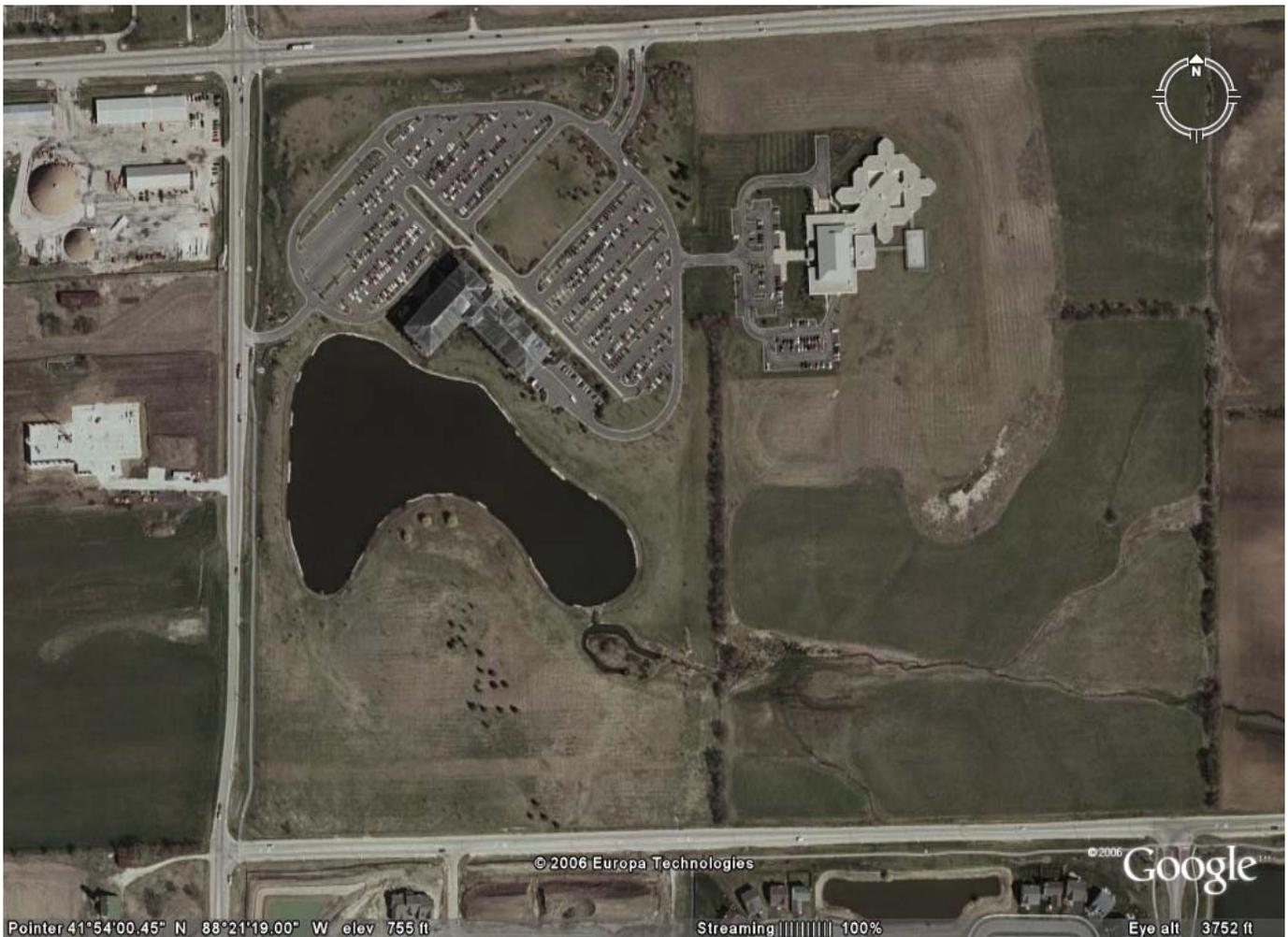
Juvenile Justice Center

HVAC Rooftop Unit	\$ 125,000.00
Boiler Replacement	\$ 70,000.00



Judicial Center Complex

Condensing Coils	\$ 15,000.00
Lochenvar Hot Water Boiler	\$ 15,000.00
Variable Air Volume Bores	\$400,000.00
HVAC/Chiller/Hot Water Heater	\$ 52,000.00
Main Water Valve Control	\$ 13,200.00
SUBTOTAL	\$495,200.00



Third Street Courthouse

Lighting Replacement	\$100,000.00
Boiler Replacement	\$150,000.00
Elevator New Unit	\$425,000.00
Boiler House Window Replacement	\$ 44,000.00
Sealing of the Exterior of the Building	\$ 70,000.00
Roof Drains	\$ 25,000.00
Replace Condensate Vacuum	\$ 30,000.00
SUBTOTAL	\$844,000.00



Financing Summary

- General Obligation Limited Tax Bond
 - \$11.3 MM Bond Issuance
 - 5 Year Maturity
 - Approximately \$2.5MM annual debt service
 - Limited tax debt extension base formerly used for payment of Public Building Commission (PBC) lease
 - PBC lease payment approximately \$4.6MM annually
 - Last lease payment in FY03
 - County utilized majority of its excess cash on hand in FY04-06 to fund capital projects, rather than using limited tax debt extension base

Financing Summary

Approximate cost for
\$200,000 home:

2003 - \$34.14

2007 - \$11.43

- 67% decrease from
2003 payment



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Next Steps

- Consensus to approve enclosed resolution, and forward to the February Board for approval