



Kane County

KC Committee of the Whole

Agenda

Government Center
719 S. Batavia Ave., Bldg. A
Geneva, IL 60134

Tuesday, February 25, 2025

4:00 PM

County Board Room

- 1. Call To Order**
- 2. Roll Call**
- 3. Remote Attendance Requests**
- 4. Pledge of Allegiance**
- 5. Approval of Minutes: December 16, 2024 & February 13, 2025**
- 6. Public Comment**
- 7. Presentations/Discussion**
 - A. Kane County's Capital Projects Program**
- 8. Executive Session**
 - A. Release of Closed Session Minutes**
- 9. Open Session**
 - A. Vote on Release of Closed Session Minutes**
- 10. Adjournment**

CAPITAL PROGRAM

Committee of the Whole

February 25, 2025

PRESENTATION OVERVIEW

- **Why the Capital Program Matters**
- **Capital Program Budget Process**
- **2025 Capital Program**
- **Capital Program Highlights**

WHY THE CAPITAL PROGRAM MATTERS

Protects Public Safety & Essential Services

Ensures Fiscal Responsibility

Builds a Resilient Future



THE CAPITAL PROGRAM PROTECTS PUBLIC SAFETY & ESSENTIAL SERVICES

Justice and Public Safety facilities support **daily** judicial proceedings and **24/7** custodial care.

- Capital improvements ensure security, safety, and uninterrupted operations.
- Reliable HVAC systems maintain air quality and temperature control.
- Functional plumbing & water quality ensures health, sanitation and operational efficiency.
- Fire, alarms, controls, doors, elevators, locks, accessibility

Essential County Services depend on safe, efficient infrastructure to deliver uninterrupted services.

Our buildings are not just bricks and mortar.

They house the essential services that define Kane County's responsibility to its residents.

THE CAPITAL PROGRAM ENSURES FISCAL RESPONSIBILITY

- **Deferred maintenance** leads to **emergency repairs**, which are more expensive.
- **Aging infrastructure** like HVAC systems and plumbing don't just break—they disrupt operations and create unexpected financial burdens and liabilities.
- **Strategic, phased investments** avoid large, unplanned expenses and provide predictable, manageable costs.

*Every dollar spent today on planned upgrades
saves multiple dollars tomorrow on emergency fixes, interruptions and liabilities.*

THE CAPITAL PROGRAM BUILDS A RESILIENT FUTURE

- Well-maintained facilities strengthen community trust and demonstrate fiscal responsibility.
- Adherence to relevant codes, national energy and environmental standards, and the Responsible Bidders Ordinance ensures high-quality, reliable work.
- Following the Green Building Policy promotes energy efficiency, sustainable practices, and healthy indoor environments.
- Strategic planning fosters adaptability and accountability, allowing projects to shift and budgets to adjust for unanticipated costs without compromising goals.

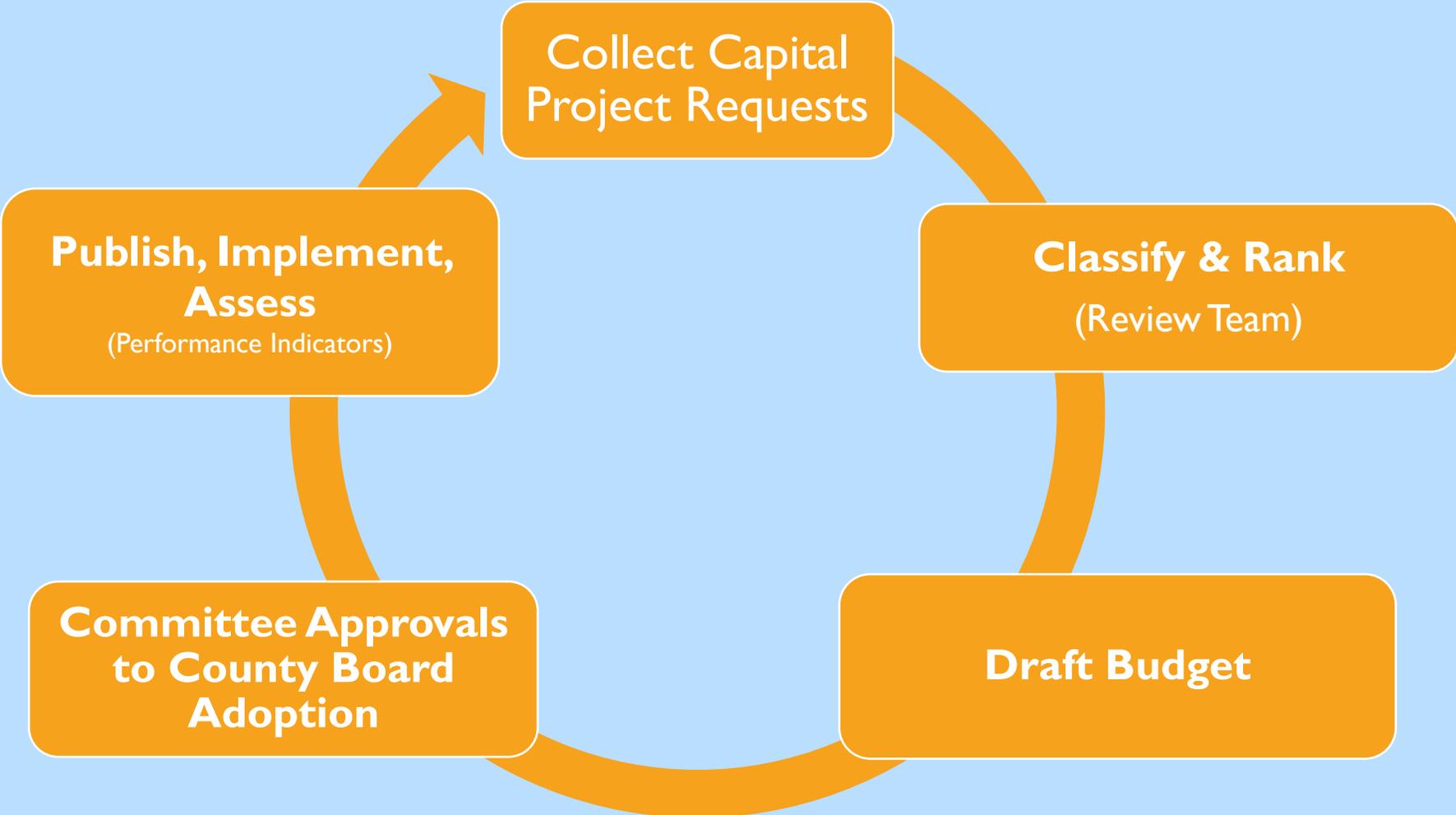
This isn't just about buildings.

It's about making sure services are reliable and the public feels secure.

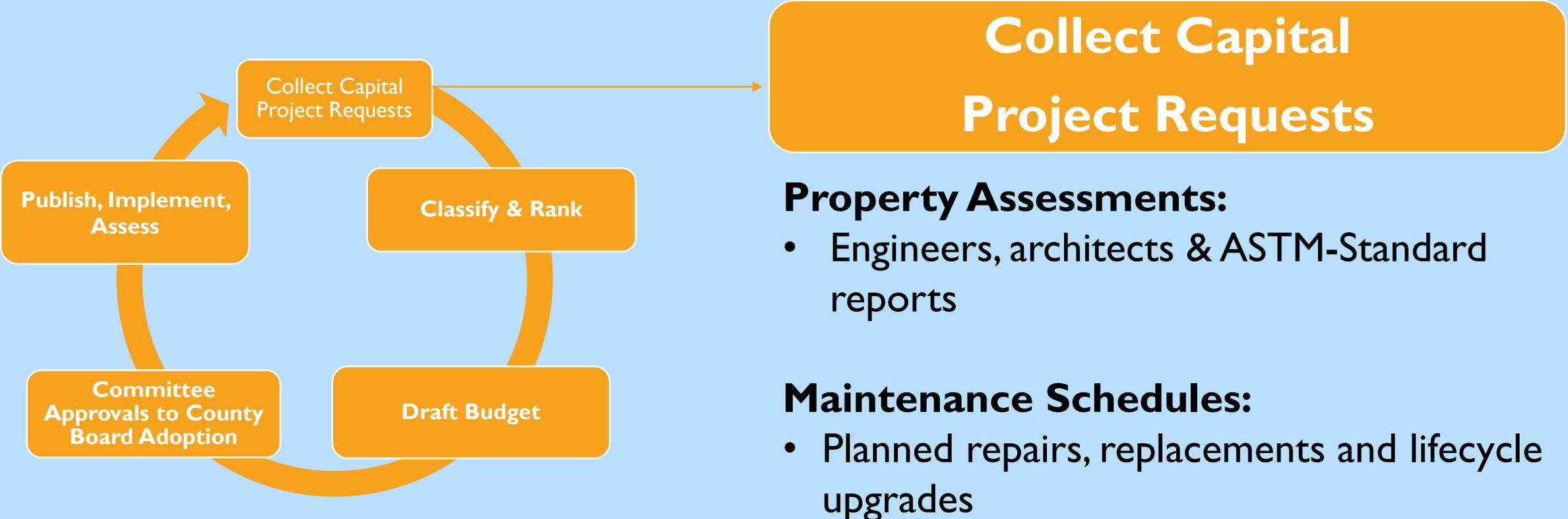
BUILDING MANAGEMENT TEAM

- Kevin Harris, Director of Building Management
- Matt Walker and Tony Passaglia, Directors of Maintenance
- Marc Smith and Heidi Files, Project Managers
- Brooke Roff, Director of Admin & staff (purchasing, finance, business for IT, GIS, Building Management, Mill Creek SSA)
- 2 Chief Building Engineers 11 Technicians
- 4 painters
- 17 janitorial staff
- Mailroom and Print Shop, 4 staff
- Buyer/stockroom, 1 staff

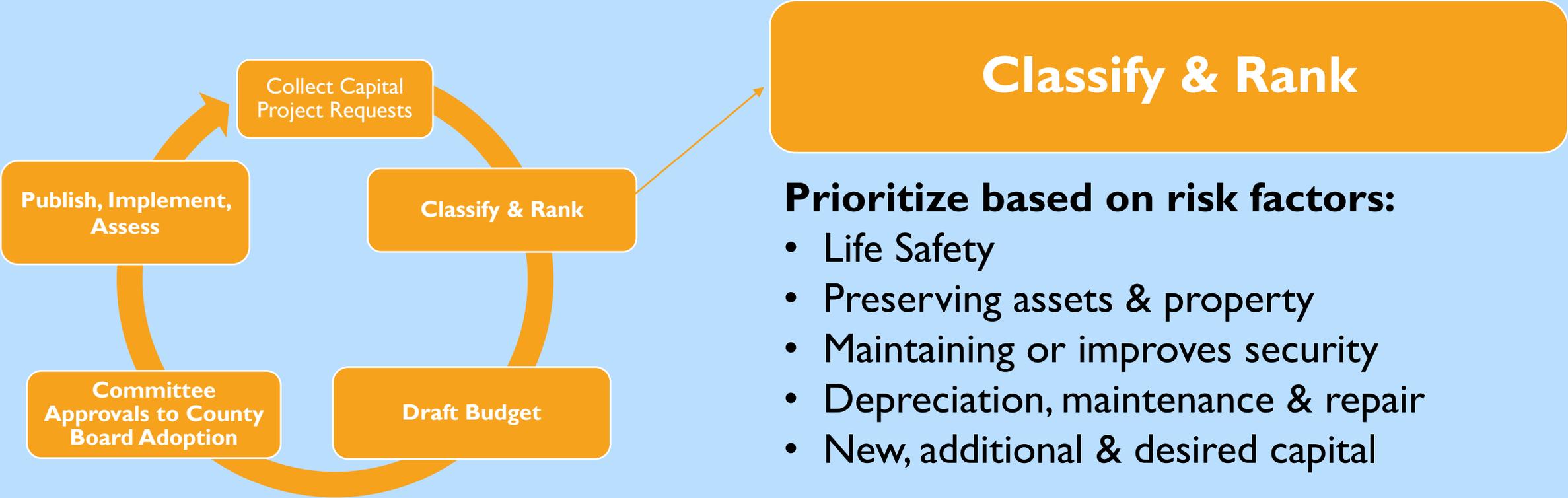
CAPITAL PROGRAM BUDGET PROCESS



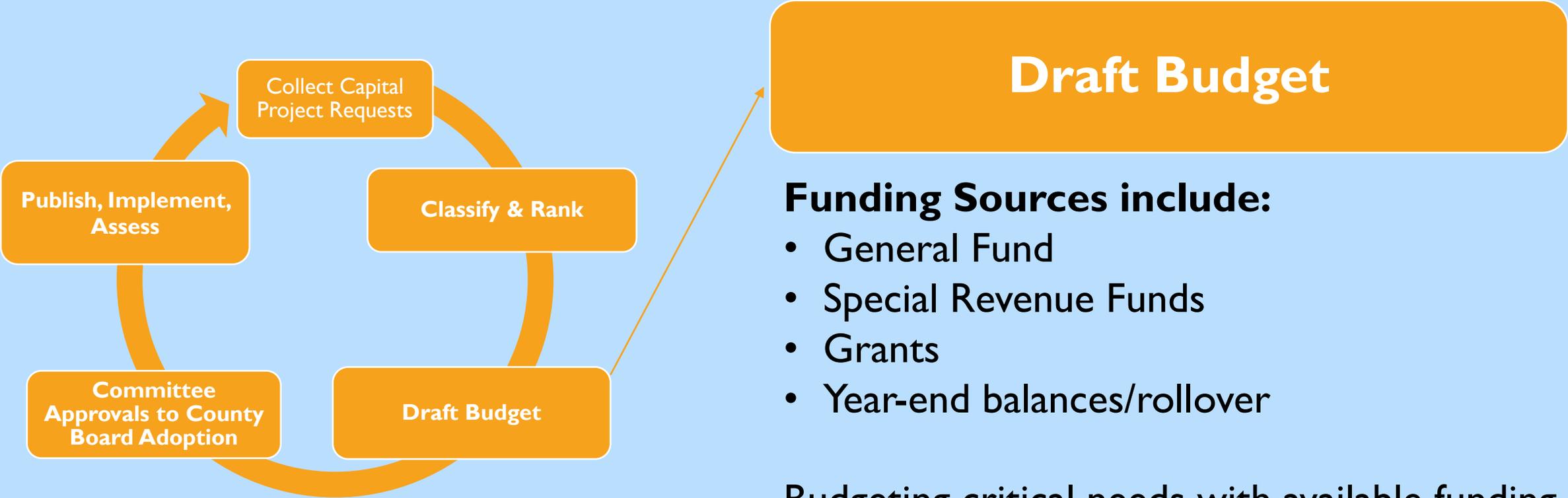
CAPITAL PROGRAM BUDGET PROCESS



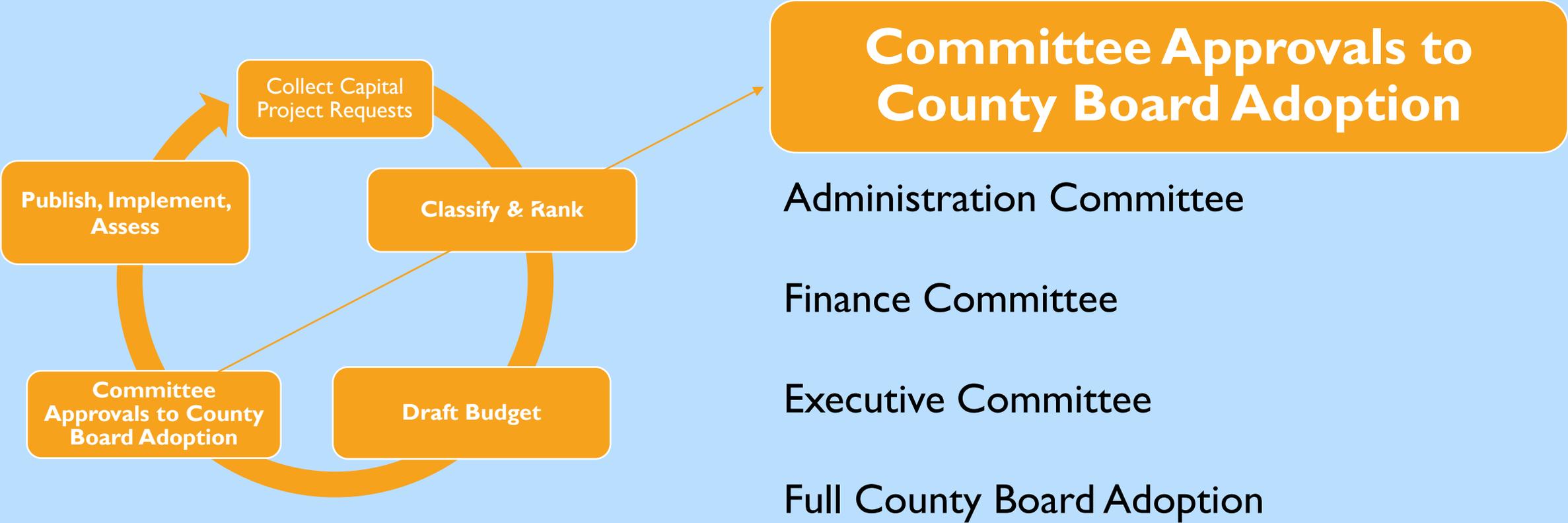
CAPITAL PROGRAM BUDGET PROCESS



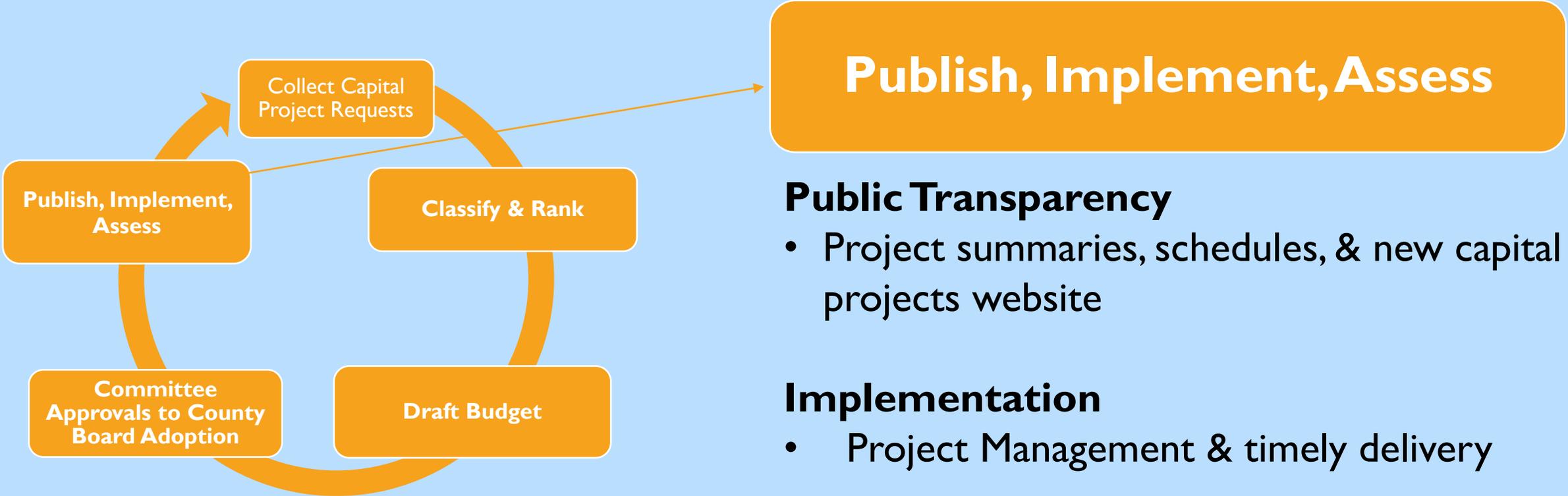
CAPITAL PROGRAM BUDGET PROCESS



CAPITAL PROGRAM BUDGET PROCESS



CAPITAL PROGRAM BUDGET PROCESS



Publish, Implement, Assess

Public Transparency

- Project summaries, schedules, & new capital projects website

Implementation

- Project Management & timely delivery

Assess

- Annual reviews & reports to evaluate progress and future needs

PROJECT MANAGEMENT PROCESS

ITD & BLD Project Methodology

Initiation

- Project Sponsor
- Project Owner
- Business Case
- Brief Statement of work
- Timeline
- Cost Estimate
- Board Approval of Project
- Added to Capital Projects

Planning

- Full Statement of Work
- Architect & Engineering
- Departmental Reviews
- Plan set finalized
- Purchasing Review
- Procurement Process
- Award Recommendation
- Board Approval of Contract

Execution

- Contract Review
- Department Review
- Purchasing Review
- Civil Vetting Review
- Final Contract Executed
- Scheduling work and PM
- Work, Schedule, and Costs
- Change and Risk Reporting

Monitor & Control

- Communication
- Change Orders & Approval Process
- Payment Applications & Invoices
- Schedule Performance (Completion)
- Cost Performance (Budget)
- Project Performance (Deliverables)
- Risk Management
- Quality

Closing

- Substantial Completion
- Punch List
- Open Items or Warranty Items
- Documentation
- Manuals, Plan Sets, & Warranty
- Maintenance Plan
- Ongoing Costs and Budget
- Close Project



CAPITAL PROGRAM WEBSITE

KANE COUNTY, ILLINOIS
ESTABLISHED JANUARY 16, 1836

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BUILDING MANAGEMENT

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Kane County Capital Projects - Building Management

The Building Management Department manages the long-term planning for County owned facilities, and working with contractors and consultants, oversees the management of capital improvement projects for renovation work and new construction.

The building capital program is a 5-year plan that funds engineering studies and implementation of capital improvements including but not limited to courtroom renovation and construction, detention facilities improvements, ADA compliance projects, technology integration, mechanical, electrical and water system improvements and other building and site improvements.

Current Project Spotlight

- [New Domestic Hot Water System at Kane County Jail](#)
- [Exterior Lighting at Judicial Center](#)
- [HVAC and Pipe Chase Improvements at Adult Justice Center](#)
- [Fire Alarm System Upgrades at Juvenile Justice Center, Judicial Center, Kane County Courthouse, Third Street Court](#)

Completed Project Spotlight

- [ADA Ramp at Kane County Sheriff's Office](#)
- [New Roof at Juvenile Justice Center](#)
- [Improvements and Restoration at Cole Pope House \(Building G\) at Government Center](#)

A photograph of a modern building with a dark brown facade and large windows. The words "KANE COUNTY" are mounted on the upper part of the building in large, silver, three-dimensional letters. The sky is bright blue with wispy white clouds and a small, pale moon is visible. In the foreground, there are green bushes and a white door. In the background, other buildings and trees are visible under a clear sky.

KANE COUNTY

CAPITAL PROJECT HIGHLIGHTS

JUDICIAL CENTER CHILLER REPLACEMENT

- Installed 2 new York air-cooled chillers, replacing failed chilling system.
- Improved cooling performance, air quality and energy savings.



Failed and dismantled Chiller Plant

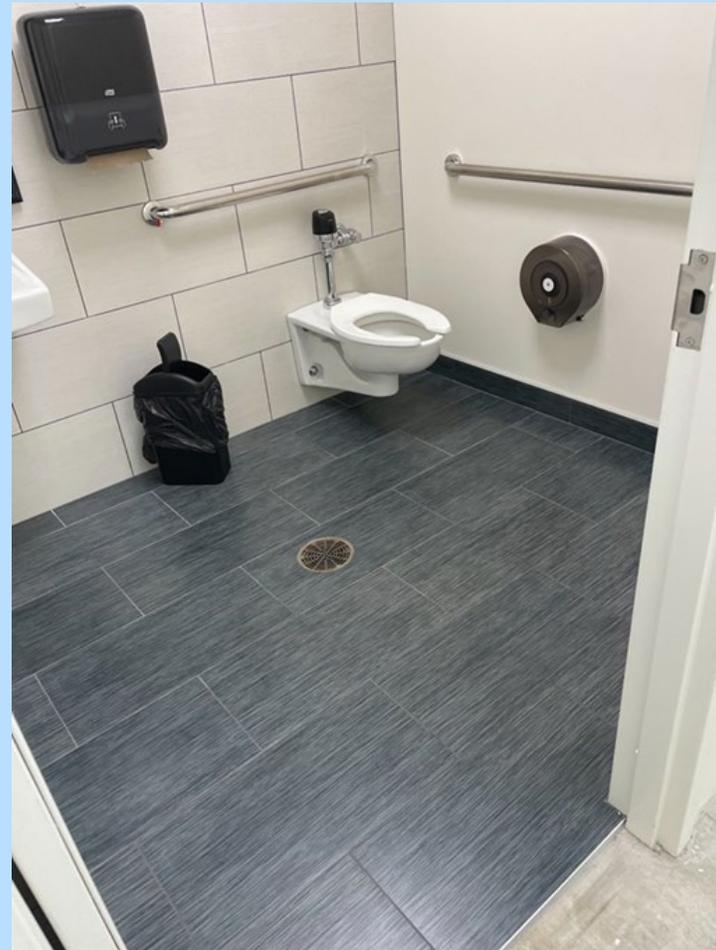
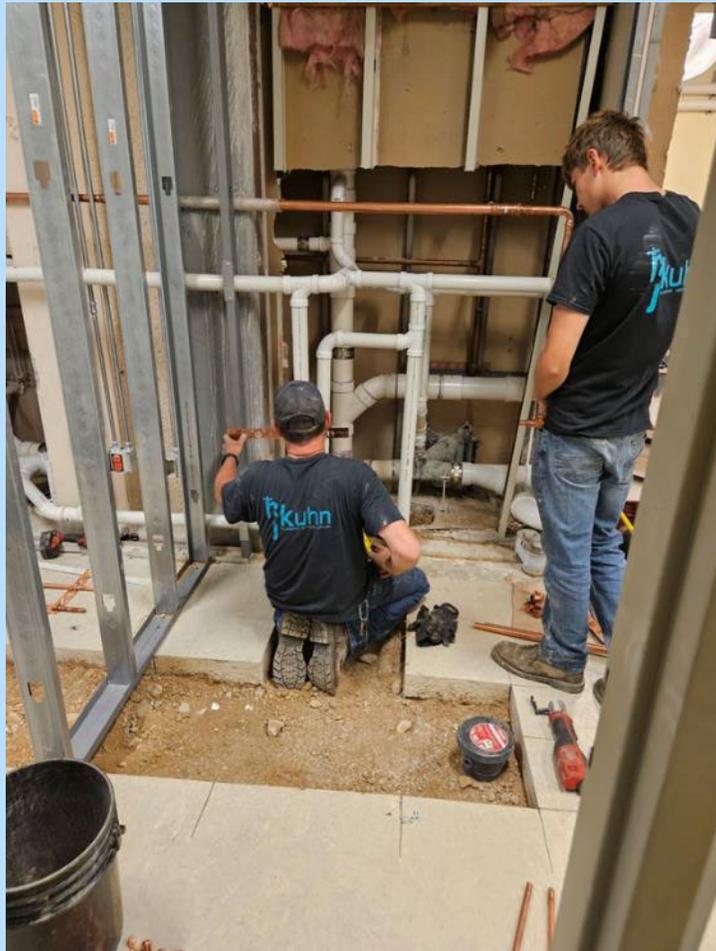


New Chiller Plant

DIAGNOSTICS CENTER - NEW BATHROOMS

(DIAGNOSTICS PROVIDES PSYCHOLOGICAL SERVICES TO JUVENILE & ADULT OFFENDERS)

- New dedicated staff bathrooms to separate staff from clientele for privacy & security.



3RD STREET COURTHOUSE - NEW JURY LOUNGE

- Renovated Courtroom 150 into a new Jury Lounge.
- Addressed ADA compliance by relocating from the non-accessible existing lounge.
- Enhanced comfort and accessibility for jurors.



3RD STREET COURTHOUSE – NEW ENTRYWAY

- Replaced frame and installed new double doors.
- Enhanced ADA compliance for easier access.
- Resolved leaking and improved appearance.



HISTORIC COLE POPE HOUSE RESTORATION

- New roof, soffit repairs, tuckpointing, and painting.
- Structural repairs including new back stairs and landing for safety.
- Drywall, ceiling repairs and lead decontamination.



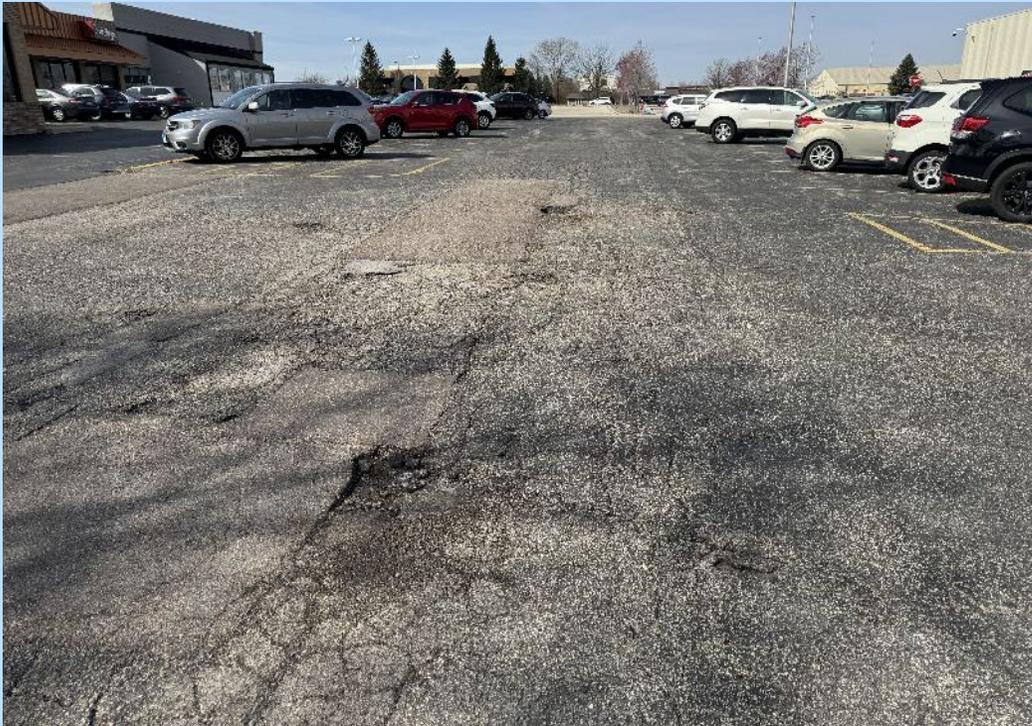
JUDICIAL CAMPUS EXTERIOR LIGHTING

- New environmentally friendly, dark sky & energy efficient lighting to replace damaged and failed lighting.
- Improved safety for secure campus.
- 118 Light poles, bollards, landscape & façade lighting and modern control systems.



PAVEMENT MANAGEMENT PLAN

- Resurfacing, seal coating and replacing failed stormwater structures
- 2024: Kane Branch Court, Court Services, Animal Control, portion of 3rd Street Courthouse
- 2025: Judicial Center Campus mill & resurface and replacing failed structures



JUVENILE JUSTICE CENTER - NEW ROOF & HVAC UNITS

- Roof replacement to address leaks and prevent further water damage.
- Installed new HVAC system for better temperature control and energy efficiency.



GOVERNMENT CENTER – VAULT UNDER DRIVEWAY REPAIR, SUPPORT & WATER PROOF

- Eliminated collapse risk with structural reinforcement.
- Installed new masonry walls and filled void for added support.
- Waterproofing to prevent future damage.



JUDICIAL CENTER - NEW COURT REPORTERS OFFICE & CAFETERIA IMPROVEMENT PROJECT

- New offices for court reporters and renovated cafeteria.



JUDICIAL CENTER ORDERS OF PROTECTION COURTROOM

- Renovated multi-purpose room for a new orders of protection courtroom.



ADDITIONAL RECENT ACCOMPLISHMENTS

BUILDING MANAGEMENT

- Formed an in-house janitorial team (17 hires) for improved quality, and security
- New performance-tracking, facilities management system for work orders and tickets
- Implemented a new contract management system
- New 5-yr Pavement Management Program
- Managing \$31M in ARPA & capital projects with robust processes and methodologies
- Developed a 5-year capital plan, tracking systems, and a project website
- Completed Facilities Master Plan
- Demolished Fabyan campus buildings; EPA-approved remediation
- Purchased \$2.8M Elgin building for Health Dept., Clerk, and Court Services
- Rebuilt Mill Creek SSA board and business processes; managed two levy increases and \$800K ADA sidewalk project
- Implemented monthly financial reporting and consolidated business under Administration
- Adopted RBO purchasing for public works construction
- Replaced fleet vehicles with hybrid/electric models; moved maintenance to Sheriff's garage
- Extensive Capital Upgrades and Maintenance