

KANE COUNTY MULTI-USE FACILITY PROPOSAL

FEBRUARY 2020



KANE COUNTY

ESTABLISHED JANUARY 16, 1836

NEEDS TO BE ADDRESSED

- Coroner's office/ autopsy suite
- Building maintenance equipment & work space
- Storage space
- OEM & SWAT vehicles availability



LIMITATIONS

- No increase in Real Estate taxes.
- No changes to approved 2020 Budget.



ARTIST RENDERING OF PROPOSED MULTI-USE FACILITY



PERSPECTIVE 5
N.T.S.

 KANE COUNTY MULTI-USE FACILITY

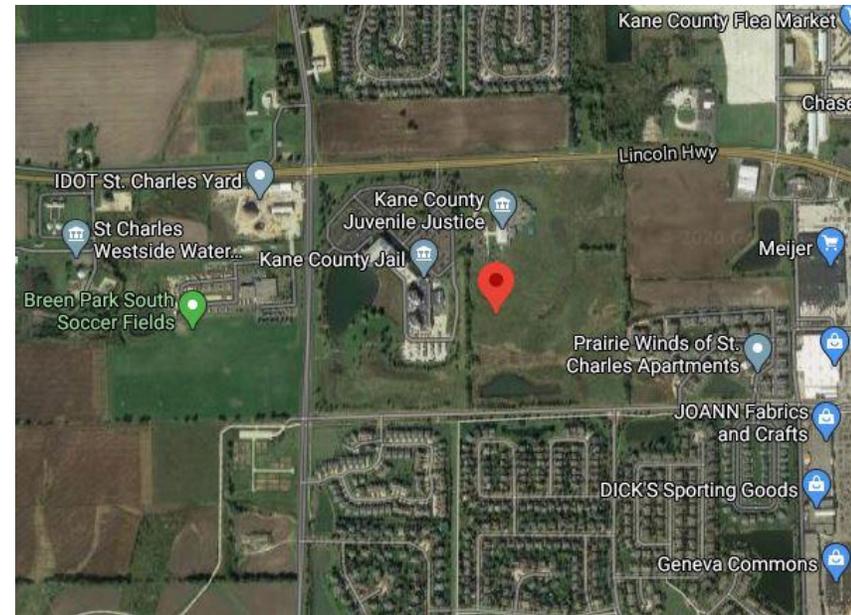
CORDOGAN CLARK
ARCHITECTURE • ENGINEERING • CONSTRUCTION

PROPOSED LOCATION FOR NEW FACILITY

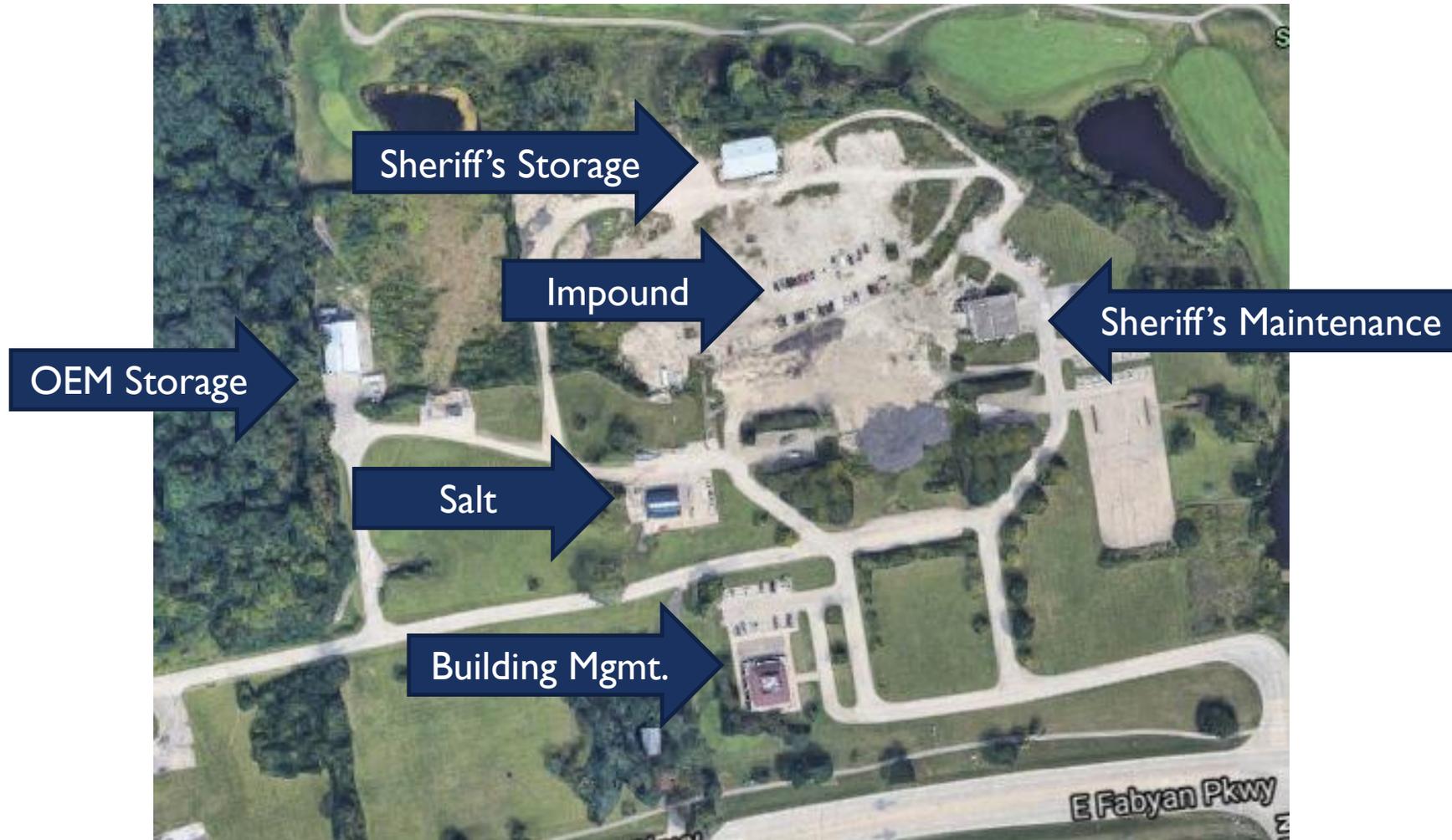
Google Maps



Google Maps – Satellite View



WHAT WE HAVE NOW – FABYAN CAMPUS LAYOUT



WHAT WE HAVE – CORONER'S OFFICE

Coroner's Office Exterior



Coroner's Office Interior



WHAT WE HAVE – CORONER'S OFFICE



- The need for a new Coroner's facility has been a topic of discussion for more than 17 years.
- The single autopsy station and cooler have been pushed to the limit on several occasions.
- Airflow and odor both inside and outside the facility have been issues.
- Office space is maxed out, break room has to double as conference and training room.
- Vehicles have to be unloaded outside in all weather.

WHAT WE PROPOSE – CORONER'S OFFICE RENDERING



PERSPECTIVE 1
NTS.



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WHAT WE HAVE – S.W.A.T. TEAM



- Two S.W.A.T. vehicles are stored in the Sheriff's office sally port, most are in the former South Elgin Public Works building over 10 miles away from the Sheriff's office adding over 20 miles of response distance to incidents in the south half of county.
- Space for ammunition, gear, and training is needed.

WHAT WE HAVE – SHERIFF'S VEHICLE MAINTENANCE

Exterior



- Fleet maintenance is located in the lone remaining portion of the old Sheriff's office building.
- Site is over 6 miles from Sheriff's office.

WHAT WE HAVE – BOMB SQUAD

Bomb Squad Exterior



Bomb Squad Interior



WHAT WE HAVE – BOMB SQUAD



- Equipment is currently stored in an unheated, poorly secured pole building at the Fabyan property.
- Vehicles and equipment are at outside temperatures in the winter, which affects performance, particularly in the battery operated robots.
- There is no secure storage for explosives.

WHAT WE HAVE – SHERIFF MISC.



- Isolated, inadequately secured impound lot.
- Fueling station is 6 miles from the Sheriff's building.
- Sub-par evidence storage.
- Sub-par ammunition storage.
- Sub-par indoor training options.

WHAT WE PROPOSE – SHERIFF'S S.W.A.T., BOMB, VEHICLE MAINTENANCE AND MISC. RENDERING



PERSPECTIVE 4
N.T.S.



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WHAT WE HAVE – FACILITIES MANAGEMENT



- Staff and miscellaneous equipment were relocated from basement of the Coroner's office to old diagnostic center at Fabyan.
- The diagnostic center was relocated to the Kane Branch Court on Randall. The vacated building was slated for demolition.
- The water cannot be drunk.
- Power equipment, gas, tools are awkwardly stored in former office space.
- A temporary salt storage crib was built for modest protection from the weather.
- The site is isolated from both the main campus and the Judicial campus.

WHAT WE HAVE – FACILITIES MANAGEMENT

Interior



Interior



WHAT WE HAVE – FACILITIES MANAGEMENT

Exterior



Salt Depot



WHAT WE PROPOSE – FACILITIES MANAGEMENT



PERSPECTIVE 2
N.T.S.



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WHAT WE PROPOSE - STORAGE

Storage space



3 shelves high



WHAT WE PROPOSE - STORAGE

- The proposed building will provide 5,000 sq. ft. of warehouse space.
- This will also allow for easy expansion of the Coroner's office if needed in the future.



THE PROCESS TIMELINE

- July 2018 - Administration Committee began discussion of multi-use building.
- Fall 2018 - Reviewed master plan of Rt. 38 campus. Reviewed existing sq. ft. usage of current facilities. Targeted concept of approx. 50,000 sq. ft. building.
- May 2019 - County Board approved proceeding with concept of multi-use building with \$10M budget.
- Early summer 2019 - Location of building discussed and decided, north or south of Rt. 38.
- Late summer 2019 - Began work with weekly "share holders" meeting with architect to define exact needs of end uses. Sheriff's office, Coroner, Building Maintenance all attended meetings to represent their departments. This resulted in final needs and layout direction for architect to work with.

THE PROCESS TIMELINE (CONTINUED)

- Fall 2019 - Architect began design work including soil testing and civil engineering.
- December 2019 - Plans went out to bid.
- January 2020 – Bids opened.
- February 2020 – Two lowest bidders asked to review bids and offer value engineering options.
- Meeting with Finance Chairman and Finance Director to discuss bonding options with Speer Financial.
- Staff and County Board representatives reviewed bids, value engineering, alternates, financing, and made recommendation to Administration Committee.

MEETING SCHEDULE

- February 21, 2020 – Administration Committee passed resolution.
- February 25, 2020 – Committee of the Whole to review resolution.
- February 26, 2020 – Resolution before Finance Committee.
- March 4, 2020 – Resolution before Executive Committee.
- March 10, 2020 – Resolution before full County Board.

PROCESS

- 16 bids came in ranging from \$13,349,000 - \$17,400,000.
- The two low, responsible bids with alternates were approximately \$12,700,000.
- Extensive work with two best bidders including value engineering defined best bid of \$11,546,162.
- Plus contingency/architect/engineering/testing/etc. (soft costs) of \$1,699,846.
- Total project before financing is \$13,246,008.

NEEDS ADDRESSED IN NEW BUILDING

- Kane County Coroner's office
- Building maintenance facility
- Heated area for OEM vehicles
- Heated area for SWAT vehicles
- Sheriff and emergency management training space
- Fleet maintenance for Sheriff and OEM
- A fuel station.
- Modest County storage space.



PERSPECTIVE 3
NTS



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QUESTIONS? MULTI-USE FACILITY FLOORPLAN

