

COMMITTEE REPORT

COMMITTEE: Law & Courts
CHAIRPERSON: Dane Jackson
DATE/TIME: August 24, 2006. 7:30 p.m.

PRESENT:

Berlage
 Cooper

Jackson
 Petitgout

Stoffregen
 Zillig

Other Board Members: Marvin Schultz
Others: Dan Reimer, Brian Melton, John Allen, Al Urbain

MINUTES

Dane Jackson called the meeting to order at 7:30 p.m.

1. Minutes

Bill Cooper made a motion to approve the committee minutes of July 17, 2006. Terry Stoffregen seconded and the motion passed.

2. Citizens' Comments – none

3. Old Business

- a) Expansion tanks. Brian Melton reported that he has not heard anything from Giese about this project. He will follow up on it again.
- b) Duct cleaning. The RFPs have been advertised and a pre-bid meeting was held yesterday so that the contractors could take a look at the building. Three firms attended; one from Dubuque, one from Freeport and one from New York. Bids are due September 18.

4. New Business

- a) Allen & Urbain report on roof project. John Allen and Al Urbain gave a very detailed report on the roof. Allen identified and named the various sections of the roof as First Addition, Original Building, Second Addition, 1996 Entrance Addition and Public Safety Building. He also commented that the slate-looking shingles are synthetic. In addition to the problems they found, they have listed some probable costs in the report.
 - i. The First Addition. Allen commented on the slate-looking shingles and offered some options for replacement. The current shingles are no longer available and will continue to break causing leakages in the roof as there are now. Replacement of the shingles will need to be approved by the Galena Historic District Advisory Board. Allen reviewed some observations about trim, gutters, metal window hoods, and a chimney on this part of the roof. The chimney problem has caused quite a bit of interior damage and changes to the chimney will require approval by the HDAB. Allen did not anticipate the problems they found with insulation in the roof rafters in the attic space that is holding in the heat in order to keep the fire sprinkler pipes from freezing. It means heating a large, useless space. There is no insulation at other areas that

- would benefit from insulation. He outlined a solution using a dry sprinkler system instead of a wet system and discussed the benefits of attic ventilation.
- ii. The Original Building. The roof is approximately 10-years old and is in fairly good shape with a few missing shingles. There are not a lot of gutter problems in this area, but all should be cleaned, inspected and re-soldered. There is some incomplete insulation in this attic space and a lot of debris. This space is being heated in order to keep the fire sprinkler system from freezing.
 - iii. The Second Addition. The shingles look fine, but there is more evidence of gutters leaking at the joints in this section. Allen addressed some ventilation issues with this section of the building and some of the solutions would require considerable inside work.
 - iv. The 1996 Entrance Addition. The shingles are in good shape and the reconstructed copper in the gutters is fine. The wood in this area will not hold paint because of the moisture problems caused by lack of ventilation. The solution includes removing some of the existing insulation and adding insulation to other areas, as well as installing a vent system. This cannot be accomplished without removing and replacing some of the existing ceilings. Much of the exterior wood trim will need to be removed and replaced. Both Allen and Urbain discussed the flashing and how it was not completely installed as called for in the drawings and needs to be completely redone.
 - v. The Public Safety Building. It appears to be in good shape but there is some work needed at a gutter expansion joint.

Budget costs and options were presented for each of the five sections of the building:

- Recommended costs for the First Addition are \$152,500.
- Recommended costs for the Original Building are \$26,500.
- Recommended costs for the Second Addition are \$53,500.
- Recommended costs for the 1996 Entrance Addition are \$50,300.
- Recommended costs for the Public Safety Building are \$3,000.

With a 10% contingency, the total probable construction cost is \$314,380. It would be much more economical to do the recommended work as one project in order to save on start-up and administration costs. The committee discussed their preference of using slate shingles instead of synthetic even though the cost is estimated to be \$18,000 higher. Allen & Urbain thought that this would be a roofing project, but it has evolved to include insulation, sprinkler and ventilation issues. They would be interested in submitting a proposal to serve as the construction manager for the project. The committee discussed the timing of the project. Merri Berlage made a motion to forward the complete project to the County Board with Allen & Urbain to prepare a final project budget proposal including the cost of project management, to be distributed before the County Board meeting. Cooper seconded and the motion passed. Allen would like to discuss the roof material with the HDAB as soon as possible.

- b) Public Safety Building HVAC. Melton distributed two proposals regarding the HVAC system in the Public Safety Building. Condenser units have been replaced and now the controls have ceased working. Temporary thermostats have been installed. Melton wanted the committee to be aware of the problems. Melton and Dan Reimer are checking to see if there is some reserve available in the Capital Improvement Fund for this project.
- c) Squad Replacement Fund. Melton reported that a law went into effect on January 1, 2006 that provides payment of a fine to the local law enforcement agency when someone receives court supervision for a violation of the Illinois Vehicle Code. Part of that fine is to be used for squad purchases or maintenance. Melton is asking that a special fund be established. Cooper made a motion to forward this request to the Finance Committee. Berlage seconded and the motion passed. The item will be placed on the joint meeting agenda for September 6, 2006.

5. Staff Reports

- a) Sheriff's Office report was enclosed in the packet.
- b) Circuit Clerk's Office was enclosed in the packet.

6. Board Member Concerns – none

Meeting adjourned at 9:20 p.m. following a motion by Berlage and seconded by Cooper.