

BUILDING PROJECTS COMMITTEE
McHenry County Government Center – Administration Building
667 Ware Road
Woodstock IL 60098

MINUTES OF MONDAY, JUNE 20, 2005

The meeting was called to order by Committee Chairman Moy at 9:30 a.m. The following members were present: Perry Moy; Sue Draffkorn; Mary Lou Zierer; Marie Chmiel; Ed Dvorak; and Don Brewer. Nick Provenzano arrived at 9:30 a.m. Also in attendance: John Labaj Deputy County Administrator; Cathy Link, Acting Director of Purchasing; John Hadley, Building operations; Lou Czarny, Circuit Curt; and the press.

Perry Moy, Chairman	
Don Brewer	Marie Chmiel
Sue Draffkorn	Ed Dvorak
Nick Provenzano	Mary Lou Zierer

MINUTES

Ms. Zierer made a motion, seconded by Mr. Dvorak approve the June 6 2005 Building Projects Committee minutes. The minutes were approved as presented with a unanimous voice vote.

PUBLIC PARTICIPATION:

None

NEW BUSINESS:

None

OLD BUSINESS

Update on construction and remodel projects:

Valley-Hi project: Mr. Hadley reported that the project is moving along and soil issues are being resolved. Ms. Zierer felt the soil borings should have revealed unsuitable soils and the presence of debris. Mr. Hadley responded that nineteen holes were dug at various locations and those borings did not indicate any problems. He noted that when soil borings are done, problems can exist only feet away from the location that would not be revealed. Mr. Dvorak asked if a visual of the Valley-Hi site could be available at all meetings to help with identifying areas being discussed. Mr. Hadley will provide this for future meetings. Members also asked that a summary of the Friday meetings be e-mailed to them. Mr. Hadley reported that they are going out for a re-bid on the demolition of the house. An asbestos inspection must be conducted for the dry walls and flooring. The Woodstock Fire Department is willing to conduct a "burn-down" of the house as opposed to a demolition. A burn-down does take time and is done over an extended time period. Chairman Moy stated he felt a burn-down may be disturbing to residents at Valley-Hi as it could be confusing and scary. Ms. Zierer noted that there will be another vacant house on the property and perhaps both could be demolished at the same time. Members felt it may be possible to use the second house as it is in good condition and was recently remodeled. The Management Services Committee will discuss possible uses for this house. The Valley-Hi Committee will also consider this issue. Ms. Link reported that a tree service must be hired for the removal of a tree at Valley-Hi. Mr. Provenzano agreed with Chairman Moy's comment on the possible disturbance to residents if a burn-down was conducted.

Courthouse remodel: Mr. Brewer reported that he had met with Judge Prather last week to discuss satellite court rooms. Judge Prather is very concerned that the need for additional courtrooms within the government center is being overlooked. She noted that she does not want the satellite courtrooms to take precedence over the need for additional courtrooms in the government center.

Jail Project: Mr. Hadley reported that the kitchen and laundry services should be ready by July first. The elevator space has been cut. He went on to report on an electrical wiring issue. The current line is under the building which could cause problems in the future. A plan is being developed to relocate the wiring to outside the building. The architect was unaware of this wiring issue. In addition it appears that in 1991/1992 the wire was "nicked" when the storm sewer was dug. The wire had been temporarily repaired but was not put back into the conduit, since the repair the wire has continued to "sizzle." This will be a change order for the jail project. Mr. Hadley went on to report that a fire hydrant will need to be relocated and he is working with the City of Woodstock to address this issue. Ms. Link reported that the food outsourcing services have exceeded the \$20,000 and an additional \$25,000 is needed to go through the month of June. Mr. Dvorak made a motion, seconded by Mr. Brewer, to approve the request for the additional funds to provide for the outsourcing of food service through June. The motion carried with all members voting aye on a roll call vote (Chmiel, Dvorak, Draffkorn, Brewer, Provenzano, Zierer and Moy). Chairman Moy invited anyone interested to attend today's 1:15 p.m. meeting with the architect. Ms. Chmiel asked that for future expenditures a break-down be provided.

State's Attorney: The relocation has been completed. An RFP for the painting of the existing 9,600 square feet is being done. Mr. Provenzano asked if inmates could be used to do the painting. Mr. Hadley raised concern that the State's Attorney may not allow detainees to undertake this task. When the relocation project was being done the State's Attorney wanted a staff member from his department to oversee the work. In addition it could present a risk or liability issue. He will check into this possibility at Mr. Provenzano's request.

EXECUTIVE SESSION:

Mr. Brewer made a motion, seconded by Mr. Provenzano, to enter executive session to discuss pending litigation. The motion carried with all members present voting aye on a roll call vote (Chmiel, Dvorak, Zierer, Draffkorn, Provenzano, Brewer and Moy).

Mr. Dvorak made a motion, seconded by Ms. Chmiel to return to regular session. The motion carried with all members present voting aye on a roll call vote (Chmiel, Dvorak, Zierer, Draffkorn, Provenzano, Brewer and Moy).

The Committee was in executive session from 10:20 a.m. until 10:34 a.m.

RETURN TO REGULAR SESSION

Ms. Chmiel asked if it may be possible to have a video conduit for the technical rights court. Mr. Czarny responded that other counties do allow for such video conferencing. He noted that Judge Prather raised some concerns regarding this issue and if it is legal. He felt if it could be done it would be an easy task to bring cable into a courtroom.

Ms. Link asked the Committee to ratify a change order in the total amount of \$14,279 for security camera wire and additional sprinklers. Mr. Brewer made a motion, seconded by Mr. Dvorak, to ratify the change order as requested. The motion carried with all members present voting aye on a roll call vote (Chmiel, Dvorak, Zierer, Draffkorn, Provenzano, Brewer and Moy).

REPORTS:

None.

ADJOURNMENT: Noting no further business, Mr Dvorak made a motion, seconded by Ms. Chmiel, to adjourn the meeting at 10:44 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

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