

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

MINUTES OF MONDAY, JULY 18, 2005

The meeting was called to order by Committee Chairman Moy at 9:30 a.m. The following members were present: Perry Moy; Mary Lou Zierer; Marie Chmiel; Ed Dvorak; and Nick Provenzano. Don Brewer and Sue Draffkorn arrived at 9:33 a.m. Also in attendance: John Labaj Deputy County Administrator; Cathy Link, Acting Director of Purchasing; Representatives from ARCON Associates, Inc.; Tom Svoboda, Sheriff's Department; Laurance Glasser, Jacobs Facilities; Ken Koehler, County Board Chairman; 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. Provenzano, to approve the June 20, 2005 Building Projects Committee minutes. The minutes were approved as presented with a unanimous voice vote.

PUBLIC PARTICIPATION:

None

NEW BUSINESS:

Presentation by ARCON Associates, Inc.: ARCON representatives Bill Dodds, Eric Olson and Don Englert made a brief presentation on their firm's services. ARCON provides architectural and construction related services for the public sector. Their staff is experienced and trained in all areas of construction including roofing, masonry, asset management, environmental consulting, energy management and design/build. As a construction manager on a project, they assure that a project is done on time with the highest efficiency and quality of standards. Their fees can be set at a flat fee, a percentage of the project, or various other options. They address all stages of the construction project. If a project is already underway, they can step in and accomplish the project close-out to keep the process moving ahead. Chairman Moy thanked the ARCON representatives for providing an informative presentation.

OLD BUSINESS

Update on construction and remodel projects:

Valley-Hi project: Ms. Link reported that the project is moving along with foundation walls going up. The I.T. Department is reviewing phone and cable needs and the next meeting scheduled for Thursday will address the parking lot reconfiguration. An RFP to demolish the wood framed house has been sent, bids are due on the 26th. A bid of \$795 to remove the dead tree has been accepted from Davy Tree Service. More information on this project will be available after the meeting on Thursday 7/21/05.

Courthouse remodel: Ms. Link reported that the State's Attorney's department had requested their walls be painted. Bids were requested and two bids were received in the amount of \$19,000. The State's Attorney felt this was an excessive bid and are reviewing their paint needs. The sidewalk along Ware has been completed. The City of Woodstock stated that if the County wanted a crosswalk the County would need to provide that construction. Civiltech had provided a bid of \$45,000 for such work. That bid seemed excessive and an RFP was done. Bids are due on July 26th. Mr. Brewer commented that if the costs are over \$4.50 per foot, the bid would be too high. Chairman Koehler reported that the Division of Transportation has agreed to provide stripping and signage for less than \$2,000 for this crosswalk. Mr. Hadley will provide a report on the certification for Energy Star at the next meeting.

Jail Project: Ms. Link reported each Monday there is a meeting at 2 p.m. to review the construction project. Another meeting at 1 p.m. on Monday is being added to go over change orders. Mr. Svoboda reported that the kitchen opened three days ahead of schedule. Cement has been poured for the front of the building and steel is due by next week. Sergeant Jeeninga presented a request from the Transition Team to authorize the construction of a second restroom on the third floor of the jail. A current storage area could be converted into a restroom for \$16,237. The third floor currently has one restroom for all the officers. The officers would feel more comfortable with gender specific restrooms and this second restroom would provide such a designation. Ms. Zierer made a motion, seconded by Mr. Brewer, to authorize the construction of a second restroom on the third floor as requested. Ms. Chmiel asked why this had not been included in the construction plans. In response, it was noted that initially it was felt one restroom would be sufficient. Funding for the second restroom will come from the Contingency Account. On a roll call vote, the motion carried with all members voting aye (Brewer, Provenzano, Draffkorn, Dvorak, Zierer, Chmiel and Moy).

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The target date for the completion of the Jail Project remains to be August 15, 2005. However, it was noted it may be delayed until September 1, 2005.

Update on Change Orders: Change orders were reviewed. After a discussion, Mr. Brewer made a motion, seconded by Mr. Dvorak to accept "change order #6." The motion carried with all members voting aye on a roll call vote (Brewer, Provenzano, Draffkorn, Dvorak, Zierer, Chmiel and Moy).

EXECUTIVE SESSION:

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

Mr. Provenzano made a motion, seconded by Mr. Brewer 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 10:16 a.m. until 10:37 a.m.

RETURN TO REGULAR SESSION

Mr. Brewer reported that the Committee should address the "fine tuning" of the Government Center remodeling project and court rooms. He stated that Prime has indicated that they feel pushed aside at this point. Mr. Koehler reported that meetings have been held with Hoffman that this project is not being ignored at this time. Ms. Link stated that all her documents indicate Prime Hoffman and she felt this was indeed a collaborative with all parties being involved with Hoffman being the architectural firm and Prime the construction firm. Chairman Koehler went on to note that Mr. Austin will be getting involved with this project upon his return from NACO. He stated that it may be possible to split the former County Board room into two court rooms, but a private access for the judges needs to be assured. The Administration office is being used for Archives, which will need to be relocated.

REPORTS:

None.

ADJOURNMENT: Noting no further business, Mr. Provenzano made a motion, seconded by Ms. Chmiel, to adjourn the meeting at 10:42 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

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