

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

MINUTES OF MONDAY, AUGUST 15, 2005

The meeting was called to order by Committee Chairman Moy at 9:35 a.m. The following members were present: Perry Moy; Mary Lou Zierer; Marie Chmiel; Nick Provenzano; Sue Draffkorn; and Ed Dvorak. Don Brewer was absent. Also in attendance: John Labaj Deputy County Administrator; John Hadley, Building Operations; Ken Koehler, County Board Chairman; Lou Czarny, Court Administration; Tom Svoboda, Sheriff's Department – Corrections; a representative from Camosy; Laurance Glasser, Jacobs; Members from the Transition Team; and the press.

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

MINUTES: Mr. Dvorak made a motion, seconded by Ms. Zierer, to approve the August 1, 2005 Building Projects Committee minutes. The minutes were approved as submitted with a unanimous voice vote.

PUBLIC PARTICIPATION: None

NEW BUSINESS:

Valley-Hi Aviary: Mr. Hadley reported that the Valley-Hi Foundation is discussing the possibility of funding an aviary for the Valley-Hi Nursing Home. Ms. Zierer stated that the discussion proposed constructing an aviary in an all season room. They felt a 20 X 20 room would be idea. The actual aviary would be a glass enclosed area that could be viewed and enjoyed by the residents. Mr. Hadley noted that the current plans for the new facility did not include an all season room, so such an addition would involve additional construction issues including more foundation, footings, etc. There may also be additional air ventilation issues that would need to be addressed. This issue also should be discussed with the medical staff and the Administrator. Mr. Provenzano supported this concept and asked that the additional costs be researched and presented to the committee at the next meeting. Mr. Austin cautioned that this request should be entered into with "eyes wide open" noting that there would be additional long-term expenses such as feeding and cleaning that would need to be budgeted for. Ms. Zierer noted that residents could be involved with the feeding of birds and feed could be procured with donations. She also reported that the Foundation is considering other activities including an ice cream parlor. The committee felt these were all good ideas. Additional information on the aviary will be presented at the next meeting.

OLD BUSINESS

Update on construction and remodel projects: Mr. Hadley reported that construction on the Ware Road crosswalk will begin on August 24<sup>th</sup>. The Division of Transportation will provide the striping and signage. There will be no flashing light.

Valley-Hi: Mr. Hadley reported that the frame house at Valley Hi was demolished last Thursday. Steel is going up on the new facility and the administration area should be walled in within the next 30 days.

Annex A: This project is being closed-out and has come in \$100,000 below budget. The Eifs system has been completed.

Ms. Zierer asked about the Valley-Hi change order for soil remediation. She felt \$68,000 was high. Mr. Hadley explained that originally the project was estimated at \$100,000 to \$400,000 and after negotiations the costs were down to \$68,000. Mr. Hadley felt this was a fair price. Mr. Provenzano added that he was impressed that there were no change orders for the Valley-Hi project over the last 60 days.

Courthouse/Sheriff Remodeling Projects: Mr. Hadley reported that courthouse and Sheriff remodeling projects are being discussed. A concern is the need for two additional courtrooms by next December. Mr. Austin noted that it is undetermined if initially the courtrooms will be temporary or if they will be permanent. The greatest need is space. This project is still in the design and development stage. Ms. Chmiel asked that the committee be provide some visual "maps" of this project at the next meeting.

Jail Project: Mr. Hadley reported the project is moving forward as planned. The pods are going in. Workers are completing pods one by one. The fifth pod should be painted by August 24<sup>th</sup>. Locks have been activated and are working. A close-out on Pod 1 will be completed shortly. Ms. Zierer raised concern that security did not notice a worker in the kitchen who had rather large knives in the work belts. A representative from the correction facility responded that

this was a vendor/repairman and they did not get into the jail area. The elevator should be completed by August 22<sup>nd</sup>.  
Chief

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Svoboda reported that emergency response team members will be here on September 10<sup>th</sup>. It is anticipated that the team will run through scenarios in mid-September to make sure all security systems are running properly. He noted that the current E-Pod will be moving upstairs and the current E-pod area will become the new booking area. It was also noted that no workers will come in contact with a prisoner. The first payment has been received from the Federal Government. The Administration area should be under roof by Friday 8/19. Mr. Glasser reported that the change orders to date for the jail project are well below the norm – being at only 3.87%. Most of these were due to hidden issues that were found during the renovation and were caused by poor quality work at the time of construction in 1992. He noted that as work continues project costs are decreasing. Two issues that were recently found include (1) a hidden condition on a central control wall with existing conduit which was not shown on original documents and (2) a proposed isolation room that would offer better security needs to have a cost evaluation prior to moving forward. He went on to report that a number of issues have been “put to rest” including the concern of no natural light.

Mr. Provenzano asked if there was anything that should be included in the budget requests. Chief Svoboda responded that there is an area for a Digital x-ray machine that would allow for in-house x-raying but currently the department cannot afford this equipment. Currently anyone needing an x-ray must be transported to a local hospital facility. He noted that many in-mates may test positive for TB. It was also noted that the property room could use an industrial sized bag sealer so all in-mate clothing that is put into bags could be tightly sealed. Currently clothing bags are just folded over. The price of a sealer is thought to be between \$5,000 and \$6,000.

*Update on Change Orders:* Ms. Link reviewed change order #8, which includes the masonry wall, added bathroom facility and cable for phone lines. The total for change order #8 is \$45,202. Mr. Dvorak made a motion, seconded by Ms. Draffkorn to approve Change Order #8 was presented. The motion carried with all members present voting aye on a roll cal vote (Dvorak, Provenzano, Chmiel, Draffkorn, Zierer and Moy).

EXECUTIVE SESSION:

None.

REPORTS:

Mr. Hadley reported that prior to his arrival there was no method to track equipment repair. A computerized system has been implemented for the maintenance and repair of all facility equipment, including corrective maintenance, tracking of maintenance programs and predictive maintenance. A third party commission comes in to make sure equipment is running correctly.

Ms. Link reported that there is an old generator that has been out of service since 1992. She and Mr. Hadley are researching the removal of this equipment which will free-up some space. This equipment is of no use to the County but there is a potential it could be used by a vendor as scrap.

ADJOURNMENT: Noting no further business, Mr. Provenzano made a motion, seconded by Mr. Dvorak, to adjourn the meeting at 10:27 a.m. The motion carried with a unanimous voice vote.

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**RECOMMENDED FOR BOARD ACTION:**

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