

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

MINUTES OF MONDAY, JANUARY 3, 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; Ed Dvorak; and Don Brewer. Marie Chmiel and John Hammerand were absent. Also in attendance: Rick Bernotas, County Administrator; John Labaj, Deputy County Administrator; Cathy Link, Acting Director of Purchasing; John Hadley, Building Operations; Tom Svoboda, Sheriff's Department; and the press.

Perry Moy, Chairman	
Don Brewer	Marie Chmiel
Sue Draffkorn	Ed Dvorak
John Hammerand	Mary Lou Zierer

MINUTES

Mr. Brewer made a motion, seconded by Mr. Dvorak, to approve the September 20, 2004 Building Projects Committee minutes. The minutes were approved as presented with a unanimous voice vote.

PUBLIC PARTICIPATION:

None

NEW BUSINESS:

Resolution authorizing acceptance of construction bids for the jail project: Mr. Brewer made a motion, seconded by Ms. Draffkorn, to recommend the County Board approve a Resolution authorizing acceptance of construction bids for the jail project. Mr. Bernotas provided a brief summary to the Resolution along with comments received from the State's Attorney's office regarding the contract. After a discussion, the motion carried with a roll call vote of five ayes (Zierer, Draffkorn, Dvorak, Brewer and Moy).

Mr. Bernotas stated the County Board would take action on this resolution tomorrow (1/4/05). He stated the project is scheduled to begin on Wednesday. He advised the members that there will be "soft" costs involved in this project and provided examples such as relocating the squad car parking location. Costs would be incurred to move signage and all "soft" costs would be included as project costs. He stated a running tab of these costs will be kept and the members will be apprised of these expenses. Chief Svoboda stated they have met with the construction crew and a booklet of rules of engagement and rules of behavior will be provided to the crew. Each member will need to read and sign-off on these rules. These rules will need to be adhered to during construction. He also reported that the National Institute of Corrections will be hosting a program on "How to open a new facility" on January 18, 2005 from 8 a.m. to noon in the former office of the Auditor. Interested County Board members are invited to attend. The project is ambitious with an anticipated date for occupancy of the third floor scheduled for June of 2005. In the event a construction worker is incarcerated, Chief Svoboda reported that arrangements have been made with Boone County to house them, since these workers would have security information regarding the jail facility. Mr. Bernotas stated a plan is being worked out for the storage of evidence. He noted that C290 is scheduled for meetings through 2005 and will not be available so another location will need to be determined. He noted that there also will be "soft" costs involved with this relocation and these costs will be part of the project expenses. Mr. Bernotas asked if the members would like him to pursue finding an owner's representative for this project. Members discussed this and agreed to have staff move forward with the hiring of an owner's representative. Mr. Bernotas also stated there may be a need to call additional meetings. Chairman Moy encouraged members to contact Mr. Bernotas if they had additional questions.

OLD BUSINESS

Update on Valley-Hi new garage: Mr. Hadley reported that the new garage should be completed by Wednesday, January 5, 2005. Ms. Zierer noted that with the bus stored in this garage there may be a decrease in insurance costs and asked that this be researched.

Update on LEED Certification for Valley-Hi Project: Mr. Hadley reviewed criteria that must be met to receive LEED certification for Valley-Hi. He also pointed out that such certification is costly and estimated that this certification would cost \$350,000. The project must be monitored by a consultant and the building must be environmentally friendly. He stated that although Valley-Hi would be the only other health care facility in the country (the other facility is located in Colorado) to have such a certification, he felt it is too costly at this point with no type of payback. After further discussion, Mr. Brewer made a motion, seconded by Mr. Dvorak, to not seek LEED certification for the Valley-Hi project. The motion carried with all members present voting aye on a roll call vote (Draffkorn, Zierer, Dvorak, Brewer and Moy).

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Demo of Archives/garage: Mr. Hadley reported that the Barn at valley-Hi has been torn down, demolition of the archives building will be completed by Wednesday and the "white" garage will be demolished in the spring of 2005. He stated that the former resident at Valley-Hi will be used as a construction "trailer" for the project. This will provided a savings of approximately \$9,000. When the project is complete the house will be demolished.

Lighting retrofit grant: Mr. Hadley reported that an Illinois Clean Energy Community Foundation grant may be available to retrofit lighting in the government center and jail. This would be a \$125,000 grant. The costs of the retrofit is estimated to be \$156,052, the savings in annual energy would be approximately \$59,000. He stated the application due date is January 19, 2005, but he is researching if such a grant would be available at a later date since completion of an application by the 19th may not be possible. Mr. Hadley noted that his past experience with this type of grant indicates it works well and there is a significant reduction in energy costs. He reminded the members that the savings may not be apparent in the energy bills and when reviewing such bills you should add the savings of \$59,000 to the future bill as opposed to subtracting the savings. Noting the benefits to this proposal, Mr. Brewer made a motion, seconded by Mr. Dvorak, to pursue the grant and proceed with the RFP. The motion carried with all members voting aye on a roll call vote (Dvorak, Draffkorn, Brewer, Zierer and Moy).

Annex A project: Mr. Hadley reported that the remodeling of Annex A should be completed by the end of February, 2005. The first floor is complete and work is being done on the lower level. The building will have VAV (Variable Air Volume) boxes installed. These instruments provide information on air flow based on temperatures and also indicate "hot" and "cold" spot problems.

Ware Road project: Sidewalks will be installed in the front along Ware Road. The 120 bushes that were planted will be relocated to the north entrance. The building sign will also need to be relocated to the other side of the driveway. Costs involved in these relocations are anticipated to be \$7,000. There are also minor "punch" list items that are being addressed.

EXECUTIVE SESSION:

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

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

The Committee was in executive session from 10:24 a.m. to 10:39 a.m.

REPORTS:

Mr. Bernotas reported that staff has been working with the State's Attorney to get the grand jury room back into shape. Mr. Hadley reported that the carpets in the State's Attorney's office will be cleaned by Building Operations staff in the near future.

ADJOURNMENT: Noting no further business, Mr. Brewer made a motion, seconded by Ms. Draffkorn, 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:

Approve a Resolution authorizing acceptance of construction bids for the jail project

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