

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

MINUTES OF MONDAY, SEPTEMBER 12, 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; Nick Provenzano; Sue Draffkorn; Don Brewer; and Ed Dvorak. Also in attendance: John Hadley, Building Operations; Representatives from the Jail Expansion Transition Team; Peter Austin, County Administrator; Cathy Link, Purchasing Director; 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 Ms. Draffkorn, to approve the August 15, 2005 Building Projects Committee minutes. Ms. Chmiel asked that a typo on page 2 be corrected. The minutes were approved as corrected with a unanimous voice vote.

PUBLIC PARTICIPATION: None

NEW BUSINESS: None.

OLD BUSINESS:

Update on construction and remodeling projects:

Valley-Hi: Mr. Hadley reported that the Valley-Hi building project is progressing well. The revised parking lot plans are in the hands of the contractor. The project team will be meeting this Thursday to discuss signage and security issues. The walls are up. The project is 35 days behind schedule. The contractor is addressing concrete issues and two crews of concrete workers are currently on the job. Ms. Zierer asked if minutes from the project team meetings could be provided to the members of the Building Project Committee. Ms. Link will provide these. Mr. Dvorak reported that there was a good turn-out to the Valley-Hi picnic on Saturday and comments from attendees on the building project were positive.

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 December, 2006. He noted that relocation of various departments along with the archive storage area will be necessary prior to beginning this project. He reported that it may be necessary to rent an off-site building for storage of documents. The remodeling project will be very challenging, but decisions must be made as soon as possible to move forward. It was noted that it has been determined that the house at Valley-Hi could not be used for document storage because of load factors that could impact the construction integrity of the building. At the current local storage rate is \$5.00 per square foot. Archived documents are marked and computerized, when documents are marked for disposal the department head is notified and they determine if they want to documents destroyed.

Jail Project: Mr. Hadley reported the project is moving forward as planned. The close-out punch list on two pods has been completed. It is anticipated that four more pods will be completed this week.

Ms. Zierer asked for an update on courtrooms. Mr. Brewer responded that discussions have been ongoing regarding the possibility of two satellite locations. There may be the potential of doing this with no out of pocket expense for the building remodeling if the landlord agrees to the project using the County's plans. Ms. Chmiel stated the County would need to address and consider amortization issues when entering such an agreement with the landlord. Mr. Provenzano commented that the County may want to look at the advantage of owning our own satellite buildings. Mr. Brewer agreed noting that many decisions will depend on the presiding judge.

Change Order Updates: Ms. Link reported that she has not received the final statement for food services. The final statement for laundry services has been received and the balance is \$15,442.64. She asked for committee authorization for the additional amount of \$12,780 needed to pay this bill. Mr. Provenzano made a motion, seconded by Ms. Draffkorn to authorize an increase of \$12,780 for laundry services. The motion carried with all members present voting aye on a roll call vote (Brewer, Draffkorn, Provenzano, Zierer, Dvorak, Chmiel and Moy).

Ms. Link reviewed a request to install wiring, cable, cable supports along with a new electric door strike to the entrance door that will be used by Patrol, Detectives, Evidence and other Sheriff Personnel. The total cost for the new entry is \$5,576.45. Mr. Provenzano made a motion, seconded by Mr. Brewer, to approve this request as proposed. The motion

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carried with all members present voting aye on a roll call vote (Brewer, Draffkorn, Provenzano, Zierer, Dvorak, Chmiel and Moy).

Ms. Link reported that a new soil condition has been brought to our attention for an area under the administration portion of Phase II. There had been no formal discussion or presentation on this finding. The contractor had the remediation work done without input from the County. The contract language only addresses the cost of soil removal at \$50.00 per cubic yard. Members asked if soil borings were carried out and what the findings indicated. These reports will be made available for a future discussion. Mr. Provenzano asked that the State's Attorney be requested to investigate this immediately. Chairman Moy stated that he will invite the State's Attorney, the firm that did the soil borings and the architect to the next meeting to discuss these concerns.

The Jail Expansion Transition Team submitted a request to purchase an electric pallet jack with brake to allow pallets being delivered to be immediately taken inside and stored appropriately. Currently in-mates do this work. The electric pallet would reduce handling time and injuries. The cost from the lowest bidder was \$4,166.50 from Crown Equipment Corporation. Mr. Brewer questioned if this equipment should be purchased from the Sheriff's budget. Mr. Provenzano stated the need for this equipment is a result of the added inmate population and should be part of the building project budget. Members agreed and directed Chairman Moy to authorize this purchase.

Mr. Provenzano asked if equipment for evidence sealing was still going to be purchased. In response, it was noted that this equipment will be included as a future budget item.

Ms. Link asked for members to ratify Change Order #10. Ms. Chmiel made a motion, seconded by Mr. Brewer, to ratify Change Order #10 in the amount of \$36,815. Ms. Chmiel questioned the installation of a phone system in the day room. In response, it was noted that the day room is the open area and these phone jacks will allow inmates to place telephone calls. The motion carried with all members present voting aye on a roll call vote (Brewer, Draffkorn, Provenzano, Zierer, Chmiel, Dvorak and Moy).

EXECUTIVE SESSION: None.

REPORTS: Ms. Zierer invited all members to attend the October 6, 2005 Valley-Hi meeting to tour the new construction. This meeting will be held at Valley-Hi.

ADJOURNMENT: Noting no further business, Ms. Zierer made a motion, seconded by Mr. Brewer, 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: None.

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