

JOINT BUILDING PROJECTS AND VALLEY HI COMMITTEES
McHenry County Administration Building
667 Ware Road, Conference Room A
Woodstock IL 60098

MINUTES OF MONDAY, JANUARY 23, 2006

Chairman Moy called the joint meeting to order at 9:30 a.m. The following Building Projects Committee members were present: Mr. Moy, Chairman; Ms. Chmiel; Ms. Draffkorn; Mr. Dvorak; Mr. Provenzano; and Mary Lou Zierer. Mr. Brewer, of the Building Projects Committee was absent. Valley-Hi Committee members present: Ms. Zierer, Chairman; Ms. Chmiel; Mr. Klasen; Mr. Moy and Mr. Shea. Ms. Salgado and Ms. Wheeler from the Valley-Hi Committee were absent. Also present: Chairman Ken Koehler; Peter Austin, County Administrator; John Labaj, Assistant County Administrator; John Hadley, Building Projects, Cathy Link, Purchasing; Tom Svoboda, Sheriff's Department; Steven Sussholz, Architect, SAS; and the press.

BUILDING PROJECTS

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

VALLEY-HI

Mary Lou Zierer, Chairman
Marie Chmiel Richard Klasen
Perry Moy Sandra Salgado
Dan Shea Barbara Wheeler

MINUTES

Mr. Klasen made a motion, seconded by Mr. Moy, to approve of the Valley-Hi Committee minutes of January 5, 2006. The minutes were approved as presented with a unanimous voice vote.

Mr. Provenzano made a motion, seconded by Ms. Chmiel, to approve the Building Projects Committee minutes of December 5, 2005. Ms. Chmiel made an amendment to the minutes regarding change orders. The minutes were approved as amended with a unanimous voice vote of all ayes.

PUBLIC PARTICIPATION

None

PRESENTATION

None.

NEW BUSINESS

None.

OLD BUSINESS

Updates on construction and remodel projects:

Valley-Hi: Steve Sussholz provided an update to the Valley-Hi building project. The masonry is up and the roofing is almost complete. Rough plumbing is in on the first floor and most of the windows are in on the first floor. As soon as the roofing is complete, dry walling will begin. Work schedule is now only 47 days behind. An August completion date is anticipated. He stated that once the building is completed all documents must be sent to the Illinois Department of Public Health (IDPH) (all certificates and all signed-off inspection reports by local officials, etc.) Once the IDPH deems the reports complete they have 30 days in which to inspect the facility. Once the IDPH carries out their inspections, they will give the final approval for patients to be moved into the facility. Chairman Zierer asked for more detail on the proposed movable divider wall. Mr. Sussholz stated he received two bids last Friday, but would like to discuss this issue later in the meeting. He stated that soil issues must also be addressed and provided a background to the current remaining soil issues. The remaining issue is to deal with filling the hole that was dug to provide good fill material and to approve a \$150,000 change order to relocate the parking lot to the old parking area and provide a card reader at the front door for the night shift. Due to the presence of "garbage" (building rubble, trees) that was found when digging soil in this area the driveway must be stabilized and to do so they must dig down three feet, cover it with stone and matting and then fill materials. After a discussion, Ms. Draffkorn made a motion, seconded by Mr. Provenzano, to approve a change order in the amount of \$150,000 for the above mentioned work. The motion carried with a roll call vote of all ayes from the Building Projects Committee (Draffkorn, Dvorak, Zierer, Provenzano, Chmiel and Moy).

Ms. Sussholz then reviewed the folding wall for the proposed room divider at the Valley-Hi facility. Ms. Zierer questioned why a permanent wall was even considered since all Committee conversations she recalled had requested a folding divider and not a permanent wall. Mr. Sussholz stated that his paperwork and recall of this situation indicated the wall should be permanent. He stated it was a different understanding but at this point they are moving forward with the folding wall as requested. The wall will not have a door the price of either \$14,802 or \$13,343 will include all

Approved by Building Projects: 2/6/06

Approved by Valley Hi: 3/2/06

JOINT MEETING OF THE BUILDING PROJECTS AND VALLEY-HI COMMITTEES

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materials and installation. He suggested going with the lower figure. Chairman Moy reported that the Valley-Hi Committee had approved the change order and it is moving forward. Ms. Link reviewed a change order to provide emergency electrical outlets in all patient rooms. Originally, such outlets were only going to be provided to 18 of the patient rooms. Each will be a dual outlet for each of the patient rooms. The cost would be \$36,860. County Board Chairman Koehler questioned during an emergency outage, how the equipment would be changed over to the emergency generator outlets, he noted that in his passed business experience it was only necessary to throw one switch to change over to the emergency generator. Mr. Wenberg stated that the switch over would be provided by staff. Mr. Sussholz reported that IDP requires only that certain items be on an emergency generator system and to have all systems on that emergency generator would require a larger system. He was questioned as to the cost, and stated he did not know, but when pressured for an approximate cost he stated perhaps \$150,000 stressing that at this point the cost is really unknown. Mr. Sussholz noted that the "old" generator only powers the well and the new generator is for the building and was sized accordingly to provide what is required by the State. He noted that the bathroom lights in patient rooms would not be useable during an emergency power outage. Members questioned what would be involved if all systems in the new facility would be on an emergency generator system. Mr. Sussholz stated the emergency panel in the switch gear room would need to be changed and connected to all panels fed through the generator. He stated the air-conditioning system would not be included. Mr. Wenberg reported that the Valley-Hi facility has operated for many years without the need for extended emergency generator systems. Since he has been at the facility the problems have been minimal with the system only down for approximately 18 hours in total. Mr. Sussholz stated that most new nursing home facilities do not have emergency outlets in patient rooms rather most are in corridors. Chairman Koehler asked where Valley-Hi would fall on the ComEd priority list and how long they would take to restore power to the facility in an emergency situation. Mr. Wenberg stated the ComEd's priority list is not based on population density, but rather on health and safety issues. Chairman Koehler asked to be shown in writing where Valley-Hi falls on the ComEd emergency priority list. Mr. Provenzano stated that when the Pioneer Center's power went down ComEd did not respond immediately and questioned if they would respond quickly to such a situation at Valley-Hi. Mr. Sussholz was directed to find out costs and exactly what would be involved to have everything at Valley-Hi on an emergency generator system.

Ms. Zierer stated that the Valley-Hi Foundation would like to build a sunroom onto the new facility once they have funding. Mr. Sussholz recommended waiting until the facility is complete before considering a sunroom. Such an addition, if under 5000 square feet would not need approval by the State if done after completion of the facility.

Mr. Shea left the meeting at 10:28 a.m. Ms. Draffkorn left at 10:30 a.m.

Courthouse Remodeling: Mr. Hadley reported that archives will be relocated to a storage facility in Woodstock by mid March. The County Board will be considering a resolution to move forward with this in the near future.

Mr. Klasen left the meeting at 10:32 a.m.

Mr. Hadley reviewed how the State's Attorney's area is being addressed with the relocation of the Building Operations staff to the maintenance shop and the relocation of the entrance door to the I.T. Department. These relocations will provide a secure hallway for the State's Attorney's Department. The Grand Jury room will be located in the area being vacated by Building Operations. These relocations will add approximately \$200,000 to \$250,000 to the project. Timeline is to move archives by mid-march, completion of State's Attorney's space by July and Courtrooms by February 07. Minutes from the last Courthouse Security meeting will be provided to the members. Mr. Austin also noted that the I.T. space in the Administration Building will be made useable for that staff in the near future.

Jail Project: Chief Svoboda reported that the balance of 4.6 million dollars has been received. The third floor is currently at 269 detainees. The project is on-time. Chief Svoboda reported ongoing problems with the new dishwasher, stating that there have been 60 service calls over the last five months and it appears this equipment is a "lemon." A conference call with the consultant is scheduled for 1 p.m. today to discuss this issue and how best to resolve the problems.

Mr. Hadley reported that the parking area currently used for the construction of the jail will become a new parking area as of April 1, 2006. The entrance and exit will be relocated.

Mr. Hadley reported that workers cut through conduits when working on a floor. This area had been x-rayed prior to the work, but although the x-ray should have picked up the conduits it did not. Damage was multiple and covered 1,800 feet of floor area, it will be expensive to repair. They are talking with the company that conducted the x-raying and there may be future action in this matter. Ms. Link stated that the incident report and pictures have been provided to the State's Attorney who is reviewing the issue. Repairs will be in the range of \$36,000.

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EXECUTIVE SESSION

None

REPORTS TO COMMITTEE

Mr. Provenzano noted that his pack did not include the Contingency Report. He asked that these reports be included in future packets. Ms. Chmiel stated that the Finance Committee receives this information and she will provide copies.

ADJOURNMENT

Noting no further business, Ms. Zierer made a motion, seconded by Mr. Provenzano to adjourn the meeting at 10:55 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

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