

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

MINUTES OF MONDAY, APRIL 17, 2006

The meeting was called to order by Committee Chairman Moy at 9:30 a.m. The following members were present: Perry Moy; Sue Draffkorn; Don Brewer; Mary Lou Zierer; Ed Dvorak; and Marie Chmiel. Nick Provenzano was absent. Also in attendance: Ralph Sarbaugh, Associate County Administrator – Finance; Peter Austin, County Administrator; John Hadley, Building Operations; Representatives from A.J. Maggio (Contractor) and SAS Architects; interested public; and the press.

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

MINUTES: Mr. Brewer made a motion, seconded by Ms. Chmiel, to approve the Building Projects Committee meeting minutes of April 4, 2006. The minutes were approved as presented with a unanimous voice vote.

PUBLIC PARTICIPATION: *None*

PRESENTATION: *None*

NEW BUSINESS:

Installation of Patrol Exterior Wind Break Canopy (Change Order in the amount of \$5,400): Mr. Hadley reported that the Sheriff's Patrol unit is moving into C290 today. The Sheriff has requested an exterior wind break canopy for the outside entrance door to protect individuals from the wind and weather. He provided a drawing of the proposed canopy and noted that the request is outside the scope of the original project and would need approval prior to moving forward. Members discussed this request and directed Mr. Hadley to put this issue on hold at this time.

Resolution authorizing the award of bid for landscaping installation services and jail expansion parking lot improvements: Mr. Hadley reported that 11 bids were received. The low bidder for landscaping installation was Aspen Lawn & Landscaping, Inc., Woodstock Illinois with a bid of \$76,104.60. Parrish Paving of Crystal Lake was awarded the bid for paving the parking area, the bid was in the amount of \$145,267.60. A budget amount of \$69,163 was set aside to cover this project, thus these project bids are over budget by \$76,104.60. Mr. Brewer made a motion, seconded by Ms. Chmiel, to recommend the County Board approve a Resolution authorizing the award of bid for landscaping installation services and jail expansion parking lot improvements. The Landscaping Installation does not include maintenance services. Members raised concern with using the Non-Departmental Capital Projects budget to fund these two projects. Ms. Chmiel questioned what fund would be used for signage. Mr. Hadley noted that existing signs that have been put into storage will be used. Noting that a transfer of funds would be possible, Ms. Chmiel made a motion to amend the Resolution to add a transfer of funds to the land improvement account. The motion to amend was seconded by Mr. Brewer. On a voice vote, the motion to amend carried with all members present voting aye. The original motion passed with all members present voting aye.

OLD BUSINESS:

Updates on building & remodeling projects: Valley-Hi – representatives from A.J. Maggio (Contractor) and SAS Architects joined the Committee to discuss the progress of the Valley-Hi building project. It was reported that dry wall work has begun and the roof should be completed this week. The total number of hours to sheet rock the building is expected to be 2800 hours. A review of the time schedule for this project was distributed. The original schedule had a completion schedule of 420 calendar dates (from March 2005 to May, 2006). However, the project ran into unforeseen wet conditions in the initial phase of the project. The wet condition was not resolved until June of 2005 which set the project back by three months. Roofing installation began on December 31, 2005. Although the winter weather was mild, high winds and rains created unsafe and unfavorable conditions which delayed the roofing installation. With these substantial delays, the expected substantial completion date is now November 1, 2006. Representatives stated they will continue to look at ways to improve this schedule. Mr. Brewer asked if there was any concern with the seal. It was explained that welding is done where sheets meet. The correct heading and air units have been received, but will not be installed until foundations have been poured. Ms. Chmiel questioned if 420 calendar days was a realistic calculation for completion of the project. It was noted that 420 days was realistic given the scope of the project. Ms. Chmiel asked if the contractor could provide a list of workers on the job at any given point in time. It was noted that such information is included in the daily field reports. A review of procedures with the State was provided noting that a detailed binder with

Approved: 5/15/06

completed reports, certifications, fire inspection, air tests and a balance report are sent to the State. The State then schedules a building inspection (which takes approximately two days to conduct). After that first inspection is approved, the State then schedules a Part 2

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inspection by nursing staff. Any issues found during the building inspection are addressed immediately and workers will work as long as necessary to resolve any outstanding concerns raised by the State. Ms. Chmiel questioned if all water issues have been rectified. It was noted that only one stop in a roadway is of concern. Members voiced their concerns that this project has been delayed and is now scheduled for completion on November 1, 2006 which means that patients will be moved during a time when weather conditions could be unfavorable. Members also felt they should have been notified earlier as to these time changes. It was noted that the goal remains to have substantial completion of this project by September 1, 2006 so residents can be moved prior to November 1, 2006. Chairman Moy thanked the representatives for their input and added that meetings will be held on a weekly basis and every effort will be made to try to shorten the time schedule. Ms. Chmiel asked that a letter from the contractor outlining the discussion from today's meeting be provided.

Jail Project and Courthouse Remodeling: Bid Packet 2 is near completion with the move of patrol to C290 and the Evidence Room to the old jail. A meeting is scheduled next week to wrap-up the Jail Project. Mr. Austin reported that although the Federal Government is changing the way they set-up fees, we are moving ahead with meter installation for the jail which will be done for an additional cost. Bid packet 3 will begin next week with electrical work and the installation of temporary walls. All bidders are aware of the work conditions and that work must be done with an effort not to disrupt court operations. The entire first floor of the courthouse building should be vacated by next week except for the I.T. Department. All courtrooms will be ADA accessible.

Mr. Hadley stated that as part of the Jail Project it will be necessary to go out for bids to bring elevators into ADA compliance. He also stated that the Committee is correct in their questioning of the Valley-Hi construction project time schedule. He reported that he just learned about the project delay and has sent a letter voicing concern. Ms. Chmiel re-stated that she wanted a letter from them detailing what was discussed today.

EXECUTIVE SESSION

None.

ADJOURNMENT

Noting no further business, Mr. Brewer made a motion, seconded by Ms. Chmiel, to adjourn the meeting at 11:05 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

Resolution authorizing the award of bid for landscaping installation services and jail expansion parking lot improvements

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