

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

MINUTES OF MONDAY, NOVEMBER 27, 2006

The meeting was called to order by Committee Chairman Moy at 8:30 a.m. The following members were present: Perry Moy; Sue Draffkorn; Mary Lou Zierer; Ed Dvorak; Nick Provenzano; Don Brewer; and Marie Chmiel. Also in attendance: Peter Austin, County Administrator; John Hadley, Building Operations; Cathy Link, Purchasing Department; and Tom Svoboda, Sheriff's Department; Tom Sullivan, Information Technology; interested public and 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. Zierer, to approve the Building Projects Committee meeting minutes of September 18, 2006. The minutes were approved as submitted with a unanimous voice vote.

PUBLIC PARTICIPATION: None

PRESENTATION: None.

NEW BUSINESS:  
None.

OLD BUSINESS:  
*Updates on building & remodeling projects:*

Jail Project –

Chief Svoboda reported that things are going great. He stated that as a long-term design, a suite was constructed for x-ray capability. This use has been put on a "back-burner" as there is a more urgent need to address emergency dental care and they are converting the x-ray space into a dental suite. Chief Svoboda reported he is waiting for a response to a letter sent to the Feds requesting a review of room rates. He also noted that Kane County recently elected a new sheriff which may impact where we send out juveniles. Chief Svoboda acknowledged Chairman Moy for his hard work, noting it has been a pleasure working with him.

EXECUTIVE SESSION

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

The Committee was in executive session from 8:40 a.m. until 8:54 a.m.

Mr. Provenzano made a motion, seconded by Ms. Chmiel, to re-enter regular session at 8:54 a.m. The motion carried with all members present voting aye on a roll call vote (Brewer, Chmiel, Zierer, Provenzano, Draffkorn, Dvorak and Moy).

OLD BUSINESS (CONTINUED)

Chairman Moy stated that no action was taken while in executive session.

Mr. Hadley reported that Phase 4 of the Courthouse modeling should be completed by late December, 2006. He reported that the project is moving along with few complaints of noise disruption.

Mr. Austin reported that Phase 5 will not begin until all records can be moved to the old Valley-Hi facility. He noted that the courtrooms should be completed before the new judges arrive in March of 2007. During Phase 5 Turning Point will be dislocated and they will be meeting to discuss available options so this office will be able to continue to provide service.

Mr. Austin noted that before beginning Phase 6 it will be necessary to step-back and "take a breath."

Mr. Brewer left the meeting at 9: 03 a.m.

Approved: 2/5/07

Ms. Link reported that new signage will be going up in the courthouse building, which hopefully will make it easier to find offices.

Valley-Hi: The State inspection was done on November 15, 2006 with many items identified. The State will be re-inspecting on November 28<sup>th</sup> and hopefully all issues have been resolved. Members expressed their concerns that the project continues to be delayed and each month brings up new issues. Ms. Link stated that she has reviewed the contract and felt there may be some recourse available once the project is completed. She stated that during weekly meetings, they are told that issues and concerns have been addressed and later they find out they have not. Mr. Austin reported that daily fines will be imposed by the State if the facility is unable to open by December 10<sup>th</sup>. Mr. Hadley stated that he has told the contractor not to use the County as a reference for future work, nor are they to use the Nursing Home as a part of any advertisement for future construction ventures. He stated that during the State inspection, major documents were unavailable which should have been provided. He expressed his frustrations with this project. Mr. Austin stated that good records are being kept to address possible litigation.

Animal Control: Mr. Austin reported that Prime Hoffman has been selected to do this design build project. The budget for the project is set at 1.8 million dollars and is all inclusive. An amount of \$100,000 has been set aside for furniture and equipment. The Health Department feels they may have grant funds available to furnish the Health Department component to the project. The "biggest wildcard" will be the kennels. Mr. Hadley reported that although Prime Hoffman has never built an animal control facility, they have been visiting various animal control facilities and have hired a person with this building expertise.

Members questioned what committee will be reviewing the proposed "wish list" for the animal control facility. Mr. Austin acknowledged that it has been difficult to know what Committee has been "in-charge" and how work on various construction projects will flow. He pointed out the need to revise the County Board Rules to clarify these concerns. Members stated that once a contract is approved, Management Services Committee should be trying the task over to the Building Projects Committee. Mr. Austin also noted that Public Health and Human Services Committee will also become a component in the Animal Control facility project. Chairman Moy stated that to his understanding, the Building Projects Committee reviews the contract along with the architect's plans and oversees the construction itself to make sure it is done within budget and completed on-time. He stated that the Building Projects Committee is the County Board's construction manager and needs to be involved at the beginning of a project.

Change Orders: The members were provided updates to the change orders for all projects.

ADJOURNMENT

Noting no further business, Ms. Chmiel made a motion, seconded by Mr. Dvorak, to adjourn the meeting at 9:40 a.m. The motion carried with a unanimous voice vote.

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