

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

MINUTES OF MONDAY, MARCH 20, 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; Marie Chmiel; and Ed Dvorak. Nick Provenzano was absent. Also in attendance: Ralph Sarbaugh, Associate County Administrator-Finance; Peter Austin, County Administrator; Cathy Link, Purchasing; Barry Valentine, ESDA; John Hadley, Building Operations; Ron Powers, representative from Prime Hoffman; interested public; and the press.

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

MINUTES: Mr. Dvorak made a motion, seconded by Ms. Zierer, to approve the Building Projects Committee meeting minutes of February 6, 2006. The minutes were approved as presented with a unanimous voice vote.

PUBLIC PARTICIPATION: None

PRESENTATION: *Government Center Remodeling:* Mr. Powers provided an update to the Government Center Remodeling project. He reported that demolition of C290 and the evidence & patrol areas has been completed. The Sheriff's Evidence and Patrol will be relocating to C290 by April 3rd. Demolition and construction of the State's Attorney, Public Defender, Information Technology and Building Operations (Housekeeping) will begin April 4th. The completion date for these areas is anticipated to be mid August. Demolition and construction of courtrooms will begin in August, 2006 with expected completion in February of 2007. Mr. Valentine reported that construction dust levels have decreased and construction noise is significantly less than previously reported. He noted the ESDA area has been much warmer during the remodeling and construction. Mr. Powers noted that a meeting is scheduled for this coming Thursday to discuss the bid package for Phase 3, the estimated cost is \$4,000,000. A copy of the renovation plan will be place at both the East and West entrances to the Government Center Building to keep visitors and personnel aware of the schedule. Mr. Hadley stated that much of the work, for the maintenance area, is being done in-house by Building Operations staff (with no overtime) and this work will hopefully help to keep costs down. A better idea of costs will be known after the meeting on Thursday.

NEW BUSINESS:

ESDA request for handicapped bathrooms: Mr. Valentine reported that his department will not have access to a handicapped restroom without using an elevator to reach the second floor and then going some distance to an available facility once the State's Attorney's department is relocated. He stated this could cause some problems and noted that the current ladies restroom could be converted to meet ADA requirements. Mr. Powers added that in briefly looking at the two restrooms located in the ESDA area, there may be space to convert both rooms into ADA restrooms. Mr. Hadley stated that currently there is no funding for the remodeling of the ESDA area and noted that the building currently meets all ADA guidelines. He felt the conversion request should be considered and asked for Committee direction to move forward and develop a plan and go to bid. Mr. Austin cautioned that it may not be appropriate to approve this request today and it would be best to wait until after the meeting on Thursday. The estimated cost of the remodeling would be \$25,000 to \$30,000. Ms. Chmiel agreed with Mr. Austin and noted that she is a little nervous in that other such issues may not yet be discovered and wanted to make sure these concerns would be researched more as the "cash register is ringing."

Elevator upgrade cost estimates: Another issue not currently part of the remodeling budget is the upgrading to two elevators, a 1970 passenger and a 1970 freight elevator. The upgrades to both systems was estimated to be \$136,000 in 2004. The largest cost would involve cylinder replacement and upgrading phones to comply with ADA standards. The architect is addressing ADA issues for the State's Attorney's department, but it is unknown if such issues exist for the remainder of the building. Ms. Zierer stated this was also a concern with the current Administration Building and some changes needed to be made to door handles once we were in the building, she felt a thorough investigation of potential ADA issues should be addressed before departments are relocated. In response to members' concerns with hydraulic elevators, Mr. Hadley reported that the current contractor is Schumacher and they conduct inspections on a routine basis. He added that there is no guarantee with such systems as they could "go" or fail at any time. He stated that hydraulic systems are good, but like anything they do wear out overtime. Members agreed that all areas of remodeling should be

ADA accessible. Mr. Austin stated that no committee action is needed today and that additional information will be available at the next meeting.

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Homeland Security – Bollards Installation: Mr. Hadley reported that Bollards on the East entrance will be reconfigured. Some Bollards will be moved to sidewalk locations so as not to interfere with snow removal or parking of ESDA vehicles. The cost is estimated to be \$4,000 and work on this project will begin this week.

Commissioning of the Jail Project: Mr. Hadley stated that “commissioning” a project means that a third party will review construction documents and plans to make sure that all work has been done according to the plan specifications. He noted that there are two types of commissioning – (1) a one time project review; and (2) a continuous review, monitoring and testing of major equipment and systems. He noted that the Administration Building was commissioned through a grant. He reported that they have gone out for bids for commissioning of the jail, five bids were received for a one time commissioning with a low bid of \$26,400 and a high bid of \$98,000. He stated that a bid was also received of \$30,000 for continuous commissioning by a company we previously have worked with and stated that they are experienced and he would recommend their services. The total commissioning could thus be done for \$56,400.

Ms. Draffkorn left the meeting at 10:05 a.m.

Mr. Hadley asked for direction from the Committee on commissioning of the jail project. Mr. Brewer felt that it may be possible to receive reimbursement for the cost of continuous commissioning through the bed cost of INS inmates if these costs are kept separate. The one time cost could also be worked into such billing. Mr. Brewer made a motion, seconded by Mr. Dvorak, to move forward with a commissioning for continuous monitoring as discussed. Ms. Chmiel felt this issue should be put aside until the gas and water meters have been installed and all engineering problems are solved. Mr. Hadley stated that this work should be completed in the next 45 days and agreed that Commissioning could be done later. The current bids were received on February 8th and are good for 90 days. After a discussion, a roll call vote was taken. The motion carried with three ayes (Dvorak, Brewer and Moy) and one nay (Chmiel).

Parking lot and Landscaping: Mr. Hadley stated that he has been working with Civiltech Engineering to realign and redesign the parking lot in front of the jail building. As noted previously, the entrance will need to be relocated due to the location of a fire hydrant. With the unknown future of Annex B, it is felt that the current parking area from Annex B to the jail should be the only consideration at this time. Landscaping will also need to be provided. Estimated costs for the parking lot redesign is \$135,000. True Green, our current landscaping firm has estimated landscaping and landscape maintenance costs to be \$42,000. Estimated costs of signage is \$10,000. Ms. Chmiel felt landscaping costs should go out for bids prior to making a decision. Mr. Hadley stated that he could do this but noted that another vendor would only cover costs of the initial landscaping not landscaping and maintenance as the current vendor has done. Members felt \$135,000 was a large expense for only 48 parking spaces. Mr. Hadley noted that P & D requires a 30 foot set-back and parking spaces to be ten feet wide. The City of Woodstock only requires a 25 foot set-back with parking spaces being 9 feet wide. It may be necessary to apply for a variance from P & D for a set-back of 25 feet and 9 feet wide parking spaces. These requirements only became available last Thursday. Mr. Brewer suggested going back to the bidders and let them know we only have \$65,000 and what could they provide for that amount. Chairman Moy thanked Mr. Hadley for his update and noted the plan of action at this point is to go out for bids; apply for the variance; review landscaping costs and bring results back to the committee for further discussion.

OLD BUSINESS:

Update on construction and remodeling projects:

Valley-Hi: The Illinois Department of Public Health made a site visit last week and had only a few minor issues which are being addressed. A gas main was re-routed last week due to the location of a water main. The fireproof spaying is 90% complete. The roofing should be completed by next week. Glazed tile has been installed in the kitchen. Pricing on installing emergency power to rooms is being researched. Mr. Wenberg wants to have one emergency outlet for each bed and work in this regards is being addressed with the architect. Ms. Zierer questioned the entrance to the building and felt that some kind of system should be installed to make sure a patient does not leave the building undetected. Ms. Link noted that the dementia unit has a “wonderguard” system that works by having the patient wear a bracelet, such a system may not work for the public entrance. Mr. Austin stated that he would speak with Mr. Wenberg regarding Ms. Zierer’s concerns. He noted that these concerns may be addressed with new staffing and location of nursing stations with the new facility. He also stated that such a guarding system may interfere with public flow. Ms. Zierer then raised the issue of the driveway that was denied by the Division of Transportation. Mr. Hadley responded that the driveway in question is a secondary driveway and the Division of Transportation requires that this driveway must be constructed with grass pavers and cannot be asphalt. To let this emergency driveway remain asphalt would send a wrong message to others

that such driveways are allowed when in fact they are not. Mr. Brewer added that grass pavers are superior and ecologically friendly.

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Courthouse/Sheriff Remodeling Projects:

Ms. Link reported that meetings continue to be held with the architect and contractors. A trip is scheduled on the 30th to Milwaukee to make furniture selection for the Sheriff's department.

Jail Project: Camosey is scheduled to be off-site by May second. The third floor is fully in use and the new dishwasher was installed last week. A consideration to installing a dental chair to address emergency situations is being discussed. Currently prisoners must be transported to a dentist to receive these services. Mr. Austin noted there are still a lot of issues to be resolved before making any decision.

Change Order Updates: Change orders were reviewed and Ms. Link asked for Committee's direction relative to Change Order #22 and #24. Mr. Brewer made a motion, seconded by Mr. Dvorak, to approve change order 22 and 24 as presented. The motion carried with all members voting aye on roll call vote. (Draffkorn, Brewer, Zierer, Chmiel, Dvorak, Moy) Mr. Brewer reminded everyone to be aware and keep in mind the Architect E & O issue. Mr. Sarbaugh submitted contingency reports for the Valley-Hi construction project; the courthouse remodeling; and the jail build out project.

EXECUTIVE SESSION: None.

ADJOURNMENT: Noting no further business, Mr. Dvorak made a motion, seconded by Ms. Chmiel, to adjourn the meeting at 11:00 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION: None.

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