

**BUILDING PROJECTS COMMITTEE**  
**McHenry County Administrative Building**  
**667 Ware Road**  
**Woodstock IL 60098**

MINUTES OF MONDAY, JULY 16, 2007

The meeting was called to order by Committee Chairman Draffkorn at 8:30 a.m. The following members were present: Sue Draffkorn, Chairman; Marie Chmiel; Nick Provenzano, John Hammerand, Marc Munaretto, Daniel Ryan and Tina Hill. Also in attendance: Ralph Sarbaugh, Associate County Administrator - Finance; Cindy Kozlowski, Financial Analyst; John Hadley, Building Operations; Pat McNulty, Health Department; Cathy Link, Director of Purchasing; John Labaj, Deputy County Administrator; interested public and press.

Sue Draffkorn, Chairman	
Marie Chmiel	John Hammerand
Tina Hill	Marc Munaretto
Nick Provenzano	Daniel P. Ryan

MINUTES: Mr. Munaretto made a motion, seconded by Ms. Chmiel, to approve the Building Projects Committee regular meeting minutes of May 8, 2007 and the Joint Management Services and Building Project Committee meeting minutes also of May 8, 2007. Chairman Draffkorn asked that the regular minutes be amended to indicate the meeting was held at the McHenry County Administration Facility and that said meeting was called to order at 9:15 a.m. The minutes were approved as amended with a unanimous voice vote.

PUBLIC PARTICIPATION:

Ms. Widoff addressed the Committee and stated she has attended various committee and board meetings and continues to be very impressed with the way business is conducted by the members.

NEW BUSINESS:

*Valley-Hi project completion (Discussion):* Mr. Hadley and Ms. Link joined the Committee and submitted recent correspondence to terminate the contract with A.J. Maggio Co. on July 18, 2007. Mr. Hadley reviewed punch list items that have not been completed. Some of those items include flooding in the courtyard area; landscape areas where there is pooling of water in some areas and dryness in others; water in the mechanical room after sufficient rain fall; clothes dryers that do not work properly; fan coils in 9 of the patient rooms that do not work properly; and toilets that are coming loose from the walls. It is felt that the flooding in the courtyard could be addressed by installing additional tiles; it appears that adding a booster fan in the ducts would address the clothes driers; the fan coils will be fixed in the next few days; and the toilets will need to be checked to insure they were properly installed. There is a weight limit of 250 pounds for these toilets. Mr. Hadley felt these issues could be resolved for under \$10,000 not including the water problem in the mechanical room. The toilets could also be more if it is found they were installed improperly. The County has not received any bills from the general contractor since December, nor has any payment been sent since December, 2006. The flooding in the courtyard makes that area unusable when flooding occurs and the water could damage surrounding landscaping and cause leakage around the building foundation. Ms. Link stated they have a general contracting firm that will be able to take over the project when/if the contract with Maggio is terminated. The County will still be working with the various sub-contractors. There is approximately \$200,000 of work still to be completed and billed, with \$899,000 in retainage. If they are terminated, the County would be obligated to pay part of the outstanding bills.

OLD BUSINESS:

*Animal Control Facility – Prime Hoffman:* Mr. Hadley submitted and reviewed a revised plan for the animal control facility. Areas of revisions included the elimination of a door in a corridor area, doors to the adoption area are in accessible from the public area, the cat room was reconfigured to adjust to the change in doorways, bathrooms were adjusted and a pallet storage room was added. Permit applications are being applied from the City of Crystal. Bids will go out July 24<sup>th</sup> with a deadline to return said bids within 14 days.

*Courthouse Center:* The Court Services area is nearing completion. Furniture will be delivered July 25 and the department is scheduled for move-in on August 8, 9 and 10. This phase of the project is anticipated to be completed by August 13, 2007. Staff will then meet to evaluate finances and look at the next project. A lot of work remains including painting and re-carpeting the third floor. Members questioned if re-configuring the west entrance will be included in the next phase or if this will be considered as a future project. Members felt it would make sense to include the west entrance in the whole project. Chairman Koehler commented that administration is addressing these concerns and will bring something forward in the near future. A timeline for future project will be presented at the next meeting.

*Change Orders:* None

Approved: 9/17/07

EXECUTIVE SESSION: None

Ms. Chmiel stated an update on the campus plan will be provided at the Chairman's Advisory Legislative Forum (CALF) tomorrow evening and invited all to attend.

Members raised concern with the commissioning of the Valley-Hi facility and asked how this was being addressed. Ms. Link stated that the Valley-Hi Committee had decided not to proceed with the Commissioning at this point due partially to the cost of \$30,000 for said commissioning. To clarify the Commissioning of a building, Mr. Hadley explained that the Commissioning verifies the building was constructed according to the architect plans and specs for the building. Members raised concern that the Valley-Hi Committee had made this decision. They felt this should have been an item for the Building Projects Committee and asked that this item be brought forward to the next Building Projects Committee for further consideration.

ADJOURNMENT

Noting no further business, Ms. Hill made a motion, seconded by Ms. Chmiel, to adjourn the meeting at 9:11 a.m. The motion carried with a unanimous voice vote.

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