

AGENDA
BUILDING PROJECTS COMMITTEE

TUESDAY, FEBRUARY 7, 2012 – 8:00 a.m.

McHenry County Government Center – Courthouse Building
2200 North Seminary Avenue (meet outside Courtroom 104)
Woodstock, IL 60098

- 1.0 Call to Order
- 2.0 Minute Approval
- 3.0 Public Comment
- 4.0 Presentation
 - 4.05 Tour of Courtroom Renovations
- 5.0 New Business
- 6.0 Old Business
- 7.0 Reports
- 8.0 Executive Session (as necessary)
- 9.0 Adjournment

BUILDING PROJECTS COMMITTEE

McHenry County Government Center
Archive Building - Record Storage Facility
15615 Nelson Road
Woodstock, Illinois 60098

MINUTES OF FRIDAY, April 1, 2011

There was no quorum for the Friday, April 1, 2011 meeting of the Building Projects Committee. For those present, Committee Chairman Peter Merkel called the meeting to order at 9:04 a.m. The following members were present: Pete Merkel, Chairman, John Hammerand; and Mary McCann. Tina Hill; Donna Kurtz, Bob Nowak; and Nick Provenzano were absent. Also in attendance: Adam Lehmann, County Administration; John Hadley, Facilities; Bill Draths, Facilities; Cathy Link, Purchasing; Andy Toth, Purchasing; Don Tonyan, Wm. Tonyan & Sons; and David Stamos, Wm. Tonyan & Sons.

Minute Approval: None

Public Comment: None

Presentation

1.1 Project Review and Update

John Hadley began the project review and update presentation with an overview of the Archive Storage Building highlights (see attachment: Archive Building Highlights). Construction on the new facility began on September 27, 2010 with substantial completion on March 31, 2011.

Cathy Link presented the financial portion Archive Storage Facility Project (see attachment: McHenry County Archive Storage Facility Project). The Archive Storage Facility was completed under cost. \$1.1 million was originally budgeted for this project and the estimated amount under budget will be \$77,189.82.

The final presentation was by Don Tonyan. He highlighted the many features of the new building including coming under budget and on schedule. The project included many local businesses for both the design build and subcontracting (see attachment: RE: McHenry County Building Committee – Achieve Storage Building Presentation).

1.2 Tour of Archive Building – Record Storage Facility

New Business

Old Business

Reports

Executive Session (as necessary)

Adjournment

:asl

Draft: 4-1-11

BUILDING PROJECTS COMMITTEE
McHenry County Government Center – Treasurer’s Building
2100 N Seminary Ave
Woodstock Illinois 60098

MINUTES OF FRIDAY, August 27, 2010

The meeting was called to order by Committee Chairman Merkel at 10:05 a.m. The following members were present: Pete Merkel, Chairman; John Hammerand; Jim Heisler; Dan Ryan; and Barbara Wheeler. Bob Bless and Tina Hill were absent. Also in attendance: Peter Austin, County Administrator; Cathy Link, Purchasing; and Don Tonyan, Wm. Tonyan and Sons, Inc..

Pete Merkel, Chairman	
Bob Bless	John Hammerand
James Heisler	Tina Hill
Dan Ryan	Barbara Wheeler

MINUTES

Committee members reviewed the minutes of December 15, 2009. Mr. Hammerand made a motion, seconded by Ms. Wheeler to recommend approval of the minutes of December 15, 2009 as submitted. The motion carried with all members present voting aye on a voice vote.

PUBLIC PARTICIPATION: None

PRESENTATION

Tonyan Construction Company – Update on Archive Storage Facility/Archive Storage Facility Project Budget Facility: Committee members were joined by Mr. Don Tonyan from Wm. Tonyan and Sons Inc., General Contractors, to provide an update on the building of the Archive Storage Facility. Mr. Tonyan thanked committee members for the opportunity to work as part of the team charged with the building of the archive facility. He stated that the design build process is a great way to go in order to form a group to build a facility in a cost effective way. They are waiting for the Stormwater Permit before construction can begin. A couple thousand square feet has been added to the facility since bids came in under budget. The bathroom was upgraded to address the needs for a tornado situation room. This has become an issue at the Division of Transportation as they do not have any room that addresses the tornado storm concerns. The consultant has spoken to with the company that will be supplying the rack system for the archive facility. The facility was expanded 1 foot wider to address the needs of the system. The facility has been designed around the storage system. The elevations and site were reviewed with committee members. The facility will share a driveway with the Sheriff’s Evidence Barn. There will be a new septic system installed and the well will be shared with the Evidence Barn. Part of the space in the facility will be used for surplus and equipment storage for the Health Department and E911. The Health Department was previously renting space to store their equipment. The use of the space will be closely monitored. Committee members were reminded that the funds were borrowed at the same time as the funds for the expansion of the Mental Health facility. Committee members questioned if there would be a flood plain issue at the facility as there are times when vehicles stored outside the evidence barn has ended up covered with water. It was noted that they do not think the evidence barn has ever had water issues but they will make sure there are not issues for the archive facility. The facility will be placed on the highest level on the lot. The facility will be 6” above grade with a 6” slab foundation. Committee members asked that staff check with the Sheriff to see if the evidence barn has ever had water issues. Committee members were reminded that permitting is being done by Stormwater and the site will have a retention pond with piping to control water on the site. There may be a time when paper will not be required to be stored any longer. The current proposed space is not at capacity. The County has entered into a pretty aggressive storage plan allowing for future growth. The primary purpose for the facility is to address the storage needs of the county and to allow for future growth. If there comes a time that the additional space being used for storage by various departments is needed, they would be required to find an alternative storage site. Committee members questioned if the slab being poured should be larger in case the facility needed to be expanded in the future. They will be using standard colors on the facility so they match the other county buildings. It is hopeful that the facility will be move in ready by the first week in February. Committee members questioned if an additional door should be added for easier access to the storage area. Most of the stored items will be in boxes. Ms. Link informed committee members that there is a weekly construction meeting held to find out where they are at in the construction of the facility and if committee members have any questions to please forward them to her so she could have them addressed at the meeting.

Committee members were asked if they wanted to have monthly committee meetings to discuss the building of the facility. Committee members stated they could just receive minutes from the construction meetings and if they see a need to meet a special meeting could be held. It was suggested the final close out meeting held at the new facility so committee members could have a tour of the facility.

Committee members were informed that the construction of courtroom 104 is scheduled to start on December 2nd.
Draft 8.27.10

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Committee members were provided an update on water issues at the Treasurer's building. When the facility was inspected, prior to purchase, water was noted with remedies provided to address these issues. These remedies did not work so additional inspections are needed to find out where or why there continues to be an issue with water. They will provide information as it is received.

NEW BUSINESS

None

OLD BUSINESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

Noting no further business, Mr. Ryan made a motion, seconded by Ms. Wheeler, to adjourn the meeting at 10:45a, n p.m. The motion carried with a unanimous voice vote.

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