Ogle County
Long Range Planning – Courthouse Renovation Committee
February 4, 2010 3:00
Tentative Minutes

1. Call to Order by Chairman Stahl at 3:05
    - Members present: Stahl, Nye, Gouker, Gronewold, Hopkins, Rice, Messer. (Rice left at 4:40, Nye left at 4:50, Gouker left at 5:00)
    - Members absent: none
    - Others present: Jim Barnes, Dennis Williams, Lynne Kilker, Bob DeArvil, Meggon McKinley, John Coffman, Becky Huntley, Scott Robinson, Jim Harrison, Dr. Champley, Sharon DeArvil, Larry Callant, Don Conn, Jim Dobyns, Tom Lassin, Andrea Caputo, Business Office Systems personnel, Bonnie Hendrickson, Carol Ubben, Sheryl Hopkins, members of the public.

1. Approval of Minutes: January 5,2010
    - Motion by Nye
    - 2nd by Messer
    - Motion carried

2. Courthouse Renovation Project- Review & Possible Action:
    a. Project Update
        i. Mechanics lien – 3rd to date under Joe the Plumber dispute. States Attorney's office and RJC continue to manage this. Robinson talked with the RJC attorney and they expect it to be resolved amicably soon. Lien rights are 90 days from the last day worked.
    b. Courthouse Budget & Timeline
        i. Budget summary distributed – good news showing still within budget plans. Over budget in Watt Building improvement. Large change order items today include storm sewer, A/V equipment, and unforeseen condition with windows needing additional trim and plaster work.
        ii. Timeline and expense of delays – Furniture delay has caused 4 week overall project schedule delay, at $4,000 per week for a total of $16,000 extended cost plus $5,800 per month of additional rent at the Watt Building. A/V is tied to the furniture choice because it was specified according to board room table configuration. If U shaped board room table is not chosen today, A/V will be delayed at a cost of $4,000 per week delay plus Watt Building $5,800 rent. Williams wants RJC to produce evidence of the critical path for events, changes, float, original schedule, new schedule, predecessors, etc. to show what's changing and justify the $4,000 per week. Motion to extend our lease agreement at the Watt Building to June 2010 by Hopkins. 2nd by Messer. Gouker confirms we can keep extending as needed. Motion carried.
    c. Furniture Bids – Stahl reported we are here to bring the costs down as much as we can but that the original focus was to allow the department heads to specify work space needs. All bids came in much lower than expected. Business Office Systems is here with us today. Caputo reported a $9,000 reduction by swapping manufacturer of audience and board chairs and a $2,000 reduction in data ports and plug ins at the U shaped desk. Gouker confirmed 3-5 people can sit in each pew, and suggested lower priced chairs to fill in around the pews. Rice stated the original plan was to bring the historic look back to the building and have

instructed the architect in this manner including the pews, carpet, stenciling, chairs, etc. He said we can gut the historic pieces now if we want, but the committee didn't want to lose the historic nature of the board room, in particular. Stahl said 2 years ago we wanted large seating and the look of the chairs fit into the room. Nye said we wanted things historically replicated. Hopkins said we've planned this, we've voted, and now we're throwing it out? We wanted a professional meeting place and chose renovation and restoration. If you put in cheap things then you have a cheap looking building, which is not good for the people. Williams asked for a compromise. Hopkins asked if the $11,000 Holabird & Root reduction is a compromise. Barnes presented suggestions based on his research. He did not bother any employee work stations, chairs, or tables. He checked pricing on board room chairs, and refinishing old desks and chairs in the board room asking why we'd put in new chairs if we want an old look. Barnes proposed using our old solid oak desks and replacing with new leather tops. Caputo said the only way to fit them, which was considered originally, is to line them up with backs to the audience, which the board said was not an option because then no one can hear each other. Even in a U shape or square, they won't allow the wide clearances required. Barnes recommended giving these parts of the bid to local dealers. Scott Robinson stated doing so is not legal and encouraged the committee to remember the legal lesson learned from the EVS debacle. Business Office Systems said they expect to contract the wood refinisher out of Sterling. Hopkins said he originally wanted the old desks and the board voted no and that he has worked to honor the wishes of the majority. He wants to know why we doing this again. Stahl reminded the committee of the requirement for people to be able to see and hear each other. Robinson says it's legal to deal with the chosen vendor on pricing, but it's not legal to go out and buy the items from another contractor. Holabird & Root said they have followed our instructions and drafted the specs based on department heads and county board direction. They will give us cheaper chairs if we want cheaper chairs. Williams said because the economy has changed, we have to be more choosey on these items. Stahl is in favor of taking chairs out of the board room and changing conference room chairs, except for the 3rd floor conference room. Robinson says it is not legal to change the bid specs at this point of the process. McKinley said it is very expensive to make all these changes at the last minute and that the board is spending money to save money, which doesn't make sense. With the cost of delays and the extra rent, there is little to no net savings, and it may even cost us more in the end than if we had gone with the bid selection in December as scheduled. More savings suggestions were discussed, such as eliminating lunch room chairs, using the old board room chairs that connect to the desk in the 3rd floor conference room, going from 32 chairs in the bid down to 22 and negotiating $18,000 in BOS chair fees. Huntley asked the committee to ensure people in the community feel welcomed into a professional board room and asked to leave things as planned with the pews and the chairs that match the period of the room. Hopkins moved to approve the furniture purchase order at a maximum of $231,797.20 without disturbing any employee work stations and by saving on chairs as discussed, where possible. Messer 2nd. Rice said we could lower the price further, and BOS agrees to working with Jim Barnes on identifying a local refinisher for the pews. Role call vote taken: Rice yes, Messer yes, Hopkins yes, Gouker no, Gronewold yes, Nye yes, Stahl yes. Motion carried.

d. A/V Equipment Change Orders

   i. MM explained the configuration of the A/V specifications at the U table again with microphones on every desk, one at the podium, two overhead projectors, and two screens each retracting back into the ceiling when not being used. One change order for $89,582.00 includes all audio and visual. The alternate change order includes just the audio (no visual) for $63,601. Pricing includes the electrical and labor to cut everything in. Gronewold asked what the original $25,000 A/V budget line item was

to cover, and McKinley said when she inherited the budget, it was actually set at only $10,000. Both budgets were set too low. Rice stated we want a good sound system so it works and everyone can hear what's going on. Williams questioned the $11,000 labor for installing the visual in the ceiling. Motion by Messer to recommend to the County Board the A/V change order of $63,601 without the visual. 2nd by Hopkins. Motion carried.

e. Change Orders
   i. #32 – Site drain trap primer for $787. Hopkins moved to approve, noted as unforeseen condition. 2nd by Messer. Motion carried with one nay vote by Gronewold.
   ii. #36 – Storm Sewer solution for $70,250. Gronewold asked RJC to confirm this belongs to the city, and not IDOT. RJC said yes and confirmed the building permit was waived too. Williams asked why this is higher than the $40,000 estimate he recalls. McKinley will provide details for the County Board meeting. Messer moved to recommend this change order to the county board by reason of owner initiated. 2nd by Hopkins. Motion carried.
   iii. #49 – Refinish existing grills that are plugged with debris from East side of building. To remove and replace the grills would be $3,500. Holabird & Root approves of refinishing the existing grills and leaving the exhaust fans in place for $1,321. Hopkins moves to approve refinishing the grills and leaving the exhaust fans in place for $1,321 by reason of owner initiated. Nye 2nd. Motion carried.
   iv. #55 – Install window extensions for $38,794. Ringland Johnson explained that the original custom design placed the windows very far back from the face brick of the windows and that upon demoing the windows, they needed to move the windows further to the exterior of the window than planned to hold them in place. This requires putting in jamb extensions on the inside of the building. With the radius tops, all that wood has to be bent and formed. 11 window sills were also missing. RJC proposes doing this work on a T&M basis not to exceed $38,794 and noted there is no delay to the project for this item. Hopkins moves to approve T&M not to exceed $38,794 by reason of unforeseen condition. 2nd by messer. Motion carried.
   v. #57 – Nicor gas regulator for $2,388. RJC explained the gas coming to building was high pressure and the drawings didn't state it needed to move to low pressure. They have 2 options; put in one single regulator at the meter for $2,388 or do it at every piece of equipment that requires gas, which is much more expensive. Motion to approve this change order by Messer with reason of omission by architect & contractor. Motion carried.
   vi. #58 – Ringland Johnson and Holabird & Root agreed to eliminate this change order.
   vii. #59 – Freeze less wall hydrants in lieu of specked hose bibs for $535. Discussion followed with the committee concluding maintenance has been managing this issue successfully all these years without the specked hose bibs. Messer moved to deny this change order. 2nd by hopkins. Dearvil said it will cost more than $535 if something goes wrong and the committee should approve it. Motion to deny the change order carred.

f. Additional Scope Items
   i. Art work proposal – Carol Ubben, a local artist offering to recreate a painting of the mural that was covered up by the electrical paneling, presented a number of options based on the size of the painting desired. Discussion followed, and the committee asked Ubben to come to the court house and recommend both placement and size for the next LRP committee meeting. McKinley will arrange a time for her to come walk through the courthouse.

3. Approval of LRP Bills
    - Motion by Hopkins to approve LRP bills in the amount of $1,060,800.91. 2nd by Messer. Motion carried. McKinley will ask Sheriff Beitel to explain the CIS license agreement with the Oregon Police Department to the County Board.

4. New Business - none

5. Public Comment - Don Conn stated that years back, the committee voted for the Judicial Center contract and they didn't do their homework, but we on the board didn't give them a hard time. He said now that these board members aren't in control of this project, they become detractors and it would be nice to leave the dissenters out of the project so we could move it forward. Dobyns showed the committee pictures of deteriorating columns that will need to be fixed. He'll bring information to the next meeting, stating they are filling the leaks with expansion foam, which you'll see from the ground. Stahl thanks Barnes and Dennis for coming to the meeting.

6. Next Meeting Date – March 2, 2010, 10:30

7. Adjournment by Chairman Stahl at 5:12.

Respectfully Submitted,
Meggon McKinley, Ogle County Administrator

Kim Stahl – Chairman

Long Range Observations

Actions are inconsistent with stated objectives. What is the goal?

<u>Furniture controversy</u>

- **December**: Issue cited for not passing was bid specs (Prevailing Wage & Sales Taxes)
- **January**: Bid specs were addressed. Now cost was the focus. Some members wanted to change to a vendor that didn't meet the specs for some items. The cost of the Board table was the next objection. Board wanted to reconsider amount of furniture to be purchased despite being told that delays would create additional expense.
- **February LRP**: $17,749 in savings identified through changes in chairs and connections. U-shaped table vs. old desks was again raised (revisiting issue closed previously). This option does not meet the desired layout and the lack of a decision on this matter is the major reason for the delay costs.

Financials of delay:

Furniture Allowance	$337,200.00
Furniture Bid	$249,546.62
Reduced Amount	$231,797.20
Proposed Savings	**$ 17,749.42**
Cost of Savings	
RJC (1month)	$ 16,300.00
Rent (1 month)	$ 5,800.00
Utilities Est.	$ 1,200.00
Mileage Est.	$ 1,000.00
Architect/ Other	????
Increased Cost	**$ 24,300.00**
Net Loss	**$ (6,550.58)**

Stated objective is to save money. However, delays are actually costing more than is saved.

Also, moving target on issues identified creates impression that the real objective is to delay the project and make it appear to have been unsuccessful.

Revisionist history in comparisons with the Judicial Center project?

Contrast the management of Judicial Project versus current expectations:

Financials

- Project Manager was paid $922,672. This figure included time and mileage to attend most meetings.
- Contingencies were built into most subcontracts as part of the bid instructions. The amount totaled between $787,500 to $811,000 depending upon which source is referenced (Project Manual vs. Bid Packet B). Costs for additional materials and temporary work spaces were built in on top of those numbers for certain contracts.
- There was an overall contingency of more than $900,000 built into the budget on top of contingencies in each of the subcontracts.

Administration

- Meeting minutes were only in Board packets about half the time.
- Additional bills and change orders were regularly presented at County Board meetings with no prior discussion because quick action was necessary.
- Of the 69 change orders found in the meeting minutes, only 12 had been filed with the County Clerk when I reviewed this documentation in late 2006 or early 2007 at the request of a Board member. The building was occupied as of December 2005.

Accountability

There are issues with every building project and the Judicial Center was no exception. However, there was less emphasis on holding the construction manager, architect, or contractor accountable for these flaws and oversights.

Given these facts, it appears that the Courthouse renovation project is actually being run every bit as efficiently if not more effectively than the Judicial Center project was, which is not how it is being portrayed.

Respectfully Submitted,

John H. Coffman
Ogle County Treasurer

Long Range Expenses

	2010 Annual Budget	YTD Through 1/31/10	% Spent	Multi-Year Project Budget	LTD Expense	LTD % Spent
Courthouse Budget	6,689,557.00	1,185,733.54	17.7%	$ 7,500,000.00	$ 3,568,245.80	47.6%
Salaries- Committee Meetings & Mileage	7,000.00	600.00	8.6%			
Travel	1,000.00	4.16	0.4%			
Total Meeting Expense	*8,000.00*	*604.16*	*7.6%*			
CAD/ Records Management System	119,234.00		0.0%	625,000.00	491,766.00	78.7%
Oregon Police Dept CIS Access	22,500.00		0.0%			
NITT Commission	175,000.00		0.0%			
County Network Upgrade	75,000.00		0.0%			
Global Enterprise Technology						
Dynamic Horizons						
Dixon Ottawa						
Total - Network Upgrade	*75,000.00*	*-*	*0.0%*			
Jail - Code Improvements	250,000.00		0.0%			
Stillman Bank- Bond Servicing						
Transfer to Bond Fund	1,151,200.00		0.0%			
YTD Total Ependitures	**8,490,491.00**	**1,186,337.70**	**14.0%**			