**Long Range Planning – Courthouse Renovation Committee Meeting**

**May 12, 2009**

**Tentative Minutes**

1. Call to Order: Chairman Kim Stahl called the meeting to order at 9:06 a.m. Present: Maggie Nye, Rich Gronewold, Lyle Hopkins, Ed Rice and Mel Messer. Others: Jim Barnes, Bonnie Hendrickson, Dennis Vovos & Andrea Caputo with Holabird & Root, County Clerk & Recorder Rebecca Huntley, Larry Callant, Treasurer John Coffman, State's Attorney Ben Roe and Vinde Wells. Absent: Kim Gouker.

2. Approval of Minutes: April 14, 2009: Motion by Gronewold, 2nd by Hopkins to approve the minutes. Motion carried.

3. Courthouse Renovation Project:
    a. Review timeline: Nothing to discuss.

    b. Courthouse Remodeling Bids: Dennis distributes a list of the bids received. He states that they are 25-30% lower than budget and discussion followed. Alternate #1 is renovation of the entire west side (parking lot, entrance, enhanced landscaping), Alternate #2 is for replacement of damage curve sidewalk on east side, Alternate #3 includes canopy of handicap entrance with snow melt system in ramp, Alternate #4 was the stenciling in board room but has been removed from bids and Alternate #5 is for an emergency generator. Dennis states it is the Board's decision to accept or decline any or all of the alternates. Huntley questions if any alternates or renovation includes the sidewalks that are located right next to the building, her concern is the falling snow in the winter, discussion followed. Dennis also informs the Committee that Rockford Structures turned in their bid late, Rice states they should be disqualified for their late submission, Committee agrees. EVS Construction and Ringland Johnson are the two lowest bids; Holabird & Root will contact both for clarification and verify amounts. Motion by Rice, 2nd by Messer for Holabird & Root to contact both companies for final amounts including all four alternatives and make a presentation to the County Board on Tuesday. Motion carried. Rice states his concern for the need of a field observer for the project to report back to the Committee on a weekly basis. Dennis states their contract includes a field observer to report once every two weeks, but can come as often as needed or wanted, and will get cost amounts for a weekly visit.

    c. Courthouse Antiques & Video Update: Bonnie states everything going good, nothing new to report on.

d. Memorial Hall & Stenciling:

e. 3rd Floor Mural: The mural has been partially uncovered, Dennis stated that in the original layout an electrical closet would be in place of the mural, some rearranging has been made to allow the mural uncovered for display with possible enhancement to display history of wall. An allowance will be included in projected totals on Tuesday.

f. County Clerk's Monitor/Server: Huntley mentioned that a bill for the moving of her office computers has been turned into Treasurer Coffman for Long Range Planning. She also mentioned that there are still some items in the basement of the courthouse that need to be taken care of.

g. Cannon Bids: Nothing to report.

h. Historical parts of Courthouse: Andrea mentioned that they do have some things that can be reused in the renovation; however nothing is being disposed of without consent.

4. New Business: The monthly invoices were presented and discussion followed. Gronewold questions the IDOT bill for $40,034 and Global Enterprise Tech. bills. Coffman states that a mistake has been made, the $40,034 should payable to All Purpose Erectors and the other two in question are for the phone system, which will be moving back with us after the renovation. Coffman also added that a few additional bills will be added to this month's total.

5. Public Comment: None

6. Next Meeting Date: Next meeting is scheduled for June 9th at 9:00 a.m. in the Sheriff's Dept. Training Room.

7. Adjournment: As no further business was before the Committee, Chairman Stahl declared the meeting adjourned. Time: 10:25 a.m.

Respectfully submitted,
Tiffany O'Brien

HOLABIRD & ROOT
CREATE PRESERVE TRANSFORM

140 SOUTH DEARBORN STREET
CHICAGO, ILLINOIS 60603

T 312.357.1771
F 312.357.1909

WWW.HOLABIRD.COM

May 14, 2009

Ms. Kim Stahl
Ogle County Long Range Planning Commission Chair
Ogle County Courthouse
Oregon, IL 61061

Dear Kim:

On Tuesday May 12, 2009, bids were received for the renovation of the Ogle County Courthouse. Bids from nine general contractors were received. A Bid Tabulation spreadsheet is attached identifying the base bid amounts, bid bond amount, builders risk insurance cost and a list of bid alternates. The bid alternates include the following:

*Alternate No. 1:* Additional landscaping and hardscape on the west side of the courthouse including re-paving of the existing parking lot.
*Alternate No. 2*: Replacement of the existing curved concrete sidewalk east of the building
*Alternate No. 3:* Add snow melt system and canopy to handicap ramp on the west side of the building.
*Alternate No. 4:* This alternate was deleted
*Alternate No. 5:* Add an emergency generator

The current low bidder is EVS Construction located in Aurora Illinois. We have checked several of their references and have received positive feedback. The low bid submitted by EVS is within the budget estimate developed for the project. We would recommend the Board of Trustees accept this bid and enter into a contract for construction with EVS. We would also encourage the Board to accept as many of the bid alternates as they see fit.

A second spread sheet is attached outlining a projection of project costs. This spreadsheet includes the bid amounts from EVS as well as allowances for other costs that the County has or will incur. This project summary also includes a construction contingency to be used at the discretion of the County for changes during construction.

The current schedule is to begin construction next month with completion targeted for April of 2010. Approval to proceed is critical in maintaining this timeline.

Sincerely,

Dennis Vovos, AIA
Associate Principal

DV/ls

cc: E. Rice
J. Case
A. Caputo
D. Vovos
File 14970

| Ogle County Courthouse Renovation | | | | | | | | | | | | | | Bid Tabulation |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Bidder | Base Bid Amount | Addenda | | | Bid Deposit | Performance Bond | Builders Risk | Alt No.1 | Alt No.2 | Alt No.3 | Alt No.4 | Alt No.5 | Total Bid |
| | | | No.1 | No.2 | No.3 | | | | | | | | | |
| 1 | EVS Construction | $5,070,000.00 | Y | Y | Y | 5% | $38,000.00 | $19,000.00 | $174,000.00 | $8,700.00 | $86,200.00 | $0.00 | $31,700.00 | $5,427,600.00 |
| 2 | Rockford Structures | $5,154,000.00 | Y | Y | Y | 5% | $55,100.00 | $7,200.00 | $166,000.00 | $32,000.00 | $40,800.00 | $0.00 | $29,400.00 | $5,484,500.00 |
| 3 | Ringland Johnson | $5,187,000.00 | Y | Y | Y | 5% | $34,442.00 | $7,500.00 | $142,000.00 | $12,625.00 | $91,400.00 | $0.00 | $31,000.00 | $5,505,967.00 |
| 4 | Sjostrom & Sons | $5,541,925.00 | Y | Y | Y | 5% | $38,000.00 | $15,000.00 | $202,930.00 | $18,700.00 | $113,440.00 | $0.00 | $31,180.00 | $5,961,175.00 |
| 5 | McHugh | $5,662,700.00 | Y | Y | Y | 5% | $51,000.00 | $13,300.00 | $220,000.00 | $16,500.00 | $90,000.00 | $0.00 | $35,000.00 | $6,088,500.00 |
| 6 | Irving Construction | $5,950,000.00 | Y | Y | Y | 5% | $49,000.00 | $6,000.00 | $246,000.00 | $18,000.00 | $85,000.00 | $0.00 | $40,000.00 | $6,394,000.00 |
| 7 | Kenny Construction | $6,264,399.00 | Y | Y | Y | 5% | $56,502.00 | $12,000.00 | $147,009.00 | $9,747.00 | $91,218.00 | $0.00 | $33,323.00 | $6,614,198.00 |
| 8 | LJ Morse | $6,416,000.00 | Y | Y | Y | 5% | $57,250.00 | $20,200.00 | $365,600.00 | $14,200.00 | $102,300.00 | $0.00 | $31,400.00 | $7,006,950.00 |
| 9 | Stenstrom | $6,474,000.00 | Y | Y | Y | 5% | $42,000.00 | $19,000.00 | $220,000.00 | $33,000.00 | $82,000.00 | $0.00 | $32,000.00 | $6,902,000.00 |
| 10 | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | May 11,2009 |

Note: Rockford Structures bid was disquailifed due to late submittal.

| | Project Cost Summary 5/12/08 | | | |
|---|---|---|---|---|
| 1 | **Construction Cost** | | | |
| | Base Bid | $ | 5,070,000 | Based on Low Bid from EVS Construction |
| | Performance Bond | $ | 38,000 | Based on Low Bid from EVS Construction |
| | Builders Risk Insurance | $ | 19,000 | Based on Low Bid from EVS Construction |
| | Alternate No. 1 | $ | 174,000 | Based on Low Bid from EVS Construction |
| | Alternate No. 2 | $ | 8,700 | Based on Low Bid from EVS Construction |
| | Alternate No. 3 | $ | 86,200 | Based on Low Bid from EVS Construction |
| | Alternate No. 4 | $ | - | Based on Low Bid from EVS Construction |
| | Alternate No. 5 | $ | 31,700 | Based on Low Bid from EVS Construction |
| | ComEd Utility Charge | $ | 17,000 | Allowance |
| | Construction Contingency | $ | 408,345 | Allowance of 7.5% of Construction Cost |
| | Construction Cost Sub-Total | $ | 5,852,945 | |
| 2 | **Furniture** | | | |
| | Moveable Furniture | $ | 337,200 | Budget Estimate |
| | Furniture Cost Sub Total | $ | 337,200 | |
| 3 | **Professional Fees** | | | |
| | A/E Fees | $ | 541,462 | 8.5% of Construction + Furniture Cost+ Stencil Restoration |
| | Programming Fee | $ | 40,000 | Lump Sum Fee |
| | Reimbursable Expense Allowance | $ | 50,000 | Allowance |
| | Site Survey | $ | 5,000 | Allowance |
| | Geo-Thermal Test Boring | $ | 15,000 | Allowance |
| | Paint Historian | $ | 5,000 | Allowance |
| | Hazardous Material Assessment | $ | 5,000 | Allowance |
| | Hazardous Material Abatement | $ | 30,000 | Allowance |
| | Tree Removal | $ | 2,000 | Allowance |
| | Owners Contingency | $ | 75,000 | Allowance |
| | Professional Fees Sub-Total | $ | 768,462 | |
| 4 | **Owner Furnished Equipment** | | | |
| | A/V Equipment | $ | 10,000 | Allowance |
| | Security Equipment | $ | 10,000 | Allowance |
| | Telephone/Data Systems | $ | 25,000 | Allowance |
| | Departmental Signage | $ | 5,000 | Allowance |
| | Owner Furnished Equipment Sub-Total | $ | 50,000 | |
| 5 | **Costs Associated with Temporary Office Space** | | | |
| | Moving Costs | $ | 25,000 | Allowance |
| | Tempoary Rental Space | $ | 75,000 | Allowance |
| | Watts building improvements | $ | 70,000 | Allowance |
| | Temporary Space Sub-Total | $ | 170,000 | |
| 6 | **Project Scope to be Completed** | | | |
| | Boardroom Stenciling | | | |
| | Boardroom Stencil Restoration | $ | 145,000 | Allowance |
| | Plaster Restoration | $ | 35,000 | Allowance |
| | Stencil Mock-up | $ | 14,000 | Allowance |
| | Memorial Hall Mural Restoration | | | |
| | Testing | $ | 3,000 | Allowance |
| | Mural & Wall Restoration | $ | 21,000 | Allowance |
| | Floor Plan Re-Design and Detailing | $ | 8,000 | Allowance |
| | Construction Cost | $ | 12,000 | Allowance |
| | Project Scope to be Completed Sub-Total | $ | 238,000 | |
| | **Total Estimated Project Budget** | **$** | **7,416,607** | |