

**PROCEEDINGS  
OF THE COUNTY BOARD  
ADAMS COUNTY, ILLINOIS**

**COUNTY OF ADAMS)  
STATE OF ILLINOIS)**

The County Board of Adams County, Illinois met at the Courthouse, Quincy, Illinois, on Wednesday, January 18<sup>th</sup>, 2017 at 7:00 P.M., pursuant to recess.

PRESENT: Les Post, Chairman  
Chuck Venvertloh, County Clerk

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Mr. Matt Obert gave the invocation which was followed by the Pledge of Allegiance to the flag of the United States of America.

Chairman Post called the meeting to order. The County Clerk called roll and the following members were present: Theresa Bockhold, Duane Venvertloh, Joe Zanger, Richard Reis, Todd Duesterhaus, Brett Austin, Rebecca Weed, Ryan Niekamp, Ryan Hinkamper, Dave Bellis, Marvin Kerkhoff, John Heidbreder, Kent Snider, Mark Peter, Matt Obert, Robert Reich, John Brady, and Les Post. Total Present: 18 Absent were: Todd Degitz, Alex Drummond & Seldon Totsch. Total Absent: 3

Chairman Post declared a quorum present.

Officeholders, department heads, and/or their representatives also present were: Jim Frankenhoff and Dave Bockhold from the Highway Department, Gary Farha-Adams County State's Attorney, Georgene Zimmerman-Supervisor of Assessments, John Frankenhoff from the IT Department, Sheriff Brian Vonderhaar, and Lori Geschwandner- Circuit Clerk.

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**Transportation, Building & Technology**

***Committee Report (Mr. Snider)***

No Report

**Legislative & Judicial**

***Committee Report (Mr. Niekamp)***

No Report

## Public Health & Safety

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### ***Committee Report (Mrs. Weed)***

No Report

## Finance

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### ***Committee Report (Mr. Venvertloh)***

No Report

## Jail Sub-Committee

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### ***Committee Report (Mr. Peter)***

Report –

Mr. Peter reported the Jail SubCommittee is presenting the revised Project Budget and the Design Development Submission for the full County Board consideration. Mr. Cook, lead project architect for HOK will present both documents. The past two days, Sheriff Vonderhaar, Jail Administrator Chad Downs and the senior staff of the Adams County Sheriff's Department, along with Chief Copley and his senior staff, have spent long hours reviewing the design features and related budget numbers of these two documents to achieve maximum efficiency of operations at the lowest possible construction cost to the tax payers of Adams County. Their input, along with technical advice from HOK personnel, has developed the proposals that need reviewed and acted upon tonight.

Mr. Peter explained the numbers in the reports are much different and more favorable to the success of this project than the numbers the committee started with yesterday at 1:00 p.m. Mr. Cook will highlight that information and the design changes those dollar reflect in his presentation. During the past two days, the focus of all involved in reviewing this budget and design document has been to bring the budget back within the 25 million dollar cost estimate shared with voters when the ¼ cent sales tax was approved and yet still provide a properly sized, safe and efficient jail to serve the county for many years to come. The Jail Subcommittee wishes to thank all the QPD and Sheriff Department staff that contributed to this effort.

Mr. Peter asked Mr. Cook from HOK to explain the costs to the County Board.

The second design submission is completed. The Design Development is roughly 60% complete. There are some material and equipment considerations to be made. This cost estimate was higher than hoped and required some cost cuts(savings) be made. The Design team made some changes in the design plan which resulted in roughly 700k in savings from the estimates presented January 17<sup>th</sup>. The plan is to have a revised design concept for the February 14<sup>th</sup> County Board meeting. There is about 3500 square foot less in the design currently. Some smaller spaces were reconfigured. Some spaces were changed to doubles but the bed count is still at 190.

Mr. Duesterhaus asked if change orders were figured into the cost. Mr. Cook stated they were at the rate of 2.5%.

Mr. Snider stated there is an owner contingency built in at approximately 1.7 million.

Mr. Cook stated they expect to contract documents for the next phase in the next 7-10 weeks. A building permit from the city will be needed. Drawings will be updated. Then the project will need to go out for bid.

Mr. Venvertloh stated the furniture, fixtures and equipment appears low due to the use of prefab cells.

Mr. Cook stated some additional costs were due to the site soil conditions being poor. Precast concrete is not an option due to the type of foundation needed and the size of the jail. Piatt County Jail is 12 years old. They used the prefab cells and they look like new. Each cell "pod" is a complete cell.

Mr. Duesterhaus asked if there is a warranty on the steel pods. Mr. Cook said they will have a warranty, he is just not sure what that is yet as materials selection still needs completed.

Mr. Obert asked if the IT data cost, which is figured at zero, was included in the overall costs. He asked for an explanation of the raw cost change from 2,274,977 to 2,199,585. Mr. Cook stated those changes were ok'd with the Sheriff's staff. One change was the removal of the physical training room.

Mr. Obert asked where we are as far as being able to cut any other costs. Mr. Cook stated that in order to cut costs further, the lowering of bed units would be required.

Mr. Duesterhaus asked when these numbers would be available for public and will we looking for local bidders. Mr. Cook stated these numbers are not private and he expects to have regional bidders as the bidding process will be an open process.

Mr. duesterhaus asked if we would be requiring Adams County labor. Mr. Cook stated in the past, a job fair was utilized and that did get local labor. It is possible to do that on this project.

Mr. Reich asked if there is a concern about the stability of steel prices. Mr. Cook stated that a change in steel prices would affect the costs of project.

Mr. Peter said the cell situation could be decided at the February or March meeting and that would save the concern of steel fluctuation.

Mr. Austin asked about the design change regarding the look of the building.

Mr. Cook stated there is a change of Brick versus concrete. It will still look good and will be constructed as to fit the look of the area and look of the current courthouse. Mr. Austin said if the look is not broken up, he is concerned it will look like a huge concrete monster and asked the design team to work to ensure it is not just a giant concrete box.

Mr. Heidbreder asked about the safety of the jail workers and the visibility issues. Mr. Chad Downs said there be glass and blind spots will be covered by cameras.

Mr. Hinkamper asked if the jail is still safe with the cuts made. Sheriff Vonderhaar stated the cuts are not a safety concern.

Mr. Snider sated the committee voted unanimously to accept the budget and design.

Mr. Snider made a motion to accept the construction budget and the Design Development Submission.

Mr. Venvertloh seconded the motion.

Mr. Peter thanked the Sheriff Department and the Quincy Police Department for their willingness to make the changes in order .

The motion to accept the construction budget and the Design Development Submission was approved

Mr. Peter thanked the Sheriff Department and the Quincy Police Department for their willingness to make the changes in order .

## Ambulance Building Committee

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### ***Committee Report (Mr. Obert)***

No Report

### **New Business**

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No Report

### **Correspondence**

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None

The January 18<sup>th</sup>, 2017 meeting was recessed until February 14<sup>th</sup>, 2017 at 7:00PM.

	ESTIMATE (REV1) 2017-01-17		ESTIMATE (REV2) 2017-01-18	
	Adams County	City of Quinby	Adams County	City of Quinby
A/E Fees	\$ 1,833,000	\$ 175,000	\$ 1,833,000	\$ 175,000
Engineering Cost / Utilities & Street Closure	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	\$ 1,833,000	\$ 175,000	\$ 1,833,000	\$ 175,000
Fixtures, Furnishings, Equipment	\$ 350,000	\$ -	\$ 350,000	\$ -
IT / Data	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	\$ 350,000	\$ -	\$ 350,000	\$ -
Acquire & Demolish 4 Buildings East of 6th	\$ -	\$ 1,475,000	\$ -	\$ 1,475,000
Acquire & Demolish Additional Vermont St Property	\$ 200,000	\$ -	\$ 200,000	\$ -
Demolish Existing Public Health Building	\$ 202,000	\$ -	\$ 202,000	\$ -
<b>Subtotal</b>	\$ 402,000	\$ 1,475,000	\$ 402,000	\$ 1,475,000
Project Subtotal (Property Acquisition & Demolition)	\$ 250,000	\$ -	\$ 250,000	\$ -
Relocate Existing Utilities / Vacate 6th Street	\$ 250,000	\$ -	\$ 250,000	\$ -
Project Subtotal (Utility Relocation)	\$ 100,000	\$ -	\$ 100,000	\$ -
Archaeological Services	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Project Subtotal (Archaeological Services)	\$ -	\$ 200,000	\$ -	\$ 200,000
Facility Maintenance	\$ -	\$ 200,000	\$ -	\$ 200,000
Project Subtotal (Facility Maintenance)	\$ 22,749,767	\$ 1,730,000	\$ 21,995,947	\$ 1,730,000
Construction Costs (Reviv)	\$ -	\$ 24,479,767	\$ -	\$ 23,725,947
Project Subtotal (Construction Costs (Raw))	\$ 1,164,650	\$ -	\$ 1,919,570	\$ -
Deductions	\$ 771,650	\$ -	\$ 771,650	\$ -
Reduce Mechanical Cost / BRIC Cost Data	\$ 27,000	\$ -	\$ 27,000	\$ -
Remove Fabric Panels (Provided by Others)	\$ 250,000	\$ -	\$ 250,000	\$ -
Revise Masonry Cavity Wall to Precast Panel	\$ 76,000	\$ -	\$ 76,000	\$ -
Remove Metal Gate Carwalk In Chases	\$ 40,000	\$ -	\$ 40,000	\$ -
Integrate Ramp w/ Landscaping, Remove Exterior Stair	\$ -	\$ 80,000	\$ -	\$ 80,000
Minimize work @ Existing Sallyport	\$ -	\$ 17,820	\$ -	\$ 17,820
Revise N&S Curtain Wall	\$ -	\$ 65,000	\$ -	\$ 65,000
Remove Metal Panel, replace w/ Precast	\$ -	\$ 22,000	\$ -	\$ 22,000
Remove secure vestibule @ GP Units	\$ -	\$ 13,000	\$ -	\$ 13,000
Remove folding partition @ Training Room	\$ -	\$ 10,000	\$ -	\$ 10,000
Remove ceramic fit glazing	\$ -	\$ 15,000	\$ -	\$ 15,000
Change floor material to VCT	\$ -	\$ 280,000	\$ -	\$ 280,000
Alternate - Duplicate Generator	\$ -	\$ 12,500	\$ -	\$ 12,500
Remove Redundant Fire Shifter	\$ -	\$ 143,000	\$ -	\$ 143,000
Insulated Precast Panel Cost Adjustment	\$ -	\$ 80,000	\$ -	\$ 80,000
Remove 8 Prefab Cells	\$ -	\$ 15,600	\$ -	\$ 15,600
Remove 8 Cell Doors	\$ -	\$ -	\$ -	\$ -
General Conditions, Overhead & Profit	\$ 2,274,977	\$ 173,000	\$ 2,199,585	\$ 173,000
Project Subtotal (O&P)	\$ 2,447,977	\$ -	\$ 2,372,585	\$ -
Contingency (Design)	\$ 625,619	\$ 47,575	\$ 604,886	\$ 47,575
Subtotal	\$ 625,619	\$ 47,575	\$ 604,886	\$ 47,575
Escalation	\$ 684,865	\$ 52,080	\$ 662,198	\$ 52,080
Project Subtotal (Escalation)	\$ 736,945	\$ -	\$ 714,249	\$ -
Contingency (Owner)	\$ 526,705	\$ 40,053	\$ 509,250	\$ 40,053
Project Subtotal (Owner Contingency)	\$ 566,758	\$ -	\$ 549,303	\$ -
Contingency & Escalation Subtotal	\$ 1,978,896	\$ -	\$ 1,916,072	\$ -
Project Subtotal (Construction Costs (Factored))	\$ 26,887,932	\$ 2,042,708	\$ 26,971,736	\$ 2,042,708
Design Building Gross SF	\$ 77,165	\$ -	\$ 77,165	\$ -
Design Cost / SF	\$ 374.59	\$ -	\$ 363.05	\$ -
Program Deductions	\$ 5,789	\$ 3,480	\$ 5,789	\$ 3,480
Simplify Dayroom End Condition	\$ 412	\$ 175	\$ 412	\$ 175
Move South Wall 5' to north	\$ 175	\$ 272	\$ 175	\$ 272
Eliminate Court Holding	\$ 150	\$ 150	\$ 150	\$ 150
Eliminate L2 CPD Lobby Space	\$ 150	\$ 780	\$ 150	\$ 780
Eliminate Physical Training Room	\$ 780	\$ 350	\$ 780	\$ 350
Combine Close Watch / Holding Cells	\$ 350	\$ -	\$ 350	\$ -
CPD Evidence Storage Efficiency	\$ -	\$ 70	\$ -	\$ 70
Eliminate 1 Exam Room	\$ -	\$ -	\$ -	\$ -
Remove 8 Cells @ North Units, Double bunk @ Sub Units	\$ -	\$ -	\$ -	\$ -
Relocate CPD Public Toilet to L1 Lobby	\$ -	\$ -	\$ -	\$ -
Reduce Work Release to single dorm	\$ -	\$ -	\$ -	\$ -
Reduce work release to inmate worker	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 29,596,932	\$ 3,692,708	\$ 29,706,736	\$ 3,692,708
Total Project Cost	\$ 31,328,675	\$ -	\$ 29,835,212	\$ -
Cost Over \$29.2 M Target Project Budget	\$ 2,128,675	\$ -	\$ 635,212	\$ -

1776304  
 507250  
 662168  
 604986  
 Total Contingency