

January 17, 2001

Commissioner Chairman, Lester Templin, called the special meeting to order at 1:00 P.M. with all Commissioners present. Also attending were: Tom Mattern, Commissioner attorney; Judges Dan Vanderpool and Mike Sposeep; Steve Alexander and Tom Haste with Prince/Alexander Architects (P/A); Carol Stefanatos, Auditor; Sue Baker, Deputy Clerk; Dick Minnick, contractor; John Johnston, Jean Gilbert and David Grandstaff. Commissioners detailed concerns they have with the judicial building project. (1) The project is way behind schedule, (2) the management contract expires in May 2001, (3) quality workmanship being maintained if there's a push to get back on schedule, (4) trusses, drywall and air handlers exposed to the elements, (5) metal studs that have buckled, (6) retention pond work being delayed because materials are stored in the work area, (7) HVAC work at a standstill, and the designer is no longer affiliated with P/A, (8) no heating/cooling tower excavation to date, (9) no monthly training for the on site foreman, as promised, (10) internal turmoil at P/A, (11) change orders carried out prior to Commissioner approval, (12) delays which force contractors to lay off employees, or to find them committed elsewhere when they're needed, could be a liability for the county. Both judges want to be consulted about interior finishing and data and electrical placement needs on the project. P/A explained to Mr. Johnston, that placing curved glass in the turret windows was cost prohibitive, and Commissioners indicated that eventually the curved glass windows in Memorial Hall will likely be replaced with regular glass due to the cost of curved glass. Mr. Mattern verified with Steve that the management contract between the county and P/A will be extended until the project is completed at no additional charge to the county. Steve also agreed to stretch the monthly management contract payments until the job is completed. He did not commit to keeping the on site foreman without additional cost to the county, although he thought P/A might have contingency funds available to cover the wages. Commissioners are adamant that an on site foreman is required until the project is completed, and want the current foreman retained. Steve's responses to the allegations included: (1) problems with Minnick Construction, the masons, including bonding and meeting work schedules, record weather in November and December, trouble finding contractors for some bid packages and materials' production and shipment delays; (2) he agrees to extend the management contract for the duration of the contract and extend payments due by the county thru September of 2001; (3) Steve wouldn't do anything to compromise the integrity of the project, and work will be completed to the county's satisfaction; (4) his firm has ordered a device to test water content in wood, and the site foreman should have seen that materials were protected; (5) the contractor is responsible for his errors; (6) no response; (7) P/A is working with a new HVAC specialist who will review the plans before any work proceeds. Neither the former nor current HVAC specialists on the project are P/A employees; (8) phone and power lines were a hold-up, although power lines are now moved. Steve felt the Campbell's Construction quote for tower excavation was exorbitant, so he got a second quote from M & W Construction, Roann, he'd like accepted, so work could begin; (9) training was missed in Nov. & Dec., and will be caught up; (10) the problem people are gone and most of the project's original employees are still on staff; (11) Steve knows that's happened in the past, but it won't in the future; (12) contractors are honoring their contracts at this point, Quality Electric is mobilizing to do HVAC and electrical work on all 3 floor simultaneously, along with HVAC work in the courthouse. The county has no liability for damaged materials ordered by contractors. Steve estimates project completion by the end of July 2001, about 45 days behind schedule. Steve says at this point, money is the biggest issue, and the delay allows the bond money to accumulate more interest, thus increasing our fund base. Using several local contractors, rather than one general contractor, cuts costs, but also makes schedule coordination more difficult. The original objective was to have the pre-cast set the second week of November. Masons, along with weather prevented this. P/A won't allow brick laying in sub zero weather, and temporary enclosures and heating are cost prohibitive.

Steve Alexander agenda: He presented a plan for remodeling the second floor of Memorial Hall for the Probation Department, based on needs presented by director Tina Edwards. They don't want to alter the interior architecture of the building any more than necessary. Steve says repairing the existing windows, and adding storm windows to protect them, adheres to the external architecture better than new windows. If a hoped for March first deadline is met in regards to inventory and storage of museum articles on the second floor, Steve estimates the area renovation could be complete by the end of June 2001. Commissioners did not authorize Steve to get estimates from contractors on this job. Commissioners agreed to set a bid deadline of 02/20/01 at 10:00 A.M. to open bids for floor covering, painting and asphalt, and P/A will handle the advertising. Upon the recommendation of Steve, Brian moved to accept the not to exceed quote of \$29,544. from M & W Construction, Roann, to dig the heating/cooling tower and the placement of 10" poured concrete walls, second by Darle, and passed. Steve says he needs to know future plans for the existing courtrooms and third floor of Memorial Hall, for ascertaining phone system needs. Les suggested, since that is undecided at this time, that Steve plan for junction boxes both places. With no further business, the meeting adjourned.

Lester D. Templin, Chairman

Darle V. Dawes

Brian K. Haupert

ATTEST: _____
Carol Stefanatos, Auditor