



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

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***TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Special Session – June 27, 2019

The Board met in regular session pursuant to adjournment of the June 18, 2019, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – absent

Tina Osborne, Clerk – present

Minutes of the June 4, 2019, June 11, 2019, and June 18, 2019 meetings were read and approved.

- 19-0792 A resolution was adopted to approve pay increase for Jason Sorrell, Sewer Maintenance Superintendent, within the Water and Sewer Department. Vote: Unanimous
- 19-0793 A resolution was adopted to accept resignation of Sarah Smith, Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division, effective July 1, 2019. Vote: Unanimous
- 19-0794 A resolution was adopted to hire Sandy Howard as Custodial Worker I within the Warren County Department of Facilities Management. Vote: Unanimous
- 19-0795 A resolution was adopted to hire Glenn Anderson as Custodial Worker I within the Warren County Department of Facilities Management. Vote: Unanimous
- 19-0796 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for David Sauer within the Warren County Department of Emergency Services. Vote: Unanimous
- 19-0797 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Kristen Miller within the Warren County Department of Emergency Services. Vote: Unanimous

- 19-0798 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Virginia Couch within the Warren County Department of Emergency Services. Vote: Unanimous
- 19-0799 A resolution was adopted to approve reappointments to the Board of Trustees of the Community Authority of Union Village. Vote: Unanimous
- 19-0800 A resolution was adopted to authorize County Administrator to sign Memorandum of Understanding on behalf of the Warren County Board of Commissioners and the Warren County Dispatch Association. Vote: Unanimous
- 19-0801 A resolution was adopted to recommend members to the Local Emergency Planning Committee. Vote: Unanimous
- 19-0802 A resolution was adopted to authorize President of the Board to sign permit applications from the Ohio Department of Commerce, Division of Liquor Control on behalf of the Warren County Soil and Water Conservation District. Vote: Unanimous
- 19-0803 A resolution was adopted to approve Notice of Intent to award bid to Aero-Mark, Inc. for the 2019 Striping Project. Vote: Unanimous
- 19-0804 A resolution was adopted to post for bid of the Sale of Various Scrap Metal for the Water and Sewer Department. Vote: Unanimous
- 19-0805 A resolution was adopted to post for bid of the Sale of Various Scrap Metal for the Warren County Board of Elections. Vote: Unanimous
- 19-0806 A resolution was adopted to enter into contract with Miller-Mason Paving Co. for the 2019 Chip Seal Project. Vote: Unanimous
- 19-0807 A resolution was adopted to approve and enter into equipment agreement with Woodhull, LLC on behalf of the Office of Economic Development. Vote: Unanimous
- 19-0808 A resolution was adopted to approve and enter into a maintenance agreement with Woodhull, LLC on behalf of the Office of Economic Development. Vote: Unanimous
- 19-0809 A resolution was adopted to approve emergency repair to the generator located at the east wellfield off of Striker Rd. Vote: Unanimous
- 19-0810 A resolution was adopted to approve the second amendment with Clermont County Board of County Commissioners on behalf of Clermont County Juvenile Court for placement services on behalf of Warren County Juvenile Detention and Mary Haven Youth Center. Vote: Unanimous

- 19-0811 A resolution was adopted to authorize County Administrator to execute Change Order #2 with HGC Construction relative to the Warren County Probate/Juvenile Court Addition and Renovation Project. Vote: Unanimous
- 19-0812 A resolution was adopted to approve County Motor Vehicle Tax (CVT-370) for the Village of South Lebanon in the amount of \$100,000.00. Vote: Unanimous
- 19-0813 A resolution was adopted to authorize President of the Board of County Commissioners to sign Internal Revenue Service (IRS) Form 720 relative to Patient Centered Outcomes Research Institute (PCORI). Vote: Unanimous
- 19-0814 A resolution was adopted to approve purchase agreement with Passageways, Inc. on behalf of the Area 12 Workforce Development Board. Vote: Unanimous
- 19-0815 A resolution was adopted to approve agreement and addendum with Maryhaven, Inc. as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 19-0816 A resolution was adopted to approve agreement and addendum with Cornell Abraxas Group, Inc. as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 19-0817 A resolution was adopted to approve and authorize the President of this Board to execute a contract for FY2020 with Butler Behavioral Health Services, Inc for intensive home based counseling on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 19-0818 A resolution was adopted to approve and authorize the President of this Board to execute a contract with Focus on Youth for the Emergency Foster Care Program on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 19-0819 A resolution was adopted to approve the contract between Miami County Juvenile Court and Warren County Commissioners on behalf of the Warren County Juvenile Court Mary Haven Youth Center Division. Vote: Unanimous
- 19-0820 A resolution was adopted to waive fees associated with the St. Margaret of York Catholic Church Festival. Vote: Unanimous
- 19-0821 A resolution was adopted to approve a subsidy grant agreement with the Ohio Department of Rehabilitation and Correction for the FY2020 / 2021 Community-Based Corrections Program 408 subsidy grant agreement on behalf of the Warren County Common Pleas Court. Vote: Unanimous
- 19-0822 A resolution was adopted to approve a subsidy grant agreement with the Ohio Department of Rehabilitation and Correction for the FY2020 / 2021 Community-Based Corrections Program 407 subsidy grant agreement on behalf of the Warren County Common Pleas Court. Vote: Unanimous

- 19-0823 A resolution was adopted to approve and enter into contract between the Warren County Commissioners, for and on behalf of Warren County Children Services with the Warren County Board of Developmental Disabilities, Recovery Services of Warren and Clinton Counties, Warren County Juvenile Court and the Warren County Educational Service Center for the purpose of pooling funds to provide clinical committee services to multi-need children in Warren County. Vote: Unanimous
- 19-0824 A resolution was adopted to approve and authorize the President of this Board to enter into contract with Jones-Warner Consultants, Inc. for engineering services relative to the FY2019 Wayne Meadows Community Development Block Grant (CDBG) project. Vote: Unanimous
- 19-0825 A resolution was adopted to approve and authorize the President of the Board to enter into classroom training agreements on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 19-0826 A resolution was adopted to approve and authorize the President of the Board to enter into on-the-job training agreements on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 19-0827 A resolution was adopted to approve and authorize the President of the Board to enter into on-the-job training agreements on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 19-0828 A resolution was adopted to enter into an agreement with M/I Homes of Cincinnati, LLC, developer of Kerrisdale subdivision in Deerfield Township for fee in lieu of a right turn lane and other improvements on Butler Warren Road at the intersection of Brewer Road. Vote: Unanimous
- 19-0829 A resolution was adopted to approve bond reduction for VWC Holdings, Ltd for completion of improvements in The Villages of Winding Creek, The Boulevards, Section 7 situated in Clearcreek Township. Vote: Unanimous
- 19-0830 A resolution was adopted to approve bond release for VWC Holdings, Ltd for completion of improvements in The Villages of Winding Creek, The Boulevards, Section 6 situated in Clearcreek Township. Vote: Unanimous
- 19-0831 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for VWC Holdings, Ltd for completion of performance of construction of improvements and enter into the maintenance security for the Villages of Winding Creek, The Boulevards at Winding Creek, Section six situated in Clearcreek Township. Vote: Unanimous
- 19-0832 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Rhein Natorp Development Company, LLC for completion of improvements in Long Cove, Phase 6A situated in Deerfield Township. Vote: Unanimous

- 19-0833 A resolution was adopted to approve Capeview Place in Long Cove, Phase 6A for public maintenance by Deerfield Township. Vote: Unanimous
- 19-0834 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Rhein Natorp Development Company, LLC for completion of improvements in Long Cove, Phase 6B situated in Deerfield Township. Vote: Unanimous
- 19-0835 A resolution was adopted to approve Capeview Place and Winding Cape Way in Long Cove, Phase 6B for public maintenance by Deerfield Township. Vote: Unanimous
- 19-0836 A resolution was adopted to approve record plat. Vote: Unanimous
- 19-0837 A resolution was adopted to create a new fund #4434, accept an amended certificate, approve a supplemental appropriation and approve a cash advance for the Liberty Way/Mason Rd turn lanes. Vote: Unanimous
- 19-0838 A resolution was adopted to approve supplemental appropriation into Jail Construction Project fund #4495. Vote: Unanimous
- 19-0839 A resolution was adopted to approve appropriation adjustment from Juvenile Detention fund #11012600 into Juvenile Court fund #11011240. Vote: Unanimous
- 19-0840 A resolution was adopted to approve appropriation adjustment from Commissioners General fund #11011110 into Clerk of Court fund #1101-1260. Vote: Unanimous
- 19-0841 A resolution was adopted to approve appropriation from Sheriff's Office fund 11012200 into 11012210. Vote: Unanimous
- 19-0842 A resolution was adopted to approve appropriation from Sheriff's Office fund 11012200 into 11012210. Vote: Unanimous
- 19-0843 A resolution was adopted to approve appropriation adjustment within Sheriff's Office fund 11012810. Vote: Unanimous
- 19-0844 A resolution was adopted to approve appropriation adjustment within Telecommunications Department fund #11012810. Vote: Unanimous
- 19-0845 A resolution was adopted to approve appropriation adjustment within Telecommunications Department fund #11012810. Vote: Unanimous
- 19-0846 A resolution was adopted to approve appropriation adjustment within Juvenile Court Reclaim Grant fund #2247. Vote: Unanimous

- 19-0847 A resolution was adopted to approve appropriation adjustment within Engineer's Office fund #5590. Vote: Unanimous
- 19-0848 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 19-0849 A resolution was adopted to approve supplemental appropriation into Auditor's Real Estate fund #2237. Vote: Unanimous
- 19-0850 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #1101-1110 into Building and Zoning fund #11012300. Vote: Unanimous
- 19-0851 A resolution was adopted to authorize the President of the Board to accept Owner Controlled Insurance Program (OCIP) and execute Addendum 6 to the Construction Manager At Risk services contract with Granger Construction Company for the New Jail and Sheriff's Administration Office Project ("Project"). Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

Martin Russell, Deputy County Administrator, discussed the upcoming request for proposals (RFP) for Healthcare brokerage relative to Warren County employee benefits.

Mr. Russell discussed the need for the Board to determine what process they desire to follow relative to the selection. He questioned if the Board would like to interview and rank the proposals themselves, appoint a selection committee of all staff, or appoint a selection committee that included staff and one commissioner.

Upon discussion, the Board determined that Commissioner Young should be on the selection committee along with staff.

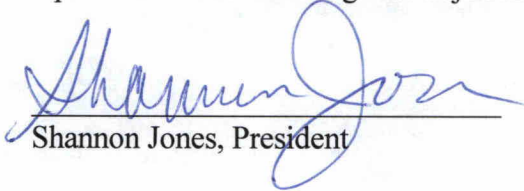
Jason Woehrle, Granger Construction, was present for a work session along with the jail architect Garry McAnally, Trevor Hearn, Facilities Director, and Sheriff Sims and staff for a work session to discuss the construction drawing estimates for the New Warren County Jail and Sheriff's Administration Project.

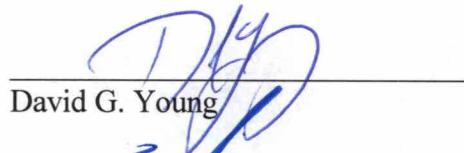
Mr. Woehrle presented the attached construction document estimates and stated the difference between the conceptual design and construction design estimate is due to the soil conditions and a new interpretation in the building code that requires smoke evacuation "fresh air" requirements.

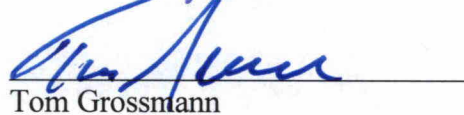
Tiffany Zindel, County Administrator, updated the Board relative to the financing of the project and stated the possible borrowing of \$42 million based upon the estimated additional sales tax receipts and the amount set aside throughout the years for this project.

Upon discussion, the Board accepted the construction document estimates.

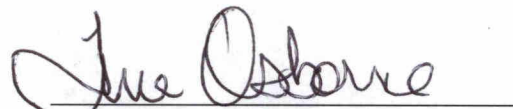
Upon motion the meeting was adjourned.


Shannon Jones, President


David G. Young


Tom Grossmann

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on June 27, 2019, in compliance with Section 121.22 O.R.C.


Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio

Warren County Jail

New Jail & Sheriff's Administration Office Project

Re: Owner, Architect, Construction Manager (OAC) Meeting

Wednesday, June 26, 2019

1. Budget Update

- Approved Design Development Budget Summary:

Construction Cost incl CM Fees	\$47,977,230
Soft Costs	\$ 5,742,381
Base Building Budget	\$53,719,611
Costs due to Road Relo and Site	\$ 1,637,724
FF&E Cost	\$ 1,439,317
Market Adjustment/Tariff	\$ 719,658
<u>Undercut Unsuitable Soil Allowance</u>	<u>\$ 310,000</u>
Total Project Budget	\$57,826,310
- CD Estimate Draft Review

2. Design Milestones:

- Agency Approvals:

ODOC Final	Scheduled for _____.
SWPPP Permit	Approved
Local Building Permit	Approved
EPA Permit	Approved
Waterline Permit	Approved
Right of Way Permit	Approved
Plat Survey	In Review

3. Meetings

- CD budget presentation to Warren County Commissioners 6/27/19 - discuss
- Next OAC meeting 7/23/19, at 1:00pm
- GMP Presentation to Warren County Commissioners 8/13/19 at 9:00am
- Groundbreaking Event 8/13/19 at 11:00am

4. Subcontractor Procurement

- Bid Period 07/8/19 – 07/26/19
- Prebid Meeting 07/16/19 at 2:00pm
- Bid Review Meetings & GMP Development 07/29/19 – 08/10/19
- GMP Approved 08/13/19

5. Construction

- Based on GMP Approval 8/13/19, construction begins 8/19/19.
- Progress Update

6. Open Discussion

CONSTRUCTION DOCUMENT ESTIMATE



PROJECT : Warren Co Jail
 BUILDING : Jail & Sheriff's Administration

LAST UPDATE: 2/4/2019
 DATE: 6/26/2019

	Concept Estimate	SD Estimate	DD Estimate	CD Estimate
Description	Cost	Cost	Cost	Cost
Trade Costs				
Jail Cost	\$40,931,826	\$34,000,611	\$33,447,654	\$35,629,108
Sheriff's Office Cost		\$5,783,676	\$6,099,266	\$6,361,692
Site		\$1,315,455	\$1,877,777	\$1,862,803
Estimate/Bid Contingency - 7%, 6.5%, 2%	\$2,865,228	\$2,876,982	\$2,692,605	\$877,072
SUBTOTAL :	\$43,797,054	\$43,976,724	\$44,117,302	\$44,730,675
Contingency				
CM Contingency - 2%	\$875,941	\$879,534	\$882,346	\$894,613
SUBTOTAL :	\$875,941	\$879,534	\$882,346	\$894,613
SUBTOTAL SUBCONTRACTS + Contingency :	\$44,672,995	\$44,856,258	\$44,999,648	\$45,625,288
CM Fees & General Conditions				
Preconstruction Staffing	\$132,240	\$132,240	\$132,240	\$132,240
Construction Staffing	\$806,571	\$806,571	\$806,571	\$806,571
General Conditions	\$533,080	\$533,080	\$533,080	\$533,080
CM Fee - 2.5%	\$1,116,825	\$1,121,406	\$1,124,991	\$1,140,632
General Liability Insurance - .3%	\$134,019	\$134,569	\$134,999	\$136,876
Performance & Payment Bond	\$245,700	\$245,700	\$245,700	\$245,700
SUBTOTAL CM FEES & GC'S :	\$2,968,435	\$2,973,566	\$2,977,581	\$2,995,099
SUBTOTAL CONSTRUCTION:	\$47,641,430	\$47,829,825	\$47,977,230	\$48,620,387
Project Soft Costs				
Construction Contingency - 4%	\$1,905,657	\$1,913,193	\$1,919,089	\$1,944,815
Design Fee - 7.5%	\$3,573,107	\$3,587,237	\$3,598,292	\$3,646,529
Soil Boring/Survey	\$50,000	\$50,000	\$50,000	\$50,000
Materials Testing	\$100,000	\$100,000	\$100,000	\$110,000
Legal/Financial	By Owner	By Owner	By Owner	By Owner
Plan Review Fees	\$75,000	\$75,000	\$75,000	\$75,000
SUBTOTAL OWNER COSTS :	\$5,703,764	\$5,725,430	\$5,742,381	\$5,826,345
Total Project Budget :	\$53,345,194	\$53,555,254	\$53,719,611	\$54,446,732

Recommended Additional Budgets				
1. Site Cut & Fill				
Trade Costs	\$392,035	\$392,035	\$200,000	incl below
Contingencies & Soft Costs - 15%	\$58,805	\$58,805	\$30,000	
Total Project Budget:	\$450,840	\$450,840	\$230,000	\$0
2. Road Construction	\$807,500	\$807,500	\$1,224,108	\$1,371,582
2b. Road Cut & Fill	\$250,000	\$250,000		
2c. Electrical Trench and Conduit				\$210,000
2d. CM Supervision June/July 2019 (50% of GC cost)				\$36,988
Contingencies & Soft Costs - 15%	\$158,625	\$158,625	\$183,616	\$242,786
Total Project Budget:	\$1,216,125	\$1,216,125	\$1,407,724	\$1,861,356
3. Owner's FF&E - 3% of Total Construction				
FF&E Cost	\$1,456,797	\$1,434,895	\$1,439,317	\$1,140,593
Total Project Budget:	\$1,456,797	\$1,434,895	\$1,439,317	\$1,140,593
4. Market Adjustment/Tariff - 1.5%				
Market Adjustment Cost	\$893,460	\$956,596	\$719,658	\$0
Total Project Budget:	\$893,460	\$956,596	\$719,658	\$0
5a. GeoPiers			\$116,000	\$215,000
5b. CM Supervision June/July 2019 (50% of GC cost)				\$36,988
Contingencies & Fees - 15%			\$17,400	\$37,798
Total Project Budget:	\$0	\$0	\$133,400	\$289,786
6. Smoke Evac Changes				\$147,936
Contingencies & Fees - 15%			\$0	\$22,190
Total Project Budget:	\$0	\$0	\$0	\$170,126
Total Project Budget :	\$57,362,416	\$57,613,711	\$57,649,710	\$57,908,592