

ALLEGAN COUNTY BOARD OF COMMISSIONERS

INDEX

JULY 21, 2011 SESSION

JOURNAL 60

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July 21, 2011 Planning Session

JULY 21, 2011 PLANNING SESSION - INVOCATION, PLEDGE OF ALLEGIANCE, ROLL CALL

1/ The Board of Commissioners of the County of Allegan, State of Michigan, met in the proposed Sheriff's Office and Corrections Center in the City of Allegan on July 21, 2011, at 9:30 A.M. in accordance with the motion for adjournment of July 14, 2011, and rules of this Board; Chairman DeYoung presiding.

The invocation was offered by District 3 Commissioner VanEck.

The County Clerk led the Board in the Pledge of Allegiance to the flag.

Upon roll call the following members answered as Commissioners for the respective Districts:

DIST #1	TERRY BURNS	DIST #7	DON BLACK [left 11:30 a.m.]
DIST #2	STEVE McNEAL	DIST #8	TOM JESSUP
DIST #3	PAUL VanECK	DIST #9	BILL SAGE
DIST #4	MARK DeYOUNG	DIST #10	JON CAMPBELL
DIST #5	DEAN KAPENGA	DIST #11	LARRY JONES
DIST #6	MAX THIELE		

PUBLIC PARTICIPATION - COMMENTS

2/ Chairman DeYoung opened the meeting to public participation and the following individual offered comments: Commissioner Black asked everyone to join in singing "Happy Birthday" to Chairman DeYoung.

AGENDA - ADOPTED AS PRESENTED

3/ Moved by Commissioner Jones, seconded by Commissioner Sage to adopt the meeting agenda as distributed. Motion carried.

FUNDING INFORMATION:

4/ Finance Director, David Van de Roovaart went through handout #1 and #2 (See pages 361-365) to update everyone on the funding sources (mostly from General Fund surplus) and project expenditures to date; noting a current negative balance of \$2,989.

He reviewed funding sources for the current construction manager and architect/engineering contracts. He requested a transfer of \$500,000 to complete the project through the bidding phase, noting that this would reduce the "soft costs" for the total project when completed.

TRANSFER OF FUNDS FROM CIP BUILDING CAPITAL TO PUBLIC IMPROVEMENT-JAIL FUND

4.1/ Moved by Commissioner McNeal, seconded by Commissioner Campbell to transfer \$500,000 from # 2460 - CIP Building Capital to # 2455 - Public Improvement - Jail Fund, and authorize the Finance Director to make the adjustment. Motion carried by roll call vote: Yes - 11 votes. No - 0 votes. Absent - 0 votes.

STAFFING AND OPERATING COST ANALYSIS

5/ Mark Van Allen from RQAW reviewed the alternative bid analysis. This is the same design previously presented with logical additional projects to get to full development. The design team projected costs for a scaled back version, costing approximately \$16.5 million, plus they identified 10 potential alternative bid items:

1. Dormitory housing - 46 beds
2. Unit "A" - 32 beds
3. Unit "G" - 48 beds
4. Unit "H" - 24 beds
5. Combined services for units G-H
6. Administration Area re-roof
7. Detention area re-roof
8. One indoor recreation area
9. Training area finishes
10. Administration area finishes

Jack Krause stated that separating out the work listed under the \$16,583 million, 202 bed base project structure with separately bidding the alternates would be the most cost effective way to proceed while optimizing capacity. The most cost effective means of developing extra housing is highlighted in yellow in the redesign report.

BREAK - 10:40 A.M.

6/ Upon reconvening at 10:58 A.M., the following Commissioners were present: Commissioner Burns, McNeal, VanEck, DeYoung, Kapenga, Thiele, Black, Jessup, Sage, Campbell and Jones.
Absent - None.

RECONFIRMATION OF UTILITY COSTS

7/ Mark VanAllen stated he would be reconfirming the utility costs to ensure they are being represented accurately. He will send those reconfirmed costs.

He reviewed the three options for addressing the transport of inmates to the courthouse:

1. Building a new Courthouse Sally Port
2. Build nothing - transport of inmates would be vehicular transport only
3. Use existing jail as prisoner holding for the courts

Joe Mrak stated that the only way to determine the real costs of building is to bid out the project.

SHERIFF'S OFFICE AND CORRECTIONS CENTER PROJECT - PROCEED TO BID

8/ Moved by Commissioner Campbell, seconded by Commissioner McNeal to proceed to bid this project, including all alternates.
Motion carried by roll call vote: Yes - 9 votes. No - 1 vote.
Absent - 1 vote.


Y	TERRY BURNS		DON BLACK
Y	STEVE McNEAL	Y	TOM JESSUP
Y	PAUL VanECK	Y	BILL SAGE
Y	MARK DeYOUNG	Y	JON CAMPBELL
N	DEAN KAPENGA	Y	LARRY JONES
Y	MAX THIELE		

PUBLIC PARTICIPATION - NO COMMENTS

9/ Chairman DeYoung opened the meeting to public participation and as there were no comments from the public, he declared the meeting closed to public participation.

ADJOURNMENT UNTIL AUGUST 4, 2011 AT 9:30 A.M.

10/ Moved by Commissioner McNeal, seconded by Commissioner VanEck to adjourn until August 4, 2011 at 9:30 A.M. The motion carried and the meeting was adjourned at 11:42 A.M.


Clerk Register

County of Allegan
 Sheriff's Office and Corrections Center Project
 Fund #2455 Financial Analysis - Cash Position

SOURCES			
Savings			2,936,313
2006 General Fd Surplus		268,269	
2006 General Fd Surplus		1,000,000	
2007 General Fd Surplus		825,881	
2008 General Fd Surplus		509,530	
2008 General Fd Surplus		12,684	
2008 General Fd Surplus		63,757	
2009 Interest		20,357	
2009 Surplus Distribution		235,835	
Bond Proceeds			

Land/Building	USES	Vendor's Name	Paid	Total Paid
				by Category
		12/31/09 Purchase	1,790,053	
		12/31/09 Sperry Van Ness - deposit	5,000	
		12/4/09 Great Leakes Drilling	2,549	
		12/31/09 Miller Johnson	34,115	
		12/31/09 Soil & Materials	2,012	
		3/12/10 Miller Johnson	2,860	
		4/1/10 Miller Johnson	2,585	
		6/18/10 Fishback Thompson	1,800	
		7/1/10 Soil & Materials (SME)	8,498	
		6/18/10 Prein & Newhof	5,200	1,854,672
	Architect - (Original Contract \$1,140,000) Design Charette (Original Contract \$57,000)		57,000	
		4/23/10 RQAW	57,000	57,000
	Millage Funding Program (Original Contract \$22,800)		22,800	
		8/2/10 RQAW	11,400	
		9/24/10 RQAW	11,400	22,800
	Schematic Design (Original Contract \$171,000)		274,500	
		5/21/10 RQAW	136,800	
		8/2/10 RQAW	34,200	
		1/11/11 RQAW	26,750	
		2/8/11 RQAW	21,400	
		3/4/11 RQAW	3,745	222,895
	Design Development (Original Contract \$228,000)		360,051	
		7/16/10 RQAW	68,400	
		8/2/10 RQAW	45,600	
		9/16/10 RQAW	6,840	
		9/24/10 RQAW	107,160	
		4/12/11 RQAW	49,063	
		5/4/11 RQAW	38,549	315,613
	Construction Documents (Original Contract \$364,800)		482,982	
		9/16/10 RQAW	10,944	
		10/12/10 RQAW	80,256	

County of Allegan
 Sheriff's Office and Corrections Center Project
 Fund #2455 Financial Analysis - Cash Position

	11/4/10	RQAW	127,680	
				218,880
Bidding (Original Contract \$57,000)			33,013	
Construction (Original Contract \$228,000)			132,051	
Post Construction (Original Contract \$11,400)			6,603	
Construction Manager - (Original Contract \$795,000)				
Charette (Original Contract \$55,000)			55,000	
	12/31/09	CCI	5,193	
	2/11/10	CCI	10,385	
	3/5/10	CCI	10,385	
	4/8/10	CCI	10,385	
	5/4/10	CCI	10,385	
	6/9/10	CCI	10,694	
	7/8/10	CCI	10,431	
	8/4/10	CCI	10,728	
	9/8/10	CCI	10,597	
	10/6/10	CCI	10,691	
	11/2/10	CCI	10,585	
	1/2/11	CCI	5,078	
	2/1/11	CCI	10,146	
	3/1/11	CCI	10,218	
	4/1/11	CCI	18,159	
	5/1/11	CCI	18,057	
	6/1/11	CCI	18,283	
	7/1/11	CCI	18,597	
				208,996
Design (Original Contract \$55,000)			70,000	
Bidding (Original Contract \$25,000)			25,000	
Construction (Original Contract \$655,200)			655,200	
Post Construction (Original Contract \$4,800)			4,800	
Misc:				
Jail Study	3/21/08	CRS	8,366	
	7/1/08	CRS	14,194	
	7/10/08	Holland Sentinel	57	
	7/15/08	Booth Newspapers	80	
	12/31/08	CRS	9,226	
Professional Services thru 5/08	6/24/08	DLZ	1,631	
	8/8/08	DLZ	4,892	
				38,446
		Total Expended		2,939,302
		Available Sources		(2,989)

Architect & Engineering Design

Vendor: RQAW

	Original Budget	Remove Unused Courthouse Budget	New Budget w/o Courthouse	Expensed as of 11/30/2010	Re-allocation of Budget Balance	Re-Allocated Budget Balance	Additional Appropriation: BOC Action 12/9/10 & 3/24/11	Total Adjusted Budget	Project to Date Expensed (6/30/2011)	Balance
Design Charette	57,000		57,000	57,000				57,000	57,000	-
Millage Funding Program	22,800		22,800	22,800				22,800	22,800	-
Schematic Design	171,000		171,000	171,000	-	50,000	53,500	274,500	222,895	51,605
Design Development	228,000		228,000	228,000	-	132,051		360,051	315,613	44,438
Construction Documents	364,800	(15,619)	349,181	218,880	130,301	88,968	44,833	482,982	218,880	264,102
Bidding	57,000	(4,881)	52,119	-	52,119	(52,119)	33,013	33,013	-	33,013
Construction	228,000	(19,524)	208,476	-	208,476	(208,476)	132,051	132,051	-	132,051
Post Construction	11,400	(976)	10,424	-	10,424	(10,424)	6,603	6,603	-	6,603
	1,140,000		1,099,000	697,680	401,320	-	270,000	1,369,000	837,188	531,812

A&E Funds Needed to Complete Project Through Bidding Phase 393,158

Construction Management

Vendor: Construction Control Inc.

	Budget	Additional Appropriation: BOC Action 12/9/10	Total Adjusted Budget	Project to Date Expensed (6/30/2011)	Balance
Design Charette	55,000		55,000	190,399	(135,399)
Design	55,000	15,000	70,000		55,000
Bidding	25,000		25,000		25,000
Construction	655,200		655,200		655,200
Post Construction	4,800		4,800		4,800
	795,000		810,000	190,399	604,601

Construction Manager Funds Needed to Complete Project Through Bidding Phase:

Four Months @ \$18,000 per Month 72,000

Current funds in the 2455 fund "Public Improvement - Jail" have been depleted.

Transfer \$500,000 of undesignated fund balance in the 2460 fund "CIP Building Capital" to the 2455 "Public Improvement - Jail" fund.

Transfer Out - CIP Building Capital	\$ 500,000
Transfer In - Public Improvement - Jail	\$ 500,000

This should be sufficient to get the project through the "Bidding" phase.

