



BOARD OF COUNTY COMMISSIONERS
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TOM ARISS
PAT ARNOLD SOUTH
DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – May 14, 2013

The Board met in regular session pursuant to adjournment of the May 7, 2013, meeting.

Tom Ariss - present

David G. Young - present

Pat Arnold South - present

Tina Osborne, Clerk - present

Minutes of the May 2, 2013 and May 7, 2013 meetings were read and approved.

13-0695 A resolution was adopted to authorize the issuance of a County Credit Card for use by the Warren County Board of Developmental Disabilities.
Vote: Unanimous

13-0696 A resolution was adopted to approve and enter into Printer Maintenance Agreement with Identisys, Inc. on behalf of Warren County Facilities Management. Vote: Unanimous

13-0697 A resolution was adopted to approve a Maintenance and Support Contract Renewal Agreement and Addendum between Warren County Board of Commissioners and Century Link on behalf of Warren County Telecommunications. Vote: Unanimous

13-0698 A resolution was adopted to enter into Contract with John R. Jurgensen for the 2013 Resurfacing Project. Vote: Unanimous

13-0699 A resolution was adopted to set Public Hearing for Rezoning Application initiated by the Warren County Board of Commissioners (Case 2013-03), to rezone approximately 16.292 acres in Turtlecreek Township from Light Industry "I-1" with an Interstate Highway Overlay to Neighborhood Commercial Business "B-1" with an Interstate Highway Overlay and approximately 4.9 acres in Turtlecreek Township from Light Industry "I-1" with an Interstate Highway Overlay to Rural Residence "R-1" with an Interstate Highway Overlay. Vote: Unanimous

- 13-0700 A resolution was adopted to enter into Contract with A & A Safety, Inc. for the 2013 striping Project. Vote: Unanimous
- 13-0701 A resolution was adopted to authorize the Warren County Engineer to sign a Preconstruction Notice (PCN) for a U.S. Army Corps of Engineers Nationwide Discharge Permit for the Middletown Road Realignment and Little Miami River Bank Restoration Project (TR 30-14.38). Vote: Unanimous
- 13-0702 A resolution was adopted to authorize President of Board to sign the Milestone Acceptance Certificate between Motorola Solutions, Inc. and Warren County Commissioners in regards to Project 2628 Warren County OH_INFOTRAK-OIBRS. Vote: Unanimous
- 13-0703 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 13-0704 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 13-0705 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 13-0706 A resolution was adopted to approve following Record Plats. Vote: Unanimous
- 13-0707 A resolution was adopted to approve Expense Adjustment within the Workforce Investment Act Fund #258. Vote: Unanimous
- 13-0708 A resolution was adopted to approve an Amended Certificate and Supplemental Appropriation into the P & G TIF Road Construction Fund #484 to allow for the Auditor and Treasurer Fee portion of the Real Estate Collections for 2013. Vote: Unanimous
- 13-0709 A resolution was adopted to approve a Cash Advance, Operational Transfer and Supplemental Appropriations into Fund #479 Airport Construction. Vote: Unanimous
- 13-0710 A resolution was adopted to approve an Operational Transfer from Commissioners Fund #101 into Human Services Fund #203. Vote: Unanimous
- 13-0711 A resolution was adopted to approve Appropriation Adjustment within Mary Haven Fund #270. Vote: Unanimous
- 13-0712 A resolution was adopted to approve Appropriation Adjustment within Telecommunications Fund #492. Vote: Unanimous
- 13-0713 A resolution was adopted to approve Appropriation Adjustment within the Water Revenue Fund No. 510. Vote: Unanimous

- 13-0714 A resolution was adopted to approve Appropriation Adjustment from Telecom Fund #101-2812 into Fund #101-2810. Vote: Unanimous
- 13-0715 A resolution was adopted to approve an Appropriation Adjustment within Motor Vehicle Fund #202. Vote: Unanimous
- 13-0716 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 13-0717 A resolution was adopted to approve and authorize the President of the Board to enter into a Classroom Training Agreement on behalf of Workforce One of Warren County. Vote: Unanimous
- 13-0718 A resolution was adopted to Cancel regularly Scheduled Commissioners' Meetings of Thursday, May 16, 2013 and Thursday, May 23, 2013. Vote: Unanimous
- 13-0719 A resolution was adopted in support of the Application of Jon Branstrator for the Local Agricultural Easement Purchase Program of the Ohio Department of Agriculture (LAEPP). Vote: Unanimous
- 13-0720 A resolution was adopted to establish Summer Meeting Schedule for the Warren County Board of Commissioners. Vote: Unanimous
- 13-0721 A resolution was adopted to approve an Appropriation Adjustment within the Solid Waste Management District Fund No. 256. Vote: Unanimous
- 13-0722 A resolution was adopted to hire Crockett Steven Brummett as emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous
- 13-0723 A resolution was adopted to hire Rebecca A. Campana as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 13-0724 A resolution was adopted to approve Permanent Employment for Amber Edwards as Unit Support Worker II within the Job and Family Services, Human Services Division. Vote: Unanimous
- 13-0725 A resolution was adopted to approve Permanent Employment for Shelby Duncan as Eligibility Referral Specialist II within the Job and Family Services, Human Services Division. Vote: Unanimous
- 13-0726 A resolution was adopted to approve Permanent Employment for Jamie Demaris as Eligibility Referral Specialist II within the Job and Family Services, Human Services Division. Vote: Unanimous

- 13-0727 A resolution was adopted to designate Family and Medical Leave of Absence to Jennifer Yeazel, eligibility Referral Specialist II, within the Job and Family Services, Human Services Division. Vote: Unanimous
- 13-0728 A resolution was adopted to accept Resignation of Aryan Bogle, Protective Services Caseworker, within the Warren County Job and Family Services, Children Services Division, effective June 20, 2013. Vote: Unanimous
- 13-0729 A resolution was adopted to accept Resignation of Sarah Finkbine, Eligibility Referral Specialist II, within the Warren County Job and Family Services Department, Human Services Division, effective May 24, 2013. Vote: Unanimous

DISCUSSIONS

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

Jeff Thomas, Soil and Water Conservation District, was present along with Jon Bradstater, Washington Township property owner, to request the support of the Board relative to the Local Agricultural Easement Purchase Program of the Ohio Department of Agriculture.

Mr. Bradstater explained his desire to sell the development rights to the Ohio Department of Agriculture in order to ensure his land will be utilized for farming related enterprises into the future.

The Board commended Mr. Bradstater and upon discussion, the Board (Resolution #13-0719) to support of the Application of Jon Branstrator for the Local Agricultural Easement Purchase Program of the Ohio Department of Agriculture (LAEPP).

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:20 a.m. to discuss personnel pursuant to Ohio Revised Code Section 121.22(G)(1) and exited at 10:35 a.m.

Michael Shadoan, Facilities Management Director, was present along with Patti Solinski, Michael Bunner, and Roger Sorey to give an update on the submitted Design-Build Proposals, Evaluation Committee scoring, and final selection of D-B Contractor for the new Justice Drive Office Building Design-Build Project.

Mr. Shadoan informed the Board that they have reviewed and scored the D-B Proposals, conducted the required interviews of the three short-listed firms, and have determined the “best value” firm for the D-B Project. He stated that preliminary budget numbers were submitted by two of the short-listed firms based on the released RFP information and extensive Design Criteria provided. Mr. Shadoan stated that the submitted budget numbers were not required as part of the requested Proposal but did indicate a preferred level of detail, understanding, and commitment on the part of the D-B Contractor. He explained that the submitted budget numbers do not include any value engineering to reduce costs at this stage; however, this was discussed in detail during the respective interviews with several areas of cost reduction identified. Mr. Shadoan also stated that the two top ranked firms were both very capable of performing the work and completing an excellent end-product for Warren County. Considering both budget and schedule constraints, the Committee was confident in the abilities of the two top-ranked firms.

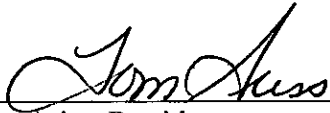
Original Planning Budget before increase in square footage of building	\$6,100,000
Proposal A	\$6,603,024
Proposal B	\$6,877,350

Mr. Shadoan stated that Proposal Form 4 (attached) indicates the breakdown of percentage costs for the Project and is most indicative of where the Project’s costs are allocated. Ferguson Construction was determined to have the lowest overall “Design Services Fee” and “Design-Build Fee” with the highest percentage allocated to the “Cost of Work.” This is the optimal cost relationship.

He explained that Ferguson has a lower Design Services Fee percentage based upon the fact that most of the key players are employees and not consultants. He then stated that because the other firm’s key players are outside consultants, the costs are higher but there is the possibility of getting a better product with so many different “eyes” on the project providing input.

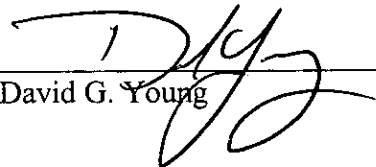
Upon discussion, the Board requested the Evaluation Committee to continue their review by proceeding with checking references on both firms and come back with their final recommendation and resolution on Tuesday, May 21st.

Upon motion the meeting was adjourned.




Tom Ariss, President

Pat Arnold South



David G. Young

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 May 14, 2013, in compliance with Section 121.22 O.R.C.



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

PROPOSAL FORM 4

PRELIMINARY SERVICES PRICE PROPOSAL

Provide the lump sum price for providing all labor, materials, equipment, and services necessary to complete the work contained in the Modified Standard Form of Preliminary Agreement between Owner and Design-Builder, DBIA Document No. 520.

Pricing Criteria	Proposed Price
Preliminary Services Fee, including Design Development Services, as specified in the DBIA Document No. 520	<u>\$59,500.00</u>

Provide the percentage of the Guaranteed Maximum Price attributable to each of the Work Items listed below. The percentage provided below shall not be modified without the written approval of the Owner.

Work Items	Percentage
Design Services Fee (for all design services necessary to complete the Project not included as part of the Preliminary Services Fee)	324,000/5.4 %
Preconstruction Fee	10,000/.17 %
Design-Build Services Fee	250,000/4.1 %
General Conditions	340,000/5.6 %
Cost of the Work (excluding contingency)	4,936,500 81.73 %
Contingency	180,000/3.0 %
Total	100% of the GMP

Percentage based on 6,040,500.00 total budget for analysis only



PROPOSAL FORM 4

PRELIMINARY SERVICES PRICE PROPOSAL

Provide the lump sum price for providing all labor, materials, equipment, and services necessary to complete the work contained in the Modified Standard Form of Preliminary Agreement between Owner and Design-Builder, DBIA Document No. 520.

Pricing Criteria	Proposed Price
Preliminary Services Fee, including Design Development Services, as specified in the DBIA Document No. 520	\$ <u>20,000</u>

Provide the percentage of the Guaranteed Maximum Price attributable to each of the Work Items listed below. The percentage provided below shall not be modified without the written approval of the Owner.

Work Items	Percentage
Design Services Fee (for all design services necessary to complete the Project not included as part of the Preliminary Services Fee)	<u>3.0</u> %
Preconstruction Fee	<u>0.5</u> %
Design-Build Services Fee	<u>3.5</u> %
General Conditions	<u>5.5</u> %
Cost of the Work (excluding contingency)	<u>86.0</u> %
Contingency	<u>1.5</u> %
Total	100% of the GMP

Provide the percentage that the Design-Builder shall apply to additions and deletions to the Cost of the Work to account for the Design-Builder's Fee and for the fees, overhead and profit for all