



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

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

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

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

MINUTES: Regular Session – October 16, 2018

The Board met in regular session pursuant to adjournment of the October 9, 2018, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

- 18-1577 A resolution was adopted to designate Family and Medical Leave of Absence to Robert Redmon, within Facilities Management. Vote: Unanimous
- 18-1578 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Shawn Martin, Water Treatment Plant Technician, within the Water and Sewer Department. Vote: Unanimous
- 18-1579 A resolution was adopted to amend Sections 7.12: Drug Free Workplace and 7.12A: Commercial Driver's License (CDL) Alcohol and Drug Testing of the Warren County Personnel Policy Manual. Vote: Unanimous
- 18-1580 A resolution was adopted to setting both view and hearing date on petition for vacation of a portion of Glosser- Richardson Road in Union Township, and authorize publication and notice to abutting property owners as required by law. Vote: Unanimous
- 18-1581 A resolution was adopted to approve Notice of Intent to award bid to Inland Waters Pollution Control, Inc. for Waynesville Collection System Improvements, Phase 1 Project. Vote: Unanimous

- 18-1582 A resolution was adopted to approve and enter into agreement with the Greater Warren County Drug Task Force, on behalf of the Warren County Sheriff's Office to serve as the Fiduciary for Equitable Sharing Programs. Vote: Unanimous
- 18-1583 A resolution was adopted to declare an emergency and waive competitive bidding for the repair to the generator at Manchester Tower. Vote: Unanimous
- 18-1584 A resolution was adopted to declare an emergency and waive competitive bidding for the replacement of the sally port slide gate at Juvenile Detention Center. Vote: Unanimous
- 18-1585 A resolution was adopted to declare various items within County Garage, Juvenile Detention Center, and Park District, as surplus and authorize the disposal of said items. Vote: Unanimous
- 18-1586 A resolution was adopted to approve amended and restated food service agreement with Aramark Correctional Services, LLC for food service to the Warren County Jail. Vote: Unanimous
- 18-1587 A resolution was adopted to approve Amendment No. 4 to the food service agreement with Aramark Correctional Services LLC for food services to the Warren County Juvenile Justice Center. Vote: Unanimous
- 18-1588 A resolution was adopted to authorize President of Board to sign the Task Completion Reports 104 and 107 with Tritech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 18-1589 A resolution was adopted to enter into a consulting agreement with Weather Vue Pro LLC on behalf of the Warren County Engineer. Vote: Unanimous
- 18-1590 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-1591 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-1592 A resolution was adopted to approve bond reduction for M/I Homes of Cincinnati, LLC for completion of improvements in Hudson Hills Section 2 situated in Deerfield Township. Vote: Unanimous
- 18-1593 A resolution was adopted to approve bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Hudson Hills, Section 1 situated in Deerfield Township. Vote: Unanimous
- 18-1594 A resolution was adopted to approve bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Regency Park 11C situated in Hamilton Township. Vote: Unanimous

- 18-1595 A resolution was adopted to approve bond reduction for Turning Leaf, LLC for completion of improvements in Turning Leaf, Section 7A situated in Hamilton Township. Vote: Unanimous
- 18-1596 A resolution was adopted to approve bond release for Remco- Gershenson Properties, LP for completion of improvements in Deerfield Towne Center situated in Deerfield Township. Vote: Unanimous
- 18-1597 A resolution was adopted to approve bond release for Long Cove Pointe Office Condos, LLC for completion of improvements in the Long Cove Office Condos situated in Deerfield Township. Vote: Unanimous
- 18-1598 A resolution was adopted to approve bond release for BMB Ltd, and Ohio Partnership, for completion of improvements in Greenfield Reserve situated in Deerfield Township. Vote: Unanimous
- 18-1599 A resolution was adopted to approve bond reduction for M/I Homes of Cincinnati, LLC for completion of improvements in Roberts Park Section 2 situated in Deerfield Township. Vote: Unanimous
- 18-1600 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Fischer Development Company, for completion of performance of construction of improvements and enter into the maintenance security for Miami Bluffs, Section Seventeen situated in Hamilton Township. Vote: Unanimous
- 18-1601 A resolution was adopted to enter into subdivision public improvement performance and maintenance security agreement with Erbeck Development Company, LTD for installation of certain improvements in Kensington, Phase 2, Block "A" situated in Deerfield Township. Vote: Unanimous
- 18-1602 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Erbeck Development Company, Ltd for installation of certain improvements in Kensington, Phase 2, Block "A" situated in Deerfield Township. Vote: Unanimous
- 18-1603 A resolution was adopted to approve various record plats. Vote: Unanimous
- 18-1604 A resolution was adopted to rescind Resolution #18-1520 to approve a supplemental appropriation into Commissioners Transfer 101-1112 and approve operational transfer from Commissioners Transfers 101-1112 into Water and Sewer Fund 510 and 580. Vote: Unanimous
- 18-1605 A resolution was adopted to approve operating transfer from Water Revenue Fund 510 into Water Revenue Project Fund No. 583 for various water projects.

Vote: Unanimous

- 18-1606 A resolution was adopted to approve supplemental appropriation into Common Pleas Court Special Projects Fund #224. Vote: Unanimous
- 18-1607 A resolution was adopted to approve supplemental appropriation into Common Pleas Court Cognitive Intervention Program Substance Abuse Monitoring Fund #284. Vote: Unanimous
- 18-1608 A resolution was adopted to approve supplemental appropriation into Common Pleas Court Community Based Corrections Fund #289. Vote: Unanimous
- 18-1609 A resolution was adopted to approve appropriation adjustments within Common Pleas Court Fund #101-1220. Vote: Unanimous
- 18-1610 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Probation Fund #101-1223. Vote: Unanimous
- 18-1611 A resolution was adopted to approve appropriation adjustments within Juvenile Court Fund #101-1240. Vote: Unanimous
- 18-1612 A resolution was adopted to approve appropriation adjustment from Probate Court Fund #101-1250 into Juvenile Court Fund #101-1240. Vote: Unanimous
- 18-1613 A resolution was adopted to approve appropriation adjustment within Juvenile Court Reclaim Grant Fund #247. Vote: Unanimous
- 18-1614 A resolution was adopted to approve appropriation adjustments within County Court Funds #101-1280 and #101-1283. Vote: Unanimous
- 18-1615 A resolution was adopted to approve an appropriation adjustment within Records Center Fund #101-1500. Vote: Unanimous
- 18-1616 A resolution was adopted to approve appropriation adjustments within Garage Fund #101-1620. Vote: Unanimous
- 18-1617 A resolution was adopted to approve appropriation adjustment within Emergency Services/ Communications Center Fund #101-2850. Vote: Unanimous
- 18-1618 A resolution was adopted to approve appropriation adjustments within Child Support Enforcement Agency Fund #263. Vote: Unanimous
- 18-1619 A resolution was adopted to approve appropriation adjustments within Workforce Investment Board Fund #238. Vote: Unanimous
- 18-1620 A resolution was adopted to approve appropriation adjustment within the Clerk of

Courts Certificate of Title Administration Fund #250. Vote: Unanimous

18-1621 A resolution was adopted to approve supplemental appropriation adjustment within Dog and Kennel Fund #206. Vote: Unanimous

DISCUSSIONS

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

Martin Russell, Assistant County Administrator, was present along with Sheriff Larry Sims and staff as well as representatives from Wachtel & McAnally and Granger Construction relative to the quarterly update for the New Warren County Jail Project.

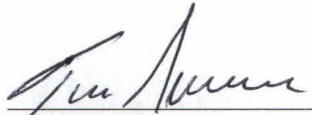
Garry McAnally, Wachtel & McAnally, presented updated schematic designs (attached) of the location of the building as well as the intersection of Justice Drive and Memorial Drive. He discussed the cost estimates associated with both a roundabout and a traditional intersection. He then stated the determinations that a roundabout would be too costly at this time and recommended the traditional intersection with the ability to make the change in the future.

Jason Woehrle, Granger Construction, discussed the conceptual estimate (attached) based upon the latest schematic design that includes an expanded kitchen in order to accommodate future expansions. He then reviewed the proposed timeline as follows:

February 5, 2019	Present estimate on design development drawings
July 9, 2019	Present guarantee maximum price
July 22, 2019	Begin project construction with a 22 month estimated completion

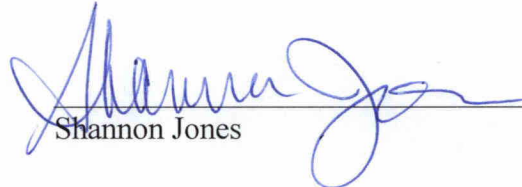
There was then discussion relative to the desire for an early guarantee maximum price for the road reconstruction portion of the project in order to begin road improvements immediately upon the release of students for summer break.

Upon motion the meeting was adjourned.



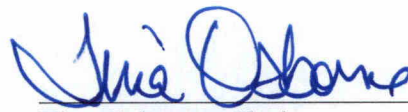
Tom Grossmann, President

David G. Young

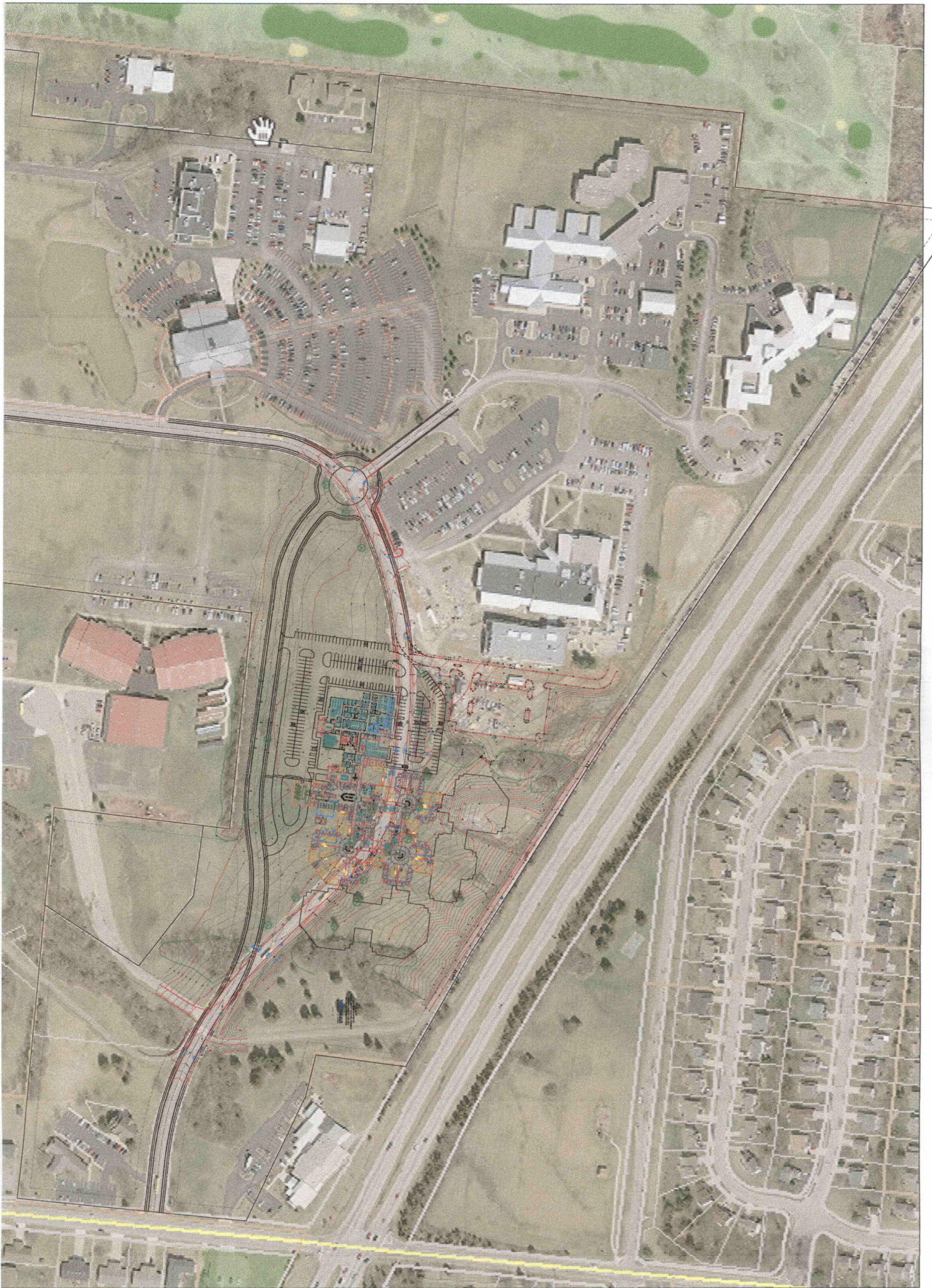


Shannon Jones

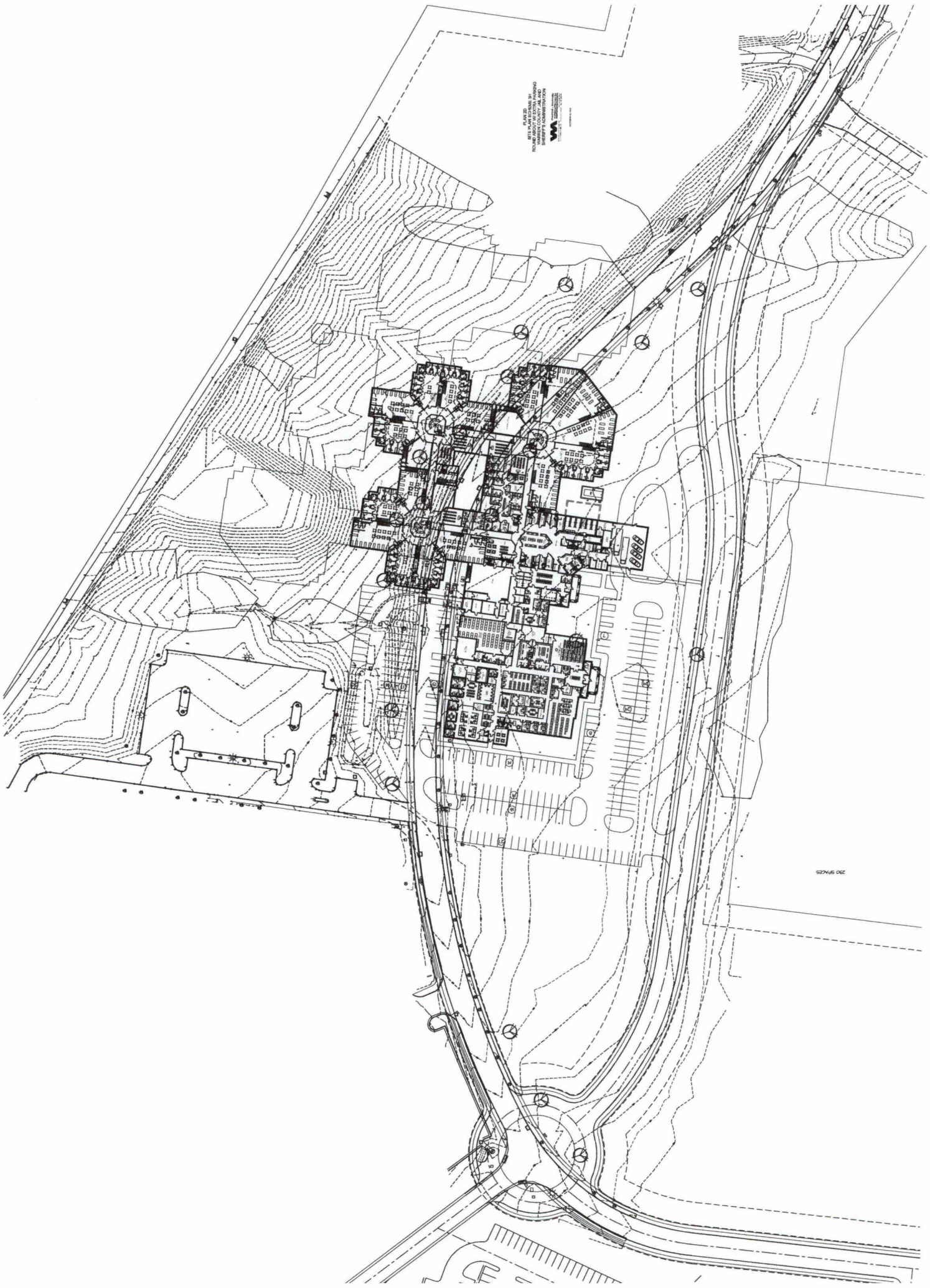
I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on October 16, 2018, in compliance with Section 121.22 O.R.C.



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

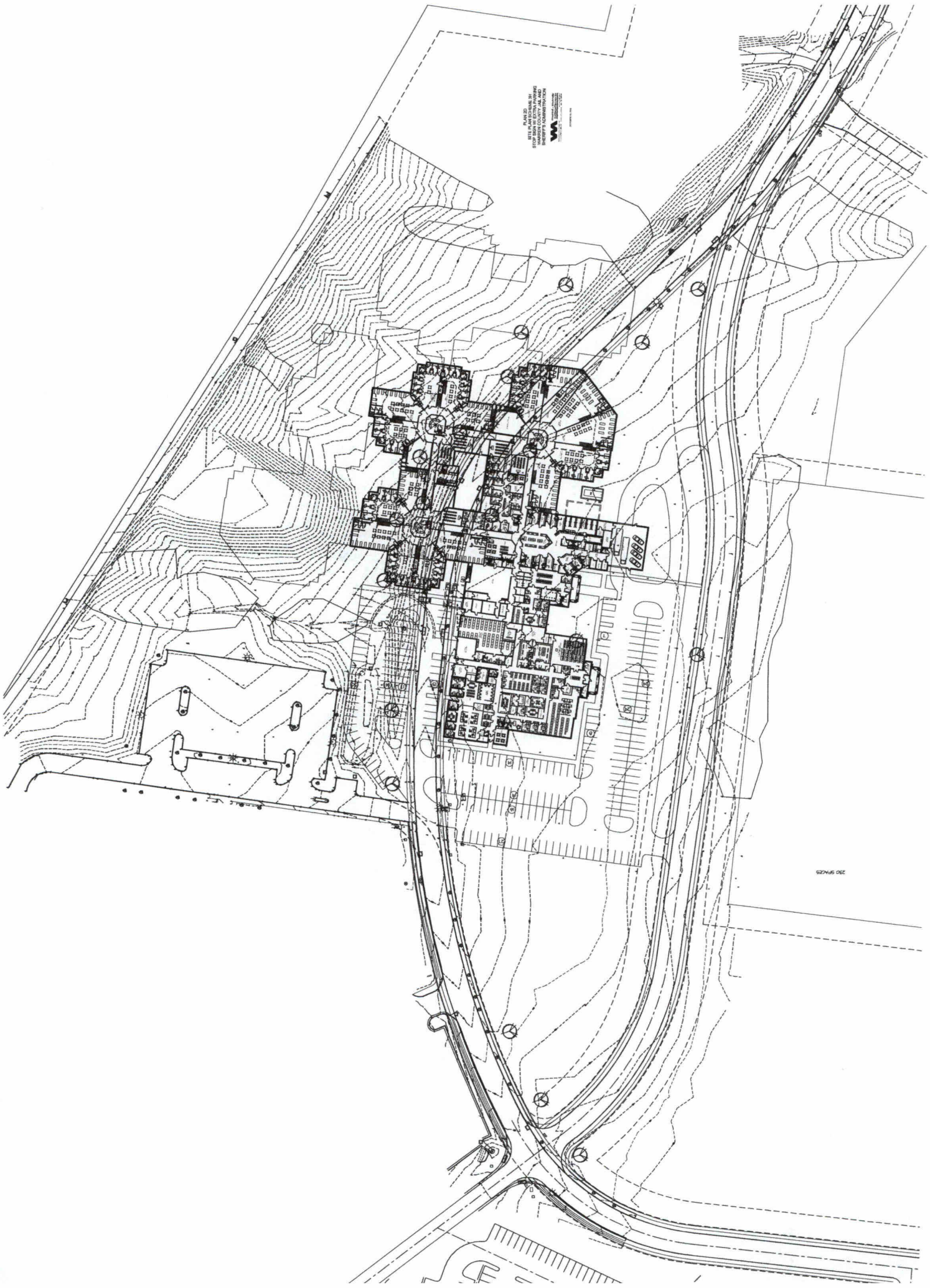


THIS PLAN IS THE PROPERTY OF
THE WASHINGTON STATE DEPARTMENT OF
TRANSPORTATION AND
CONSTRUCTION
AND IS NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF THE
WASHINGTON STATE DEPARTMENT OF
TRANSPORTATION AND CONSTRUCTION.



20' SCALE

DATE: 10/15/03
PROJECT: WASHINGTON STATE
UNIVERSITY COLLEGE AND
HOSPITAL RECONSTRUCTION
WA
10/15/03



20' SPACES

CONCEPTUAL ESTIMATE



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

LAST UPDATE: 7/24/2018
 DATE: 10/10/2018

	Concept Estimate	SD Estimate
Description	Cost	Cost
Trade Costs		
Jail Cost	\$40,931,826	\$34,000,611
Sheriff's Office Cost		\$5,783,676
Site		\$1,315,455
Estimate/Bid Contingency - 7%	\$2,865,228	\$2,876,982
SUBTOTAL :	\$43,797,054	\$43,976,724
Contingency		
CM Contingency - 2%	\$875,941	\$879,534
SUBTOTAL :	\$875,941	\$879,534
SUBTOTAL SUBCONTRACTS + Contingency :	\$44,672,995	\$44,856,258
CM Fees & General Conditions		
Preconstruction Staffing	\$132,240	\$132,240
Construction Staffing	\$806,571	\$806,571
General Conditions	\$533,080	\$533,080
CM Fee - 2.5%	\$1,116,825	\$1,121,406
General Liability Insurance - .3%	\$134,019	\$134,569
Performance & Payment Bond	\$245,700	\$245,700
SUBTOTAL CM FEES & GC'S :	\$2,968,435	\$2,973,566
SUBTOTAL CONSTRUCTION:	\$47,641,430	\$47,829,825
Project Soft Costs		
Construction Contingency - 4%	\$1,905,657	\$1,913,193
Design Fee - 7.5%	\$3,573,107	\$3,587,237
Soil Boring/Survey	\$50,000	\$50,000
Materials Testing	\$100,000	\$100,000
Legal/Financial	By Owner	By Owner
Plan Review Fees	\$75,000	\$75,000
SUBTOTAL OWNER COSTS :	\$5,703,764	\$5,725,430
Total Project Budget :	\$53,345,194	\$53,555,254

Recommended Additional Budgets		
1. Site Cut & Fill		
Trade Costs	\$392,035	\$392,035
Contingencies & Soft Costs - 15%	\$58,805	\$58,805
Total Project Budget:	\$450,840	\$450,840
2. Road Construction	\$807,500	\$807,500

CONCEPTUAL ESTIMATE



Description	Concept Estimate	SD Estimate
	Cost	Cost
2b. Road Cut & Fill	\$250,000	\$250,000
Contingencies & Soft Costs - 15%	\$158,625	\$158,625
Total Project Budget:	\$1,216,125	\$1,216,125
3. Owner's FF&E - 3% of Total Construction		
FF&E Cost	\$1,456,797	\$1,434,895
Total Project Budget:	\$1,456,797	\$1,434,895
4. Market Adjustment/Tariff - 2%		
Market Adjustment Cost	\$893,460	\$956,596
Total Project Budget:	\$893,460	\$956,596
Total Project Budget :	\$57,362,416	\$57,613,711