



BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

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TOM GROSSMANN

PAT ARNOLD SOUTH

DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

MINUTES: Regular Session – September 24, 2015

The Board met in regular session pursuant to adjournment of the September 22, 2015, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – absent

Laura Lander, Deputy Clerk – present

- 15-1480 A resolution was adopted to Reclassify Elizabeth Postigo to the position of Protective Services Caseworker I within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 15-1481 A resolution was adopted to authorize the posting of a “Case Aide” position within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 15-1482 A resolution was adopted to accept Resignation of Mary Hemmerling, Protective Services Caseworker I, within the Warren County Job and Family Services, Children Services Division, effective September 25, 2015. Vote: Unanimous
- 15-1483 A resolution was adopted to authorize the posting of the “Unit Support Worker II” position, within the Human Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 15-1484 A resolution was adopted to accept Resignation of Brooke D. Mason, Protective Services Caseworker I, within the Warren County Job and Family Services, Children Services Division, effective October 2, 2015. Vote: Unanimous

- 15-1485 A resolution was adopted to Promote Jacqueline Pettis from Unit Support Worker II to the position of Eligibility Referral Specialist II within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 15-1486 A resolution was adopted to approve and authorize Tammy Whitaker, Employee Benefits/Safety Officer to provide/accept the Terms and Conditions of the Engagement Letter provided by Graydon Head & Ritchey LLP relative to Legal Guidance on Affordable Care Act Reporting required by the Internal Revenue Service. Vote: Unanimous
- 15-1487 A resolution was adopted to approve and adopt a Seat Belt Policy for the Warren County Transit Service. Vote: Unanimous
- 15-1488 A resolution was adopted to adjust Billing Method for The Woods on Wilkens Account #0803798. Vote: Unanimous
- 15-1489 A resolution was adopted to Rescind Resolution #15-1153 and re-authorize the Warren County Engineer to Cooperate with Deerfield Township to submit a Revised Application to participate in the Ohio Works Commission state Capital Improvement and/or Local Transportation Program(s) and to execute Contracts as required. Vote: Unanimous
- 15-1490 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-1491 A resolution was adopted to approve Subfund Adjustment within Juvenile Court Reclaim Grant Fund #247. Vote: Unanimous
- 15-1492 A resolution was adopted to approve a Supplemental Appropriation into Commissioners Grant Fund #101-1112 and Operational Transfer from General Fund #101-1112 into Children Services Fund #273. Vote: Unanimous
- 15-1493 A resolution was adopted to approve Supplemental Appropriation into Community Corrections Substance Abuse Program Fund #284-2911. Vote: Unanimous
- 15-1494 A resolution was adopted to approve Appropriation Adjustment within Children Services Fund #273. Vote: Unanimous
- 15-1495 A resolution was adopted to approve Appropriation Adjustment within Juvenile Court Reclaim Grant Fund #247. Vote: Unanimous
- 15-1496 A resolution was adopted to approve Appropriation Adjustments within Facilities Management Fund #101-1600. Vote: Unanimous

- 15-1497 A resolution was adopted to approve Appropriation Adjustment within Facilities Management Fund #650. Vote: Unanimous
- 15-1498 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

DISCUSSIONS

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

Larry Easterly, Warren County Park Board Director, was present along with Warren County Park Board members, Maggie Hess, Warren County Career Center Superintendent, and teachers from the construction trade classes at the Career Center to discuss the replacement of the concession stand at Warren County Armco Park.

Commissioner Young reviewed the previous conversations with the Park Board about replacing the existing concession stand and utilizing the services of the Career Center Construction Technology Program.

Ben Yoder, Park Board member, stated that there has been decreased usage of the softball fields due to the condition of the current concession stand.

Mr. Easterly produced a rendering of the proposed two story concession stand (attached). He stated that the two story design would provide approximately 2500 sq. ft. of building space and an additional 2000 sq. ft. of deck space, allowing the possibility of renting the space for other functions.

Mr. Yoder stated that the cost for the basic plan would be \$500,500 which would include a warming kitchen. He stated that the addition of a full kitchen would add approximately \$150,000 to that estimate. He then stated it would be more cost effective to add a full kitchen now rather than in the future. He added that the purchase of tables and chairs to furnish the concession stand would add approximately \$11,000.

Mr. Yoder then explained that utilizing the services of the Career Center is estimated to lower the costs to approximately \$425,000.

Steve Williamson, Instructor for the Carpentry Tech Program at the Career Center, along with Mike Wolf, Heavy Equipment Instructor, Deon Gephart, HVAC Instructor and Rick Centers, Electricity Prep Instructor, explained the process and timeline that would need to be followed for each of the building trades for the project in order to follow the seasons and the school schedule.

There was discussion relative to park utilization and how to bring increased revenue into the park.

Commissioner South questioned how much would be needed in addition to the \$425,000 to construct the project with the full kitchen.

Mr. Yoder stated that the estimated contingency would be \$45,000 which includes transportation fees for the students as well as a ten percent (10%) surcharge on the materials that the Career Center uses to offset wear and tear on tools.

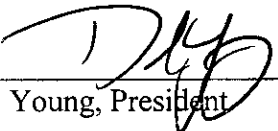
Commissioner Young stated that he is inclined to support the project but would like further input on the advantage of having a full kitchen versus the warming kitchen. He further stated that he would like the Park Board to be creative in generating revenue and suggested that they consider selling naming rights to the new concession stand.

Mrs. South stated that she is also inclined to support the project with further input regarding the kitchen.

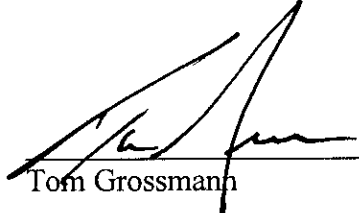
Mr. Williamson stated that due to the demand for services from the Career Center, the sooner they have approval the better, as they could add this project to their current project list.

Upon further discussion, and since the decision on the kitchen doesn't need to be made until later in the project, the Board stated their agreement to begin the project. They stated their desire to contribute \$200,000 to the project in 2015 in order for the Career Center to begin before winter.

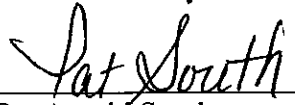
Upon motion the meeting was adjourned.



David G. Young, President

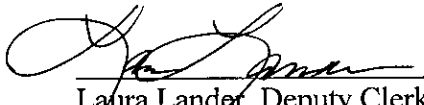


Tom Grossmann



Pat Arnold South

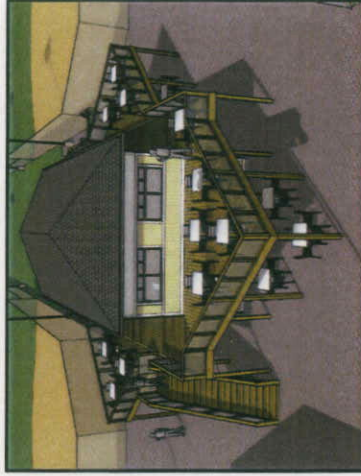
I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on September 24, 2015, in compliance with Section 121.22 O.R.C.



Laura Lander, Deputy Clerk
Board of County Commissioners
Warren County, Ohio



View No. 1



VIEW NO. 2



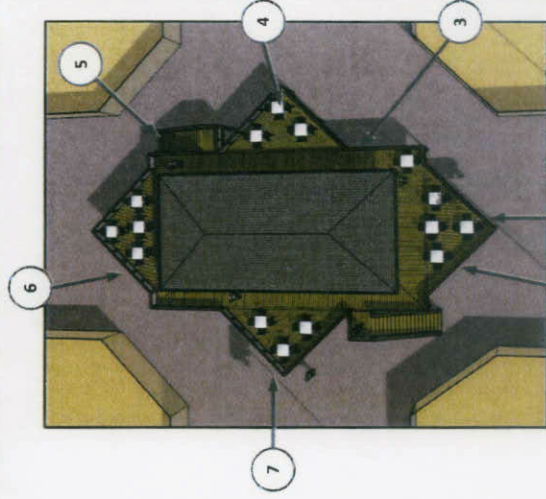
VIEW NO. 3



VIEW NO. 4



VIEW NO. 5



KEY PLAN



VIEW NO. 7

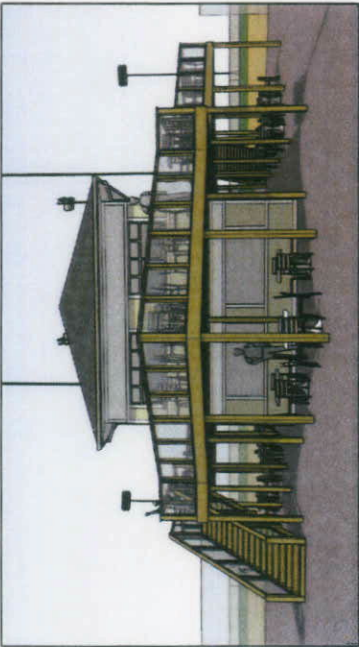


VIEW NO. 6

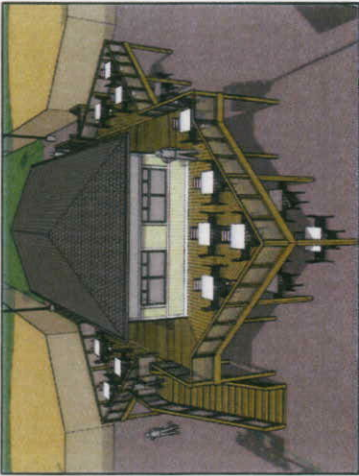
WARREN COUNTY PARK DISTRICT
 ARMCO PARK
 CONCESSION STAND / RESTROOM FACILITY
 "PERSPECTIVE VIEWS"

MSP PROJECT NO. 14510
 February 11, 2015

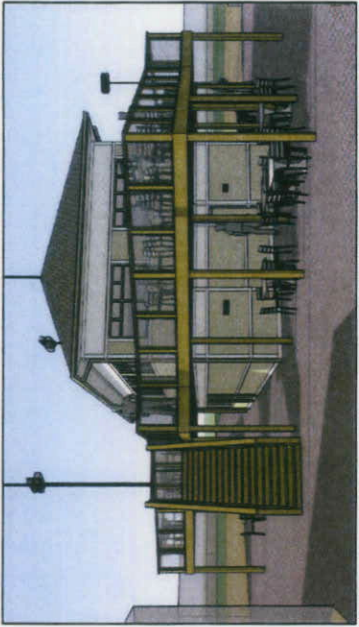




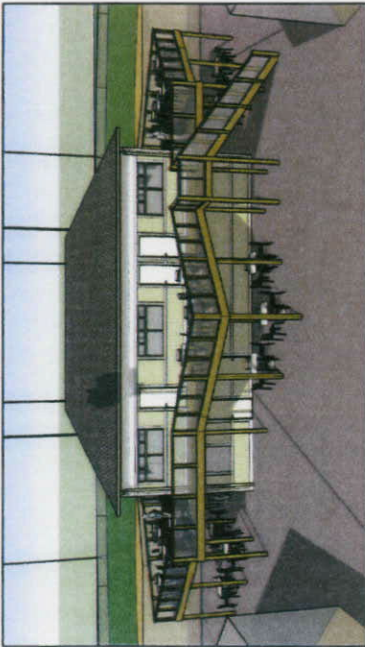
VIEW NO. 1 -- FROM GROUND LOOKING AT THE FRONT OF THE BUILDING



VIEW NO. 2



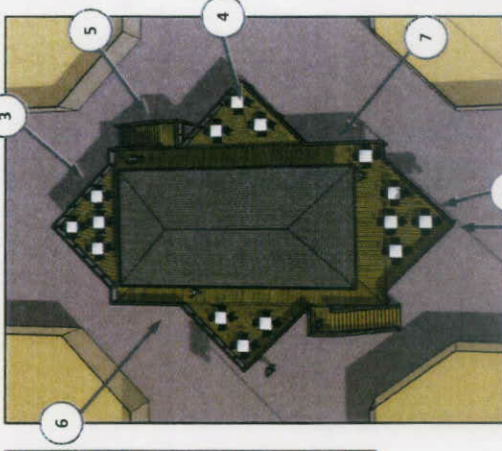
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VIEW NO. 4



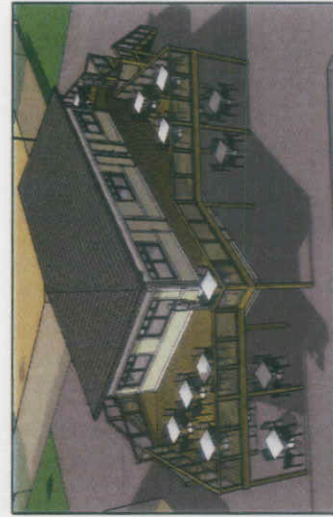
VIEW NO. 5



KEY PLAN

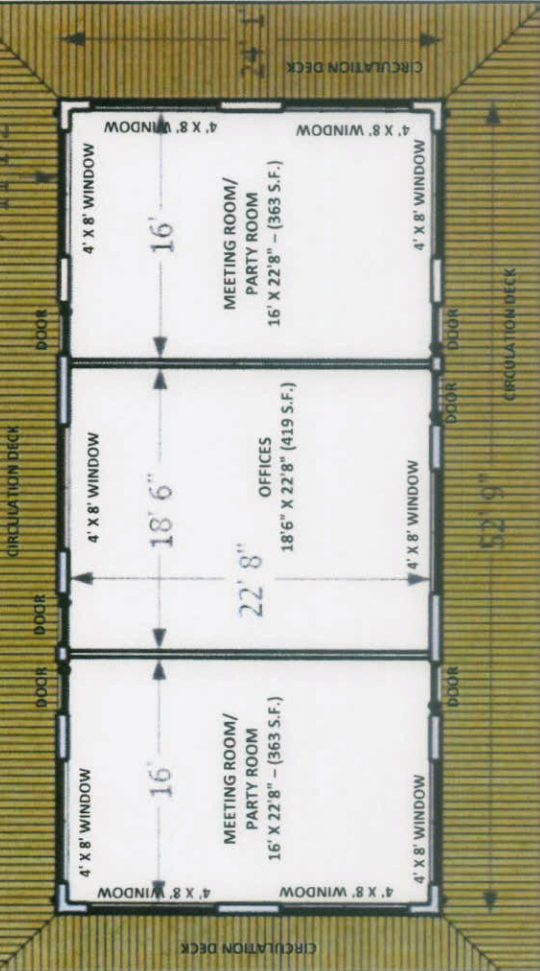
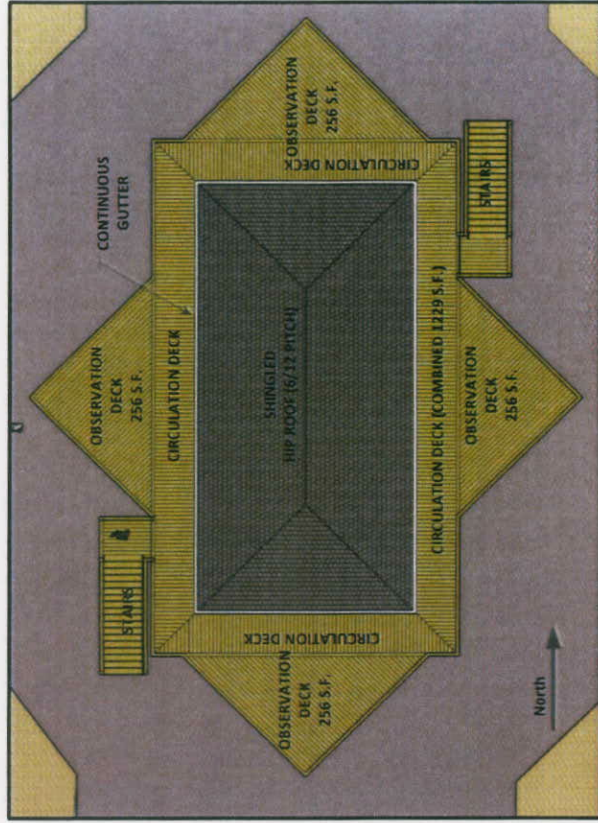
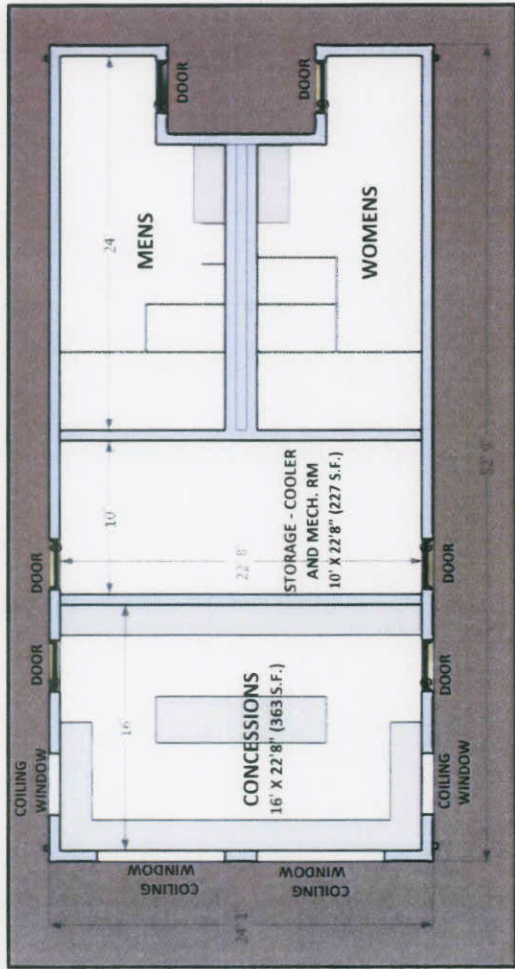


VIEW NO. 6



VIEW NO. 7

WARREN COUNTY PARK DISTRICT
 ARMCO PARK
 CONCESSION STAND / RESTROOM FACILITY
 "PERSPECTIVE VIEWS"



WARREN COUNTY PARK DISTRICT
ARMCO PARK
CONCESSION STAND/RESTROOM FACILITY
FLOOR PLANS AND ROOF/DECK PLAN

FIRST FLOOR - 24'1" X 52'9" (1218 S.F.)
 SECOND FLOOR - 24'1" X 52'9" (1270 S.F.)
 Total Area - 2,488 s.f.

Deck Area:

- (4) Observation Decks (256 s.f. each) - (1,024 s.f.)
- Continuous 8" wide Circulation Deck - (1,229 s.f.)
- Total deck area: 2,253 s.f.
- (2) 5' Wide Stairs to grade

MSP PROJECT NO. 14510.00
 FEBRUARY 11, 2015



McGill Smith Punshon, Inc.

Opinion of Probable Construction Cost - Armco Park				13-Apr-15
MSP Project No. 14510.00				Total Area
Concept Design dated 04.10.15				2,490 s.f.
Description	Take-Off Quantity	Units	Unit Cost	Total Cost

Armco Ball Park

EXCAVATIONS AND SUPERSTRUCTURE

EXCAVATIONS

Excavate for Building foundations (160 L.f. x 3' x 3'/ 27)	54	c.y.	\$50.00	\$2,700
Excavate for Column Footings (34 ea 18" X 36")	8	c.y.	\$100.00	\$800

FOUNDATIONS AND SLAB ON GRADE

Concrete Pier Footings	8	c.y.	\$70.00	\$560
Concrete Foundation and Footings	165	l.f.	\$70.00	\$11,550
Concrete Slab on Grade - 5" over 4" gravel w/VB	1,100	S.F.	\$5.50	\$6,050

EXTERIOR WALLS

2x6 Stud Walls (9' X 16" O.C.)	320	l.f.	\$16.00	\$5,120
Wood Trusses (24" O.C.)	25	ea.	\$175.00	\$4,375
TJI Floor Joists (12" O.C.)	55	ea.	\$95.00	\$5,225

Excavations and Superstructure \$/s.f.	\$11.60	Total	\$36,380
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EXTERIOR DECK

STRUCTURE

Treated 2x10 (Joists, Ledger, Rim)	2,900	m.b.f	\$0.68	\$3,944
Treated 2x4 Railing	1,703	m.b.f	\$0.63	\$2,146
Treated 6x6 Columns	418	l.f.	\$7.50	\$3,135
TREX Decking	2,700	s.f	\$9.00	\$24,300
Stairs	2	Each	\$3,000.00	\$6,000
Wire Mesh 2"x2" Balustrade	878	s.f.	\$9.50	\$8,341

Thermal & Moisture Control \$/s.f.	\$12.60	Total	\$39,525
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THERMAL AND MOISTURE PROTECTION

Asphalt Shingle Roof	1774	s.f.	\$2.00	\$3,548
Roof Felt Paper	1774	s.f.	\$0.50	\$887
Insulation R-30	1550	s.f.	\$5.50	\$8,525
Insulation R-19	1576	s.f.	\$1.50	\$2,364
OSB sub floor 3/4"	1270	s.f.	\$2.75	\$3,493
OSB sheathing 1/2"	1774	s.f.	\$1.75	\$3,105
Gutters (5" K-Style)	173	LF	\$12.00	\$2,076
3x4 rec Downspouts (21' 6" Sections)	86	L.F.	\$12.00	\$1,032
Fiber cement Board	1753	s.f.	\$7.00	\$12,271
Fiber cement trim	1444	l.f.	\$7.00	\$10,108

ALUMINUN WINDOWS

Window Unit (48" x48")	20	Ea	\$600.00	\$12,000
Window, Slider (48" x48")	6	Ea	\$1,000.00	\$6,000

EXTERIOR DOORS

Exterior Doors 3' x 7' (H.M. Doors/Frames/Hardware)	12	Each	\$1,250.00	\$15,000
Sealants and Caulking - Exterior	1	Lump Sum	\$1,000.00	\$1,000

Thermal & Moisture Control \$/s.f.	\$25.95	Total	\$81,408
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Opinion of Probable Construction Cost - Armco Park				13-Apr-15
MSP Project No. 14510.00 Concept Design dated 04.10.15		Total Area 2,490 s.f.		
Description	Take-Off Quantity	Units	Unit Cost	Total Cost
INTERIOR FINISHES & PARTITIONS				
Ceilings				
2 x 4 Lay-in Acoustic Ceilings .	2182	S.F.	\$2.50	\$5,455
Floor Finishes				
VCT (Entire Second Level)	1200	S.F.	\$2.50	\$3,000
Rubber Base	470	L.F.	\$1.75	\$823
Sealed Concrete Floor (Entire First Level)	1100	S.F.	\$1.50	\$1,650
Wall and Finishes				
Interior 2x4 Walls	129	l.f.	\$3.25	\$419
Interior Folding Wall Partition	23	l.f.	\$150.00	\$3,450
Sound Batt Insulation	2,021	s.f.	\$1.20	\$2,425
Painted Drywall walls.	4150	S.F.	\$0.80	\$3,320
Caulking	1	Lump Sum	\$1,000.00	\$1,000
Finish Carpentry				
Wall Cabinets (- 16 l.f.)	10	l.f.	\$125.00	\$1,250
Shelving	20	l.f.	\$50.00	\$1,000
Kitchen Counter Surface	148	s.f.	\$75.00	\$11,100
Interior Finishes and Partitions \$/s.f.		\$11.12	Total \$34,892	
SPECIALTIES & EQUIPMENT				
Toilet Accessories				
Wall Mounted Stainless Steel Toilet Partions	5	Ea.	\$1,750.00	\$8,750
24" Stainless Steel Urinal Screen	1	Ea.	\$750.00	\$750
Automatic Hand Driers (Accelerator)	2	Ea.	\$575.00	\$1,150
Grab Bars	2	Ea.	\$275.00	\$550
Mirrors (18" x 36")	4	Ea.	\$400.00	\$1,600
Soap Dispenser	2	Ea.	\$150.00	\$300
Toilet Paper Holder	5	Ea.	\$40.00	\$200
Feminine Napakin Holders	3	Ea.	\$150.00	\$450
Misc. Equipment				
Window Treatments	20	Ea.	\$100.00	\$2,000
Interior Signage	1	Lump Sum	\$500.00	\$500
Misc. Equipment (allowance)	1	Lump Sum	\$2,000.00	\$2,000
Tear Down and Reinstall existing Cooler structure	1	Lump Sum	\$1,000.00	\$1,000
Specialties and Equipment \$/s.f.		\$6.14	Total \$19,250	

Opinion of Probable Construction Cost - Armco Park				13-Apr-15
MSP Project No. 14510.00 Concept Design dated 04.10.15		Total Area 2,490 s.f.		
Description	Take-Off Quantity	Units	Unit Cost	Total Cost
FIRE PROTECTION				
Fire Extinguishers	4	Ea.	\$250.00	\$1,000
Smoke Detectors	7	Ea.	\$200.00	\$1,400
Fire Protection \$/s.f.		\$0.77	Total	\$2,400
PLUMBING				
Plumbing Equipment				
Tankless Water Heater	1	Ea.	\$1,000.00	\$1,000
Plumbing Fixtures				
Wall mounted toilets	5	Ea.	\$1,500.00	\$7,500
Urinals	1	Ea.	\$1,250.00	\$1,250
Lavatories	4	Ea.	\$1,000.00	\$4,000
Drinking Fountains	2	Ea.	\$1,250.00	\$2,500
Wall Hydrant (frost-proof, anti-siphon)	2	Ea.	\$400.00	\$800
Backflow Preventer	1	Ea.	\$6,000.00	\$6,000
Mop Sink	1	Ea.	\$1,500.00	\$1,500
Floor Drain	3	Ea.	\$250.00	\$750
3 Compartment Sing (stainless Steel)	1	Ea.	\$2,000.00	\$2,000
Sanitary System				
Sanitary Waste and Vent Piping	20	l.f.	\$25.00	\$500
Sanitary Waste Below Slab (6")	50	l.f.	\$35.00	\$1,750
Clean-outs	3	Ea.	\$200.00	\$600
Domestic Water - Above Ground				
Domestic Water Piping	100	l.f.	\$15.00	\$1,500
Plumbing Insulation				
Plumbing Insulation	30	l.f.	\$3.50	\$105
Plumbing \$/s.f.		\$10.12	Total	\$31,755
H.V.A.C.				
Air Handling Units				
2 Ton Split Systems	1	Each	\$10,000.00	\$10,000
HVAC Controls/Thermostats	1	Each	\$500.00	\$500
Wall maunted heaters	2	Each	\$1,000.00	\$2,000
PTAC	2	Each	\$5,000.00	\$10,000
HVAC Ductwork				
Gavanized Single Wall Ductwork	75	l.f.	\$10.00	\$750
Grilles, Registers and Diffusers	4	Ea.	\$85.00	\$340
Exhaust Fan Units (Restrooms)	2	Ea.	\$500.00	\$1,000
HVAC Insulation				
Duct Insulation (220 s.f.)	1000	s.f.	\$1.15	\$1,150
HVAC Systems \$/s.f.		\$8.21	Total	\$25,740

Opinion of Probable Construction Cost - Armco Park				13-Apr-15
MSP Project No. 14510.00 Concept Design dated 04.10.15		Total Area 2,490 s.f.		
Description	Take-Off Quantity	Units	Unit Cost	Total Cost
ELECTRICAL SYSTEMS				
Distribution				
Distribution Switchgear w/Labor	1	Ea.	\$3,500.00	\$3,500
Service wires & PVC Conduit	300	l.f.	\$15.00	\$4,500
Panel Feeders				
Panel Feeders	60	l.f.	\$45.00	\$2,700
Light Fixtures				
Standard Interior Light Fixtures w/Labor (2x4)	32	Ea.	\$250.00	\$8,000
Specialty Light Fixtures	4	Ea.	\$750.00	\$3,000
Exterior Light Fixtures (Recessed Cans)	6	Ea.	\$200.00	\$1,200
Exterior Wall Lighting	4	Ea.	\$800.00	\$3,200
Light Branch Wiring				
Light Fixture Branch Wiring	400	l.f.	\$5.00	\$2,000
Light Switch Assembly	15	Ea.	\$50.00	\$750
General Building Power				
Branch Power	200	l.f.	\$3.50	\$700
Outlets with labor	40	Ea.	\$45.00	\$1,800
Mechanical Equipment Power				
Mechanical Equipment Power	200	l.f.	\$13.50	\$2,700
Technology/Data Systems				
Grounding Systems				
Building Grounding	1	Lump Sum	\$1,000.00	\$1,000
Electrical Systems \$/s.f.		\$11.17	Total	\$35,050
SITWORK				
Earthwork				
Erosions Control	1	Lump Sum	\$2,000.00	\$2,000
Concrete and Asphalt Pavement				
Sidewalk - Concrete Slab on Grade - 5" over 4" gravel w/VB	3,500	S.F.	\$4.50	\$15,750
Asphalt Patching	1,000	S.F.	\$2.50	\$2,500
Site Utilities				
	1	Allowance	\$5,000.00	\$5,000
Site Storm Water Piping				
	1	Allowance	\$3,500.00	\$3,500
				\$0
Site Work \$/s.f.		\$9.16	Total	\$28,750

Opinion of Probable Construction Cost - Armco Park				13-Apr-15
MSP Project No. 14510.00 Concept Design dated 04.10.15		Total Area 2,490 s.f.		
Description	Take-Off Quantity	Units	Unit Cost	Total Cost
Overall Gross Square Foot Area of Project		2,490 s.f.		
Total Base Construction Cost				\$335,150
Cost /S.F.				\$135

General Requirements				\$43,569
	General Conditions	\$6.73	5%	\$16,757.49
	Contractor Overhead	\$5.38	4%	\$13,405.99
	Contractor Profit	\$5.38	4%	\$13,405.99
		\$17.50	13%	

Total Cost of Construction including Gen. Reqs.				\$378,719
Cost /S.F.				\$152

Design Fees (Architecture, Structural, Civil and MEP Engineering)			% of Constr. Cost	10%	\$37,872
	Design Phase	Fee	% of Fee		
	Schematic Design	\$5,680.79	15%		
	Design Development Phase	\$9,467.98	25%		
	Construction Document Phase	\$15,906.21	42%		
	Bidding/Permitting	\$1,136.16	3%		
	Construction Administration Phase	\$5,680.79	15%		

Base Construction Cost with Design Fees included		Total	\$416,591
		Cost/S.F.	\$167

Misc. Project cost				\$43,000
	Survey	1 Allowance	\$3,000.00	
	Testing, Geotechnical Engineering & Misc. Services	1 Allowance	\$15,000.00	
	Building Permits	1 Allowance	\$10,000.00	
	Furniture	1 Allowance	\$5,000.00	
	Technology	1 Allowance	\$10,000.00	

Base Project Cost		Total	\$459,591
		Cost/S.F.	\$185

Contingency (based on 10% of Project costs)		10%	\$45,959
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Total Project Cost (Including Contingency)		Total	\$505,550
		Cost/S.F.	\$203

ALTERNATES				
	Full Kitchen	1 Allowance	\$150,000.00	\$150,000
	Site Furnishings (Tables and Chairs)	28 Ea.	\$400.00	\$11,200

SUMMARY OF OPINION OF PROBABLE CONSTRUCTION COSTS			
Project Description	Total Cost	\$/S.F.	
Base Construction Cost	\$378,719	\$152.10	
Design Fees	\$37,872		
Misc. Project cost	\$43,000		
Basic Project Cost	\$459,591	\$184.57	
Contingency (10% of Project Costs)	\$45,959		
Basic Project Cost with Contingency	\$505,550	\$203.03	

Alternates		\$161,200.00
	Full Kitchen	\$150,000.00
	Tables and Chairs	\$11,200