



# BOARD OF COUNTY COMMISSIONERS

## WARREN COUNTY, OHIO

406 Justice Drive, Lebanon, Ohio 45036

[www.co.warren.oh.us](http://www.co.warren.oh.us)

[commissioners@co.warren.oh.us](mailto:commissioners@co.warren.oh.us)

Telephone (513) 695-1250

Facsimile (513) 695-2054

**TOM GROSSMANN**

**SHANNON JONES**

**DAVID G. YOUNG**

AUTHORIZE THE EXECUTION OF THE ARCHITECT AGREEMENT WITH WACHTEL & MCANALLY ARCHITECT/PLANNERS INC. FOR THE DESIGN OF THE NEW WARREN COUNTY JAIL

WHEREAS, this Board of County Commissioners (the "Board") is in the process of procuring professional design services for a new Warren County Jail (the "Project"); and

WHEREAS, the Board on December 19, 2017, pursuant to Resolution Number 17-2030 authorized negotiation with Wachtel & McAnally Architects/Planners Inc. pursuant to Section 153.69 of the Ohio Revised Code; and

WHEREAS, negotiations are complete; the terms and conditions of the Agreement are satisfactory to both parties and the cost of services, professional fees and rates have been determined fair and reasonable to the Board; and

WHEREAS, after execution of the Agreement, Wachtel & McAnally Architects/Planners Inc. shall proceed with the professional design services for the Project

NOW THEREFORE BE RESOLVED, to authorize the President or Vice President of the Board of County Commissioners to execute the AIA B133-2014 Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition with Wachtel & McAnally Architects/Planners, Inc. for the design of the new Warren County Jail; as attached hereto and made a part hereof.

Mrs. Jones moved for adoption of the foregoing resolution being seconded by Mr. Grossmann. Upon call of the roll, the following vote resulted:

Mr. Young – absent  
Mr. Grossmann – yea  
Mrs. Jones – yea

Resolution adopted this 13<sup>th</sup> day of March 2018.

BOARD OF COUNTY COMMISSIONERS

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Tina Osborne, Clerk

CC: Project File  
Sheriff (file)  
OMB Bid file  
C/A-- Wachtel & McAnally Architects/Planners Inc.



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**TOM GROSSMANN**

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**DAVID G. YOUNG**

TERMINATE NEGOTIATIONS FOR PROFESSIONAL DESIGN SERVICES WITH KZF DESIGN AND AUTHORIZE NEGOTIATIONS WITH THE FIRM RANKED NEXT MOST QUALIFIED

WHEREAS, this Board of County Commissioners (the "Board") by way of Resolution Number 17-1250 authorized the County Administrator to negotiate a contract with KZF Design for the purpose of providing professional design services for a New Warren County Jail (the "Project"); and

WHEREAS, the County Deputy Administrator has reported to this Board that negotiation efforts have failed, the Board finds that County Deputy Administrator has exhausted all possible efforts of negotiation;

NOW THEREFORE BE RESOLVED, to authorize the County Administrator or Deputy County Administrator to notify KZF Design in writing that the Board is terminating the negotiations effective immediately, pursuant to Section 153.69(D) of the Ohio Revised Code. Further, this Board authorizes the County Administrator or Deputy County Administrator to begin negotiations with Wachtel & McAnally Architects/Planners Inc. who was determined to be the next most qualified professional design services firm pursuant to Section 153.69 of the Ohio Revised Code.

Mrs. Jones moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mr. Grossmann – yea

Mr. Young – yea

Mrs. Jones – yea

Resolution adopted this 19<sup>th</sup> day of December 2017.

BOARD OF COUNTY COMMISSIONERS

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Tina Osborne, Clerk

cc: Project file

Sheriff (file)

OMB Bid file



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**TOM GROSSMANN**

**SHANNON JONES**

**DAVID G. YOUNG**

AUTHORIZING THE COUNTY ADMINISTRATOR TO INITIATE NEGOTIATIONS OF A PROFESSIONAL DESIGN SERVICES CONTRACT WITH KZF DESIGN FOR THE NEW WARREN COUNTY JAIL PROJECT

**WHEREAS**, this Board of County Commissioners (the "Board") recognizing the need for a professional architectural and engineering firm for the purpose of providing professional design services for a New Warren County Jail (the "Project"), issued a Request for Qualifications relative thereto; and,

**WHEREAS**, Section 153.65-71 of the Ohio Revised Code identifies the requirements and procedures for procuring the professional design services of a consulting architectural and engineering firm for the development of detailed plans, specifications, and bid documents for the aforementioned Project; and,

**WHEREAS**, three qualification submittals from professional design service firms were received, reviewed and evaluated by this Board; and,

**WHEREAS**, on June 27, 2017, this Board interviewed the all three of the firms; and,

**WHEREAS**, on August 8, 2017 this Board ranked KZF Design as the firm most qualified to perform the professional design services for the Project.

**NOW THEREFORE BE IT RESOLVED**, to authorize the Warren County Administrator to initiate negotiations of a professional design services contract with KZF Design to perform the services at compensation determined to be fair and reasonable to the Board, as well as considering the other factors required by Section 153.69 (B) of the Ohio Revised Code.

Mrs. Jones moved for adoption of the foregoing resolution, being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mr. Grossmann - yea

Mr. Young - yea

Mrs. Jones - yea

Resolution adopted this 8<sup>th</sup> day of August 2017.

BOARD OF COUNTY COMMISSIONERS

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Tina Osborne, Clerk

cc: Project file  
Sheriff (file)  
OMB Bid file



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***TOM GROSSMANN***

***SHANNON JONES***

***DAVID G. YOUNG***

RETAIN BRICKER & ECKLER LLP AS COUNSEL RELATIVE TO CONSTRUCTION LAW SERVICES AND THE CONSTRUCTION OF THE PROPOSED NEW WARREN COUNTY JAIL AND ADMINISTRATIVE OFFICES

BE IT RESOLVED, to retain Bricker & Eckler LLP as Counsel relative to construction law services and the construction of the proposed new Warren County Jail and Administrative Office.

BE IT FURTHER RESOLVED, that the total compensation paid, in any year, shall not exceed the total annual compensation of the Prosecuting Attorney.

Mr. Young moved for adoption of the foregoing resolution being seconded by Mrs. Jones. Upon call of the roll, the following vote resulted:

Mr. Grossmann – yea

Mrs. Jones – yea

Mr. Young – yea

Resolution adopted this 9<sup>th</sup> day of May 2017.

BOARD OF COUNTY COMMISSIONERS

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Tina Osborne, Clerk

Tz/

cc: c/a—Bricker & Eckler LLP  
Commissioners file  
Sheriff (file)  
M. Russell



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***TOM GROSSMANN***

***SHANNON JONES***

***DAVID G. YOUNG***

**NOTICE OF REQUEST FOR QUALIFICATIONS FOR DESIGN PROFESSIONAL**

The Warren County Commissioners are accepting qualifications from design professionals to serve as the architect for the County's New Jail and Sheriff's Administration Office Project. Interested firms may request an RFQ from Barry Riley, Chief Deputy at [Barry.Riley@co.warren.oh.us](mailto:Barry.Riley@co.warren.oh.us). Submissions will be accepted until **1:00 pm**, local time, June 6, 2017.