



**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***

***(513) 261-1250***

***(513) 925-1250***

***(937) 425-1250***

***Facsimile (513) 695-2054***

***TOM ARISS***

***PAT ARNOLD SOUTH***

***DAVID G. YOUNG***

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

**MINUTES: Regular Session – December 13, 2012**

The Board met in regular session pursuant to adjournment of the December 11, 2012, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the December 11, 2012, meeting were read and approved.

- 12-1752      A resolution was adopted to enter into Agreement with Fulton Communications on behalf of Warren County Telecommunications.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1753      A resolution was adopted to approve a Change Order No. 4E to the Contract with Lake Erie Electric Inc. increasing Purchase Order No. 78896 for the Lower Little Miami Wastewater Treatment Plant Expansion Project, Fund No. 574.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1754      A resolution was adopted to Set Special Meeting to Appoint Linda Oda as Warren County Recorder. Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1755      A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41(D) (1).  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1756      A resolution was adopted to approve Bond Release for Harlage Construction, Inc. (Developer) for completion of improvements in PetSmart 8175 Arbor Square situated in Deerfield Township.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent

- 12-1757 A resolution was adopted to approve the following Record Plats.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1758 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1759 A resolution was adopted to approve an Appropriation Decrease for Prosecutor’s Donation Fund #254.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1760 A resolution was adopted to approve Appropriation Decreases for Prosecutor-Law Enforcement Trust 2981.13 ORC Fund #272.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1761 A resolution was adopted to approve Appropriation Adjustment within Emergency Services / Communications Center Fund #101-2850.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1762 A resolution was adopted to approve Appropriation Adjustments within Sheriff’s Office Fund #101-2200.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1763 A resolution was adopted to approve Appropriation Adjustments within Warren County TASC Fund #284.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1764 A resolution was adopted to approve Appropriation Adjustments within Telecommunications Department Funds #492 and #101-2812.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1765 A resolution was adopted to approve Appropriation Adjustments within the Telecommunications Department Funds #101-2810, #101-2811 and #101-2812.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1766 A resolution was adopted to approve Appropriation Adjustments within Board of Elections Fund #101-1300, Data Processing/GIS Fund #101-1400, Motor Vehicle Fund #202 and Children Services Fund #273.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1767 A resolution was adopted to authorize payment of Bills.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent
- 12-1768 A resolution was adopted to assign Susanne Mason as the Program Manager of Solid Waste and the Program Manager of Grants Administration.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent

- 12-1769            A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court Fund #289.  
Vote: Mrs. South – yea; Mr. Ariss – yea; Mr. Young – absent

#### DISCUSSIONS

---

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

---

Commissioner Young entered the meeting at 5:14 p.m.

---

Michael Shadoan, Facilities Management Director, was present for a work session to discuss the Warren County Justice Drive office Building Design-Build project.

Mr. Shadoan presented a PowerPoint presentation (attached) that provided a brief overview of the Design-Build process and the benefits of utilizing this process as compared to multiple prime method.

Mr. Shadoan reviewed the occupants of the proposed new building, the location, and the proposed floor plans and the conceptual rendering that will be used in the next step in the process.

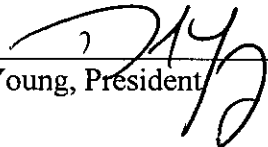
Mr. Shadoan presented the ranking of the proposed received and stated that the review committee has selected the top three submittals: Ferguson, Turnbull-Wahlert and Staffco. He then stated that the request for proposals are in process of being finalized and will be ready to be issued on Tuesday, if that is the desire of the Board.


There was discussion relative to the conceptual rendering relative to the need for a design that better blends with the existing buildings on the campus.

Upon discussion, Mr. Shadoan stated he would draw additional renderings to give the Board additional options and will have the resolution to issue the Request for Proposals ready for the next Commissioner Meeting.

---


Upon motion the meeting was adjourned.

  
\_\_\_\_\_  
David G. Young, President

  
\_\_\_\_\_  
Tom Ariss

\_\_\_\_\_  
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 December 13, 2012, in compliance with Section 121.22 O.R.C.

  
\_\_\_\_\_  
Tina Davis, Clerk  
Board of County Commissioners  
Warren County, Ohio

**Warren County  
Justice Drive Office Building  
Design-Build Project**





## Public Sector Design-Build Delivery

- o In September 2011, the State Legislature passed the **Ohio Construction Reform** (SB153) which now allows Counties to utilize the Design-Build Delivery Method for construction.
- o The benefits of Design-Build have been realized by the Private Sector for years and are now available to Public Authorities in Ohio, including:
  - Reduced Financial Risk.
  - Faster Delivery.
  - Greater Flexibility and Control over Programming & Schematic Design.
  - Design-Assist Contracting resulting in lower costs.
  - Negotiated Contracting under a Qualifications Method.
  - Open-Book Accounting with Guaranteed Maximum Price.



# Design-Build Method

The **Design-Build** Delivery Method will result in a single point of responsibility and communication for the Project.

- *Single-Source Design and Construction Responsibility.*
- *Single-Source Contractual Relationship.*
- *Single-Source responsibility for defects and reparations.*
- *Eliminate disputes which may result from separate contracts.*

**Design-Builder** selection is a multi-step process.

- *Request for Qualifications (RFQ) released and advertised.*
- *Appointed Evaluation Committee review and scoring of Statements of Qualifications (SOQs).*
- *Short-listing of Submitting Firms (3 Candidates).*
- *Request for Proposal (RFP) released to Short-listed Firms to include Programming & Design Criteria.*
- *Determine "Best Value" Candidate based on submitted Proposals.*
- *Enter into Preliminary Services Agreement with Design-Builder.*
- *Negotiate final contractual agreement between Warren County and Design-Builder based upon delivery of Preliminary Service s.*



# Program Requirements

- o **Warren County Prosecutor's Office.**
  - Criminal Division, Civil Division, Juvenile Division, Investigators, Victim's Advocacy.
- o **Warren County Grand Jury Room.**
  - Grand Jury, Multi-Purpose, Meeting Room(s).
- o **Warren County Common Pleas Court Services.**
  - Pre-Trial.
  - Community Corrections.
  - Adult Probation.
  - T.A.S.C. (Drug Testing).
- o **Warren County Board of Elections.**
  - Main Office: Administration, Registration, Campaign Finance, IT.
  - Absentee Voting.
  - Warehouse.
- o **Warren County Emergency Services.**
  - Main Office: Administration.
  - Emergency Management.
  - 9-1-1 Dispatch.
  - Emergency Operations Center (EOC) & Executive Conference Room.
- o **Warren County Sheriff's Office.**
  - Sally Port (Secure Prisoner Transfer to Courts).
  - Deputy Control Station and Prisoner Holding Cells.



# Campus Location Map

