

RESOLUTION

Resolution Amending the Construction Budget for the Election Center, 410 Eastwood Drive, Woodstock, Illinois (18)

WHEREAS, Resolution 202401-18-006 authorized the leasing of space at 410 Eastwood Drive, Woodstock, Illinois and established a corresponding budget to create an Election Center for centralized election operations; and

WHEREAS, buildout costs were initially estimated to be \$285,000 with the owner contributing \$165,000 and the County being responsible for any amount thereafter, and accordingly, Resolution 202401-18-006 established a construction budget of \$120,000; and

WHEREAS, the County Clerk/Recorder, Director of Facilities, and Deputy County Administrator were actively engaged in the design requirements to properly configure and build out the Election Center; and

WHEREAS, primarily due to County's requirement to add an additional HVAC unit to the rear of the space, along with other configuration requests and unexpected cost increases, the total construction cost exceeded \$376,000; and

WHEREAS, the owner has agreed to cap the County's construction contribution at \$165,000, essentially splitting the overage; and

WHEREAS, the construction budget established in Resolution 202401-18-006 needs to be increased by \$45,000 bringing it to \$165,000 which can be absorbed into the current FY2024 capital budget due to other projects coming in less than their budget projections (budget line 607000-60-90-9000-400 – Building Improvements – Capital Fund); and

WHEREAS, this resolution has been reviewed by the Administrative Services Committee and the Finance & Audit Committee.

NOW, THEREFORE BE IT RESOLVED, by this County Board of McHenry County, Illinois, that the budget line item for Election Center construction approved in R-202401-18-006 be increased by \$45,000 for a revised budget total of \$165,000 which will be absorbed into the current FY2024 capital budget due to the reduction other project line items which came in under their budget projections; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized to distribute a certified copy of this Resolution to the County Clerk/Recorder, Director of Facilities, County Auditor, Chief Financial Officer, Deputy County Administrator, and County Administrator.

DATED at Woodstock, Illinois, this 16th day of July, A.D., 2024.

Michael Buehler, Chairman
McHenry County Board

ATTEST:

Joseph J. Tirio, County Clerk



RESOLUTION

SUBJECT: Resolution Amending the Construction Budget for the Election Center, 410 Eastwood Drive, Woodstock, Illinois (18)

Board / Committee Action Requested:

To approve a \$45,000 increase to the Election Center Construction Budget.

Background and Discussion: The Election Center construction is substantially complete and the County is in the process of taking possession. From a budgetary standpoint, it appears we will be coming in \$4,230 UNDER the budget estimate for the relocation and startup costs. However, the County’s share of the construction came in at \$165K which is \$45K HIGHER than the approved budget of \$120K. This overage is largely due to the need for an additional HVAC unit to the rear section of the building which was not previously climate controlled. Other design requests and unexpected cost increases contributed to higher than estimated construction costs. Construction was originally estimated to be \$285K with the owner to pay \$165K and the County to pay the remaining \$120K. In the end, actual constructions costs totaled \$376,400 - an overage of \$91,400. Under the lease agreement, the County is obligated for any amount over the owner’s \$165K which would be \$211,400. However, the building owner, Mr. Sam Markos, agreed to reduce and cap the County’s share at \$165K – basically splitting the construction overage with the County. This is an appreciated gesture. Invoices for the work to back up the costs have been provided and reviewed.

For reference, here is a summary of the costs associated with the Election Center as compared to the original budget:

			Revised/actual		
Construction	120000		165000		
Moving expenses	20000		12250	Per Joe - \$9K 2Men & \$3,250 Runbeck	
FFE	60000		32000	Per Joe's Summary	
Computer / network			58000	Presidio	
Signage	15000		8500	Eby Graphics	
Security, Misc			7100	Per Joe	
Low voltage wiring	20000		26420	Associated	
Connectivity	20000		0	Only recurring cost of \$600 / Month	
Sub-total	135000		144270		
10% Misc / Contingency	13500				
Start-up/ Relo Total	148500		144270	Diff	(4,230)
				Const diff	45,000
				Total budget Diff	40,770

Impact on Human Resources: None.

Impact on Budget (Revenue; Expenses, Fringe Benefits): None – the \$45,000 increase can be absorbed in the FY 2024 Capital Budget due to other projects coming under budget.

Impact on Capital Expenditures: See above.

Impact on Physical Space: No further impact on Physical Space.

Impact on Other County Departments or Outside Agencies: None.

Conformity to Board Ordinances, Policies and Strategic Plan: This action amends the previously established budget and enables the County to fulfill its obligation.