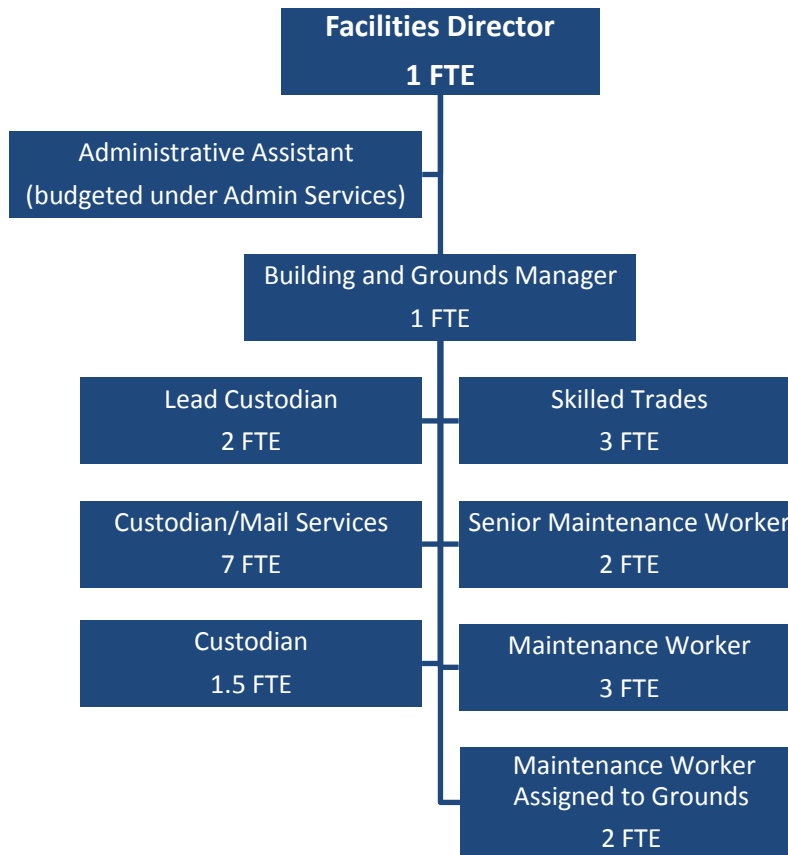


**PHYSICAL PLANT**  
**Fund 080-071**



Physical Plant positions: 22.5

**MISSION STATEMENT**

*The Physical Plant will strive to provide a safe, clean, and comfortable environment for County employees and visitors in all County buildings, and to maintain and upgrade the integrity of all primary and secondary building systems.*

**BUDGET HIGHLIGHTS**

Rental income for FY2022 increased by \$33,965 due to contractual increases in lease agreements.

The Physical Plant anticipates utility rates staying relatively flat over the next year. The Physical Plant continues to look for new energy efficient projects, like LED fixtures and bulbs, and more efficient HVAC equipment and boilers which use less electric, gas and water utilities. Our fully funded Capital Asset Replacement Fund plan will continue to help upgrade building systems to greener technologies (e.g., energy efficiency lighting and control systems) and help decrease the County’s energy consumption.

**FINANCIAL**

Fund 080 Dept 071	2020 Actual	2021 Original	2021 Projected	2022 Budget
FY2022 Budget Champaign County, Illinois	158			Physical Plant General Fund 080-071

332	38	CURE PROGRAM	\$45,696	\$0	\$0	\$0
332	41	FEMA PA	\$0	\$0	\$5,590	\$0
		FEDERAL, STATE & LOCAL SHARED REVENUE	\$45,696	\$0	\$5,590	\$0
341	39	MAINTENANCE/CUSTODIAL FEE	\$75,779	\$59,000	\$59,000	\$59,000
		FEES AND FINES	\$75,779	\$59,000	\$59,000	\$59,000
362	15	RENT	\$768,948	\$860,421	\$860,088	\$894,386
369	15	PARKING FEES	\$16,114	\$30,000	\$20,000	\$30,000
369	90	OTHER MISC. REVENUE	\$1,460	\$4,000	\$4,000	\$4,000
		MISCELLANEOUS	\$786,522	\$894,421	\$884,088	\$928,386
371	6	FROM PUB SAF SALES TAX FD	\$829,616	\$800,000	\$800,000	\$800,000
		INTERFUND REVENUE	\$829,616	\$800,000	\$800,000	\$800,000
		<b>REVENUE TOTALS</b>	<b>\$1,737,613</b>	<b>\$1,753,421</b>	<b>\$1,748,678</b>	<b>\$1,787,386</b>
511	3	REG. FULL-TIME EMPLOYEES	\$893,227	\$930,126	\$930,126	\$931,848
511	4	REG. PART-TIME EMPLOYEES	\$14,420	\$14,836	\$14,836	\$14,779
511	5	TEMP. SALARIES & WAGES	\$21,607	\$42,413	\$42,413	\$42,413
511	9	OVERTIME	\$211	\$1,485	\$0	\$0
511	44	NO-BENEFIT PART-TIME EMPL	\$25,941	\$32,260	\$32,260	\$31,928
		PERSONNEL	\$955,406	\$1,021,120	\$1,019,635	\$1,020,968
522	2	OFFICE SUPPLIES	\$42	\$380	\$380	\$380
522	3	BOOKS,PERIODICALS & MAN.	\$0	\$539	\$539	\$539
522	6	POSTAGE, UPS, FED EXPRESS	\$18	\$0	\$0	\$0
522	14	CUSTODIAL SUPPLIES	\$51,220	\$41,833	\$41,833	\$41,833
522	15	GASOLINE & OIL	\$9,250	\$12,500	\$12,500	\$12,500
522	16	TOOLS	\$6,177	\$7,600	\$7,600	\$7,600
522	17	GROUNDS SUPPLIES	\$7,090	\$8,000	\$8,000	\$8,000
522	19	UNIFORMS	\$1,337	\$8,400	\$8,400	\$8,400
522	22	MAINTENANCE SUPPLIES	\$19,579	\$11,421	\$11,421	\$11,421
522	44	EQUIPMENT LESS THAN \$5000	\$6,329	\$10,500	\$10,500	\$10,500
522	93	OPERATIONAL SUPPLIES	\$22,086	\$18,000	\$18,000	\$18,000
		COMMODITIES	\$123,128	\$119,173	\$119,173	\$119,173
533	4	ENGINEERING SERVICES	\$11	\$5,500	\$5,500	\$5,500
533	7	PROFESSIONAL SERVICES	\$0	\$2,000	\$2,000	\$2,000
533	12	JOB-REQUIRED TRAVEL EXP	\$2,653	\$2,500	\$2,500	\$2,500
533	29	COMPUTER/INF TCH SERVICES	\$150	\$0	\$0	\$0
533	30	GAS SERVICE	\$278,862	\$350,000	\$278,000	\$350,000
533	31	ELECTRIC SERVICE	\$699,769	\$780,000	\$765,000	\$780,000
533	32	WATER SERVICE	\$84,033	\$80,000	\$80,000	\$80,000
533	33	TELEPHONE SERVICE	\$13,787	\$12,000	\$12,000	\$12,000
533	34	PEST CONTROL SERVICE	\$10,757	\$11,315	\$11,315	\$11,315
533	35	TOWEL & UNIFORM SERVICE	\$5,840	\$0	\$0	\$0
533	36	WASTE DISPOSAL & RECYCLNG	\$40,249	\$41,160	\$41,160	\$41,160
533	38	STORMWATER UTILITY FEE	\$0	\$32,000	\$32,000	\$32,000
533	40	AUTOMOBILE MAINTENANCE	\$1,754	\$2,138	\$2,138	\$2,138
533	42	EQUIPMENT MAINTENANCE	\$8,151	\$9,860	\$9,860	\$9,860

533	44	MAIN ST JAIL REPAIR-MAINT	\$28,354	\$47,550	\$47,550	\$47,550
533	46	1905 E MAIN REPAIR-MAINT	\$10,780	\$15,357	\$15,357	\$15,357
533	47	JUV DET CTR REPAIR-MAINT	\$11,400	\$20,000	\$20,000	\$20,000
533	51	EQUIPMENT RENTALS	\$7,880	\$5,000	\$5,000	\$5,000
533	58	EMPLOYEE PARKING	\$19,020	\$18,091	\$18,091	\$18,091
533	61	1701 E MAIN REPAIR-MAINT	\$29,769	\$38,788	\$38,788	\$38,788
533	67	202 BARTELL BDG RPR-MAINT	\$5,659	\$2,673	\$2,673	\$2,673
533	70	LEGAL NOTICES,ADVERTISING	\$6	\$600	\$600	\$600
533	74	JURORS' PARKING	\$15,810	\$45,000	\$45,000	\$45,000
533	85	PHOTOCOPY SERVICES	\$162	\$100	\$100	\$100
533	93	DUES AND LICENSES	\$2,079	\$468	\$468	\$468
533	95	CONFERENCES & TRAINING	\$1,176	\$0	\$0	\$0
534	25	COURT FACILITY REPR-MAINT	\$77,686	\$53,775	\$53,775	\$53,775
534	27	ANIM SERV FACIL RPR-MAINT	\$1,342	\$5,091	\$5,091	\$5,091
534	37	FINANCE CHARGES,BANK FEES	\$99	\$415	\$415	\$415
534	46	SEWER SERVICE & TAX	\$46,633	\$49,045	\$49,045	\$49,045
534	58	LANDSCAPING SERVICE/MAINT	\$6,525	\$3,428	\$3,428	\$3,428
534	67	1701 OUTBLDGS REPAIR-MNT	\$825	\$2,881	\$2,881	\$2,881
534	70	BROOKNS BLDG REPAIR-MAINT	\$52,149	\$40,909	\$40,909	\$40,909
534	72	SATELLITE JAIL REPAIR-MNT	\$50,685	\$42,404	\$42,404	\$42,404
534	76	PARKING LOT/SIDEWLK MAINT SERVICES	\$2,919	\$24,383	\$24,383	\$24,383
			\$1,516,974	\$1,744,431	\$1,657,431	\$1,744,431
566	23	ELEVATOR OPERATION	\$26,400	\$0	\$0	\$0
		NON CASH EXPENSES	\$26,400	\$0	\$0	\$0
571	14	TO CAPITAL IMPRV FUND 105	\$2,050,000	\$1,574,500	\$1,574,500	\$2,150,000
		INTERFUND EXPENDITURE	\$2,050,000	\$1,574,500	\$1,574,500	\$2,150,000
581	6	DEBT CERTFCATE PRINC PMTS	\$165,000	\$170,000	\$170,000	\$175,000
582	6	INTEREST ON DEBT CERTIFCT DEBT	\$16,567	\$12,250	\$12,250	\$9,275
			\$181,567	\$182,250	\$182,250	\$184,275
		<b>EXPENDITURE TOTALS</b>	<b>\$4,853,475</b>	<b>\$4,641,474</b>	<b>\$4,552,989</b>	<b>\$5,218,847</b>

### ***ALIGNMENT to STRATEGIC PLAN***

*County Board Goal 2 – Champaign County maintains high quality public facilities and highways and provides a safe rural transportation system and infrastructure*

- Reduce overall operating cost of each County owned building by retrofitting existing equipment and systems with the most cost-efficient, sustainable, and/or organic solutions
- Improve maintenance and repair documentation to assist in predicting system failures and the need for capital improvements expenses
- Document and plan for impact of service expansion demands on county offices, based on county demographics, in terms of providing appropriate and adequate space
- Utilize the Facility Asset Analysis to document and budget for Capital Improvements to repair/replace various components of County-owned facilities.
- Provide a safe and comfortable physical environment in all County-owned facilities for the benefit of county employees, as well as the public

### ***DESCRIPTION - CUSTODIAL SERVICES***

The Custodial Services Division primary responsibility is to provide a safe, clean, and comfortable environment for County employees and visitors in the County’s buildings. This year and FY2021 has incorporated many more sanitization efforts in controlling the spread of Covid-19 in County Buildings. Our custodians also provide once daily courier mail services between the County’s two main buildings, the Courthouse and Brookens Administrative Center. The Custodial Services Division of the Physical Plant consists of two Lead Custodians, eight full-time Custodians and three part-time Custodians.

**OBJECTIVES**

1. To provide custodial services to County buildings
2. To provide a clean and healthy environment for all County employees and the public.
3. To provide mail services for County daily mail operations.

**PERFORMANCE INDICATORS**

<b>Indicator</b>	<b>FY2020 Actual</b>	<b>FY2021 Projected</b>	<b>FY2022 Budgeted</b>
Total Square Feet cleaned on daily basis	486,227	486,227	486,227
Pieces of mail processed	355,000	360,000	550,000

**DESCRIPTION – GROUNDS MAINTENANCE**

The Grounds Maintenance Division consists of two Maintenance Workers and the temporary use of seasonal helpers. The Grounds Division maintains forty-four acres and their duties include: mowing; edging; trimming trees; landscape maintenance; and clearing snow fall from all County parking lots and sidewalks. When seasonal work slows, and as time and budget allows, the Grounds Division assists with special projects and building maintenance, such as interior painting, carpet replacement and other general maintenance repairs.

**OBJECTIVES**

1. To maintain both routine and extensive grounds-keeping activities for existing and new facilities
2. To provide snow removal from parking lots and sidewalks

**PERFORMANCE INDICATORS**

<b>Indicator</b>	<b>FY2021 Actual</b>	<b>FY2021 Projected</b>	<b>FY2022 Budgeted</b>
Number of parking lots cleared within 6 hours of major snow events	8	8	8
Number of parking lots cleared within 24 hours of major snow events	22	22	22
Number of hours to clear all sidewalks after major snow events	15	16	15
Number of major snow events	8	12	10
Square footage of painting completed	35,000	28,000	30,000
Square footage of carpet replacement completed	1,500	3,500	2,000

**DESCRIPTION - BUILDING MAINTENANCE**

The Building Maintenance Division consists of the Facility Director, one Building and Grounds Manager, three Skilled Trades, two Senior Maintenance, and five Maintenance positions. The Building and Grounds

Manager and the ten Maintenance Workers are required to perform all building maintenance and repairs on the 657,853 square feet of County Buildings and 44 acres of property. The Maintenance Division performs major and minor remodeling projects of County buildings and HVAC systems. During severe winter weather, the Maintenance Division removes snow and ice from Art Bartell Road, all County parking lots and sidewalks. Special snow and ice removal attention is provided to the County’s 8 24-hour buildings, during winter conditions to ensure the safety of County workers and the public.

**OBJECTIVES**

1. To maintain and/or properly repair mechanical equipment in all County buildings
2. Determine costs associated with, and oversee, remodeling and renovation of building structures
3. To perform major and minor remodeling projects
4. To maintain files for all leases for County property and maintenance service contracts

**PERFORMANCE INDICATORS**

<b>Indicator</b>	<b>FY2021 Actual</b>	<b>FY2021 Projected</b>	<b>FY2022 Budgeted</b>
Total square footage of buildings maintained	657,853	657,853	657,853
Number of helpdesk tickets submitted	525	634	0
Number of helpdesk/work tickets completed	525	634	0
Number of preventive maintenance work orders	1,600	1,700	1,700
Number of leases maintained	11	10	10
Number of special projects initiated	35	35	30
Number of special projects completed	35	35	0
Total budget for repair and maintenance line items	\$297,239	\$297,239	\$297,239
Total budget for facilities upgrade/replacement	\$1,574,500	\$1,574,500	\$2,150,000

**DEBT SERVICE**

The debt service for the 2010A General Corporate Fund Debt Certificates was refunded and privately placed with Busey Bank in 2019. The original debt was issued for the construction of the Coroner’s Office/County Clerk Elections Storage/Physical Plant Operations building at 202 Art Bartell Drive and is paid out of the Physical Plant budget. The debt service schedule for these bonds is shown below.

**Bond Issue 2019 – Refunded 2010A – 202 Art Bartell Construction Bonds**

<b>Maturity Date</b>	<b>Principal</b>	<b>Interest Rate</b>
1/1/2023	\$175,000	1.75%
1/1/2024	\$175,000	1.75%
1/1/2025	\$180,000	1.75%
<b>Total</b>	<b>\$530,000</b>	

**Debt Service Payments**

<b>Fiscal Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
FY 2022	\$175,000	\$ 9,275	\$184,275
FY 2023	\$175,000	\$ 6,213	\$181,213
FY 2024	\$180,000	\$ 3,150	\$183,150
<b>TOTAL</b>	<b>\$530,000</b>	<b>\$18,638</b>	<b>\$548,638</b>