

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

April 5, 2005 - 7:00 p.m.

CCNH Construction Site - Wing 1

MEMBERS PRESENT: Beckett (chair), Cowart, Hogue, James, Jay, Knott, Sapp, Weibel

MEMBERS ABSENT: Avery

OTHERS PRESENT: Denny Inman, Deb Busey (County Administrators), Joel Fletcher (Assistant State's Attorney), Alan Reinhart (Supervisor of Maintenance), Mike Stilger, Pat Dorsey (PKD, Inc.), Mike Frerichs (Champaign County Auditor), Curt Deedrich (Supervisor of Assessments), Sheriff Walsh

CALL TO ORDER

Following a tour of the Champaign County Nursing Home Construction Site, Chair Beckett called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA/ADDENDUM

MOTION by Hogue to approve the agenda; seconded by Weibel. There was not addendum for the meeting. **Motion carried.**

APPROVAL OF MINUTES

MOTION by Weibel to approve the minutes of March 8, 2005 as presented; seconded by James. **Motion carried.**

PUBLIC PARTICIPATION

Mr. Beckett read a statement from Carol Ammons of C-U Citizens for Peace and Justice in which she her appreciation of the committee for their consideration to untable the disparity study, however, she respectfully requests that the motion be unattached from the proposal being presented, in lieu of the actual study being done by Mr. Beckett.

CHAMPAIGN COUNTY NURSING HOME CONSTRUCTION PROJECT

Construction Project Update

Mike Stilger of PKD, Inc. stated they have 50-60 people working at the site per day with approximately 17 different prime contractors. He explained that last fall, heading into winter, we received a lot of rain which set things back making it difficult to get a lot done during the winter.

Nursing Home Construction Project Cont.

Mr. Beckett stated they had made an outreach to increase MBE and FBE participation on this project; of the total, 3.7 million is FBE and \$300,000 is MBE. He asked how this compares with participation on other projects.

Mr. Stilger stated the participation on this project is very similar to other projects although this project is fortunate to have 2 very sizable amounts with plumbing and general carpentry. He has not seen a lot of increase in the FBE and MBE labor force with an average of 4-5 minority workers per day.

PKD Incorporated Pay Request #26

MOTION by Jay to recommend County Board approval of Pay Request #26 in the amount of \$54,193 for Professional Services provided through March 20, 2005 per agreement dated February 2003 (\$13,499 - Staff; \$6,751 - Construction Fee; 661 - Reimbursable; \$ 33,282 - General Conditions); seconded by Sapp. **Motion carried.**

Request for Reduction in Retainage - Advanced Roofing

Mr. Inman explained that by contract, advanced roofing has reached a milestone and therefore they have requested a reduction.

MOTION by Sapp to recommend County Board approval of the Advanced Roofing reduction in retainage; seconded by Knott. **Motion carried.**

FLEET MAINTENANCE & HIGHWAY FACILITY

Update on A/E Selection Process

Mr. Inman explained that RFP responses are due tomorrow, upon receipt he will forward to the evaluating team members. He provided the committee members with copies of both addendums.

Review of Intergovernmental Group Meetings

Mr. Inman explained at the last group meeting it was confirmed that all parties will be conducting their own study before meeting again.

CHAIR'S REPORT/ISSUES

Disparity Study

Vice Chair Sapp stepped in as chair of the meeting.

Chair's Report Cont.

MOTION by Beckett to remove the disparity study issue from the table; seconded by Hogue. **Motion carried.**

MOTION by Beckett to defer the issue to the full board meeting on April 21, 2005 without recommendation and including the memo from Mr. Fletcher for review and action; seconded by Knott.

Mr. Beckett stated he is still opposed to this particular disparity study; he was not happy with the method that this issue arrived at the full board in the first place but believes if this committee kills the issue he would be acting the way the other committee was in bringing it forward; he believes the board needs to address this important issue despite the political games. He also sees no reason why facilities cannot address the issue on the merits that the committee had started the process when asked to do so by Policy. He stressed that doesn't mean that the current firm cannot be the contractor for the study if we need one; that also doesn't mean we cannot use the resources at the University of Illinois

Ms. Cowart stated she was not aware that Mr. Fletcher was suppose to change the actual wording of the contract that we were using but that he was just to review and change certain items.

Mr. Fletcher stated his understanding was that it was passed subject to review by his office, as with any of his advice, the committee is free to act on it as they choose.

Motion carried.

Clock & Bell Tower Project

Mr. Beckett resumed the chair.

He explained that the committee is continuing with their fundraising.

Masonry Stabilization & Restoration Project Memo from Simpson Gumpertz & Heger, Inc. - Additional Fee Request

Mr. Beckett explained that they received a memo from Simpson Gumpertz & Heger in which they make an additional fee request of \$180,000. He explained that he along with Mr. Jay, and Mr. Smith originally negotiated this contract, during which time the firm presented a \$620,000 fee proposal that was ridiculous. After telling them no, they returned with a lower fee in the range of \$300,000. He has had a fear that they have been waiting for the opportunity to ask for a change. He was involved in a phone conversation with this firm and he got the feeling that they really don't care about our project but that this is a profit center and that is what is motivating them.

Chair's Report Cont.

They have asked for this fee request and under our contract with them we need to see if we can negotiate a change order. He felt the background with this firm is important for everyone to have and stated that this additional fee will increase the fundraising committees responsibility.

When asked if he would be willing to serve on a team to negotiate with the firm Mr. Jay stated he was concerned with the cost to begin with and struggled to go along with what we gave them, he doesn't know if he could be open-minded if he were included in negotiations this time around.

Committee consensus that Mr. Inman, Mr. Sapp and Mr. Beckett negotiate with Simpson, Gumpertz & Heger, Inc. on this fee request and report back to the committee in May.

Revised Project Budget

Mr. Inman explained this is part of the additional fee request. This information was in the report to be held back.

User Group List

When asked about landscaping at the Courthouse Mr. Inman explained that a citizens group took care of the trees but because our grounds people do not have the time to take care of the flowers and plants, they are now looking for a different way to get the flowers planted and keep them maintained.

Mr. Inman explained they are going to meet with the Sheriff to address the issue of a designated smoking area. They have had no other problems with the hand entry unit, and they are trying to get the crumbling posts replaced at front entrance.

League of Women Voters - Proposal for Upgrading Family Waiting Room

Mr. Inman explained that the League of Women Voters were not ready to report back to the committee tonight.

Simpson, Gumpertz & Heger, Inc. Invoice #0048699

MOTION by Sapp to recommend County Board Approval of Invoice #0048699 from Simpson, Gumpertz & Heger, Inc. in the amount of \$12,542.78 for Professional Services provided through January 28, 2005 per agreement dated March 2003. Pay request is for Design Development Services; seconded by James. **Motion carried.**

BROOKENS ADMINISTRATIVE CENTER

Plaque in recognition of the County Board Acquisition and Remodeling of Brookens

Mr. Inman provided the committee with formal quotes from trophy time for the different options available for the plaque.

Mr. Sapp stated these quotes are very expensive and he does not see any reason to spend any further time on the issue.

MOTION by Sapp to recommend we discontinue any further review of cost options for this plaque; seconded by James. **Motion carried.**

PHYSICAL PLANT REPORTS

Monthly Budget Report

Mr. Reinhart explained that the percentages are holding, they are catching up to where they should be after first purchases at the start of the fiscal year. Their gas budget is running close to where they expected it to be. He explained that the long term impact of gas prices is very small to their budget because most of the driving they do is local.

Fire Sprinkler Inspection Report

Mr. Reinhart explained this item is for information only. There were no violations although we did receive recommendations for the Brookens building because there are a lot of partial sprinkler systems but not a total, complete system for the building.

Memo - Ameren/IP - PPO Contract

Mr. Reinhart explained this item is also for information only.

Mr. Inman explained that they completed an energy audit last year to look at utility usage and a way to control the cost. The report from that audit outlined an approach for us to use to take to control of our utility costs, there were savings last year as a result of the study.

Facility Survey Results

Mr. Reinhart stated his department resubmitted the survey to all department heads who did not respond to the original, he has included the results for the committee to review. None of these items would be considered life safety issues.

Mr. Beckett stated they need to establish a priorities list and determine if there is money available for these projects.

Physical Plant Reports Cont.

Mr. Inman reminded the committee they are going to have 2 new positions added in the Administrative Services department and the placement of these employees may have a domino effect on some of the plans and requests for space.

Committee consensus to have information at the May or June meeting showing estimated costs next to available funds to allow the committee to determine if they want to move forward.

OTHER BUSINESS

Pre-Qualified Vendor Ordinance

MOTION by Beckett to recommend County Board Approval of the Pre-Qualified Vendor Ordinance; seconded by Jay. **Motion carried.**

Mr. Beckett explained that this Ordinance means on an annual basis people who want to do business with the County will be required to establish some basic criteria to be placed on this pre-qualified vendor list; when a project comes up that fits under the \$20,000 we could contact at least 3 people from the list to provide a proposal, we would be free to select a vendor. Because it is not required that it be the lowest cost vendor, this will allow us flexibility to do business with smaller firms and will open opportunities for additional businesses to do work for the county.

Sheriff Walsh Memo dated March 10, 2005 - Request to begin Jail Expansion Review

Sheriff Walsh stated that due to the jail population they have increased the use of the chips program, in some cases putting people in the program that normally wouldn't be but because there is no other choice, they are. Despite that, along with other changes, the jail population continues to stay the same or even increase. The downtown jail was built almost 25 years ago, it is not a direct supervision jail where the officers are in with the inmates, it is also not an indirect supervision. It is extremely difficult for staff to supervise the inmates and they are now running into problems being able to get repair parts for the facility. Last March he went out on his own, not committing the county to anything, to get estimates for services cost and surveys and he has included that information for the committee. He suggests we do something similar now because we need to start talking about this issue. Some of the options he suggest include adding a pod onto the back of the satellite, or closing the law enforcement operations downtown and consolidating it in one building. He sees this situation as a liability for himself and the County.

Sergeant Tarr stated the downtown jail was first occupied in 1980 with a capacity of 72, in 1985 it was double bunked increasing the total capacity to 131. 1985-1996 they were forced to house people out of the county because of over crowding; in 1992 they began the chips program.

Other Business Cont.

The satellite Jail became operational in 1996 and in 2003 it was double bunked to a capacity of 175, today the population was over 350 inmates. She explained that the downtown jail is deteriorating making maintenance very difficult. The people who come to jail need more supervision and it is very difficult for the staff, almost impossible to see all the inmates all the time. She also believes the mental health outlook of the inmates at the downtown jail is different from the satellite jail. The downtown jail is dark and smaller with no natural light where the satellite is open and full of natural light, they have a lot of problems with mental health in the jail population but because of the crowding problem they don't have a lot of resources to deal with it. She stated staffing would be easier if pods were added on to the Satellite jail, it would also create easier supervision and communication among staff members. The suicides were very difficult for the staff and she stated they pray there will be a time when they can supervise the way they want to and the way the standards are set for them.

Sheriff Walsh stated last year he panicked when the population numbers spiked, since then there have been 3 suicides, 2 of them at the downtown jail, he is afraid that there will be more because of the lack of supervision. He explained that counties our size are building new jails and adding more capacity and according to the schedule set when the satellite jail was built we should be in the planning stage right now for adding on. He wanted to make the committee aware of the problems and at a minimum he would like them to look at what studies or surveys we could have done.

Mr. Inman explained that the downtown jail is not made to be modified; we cannot do anything with the building. This is a 24/7 operation so although the building may be 25 years old, he suggests we add another 50% onto that. He feels it is between 3-5 years until the end of its lifetime.

Mr. Knott questioned how we will balance between the building being obsolete and the overcrowding issue, and which one will be the bigger need to the taxpayers?

Mr. Inman stated we need to look at the financing that is available and that will determine if we need to go to the RFP process.

Committee consensus to include an item on the May agenda that addresses this issue.

Duane Northrup, County Coroner stated he attended the meeting to inform the committee of issues regarding a County morgue. Currently, we do not have a morgue, if an autopsy is needed they take the deceased to McLean County which is 45 minutes away. The majority of the time they bring that person back and they go to a local funeral home. The County pays a morgue fee of \$250.00 per autopsy, in his opinion that fee is money that could stay in our county if we had our own morgue. In 2004 they did 86 autopsies, with a morgue fee of around \$21,500 paid.

Other Business Cont.

He explained the County already has a lot of equipment needed for a morgue such as a morgue table, an x-ray machine that is currently in storage, and a cooler that is sitting in the garage of a local funeral home which we pay a storage fee of \$200.00 per month to have it there. Those costs, along with an inquest rental facility fee of roughly \$600.00 per year, shows a total of almost \$25,000 spent last year, that is money the County could use toward the cost of running our own facility. Currently they have a storage room near the gym at Brookens they use which means they are all over the place conducting business. He would like the committee to think about this issue stressing that if they decide they are not interested in changing anything, the Coroner's office will continue to operate the way it has been.

Mr. Beckett reminded Mr. Northrup that the committee cannot take action tonight and if he wants to bring something before this committee to contact him and it can be put on the agenda. He stated the committee will look at the needs of the Coroners office and alternatives including potential use of space at the old nursing home.

Ms. Cowart stated she was a member of facilities when Mr. Swaney was coroner and the issue of a County morgue was brought up and then put on the back burner. The reminded the committee the nursing home does have a morgue in the basement although it is very old.

Committee consensus to include this item on the May agenda.

Existing Nursing Home - Future Use Evaluation

Mr. Inman stated this item is included on the agenda to begin committee discussion on how we are going to approach the future use of the existing nursing home. Mr. Inman explained that there were reports done before the design of the new building that contain information regarding what areas would be usable. He explained he will bring portions of those studies forward so the committee can have a general discussion about that along with an outline sketch of a plan. He will also notify departments of the option of potential available space and report to the committee in May.

ADDENDUM

Champaign County Nursing Home Construction Project Proposal for Civil Engineering and Surveying Services Art Bartell Road and Water Main Extension Final Design and Construction

Mr. Inman explained that this is phase II of the extension of Art Bartell Drive. This is the east west portion that also includes storm water work that needs to be done; phase I was the north south portion. This information has been reviewed by the highway Engineer and the highway department will be the basis for this work which needs to start immediately so we can make the connection with the north parking lot at Brookens which will be the only access to the parking lot when the work on Lierman begins.

Addendum Cont.

He explained that under the guidelines of QBS, if we have a good relationship with a firm we can contract with them. Berns Clancy has done almost 99.9% of the work on the east campus which would qualify them for a positive relationship with the county board.

MOTION by Knott to recommend County Board approval of the proposal for Civil Engineering and Surveying Services Art Bartell Road and Water Main Extension Final Design and Construction; seconded by James. **Motion carried** with a 7/1 roll call vote. Voting aye were: Beckett , Hogue, James, Jay, Knott, Sapp, Weibel. Voting nay was Cowart.

**DETERMINATION OF ITEMS TO BE PLACED ON THE COUNTY BOARD
CONSENT AGENDA**

Committee consensus to include items V B, C; & VIII D on the April 21, 2005 County Board Agenda.

ADJOURNMENT

Chair Beckett declared the meeting adjourned at 8:49 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary