

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

September 22, 2005 - 6:15 p.m.

Meeting Room 2, Brookens Administrative Center

MEMBERS PRESENT: Beckett (Chair), Hogue, James, Knott, Sapp, Weibel

MEMBERS ABSENT: Avery, Cowart, Jay

OTHERS PRESENT: Deb Busey, Denny Inman (County Administrators)

Call to Order

Chair Beckett called the meeting to order at 6:15 p.m.

Approval of Agenda/Addendum

MOTION by Sapp to approve the agenda, seconded by Knott. **Motion carried.**

Public Participation

There was no public participation.

Champaign County Nursing Home Construction Project

Bid 2005-015: Mold Remediation - Award of Contract

Mr. Inman reminded the committee we had previously gone out for bid for the remediation but had only received one response with a cost of one million dollars. With this second attempt, we held a pre-bid meeting on September 12th and after that a site tour was held. Sealed bids were received on September 19th from Luse-Stevenson of Aurora, Specialty Systems, Inc. of Indianapolis, Kinsale Contracting Group of Westmont and Environmental Assurance Co. of Avon, Indiana; no bids were received from Delta Services and Metropolitan Fire Restorations. He stated the mold issue started in wing 2 and remediation in that area, including the interior walls and partial attic, began in March of 2005; at that time wings 1 and 3 were already constructed and wing 4 had not been started. In the core area, which includes the basement, remediation was completed between May and June 2005. Because wing 4 was remediated as it was going up, we are now left with wings 1 and 3, which along with a portion of the attic in wing 2, will be addressed with this bid. The remediation will be done by removing one side of the drywall between the rooms, and the exterior wall. Once the wing is completed and approval given, we will follow with drywall and finishes which we believe can be completed by December 15th. He stated he is comfortable with the recommended firm and our environmental consultants and legal council concur with this recommendation.

Nursing Home Cont.

He continued, stating they are getting started removing the drywall in the identified areas. At this point, the mold is believed to be uniform but if we find a place with an excessive amount we will need to do an aggressive remediation. He explained we will test, on a quarterly basis, for 5 years and IDPH has seen this remediation plan.

Mr. Beckett explained the amount associated with this award of contract does not include the work to expose the walls, this is for remediation only. The other amount, around \$300,000, includes exterior and interior work to be done before and after the remediation.

MOTION by Sapp to recommend County Board approval of Bid #2005-015 award of contract to Luse-Stevenson of Aurora, Illinois for microbial remediation at the Champaign County Nursing Home construction site; seconded by Weibel.

Motion carried.

A/E Use Study of existing Nursing Home: Adaptive Reuse from Institutional to General Office Space

MOTION by James to recommend County Board approval of a contract with IGW Architecture (Isaksen Glerum Wachter) of Urbana, Illinois in an amount not to exceed \$13,700 for a facility conversion study as outlined; seconded by Weibel.

Mr. Inman explained IGW would take our existing information, review it and determine if they need to do further work. The information provided through the County Board was for a long term care facility and because the standards are less for a general office area he believes they will have to do more work. This is strictly for the 1971 addition and does not include the older parts of the building. When asked about the definition of reimbursable expenses included in the recommendation he explained that those expenses are defined by the AIA documents and are traditional authorized reimbursables.

Motion carried.

Other business

Mr. Beckett stated the joint Highway/Facilities meeting for October will have to be on Wednesday, the 12th, this means Facilities will not have a meeting on October 4th. He reminded the committee he will pull the intergovernmental agreement with the Park District off the County Board agenda tonight and refer it back for further legal review.

New Business

There was no new business.

Adjournment

Chair Beckett declared the meeting adjourned.

Respectfully Submitted,
Tiffany Talbott