

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities /Joint with Highway
October 12, 2005 – 5:30 p.m.
Meeting Room 1
Brookens Administrative Center

MEMBERS PRESENT: Beckett (Chair), Avery, Cowart, Hogue,
James, Jay, Knott, Sapp

MEMBERS ABSENT: Weibel

OTHERS PRESENT: Denny Inman, Deb Busey (County
Administrators), Susan McGrath (Office of the
State's Attorney), Alan Reinhart (Physical
Plant), Lloyd Carter, Ron Bensyl (Highway
Committee), Barb Wysocki (County Board
Chair), Tom Betz (County Board Member)

Call to Order

Chair Beckett called the meeting to order at 5:35 p.m. Declaring a quorum present, the Chair proceeded with the meeting.

Approval of Agenda/Addendum

MOTION by Jay to approve the agenda; seconded by Knott. **Motion carried.**

Approval of Minutes – September 6, 2005; September 22, 2005

MOTION by Sapp to approve the minutes of September 6, 2005 and September 22, 2005 as presented; seconded by James. **Motion carried.**

Public Participation

There was no public participation.

Champaign County Nursing Home Construction Project Farnsworth Group Invoice #87052

MOTION by Jay to recommend County Board approval of Invoice #87052 from Farnsworth Group in the amount of \$828.40 for project reimbursable expenses through August 26, 2005 per agreement dated March 2003; seconded by Sapp. **Motion carried.**

PKD, Incorporated Pay Request #32

MOTION by Sapp to recommend County Board approval of Pay Request #32 in the amount of \$45,364 for Professional Services provided through September 20, 2005 per agreement dated February 2003 (\$5,920 – Staff; \$6,751 – Construction Fee; \$658 – Reimbursable; \$32,035 – General Conditions); seconded by Jay. **Motion carried.**

Delta Services Inc., Mold Remediation Invoice #6015

MOTION by Sapp to recommend County Board approval of Invoice #6015 from Delta Services, Inc. in the amount of \$112,096.00 for Professional Services/mold remediation in wing 4 provided through August 31, 2005; seconded by Jay. **Motion carried** with Hogue voting no.

Delta Services, Inc. Mold Remediation Invoice #6022

MOTION by Sapp to recommend County Board approval of Invoice #6022 from Delta Services, Inc. in the amount of \$25,841.00 for Professional Services/mold remediation in wing 4 provided through September 10, 2005; seconded by Jay. **Motion carried** with Hogue voting no.

Duane Morris Invoice #1113580

MOTION by Sapp to recommend County Board approval of Invoice #1113580 from Duane Morris in the amount of \$16,994.60 for Professional Services provided through July 31, 2005, request is for legal representation on mold remediation issue; seconded by Jay. **Motion carried.**

Duane Morris Invoice #1117985

MOTION by Jay to recommend County Board approval of Invoice #1117985 from Duane Morris in the amount of \$28,611.91 for Professional Services provided through August 31, 2005, request is for legal representation on mold remediation and alteration issue; seconded by Sapp. **Motion carried.**

Contract between Champaign County and Luse Companies for Microbial Remediation

Ms. McGrath stated this contract was sent to Luse Companies for their final approval, pursuant to the committee's recommendation that we enter into a contract. She explained that the technicalities have been worked out but the contract amount that was previously approved does not change,

Nursing Home Cont.

Committee consensus to defer this item to the special County Facilities meeting on October 20, 2005.

Project Update

Microbial Remediation Settlement Process

CLOSED SESSION pursuant to 5ILCS 120/2 (c) (11) to consider the pending litigation which is probable or imminent against Champaign County.

MOTION by Sapp to enter into closed session pursuant to 5ILCS 120/2 (c) (11) to consider the pending litigation which is probable or imminent against Champaign County with the following individuals remaining present: recording secretary, County Administrators and County Legal Council; seconded by Knott. **Motion carried** with a 5/0 roll call vote. Voting aye were Beckett, James, Knott, Sapp, Weibel. There were no nay votes.

The committee entered into closed session.

The committee entered into open session

Courthouse

Masonry Stabilization & Restoration Project – RFP for Professional A/E Services for Masonry Stabilization Project

Mr. Inman explained we had a firm under contract for this project but the relationship did not work, per direction of the County Board, we are now resubmitting the RFP. He stated the critical dates for the project start on October 26th when there will be a pre-bid conference at which time they will review the project with interested parties as well as conduct a tour of the facility. Proposals are due November 9th, the formal presentations will be January 10, 2006 with award of contract on February 23, 2006 and a March 1, 2006 date to begin services.

Mr. Beckett stated this means, at the November board meeting, he will need a subcommittee to review responses from firms to determine a short list to make presentations in January; after the firms are rated we will need a negotiation team to enter into a contract. This is the normal process we follow.

MOTION by Jay to approve the RFP for professional A/E services for Masonry Stabilization Project; seconded by James. **Motion carried.**

Physical Plant Reports Monthly Budget Reports

Mr. Reinhart explained they are getting short in their repair and maintenance and electric/gas service line items, they are not in trouble yet but are going to do some interdepartmental transfers to adjust the lines accordingly. They will be doing their projected expenses for the end of the year for the gas & electric and may have to ask for some help.

Manpower Report – Capital Projects

Mr. Reinhart stated this is the same report as last month.

Request for waiver to purchasing policy

Mr. Reinhart stated this is a request for the grant that Mr. Keller and Sheriff Walsh received; they did not send out a bid but did receive quotes with the total price of this item being \$12,880.00. The policy states anything over \$10,000 needs to have a formal bid which they did not do before they applied for the funding. They could not find another vendor to quote on this project.

MOTION by Knott to approve the request for waiver to the purchasing policy for the Emergency Management Agency; seconded by Sapp. **Motion carried.**

Chair's Report/Issues Clock & Bell Tower Project Update

Mr. Beckett stated the citizens committee will meet again in November.

League of Women Voters – Proposal for upgrading waiting room

Mr. Beckett reminded the committee that one of the League's student representatives had presented some samples of murals to hang in the family waiting room at the May Facilities meeting. Earlier this week he spoke with a student representative stating they wanted to come back to the committee tonight and make a presentation because they have an artist who could begin painting on October 23rd. Due to the 48 hour rule on posting agendas and because, when the committee saw the sketches in May, some members had questioned what was depicted in the sketches, they decided to have the League come to the November meeting to present some other options.

Museum update

Mr. Beckett explained there is a formal group that Cheryl Kennedy has put together under the Looking for Lincoln project, he and the County Board Chair are participating in that group, which is looking for funding for various projects including our Courthouse project. He will continue to keep the committee up to date.

Other Business

Scottswood Drainage Project – Preliminary Special Project Assessment: Option 2

Mr. Beckett explained each committee member received, in a confidential envelope, proposed assessment numbers for the Scottswood Drainage project with a dollar amount for Champaign County. There is an intergovernmental agreement and we have received grant money for the project. All entities had agreed that the grant money would be applied to the portion of the project that would be the expense to the individual home owners so no Governmental entity is receiving the grant money. There is no action to be taken tonight.

Nursing Home Reuse Project – letter of Interest

Mr. Beckett explained they had a \$13,900.00 proposal from a firm the County has done business with in the past, which was not approved by the board.

Mr. Inman stated they have taken a shortcut method to quality based selection, the document is called a request for statement of qualifications. Once the responses are in they will be very easy to evaluate, at that time we will ask for a fee proposal and will have it ready for the County Board meeting on October 20th. The scope of the project has enlarged due to the potential use of the vacated nursing home by CAC.

MOTION BY Knott to approve the request for statement of qualification; seconded by James. **Motion carried** with a 5/2 roll call vote. Voting aye were Beckett, Cowart, James, Knott, Sapp. Voting nay were Hogue and Jay.

The committee entered into a recess to prepare for the joint meeting with the Highway committee.

SPECIAL MEETING OF THE COUNTY FACILITIES & HIGHWAY COMMITTEES

Chair Cowart called the Highway committee meeting to order. A roll call confirmed the following members present: Cowart, Bensyl, Carter, Feinen, Jay, Langenheim. The following members were absent: Gross, Weibel, O'Connor. Ms. Avery arrived at 6:00 p.m.

Children's Advocacy Center

Dr. Beutow, chair of the CAC board, spoke to the committee on behalf of the Children's Advocacy Center. She presented a history of child abuse and how the CAC has come to be. She explained that in early 2000 they discovered that the old youth detention center could be available to be turned into a child advocacy center, which is what was developed. She explained their clients are given a confidential, secure site with a professional and child friendly atmosphere. Their clients enjoy prompt and highly professional follow up with services and their board is committed to continuing these services.

Mr. Weibel arrived.

Mr. Williams stressed that the grant funding they received to set up the center was \$90,000 which came from 3 funding sources. He has included documentation from state wide monitor for CAC and DCFS programs as well as from Peter Tracy, of the Mental Health Center, about how that funding was a one time issue and that money, very likely, could not be replicated if the center should be relocated. He issued an invitation to all committee members to visit the Children's Advocacy Center.

Fleet Maintenance/Highway Facility

Project Team Presentation Programming & Budget Review

Gene Dillow of BLDD Architects spoke to the committee presenting their programming and budget review for the proposed facility. He explained they have developed a square foot analysis and from that developed 9 different schemes; from those 9 layouts they have narrowed it down to 2. These are design concepts and they are not final.

The A/E team reviewed two concepts, the first, scheme G, is a site plan where the facility would be located where Canady Park is now, this location best utilizes a relationship with the existing salt dome. The negative aspects to this scheme include the site having to be raised and it would require circulation off of Art Bartell road for County vehicles.

Project Team Presentation Cont.

This plan would require the relocation of the park and that process would delay construction by a minimum of 1 year and add associated costs. The team reviewed the interior plan of scheme G explaining there will be some facilities to be demolished and relocated during construction.

The team moved on to discuss their recommended scheme, scheme H, explaining there is no cost difference between the two; site impacts and costs associated with both sites are the same but they feel that scheme H has the best site circulation as well as allowing uninterrupted operation of the current highway department facility during construction. Scheme H also does not require the replacement of the park allowing construction to begin 1 year earlier, and the building itself functions better at the location on the corner of Lierman and Main Streets. They explained they have completed a program space comparison reminding the committee the Engineers original programming estimate for the building was about 49,000 square feet, the basic building square footage stayed the same but there were some spaces added including a wellness center and a radio room, there were also 3 additional spaces for other government agencies, that added over 40,000 square feet.

The team stated they then looked at the construction budget. The original estimate was 4 million dollars although there was nothing included for contingencies, with that added we arrive at a total of about 5 million dollars. They explained they used the same basic building costs but the site development costs increased significantly, they have based the cost on what they believe they will be next spring, as of last week the estimate of the project was at \$7,320,000.00. He explained that concrete, steel and masonry costs have gone up significantly so they have predicted the costs of those items to the best of their ability. There are options and functions they can include or not include in the project and they proceeded to discuss budgets for those additions which include a wellness room, a radio room and a geo-thermal heating system. They explained that in addition to the construction costs, there are soft cost to be considered including reimbursables and A/E fees, these costs are 11.5%.

Mr. Beckett stated option H includes relocating the CAC, he reminded the committee there will be additional costs for relocating the CAC that are not included.

Mr. Beckett summarized, stating a building with all the extras included is budgeted at \$8,900,143.00. That number does not include the soft costs which, when added, bring the total to \$9,923,659.44.

CAC representatives stated they are concerned about the construction dates because they have a lease until September 2006. They also stated concern with where they will be moved to and how they will continue to provide proper services to children.

Mr. Beckett stated they recognize the concerns of the CAC and there is no way they will be asked to do anything but function properly, they support their program and are also concerned about how this will all work. He continued, reminding the committees that when we built the Courthouse we had to move offices and at the beginning of that project they all had fear about where they would be going but it didn't stop us from working out the details and deciding on the project. He stated he was here when the CAC was selected and put into their current site, they were told then that it was an old building with a limited life, and he can't believe everyone is surprised that building could be torn down at some point.

Ms. Avery stated she understands the CAC has come along way and she can't imagine we would disrupt that progress; until we work out a plan on how that transition would take place she could not support this project.

Mr. Dillow stated if construction began in May 2006 it would be months before anything would have to be done to the area where CAC sits.

Mr. Inman stated we are also responsible for the cost of replacing the ball diamond which will be over \$100,000 and is not included in either option.

Ms. Feinen stated some of the details to be worked out have significant cost and at this point we have no idea what those costs are. She would like as many of those additional costs, that have been mentioned, to be included with any further information they receive.

MOTION by Feinen to defer the issue to November; seconded by Bensyl.

Mr. Bensyl stated he understands the increased cost of construction with inflation but, to him, this project does not have a life at 9 million dollars.

Mr. Beckett asked unanimous consent of the Facilities committee to join in the deferment; committee consensus to support the deferment.

Motion carried.

Mr. Beckett stated CAC has met with Mr. Inman and we will continue to have communication with them so they will be aware of what is happening.

Project Team presentation Cont.

Mr. Dillow stated they will get back together with members of the County's team to develop alternatives and re-establish costs.

Chair Cowart declared the Highway committee meeting adjourned.

RESUME REGULAR SCHEDULED BUSINESS OF THE COUNTY FACILITIES COMMITTEE

Mr. Beckett noted the following people present, following the recess after the joint meeting: Chair Beckett, Sapp, Knott, James, Weibel.

Request for Special Meeting, Thursday, October 20th at 6:30 p.m.

Mr. Beckett stated this meeting will be held to approve the award of contract for the Nursing Home Space reuse as well as the contract with Luse Companies. Committee consensus to meet at 6:45 p.m. on October 20th.

Regional Planning Commission Lease

Ms. McGrath stated this is an extension of our current lease with RPC, only for the Planning and Zoning portion. The proposed lease will carry us through the end of the next fiscal year although we don't believe we will need it for that length of time.

MOTION by Knott to recommend County Board approval of the Regional Planning Commission Lease; seconded by Weibel. **Motion carried.**

City of Urbana/Public Hearing regarding Special Use permit affecting property within 250 ft. of County property

Mr. Inman stated the Community Development Services Planning division of the City of Urbana sent information to him regarding a 35 foot tower to be placed on top of the IMC building. This building is within the 250 ft. radius of County property, therefore they have to request input from us.

Ms. McGrath stated this is the old post office building in downtown Urbana and the tower is something they will be using for communication within that building. All the adjoining land owners had the opportunity to file a protest which is why we are getting special notice of this development; the committee needs to decide if they want to file a protest.

Other Business Cont.

MOTION by Knott to direct our Attorney to ask the plan commission to defer this matter until we can obtain additional information to determine the viability or necessity of a protest; seconded by James. **Motion carried.**

CLOSED SESSION pursuant to 5ILCS 120/2 (c) 1 to consider the employment, compensation, discipline, performance or dismissal of an employee.

Closed session was not held.

Determination of Committee actions to be placed on County Board Consent Agenda

Committee consensus to include items V A, B, E, F and X C on the County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary

Secretary's note: The minutes reflect the order of action taken at the meeting, not the order of the agenda.

Minutes amended November 9, 2005. Changes appear in italics.