

## CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

---

County Facilities & Highway joint committee meeting  
Meeting Room 1  
Brookens Administrative Center

November 8, 2005

COUNTY FACILITIES MEMBERS  
PRESENT:

Beckett (Chair), Avery, Cowart  
James, Jay, Knott, Weibel

COUNTY FACILITIES MEMBERS ABSENT:

Hogue, Sapp

HIGHWAY MEMBERS PRESENT:

Cowart, Bensyl, Gross, Jay  
Langenheim, Weibel

HIGHWAY MEMBERS ABSENT:

Carter, Feinen, O'Connor

OTHERS PRESENT:

Barb Wysocki, Denny Inman, Deb  
Busey, Jeff Blue, John Cooper, Tracy  
Wingler, Susan McGrath, Joel  
Fletcher, Alan Reinhart,  
Chris Doenitz, Mike Williams,  
BLDD Architects Team: Mark Ritz,  
Gene Dillow, Matt Gire, Fred  
Coleman, Chris Billings, Jim  
Gleason, Dan Wakefield

### Call to Order

Chair Beckett called the County Facilities Committee meeting to order at 7:06 p.m. The Chair confirmed the following committee members present: Avery, Beckett, James, Jay, Knott, Weibel and Beckett.

Vice-Chair Jay called the Highway & Transportation committee meeting to order at 7:07 p.m. The Vice-Chair confirmed the following committee members present: Jay, Gross, Bensyl and Langenheim and Weibel.

### Approval of Agenda/Addendum

MOTION by James to approve the agenda and addendum; seconded by Weibel.  
Motion carried.

### Approval of Minutes – October 12, 2005 joint meeting

MOTION by Weibel to approve the joint Highway and Facilities committee meeting minutes of October 12, 2005; seconded by Langenheim.

Mr. Weibel stated the minutes list him as present at the regular scheduled business meeting when he actually arrived after the start of the special meeting and he would like the minutes amended to reflect that.

With joint committee consensus, MOTION carried to approve the minutes, as amended.

### Approval of Minutes – October 20, 2005; October 12, 2005 Closed Session; August 23, 2005 closed session and August 31, 2005 closed session

MOTION by Jay, on behalf of the County Facilities committee, to approve the minutes of October 20, 2005; closed session minutes of October 12, 2005; closed session minutes of August 23, 2005 and closed session minutes of August 31, 2005 as presented; seconded by James. Motion carried.

### Joint Meeting of the County Facilities & Highway Committees

Mr. Inman presented the committee with a number of slides explaining that a new site plan was developed after the joint meeting and presentation in October. The cost of the building, at that time, was at \$7,479,913.00 with a square footage of 49,502.

Ms. Cowart arrived at 7:15 p.m.

Today, the construction costs are \$6,410,392.00 with a square footage of 40,580. He explained that office space is 6,815 square feet, the multiple use crew space is 2,656 square feet, the shop space is 8,473 square feet, fleet maintenance space is 3,113 square feet and the highway vehicle storage space is 19,614 square feet with a total of 40,580. In comparison to what was presented in October, the storage area is reduced but the functions are still there. The Wellness center, which consisted of 600 square feet, is no longer included nor is the mudroom at 513 square feet and reorganization of the maintenance shop resulted in a 1039 square foot reduction. EMA vehicles can be parked in the north building where the seasonal equipment will be and Nursing Home vehicles can be parked in the Gill building. The original thought was to have everything under one roof but when economics came back we decided we could rotate seasonal equipment through the new building and back into the north building. The total square foot reduction is 8900 and the total cost reduction is \$1,069,521.00.

## Joint Meeting Cont.

Mark Ritz of BLDD Architects explained that schemes G and H were the two that worked the best and were the two they presented to the committees. Under scheme G, they tried to locate the building adjacent to existing facilities. They felt G was a good site plan because of the access directly to Main and Lierman although one issue with the site is a 5-6 foot drop that would have to be dealt with.

Mr. Inman continued, explaining that an additional issue with scheme G was the fact that Canady Park would have to be moved, which included a one year delay, and additional cost. Because he did not hear a consensus to move forward with that scheme, they have now moved to the final concept plan. They view the costs of the 2 buildings as being virtually the same and although everyone felt scheme H gave a better presence to the campus it is the option under which the CAC will be taken down. He explained that they looked at the situation with the CAC and only 25-30 feet would separate the 2 facilities, which is not a great organizational component to the east campus. Upon review, they realized it would become more of an issue to save the building. They did leave it in the plans, just to show where it is in conjunction with the building, but the intent is that it will not stay.

Mr. Gleason explained that the Geothermal concept is to use the energy from the earth itself to heat the entire building. Waste oil burning units is a way to get rid of the used oil while also helping to heat the building. They have used some green building concepts in the air conditioning and heating systems and they have insulated pre-cast concrete walls and an excellent roof insulation system. Mr. Coleman explained the building is designed for about 20 years of program needs although it will last much longer than that and, the thought is, if the county ever decides to house the vehicles we have taken out, there is space where the construction could be extended.

Mr. Inman presented a history of the CAC, explaining the building was constructed in 1951 and was remodeled for the CAC at a cost of \$120,712; of that cost the CAC paid \$70,955 and the County paid \$49,757. At that time, they did not remodel the 2<sup>nd</sup> floor where the cells are located and at the request of the Urbana Fire Department, the basement is not used so they are confined to the first floor. The concept at the time of the remodel was that the facility would be a short term solution to the issue of the new program. He explained that upon review, the building deficiencies include the need for a new roof and tuckpointing, replacement of second floor windows and temperature moderation. If that building were to remain, the county would have to put forth considerable money to make it useful. The proposed solution would be that the CAC move from its current location to the west wing of the existing nursing home. This move would provide them with a gain of 700 square feet and would allow them to have the same amount of interview rooms and observation areas. In essence, he believes they have been able to capture what the current operation is and move it to that wing.

## Joint Meeting Cont.

Parking is adjacent on the west end side, there is a deck area that could potentially be used for children and they would have a secure entrance and exit from the site. This is part of the first addition of the nursing home, this space has new windows and a separate heating and air system as well as being remodeled on the inside but there would still be a need to create a few offices as well as carpet and paint

Mr. Jay stated he is not convinced the old nursing home will be a suitable place for the CAC and asked what they feel would be best for their operation.

Mr. Williams informed the committee that the CAC board feels they should be maintained where they are, if that is not possible, the County will take on the costs associated with the move.

Mr. Beckett stated he has been in communication with Ms. Rietz since the October 6<sup>th</sup> meeting and his understanding is that, although Mr. Williams is the executive, the CAC Board will let us know their position. She has spoken with the Chair of the Board, and the consensus is that the space is acceptable. The cost of the move is anticipated to be around \$60,000 with the demolition of the current building being done by highway personnel. The cost of any permits would come from general corporate.

Ms. Busey provided the committees with an overview of the cost of this project, broke down by function. She explained that the cost from MFT, which is the primary source of revenue for the building, is \$5.3 million; the cost from Highway, which will be for the office area is \$1.2 million and the cost from general corporate, which will be for the fleet maintenance, is \$567,857.00 with a \$7,085,691.00 dollar total. Both MFT and Highway have been saving money for this project; MFT has a total of four million dollars to pay, the Highway fund has one million dollars and although general corporate doesn't have any specifically designated for this project, the fund has seen a savings of \$40,000 by having fleet maintenance managed through highway. She explained if we use the available funds, we will still have to issue some debt; for MFT it would be \$1.3 million, highway about \$208,000 and general corporate \$567,857. Amortized over 10 years, with the current bond rate of 5.25%, the annual debt payment for MFT would be \$171,630, for highway \$27,330 and for general corporate \$74,436. There has been discussion that we should do debt financing for the entire amount and using that option the annual debt payment for MFT would be \$695,956, Highway would be \$158,411 and general corporate would be \$74,436. The difference between the two options in annual payments is \$655,407 and the difference in 10 years of interest is \$1,554,076.00. We would not be asking taxpayers for a new source of revenue with either option and we wouldn't talk about bonding until mid to late 2006 with payments due in 2007.

Joint Meeting Cont.

Mr. Blue stated, when comparing what 4 million dollars can buy in a road project, looking at the Curtis Road project which costs \$50 million for 3 miles, 4 million wouldn't buy half compared to what we could get for a building. He believes a building is a better reason to spend the money than small portions of roadways. He explained that looking at just their large equipment, they have a total of a 2.5 million dollar investment and he feels it is important, for an investment like that, to have proper housing and proper maintenance. He explained it is hard to keep things running smoothly and communicate when members of the highway team are spread over buildings. He believes the new building should be on this campus and the proposed site at the corner of Main and Lierman is the best place for it to go. He stated the right thing to do is build the right building the right way and for the long term and all areas and space proposed with the new building is needed.

Ms. Busey stated the recommendation is that they use the funds saved, keeping the debt financing at a minimum. The Finance committee would be looking, before bonds are issued, to see if general corporate has the ability to pay any portion in cash.

Ms. Avery questioned if the CAC has ever discussed any financing for a stand alone building. Mr. Williams responded stating the CAC is grant funded and none of the grants provide for capital improvements.

**MOTION** by Weibel, representing the County Facilities and Highway committees, to recommend County Board approval of the construction of a fleet maintenance/Highway facility presented as "Recommended Final Design Concept" on November 8, 2005 with the 40,580 square foot facility being constructed on County property with a total project cost not to exceed \$7,085,691.00; seconded by Jay.

Mr. Beckett explained that the team recommended leaving the fleet maintenance part of the building in to keep that option open while talks with the cities continue.

Mr. Langenheim stated he approves of the garage and will vote for it in committee but if it comes before the board, and the matter of the CAC has not been resolved to their satisfaction, he will vote against it. Mr. Jay agreed with Mr. Langenheim and stated he will do the same.

**MOTION carried** with a 5/1 Highway committee roll call vote. Voting aye were Cowart, Gross, Jay, Langenheim, and Weibel. Voting nay was Bensyl.

**MOTION carried** with a 6/1 County Facilities committee roll call vote. Voting aye were Beckett, Avery, Cowart, James, Jay and Weibel. Voting nay was Knott.

Joint Meeting Cont.

Mr. Inman stated they assume Ms. Rietz will attend the County Board meeting in November to discuss the CAC and the first report on the existing nursing home building will be in January, with final recommendations in February. Mr. Knott stated he believes we are making a major financial commitment for the old nursing home, adding cost to the County to move the CAC there and sinking money into that building.

Chair Beckett called a 5 minute recess at 9:02 p.m.

Ms. Avery left the meeting at 9:06 p.m.

Chair Beckett called the County Facilities committee meeting back to order at 9:07 a.m. He noted that Beckett, Cowart, Jay, James and Weibel were present.

Champaign County Nursing Home Construction Project

**PKD Inc., Pay Request #33**

**MOTION** by Jay to recommend County Board approval of Pay Request #33 from PKD, Inc. in the amount of \$53,690.00 for professional services provided through October 20, 2005 per agreement dated February 2003 (\$7,088 – Staff; \$6,751 – Construction Fee; \$427 – Reimbursables; \$39,424 – General Conditions; seconded by Weibel. **Motion carried.**

**Alliance Environmental Group Inc., Invoice #5**

**OMNIBOUS MOTION** by Weibel to recommend County Board approval of:

Alliance Environmental Group, Inc. Invoice #5 in the amount of \$21,284.10 for professional services provided through July 31, 2005, invoice is for mold remediation issues.

Alliance Environmental Group Inc. Invoice #6 in the amount of \$22,812.75 for professional services provided through August 31, 2005, invoice is for mold remediation issues.

Alliance Environmental Group Inc. Invoice #7 in the amount of \$4,258.25 for professional services provided through September 30, 2005, invoice is for mold remediation issues.

Seconded by Cowart. **Motion carried.**

Nursing Home Cont.

**Duane Morris Invoice #1123872**

**MOTION** by Cowart to recommend County Board approval of Invoice #1123872 from Duane Morris in the amount of \$78,515.56 for professional services provided through September 30, 2005. Invoice is for Legal Representation on Mold Remediation issues; seconded by Weibel. **Motion carried.**

**OMNIBOUS MOTION** by James to recommend County Board approval of:

Environmental Engineers Invoice #12080 in the amount of \$16,812.39 for Professional Services provided through September 15, 2005, invoice is for mold remediation issues.

Environmental Engineers Invoice #12082 in the amount of \$2,452.50 for Professional Services provided through September 30, 2005. Invoice is for mold remediation issues.

Environmental Engineers Invoice #12091 in the amount of \$14,180.00 for Professional Services provided through October 15, 2005, invoice is for mold remediation issues.

Seconded by Jay. **Motion carried.**

Mr. Inman explained the remediation is moving forward; they are complete in wing 2, half done with wing 1 and wing 3 will follow. He believes everyone will be done by the deadline and they will come up with an environmental scheme for the facility and for 5 years, testing will be done annually.

**Physical Plant Reports**  
**Monthly Budget Report**

Mr. Reinhart explained the reports show the funds for utilities are depleted although they can make it through the year. They have received reimbursement for elevators and some other items that are not shown on this information.

**Manpower report**

Mr. Reinhart explained that in September and October they realigned the employees to working more in repair and maintenance, catching up on scheduled maintenance as they are finishing up final touches on the Animal Services project.

### Chair's Report/Issues

#### **Clock & Bell Tower Project Update**

Mr. Beckett explained the amount of contributions has diminished over the last months and the amount of money available is roughly the same. The committee agreed it would be good to notify all donors exactly what the status is so they will approve a letter at the December meeting. He stated he would be surprised if we meet our goal of 1 million dollars.

#### **League of Women Voters – Proposal for upgrading Family Waiting Room**

Mr. Beckett reminded the committee that they previously saw a presentation from Kim Verest regarding the family waiting room, the committee asked Kim to go back to the drawing board and update her ideas.

Kim Verest, the student unit president of the League of women voters presented ideas they had for decorating the room at the Courthouse. She explained they viewed the room last year and decided that masonite removable panels on 3 walls would work best to make the room a more enjoyable place. She presented a number of drawings for possible ideas; the first included Illinois icons such as the Chicago skyline or Abraham Lincoln, the second included Illinois symbols such as the cardinal or the bluegill fish, other options included Illinois sports teams, Illinois related cartoon characters or famous people from Illinois. She explained they would fund the project, work on it next semester and present it whenever the committee would like.

Mr. Beckett stated he believes the Illinois icons send a nice image, although the committee agreed the Chicago skyline is not necessary. It was determined that the Illinois symbols look fine with the replacement of the square dancers with white tail deer.

Ms. Busey suggested the County symbol be included.

**MOTION** by James to approve pages 1-3 design concepts, as amended, for upgrading of the Champaign County Courthouse Family Waiting Room; seconded by Cowart. **Motion carried.**

#### **Museum Update**

Mr. Beckett reminded the committee of the Looking for Mr. Lincoln group that he and Ms. Wysocki are members of, stating the group is splitting into teams and his team has the responsibility to get someone from the University to take on a graduate project about Abe Lincoln in Champaign County. He feels he owes Ms. Erwin another letter updating her on the status after her \$5,000 donation to the project.

Museum Cont.

Mr. Beckett announced the project would be receiving a donation of \$30,000 and he asked the committee to applaud Ms. Wysocki.

### Other Business

#### United Way Storage Request

Mr. Inman explained the United Way is starting a community project with young students who will rake leaves and they have requested the County provide storage space throughout the year for the approximately 200 rakes. When asked about space, Mr. Inman stated there is space at the Gill building and he and Mr. Reinhart agree there is not a problem storing them there.

**MOTION** by James to approve the United Way Storage Request; seconded by Weibel. **Motion carried.**

#### Review of Champaign County Parking Policy

Mr. Inman explained the current policy is from November 1991.

**MOTION** by Jay to direct the County Administrators to review the current Champaign County parking policy and return to the committee with an updated version; seconded by Weibel.

Mr. Beckett stated when the Courthouse opened there was a subcommittee that examined the parking, including that of volunteers, and there were spaces designated for those volunteers.

**Motion carried.**

#### Attorney General Lease

Ms. McGrath explained this lease was before the committee previously when we entered into a small extension in order to finish out the rest of this fiscal year; this lease carries us through the entire next fiscal year. The rent is reflective of the 3% increase we charge in our leases in this facility, the Attorney Generals office has reviewed the document and they find it acceptable.

**MOTION** by James to recommend County Board approval of the Attorney General lease; seconded by Cowart. **Motion carried.**

### Addendum

#### **Other Business**

#### **Chair Appointment of Technical Proposal Evaluation Team: RFP 2005-016 – A/E Services for Champaign County Courthouse Masonry Stabilization & Restoration Project**

Mr. Beckett stated he needs to appoint a committee to review the responses for the A/E services for the exterior masonry project. With the committee's concurrence, he will appoint himself, Mr. Inman, Mr. James, Mr. Reinhart and Ms. Busey and Judge Harold Jensen from the Clock & Bell Tower Committee

**MOTION** by Weibel to approve the appointments of Mr. Beckett, Mr. Inman, Mr. James, Ms. Busey, Mr. Reinhart and Judge Harold Jensen to the evaluation team for RFP 2005-016: A/E Services for Champaign County Courthouse Masonry Stabilization & Restoration Project; seconded by Jay. **Motion carried.**

#### Determination of Committee Actions to be placed on County Board consent agenda

Committee consensus to include items VI A, B, C, D, E, F, G, H and item X C on the County Board consent agenda.

#### Adjournment

Chair Beckett declared the meeting adjourned at 9:35 p.m.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary