

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

April 4, 2006 – 7:00 p.m.

Courtroom L, Champaign County Courthouse

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

MEMBERS ABSENT: Sapp

OTHERS PRESENT: Denny Inman, Deb Busey, Alan Reinhart, Susan McGrath, Jeff Blue, Mark Shelden, Barb Wysocki, Lloyd Carter, BLDD Architects: Dan Wakefield, Mark Ritz, Roger Holland, Judge Difanis

Call to Order

Following a tour of the facility, Chair Beckett called the meeting to order at 7:00 p.m. A roll call confirmed a quorum present.

Approval of Agenda/Addendum

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

Approval of Minutes – January 24, 2006, February 7, 2006, March 7, 2006, February 7, 2006 Closed Session

MOTION by Hogue to approve the regular session minutes of January 24, 2006, February 7, 2006, March 7, 2006 and the closed session minutes of February 7, 2006 as presented; seconded by James. **Motion carried.**

Public Participation

There was no public participation.

Fleet Maintenance/Highway Facility

BLDD Invoice #127438

MOTION by Jay to recommend County Board approval of invoice #127438 from BLDD Architects in the amount of \$23,750.00 for professional services rendered through March 1, 2006 per agreement dated July 2005, invoice is for schematic design phase services; seconded by Cowart. **Motion carried.**

Fleet Maintenance

Schematic Design – Project Team Presentation

Mark Ritz and Dan Wakefield of BLDD Architects presented the schematic design and schematic design budget to the committee, explaining that there have been no major changes since the last drawings they saw. The circulation for the site still comes off of Main Street, down the main drive that will be shared somewhat with the new CAC location. There will be a gate to control access to the site and the flow will be from the east to the west.

Mr. Beckett asked about the north south drive and if there is a barrier or landscaping that differentiates it from whatever use is to the east. Mr. Ritz stated there is not, they will end up leaving most of the existing parking lot there. For the detention areas, they are now looking at retention ponds, they are going to preserve all of the major mature trees on the site and squeeze in parking for employees. Mr. Beckett asked if there is an ingress and egress off of Lierman and if there will be a gate. Mr. Ritz explained there is also a gate there to control access from Lierman. When asked if the area will be concrete or asphalt Mr. Ritz explained they are planning on asphalt but may end up bidding it both ways. Mr. Blue stated if they put a good aggregate base, the asphalt will hold up. They are geared toward maintaining asphalt versus concrete and he agrees asphalt will be more economical.

Mr. Wakefield explained the plan has all the major components and lays out similar to the last plan they saw with the exterior of the building still maintaining the walls as insulated load bearing pre-cast sandwich panel. He explained that the costs presented tonight are the costs estimates done at the end of the programming phase with the square footage the same.

Mr. Beckett summarized they have moved \$110,000 from contingency, have increased the building cost \$270,000, have decreased site development by \$110,000 and decreased equipment by \$50,000. He asked for the significant variations that represent the changes in those numbers.

Mr. Ritz explained, with the building itself, the contingencies have gone down because they have more defined costs now, taking into account the mechanical, electrical and plumbing systems have become more proportionate. Regarding site development costs, there is less paving and not as much fencing as what they originally thought in the programming phase.

Regarding equipment costs, there were some things they felt didn't need to be included in the project so they combined some areas for a reduction in costs there.

Fleet Maintenance cont.

Mr. Blue explained he and Mr. Inman met with BLDD and they are right where we thought they would be, he stressed we are ready to move forward with the building. Mr. Inman stated he agrees with Mr. Blue and the plan is to get approval tonight and bring back design development and design development budget in May.

Mr. Ritz stated the schedule, if they receive approval tonight, is to bring design development to the May meeting. They will try to have a site civil design completed by June with bids possibly going out in mid-June or early July. We will need a month for bidding and another for contract negotiations with approximately a year for construction.

Mr. Inman stated the committee asked to look at detention on this site versus the plan for the reuse of the nursing home, and the plan, before the committee tonight, takes that into consideration. Regarding the CAC facility, they believe they can do some preliminary site work but it will have an impact on the building so we need to keep both projects moving forward. Mr. Wakefield stated they would want the dirt from the CAC for part of the site building, the longer that is delayed the process of getting the building started will also be delayed. It would be preferable to have the building out of the way right from the start but they can work around it for months if necessary, although there may be some additional costs involved in coordinating the movement around it, the dirt sitting under the building may have to be pulled from somewhere else. When asked if this project takes as much retention as shown, Mr. Ritz stated the project doesn't need half of what is shown, but it will accommodate a lot of the North West corner of the campus. Additional run off comes from all the additional parking, assuming the Nursing Home will stay the same and he pointed out that the City ordinance says whatever new hard surfaces you are providing you need to provide retention. He pointed out they are looking at keeping water in the retention ponds to give them some aesthetic value.

MOTION by Jay to recommend County Board approval of the schematic design and schematic design budget; seconded by Weibel. **Motion carried** with a 7/1 roll call vote. Voting yes were Beckett, Avery, Cowart, Hogue, James, Jay and Weibel. Voting no was Knott. Sapp was absent.

Schematic Design Budget

Addressed above.

Champaign County Nursing Home
Reuse Study

Isaksen Glerum Wachter Architecture Invoice #4

MOTION by Knott to recommend County Board approval of Invoice #4 from Isaksen Glerum Wachter Architecture in the amount of \$5,320.00 for professional services rendered through March 3, 2006 per agreement dated October 2005; seconded by James. **Motion carried** with Jay opposed.

CCNH Reuse Project Team Update
Minutes of March 24, 2006

MOTION by Knott to receive and place on file the March 24, 2006 minutes of the CCNH Reuse Project Team; seconded by Hogue. **Motion carried.**

Construction Project
Farnsworth Group Invoice #89980

MOTION by Weibel to recommend County Board approval of Invoice #89980 from Farnsworth Group in the amount of \$376.58 for architectural engineering professional services/reimbursable expenses rendered through January 20, 2006 per agreement dated March 2003; seconded by James. **Motion carried.**

Farnsworth Group Invoice #90363

MOTION by Weibel to recommend County Board approval of Invoice #90363 from Farnsworth Group in the amount of \$215.81 for architectural engineering professional services/reimbursable expenses rendered through February 17, 2006 per agreement dated March 2003; seconded by Knott. **Motion carried.**

PKD, Inc. Pay Request #38

MOTION by James to recommend County Board approval of Pay Request #38 from PKD, Inc. in the amount of \$33,368.00 for professional services provided through March 20, 2006 per agreement dated February 2003 (\$10,844 – Staff; \$681 – Reimbursables; \$21,843 – General Conditions); seconded by Jay. **Motion carried.**

Mold Remediation – Contractor Payments

Contractor payments in the amount of \$92,702.12 for mold remediation project, itemized as follows:

PKD, Inc pay request – reimbursement for contractor performed mold remediation work in the amount of \$1,033.98 for disposal services.

Borchers Decorating, LLC - \$63,065.11
Pay Request #1 – March 10, 2006 - \$59,912.04
Pay Request #2 – March 28, 2006 - \$3,153.07

Automatic Fire Sprinkler Company - \$8,264.45
Invoice JI-001762 – February 27, 2006 - \$1,864.45
Invoice JI #5 – March 21, 2006 - \$6,400.00

Coleman Electric Service - \$15,403.38
Pay Request – March 3, 2006 - \$12,168.53
Pay Request – March 7, 2006 - \$3,234.85

McWilliams Mechanical - \$4,935.20

MOTION by James to recommend County Board approval of contractor payments in the amount of \$92,702.12 for mold remediation project; seconded by Weibel.

Mr. James stated his understanding was that we were done with this work. Mr. Inman explained he met with Mr. Sapp and Mr. Beckett and talked to PKD. They audited contractors on site and others to determine what invoices are still outstanding. They have informed all contractors that the date for all invoices to be in is Wednesday, April 12, 2006 and his intention, at the next meeting, is to bring all final tickets before the committee. They believe there is \$12,000 outstanding.

When asked about the total cost, Mr. Inman stated it is \$1.5 million, including attorney's fees. Mr. Beckett stated it would be nice to see a number that is just for the mold remediation. Mr. Inman explained he could get a summary with just the remediation numbers.

MOTION carried with Avery and Hogue opposed.

Nursing home cont.

Information – Project update

Mr. Inman reported that the only damage from the recent storms, to the new facility, were to the potty houses. He explained we are moving towards an April 22nd deadline to have all interior work completed and he believes most everything should be close to being done if not done by that date. The open house is scheduled for May 6th and at that time there will be some rooms set up for the public to see. When all this is done, IDPH will come back in to start the formal process. He referred to a memo from IDPH regarding the fire dampers, explaining that the dampers in the attic have a single layer of drywall and there is an issue, coming from IDPH, about whether or not there needs to be two layers. He explained we are going to complete this project with the best information we have from IDPH, the manufacturer of the fire dampers and the architect and will have to see what happens when they come on site. He reminded the committee that it is difficult to get into the attic and if this is necessary, it will be a 90 day project and cost around \$70,000. They have tried to get in touch with the state and have not received any real answer from them, locally, the City of Urbana has been on site and to his knowledge, they have no problem with the fire dampers, therefore the issue is really state versus local. When asked when the final inspection date will be, Mr. Inman responded that as soon as we get the final balance in reports we will immediately ask them to come on sight, but that date is up in the air right now. He pointed out that the double drywall has not been tested as a standard so we are being asked to do something that has never been tested and the state has not provided us with anything stating why we need to do this.

Physical Plant Reports

Monthly Budget Report

Mr. Reinhart stated this report is provided for the committee's information. He explained they have added a line showing a comparison to last years percentages.

Manpower Report – Capital Projects

MOTION by Cowart to receive and place on file the Physical Plant monthly budget report and manpower report; seconded by Weibel. **Motion carried.**

Chair's Report

Champaign County Nursing Home Open House

Mr. Beckett stated the open house is scheduled for Saturday, May 6th with special tours for health care professionals on Friday and a tour for elected officials on Saturday morning.

Museum Update

Mr. Beckett reminded the committee that he and Ms. Wysocki attend Looking for Mr. Lincoln group meetings and he provided the committee with models of the kind of signage to be placed at Lincoln locations throughout the community. They are hosting the next meeting on April 19th at the Courthouse at which time they will be presented with a map of the community to show projected Lincoln sites for Champaign-Urbana. The Courthouse is considered an anchor site and although we will have our museum space, there will also be a sign posted. This project is supposed to be working in tandem with a Federal program called Lincoln Heritage Corridor but so far the Federal Government has not provided any money although there should be grants available in the future. The committee has received donations, from Ms. Wysocki and Ms. Erwin totaling \$35,000 to use to develop our museum.

Mr. Knott recommended the Boy Scouts be invited to the next Looking for Mr. Lincoln meeting and suggested having a marked bike trail.

Other Business

Courthouse: Courtroom Numbering System

Mr. Beckett reminded the committee that at the February meeting they discussed using numbers instead of letters for the Courtrooms, there were people who were opposed to the idea and he has asked Judge Difanis to talk to the committee about it.

Judge Difanis stated the vast majority of people who use the Courthouse are here more than once and they know their way around the building. There is a very small number of people who may not know where they are going at their first visit, but court security is at the front door to answer questions as well as the volunteers at the information desk. The lettering system has been in effect since he has been in the County and if we change the system the vast majority of people will be wondering where they belong as opposed to the small percentage of those who will not know.

Mr. Beckett stated every room has a number already and he asked if the County Board gets to tell the Judge how to letter or number the Courtrooms.

Other Business cont.

Judge Difanis stated the County Board can do whatever they want. The notices that go out for hearings are sent out for specific court rooms and the vast majority of people already know where they are going. Mr. Becket pointed out there is signage at the information desk that says what is on each floor, every courtroom has a number and there are signs when you get off the elevators. Even with all that, people still have trouble, all the time, finding their courtroom.

Judge Difanis stated when he has massive calls he intentionally starts 10-15 minutes late assuming some will get slowed down, but he doesn't penalize people for showing up late.

Mr. Weibel stated he would like to try adding numbers to the signs already posted. Mr. Beckett stated they will follow up with this issue.

New Business

County Clerk memo dated March 28, 2006

Mr. Beckett referred to a memo received from Mr. Sheldon, which is included in the agenda.

Mr. Sheldon explained he wrote the memo because he is concerned about how they are going to handle early voting. He explained that State law will change this year and require them to have early voting and absentee voting in their office. When that person casts their ballot they will insert it in their tabulator, like at a polling place. They are getting a software update to allow them to put 10 precincts on a card which means they will have 12 machines to cast these votes, located where voters can have some privacy. They also didn't have a good place to position the machines used for the blind to afford them the privacy they deserve. He is also concerned about ballot security and chain of custody because currently they don't have a great way of assuring that either, he explained they will have a ballot box with a tabulator on top which will have to be sealed and maintained until election day and he would like to have a room he can lock up as well as that box. Currently, if they don't get another location for early voting they will have to go somewhere else because it will be impossible to do it in his office. He mentioned the possibility of using the old animal control room, knocking out a wall, although he doesn't know if that will give them enough room without also adding in meeting room 2. After his use during the election cycles the meeting room would go back to being just that.

Mr. James stated his concern with taking meeting room 2, the way it backs up to meeting room one, is that it will never be secured. Mr. Sheldon stated that is not a concern to him. He has thought about space in the old nursing home as a possibility but staffing then becomes an issue.

Mr. Beckett asked if there is a common wall with the old animal control room and if that space was added, if that would allow him to do what he needs to do. Mr. Sheldon stated they could figure out a way to make it work but would take a lot of redesign and addressing some storage issues. They are archiving things digitally now so down the road they may need less space but currently they are packed full.

Mr. Beckett stated this committee has already approved a series of moves and renovations within Brookens which included the animal control space and Mr. Sheldens use of the room would alter that plan. Because the committee would have to find a space for the stock room that was scheduled to be there, He and Mr. Inman spoke about this and there will be highway space available, but not until 2007.

Mr. Beckett stated they assume the nursing home will be vacant in June and asked if we could address the concerns for this year and work on a permanent solution later because he is concerned about losing meeting room 2.

Mr. Beckett suggested Mr. Sheldon and Mr. Reinhart sit down to discuss options and bring the issue back in May. Mr. Inman is also to look at other options for County stock.

Mr. Sheldon stated there was a great team effort helping after the recent storms. He explained the election building is a separate building from the garage, both are concrete buildings that have been trying to fall down on their own. Apparently a straight line wind hit the south side of the garage building, and the entire top of his side of the building was gone. He explained that is where they store the county van, booths and some signs and ballots from the 2004 election. Everything that flew off their building flew straight into the highway garage and it took some of the concrete block and dropped it on the election building roof leaving good size holes. The Fire Department took them into the building so they could remove ballots that night and the next day he had Hutchcraft Van Service in to move all the equipment out. He believes the building, from his standpoint, to be demolishable.

Mr. Jay stated he was on the site the next morning to visually see the damage and he felt it was heart warming to see the cooperation between departments and he appreciates all the efforts made. Mr. Inman explained that the building is scheduled to be demolished with the fleet maintenance building. He had IGW there today and all they said was that we could get our stuff out, they will be back and he believes they will say it would cost more to save it. The ESDA building has a metal skin, which was distorted so we may need to do something there.

When asked why IGW was called, Mr. Inman explained they wanted an architect to look at the structural integrity of the building because he didn't know how sound it was.

He explained there will be a fee for their visit as well as a fee to demolish. We do have insurance on the building and the work done by County employees is covered under the insurance so we will get reimbursed.

April 11, 2006 Study Session

Mr. Beckett stated this study session will include an update on the construction budget for the nursing home as well as operation of the facility.

April 20, 2006 Special Meeting of the County Facilities Committee

Mr. Beckett explained they will have a special meeting on April 20th to address the asphalt bid, an RFP for nursing home reuse, potentially, the demolition of the election building and a new member on the Clock & Bell Tower Committee.

ADDENDUM

Approval of Water Main Extension Agreement, Amendment to Main Extension Agreement and second Amendment to Main Extension Agreement for Art Bartell Water Main Extension

Ms. McGrath explained this is the same style agreement that the committee approved that was for the extension directly into the nursing home, this one takes you down Art Bartell Drive to Main Street. As before, there is a rebate to the County for a portion of the cost of this water extension, which is outlined in the contract.

MOTION by Knott to recommend County Board approval of the Water Main Extension Agreement, Amendment to Main Extension Agreement and second Amendment to Main Extension Agreement for Art Bartell Water Main Extension; seconded by James. **Motion carried.**

Consent Agenda Items

Committee consensus to include items V A, VI A 1 and VI B 1-3 on the County Board Consent Agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 8:16 p.m.

Respectfully Submitted,
Tiffany Talbott
Administrative Secretary