

CHAMPAIGN COUNTY BOARD  
**COMMITTEE MINUTES**

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**COUNTY FACILITIES COMMITTEE**

**Thursday, August 23, 2007**

**Brookens Administrative Center, Lyle Shields Meeting Room  
1776 E. Washington St., Urbana**

6:30 p.m.

**MEMBERS PRESENT:** Beckett (Chair), Bensyl, Betz, James, Jay, Richards, Weibel

**MEMBERS ABSENT:** Cowart, Sapp

**OTHERS PRESENT:** Kat Bork (Recording Secretary), Deb Busey (County Administrator of Finance & HR Management), Denny Inman (County Administrator of Facilities & Procurement), Susan McGrath (Senior Assistant State's Attorney), Riley Glerum (Isaksen Glerum Wachter), Jim Page (ILEAS)

**Call to Order**

Chair Beckett called the meeting to order at 6:36 p.m. and noted the presence of a quorum. Beckett, Bensyl, Betz, James, Jay, Richards, and Weibel were present when the meeting was called to order.

**Approval of Agenda/Addendum**

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

**Public Participation**

There was no public participation.

**Approval of Professional Architectural/Engineering Contract with Isaksen Glerum Wachter of Urbana, Illinois for Professional Services Required to Remodel and Reuse the Vacated Champaign County Nursing Home**

**MOTION** by James to approve the Professional Architectural/Engineering Contract with Isaksen Glerum Wachter of Urbana, Illinois for Professional Services Required to Remodel and Reuse the Vacated Champaign County Nursing Home; seconded by Betz.

Beckett asked James to report on the negotiations for this contract. James said they met and had a good meeting. He said the firm worked with us on issues that have been brought up in other contracts, such as meals and mileage reimbursement. James felt the architectural firm was very honest and the County will get a good deal. James said there was some concern about the final cost and there was discussion about renegotiating the figures. Jay said he has been critical of contracts the County has been entering into and is still a little disappointed with the use of form documents. He drew the committee's attention to the section of the contract that seemed to indicate if the drawings are not used on this project, then they cannot be used on another project. In essence the drawings would belong to the architect, not the County; therefore the County could not reuse the drawings in the future. Jay argued that if the County pays for the drawings then those should be the property of the County. McGrath disagreed with the contract interpretation that the drawings

belong to the architects. Jay requested clarification. Beckett said in the instrument of service Section 1.3.2.1 the preliminary drawings and source material belong to the architects, but the final drawings belong to the County. There is a separation between the source material used to prepare the documents and the documents themselves. McGrath and Glerum agreed with Beckett's assessment. Jay asked for confirmation that once the documents are prepared and paid for, they belong to the County. Beckett said yes. McGrath explained this section of the contract means that the architect keeps their notes and preparation documents with the final set going to the County. Beckett ordered a roll call vote.

**Motion carried with a vote of 6 to 1.** Beckett, Bensyl, Betz, James, Richards, and Weibel voted in favor of the motion. Jay voted against the motion.

**Approval of the Lease Agreement Between ILEAS and Champaign County Board for the Remodel and Use of the Vacated Champaign County Nursing Home as a First Responder Training Facility**

**MOTION** by Jay to approve the Lease Agreement Between ILEAS and Champaign County Board for the Remodel and Use of the Vacated Champaign County Nursing Home as a First Responder Training Facility; seconded by Betz.

McGrath pointed out that Exhibit A was distributed to the committee, which is a map to be included with the lease. James asked McGrath if the County is covered with regard to utilities. McGrath said there have been discussions about the rent for this year and in the optional years. There was careful examination of the utilities and janitorial services to be provided. Alan Reinhart was instrumental in determining what would be covered by the janitorial and utility services to ensure the County was not selling itself short on what it would receive as a result of the lease. James asked if ILEAS would carry the insurance on the building. McGrath said they are working on an insurance package with the County's insurance carrier because some of the insurance things will be the County's responsibility and others will be the lessor's responsibility. Since ILEAS is not moving in until May, they want to make sure to have the insurance language correct. James indicated he would have preferred to receive the lease before tonight to have enough time to read it thoroughly.

Weibel asked about the second option on the lease. McGrath explained the County has offered ILEAS two three-year options subsequent to the first three-year term. ILEAS has to inform the County ninety days before the expiration of this contract that they wish to exercise the option. The terms of the lease would stay the same except for the rent, lease term, and utilities.

Beckett asked Page what the process was by which ILEAS would approve the lease. Page said the ILEAS Board has authorized him to negotiate the lease. The Executive Committee will review it and the President will sign it if they approve it. Beckett asked when the Executive Committee would review and act on the lease. Page said it would be next week. Beckett noted that Page has spoken about the possibility of additional grant money available to ILEAS. He inquired if there would be any modifications to the lease if ILEAS receive more grant funding. Page said if they are successful in obtaining more money, he fully anticipates returning to the County Board to expand or amend the lease within the same terms.

Jay asked if administration has reviewed the lease and reached a figure that the County can live with. Inman said he, Busey, and McGrath negotiated with Page. Inman said they supported the lease 100%. Jay asked for numbers. Busey said the worst case scenario is that it could cost the County \$100,000-\$111,000 for utilities. The utilities costs are already budgeted in the FY2008 Budget.

**Motion carried.**

**Adjournment**

Meeting was adjourned at 6:49 p.m.

Respectfully submitted,

Kat Bork  
Administrative Secretary

*Secy's note: The minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*