



CHAMPAIGN COUNTY BOARD

FACILITIES COMMITTEE

County of Champaign, Urbana, Illinois

Tuesday, May 6, 2014, 6:00 pm (**note time change**)

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

Committee Members:

Stan James - Chair	Gary Maxwell
James Quisenberry – Vice-Chair	Giraldo Rosales
Josh Hartke	Rachel Schwartz
Jeff Kibler	

	AGENDA	Page
I.	Call to Order	
II.	Roll Call	
III.	Approval of Minutes	
	A. Facilities Committee Meeting – April 16, 2014	1-3
IV.	Approval of Agenda/Addenda	
V.	Public Participation	
VI.	Communications	
VII.	Facilities Director’s Report	
	A. Approval of Award of Contract for the Brookens Administrative Center Chiller Project	
	B. Review FY14 Capital Asset Replacement – Budget Highlights	4
	C. Update on the pending ILEAS demolition	
	D. Update on Courthouse Clock Tower LED lighting replacement	
	E. Update on Illinois Green Business Association Project	
VIII.	Other Business	
IX.	Chair’s Report	
	A. Amendment to the 2014 Calendar of Meetings for County Facilities Committee	
	B. Future Meeting – Tuesday, June 3, 2014 at 6:30 pm	
	C. Facility Tour – County Courthouse tour at 5:15 pm. Please meet at the loading dock (south side of Courthouse) off of Elm Street. Tour will start promptly at 5:15 pm. Facilities Committee meeting will follow at 6:30 pm at Brookens Administrative Center in the Lyle Shields Meeting Room	
X.	Designation of Items to be Placed on the Consent Agenda	
XI.	Adjournment	

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Champaign County Board Facilities Committee
County of Champaign, Urbana, Illinois

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MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Tuesday, April 16, 2014
TIME: 6:30 p.m.
PLACE: John Dimit Meeting Room
Brookens Administrative Center
1776 E. Washington, Urbana, IL 61802

Committee Members

Present	Absent
Stan James (Chair)	
	James Quisenberry (Vice Chair)
Josh Hartke	
Jeff Kibler	
	Gary Maxwell
Giraldo Rosales	
Rachel Schwartz	

County Staff: Dana Brenner (Facilities Director), Deb Busey (County Administrator), Van Anderson (Chief Deputy County Administrator of Finance), Sheriff Dan Walsh (Sheriff’s Office), Linda Lane (Recording Secretary)

Others Present: John Jay and Patsi Petrie (Champaign Co Board),

MINUTES

I. Call to Order

Committee Chair James called the meeting to order at 6:00 p.m.

II. Roll Call

A verbal roll call was taken and a quorum was declared present.

III. Approval of Minutes

A. March 4, 2014

MOTION by Mr. Kibler to approve the minutes of the March 4, 2014 meeting as distributed; seconded by Mr. Hartke. Upon vote, the **MOTION CARRIED unanimously.**

IV. Approval of Agenda

MOTION by Mr. Kibler to approve the agenda; seconded by Mr. Hartke. Upon vote, the **MOTION CARRIED unanimously.**

V. Public Participation

None

VI. Communications

Mr. Hartke handed out a savings report regarding the ozone laundry usage at the Nursing Home.

VII. Sheriff

A. *Approval of RFQ 2014-005 for Sheriff’s Operations Master Planning*

Mr. James asked Sheriff Walsh if he had any comments regarding the RFQ. Sheriff Walsh said he has nothing to add that he hasn’t already said before. He hopes that the committee will look at what has been done over the past two years. **MOTION** by Mr. Kibler to approve RFQ 2014-005; seconded by Mr. Hartke.

46
47 Ms. Schwartz commented that the Sheriff had previously stated that there is no good way to estimate the
48 number of beds and asked why the RFQ is asking for that estimate. Sheriff Walsh said he's fine with not getting
49 a total bed estimate, but would like to know an estimate of the mental health beds and medical beds are
50 needed.

51
52 Mr. Rosales asked if they were only looking at the existing downtown and satellite sites or would they also be
53 looking at utilizing empty area hotels for minimum security. Sheriff Walsh said that using abandoned hotels
54 would only make the problem worse because they would have to staff it, maintain another facility, they don't
55 have the resources to do so and it would not meet DOC jail standards.

56
57 Mr. Rosales asked if the primary goal is to use existing satellite and expand it, not create a 2nd or 3rd floor
58 downtown, and create more functional pods utilizing separation. He indicated he would like to see space
59 included for recreation and education and wanted to know if that would be included. Sheriff Walsh said they do
60 offer some education but currently only have one room for all activities. He pointed out that most experts
61 would suggest adding on to the satellite jail, they have the ground, and it was designed for that. Mr. Rosales
62 suggested adding a multi-purpose room and wanted to know if this would include multiple rooms. Sheriff Walsh
63 replied that it would.

64
65 Mr. Kibler commented that the RFQ states they will have a selection committee but on the agenda it isn't
66 identified who those selection committee members are. He asked if that was going to be part of this discussion.
67 Mr. James answered that it was in the memo from Mr. Anderson.

68
69 Mr. James commented that he had received an email from Ms. Petrie being concerned about the costs of
70 adding things to the study. He stated they have to stay focused on what they have. What they are trying to
71 decide is the best use of either building.

72
73 Mr. Rosales stated that he doesn't want the same mistakes made when both jails were built just to expedite a
74 RFP. He would like the finished project to be a model for other communities. He stated he understands the
75 economic feasibility of having one location. Mr. Rosales would like to see the building last 100 years with proper
76 maintenance. He commented that he would rather postpone than rush into.

77
78 Ms. Schwartz said her comment is more for the general design rather than the RFQ. She is concerned with the
79 possibility that mental health pods could open the County to legal liabilities and doesn't want to see a County
80 hospital. She commented that contagious diseases are also a concern.

81
82 Mr. James stated that the deterioration of the downtown jail is the main concern. He explained that this is just a
83 study that will have to go to the Board. He said the RFQ makes sense and said it refers back to the studies. Mr.
84 James said they have to focus on the buildings and the staff and get things done. He stated they also have to
85 trust those in office and their staff.

86
87 Ms. Petrie is concerned about a comment that there is narrowness of focus just on the jails because it takes
88 away from an ILPP recommendation. She noted the changing environment in regards to Medicare and
89 Medicaid. She felt they should be having a constructive conversation about how to use the downtown building.
90 Ms. Petrie is also concerned that they are moving too fast and would like to give the social programs a chance
91 to see if they are effective.

92
93 Mr. James commented that inmates aren't there very long so some programs would be a waste. He said there
94 are many programs people can go to. He felt they are getting off-course and wanting to make this like a college
95 campus. He acknowledged there are needs in the community other than the jail. Mr. James said this all started
96 because of the condition of the downtown jail. He also noted that more money is spent on renovations than on
97 building new. Upon vote, the **MOTION CARRIED unanimously.**

98
99 **VIII. Facilities Director's Report**

- 100 A. *Approval of ITB 2014-006 Installation of Air-Cooled Chillers at Brookens Administrative Center*
101 **MOTION** by Mr. Kibler to approve ITB 2014-006; seconded by Mr. Hartke.

103 Mr. James commented that the chillers at Brookens are old and that at the last meeting they had talked about
104 an MEP. Mr. Brenner said the first step is to get an energy analysis and he is using a current vendor who has
105 MEPs. He said they can look at what's on the market and come up with several levels of energy efficiency. Mr.
106 Brenner noted this company also has the ability to do energy modeling using US Department of Energy
107 software. He commented that the vendor has also been very successful with grant funding. Mr. Brenner
108 suggested that if they are successful with the chillers they may look at working with them on other building
109 mechanicals.
110

111 Mr. James asked if the ductwork coming off the chillers will be looked at. Mr. Brenner replied that will be done
112 when other mechanicals are done. Mr. James asked about the possibility of adding an alternate to determine if
113 there are any severe breaks or leaks. Mr. Brenner stated we can do that ourselves. He explained the chillers
114 only supply Pods 200 and 300, that there is not one system that works together in the whole building. Mr.
115 James asked if the RPC and park district areas fell under the County's replacement. Ms. Busey answered they
116 did. She noted that the park district has a lease through 2019 and have shared in the cost of some of their
117 improvements. Mr. James asked if the ductwork was underground or in the ceiling. Mr. Brenner answered
118 both. Upon vote, the **MOTION CARRIED unanimously**.
119

120 B. *Approval of the ILEAS Demolition Bid*

121 **MOTION** by Mr. Hartke to approve ITB 2014-004 partial demolition of annex building; seconded by Mr. Kibler.
122

123 Mr. James asked if the alternate to remove the steam tunnel was necessary. Mr. Brenner commented that it
124 was better to remove it now rather than bury it and have to deal with it later.
125

126 Mr. Brenner reported that PACA had signed a contract and liability waiver to remove several items. He stated
127 that the individual PACA workers also signed a liability waiver and County had staff present when PACA was on
128 site. He said he will provide a wrap-up report with a list of items taken after PACA comes in one more time.
129

130 Mr. Kibler verified that the motion was for both the base bid and the alternate. Mr. James confirmed it was.
131 Upon vote, the **MOTION CARRIED unanimously**.
132

133 C. *Update on Courthouse Clock Tower LED Lighting Project*

134 Mr. Brenner stated that he had received favorable reports about the lighting on the clock tower and that they
135 were going to move forward. He said they have received an external fixture that they will be testing. Mr.
136 Brenner explained that the idea is to duplicate the intent of the original lighting without the high energy costs.
137

138 D. *Update on Illinois Green Business Association Project*

139 Mr. Brenner reported that the first meeting with IGBW went well. He stated they created a committee with
140 support from RPC, IT, Urbana Park District, County Clerk's office and the Auditor's office along with Kirk and
141 himself. Mr. Brenner said they have an assessment checklist to go through with a follow up meeting on April 23
142 to complete the assessment phase. He said there will be meetings every two weeks after that and certification
143 should be completed in six months.
144

145 IX. **Other Business**

146 Mr. Rosales commended Sheriff Walsh on the installation of the teleconferencing phones at the jail.
147

148 X. **Chair's Report**

149 A. Mr. James suggested moving the time of the meetings to 6:00pm. **MOTION** by Kibler to move the May 6, 2014
150 meeting to 6:00pm; seconded by Mr. Hartke. Upon vote, the **MOTION CARRIED unanimously**.
151

152 B. Facility Tours: Mr. Kibler asked if there was any possibility to tour the Courthouse. Mr. James said they will
153 discuss a tour of the Courthouse at the May meeting.
154

155 XI. **Designation of Items to be Placed on the Consent Agenda**

156 VIII B
157

158 XII. **Adjournment**

159 There being no further business, Mr. James adjourned the meeting at 7:20 p.m.

Capital Asset Replacement – Facilities Replacement

CAPITAL ASSET REPLACEMENT FUND – FACILITIES REPLACEMENT – 105-059

BUDGET HIGHLIGHTS

With the FY2014 Budget, the County Board has begun implementing replacement schedules for some of the capital infrastructure needs of the County. The County Facilities Committee has prioritized the following items for consideration with the funds appropriated in FY2014:

1. Brookens Pod 300 Chiller at an estimated cost of \$159,100
2. Brookens Pod 200 Chiller at an estimated cost of \$159,100
3. Satellite Jail Water Heater at an estimated cost of \$56,000
4. Juvenile Detention Center Building Automation System at an estimated cost of \$15,300
5. Juvenile Detention Center Water Heater #1 at an estimated cost of \$46,700
6. Roof replacement for the Juvenile Detention Center at an estimated cost of \$102,019
7. Roof replacement for an out building shared by the Sheriff and ILEAS at an estimated cost of \$46,489
8. EMA Garage/out building at an estimated cost of \$15,990

FINANCIAL

Fund 105 Dept 059		2012 Actual	2013 Original	2013 Projected	2014 Budget
371	80				
		\$0	\$0	\$0	\$532,261
		\$0	\$0	\$0	\$532,261
		\$0	\$0	\$0	\$532,261
533	46	\$0	\$0	\$2,043	\$0
534	70	\$0	\$0	\$0	\$102,700
		\$0	\$0	\$2,043	\$102,700
544	16	\$6,322	\$0	\$11,600	\$0
544	18	\$4,574	\$8,911	\$0	\$249,763
544	19	\$32,290	\$0	\$41,280	\$0
544	23	\$0	\$0	\$0	\$102,019
544	33	\$0	\$0	\$0	\$15,300
544	46	\$0	\$0	\$0	\$62,479
544	74	\$15,998	\$0	\$0	\$0
		\$59,184	\$8,911	\$52,880	\$429,561
		\$59,184	\$8,911	\$54,923	\$532,261