



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

MINUTES – Approved 9/2/2014

DATE: Tuesday, August 5, 2014
TIME: 6:00 p.m.
PLACE: Lyle Shields 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 (Deputy County Administrator of Finance); Andy Rhodes (IT); Linda Lane (Recording Secretary)

Others Present: John Jay, and Patti Petrie (Champaign County Board); John Frauenhoffer (Engineering Resource Associates, Inc.)

MINUTES

I. Call to Order

Committee Chair James called the meeting to order at 6:02 p.m.

II. Roll Call

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

III. Approval of Minutes

A. July 15, 2014

MOTION by Mr. Rosales to approve the minutes of the July 15, 2014 meeting as distributed; seconded by Mr. Quisenberry. Mr. Brenner and Mr. Anderson suggested minor changes. Upon vote, the **MOTION to approve minutes as amended CARRIED unanimously.**

IV. Approval of Agenda

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

V. Public Participation

None

VI. Communications

None

At 6:07 pm Mr. James adjourned the meeting to go to the satellite jail to see the pre-cast panels.

VII. Brief Tour of Satellite Jail Pre-Cast Panels

Mr. James reconvened the meeting at 6:32 pm and noted that Mr. Hartke was now present.

VIII. Approval of the Contract for the Concrete Wall Panel Cracking Investigation at the Champaign County Satellite Jail by Engineering Resource Associates, Inc.

MOTION by Mr. Rosales to approve; seconded by Mr. Quisenberry. Mr. James opened the floor for discussion.

Mr. Brenner asked Mr. Frauenhoffer for a brief recap of the explanation he gave on the tour. Mr. James asked if at least 80% of the facility is damaged. Mr. Frauenhoffer replied that it was. He handed out drawings of the architect's concept and drawings of how the building was actually constructed. He noted that the cracking pattern aligns with the connection spacing. He noted the only thing that would cause cracking in the configuration seen is corrosion of the joints. Mr. Frauenhoffer believed that the horizontal cracks near the roof were a similar issue. He summarized his plan for finding how the panels are connected to the footings and if that is the reason for the cracking.

Mr. James asked how far into the soil the panels are. Mr. Frauenhoffer answered three feet. Mr. James asked if there was foam under the caulking. Mr. Frauenhoffer said yes, that it gives the sealant something to stick to. He acknowledged Mr. Brenner's assessment that the sealant is at the end of its life span. He said when multiple connections corrode there is the possibility for the panels to move and potentially collapse the building. Mr. James asked if the freezing weather affected the cracking. Mr. Frauenhoffer replied yes. Mr. James inquired if the panels would have to be replaced. Mr. Frauenhoffer responded that once the connections are repaired they can inject an epoxy that will equal the life of the panels into the cracks and coat the building. Mr. James asked if there should be a normal maintenance schedule for the panels. Mr. Frauenhoffer indicated that all buildings should have a normal maintenance schedule, but pre-cast panels don't need to have much done to them unless there is steel corrosion.

Mr. James stated they had just started a contract with a company to check all the buildings. He said there is a section that says there will be comprehensive walk-thru with attention to various items including building envelopes, roofs, and walls. He said he took that to mean that it should include this type of work to make sure that any buildings added onto could handle the extra loads. Mr. Brenner responded that Mr. Frauenhoffer's role with Gorski Reifsteck in the master plan is very low-key and nothing at the level in this proposal. Mr. Frauenhoffer confirmed that he'd agreed to help Gorski Reifsteck but was still unsure of exactly what his role would be. Mr. James said they'd had one study done that he thought was going to include that but didn't, and they haven't received any true word about the condition of the buildings. He stated he would be cautious about adding on until the building is where it needs to be. He thought part of the deal was going to be more structural. Mr. Quisenberry doesn't think the downtown jail has a long term future in the County's justice system, but he thought they would have a more thorough evaluation that a future user of the building could use. He said he would like to see how far that evaluation would take them before spending money on another evaluation.

Mr. Maxwell said they should wait for the evaluation from the company they just hired. He didn't think they were risking failure in the next year. He felt this problem should have been brought to committee before hiring an engineer. He continued that the process of hiring engineers is not fair and that an RFQ should have been issued. Mr. Frauenhoffer explained that everything he has done to this point has been a gift to the County because of the long-standing relationship. He stated his role tonight is to help the committee understand what they are up against. He stated that whether they hire him or someone else, they shouldn't wait too long. Mr. James thought the concern is about the study they've paid for. He felt that right now they are always fighting fires. He said he doesn't want to add more building stock until the existing buildings are in good maintenance. Mr. James asked for an amendment to the motion to forward to the full County Board without recommendation from the committee. **MOTION** by Mr. Quisenberry to amend the motion and send the contract to the full County Board without recommendation from the committee; seconded by Mr. Hartke.

Mr. Anderson clarified that when Mr. Brenner brought up this problem and how severe the water infiltration was, the initial scope was going to be a bid process for having the joints sealed. After further surveying Mr. Brenner found the problem to be more serious than just fixing the joints. Mr. Anderson stated the reason it wasn't brought to committee before was due to the inability to find any information on the panels. He explained the manufacturer is out of business, the architect has been bought out, and that the new company only keeps plans for 10 years. He stated the hope was to get the joints sealed before winter. Once made aware of the larger issue, the problem

became how to get enough information to know what's going on with the panels to do the fixes needed and then get joints sealed. He continued by explaining the QBS process as the reason for choosing Engineering Resource Associates, Inc. He stated that going directly to them was because they have an expert on pre-cast panels and were trying to get that part of the work done so they could take care of the joints before winter. He indicated that this now looks to be a long involved process that will not happen before winter. Mr. Anderson stated it's important to note that they are fighting fires and this is a big one. He pointed out that they have a large investment in this facility and they need to protect that investment. He stated that they were not trying to go around the committee, but to take care of a very serious problem as expeditiously as possible within the rules.

Mr. Hartke stated that he agrees with Mr. Brenner's and Mr. Anderson's approach, but he also agrees with other board members that they have already paid for a study that should provide structural information about whether the jail can be added on to. Mr. Quisenberry felt they are already spending money and that timing is such that they wouldn't be getting to a resolution before winter. He indicated that he would like Mr. Frauenhoffer to do the work, but would prefer to see what comes from the existing study before taking that additional step.

Mr. James stated that the cracks didn't appear overnight. He said he doesn't understand how this problem got by everybody to the point where it is now an emergency. He listed many things that keep getting put on the back burner and the buildings are deteriorating. Mr. James said the board has to look at the facilities and be vigilant in making sure money is set aside for building maintenance.

Ms. Petrie asked if it would be possible to have sufficient expertise at the full Board meeting. Mr. Brenner said he will ask Gorski Reifsteck to attend.

Mr. Rosales stated that what Mr. Frauenhoffer is proposing is only to find out what the problem is. He stated the need to put things into perspective and noted that it has been over a year since Mr. Maxwell requested the board begin to create a fund for engineering services. Mr. Rosales said he would like to have the investigation done and didn't think Gorski Reifsteck would provide such in depth information at this time.

Mr. Quisenberry pointed out that the value of passing it on to the Full Board without recommendation is that it allows time to find out more information for discussion. Mr. Maxwell felt that Gorski Reifsteck will come back with a recommendation to do what Mr. Frauenhoffer is proposing. He said they will need a separate contract at that time or add it to Gorski Reifsteck's contract. He noted that after the investigation it becomes more complicated and said the committee should be prepared for more of these shocks.

Mr. Jay commented that he had been on the Facilities Committee for years, a lot money has been spent and is still being spent, but felt not much is being accomplished. He noted that this would be the third study and said that at some point they have to stop doing studies and start fixing the problems. He thought the plan they approved was going to tell them what they needed to do with the facilities. Mr. Jay noted they had asked for that before the ILPP study and the only thing they got from that was that the downtown jail needed to be eliminated. He then stated another study was approved for the buildings, but the scope wasn't broad enough and they will have to pay more money for another investigation. Mr. Jay remarked that the taxpayers are getting taken down the road.

Ms. Petrie felt it was clear that if any work on a jail is going to be done it will be on the satellite jail and said they need to see what the design is going to be before spending money on repairs. She felt this wasn't a maintenance issue but rather a construction issue. Ms. Petrie stated that it is imperative to start making good solid decisions regarding buildings.

Mr. Kibler felt that there wasn't enough information to pass this on to the Full Board and thought further investigation would be needed based on the other study in place. Mr. Kibler recommended voting against the amendment and voting for deferral of the main motion. Mr. James said the Full Board needs to hear about the issue and they can decide to send it back to committee. Upon vote, the **amendment to send to the full County Board without recommendation CARRIED.**

Ms. Busey said the county board has to have a resolution to vote upon. She noted that they will put in the resolution that the committee forwarded this to the County Board without recommendation. She also said the resolution needs to state that the County Board hereby authorizes the contract. Upon vote, the **MOTION as amended CARRIED.**

IX. Approval of the Brookens Administrative Center Energy Efficiency Contract by Alpha Controls & Services, LLC.

Mr. James asked for a motion of approval. **MOTION** by Mr. Quisenberry to approve the recommendation of award of contract to Alpha Controls & Services, LLC; seconded by Mr. Hartke.

Mr. Quisenberry inquired if this was informed by the IL Green Business Association study. Mr. Brenner replied they are aware. Mr. Quisenberry asked if it will contribute to the score. Mr. Brenner answered yes.

Mr. James noted that a condition of acceptance of contract is pre-approval from DCEO. Mr. Brenner said the documentation has been sent to DCEO, and even though they haven't heard anything back yet they are optimistic. He said they did receive confirmation on the grant approval for the chiller project. Mr. James noted there was a time limit on the contract and confirmed that it would not be signed without DCEO information. Mr. Brenner said that is correct. Mr. James asked if the contract could be extended if they don't hear back from DCEO before it expires. Mr. Brenner felt that Alpha would have no problem with that. He said they heard back from DCEO within 25 days on the chiller submittal. Mr. Maxwell asked if it should be written so that as part of the resolution it will not go forward unless preapproved. He stated there is nothing in Alpha's contract indicating that. Ms. Busey indicated that the resolution can be written indicating the contract will be signed upon notification by DCEO that the funding has been awarded.

Ms. Petrie commented that this contract and the previous contract were done without bids. She stated she understands the QBS process but felt they should choose in a broader way. Mr. Brenner explained that they chose Alpha because of the controls that were put in for the chillers. He also stated that they continue to search for other companies. Mr. Kibler said the notice says there are two firms servicing the county. He said he doesn't like to go with the same companies all the time because it looks like favoritism. Mr. Kibler said he assumed there were others in Champaign County that could do this type of work and asked if that is correct. Mr. Brenner said there was another company out of St. Louis that they've talked to. He noted they went with Alpha for the chillers and pointed out their controls are proprietary. He said they will continue to search for more companies.

Mr. James stated that they need someone they can contact that can respond immediately, even if they aren't the lowest cost. Ms. Busey stated that this also has an impact on the maintenance staff. She commented that if there are different controls in every building, then a lot of additional training and knowledge is needed by the maintenance workers.

Mr. Quisenberry agreed with the idea of having open opportunity, but said he also knows that when equipment is purchased from one company and controls from another there will be two people to go to if there are problems with the system. He said it's more important that the systems work than trying to spread the work around.

Upon vote, the **MOTION CARRIED unanimously.**

X. Approval of ITB 2014-007 Installation of a Generator Backup System for the IT Network at the Brookens Administrative Center.

Mr. James asked for a motion of approval. **MOTION** by Mr. Hartke to approve ITB 2014-007; seconded by Mr. Quisenberry. Upon vote, the **MOTION CARRIED unanimously.**

XI. Facilities Director's Report

A. Update on the Brookens Administrative Center Chiller Project

Mr. Brenner said he spoke earlier about receiving grant approval from DCEO on the chillers. He reported that the 90-ton chiller is up and running. He said the 100-ton chiller is here and in place and should be running by the end of this week.

B. Update on the ILEAS Demolition Project

Mr. Brenner stated that the Annex is now down. He passed out pictures showing the progress. He said they now have to separate the bricks, steel and concrete. Mr. Brenner said they still have to pull out the crawl space and steam tunnel and indicated that it should take about two weeks to complete. Mr. James asked how it would be capped. Mr. Brenner answered they will re-brick where all the openings are and it will be water tight. He also said the steam tunnels will be closed off permanently and all the mechanicals have been terminated and will be closed off so water will not be able to get in.

Mr. Jay asked why the City of Urbana held up the demolition. Mr. Brenner replied that the building adjacent to the annex qualified for historic prevention so they had to give 45 day notice. Mr. Jay inquired if ILEAS occupied the entire building. Mr. Brenner said they did. He stated that they had remodeled the front and use the remainder of the building as-is for training. Mr. Brenner reported that the building is not in good shape and leaks badly. He indicated there is a lot of work that should have been done a long time ago and problems that will need to be addressed if they are going to keep the facility. Mr. Jay asked how long the space would be rentable. Mr. Brenner replied that ILEAS likes the space because it is adaptable for training. He said the envelope of the building needs to be protected and have some work done in the near future or he will be coming to the committee saying more of it needs to be torn down.

C. Update on the Courthouse Compressor

Mr. Brenner stated this is an issue that didn't come to committee when the compressor went down last summer. He reported that they got three prices ranging from \$20,000-\$40,000 and that they went with a local contractor with the lower price. He noted that he wanted to investigate what caused the compressor to fail and felt it was probably due to the oil heater going bad and blowing the head on the compressor. Mr. Brenner said that he asked the contractor if a warning system could be put on the compressor so that it could be shut down before losing it. Mr. James inquired if the cost was for the compressor or included the labor. Mr. Brenner said it was for everything. Mr. James asked if there were many more compressors that need attention. Mr. Brenner responded that the compressors are maintained on a regular basis and the oil changed annually. Mr. James asked how many compressors there are. Mr. Brenner didn't have exact figures but said there are many.

D. Update on the Courthouse Masonry Project

Mr. Brenner stated that he has a walk-thru on Thursday to go over the final punch list. He indicated that work should be done and everything out in about 10 days. He reported that he is very happy with how the contractor went above and beyond to get the work done and accommodate the County.

E. FY2015 Capital Asset Projects

Mr. Brenner said he was passing this item for now. He explained that he is putting together a list of capital projects and prioritizing them. He noted that some of the projects are based on age, and that others like the nursing home have life safety, code compliance, and energy efficiency rankings. He also said that he is going to look at all the roofs and should have everything put together by the end of the month.

XII. Other Business

Ms. Petrie gave credit to Mr. Brenner for effectively and efficiently going after DCEO funds.

XIII. Chair's Report

Mr. James suggested that when looking at the budget they make sure to look at the buildings. He recommended that they put a moratorium on building until they get the current buildings to 75% of where they need to be. He mentioned the resolution on the $\frac{1}{4}\%$ safety tax and the money that goes to the social groups. Mr. James said the resolution was supposed to sunset, but was overridden in 2005 or 2006. He suggested looking at the funds that are going out and think about putting a moratorium on that for 2-5 years and put it back into the buildings where it's desperately needed. He said the buildings have been let go for way too long. Mr. James explained that if the problems aren't taken care of then they will become larger and more expensive problems and they have no reserve. He agrees that there are great programs out there that benefit from the funds, but said they need to put a focus on what is needed here. He said until they get these back they will always be fighting fires, always arguing about what they are going to do, and will never have the funds needed until they are set aside.

A. Future Meetings:

Tuesday, September 2, 2014 – Lyle Shields Meeting Room, 6:00 pm

XIV. Designation of Items to be Placed on the Consent Agenda

Mr. James stated that item IX and X are to be place on the County Board agenda.

XV. Adjournment

There being no further business, Mr. James adjourned the meeting at 7:50 p.m.