



**CHAMPAIGN COUNTY BOARD  
FACILITIES COMMITTEE**  
County of Champaign, Urbana, Illinois  
Tuesday, September 2, 2014, 6:00 pm

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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	

	<b>AGENDA</b>	<b>Page</b>
I.	Call to Order	
II.	Roll Call	
III.	Approval of Agenda/Addenda	
IV.	Approval of Minutes	
	A. Facilities Committee Meeting – August 5, 2014	1
V.	Public Participation	
VI.	Communications	
VII.	Approval of the Contract for the Installation of a Generator Back-Up System for the IT Network at the Brookens Administrative Center	
VIII.	Approval of FY2015 Capital Facilities Recommendations	6
IX.	Discussion of the Satellite Jail	
X.	Facilities Director’s Report	
	A. Update on the Brookens Administrative Center Energy Efficiency Contract by Alpha Controls & Services, LLC	
	B. Update on the Courthouse masonry project	
	C. Update on the Brookens Parking Lot Repair	
XI.	Other Business	
XII.	Chair’s Report	
	A. Future Meeting – Tuesday, September 2, 2014 at 6:00 pm	
XIII.	Semi-Annual Review of Closed Session Minutes	
XIV.	Designation of Items to be Placed on the Consent Agenda	
XV.	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**

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DATE: Tuesday, August 5, 2014  
TIME: 6:00 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington, Urbana, IL 61802

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**Committee Members**

<b>Present</b>	<b>Absent</b>
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.)

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**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.

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**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 damages. 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

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

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

117  
118 Mr. James stated that the cracks didn't appear overnight. He said he doesn't understand how this problem got by  
119 everybody to the point where it is now an emergency. He listed many things that keep getting put on the back  
120 burner and the buildings are deteriorating. Mr. James said the board has to look at the facilities and be vigilant in  
121 making sure money is set aside for building maintenance.

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

125  
126 Mr. Rosales stated that what Mr. Frauenhoffer is proposing is only to find out what the problem is. He stated the  
127 need to put things into perspective and noted that it has been over a year since Mr. Maxwell requested the board  
128 begin to create a fund for engineering services. Mr. Rosales said he would like to have the investigation done and  
129 didn't think Gorski Reifsteck would provide such in depth information at this time.

130  
131 Mr. Quisenberry pointed out that the value of passing it on to the Full Board without recommendation is that it  
132 allows time to find out more information for discussion. Mr. Maxwell felt that Gorski Reifsteck will come back with a  
133 recommendation to do what Mr. Frauenhoffer is proposing. He said they will need a separate contract at that time  
134 or add it to Gorski Reifsteck's contract. He noted that after the investigation it becomes more complicated and said  
135 the committee should be prepared for more of these shocks.

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

144  
145 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  
146 need to see what the design is going to be before spending money on repairs. She felt this wasn't a maintenance  
147 issue but rather a construction issue. Ms. Petrie stated that it is imperative to start making good solid decisions  
148 regarding buildings.

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

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

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161 **IX. Approval of the Brookens Administrative Center Energy Efficiency Contract by Alpha Controls & Services, LLC.**  
162 Mr. James asked for a motion of approval. **MOTION** by Mr. Quisenberry to approve the recommendation of award  
163 of contract to Alpha Controls & Services, LLC; seconded by Mr. Hartke.

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

167  
168 Mr. James noted that a condition of acceptance of contract is pre-approval from DCEO. Mr. Brenner said the  
169 documentation has been sent to DCEO, and even though they haven't heard anything back yet they are optimistic.  
170 He said they did receive confirmation on the grant approval for the chiller project. Mr. James noted there was a  
171 time limit on the contract and confirmed that it would not be signed without DCEO information. Mr. Brenner said  
172 that is correct. Mr. James asked if the contract could be extended if they don't hear back from DCEO before it  
173 expires. Mr. Brenner felt that Alpha would have no problem with that. He said they heard back from DCEO within 25  
174 days on the chiller submittal. Mr. Maxwell asked if it should be written so that as part of the resolution it will not go  
175 forward unless preapproved. He stated there is nothing in Alpha's contract indicating that. Ms. Busey indicated that  
176 the resolution can be written indicating the contract will be signed upon notification by DCEO that the funding has  
177 been awarded.

178  
179 Ms. Petrie commented that this contract and the previous contract were done without bids. She stated she  
180 understands the QBS process but felt they should choose in a broader way. Mr. Brenner explained that they chose  
181 Alpha because of the controls that were put in for the chillers. He also stated that they continue to search for other  
182 companies. Mr. Kibler said the notice says there are two firms servicing the county. He said he doesn't like to go  
183 with the same companies all the time because it looks like favoritism. Mr. Kibler said he assumed there were others  
184 in Champaign County that could do this type of work and asked if that is correct. Mr. Brenner said there was  
185 another company out of St. Louis that they've talked to. He noted they went with Alpha for the chillers and pointed  
186 out their controls are proprietary. He said they will continue to search for more companies.

187  
188 Mr. James stated that they need someone they can contact that can respond immediately, even if they aren't the  
189 lowest cost. Ms. Busey stated that this also has an impact on the maintenance staff. She commented that if there  
190 are different controls in every building, then a lot of additional training and knowledge is needed by the  
191 maintenance workers.

192  
193 Mr. Quisenberry agreed with the idea of having open opportunity, but said he also knows that when equipment is  
194 purchased from one company and controls from another there will be two people to go to if there are problems  
195 with the system. He said it's more important that the systems work than trying to spread the work around.

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

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

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

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204 **XI. Facilities Director's Report**

205 *A. Update on the Brookens Administrative Center Chiller Project*

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

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210 *B. Update on the ILEAS Demolition Project*

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

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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:**

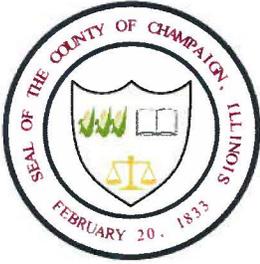
Tuesday, September 2, 2014 – Lyle Shields Meeting Room, 6:00 pm

**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.



## CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

1776 East Washington Street, Urbana, Illinois 61802-4581

ADMINISTRATIVE, BUDGETING, PURCHASING, & HUMAN RESOURCE  
MANAGEMENT SERVICES

**Debra Busey, County Administrator**

To: Chair Stan James and the Members of the County Facilities Committee

From: Van A. Anderson, Deputy County Administrator of Finance *V.A.A.*

Subject: FY2015 CARF Facilities Replacement and Courts Construction Fund Requests

Date: August 27, 2014

cc: Debra Busey, County Administrator  
Dana Brenner, Facilities Director

### Summary

The Champaign County Facilities Committee is being asked to recommend to the Finance Committee that direction be given in the preparation of the FY2015 budget for \$800,000 to be budgeted in the General Corporate Fund as a Transfer to the Capital Asset Replacement Fund (CARF) Facilities Budget (105-059) to provide funding for the following projects:

CARF Facilities Replacement Item (Estimated Cost)	Cost
Replace at Brookens: Two 1970 Boilers in Pods 200 and 300 (\$101,300 each)	\$202,600
Replace at Brookens: Two 1970 Pod 300 Air Handler Units (\$43,300 each)	\$86,600
Replace at the at Satellite Jail: One 1996 water heater (\$56,000)	\$56,000
At the Satellite Jail: Repair cracks, seal the exterior walls, and reseal the joints of the pre-cast concrete panels (\$304,600) and reseal the pre-cast concrete panel joints at Juvenile Detention Center (\$42,000)	\$346,600
Replace at Brookens: Two 1987 Pod 200 Roof Top Air Handlers (\$54,100 each)	\$108,200
<b>Total</b>	<b>\$800,000</b>

The \$267,739 increase over the draft FY2015 CARF Facilities Budget is mainly due to the addition of \$252,600 to address the cracking in the pre-cast concrete wall panels at the Satellite Jail which is discussed below. Unfortunately, an all building roof assessment and a Nursing Home engineering analysis are still in progress so critical needs in those areas could not be estimated for inclusion in the budget request. As those reports are received, the County Facilities Committee will be updated and recommendations for action will be made.

Also requested for FY2015, to be funded from the Courts Construction Fund (303-010), is \$255,000 budgeted for Court Facility Repair/Maintenance. Two projects are planned that would replace the windows in the original 1901 Courthouse building (\$215,000) and provide parking lot improvements (\$40,000).

## **Background**

Facilities Director Dana Brenner is developing an operations manual for County buildings that will comprehensively detail facilities management and maintenance considerations. The information will include information on the mechanical systems, building envelopes (i.e., roof, fascia, overhangs, walls, windows, doors, vents, and foundations), routine maintenance requirements, and deferred maintenance items. Cost estimates will be developed with a schedule by fiscal year when projects will be undertaken. The goals are to repair known building envelope failures and to reduce the future occurrences of equipment or building envelope failures that disrupt County activities and lead to more costly repairs. The scheduling of the maintenance and/or repair items will factor in confounding factors (e.g., Sheriff's Operations Master Planning project) to ensure fiscally-responsible decisions are made.

The list of projects funded by the Facilities Budget to be completed in FY2015 (above), are the highest priority items identified to date. Still underway are a review of the County buildings' roofs and the mechanical systems at the Nursing Home. The highest priority for roof replacement known at this time is the Downtown Sheriff's office and jail facility. A recently received price of \$347,500 was received for that roof replacement. A recommendation to proceed with replacing that roof will be delayed until the Sheriff's Operations Master Planning project is completed, reviewed, and the future plan for that facility is decided.

At the Brookens Administrative Center, the replacement of the original (i.e., 1970), soon to be forty-five-year-old boilers (Pods 200 and 300) and air handlers (Pod 300), and the twenty-seven-year-old (i.e., 1987) roof top unit air handlers (Pod 200) is proposed to prevent a loss of the ability to heat and cool Pods 200 and 300. The replacements will be more energy efficient and the potential for obtaining one or more Illinois Department of Commerce and Economic Opportunity (DCEO) grants is being pursued.

The replacement of the water heater at the Satellite Jail is due to the age of the unit and the fact that it has been repaired multiple times for multiple age-related issues. Of concern is the condition of the tank on the unit.

The final proposed CARF Facilities Replacement project is to address a normal maintenance item, the replacement of the sealant between the pre-cast concrete panels of the Satellite Jail and the Juvenile Detention Center, and to address the cracking of the pre-cast panels of the Satellite Jail. For the cracking issue, two opinions from engineers were received that were conflicting as to the cause and impacts on the structural stability of the facility. Unfortunately, the way the issue evolved, the two engineers did not receive the same information which may have led to some of the disagreement.

However, both agreed that in order to definitively know what is causing the cracking, further structural investigation would be needed which would include some "destructive work and material testing" and that the water infiltration needs to be addressed. To address the water

*V.A.A.*

infiltration, the cracks would need to be treated and sealed; the exterior of the panels would need to be sealed; and the seams would need to have the sealant replaced.

Estimates were received for the panel seam work for both the Satellite Jail (\$52,000) and the Juvenile Detention Center (\$42,000) which are shown above. An estimate has not been requested nor received for the panel crack repair portion of the project but \$252,600 is being requested as the work is expected to exceed that amount. At this time, the following have been done or are proposed to address the Satellite Jail panel issue:

- The Sheriff's Operations Master Planning project team has been provided with the information from both engineers regarding the Satellite Jail panels.
- The Sheriff's Operations Master Planning project team will be asked to include their recommendation for proceeding with the determination of what needs to be done in the master plan.
- Once the master plan is finalized, the County Facilities Committee will follow quality-based selection (QBS) requirements to engage engineering services to determine the panel crack causation; design the repairs of the cracks and panel seams; and oversee the work to ensure it is done correctly.
- Once the crack causation has been determined and the repair design has been obtained, a invitation to bid (ITB) will be prepared for review by the County Facilities Committee for the panel crack repair and seam sealant replacement at the Satellite Jail and the panel seam sealant replacement at the Juvenile Detention Center. The ITB will take into account the actions taken by the County Board on the Sheriff's Operations Master Plan to ensure that if panels are to be removed for an expansion project, unnecessary repairs on those panels will not be done.

Finally, the projects to be funded by the Courts Construction Fund will entail normal repair and maintenance of the Courthouse parking lot and will replace the windows in the original Courthouse building. The Courthouse window project is necessitated by the fact that the seals in greater than 25% of the windows have failed. This has led to a loss of thermal efficiency, clouding of some windows, some window glass has cracked or broken, and some of the windows have developed leaks. The project proposes to remove the old windows and replace them with new aluminum windows of greater thermal efficiency to match the newer windows in the Courthouse addition.

#### **Requested Action**

***The Champaign County Facilities Committee recommends to the Finance Committee that direction be given in the preparation of the FY2015 budget that:***

- ***\$800,000 be budgeted in the General Corporate Fund as a Transfer to the Capital Asset Replacement Fund Facilities Budget (105-059) to provide funding for the replacement of HVAC equipment at the Brookens Administrative Center; the***

*VRA*

Chair Stan James and the Members of the County Facilities Committee  
August 27, 2014  
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***replacement of a water heater at the Satellite Jail; repairing the cracks, sealing the exterior walls, and resealing of the pre-cast concrete panel joints and at Satellite Jail; and resealing of the pre-cast concrete panel joints at the Juvenile Detention Center; and***

- ***\$255,000 be budgeted in the Courts Construction Fund (303-010) to provide funding for the replacement of the windows in the original 1901 Courthouse building (\$215,000) and provide parking lot improvements (\$40,000).***

The draft budgets for the CARF Facilities Replacement (105-059) and the Courts Construction Fund (303-010) are enclosed for your information.

*Van R. Anderson*

Attachments



*Courts Construction Fund*

**COURTS CONSTRUCTION FUND – 303-010**

This Fund was created in 1999 as the capital projects fund for the construction and remodeling of the Champaign County Courthouse and Courthouse Addition.

**BUDGET HIGHLIGHTS**

This fund was established to construct an addition to the Champaign County Courthouse and remodel the existing 100-year old Courthouse, utilizing proceeds from General Obligation Bond Issues which are repaid with revenues in the County’s ¼ Cent Public Safety Sales Tax.

Construction of the addition began in 1999 and was completed in 2001. The remodeling of the Courthouse began in 2001 and was completed in 2003, with total project costs of approximately \$24 million.

In FY2007, the County Board approved a budget for an exterior renovation project of the 100-year old Courthouse, and an initiative to refurbish the Courthouse Clock and Bell Tower which is funded through private donations made to the Citizens Committee to Restore the Courthouse Clock and Bell Tower. Cost of this project was \$7.2 million.

In FY2012, the Courthouse sound and video arraignment systems were replaced through monies available in this construction fund.

In 2013, a masonry maintenance project has been initiated on the Historic West Portion of the old County Courthouse, and on the East Addition. The total budget for the project is estimated at \$304,000. This project has been initiated in FY2013 – with an initial budgeted appropriation of \$125,000. The balance of expenditure is budgeted in FY2014 in the amount of \$179,000. There are no other scheduled projects with these funds in FY2014 at this time.

In FY2015, there is budgeted \$255,000 in Court Facility Repair/Maintenance. \$40,000 is for parking lot improvements, and \$215,000 is for replacement of all the windows in the original 1901 Courthouse building.

**FINANCIAL**

Fund 303 Dept 010			2013	2014	2014	2015
			Actual	Original	Projected	Budget
361	10	INVESTMENT INTEREST	\$300	\$800	\$300	\$300
		MISCELLANEOUS	\$300	\$800	\$300	\$300
		<b>REVENUE TOTALS</b>	<b>\$300</b>	<b>\$800</b>	<b>\$300</b>	<b>\$300</b>
522	2	OFFICE SUPPLIES	\$131	\$0	\$0	\$0
		COMMODITIES	\$131	\$0	\$0	\$0

*Courts Construction Fund*

<b>Fund 303 Dept 010</b>			<b>2013</b>	<b>2014</b>	<b>2014</b>	<b>2015</b>
			<b>Actual</b>	<b>Original</b>	<b>Projected</b>	<b>Budget</b>
533	2	ARCHITECT SERVICES	\$45,728	\$0	\$0	\$0
533	70	LEGAL NOTICES,ADVERTISING	\$284	\$0	\$284	\$0
534	25	COURT FACILITY REPR-MAINT SERVICES	\$0 \$46,012	\$179,000 \$179,000	\$148,000 \$148,284	\$255,000 \$255,000
<b>EXPENDITURE TOTALS</b>			<b>\$46,143</b>	<b>\$179,000</b>	<b>\$148,284</b>	<b>\$255,000</b>

<b><i>FUND BALANCE</i></b>
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<b>FY2013 Actual</b>	<b>FY2014 Projected</b>	<b>FY2015 Budgeted</b>
\$781,129	\$633,145	\$378,445

A fund balance in a construction fund simply reflects funds that remain available for the purpose of construction of the particular project. The anticipated change in fund balance at the end of each fiscal year is attributable to spending these project funds on appropriate Courthouse related projects. Eventually, the funds will be depleted and the fund will then be closed.