

CHAMPAIGN COUNTY BOARD FACILITIES COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Tuesday, November 7, 2017 - 6:30 p.m.

Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Josh Hartke – Chair

Stan Harper – Vice-Chair

Jack Anderson

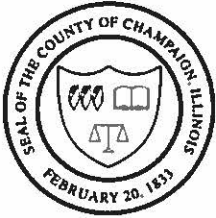
Shana Crews

Jon Rector

Giraldo Rosales

James Tinsley

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. Facilities meeting – October 3, 2017 1 – 2
- V. Public Participation
- VI. Communications
- VII. Items for Facilities Committee Approval
 - A. Approval Request for FY2018 Capital Asset Project 3 - 16
- VIII. Items to be Recommended to the County Board
 - A. Discussion of Downtown Jail – ADA Projects, Deferred Maintenance Projects and Funding 17 - 40
- IX. Facilities Director's Report
 - A. Update on Brookens 2-Multi-Zone RTU's Replacement Project 41 - 44
 - B. Update on Coroner's Generator Project
- X. Other Business
- XI. Chair's Report
 - A. Future Meeting – Tuesday, December 5, 2017 at 6:30 p.m.
- XII. Designation of Items to be Placed on Consent Agenda
- XIII. Adjournment



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

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Tuesday, October 3, 2017
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington, Urbana, IL 61802

Committee Members

Present: Jack Anderson, Stan Harper, Josh Hartke, Jon Rector, Giraldo Rosales, James Tinsley
Absent: Shana Crews

County Staff: Rick Snider (County Administrator), Dana Brenner (Facilities Director), Tammy Asplund (Recording Secretary)

Others Present: Jim McGuire (County Board Member), Patsi Petrie (County Board Member), and Pius Weibel (County Board Chair)

MINUTES

I. Call to Order

Committee Chair Hartke called the meeting to order at 6:30 p.m.

II. Roll Call

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

III. Approval of Agenda

MOTION by Mr. Rector to approve the agenda; seconded by Mr. Tinsley. Upon vote, the **Motion Carried Unanimously.**

IV. Approval of Minutes – September 5, 2017

MOTION by Mr. Anderson to approve the minutes of the September 5, 2017 meeting; seconded by Mr. Rosales. Upon vote, the **Motion Carried Unanimously.**

V. Public Participation

None

VI. Communications

None

VII. Items to be Recommended for County Board Approval

A. Request approval of GIS Brookens lease

Mr. Brenner reviewed the terms of the CCGISC lease agreement. According to Mr. Brenner, the name of the tenant was changed to Champaign County Geographic Information System Consortium from GIS. He noted the rental fees and charges for custodial services are now separate.

MOTION by Mr. Rector to approve the Champaign County Geographic Information System Consortium lease; seconded by Mr. Rosales. Upon vote, the **Motion Carried Unanimously.**

VIII. Facilities Director's Report

A. Update on Brookens 2 Multi-Zone RTU's Replacement Project

Mr. Brenner commented this would be a three-day install, beginning on October 30, 2017.

B. Update on Coroner's Generator Project

Mr. Brenner provided pictures of the work in progress and noted that all preliminary (non-generator) work will be complete by October 13, 2017.

C. FY2017 Capital Asset Fund Budget Update

Mr. Brenner handed out a revised spreadsheet, including costs for the recent Courthouse and METCAD parking lot projects.

IX. Other Business

None

X. Chair's Report

Mr. Hartke stated the next Facilities Committee meeting is Tuesday, November 7, 2017 at 6:30 p.m.

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

VII. A.

XII. Adjournment

Mr. Hartke adjourned the meeting at 6:47 p.m.

***Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*

**Champaign County
Capital Asset Project**

Satellite Jail – Hot Water System Replacement Project

Proposed Schedule

11/01/2017

Tuesday, November 7, 2017	Seek Project Concept Approval from Facilities Committee
February – March 2018	GHR to develop specifications & written documentation for the bid document
Tuesday, April 3, 2018	Present draft bid document to the Facilities Committee for approval
Wednesday, April 4, 2018	Advertise and Post Bid
Thursday, April 19, 2018, 2:00pm	Vendor Pre-Bid Meeting – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Monday, April 23, 2018, 12:00noon	Deadline for submission of questions and clarifications
Tuesday, April 24, 2018	GHR responds to submitted questions or clarifications.
Thursday, April 26, 2018, 2:00pm	Bid Opening – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Tuesday, May 1, 2018	Present to the Facilities Committee for bid award approval
Thursday, May 19, 2018	Present to County Board for bid award approval
Friday, May 20, 2018	Finalize and sign agreement with successful low bidder. Successful low bidder submits “A & E Shop Drawings” to GHR for approval.
Monday, May 7, 2018	GHR will notify low bidder about A & E Submittals by Monday, May 7, 2018. Upon approval, low bidder shall order all materials necessary for this project.
June/July 2018	Contractor to mobilize/stage equipment and begin project – all materials for project must be on-site or available daily as needed during this project.
August 31, 2018	Substantial Completion of Project
September 7, 2018	Publish Punch List
September 14, 2018	Complete Punch List and Project

Existing Domestic Water Heating Equipment

Pod A (North) Penthouse

Two (2) AO Smith gas fired domestic hot water boilers installed in 2007.

AO Smith Model GW-1300
Input BTU / hr at 1,300,000
GPH recover at 100°F rise – 1,324
Hot water delivery set at 145°F



One (1) 600 gallon storage tank installed in 1996 original building construction.

A master thermostatic mixing valve, Leonard "Hi-Lo" model in a valve cabinet. Tempered water supply from TMV is approximately 125°F.

Note: Illinois Plumbing Code mandates a maximum temperature of 115°F at the lavatory faucet.



Pod B (South) Penthouse

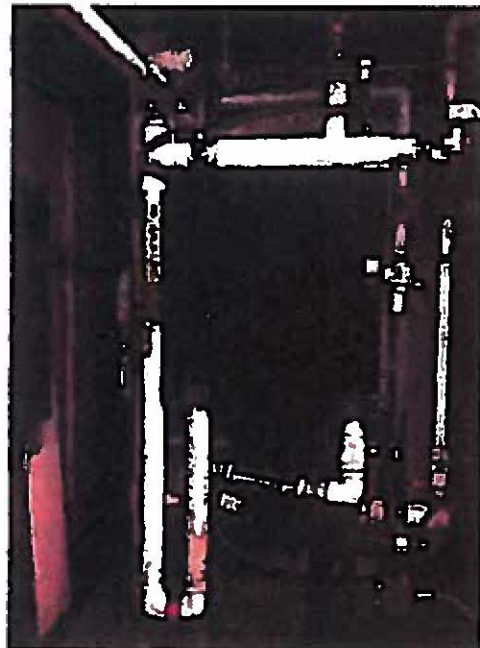
One (1) 600 gallon "turbopower" gas water heater.

PVI Model 3000P 600A-TP
Input BTU / hr at 2,400,000
GPH recover at 80°F rise – 3,000
Hot water delivery set at 145°F



One (1) 600 gallon storage tank installed in
1996 original building construction.

A master thermostatic mixing valve,
Leonard "Hi-Lo" model in a valve cabinet.
Tempered water supply from TMV is
approximately 125°F.

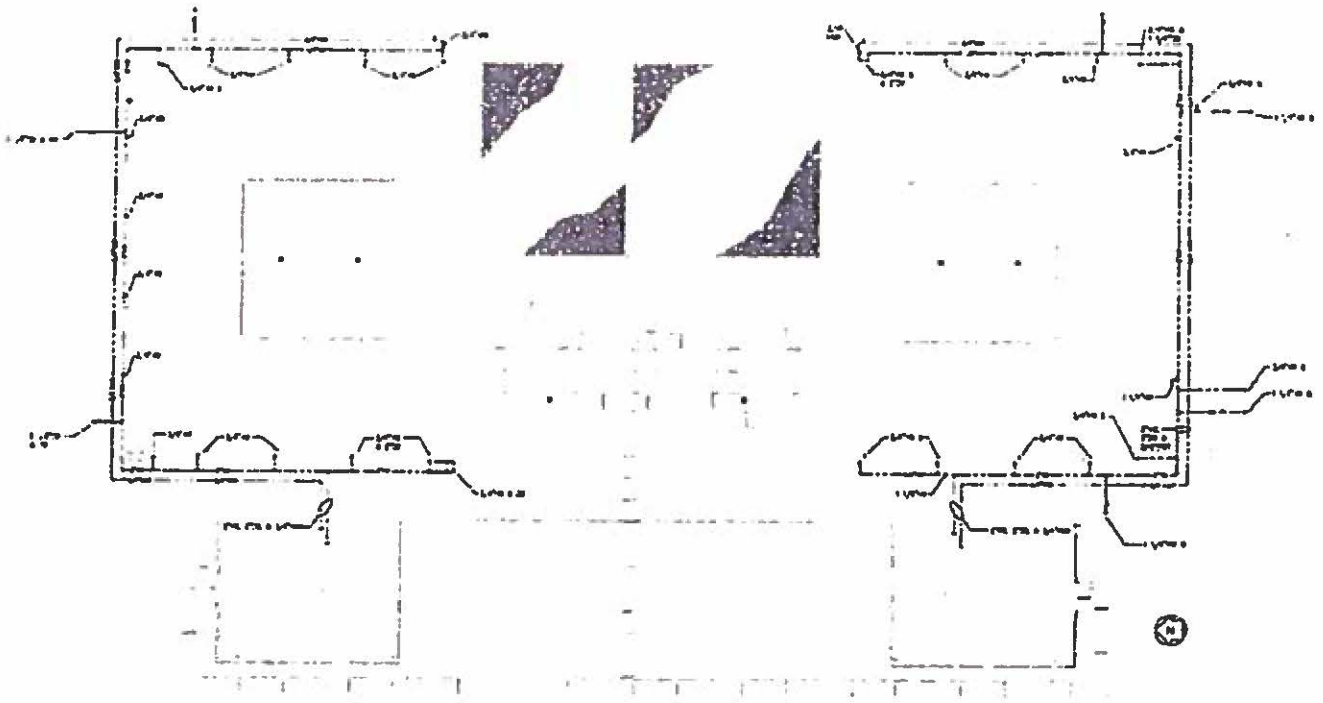


Note: Natural gas supply is delivered at 2 psi with gas pressure regulators located in each penthouse to deliver 14" WC gas supply to water heaters.

Existing Domestic Hot Water Supply Systems

Tempered water (TW) supply at approximately 120°F from the master thermostatic mixing valve (TMV) serves the cell blocks, nurse exam rooms, booking, holding and administrative areas.

Tempered water mains and return piping for the cell blocks is routed in the interstitial space above Pod A and Pod B. TW supply is routed down through cell block fixture chases while the return piping is looped in the interstitial space.



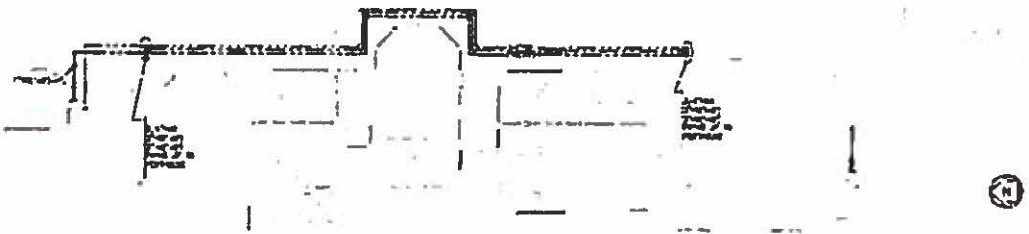
TW supply for Level 1 (nurse, booking, holding, lockers, etc.) is routed down through the Penthouse floor to Level 1 ceiling space. Piping is then distributed above the ceiling to plumbing fixtures. The Level 1 TW supply does not have a return piping system. Note: Despite no return system, tempered water was observed to be present at a nurses exam sink in less than ten seconds apparently because the Staff keeps a sink faucet continuously running hot water.

The TW supply for Pod A and Pod B has a 2" by-pass or cross-connect line located in Level 1 Corridor ceiling.



A 140°F hot water supply and return system serves the facility kitchen and laundry. Domestic water heating equipment in both Penthouses are cable of providing 140°F hot water. Similar to the TW supply, the 140°F hot water system is routed down through the Penthouse floor to Level 1 ceiling space and then piped to the kitchen and laundry. Hot water return is piped back to equipment in both Penthouses.

A by-pass system of piping, which includes two (2) 3" supply pipes and one (1) ¾" return pipe is located in Level 1 Corridor ceiling. These pipes interconnect the domestic water heating system in Pod A and Pod B. Shut-off valves for by-pass piping are located in both Penthouses.



Overview / Analysis of Existing System

The existing domestic hot water system seems to be operating adequately and as designed. The water heating equipment has been sized for redundancy meaning either hot water source, in Pod A or Pod B, is capable of meeting the demand for the entire facility.

"By-pass" or "cross-connect" piping between the two hot water sources is located in the Level 1 ceiling corridor. GHR is not sure why there are two 3" 140°F by-pass lines as one would suffice.

The facility reportedly uses an extreme amount of domestic water. Unfortunately this seems to stem from inmate abuse, i.e., constantly flushing the water closet and jamming open the push button lavatory faucet with bottle caps.

The Administration Area needing to continuously run hot water at a sink in order to get hot water supply to other fixtures in a timely manner is another source of waste.

Although it was not observed, another source of over usage could be in the kitchen. It is not uncommon for Staff to constantly run water at pre-rinse and hose valves by slipping the "O-ring" over the valve handle to keep it open.

Remove and Replace Domestic Water Heating Equipment

General Items

This study will include replacement of existing domestic water heaters and storage tanks. The cost opinion for work will include separate pricing for water heater replacement and storage tank replacement.

The existing domestic hot water system has been sized for redundancy. When equipment is being replaced in Pod A, the equipment in Pod B will be the hot water supply source for the facility and vice versa.

Water Heater – Pod A (North) Penthouse

Removal of the existing two (2) AO Smith gas-fired hot water boilers will involve some minor demolition of inlet and outlet piping, gas supply piping, control wiring and air intake and exhaust flues.

Similar Bradford White boilers would be installed within the same "footprint" of the removed boilers. New equipment stand will need to be installed as well as controls and wiring. Inlet and outlet water piping will connect to the existing piping system.

Water Heater – Pod B (South) Penthouse

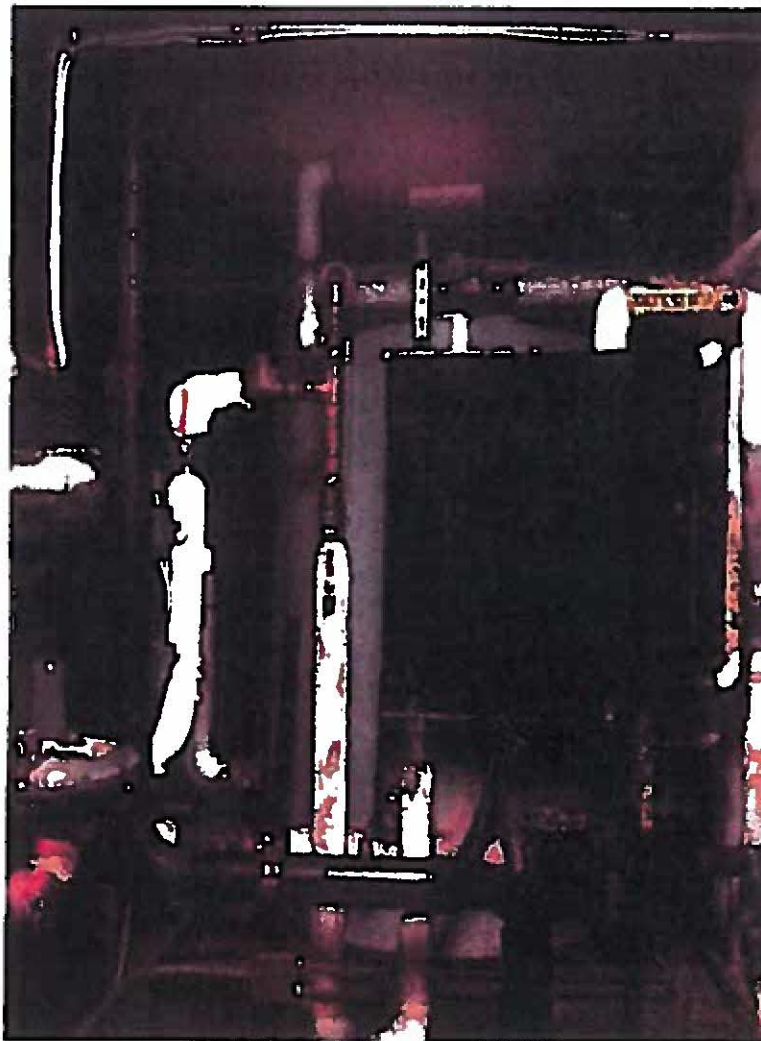
Remove of the existing 600 gallon PVI "TurboPower" gas water heater will require some minor demolition of inlet and outlet piping, gas supply piping, controls and wiring and removal of air intake and exhaust flues.

The new Bradford White domestic hot water boilers will be installed, stacked on new equipment stand. New air intake and exhaust flues will require two new penetrations through the existing roof. Inlet and outlet water piping will reconnect to the existing piping system. New controls and wiring will be provided.

Storage Tank – Pod A and B

Replacement of the existing 600 gallon storage tanks will also require removal and replacement of water and gas piping, recirc pumps, TMV, valves, etc., all of which are installed in front of the storage tank.

Due to lack of space in the Mechanical Penthouse, a new 600 gallon storage tank with new water piping, gas piping, recirc pumps, valves and TMV will be installed in similar location as existing system.



Recommendations for Reduction in Water Usage

Retrofit existing combo security fixtures in cell block with a Water Management System. This system will be able to monitor and control all cell block fixtures preventing inmate abuse. System to include electronic valve controller, solenoid valve assemblies, pneumatic push buttons and interface hardware. The facility will have options to be able to program the system for timing cycles, on-off control, lock-out intervals and remote operation.

Install a hot water return piping system in the Administration Area so Staff does not have to continuously run hot water at sink.

Review operational procedures in kitchen to eliminate any unnecessary water usage.

August 18, 2017
Revised September 12, 2017

GHR No. 7102

Scope of Work / Cost Estimates
Domestic Water Heater Replacement
Satellite Jail

Estimate Summary

Water Heater Replacement		\$178,000
Storage Tank Replacement		\$90,000
Hot Water Return System		\$27,000
	Subtotal	\$295,000
Design Contingency - 5%		\$14,750
	Subtotal	\$309,750
Bid Contingency - 5%		\$15,488
	Subtotal	\$325,238
Build Contingency - 10%		\$32,524
	Subtotal	\$357,761
10% Engineering Fee		\$32,524
Reimbursable		\$4,400
Advertising	\$ 500	
Printing	\$ 400	
Site Observation	\$4,400	
	Total	\$394,685

Notes:

1. Fee based on subtotal with bid contingency.

RAF/smh

Estimate Summary 20170811 Revised RAF.wpd

OPINION OF PROBABLE COST - Plumbing

GHR Engineers & Associates, Inc.

RE 7102 X Original 08/11/17 date printed 08/18/17
 Domestic Water Heater Replacement time printed 11 27 AM
 Satellite Jail prepared by RAF
 Water Heater Replacement

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
10 Pod A				
a boiler removal	2	ea	\$5,725.00	\$11,450
b new boiler - material	2	ea	\$17,000.00	\$34,000
c new boiler - labor	2	ea	\$7,000.00	\$14,000
d 3" water pipe	60	lf	\$68.00	\$4,080
e 3" water pipe insulation	60	lf	\$8.90	\$534
f 3" ball valve	4	ea	\$670.00	\$2,680
g boiler control wiring	2	ea	\$820.00	\$1,640
h 2" gas piping	40	lf	\$36.00	\$1,440
i crane rental	1	wl	\$5,150.00	\$5,150
j test and balance recirc system	1	ls	\$1,500.00	\$1,500
20 Pod B				
a water heater removal	1	ea	\$5,725.00	\$5,725
b new boiler - material	2	ea	\$17,000.00	\$34,000
c new boiler - labor	2	ea	\$7,000.00	\$14,000
d 3" water pipe	60	lf	\$68.00	\$4,080
e 3" water pipe insulation	60	lf	\$8.90	\$534
f 3" ball valve	4	ea	\$670.00	\$2,680
g boiler control wiring	2	ea	\$820.00	\$1,640
h 2" gas piping	40	lf	\$36.00	\$1,440
i crane rental	1	wl	\$5,150.00	\$5,150
j test and balance recirc system	1	ls	\$1,500.00	\$1,500
30 chimney vent / flue	1	ea	\$4,800.00	\$4,800
40 security factor	1	ls	\$5,000.00	\$5,000

5.0 Miscellaneous	10.00%	\$15,702
6.0 Bond	1.50%	\$2,591
7.0 Insurance	1.50%	\$2,591

Plumbing Contract (actual) \$177,907
 Plumbing Contract (rounded) \$178,000

OPINION OF PROBABLE COST - Plumbing

GHR Engineers & Associates, Inc.

RE: 7102
 Domestic Water Heater Replacement
 Satellite Jail
 Storage Tank Replacement

X Original 08/11/17

date printed 08/18/17
 time printed 11:27 AM
 prepared by RAF

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1 0 Pod A				
a tank and pipe removal	1	ea	\$2,975 00	\$2,975
b 600 gallon storage tank - material	1	ea	\$16,000 00	\$16,000
c 600 gallon storage tank - labor	1	ea	\$3,500 00	\$3,500
d 3" water pipe	20	lf	\$68 00	\$1,360
e 2" water pipe	20	lf	\$39 50	\$790
f 3/4" water pipe	20	lf	\$15 20	\$304
g 3" pipe insulation	20	lf	\$8 90	\$178
h 2" pipe insulation	20	lf	\$7 85	\$157
i 3/4" pipe insulation	20	lf	\$6 35	\$127
j 3" ball valve	2	ea	\$670 00	\$1,340
k 2" ball valve	2	ea	\$164 00	\$328
l 3/4" ball valve	4	ea	\$68 00	\$272
m master thermostatic mixing valve	1	ea	\$4,800 00	\$4,800
n crane rental	1	wk	\$5,160 00	\$5,160
2 0 Pod B				
a tank and pipe removal	1	ea	\$2,975 00	\$2,975
b 600 gallon storage tank - material	1	ea	\$16,000 00	\$16,000
c 600 gallon storage tank - labor	1	ea	\$3,500 00	\$3,500
d 3" water pipe	20	lf	\$68 00	\$1,360
e 2" water pipe	20	lf	\$39 50	\$790
f 3/4" water pipe	20	lf	\$15 20	\$304
g 3" pipe insulation	20	lf	\$8 90	\$178
h 2" pipe insulation	20	lf	\$7 85	\$157
i 3/4" pipe insulation	20	lf	\$6 35	\$127
j 3" ball valve	2	ea	\$670 00	\$1,340
k 2" ball valve	2	ea	\$164 00	\$328
l 3/4" ball valve	4	ea	\$68 00	\$272
m master thermostatic mixing valve	1	ea	\$4,800 00	\$4,800
n crane rental	1	wk	\$5,160 00	\$5,160
3 0 security factor	1	ls	\$5,000 00	\$5,000

4 0 Miscellaneous	10 00%	\$7,958
5 0 Bond	1 50%	\$1,313
6 0 Insurance	1 50%	\$1,313

Plumbing Contract (actual)	\$90,166
Plumbing Contract (rounded)	\$90,000

OPINION OF PROBABLE COST - Plumbing

GHR Engineers & Associates, Inc.

RE 7102 X Original 08/11/17 date printed 08/18/17
 Domestic Water Heater Replacement time printed 11 27 AM
 Satellite Jail prepared by RAF
 Hot Water Return System

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1 0 1/2" return pipe	400	lf	\$13 10	\$5,240
2 0 3/4" return pipe	300	lf	\$15 20	\$4,560
3 0 1/2" pipe insulation	400	lf	\$6 10	\$2,440
4 0 3/4" pipe insulation	300	lf	\$6 35	\$1,905
5 0 1/2" ball valve	6	ea	\$56 00	\$336
6 0 3/4" ball valve	4	ea	\$68 00	\$272
7 0 recirc pump	2	ea	\$925 00	\$1,850
8 0 ceiling tile remove and replace	1	ls	\$2 500 00	\$2 500
9 0 security factor	1	ls	\$5 000 00	\$5 000

10 0 Miscellaneous			10 00%	\$2 410
11 0 Bond			1 50%	\$398
12 0 Insurance			1 50%	\$398

Plumbing Contract (actual) \$27,309
 Plumbing Contract (rounded) \$27,000

ATTACHMENT K: Program Access in Existing Facilities

The technical requirements and, where appropriate, the scoping requirements of the Standards are used as a guide for determining whether a program or activity held in an existing facility is "readily accessible to and usable by" persons with disabilities and for determining what changes are necessary to make this program or activity accessible if it continues to be provided in the existing facility in question. See 28 C.F.R. §§ 35.150(b)(4), 35.151.

The chart below lists the facilities surveyed by the Department, the access issues identified during the survey, and the actions required to correct the access issues. Required actions are listed using an alphanumeric code. The key to the alphanumeric codes is provided in Attachment M to this Agreement.

In order to ensure that the programs, services, and activities housed in the County's facilities are accessible to persons with disabilities, when viewed in their entirety, the County will take the actions referenced by the alphanumeric code and described in detail in Attachment M to this Settlement Agreement within the time period specified below, which time period begins to run on the effective date of the Agreement.

Item #	Access Issue	DOJ Required Action	Completion Deadline	Scheduled Completion Date	A/E Comments	Work by BE / County	Date Completed	Cost Opinion	Photo Showing Compliance
1.	Sheriff's Office, 204 East Main Street, Urbana, Illinois				The work at this facility has been put on hold. The county board is reviewing if the property will be sold or retained and renovated.				
1.1.	Route from Main Street to Entrance: The route is inaccessible because the running slope exceeds 5% and the cross-slope exceeds 2%.	AR1	3/20/2018	3/20/2018	Remove and replace sidewalk; provide switchback ramp for access.	BE		\$ -40,000.00	
1.2.	Entrance on Main Street								
1.2.1.	The door is inaccessible because there is a slope of 5.1% within the door's required maneuvering clearance.	D7	3/20/2018	3/20/2018	Remove and replace sidewalk	BE		\$ 5,500.00	
1.2.2.	The door is inaccessible because there is a 1.25 inch high threshold.	D12	3/20/2018	3/20/2018	New threshold installed, other corrections will be made as part of 1.2.1	BE		\$ 950.00	

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1.3.	Counter at Lobby Information Window: The counter is inaccessible because it is 42 inches high.	C1	3/20/2018	3/20/2018	A portion of the wall will be removed and a counter included at ADA compliant height. (Or - this is a check in counter and clip boards will be issued when filling out paperwork)	BE		\$ 5,000.00	Image placeholder
1.4.	Drinking Fountain Near Public Toilet Rooms								Image placeholder
1.4.1.	The drinking fountain is inaccessible because it has a spout that is 42 inches high.	DF3	3/20/2018	3/20/2018	Remove existing drinking fountain, patch and finish wall and install a new dual ADA drinking fountain assembly.	BE		\$ 8,000.00	Image placeholder
1.4.2.	The drinking fountain is inaccessible because the flow of water is less than 4 inches high.	DF5	3/20/2018	3/20/2018	This will be corrected as part of item 1.4.2	BE			Image placeholder
1.4.3.	The drinking fountain is inaccessible because the controls require more than 5 pounds of force to operate.	DF2	3/20/2018	3/20/2018	This will be corrected as part of item 1.4.2	BE			Image placeholder

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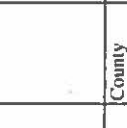


Item #	Access Issue	DOJ Required Action	Completion Deadline	Scheduled Completion Date	A/E Comments	Work by BE / County	Date Completed	Cost Opinion	Photo Showing Compliance
1.4.4.	The wall mounted drinking fountain is inaccessible because it does not provide clear knee height.	DF4	3/20/2018	3/20/2018	This will be corrected as part of item 1.4.2	BE			
1.5.	Women's Toilet Room with Stalls								
1.5.1.	The signage provided is inaccessible because it does not have raised and Braille characters, lacks the International Symbol of Accessibility, and is not mounted on the latch side of the door with a centerline of 60 inches above the finished floor.	D15	3/20/2018	3/20/2018	Will provide a sign that includes braille and the international symbol of accessibility to the latch side of the door to comply with ADA	County		\$ 200.00	
1.5.2.	The paper towel dispenser protrudes into the walkway and is not detectable to blind persons using a cane.	AR7	3/20/2018	3/20/2018	Will relocate the paper towel dispenser.	County		\$ 200.00	
1.5.3.	No accessible mirror has been provided.	TR5	3/20/2018	3/20/2018	Will provide a new mirror and install at ADA compliant height	County		\$ 200.00	

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Item #	Access Issue	DOJ Required Action	Completion Deadline	Scheduled Completion Date	A/E Comments	Work by BE / County	Date Completed	Cost Opinion	Photo Showing Compliance
1.5.4.	The lavatory is inaccessible because it has twist-type hardware.	LS4	3/20/2018	3/20/2018	Will provide lever type handles.	County		\$ 2,500.00	
1.5.5.	The lavatory is inaccessible because the hot water pipes are not insulated or otherwise configured to protect against contact.	LS2	3/20/2018	3/20/2018	Will provide ADA approved pipe covers for the drain and supply pipes.	County		\$ 250.00	
1.5.6.	The designated accessible stall is incorrectly configured as an ambulatory stall, and there is no standard accessible stall provided.	TR2	3/20/2018	3/20/2018	Reconfigure to meet accessible stall requirements	IBE		\$ 7,500.00	

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Item #	Access Issue	DOJ Required Action	Completion Deadline	Scheduled Completion Date	A/E Comments	Work by BE / County	Date Completed	Cost Opinion	Photo Showing Compliance
1.6.	Men's Toilet Room with Stalls								
1.6.1.	The signage provided is inaccessible because it does not have raised and Braille characters, lacks the International Symbol of Accessibility, and is not mounted on the latch side of the door with a centerline of 60 inches above the finished floor.	D15	3/20/2018	3/20/2018	Will provide a sign that includes braille and the international symbol of accessibility to the latch side of the door to comply with ADA	County		\$ 200.00	
1.6.2.	The paper towel dispenser protrudes into the walkway and is not detectable to blind persons using a cane.	AR7	3/20/2018	3/20/2018	Relocate the paper towel dispenser.	County		\$ 200.00	
1.6.3.	No accessible mirror has been provided.	TR5	3/20/2018	3/20/2018	Purchase a new mirror and install at ADA compliant height	County		\$ 200.00	
1.6.4.	The lavatory is inaccessible because it has twist-type hardware.	LS4	3/20/2018	3/20/2018	Provide lever type handles.	County		\$ 2,500.00	
1.6.5.	The lavatory is inaccessible because the hot water pipes are not insulated or otherwise configured to protect against contact.	LS2	3/20/2018	3/20/2018	Will provide ADA approved pipe covers for the drain and supply pipes.	County		\$ 250.00	

ATTACHMENT K: Program Access in Existing Facilities

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1.6.6.	The designated accessible stall is incorrectly configured as an ambulatory stall, and there is no standard accessible stall provided.	TR2	3/20/2018	3/20/2018	Reconfigure to meet accessible stall requirements	BE		\$ 7,500.00	
1.6.7.	The urinal is inaccessible because the rim is 24 inches high.	TR8	3/20/2018	3/20/2018	Remove urinal and install at ADA compliant height; repair wall.	BE		\$ 2,000.00	
SUBTOTAL								\$83,150.00	
Scope Contingency (10%)								\$8,315.00	
Overhead and Profit (15%)								\$12,472.50	
Bonds (3%)								\$2,494.50	
Total Opinion of Probable Construction Cost:								\$106,432.00	
Opinion of Project Costs:								\$127,718.40	

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2.	Correctional Center (Below Sheriff's Office), 204 East Main Street, Urbana, Illinois							
2.1.	Designated Accessible Parking: The parking lot is inaccessible because it lacks an adequate accessible parking space. This lot requires 1 van accessible space.	P1	3/20/2018	3/20/2018	The work at this facility has been put on hold. The county board is reviewing if the property will be sold or retained and renovated. Cut existing paving, install new concrete, stripe spaces for van accessible stall; add signage		\$ 11,400.00	
2.2.	Small Visitation Area Booths: The visitation area is not accessible to people with disabilities because it has fixed stools blocking the clear floor space for a wheelchair user.	PJ4	3/20/2018	3/20/2018	Remove existing fixed seating from visitation booths. (These may need to have supports cut and floor patched)		\$ 3,000.00	
2.3.	Single User Toilet Room in Visitation							
2.3.1.	The lavatory is inaccessible because it has twist-type hardware.	LS4	3/20/2018	3/20/2018	A lavatory with lever type handles will be installed.		\$ 2,500.00	

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2.3.2.	No accessible mirror has been provided.	TR5	3/20/2018	3/20/2018	Purchase a new mirror and install at ADA compliant height		\$ 200.00	Insert photo
2.4.	Drinking Fountain in Visitation							
2.4.1.	The drinking fountain is inaccessible because it has a DF3 spout that is 42 inches high.	DF3	3/20/2018	3/20/2018	Remove existing drinking fountain, patch and finish wall and install a new dual ADA drinking fountain assembly.		\$ 8,000.00	Insert photo
2.4.2.	The wall-mounted drinking fountain is inaccessible because it does not provide clear knee height.	DF4	3/20/2018	3/20/2018	This will be corrected as part of item 2.4.1.			Insert photo

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Item #	Access Issue	DOJ Requirement Action	Completion Deadline	Scheduled Completion Date	A/E Comments	Date Completed	Cost Opinion	Photo Showing Compliance
2.5.	Women's Single User Toilet Room in Visitation							
2.5.1.	The signage provided is inaccessible because it does not have raised and Braille characters, lacks the International Symbol of Accessibility, and is not mounted on the latch side of the door with a centerline of 60 inches above the finished floor.	D15	3/20/2018	3/20/2018	Provide a sign that includes braille and the international symbol of accessibility to the latch side of the door to comply with ADA		\$ 200.00	insert photo
2.5.2.	The lavatory is inaccessible because it has twist-type hardware.	LS4	3/20/2018	3/20/2018	A lavatory with lever type handles will be installed.		\$ 2,500.00	insert photo
2.5.3.	No accessible mirror has been provided.	TR5	3/20/2018	3/20/2018	Physical Plant will purchase a new mirror and install at ADA compliant height		\$ 200.00	insert photo
2.6.	Large Visitation Area Booths: The visitation area is not accessible to people with disabilities because it has fixed stools blocking the clear floor space for a wheelchair user.	IPJ4	3/20/2018	3/20/2018	Remove existing fixed seating from visitation booths, patch concrete floor.		\$ 3,000.00	insert photo
2.7.	Housing Units							

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2.7.1.	There are no accessible cells provided.	PJ1	3/20/2018	3/20/2018	All inmates needing an accessible cell will be housed at Satellite			
2.7.2.	There are no accessible showers provided.	B2	3/20/2018	3/20/2018	This will be corrected as part of item 2.7.1			
2.7.3.	There are no accessible bathtubs provided.	B1	3/20/2018	3/20/2018	A shower will be provided as part of item 2.7.2			
SUBTOTAL							\$31,000.00	
							Scope Contingency (10%)	\$3,100.00
							Overhead and Profit (15%)	\$4,650.00
							<u>Bonds (3%)</u>	\$930.00
							Total Opinion of Probable Construction Cost:	\$39,680.00
							Opinion of Project Costs:	\$47,616.00

Building Report

Building	21	Sheriff Correctional Center	Year Built	1980	CRV	FCI
Address	204 E Main St		Grade	D	\$11,766,150	DMB
Construction Type	Urbana	IL	61802	0-1 Year	\$919,000	7.81%
	Block			0-5 Year	\$2,933,800	24.93%
	Annual Maintenance Cost			55,000	\$8,832,350	75.07%
			Total SqFt	\$352,985		

System A.4 General - Accessibility Review % of CRV 0% CRV Amt \$0.00

Sub System A.4.3 Accessible Passage Into Interior Space Grade F Priority 4 ERL NA

Description

Memo Ramp does not meet ADA compliance

Component A.4.3.12 Ramp Exceeds 1:12 Grade F Priority 4 ERL 00

Description Wood

Memo Combustible wood ramp does not meet slope compliance.

System B.2 Architectural - Exterior Wall System % of CRV 12% CRV Amt \$1,411,937.97

Sub System B.2.1 Masonry Wall

Description Brick

Memo Exterior brick façade.

Component B.2.1.5 Efflorescence/Staining Grade D Priority 4 ERL 01

Description Brick

Memo Considerable efflorescence at screen wall, joints at stone cap and brick are deteriorated. Cost Range \$50,000 to \$75,000

Building Report

Component	B.2.1.9	Other	Grade	B	Priority	3	ERL	10
Description	Brick		Photo ID					
Memo	Brick on main building generally in fair condition except at areas noted.							
Sub System	B.2.4	Metal	Grade		Priority		ERL	
Description	Metal							
Memo	Exposed joists and structural elements over recreation area.							
Component	B.2.4.3	Surface Coating Failure	Grade	C	Priority	4	ERL	00
Description	Metal		Photo ID					
Memo	Exposed joists and structural elements at recreation area show deteriorated paint / coating. Cost Range \$45,000 to \$50,000							
Component	B.2.4.4	Lacking Maintenance	Grade	C	Priority	4	ERL	01
Description	Metal		Photo ID					
Memo	Chain link in recreation area is deteriorated and in need of repair. Cost Range \$20,000 to \$25,000							
Component	B.2.4.5	Other	Grade	D	Priority	4	ERL	00
Description	Metal		Photo ID					
Memo	Sun screen netting is deteriorated, some areas area missing. Cost Range \$20,000 to \$25,000							
Sub System	B.2.6	Window	Grade		Priority		ERL	
Description	Aluminum / Glass							
Memo	Aluminum and glass windows.							
Component	B.2.6.8	Other	Grade	B	Priority	3	ERL	10
Description	Aluminum / Glass		Photo ID					
Memo	Memo Cost Range							

Building Report

Sub System	B.2.8	Door and Frame	Grade	Priority	ERL
Description	Overhead Door				
Memo	Overhead doors.				

Component	B.2.8.7	Other	Grade	C	Priority	3	ERL	05
Description	Overhead Door							
Memo	Generally in operable condition, not insulated. Showing wear. Cost Range \$30,000 to \$40,000							

System	B.3	Architectural - Roofing System	% of CRV	5%	CRV Amt	\$588,307.51
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Sub System	B.3.1	Built-Up Roof	Grade	C	Priority	3	ERL	03
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Description End of Life
Memo

Component	B.3.1.1	Evidence / Reports of Leaks	Grade	D	Priority	4	ERL	03
Description	End of Life							
Memo	Roof Replacement Cost Range \$850,000 to \$900,000							

System	B.4	Architectural - Interior Finishes & Openings	% of CRV	15%	CRV Amt	\$1,764,922.57
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Sub System	B.4.1	Flooring	Grade	Priority	ERL
Description	Carpet				
Memo	Interior carpet flooring.				

Component	B.4.1.1	Wear	Grade	D	Priority	4	ERL	00
Description	Carpet							
Memo	Carpet is worn and past useful life, many stains. Cost Range \$100,000 to \$150,000							

Building Report

Component	B.4.1.10	Other	Grade	B	Priority	2	ERL	10
Description	Sealed Concrete		Photo ID					
Memo			Cost Range					
Component	B.4.1.4	Loose or Broken Tiles	Grade	F	Priority	5	ERL	00
Description	Vinyl Composition Tile		Photo ID					
Memo	Floor adhesive has failed and tiles are loose and easily removed or missing.		Cost Range					\$15,000 to \$20,000
Sub System	B.4.3	Interior Walls	Grade		Priority		ERL	
Description	CMU							
Memo	CMU at indoor recreation area.							
Component	B.4.3.2	Cracks / Open Joints	Grade	c	Priority	4	ERL	01
Description	CMU		Photo ID					
Memo	Vertical and stair-step cracks visible at high CMU walls.		Cost Range					\$9,000 to \$10,000
Sub System	B.4.4	Finishes & Wall Coverings	Grade		Priority		ERL	
Description	Paint							
Memo	Paint on interior CMU walls.							
Component	B.4.4.2	Peeling / Flaking	Grade	C	Priority	3	ERL	01
Description	Paint		Photo ID					
Memo	Paint on CMU generally in fair condition. Paint is deteriorated in areas and easily removed.		Cost Range					\$45,000 to \$50,000
Component	B.4.4.6	Missing Elements	Grade	D	Priority	4	ERL	01
Description	Wood Trim / Molding		Photo ID					
Memo	Laminate is deteriorated or no longer present on millwork.		Cost Range					\$150,000

Building Report

Sub-System	B.4.5	Ceilings	Grade	Priority	ERL
Description	Acoustical Tile				
Memo	Lay-in tile and concealed spline ceilings.				

Component	B.4.5.1	Stains / Discoloration	Grade	D	Priority	5	ERL	00
Description	Acoustical Tile							
Memo	Lay-in tile and concealed spline ceilings are generally stained and in poor condition. Due to surface texture they are not able to be cleaned and are difficult to remove to access above ceiling.							

Component	B.4.5.6	Cracks	Grade	D	Priority	3	ERL	05
Description	Plaster							
Memo	Deteriorated and cracks at areas, some areas removed due to work and not patched. Paint failing.							

Sub System	B.4.6	Interior Doors, Frames, Hardware & Windows	Grade	Priority	ERL
Description	Steel Door				
Memo	Interior metal doors.				

Component	B.4.6.1	Deteriorated Finish	Grade	C	Priority	3	ERL	01
Description	Steel Door							
Memo	Paint is deteriorated and damaged from impacts with equipment.							

System	B.5	Architectural - Conveying System	Cost Range	\$45,000 to \$50,000		
Sub System	B.5.2	Elevator	% of CRV	3%	CRV Amt	\$352,984.49
Description	Passenger					
Memo	Passenger elevator.					

Building Report

Component **B.5.2.2** Unreliable Operation Grade **C** Priority **3** ERL **01**
 Description Passenger Photo ID
 Memo Elevator is not reliable and has frequent outages. Cost Range \$140,000 to \$160,000

System **B.6** Mechanical - Plumbing System % of CRV **8%** CRV Amt **\$941,291.98**

Sub System **B.6.3** Water Supply Equipment System

Description
 Memo

Component **B.6.3.2** Domestic Water Heater Grade **C** Priority **2** ERL **10**
 Description No Deficiency Photo ID

Memo Domestic Water Heaters: 2 Lochinvar CopperFin II, Model CFN0991PM. S/N L03H00160322 and S/N L03H00160323. 990 MBH input, 1020 GPH recovery. Installed in 2003; heat exchangers replaced in 2013. Cost Range \$30,000 to \$40,000

Component **B.6.3.3** Water Supply Pump Grade **C** Priority **2** ERL **10**
 Description No Deficiency Photo ID
 Memo Hot water circulation pump: Armstrong Model 0406 Cost Range \$1,000 to \$2,000

System **B.7** Mechanical - Fire Protection System % of CRV **4%** CRV Amt **\$470,645.99**

Sub System **B.7.1** Wet Pipe Fire Sprinkler System

Description
 Memo

Component **B.7.1.3** Sprinkler Head Grade **C** Priority **2** ERL **10**
 Description No Deficiency Photo ID
 Memo Basement File Storage is sprinkled adequately. Cost Range \$20,000 to \$25,000

Building Report

System	B.8	Mechanical - HVAC System	% of CRV	12%	CRV Amt	\$1,411,937.97
Sub System	B.8.1	Boiler	Grade	Priority	ERL	
Description						
Memo						
Component	B.8.1.1	Steam / Hot Water Boiler	Grade	D	Priority	4 ERL 03
Description	End of Life		Photo ID			
Memo		Cleaver-Brooks model CB-200-60, S/N L-67166. 2,511 MBH input. Installed in 1979. Stack in very bad condition; intake too close to wet cooling tower.	Cost Range	\$50,000 to \$75,000		
Component	B.8.1.6	Hot Water Circ. Pump	Grade	D	Priority	4 ERL 03
Description	End of Life		Photo ID			
Memo		Taco model BB2508-7-4B5B2D2TL-0. 140 GPM, 50' head. Installed in 1979. Two pumps installed.	Cost Range	\$2,000 to \$3,000		
Sub System	B.8.4	Cooling System	Grade	Priority	ERL	
Description						
Memo						
Component	B.8.4.1.1	Water Chiller - Absorption	Grade	D	Priority	4 ERL 05
Description	End of Life		Photo ID			
Memo		Water cooled chiller: Bohn Heat Transfer, Model HWDC 75, S/N BLA8192, 75HP. Works but not used; tower is full of leaks.	Cost Range	\$70,000 to \$100,000		

Building Report

Component	B.8.4.1.2	Water Chiller - Centrifugal	Grade	B	Priority	2	ERL	20
Description	No Deficiency		Photo ID					
Memo		New air cooled chiller and condenser. Trane model RTUD, 2 compressors. Condensing unit: Heatcraft Model BHND10A074, S/N T10D02608, ten condenser fans at 1.5HP each.	Cost Range		\$75,000 to \$100,000			

Component	B.8.4.1.5	Water Chiller - Circulation Pump	Grade	D	Priority	4	ERL	05
Description	End of Life		Photo ID					
Memo		Condenser water pump: Aurora Pump, Model 98-12320, 450 GPM, 40' head, 7.5 HP.	Cost Range		\$1,000 to \$2,000			

Component	B.8.4.9.4	Heat Pump - Circulation Pump	Grade	D	Priority	4	ERL	05
Description	End of Life		Photo ID					
Memo		Chilled Water Circulation Pump: Taco model 883008-7.0B5B2E118. 280GPM, 60' head, 5 HP. Original to building.	Cost Range		\$1,000 to \$2,000			

Sub System	B.8.5	HVAC Distribution System	Grade		Priority		ERL	
Description								
Memo								

Component	B.8.5.1.1	Supply/Return Air Fan - Air Handling Unit	Grade	C	Priority	3	ERL	05
Description	End of Life		Photo ID					
Memo		AHU-1 serving First Floor: Carrier Model 39ED26, S/N 791566180. Cooling coil in poor shape, has been replaced several times.	Cost Range		\$50,000 to \$70,000			

Sub System	B.8.6	Packaged HVAC Equipment	Grade		Priority		ERL	
Description								
Memo								

Building Report

Component **B.8.6.1.3** PTAC - Terminal Air Conditioning Unit Grade D Priority 4 ERL 01
 Description End of Life Photo ID
 Memo Fan coils serving perimeter rooms in nonsecure areas: End of life, controls non-operational. Cost Range \$50,000 to \$70,000

Sub System **B.8.7** HVAC Control and Instrumentation Grade Priority ERL
 Description
 Memo

Component **B.8.7.1.3** HVAC - Pneumatic Control System Grade D Priority 5 ERL 03
 Description End of Life Photo ID
 Memo Air compressor for pneumatic controls: Quincy Compressor, Model 370-7 119436-L. 5 HP. Cost Range \$8,000 to \$9,000

System **B.9** Electrical - Electric System % of CRV 12% CRV Amt \$1,411,937.97

Sub System **B.9.1** Electrical Service and Distribution Grade Priority ERL
 Description
 Memo

Component **B.9.1.2.12** Building Electrical Service & Distribution - Other Com Grade C Priority 3 ERL 05
 Description End of Life Photo ID
 Memo ONAN 75DYC, 277/480V, 3 phase, 4 wire diesel generator with underbelly fuel tank, weatherproof housing. Replacement parts difficult to obtain. Cost Range \$50,000 to \$70,000

Building Report

Component	B.9.1.2.3	Building Electrical Service & Distribution - Switchboard	Grade	C	Priority	3	ERL	05
Description	End of Life		Photo ID					
Memo	General Electric AV-line switchboard, QMR fused switches 800 amp, 277/480V, 3 phase, 4 wire. Installed in 1980; replacement parts difficult to obtain.							
			Cost Range	\$75,000 to \$100,000				

Component	B.9.1.3.5	Interior Electrical Distribution - Distribution Panel	Grade	C	Priority	3	ERL	05
Description	End of Life		Photo ID					
Memo	General Electric NHB distribution panels, 277/480V, 3 phase, 4 wire installed in 1980. Replacement parts difficult to obtain.							
			Cost Range	\$30,000 to \$40,000				

Component	B.9.1.4.1	Electrical Branch Circuit - Panelboard	Grade	C	Priority	3	ERL	05
Description	End of Life		Photo ID					
Memo	General Electric NLAB branch panels, 120/208V, 3 phase, 4 wire installed in 1980. Replacement parts difficult to obtain.							
			Cost Range	\$30,000 to \$40,000				

Sub System	B.9.2	Lighting and Branch Wiring	Grade		Priority		ERL	
Description								
Memo								

Component	B.9.2.1.2	Electrical Branch Wiring - Wiring Device	Grade	C	Priority	3	ERL	10
Description	End of Life		Photo ID					
Memo	General Electric QHT dry type transformers, 480V primary to 120/208V secondary.							
			Cost Range	\$20,000 to \$25,000				

Component	B.9.2.2.1	Interior Lighting - Lamp & Ballast	Grade	C	Priority	3	ERL	05
Description	End of Life		Photo ID					
Memo	Existing lighting fixtures are mostly T12 lamps with core and coil ballast, incandescent both can lights and egress lights.							
			Cost Range	\$75,000 to \$100,000				

Building Report

Sub System **B.9.3** Communication and Security System Grade Priority ERL

Description

Memo

Component **B.9.3.1.1** Alarms and Detection System - Fire Alarm System Grade **B** Priority **2** ERL **10**

Description No Deficiency Photo ID

Memo Fire alarm system Edwards EST quick start up graded in 2000, along with duct smoke detectors. Other devices original to building. Cost Range \$20,000 to \$25,000

Component **B.9.3.3.4** Voice and Data System - Door Answering System Grade **B** Priority **2** ERL **10**

Description Obsolete Photo ID

Memo Intercom system/locking system upgraded in 2000. Unable to buy replacement components for system. Cost Range \$280,000 to \$300,000

System **C.1** Civil - Site Work % of CRV **5%** CRV Amt **\$588,307.51**

Sub System **C.1.1** Drives / Roads / Curbs Grade **B** Priority **2** ERL **05**

Description Asphalt Paving

Memo

Component **C.1.1.1.2** Cracking - East Driveway Grade **B** Priority **2** ERL **05**

Description Asphalt Paving Photo ID

Memo Cracking developing; Needs to be removed and replaced Cost Range \$2,000 to \$3,000

Component **C.1.1.1.3** Curbs Eroded or Missing - West Entrance Curb Grade **B** Priority **2** ERL **05**

Description Concrete Construction Photo ID

Memo Chipped section missing at base of curb from spalling; Need to remove and replace section of curb Cost Range \$100 to \$500

Building Report

Sub System	C.1.2	Parking Lots	Grade	B	Priority	2	ERL	05
Description	Asphalt Paving							
Memo								

Component	C.1.2.1.2	Cracking - East Lot	Grade	B	Priority	2	ERL	05
Description	Asphalt Paving							
Memo	Minor cracks developing; Surface needs to be sealed							

Sub System	C.1.3	Side Walks	Grade	B	Priority	2	ERL	05
Description	Concrete Construction							
Memo								

Component	C.1.3.1.1	Surface Deterioration - East Driveway Sidewalk	Grade	B	Priority	2	ERL	05
Description	Concrete Construction							
Memo	Section of concrete spalled off and missing at joint; need to remove and replace adjacent panels							

Sub System	C.1.9	Site Drainage / Erosion	Grade	C	Priority	2	ERL	05
Description	Concrete Construction							
Memo								

Component	C.1.9.1.4	Other - East Driveway Inlet	Grade	C	Priority	2	ERL	05
Description	Concrete Construction							
Memo	Inlet covered with debris from past storms; needs to be cleaned off							

System	C.4	Civil - Site Utilities	% of CRV	5%	CRV Amt	\$588,307.51
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Sub System	C.4.3	Site Energy Utilities	Grade	C	Priority	2	ERL	02
Description	West							
Memo								

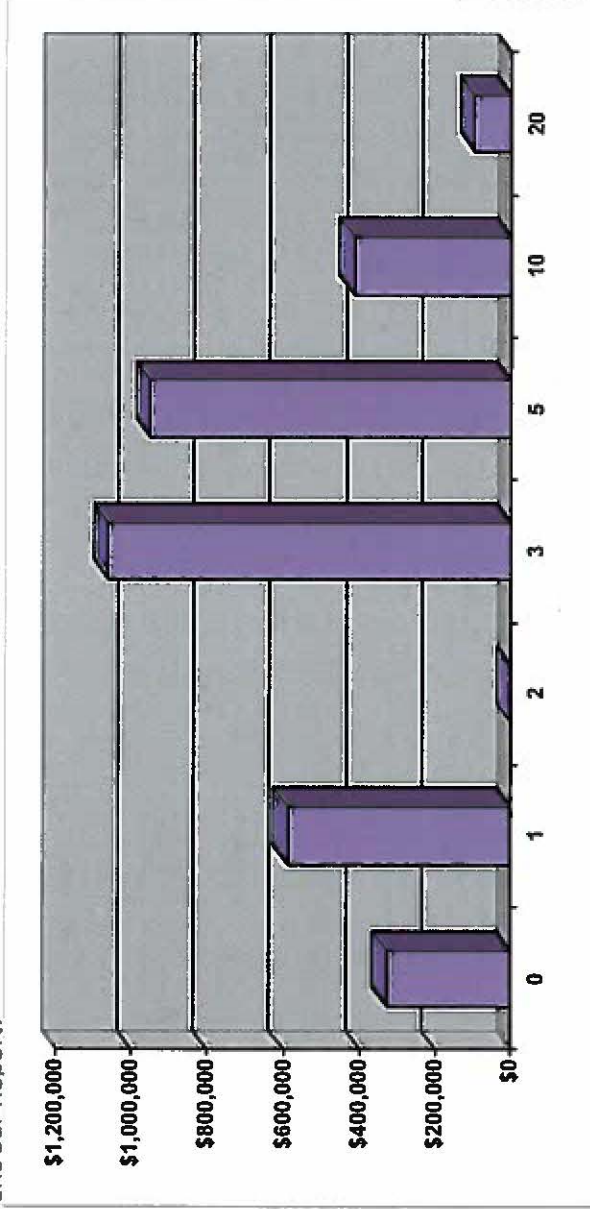
Building Report

Component: C.4.3.2.1 | Site Lighting - Housing | Grade: C | Priority: 3 | ERL: 02

Description: Broken | Photo ID:

Memo: Broken hinge on light fixture; needs to be replaced | Cost Range: \$200 to \$300

ERL Bar Report:



Bar Chart: Probable Replacement Cost vs Estimated Remaining Life (ERL)







