

CHAMPAIGN COUNTY BOARD
COMMITTEE MINUTES

COUNTY FACILITIES COMMITTEE

Meeting Room 3 – 6:00 p.m.

Brookens Administrative Center, Urbana

May 20, 2004

MEMBERS PRESENT: Beckett (Chair), Brumback, Cowart, Crozier, Greenwalt, Jay, Knott, Smith

MEMBERS ABSENT: Sapp

OTHERS PRESENT: Denny Inman (County Administrator), Mike Stilger, Pat Dorsey Tim Minneger (PKD, Inc.), Jennifer Putman, Tom Betz, Patricia Avery (County Board Members)

CALL TO ORDER

Chair Beckett called the meeting to order at 6:15 p.m.

APPROVAL OF AGENDA/ADDENDUM

MOTION by Knott to approve the agenda; seconded by Smith. **Motion carried.**

PUBLIC PARTICIPATION

There was no public participation

CHAMPAIGN COUNTY NURSING HOME CONSTRUCTION PROJECT

Award of Contracts for Bid Group 2/Bid Items 3-17

Chair Beckett explained that the overall total for Bid Group 2, items 3-17 exceeded the current estimate by approximately \$870,000. He directed the Committee's attention to a letter from Mike Stilger, Senior Project Manger, recommending that eight of the bids be accepted at this time and the remaining six items be deferred to the June 8, 2004 meeting to allow further analysis of the bids. Mr. Stilger stated that 53 bids were received for the 14 items.

After it was determined that the bids were over the estimate, the items were divided into two categories consisting of those recommended for approval at this meeting and those to be held over to the June 8, 2004 meeting. Those recommended for award at this meeting are at or close to the budget and/or are necessary to keep the project moving on schedule. The remaining six were significantly over the estimate, largely due to increased costs for steel, or they are not critical for this week. The Project Team will review value engineering and cost reductions with the apparent low bidders on those six items and make recommendations at the June 8th meeting. Chair Beckett explained that if either the scope of work or type of materials is altered, the contracts can be reduced

thereby resulting in a reduction to the amount exceeding the estimate. An example of potential savings is changing the plumbing requirements from cast iron pipes to PVC, which would be acceptable.

Mr. Dorsey noted that the County must award the contracts as they were bid, then a change directive would be written by the architect, the contractor would price the item which becomes a change order credited to the contract resulting in achieved savings. Discussion followed.

Mr. Dorsey stated the bids received were the best of the best and will never be lower. He noted that the price of steel has doubled and tripled in some cases and will affect most all aspects of construction. The Nursing Home project cost has increased \$600,000 due to steel price increases.

MOTION by Knott to forward a recommendation to the County Board for award of contracts for the Nursing Home Construction project as follows:

Item 3 – Foundation: Duce Construction @ \$1,421,160,
Item 6 – Flooring: Tile Specialist, Inc. @ \$298,760,
Item 7 – Roofing: Advance Sheet Metal & Roofing @ \$413,262,
Item 8 – General: Otto Baun @ \$4,960,000,
Item 9 – Elevator: Thyssen-Krupp @ \$40,475,
Item 12 – Painting: Borchers Decorating @ \$279,344,
Item 14 – Plumbing: McWilliams Mechanical Services @ \$1,259,000; seconded by Smith. **Motion carried** 7/1 by roll call vote. Voting aye: Brumback, Smith, Greenwalt, Knott, Crozier, Jay, and Beckett– 7; voting nay: Cowart – 1.

MOTION by Jay to forward a recommendation to the County Board for award of contract for Item 4 – Steel to Roessler Construction @ \$237,520; seconded by Crozier. **Motion carried** 7/0 by roll call vote. Voting aye: Brumback, Cowart, Smith, Greenwalt, Knott, Crozier, and Jay 7; voting nay: 0; Abstaining – Beckett -1.

Resolution To Sign SBC “Special Construction Charge” Document

This item was deferred to the June 8, 2004 meeting

ADJOURNMENT

Chair Beckett declared the meeting adjourned at 6:40 p.m.

Respectfully submitted,

Sharon Menges
Executive Secretary