

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

August 2, 2005 – 7:00 p.m.

Meeting Room 1, Brookens Administrative Center

MEMBERS PRESENT: Beckett (Chair), Avery, Cowart, Hogue, James, Jay, Knott, Sapp, Weibel

MEMBERS ABSENT: None

OTHERS PRESENT: Denny Inman, Deb Busey (County Administrators), Barb Wysocki (County Board Chair), Alan Reinhart (Physical Plant), Curt Deedrich (Supervisor of Assessments), Duane Northrup (Coroner)

Call to Order

Chair Beckett called the meeting to order at 7:06 p.m. Declaring a quorum present, the chair proceeded with the meeting.

Approval of Agenda/Addendum

MOTION by Knott to approve the agenda; seconded by James. There was no addendum for the meeting. **Motion carried.**

Approval of Minutes – June 7, 2005; June 21, 2005

MOTION by Jay to approve the minutes of June 7, 2005 and June 21, 2005 as presented; seconded by Sapp. **Motion carried.**

Public Participation

There was no public participation.

Champaign County Nursing Home Construction Project Alliance Environmental Group, Inc. Invoice #4

MOTION by James to recommend County Board approval of Invoice #4 from Alliance Environmental Group, Inc. in the amount of \$12,986.70 for professional services provided through June 30, 2005; seconded by Weibel. **Motion carried.**

Nursing Home Cont.

Delta Services, Inc. Invoice #5586

MOTION by Cowart to recommend County Board approval of Invoice #5586 from Delta Services, Inc. in the amount of \$5,088.00 for Professional Services provided through March 16, 2005. Invoice is for time and material mold remediation/disinfection as directed by Alliance Environmental Group, Inc.; seconded by Sapp.

Mr. Inman explained they will also have invoices for the core area; they have not done anything for wings 1 and 3 which will be included in the bid package.

Motion carried.

PKD, Inc. Pay Request #30

MOTION by Knott to recommend County Board approval of Pay Request #30 from PKD, Inc. in the amount of \$42,018 for Professional Services provided through July 20, 2005 (\$7,785 - Staff; \$6,751 - Construction Fee; \$608 - Reimbursables; \$26,874 - General Conditions); seconded by James. **Motion carried.**

Alliance Environmental Group, Inc. - Environmental Compliance Program Agreement

Mr. Inman explained that when the mold issue began in April they moved in an emergency basis to remediate as quickly as possible and we now need a formal contract in place. The contract before the committee tonight will take up with the balance of the work that needs to be done. The internal estimate for out of pocket expense was \$600,000 and he feels we are still on target with that number.

MOTION by James to recommend County Board approval of the Alliance Environmental Group, Inc. Environmental Compliance Program Agreement; seconded by Weibel. **Motion carried.**

Fleet Maintenance/Highway Facility
Project Update

Mr. Inman explained he, along with Mr. Blue, will keep both committees up to date with this project. He stated they met with BLDD the week of July 25th moving into the programming phase of the project, he feels they had many accomplishments as a result of these meetings including 100% participation of Highway Department employees with employee input being incorporated into the program. The project team also toured the MTD facility in Urbana and the DeKalb County Highway facility.

Fleet Maintenance/Highway Facility Cont.

When looking ahead he explained the week of August 8th the design team and County personnel will meet to discuss the building systems, the week of August 23rd the team will conduct a design “charette” to narrow the facility design options, the week of August 29th they will develop opinion of probable cost and in September they will formally report to the County Facilities and Highway committees the program for the fleet maintenance/highway facility.

Brookens Administrative Center
Proposed Department Relocation

Mr. Inman presented the committee with a memo recommending their approval of the remaining Brookens Administrative Center remodeling projects. Mr. Beckett explained the funding for these projects will be amendments and transfers going before the Finance committee tomorrow evening; these projects would be preferred vendor projects.

MOTION by Jay to recommend County Board approval of the following Brookens Administrative Center remodeling projects: States Attorney/Civil Division Office space - remodel vacated IT space for Civil Attorneys; Auditor’s Office - repair/remodel vacated CASE space; States Attorney Support Enforcement - remodel vacate (Court Services & Probation) lower level space in Pod 400; Supervisor of Assessments - remodel vacated States Attorney/S.E. space in Pod 200; Planning & Zoning - remodel vacated Supervisor of Assessment space; Regional Planning Commission - construct a large conference room within the existing RPC space (funded by RPC monies); seconded by Weibel.

Mr. Inman stated these plans do not differ from those that were presented to the committee at the time of the tour in June. He explained we had been waiting for the State’s Attorney’s agreement with the move because one of the key elements included is the release of the support enforcement space for the Supervisor of Assessments and the relocation of support enforcement. Mr. Inman stated by not having heard back from the State’s Attorney, although they were informed this item was on the agenda and they needed to have a representative or documentation here, his guess is Ms. Rietz concurs with the original plan.

Mr. Knott stated given how displeased the State’s Attorney was he cannot support this until he knows her intentions. Mr. Jay stated he would like to move forward with the plan in front of them, he feels people have had adequate time to respond.

Motion carried with 7/2 roll call vote. Voting aye were Beckett, Avery, Cowart, Hogue, James, Jay and Weibel. Voting nay were Knott and Sapp.

Physical Plant Reports
Monthly Budget Report

Mr. Reinhart stated this is the same report he has provided to the committee in the past. He explained the Courthouse repair and maintenance line item looks like we are in severe trouble but we are expecting a large reimbursement from our cancelled elevator maintenance contract.

Manpower Report

Mr. Reinhart explained this report is for information only showing the hours his employees are putting in for repair and maintenance as opposed to scheduled maintenance. The (8) eight employees in the office have over 300 hours of comp time on the books from overtime worked, meaning in order for our current staff to meet the projects they are having to work outside regular working hours.

Ms. Avery asked if the physical plant could benefit from having a temporary employee for 6-7 weeks to help with the backlog of projects. Mr. Reinhart stated it would help reduce overtime although the maintenance employees are on call 24 hours a day, 365 days a year and some of their comp time comes from late night and weekend calls. He explained he encourages the employees to use comp time before vacation time although the more time an employee is gone the harder and longer the other employees will have to work. He believes it would be hard to find a temporary employee possessing skills we can use. Mr. Beckett stated the comp time accrued totals less than 1 full week per employee. Ms. Avery asked Mr. Reinhart to prepare a budget that shows what we are spending in overtime and comp time.

Proposed Capital Improvements for FY 05/06

Mr. Reinhart stated this list includes proposed improvements to various County buildings for FY 05/06. He has included range values from low to high for each of these items including painting the exterior of Brookens as well as installing an emergency generator for the building.

Current Project List

Mr. Reinhart stated this list contains current projects that have been requested and discussed. He has included range values for each of these projects.

Physical Plant reports Cont.

FY 2006 Requests for Facility Modifications

Mr. Reinhart explained this is a condensed list of requests from various County departments. Some of the items could be handled out of their annual budget including carpet cleaning and lighting.

Courtroom Half Wall Covering/Installation of vinyl sheet goods

Mr. Reinhart explained this covering is a vinyl sheeting which was placed on the public side of the Attorney well half wall in Courtroom L on a trial basis to determine how the product would withstand normal wear and tear; the experience at the Courthouse has been good.

MOTION by Jay to recommend County Board approval of the installation of vinyl goods to the inside of the front and side half walls of the jury boxes in all Courtrooms and the public side of the half wall separating the attorney well area from the public; seconded by Sapp. **Motion carried.**

Mr. Beckett explained that Roessler construction was the courthouse contractor for phase II of the project, which was the internal work, so this item would be done by the contractor in charge of the wall coverings in the beginning. Although Ms. Busey is not aware how much money is left in Courthouse construction, this item will need to be paid for from that fund.

Chair's Report

Clock & Bell Tower Project – Hiring of a new A/E firm

Mr. Beckett provided each member with a program found in County archives from the courthouse clock and bell dedication ceremony in 1976, explaining the committee has been very active in the community and in working on fundraising. He stated after receiving the termination letter, Simpson, Gumpertz & Heger has agreed to step away from the project which means we are left in the middle of a contract where we have had some phase I work done. Under the statute there are two options available; the first is to again open up the process and go through the RFP presentation and negotiation process. Because we are in mid project the statute will allow us to negotiate with an A/E firm that we have enjoyed a positive relationship with in the past. He suggested we take the second approach because this project has already been delayed substantially as a result of the dispute with the original A/E firm and he we don't need any further delays. The courthouse architect was Isaksen Glerum whom we have a positive relationship with.

Chair's Report Cont.

MOTION by James to provide the committee chair, vice-chair and County Administrator the authority to negotiate with the original Courthouse Architectural firm, and report back to the committee, for the completion of the External Masonry Project; seconded by Weibel.

Mr. Becket explained that all of the consulting work that was done will be readily usable by the new team. The money that is gone is what we spent on Simpson Gumpertz, around \$76,000. He reminded the committee that just because they give authorization to negotiate does not mean they have to approve anything; this is just an approach to see if we can streamline and get the project moving.

Mr. Knott stated although he has a lot of faith in Isaksen Glerum, not bidding a project this big makes him nervous.

Ms. Avery stated she would prefer we send it out through QBS.

Motion failed with a 5/4 roll call vote. Voting nay were Avery, Cowart, Hogue, Knott and Weibel. Voting aye were Beckett, James, Jay and Weibel.

MOTION by Avery to send the external masonry project out for bid using the QBS process; seconded by Cowart. **Motion carried** with a 5/4 roll call vote. Voting aye were Avery, Cowart, Hogue, Knott and Weibel. Voting nay were Beckett, James, Jay and Sapp.

Jail Project Review Committee
Addition of Public Defender
Addition of Court Services/Probation Director

Mr. Beckett stated after a lot of discussion he has talked with Judge Difanis who contends this is an issue that a committee of the Circuit Court should address and report to the County Board and that there should not be a committee consisting of those departments and County Board members. He has discussed this option with the State's Attorney and Sheriff who agree this is a better way to handle the issue.

MOTION by Sapp to rescind the action of the County Facilities committee taken on June 21, 2005 creating a "jail project team committee;" seconded by Jay.

Chair's Report Cont.

Ms. Beckett stated this does not mean the County Board cannot create their own committee to review this issue; this proposed committee will issue a report but nothing can be done without County Board consent. He explained these meetings will not be subject to the opens meeting act and it will be up to the Judge to determine if County Board members can attend.

Ms. Avery left the meeting. When asked by Mr. Beckett if she was going to stay and vote on this item, she stated she was not.

Motion carried with a 7/1 roll call vote. Voting aye were Beckett, Cowart, James, Jay, Knott, Sapp and Weibel. Voting nay was Hogue.

Other Business

Mr. Jay stated after receiving information in his mail about Lierman avenue being closed he questioned why the temporary road was not put in allowing for another entrance to Brookens. He stated he would not have supported the Lierman project if he didn't think this road would be put in.

Mr. Inman stated Tom Berns, of Berns, Clancy and Associates, was at the Clock & Bell Tower meeting tonight and informed him that the plans for this temporary road are done.

Mr. Beckett announced the second phase of the Scottswood drainage project has been approved. All governments combined will be receiving approximately \$400,000 which is wonderful news, for not only the residents of Scottswood, but for the development of our nursing home.

Semi-Annual Review of Closed Session Minutes

Due to concerns of our Assistant State's Attorney regarding some of the sets of minutes, this item will be deferred to the September committee meeting.

Determination of Committee Action to be placed on the County Board consent agenda

Committee consensus to include items V A, B, C, D and VIII F on the County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary