

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

September 6, 2005

Meeting Room 1, Brookens Administrative Center

MEMBERS PRESENT: Beckett (chair), Cowart, James, Jay, Knott, Sapp, Weibel

MEMBERS ABSENT: Avery, Hogue

OTHERS PRESENT: Denny Inman, Deb Busey (County Administrators)
Barb Wysocki (County Board Chair),
Joel Fletcher, Susan McGrath (Office of State's Attorney),
Alan Reinhart (Supervisor of Maintenance), Mark Shelden
(County Clerk) Carol Vorel (Media)

Call to Order

Chair Beckett called the meeting to order at 7:00 p.m. The Recording Secretary called the roll. Declaring a quorum present, the chair proceeded with the meeting.

Approval of the Agenda/Addendum

MOTION by Sapp to approve the agenda and addendum; seconded by Cowart.
Motion carried.

Approval of Minutes

MOTION by Jay to approve the minutes of August 2, 2005 as presented; seconded by Knott. **Motion carried.**

Public Participation

There was no public participation

Champaign County Nursing Home Construction Project PKD Inc., Pay Request #31

MOTION by Sapp to recommend County Board approval of Pay Request #31 from PKD Inc., in the amount of \$58,813.00 for Professional Services provided through August 20, 2005 per Agreement dated February 2003. (\$7,944 - Staff; \$6,751 - Construction Fee; \$2,146 - Reimbursable; \$41,972 - General Conditions); seconded by Jay. **Motion carried**

Nursing Home Cont.

Environmental Assurance Mold Remediation Invoice

MOTION by Sapp to recommend County Board approval of Invoice 200519B-IN from Environmental Assurance in the amount of \$29,302.21 for professional services provided through July 15, 2005, invoice is for remediation in cores 1, 2, 3 & 4; seconded by Cowart.

Mr. Inman presented an update on the remediation of the building, explaining that the attic is the only area still to be done in wing 2. In wing 4 and the core, the wood was remediated on site. The bid package that is going out addresses wings 1 and 3. He explained they will only remove the drywall on one side of the dividing wall between rooms; the ceiling will stay as well as the corridor drywall, removing every other wall will allow access to 95% of the exposed wood. He explained they have removed walls in certain wings and found the mold to be very mild and very uniform. After the remediation is done the building will be checked periodically and the Environmental Engineer cannot sign off on this project until she believes it is complete.

Mr. Sapp further explained we were able to remediate the core and wings 2 and 4 because the mold was exposed, there was no drywall and it was an easy remediation. This bid is because these other 2 wings are done and have to be redone.

Mr. James stated when this is all done he would like a breakdown on how much we have spent in remediation and legal.

Mr. Beckett stated some of the people involved have to come to the table to discuss the distribution of cost but because he was advised by our Attorney's not to discuss numbers at this point, he will not.

Motion carried.

Duane Morris Fee Request

MOTION by Sapp to recommend County Board approval of the Fee Request from Duane Morris (#1107660) in the amount of \$24,386.70 for Professional Services provided through June 30, 2005. Fee Request is for Legal representation on mold remediation issues; seconded by Weibel.

Mr. Knott stated he will not vote to approve this fee request because the Attorney's fee is \$384.00 per hour.

Nursing Home Cont.

Mr. Beckett stated we approved the motion to hire this firm and they have the right to be paid. He explained they have been managing and advising the County's legal position through the mold issue, which is not yet resolved, and this is the same rate we have been paying.

MOTION carried with a 4/3 roll call vote. Voting aye (yes) were Beckett, Cowart, Sapp, Weibel. Voting nay (no) was James, Jay, Knott.

Duane Morris Fee Request

MOTION by Sapp to recommend County Board approval of the Fee Request from Duane Morris (#1107659) in the amount of \$4,852.80 for Professional Services provided through June 30, 2005. Fee Request is for Legal Representation on Mold remediation & Alteration Issues; seconded by Weibel.

Mr. Knott stated he has the same concerns with the Attorney Fees for this request.

Mr. Inman explained this fee request includes legal representation for the Health Facilities Planning Board for the alteration we had to go through.

MOTION carried with a 4/3 roll call vote. Voting aye (yes) were Beckett, Cowart, Sapp, Weibel. Voting nay (no) were James, Jay, Knott.

Intergovernmental Agreement between Champaign County & Urbana Park District

MOTION by Cowart to recommend County Board approval of the Intergovernmental Agreement between Champaign County & Urbana Park District; seconded by Sapp.

Ms. McGrath explained this lays out what the terms and conditions are to continue to reclaim the Weaver Park area and make it a usable space for the recreational facilities in that area. She explained this takes into account the intergovernmental agreement we are working on in relation to drainage stating there are some things we are doing as part of the nursing home project and there are some things the Park District has agreed to do for us, we are not spending all the money to take this from a wetlands area to usable space. The Park District had to take into consideration the locations of all the recreational fields, they know our plans for the master campus and what they are proposing here will not have an effect on any of our plans for future construction. This has been approved by the Park District board.

Ms. McGrath continued stating this is phase I and approval only commits us to the plan; a dollar amount has to come back to committee and full board for approval.

Nursing Home Cont.

MOTION carried with a 6/1 roll call vote. Voting aye (yes) were Beckett, Cowart, James, Knott, Sapp and Weibel. Voting nay (no) was Jay.

Requests for Reduction in Retainage

Bid Item 5 - Kitchen Equipment/National Fabco

Bid Item 6 - Flooring/Tile Specialist

Bid Item 9 - Elevators/Thyssen Krupp

Bid Item 10 - Masonry/Stobeck Masonry

OMNIBOUS MOTION by James to recommend County Board approval of the National Fabco, Tile Specialist, Thyssen Krupp and Stobeck Masonry requests for Reduction in Retainage; seconded by Jay. **Motion carried.**

Project Update

Environmental Remediation Bid Package

Request for Special County Facilities Meeting, September 22nd, to recommend Award of Contract for Mold Remediation

Mr. Beckett explained if we want the work to be done in a timely fashion and to maintain our CON status we have to be contractually obligated by November 18th, as a result he is asking that the committee have a special meeting to consider acting on this RFP.

Committee consensus to hold a special County Facilities meeting at 6:15 p.m. on September 22nd.

Fleet Maintenance/Highway Facility

Project Update

Mr. Inman explained the project team has met, according to the schedule, and has narrowed down 2 options which convey the best operational process for the facility. Because this information will be coming to both the Highway and Facilities committees in October, he suggested we have a joint meeting with all members.

**Courthouse
Masonry Stabilization & Restoration Project
Duane Morris Fee Request**

MOTION by Weibel to recommend County Board approval of the Fee Request from Duane Morris (#1113453) in the amount of \$272.00 for Professional Services provided through July 31, 2005. Request is for Firm and Assistant State's Attorney discussions regarding contract termination with Simpson, Gumpertz & Heger; seconded by Sapp.

Mr. Knott asked how we established a relationship with this firm, stating he has a hard time paying that much for an Attorney.

Mr. Beckett stated this relationship was established when we needed a certificate of need for the new Nursing Home, they are specialists with the Health Facilities Planning Board as well as specialists in construction projects. He does not regret hiring this firm or that we are paying them because they have the expertise we need.

MOTION carried with a 7/0 roll call vote. Voting aye (yes) was Beckett, Cowart, James, Jay, Knott, Sapp, Weibel. There were no nay votes.

RFP/Project Update and timeline

Mr. Beckett reminded the committee that at the last meeting they made the decision to start the RFP process anew.

Mr. Inman explained from November to January, professional services get pushed to the back therefore we need to get an RFP on the street prior to that time so we can get responses back and have presentations and award of contract in 2006. He recommends mailing the RFP on October 12th with responses due November 15th. The presentations will take place in January and the goal is to have an A/E firm on board by February 23rd. The subcommittee will be asked to do their screening over the Thanksgiving holiday.

Ms. Busey stated they will recommend all meetings in January be pushed back one week.

The screening committee will be created at the October meeting and presentations will be scheduled for January 10th.

Committee consensus that the timetable, as presented, is acceptable.

**Physical Plant Reports-
Monthly Budget Report**

Mr. Reinhart stated this is the same report he has been providing.

Manpower Report - Capital Projects

Mr. Reinhart stated this is the same report as last month with the exception of the addition of comp time hours earned and overtime paid, which he was asked to provide.

**Chair's Report
Clock & Bell Tower Project Update**

Mr. Beckett reported that the fundraising is at about the same level and the committee, at the meeting tonight, approved a resolution celebrating Jack Richmond's birthday in September.

League of Women Voters

Mr. Beckett stated he has not heard back from the League regarding the upgrade for the children's waiting room.

Museum Update

Mr. Beckett explained that Cheryl Kennedy, who has been the lead on the Looking for Mr. Lincoln project, asked him to serve on a subcommittee to find a grad student at the university who can more intensely research Abe Lincoln's presence here in our Court system. He has agreed to do that, the subcommittee has yet to meet but they are still in active pursuit of this project hoping this will lead to identification of funding to go with the Erwin gift.

**Other Business
Champaign County Nursing Home Space Reuse
Survey Results**

Mr. Inman explained, per the committee's direction, a space reuse survey was sent to all departments. Mr. Sheldon and the Sheriff each submitted memos including additional information. He presented a summary of results stating departments reported the need for records management as a priority as well as equipment storage. County wide, records management and election equipment and file storage for County Clerk were stated as priorities as well as a County morgue. He explained that not all the departments surveyed returned a response and some included information for outside agencies that should be considered for space use.

Other Business Cont.

Mr. Sheldon explained he has two needs for elections; the first is the election building which, if not scheduled to come down with construction of a highway building, may come down on its own. The second need is a result of the early voting starting next year, he explained they anticipate 15-20 thousand people showing up to cast a ballot early. If there is space here at Brookens he would like to have both needs taken care of here, if that is not possible, space at the nursing home could work. When asked about his needs for a new election building, he explained there is more than storage that occurs in the election building. There are people who work in that building for 4-5 weeks before an election and there would have to be a computer and phone line in a new space, he anticipates using his current election facility until July 2006. He stated the proximity of the early voting and election storage is not important, if they were to use space in Brookens in November 2006, he believes they would have to do something with the current location, he explained it is hard to know what will happen.

Mr. Beckett stated the committee will need to get a price to modify the oldest part of the building, preparing it for storage; at that point we will then compare that price with the price to demolish. It is possible we could have an empty building in March 2006.

Lease Agreement between the County of Champaign and the Illinois Attorney General

MOTION by Knott to recommend County Board approval of the Lease Agreement between the County of Champaign and the Illinois Attorney General; seconded by James.

Ms. McGrath explained we have had a lease for space here at the Brookens building with the State of Illinois, the state found itself not ready to renew all the leases they have statewide for their office space. This is an interim, 90 day lease with option to renew, which will allow their leasehold space to continue until they are ready to enter into the next long term lease. She explained they do want to enter into a long term lease but don't yet have permission from their management authority to do so. This lease actually expired last month and they have agreed to make payments tied to the CPI.

MOTION carried.

Bear Properties Lease Extension

Mr. Inman explained this lease is for the Gill facility and one they review on an annual basis. This facility houses the physical plant operations and sheriffs vehicles. We will have the right to purchase the space after the 4th lease extension.

MOTION by Weibel to recommend County Board approval of the Bear properties lease extension; seconded by Knott.

Other Business Cont.

Mr. Beckett stated the base monthly rent is \$6,048.13 and with each renewal it goes up the larger of 3% or the CPI making the square footage cost roughly \$4.00.

Motion carried.

Semi-Annual Review of Closed Session Minutes

MOTION by Jay to concur with the recommendation of Assistant State's Attorney, Joel Fletcher, and maintain all County Facilities closed session minutes as closed; seconded by Cowart. **Motion carried.**

Determination of Committee Actions to be placed on County Board Consent Agenda

Committee consensus to include items VA, B and F; VII A and X B & C on the September County Board Agenda.

Addendum

Physical Plant Reports

1905 E. Main - Request for waiver of Purchasing Policy

Mr. Reinhart explained, before the Sheriff applied for and received the grant money, ESDA and METCAD jointly received price estimates to determine what type of funding we needed. This shows how grant money will be spent.

MOTION by Jay to recommend County Board approval of the 1905 E. Main Request for waiver of Purchasing Policy; seconded by Knott. **Motion carried.**

Adjournment

Chair Beckett declared the meeting adjourned at 8:08 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary