

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

January 10, 2006 – 6:30 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center

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

MEMBERS ABSENT: No members absent.

OTHERS PRESENT: Deb Busey, Denny Inman, Barb Wysocki, Alan Reinhart, Susan McGrath, Joel Fletcher, Ralph Langenheim, Harold Jensen, Lloyd Carter

Call to Order

Chair Beckett called the meeting to order at 6:35 p.m. The recording secretary called the roll. Chair Beckett stated he will not be participating in the meeting and asked Vice-Chair Sapp to run the meeting. Declaring a quorum present, the Vice-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: November 8, 2005, December 6, 2005

MOTION by Jay to approve the minutes of November 8, 2005 and December 6, 2005 as presented; seconded by Knott. **Motion carried.**

Public Participation

There was no public participation.

Approval of formal presentation rating form

MOTION by Knott to approve the formal presentation rating form as presented; seconded by James.

Ms. Avery asked if all board members attending the meeting will be allowed to participate in the rating of the firms. Mr. Sapp explained that all Board Members present may participate, but they must be present for each presentation.

Mr. Beckett stated he will not be rating the firms and returned the forms he received to Mr. Inman

Mr. Fletcher stated with prior projects, using a similar rating form, he has had concerns about factors 8 and 9. He has the same concerns with the form for this project although he doesn't feel he needs to reiterate his concerns in open session.

When asked about Mr. Jensen's involvement in the rating process, Mr. Beckett explained that the last time an architect was selected for this project Bruce Hannon participated as a representative of the Citizens clock tower committee, which is a subcommittee of Facilities. Mr. Jensen is serving as that representative for these presentations.

MOTION carried.

Mr. Langenheim asked if a board member was not clear on the start time of the meeting and arrived 20 minutes after the start of the presentation, if their ratings would be thrown out. Mr. Sapp explained that a person has to be present at the beginning of the first presentation in order to be allowed to rate the firms.

Ms. Hogue and Mr. Weibel arrived at 6:41 p.m., prior to the start of the presentation.

**Formal Presentation: A/E Services for Champaign County Courthouse Exterior
Masonry**
Soodan & Associates, Inc.

Kechar Soodan, President of Soodan & Associates explained to the committee his firm specializes in restoration and rehab of historical structures. As President he stated his firm will commit all necessary resources to complete this project under budget and on time. He introduced the team of three firms that will work together on this project; Soodan & Associates, Henneman, Raufeisen & Associates, Inc. and McGuire, Iglecki & Associates. He explained they have worked together for years on many complicated structures. It was explained that as a consultant for Soodan, McGuire, Iglecki & Associates brings expertise specifically in architecture and historic preservation and restoration. Michael La Mont of Soodan, explained the credentials of the team members and what their involvement in the project will be, in addition he reviewed the teams relevant project experience. Mr. Soodan explained they will do a conservative bid, then have alternates. He pointed out that the team is 80% minority. When asked about restoring the clock tower in this project Mr. Soodan explained that in a lot of restoration work they are preserving what is there and restoring what is missing. They have done a lot of work on buildings with similar signs of deterioration.

Presentations Cont.

White & Borgognoni Architects

Gail White of White & Borgognoni Architects introduced his team members and explained what roles their firms will play in this project. He explained, as a result of doing work for the Illinois Capital Development Board, they rank in the top 10% of all Architectural Engineering firms providing services to the State. He reviewed the projects they have done explaining that they are familiar working with public agencies. He explained they have worked with the County in the past, on the feasibility study for the Courthouse Bell Tower, where they did a lot of research and looked at old drawings of the structure. They also completed a needs assessment of the tower to document deterioration. Scot Wachter of Isaksen Glerum Architecture explained that his firm is bringing a background in working with the Courthouse to this project, explaining that during the remodeling they did some masonry repair work on the tower. When asked how much additional work they would need to do to move this project forward, Mr. White explained they have done a lot of work and research and already have a lot of information collected, so they would not be starting from scratch. In conclusion, he stated this is a specialized nature of project they have a track record in, they will provide a local presence and are interested in and have a history with this project.

Frauenhoffer & Associates, P.C.

John Frauenhoffer of Frauenhoffer & Associates explained that he has been in business for 26 years and has spent 10 years sitting on the National Joint Committee that writes the specifications for the United States for masonry construction, restoration and repairs. He stated he has received 4 awards that he is proud of; one from the Illinois Department of Transportation for innovative design work, one from the Illinois Department of Natural Resources, one for the Urbana Park District and a community participation award for the Champaign County Forrest Preserve. He reviewed his project experience explaining that he is working with the City of Champaign who is dealing with similar problems with their City building. He explained he used a ground penetrating radar technology to determine voids in a building in Chicago and would look into using that type of technology for the Courthouse project. He explained his firm is smaller and instead of trying to do work for more people they just want better projects. He believes you have to have a good set of drawings to get a good project and explained he has a staff of 5 Engineers, all who have Bachelors or Masters, who will be working on the project. He stated the earlier you involve the people who are going to build the project the better project you will get, this also works for minority participation. It is best when you can identify portions of the project and match up groups of minority business enterprises with those trades, go talk to those people to find out what they can do and integrate those concepts into the design. He stated when this project begins he will make a survey of MBE firms who have young professionals who will come work for him, when it is done not only will part of the project qualify for MBE participation but young MBE's will have learned.

Presentations Cont.

When asked about staying on budget, he explained that when bids come in too high it is their responsibility to re-bid, if that is what is to be done. They will give the County options and implement the one we choose. He stated that doesn't happen often because they get a lot of data on what things cost and that gives them a better chance to predict costs. When asked how long the repairs are expected to last he stated 100 years, explaining that the quality of materials in 2006 are superior to when the Courthouse was done in 1900.

Vice – Chair Sapp declared the meeting in a 5 minute recess while Ms. Busey and Mr. Inman collected and tallied the evaluation forms.

RFP 2005-016: A/E Services – Recommendation of Top Ranked Firm

After the forms were tallied, Mr. Sapp explained that the top ranked firm was White & Borgognoni with 2076.5 points, Soodan & Associates was second with 2018 point and Fraenhoffer & Associates came in third with 1908 points.

MOTION by Knott to approve the selection of White & Borgognoni Architects, P.C. as the top ranked firm; seconded by James.

Ms. Cowart asked if this firm was part of the original team to renovate the old Courthouse.

Mr. Beckett explained White & Borgognoni completed the initial tower study, apart from the Courthouse project. When the previous firm, Simpson, Gumpertz & Heger, was contracted, White & Borgognoni was not a part of that team. In the course of negotiations we pointed out that the firm had no one on their team in the State of Illinois so White & Borgognoni became a member of their team. The problem we had was with the initial firm, no one else.

Motion carried with Mr. Beckett abstaining.

Committee Chair selection of Contract Negotiating Team

MOTION by Weibel to approve the appointment of Ms. Busey, Mr. Inman, Mr. Fletcher, Ms. McGrath, Mr. James and Ms. Cowart to the Contract Negotiating Team; seconded by Knott. **Motion carried** with Mr. Beckett abstaining.

Other Business

Vice-Chair Sapp explained that the committee needs to meet again in January to address regular business items; Committee consensus to schedule a second County Facilities committee meeting for Tuesday, January 24, 2006 at 7:00 p.m.

New Business

There was no new business.

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

There were no items to be placed on the County Board consent agenda.

Adjournment

Vice Chair Sapp declared the meeting adjourned at 9:22 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary