

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

May 2, 2006 – 7:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center

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

MEMBERS ABSENT: Cowart, Jay

OTHERS PRESENT: Denny Inman, Deb Busey, Barb Wysocki, Susan McGrath, Joel Fletcher, Jeff Blue, Tracy Wingler, Duane Northrup, Mark Shelden, BLDD Architects: Mark Ritz, Dan Wakefield

CALL TO ORDER

Chair Beckett called the meeting to order at 7:00 p.m. A roll call confirmed a quorum present.

APPROVAL OF AGENDA/ADDENDUM

MOTION by Sapp to approve the agenda; seconded by Hogue. There was no addendum. **Motion carried.**

APPROVAL OF MINUTES – April 20, 2006

MOTION by Hogue to approve the minutes of April 20, 2006 as presented; seconded by Sapp. **Motion carried.**

PUBLIC PARTICIPATION

There was no public participation.

Ms. Avery arrived at 7:05 p.m.

FLEET MAINTENANCE/HIGHWAY FACILITY

Design Development – Project Team Presentation

Mark Ritz, of BLDD Architects, explained that nothing has changed with the site plan since the schematic design phase. They reduced the paving on one area from the last drawings, which was one of the reductions in costs, and the retention ponds are a little larger area than they were before.

Mr. Weibel arrived at 7:10 p.m.

Fleet Maintenance cont.

Mr. Wakefield explained there have been some increases in scope and cost as well as some reductions. Site development has increased, mostly related to the increase in detention and site electrical and data and there were some reductions in equipment while there was an increase in furnishings. He explained the difference between the costs from schematic to what they are presenting now, is that schematic was based on general square footage costs and at this point, for the major components, they have given their drawing to suppliers and received actual costs back. When asked about construction documents and bidding dates, Mr. Wakefield explained they would issue drawings the beginning of June and would be taking bids in mid-July.

Mr. Inman asked about the alternatives for the pre-cast. Mr. Ritz explained they feel they can get their best price with a pre-cast product but they will bid it two ways. When asked about the existing CAC, Mr. Ritz explained a significant portion of the site earthwork includes moving the material that they gain from the two retention ponds, primarily clay, for structural fill for the building. One end of the building will need to be built up 3-4 feet, the CAC building will affect that a little but the plan is to initially work around it. Mr. Inman explained the move date for the CAC is dependent upon what the committee for the redevelopment of the nursing home wants to do, but he believes 90-120 days maximum. Mr. Ritz stated again, they could work around it but the longer they wait the tougher it gets.

MOTION by Sapp to recommend County Board approval of the Design Development Phase and the Design Development budget, seconded by James.

Mr. Blue reported that BLDD has done a good job staying in contact with him and Mr. Inman and as a team; this process is coming along well. They are close to the original budget and he commends BLDD and the team for the work done so far.

Mr. Weibel asked about the soccer field currently located at the southern end of this site and if we have dealt with the Park District as far as what will happen with it. Mr. Inman reported that they have met with the Park District, and they are aware that it will be relocated.

Motion carried with a 6/1 roll call vote. Voting yes was Beckett, Avery, Hogue, James, Sapp and Weibel. Voting no was Knott.

Design Development Budget

Addressed above.

Fleet Maintenance cont.

BLDD Invoice #127550

MOTION by Weibel to recommend County Board approval of invoice #127550 from BLDD Architects in the amount of \$3,394.94 for professional services rendered through April 1, 2006 per agreement dated July 2005 (\$3,375- Schematic Design; \$19.20 – Reimbursables); seconded by Sapp. **Motion carried.**

BLDD Invoice #127559

MOTION by Sapp to recommend County Board approval of invoice #127559 from BLDD Architects in the amount of \$81,000 for professional services rendered through April 25, 2006 per agreement dated July 2005, invoice is for design development phase services; seconded by Weibel. **Motion carried.**

CHAMPAIGN COUNTY NURSING HOME

Reuse study

Isaksen Glerum Wachter Architecture Invoice #5

MOTION by Sapp to recommend County Board approval of Invoice #5 from Isaksen Glerum Wachter Architecture in the amount of \$2,780.00 for professional services rendered through March 31, 2006 per agreement dated October 2005; seconded by Weibel. **Motion carried.**

Release of RFI for CCNH redevelopment

MOTION by Knott to approve the release of the RFI for Champaign County Nursing Home redevelopment; seconded by Weibel.

Ms. McGrath stated that the RFI, before the committee tonight, is still a work in progress and there are still some legal issues that need to be resolved. She pointed out that there are some gaps in the document in terms of title and easements that need to be changed and in addition, there is one area which talks about the role of the County Board which should say the role of the county as to the maintenance and upkeep of the building, if we want to lease. The committee will need to determine if they would expect the potential lease holders to take on those obligations.

Mr. James stated, in all the leases he has dealt with, referring to the exterior, the County should be responsible for maintaining it. He feels we should include language regarding the interior.

Nursing Home cont.

Mr. Inman referred to a map, provided for the committee, from the City of Urbana Community Development Services Department which shows how things are zoned. He explained they will be going for the special use permit to make the whole campus CRE.

Mr. Beckett stated they need to define, for this RFI, the major renovation responsibilities the County has so it can be included in the document to ensure the agencies will have that in mind when they are giving us the information we are asking for. Ms. McGrath stated we don't yet know what those costs will be. She agrees with Mr. James that a landlord would be responsible for exterior maintenance and also for maintenance of the facilities within the building, including utilities. She feels it is appropriate for us to know and disclose to our potential tenants what improvements we expect to make to the property prior to the lease hold actually taking place. Given the committees direction, that they would like to have the figures as to what the renovations discussed would cost, it seems appropriate to defer this to the June meeting because she is not sure they can move forward on the RFI without costs.

Mr. Sapp stated we need to know if there is tenant interest and how much revenue we could get off of that to pay some of the costs so we need to move forward on both fronts. Mr. Beckett stated we can send this out, outlined as we have tonight, and see what we get.

Motion carried.

Construction Project

Farnsworth Group Invoice #91242

MOTION by Knott to recommend County Board approval of invoice #91242 from Farnsworth Group in the amount of \$18,847.50 for architectural engineering services/construction administration expenses rendered through March 17, 2006 per agreement dated March 2003; seconded by Sapp. **Motion carried.**

Farnsworth Group Invoice #91253

MOTION by Knott to recommend County Board approval of invoice #91253 from Farnsworth Group in the amount of \$427.26 for architectural engineering professional services/reimbursable expenses rendered through March 17, 2006 per agreement dated March 2003; seconded by Sapp, **Motion carried.**

Nursing Home cont.

PKD, Inc. Pay Request #39

MOTION by Knott to recommend County Board approval of Invoice #39 from PKD, Inc. in the amount of \$42,677 for professional services provided through April 20, 2006 per agreement dated February 2003 (\$8,627 – Staff; \$884 – Reimbursable; \$33,166 – General Conditions); seconded by Sapp. **Motion carried.**

Information

Project Update

Ms. Busey explained that project expenses that have been paid, as of May 1, total \$20,477,137 with the balance of project expenses at 2.7 million for a total of 23.2 million which is consistent with the budget approved by IDPH and the Illinois Health Facilities Planning Board. Regarding our cash position, as of May 1, we had \$216,000 and \$581,837 in remaining investments for a total of \$797,837 which leaves us a cash deficit at 1.9 million. The most substantial cost difference between the original budget and the adjusted budget is for the hazardous abatement for the mold remediation, which is a large part of the cash shortfall. Currently, this project budget is in consolidated funds with other construction project budgets. In the interest of identifying what the actual shortfall will be, the project will go into a negative position while utilizing funds from other project budgets, until we know what the ending amount is, after a settlement has been negotiated. She explained we have three alternatives for funding the shortfall; the first would be a voter approved referendum, which is not an alternative she expects would want to be pursued. The second alternative is to issue alternate revenue source bonds and the third is to issue debt certificates, which is something we have not done and would include the Board adopting an ordinance and issuing an RFP package to local banks asking for funding proposals for 2 million over a period of time. Currently 2 million for 10 years at 6% interest would mean a payment around \$270,000 annually.

She explained there is no ability for the nursing home operating funds to pay this additional shortfall on the project and she doesn't think the general fund could handle it. When asked if the numbers presented include any settlement, Ms. Busey explained they do not and they also assume we spend every dollar of the budget. Mr. Beckett pointed out we still have contingency funds that have not been allocated within the budget.

Nursing Home cont.

Ms. Avery asked if there is any other place we can borrow from, stating she would rather we pay ourselves back. She also asked, if we do go to a bank, where we will get the revenue from to pay that back. Ms. Busey stated the nursing home operating budget, hopefully, will begin to correct itself and take care of this payment, but perhaps the first few years it would have to be repaid through general corporate. She believes those are the only true sources to repay this loan, other funds are limited by statute so we have limited liability to borrow from one fund to another. What happens with the nursing home budget beyond 2007 depends on a lot and it hasn't been forecast yet. The goal is by 2008 or 2009 we begin to see a revenue positive budget, if we don't see a positive budget, the general corporate fund will have to subsidize.

Executive Session pursuant to 5 ILCS 120/2 (c) 11 to consider litigation which is probable on behalf of Champaign County

MOTION by Sapp to enter into Executive Session pursuant to 5 ILCS 120/2 (c) 11 to consider litigation which is probable on behalf of Champaign County with the recording secretary, legal council and County Administrators remaining present; seconded by Knott. **Motion carried** with a 7/0 roll call. Voting yes were Beckett, Avery, Hogue, James, Knott, Sapp and Weibel.

The committee entered in to executive session at 7:55 p.m.

The committee entered into open session at 8:04 p.m.

PHYSICAL PLANT REPORTS
Monthly budget Reports

Provided for information.

Manpower Report – Capital Improvements

Provided for information

County Utility Rates Notification

Mr. Inman explained the information included with the utility rates notification will have a serious impact on our budgeting and he would like consensus to talk about doing one single source main metering on the east campus. We have looked into this in the past and it would be considerable cost savings or at least slow down the rate of increase.

Physical Plant cont.

He explained that currently, there are 3 different meters and when you add them all up we are paying different rates. If we had one meter for the entire campus all the hours would go into one and that's the level we would pay at.

Mr. James stated he has participated in some single metering, it has the potential to save a lot of money and he suggested we look into it.

BROOKENS ADMINISTRATIVE CENTER
County Clerk request for election space

Mr. Shelden reported he met with Alan Reinhart and discussed 3 different options. The first includes using the old animal control space for early voting, knocking out a wall and putting a counter in. The second option includes knocking out some walls, moving some of his storage area and arranging his front office area so people can come in there. Mr. Beckett asked if either of these options would allow him to lock down the early voting space, which is something he mentioned he wanted to have the ability to do. Mr. Shelden stated it would be easier to secure the area using the first option, but there are some staffing issues included with that option that he is trying to work out.

Mr. Beckett pointed out that both of those options include using the old animal control space, currently being used as County storage, and asked if there other alternative areas for that storage. Mr. Inman stated they are working on one alternative issue. They are currently using the corridor, under the IT department, although with the Brookens moves that will become an issue and he doesn't believe the City of Urbana would approve.

Mr. Shelden explained that if they can make the second option work, that would be preferable. He mentioned that Mr. Reinhart also offered a third option which included incorporating hallway into his space, similar to Administrative Services. He stated they need construction done by mid September at the latest because early voting starts 40 days before the election.

Ms. Avery pointed out that the County stock is tied to a position and she would not be in favor of eliminating that because of space issues. Mr. Inman explained he and Ms. Busey have talked with the purchasing agent in the county and reassured her that the position would not be in jeopardy.

Mr. Beckett stated we will include this item on the June agenda.

Chair's report cont.

Demolition of Election Building

Mr. Inman reported he received correspondence from the insurance company which stated they can use the money to rebuild that building or for replacement space. The building is actually two in one so the money for the County Clerk could be used for replacing space at the nursing home and the highway money could go into the construction budget for the new building.

Committee consensus to level the facility.

Mr. Blue explained they will provide the manpower to take the building down but they may have to rent special equipment so he has no idea what the cost will be.

Mr. Beckett recognized Mr. Northrup as being present and asked if he would like to say anything about the nursing home reuse. Mr. Northrup stated he had nothing to add at this time.

CHAIR'S REPORT/ISSUES

Champaign County Nursing Home Open House

Mr. Beckett reported the open house will take place on Saturday, May 6th at noon, with a special tour at 10:30 a.m. for elected officials.

Looking for Mr. Lincoln/Museum Project Update Approval of purchase of Lincoln painting

Mr. Beckett introduced Caroline Baxley of the Cinema Gallery. He stated he had the idea to use the Erwin funds to purchase this Lincoln portrait. He asked Ms. Erwin to look at the painting to ensure she felt it was an appropriate use of her donated funds, and she felt it was appropriate for the museum space.

Ms. Baxley explained that the artist, Richard Greenburg, lived in Los Angeles for years and has recently moved to the Champaign area. The portrait is a very intricate reproduction taken from Lincoln's most famous photographic portrait. It is in black and white and comes with a frame; she stated it is the best portrait and value for the money we could get.

MOTION by Knott to spend \$3,000, from the donated Erwin money, to purchase this painting, seconded by Sapp. **Motion carried.**

Clock & Bell Tower Committee Update

Mr. Beckett stated each member received a press release of the Liautaud family gift of \$150,000.

OTHER BUSINESS

Humane Society: Request for extension of current lease – Legal review by State’s Attorney/Civil Division

Mr. Beckett stated we were approached by the Humane Society who asked us to consider extending their lease.

Ms. McGrath informed the committee there are 3 options for the committee to consider. The first is to sell the property to them outright, the second is to tell the Humane Society the lease expires in 2011 and the Board, at that time, can handle it. The third is to void the present lease and enter into a new one. In the old days, we did this lease for \$1 per year, because the County used to contract with the Humane Society for animal control service, we are not doing that anymore and we may decide we want fair market value. Mr. Beckett explained the Humane Society was considering other building options and extending this lease would give them flexibility, he also pointed out that if we pull the rug out from under the Humane Society, it could be a public relations nightmare.

Ms. McGrath stated, from a practical point of view, saying we are not interested in the extension now is o.k.; the lease is in place for another five years. Anytime between now and 2011 we could void the lease and start over.

MOTION by Ms. Avery to notify the Humane Society the lease will not be extended at this time; seconded by James. **Motion carried.**

NEW BUSINESS

Mr. Beckett reported that for the Scottswood Drainage Project, we have a bid \$500,000 less than the Engineers estimate.

CONSENT AGENDA ITEMS

Committee consensus to include items V C, D; VI A 1 and VI B 1-3 on the County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 8:32 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary