

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities Committee

June 13, 2006 - 7:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center

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

MEMBERS ABSENT: Avery, Hogue,

OTHERS PRESENT: Denny Inman, Deb Busey, Barb Wysocki, Susan
McGrath, Alan Reinhart, Andrew Buffenbarger,
Mike Stilger, Jim Gleason, Farnsworth Group,
Media

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

Approval of Minutes - April 20, 2006

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

Public Participation

There was no public participation.

Champaign County Nursing Home Reuse Study

Isaksen Glerum Wachter Invoice #6

MOTION by Knott to recommend County Board approval of Invoice #6 from Isaksen Glerum Wachter in the amount of \$5,948.24 for Professional Services rendered through April 28, 2006 per agreement dated October 2005; seconded by James.

When asked how much more we owe for this study, Mr. Beckett stated there are \$10,000 unexpended funds and we are waiting on the RFI to move forward.

Nursing Home cont.

MOTION carried with Jay opposed.

Construction Project

Farnsworth Group Invoice #91618

MOTION by Sapp to recommend County Board approval of Invoice #91618 from Farnsworth Group in the amount of \$690.48 for Architectural Engineering Professional Services/Construction Reimbursable expenses rendered through April 21, 2006 per agreement dated March 2003; there was no seconder.

MOTION by Knott to defer this invoice to the next County Facilities meeting; seconded by James.

Mr. Knott stated he does not feel comfortable voting on these invoices.

MOTION carried with a 4/2 roll call vote. Voting yes were Cowart, James, Jay and Knott. Voting no were Beckett and Sapp.

PKD, Incorporated Pay Request #40

MOTION by Sapp to recommend County Board approval of Pay Request #40 from PKD, Incorporated in the amount of \$53,240 for Professional Services provided through May 20, 2006 per agreement dated February 2003 (\$8,955 - Staff; \$2,396 - Reimbursable; \$41,889 - General Conditions & Change Orders 1,2 & 3); there was no seconder.

MOTION by Knott to defer this invoice to the next County Facilities meeting; seconded by Cowart.

Mr. Sapp asked if this item could be moved to later in the agenda. Mr. Beckett stated, by agreement, there is a motion on the floor and he will defer a vote on that motion until after the executive session.

Following executive session, Mr. Knott stated he would still like to defer this issue to our next regularly scheduled meeting, in August, in light of everything else we talked about he believes sitting on it is fair. **Motion carried** with Sapp and Beckett voting no.

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 on behalf of Champaign County with the following individuals remaining present: Recording Secretary, County Administrators, County's legal council and representatives of GHR; seconded by Knott. **Motion carried** with a 6/0 roll call vote. Voting yes was Beckett, Cowart, James, Jay, Knott and Sapp.

The committee entered into executive session at 7:07 p.m.

The committee entered into open session at 8:15 p.m.

MOTION by Sapp to (1) direct Farnsworth Group and PKD, Inc., at their cost, to investigate the roof-top solution, on- grade solution and in-building solution and for each solution provide an estimate of the probable cost and energy savings. (2) send notification to Farnsworth Group and PKD, Inc. that, at their cost, the County Board expects full professional, financial solution and required certifications to obtain IDPH approval including all contractors, subcontractors and equipment suppliers and (3) Farnsworth & PKD, Inc. will respond no later than 3 p.m. on Wednesday, July 21, 2006; seconded by Cowart.

Mr. Knott stated, for the record, his understanding is that in recent weeks we have discovered a problem with air flow in the new nursing home. Basically, that air flow does not meet IDPH standards therefore the County has begun the process of working with different individuals to fix the problem. His opinion, based on what he heard, is that it is a very serious problem and could run several hundreds of thousands of dollars. He stressed that we have to get that building open and we need a solution to meet our needs. He stated he supports this motion, it is within the spirit of the contract originally signed and they owe it to the county to come up with a solution that is fixable for the long term.

Ms. McGrath explained that her office has recommended this step to the committee because we are required to work in a team approach to find a solution to the problem that has been raised. She reported that they have engaged an outside consultant to discuss the problem with the committee and recommend a solution, at this time we are just asking that Farnsworth and PKD work with us to reach a solution. If we are not able to reach an agreement with either firm, the next step, under both contracts, is to go to mediation or arbitration to resolve the issue.

Motion carried with a 7/0 roll call vote. Voting yes was Beckett, Cowart, James, Jay, Knott, Sapp and Weibel.

Nursing home cont.

Mr. Beckett stated, on behalf of the County, we believe strongly in the team approach and we have a responsibility to inform County Board members and allow the team process to work. He reported that representatives from the County Board and various entities on this project have had two meetings but as of today there is not a resolution of this problem, he is hopeful that the solution adopted by the committee tonight is the start of a resolution.

Approval of Professional Engineering Services Contract - GHR Engineers & Associates, Inc.

MOTION by James to recommend County Board approval of the GHR Engineers & Associates, Inc. Professional Engineering Services Contract; seconded by Knott. **Motion carried** with Jay opposed.

GHR Invoice #0015329

MOTION by Weibel to recommend County Board approval of Invoice #0015329 from GHR in the amount of \$5,705.15 for Professional Services provided through April 29, 2006; seconded by Sapp. **Motion carried** with Jay opposed.

Disposition of surplus child care playground equipment
County Policy & Recommendation

Mr. Inman referred to a memo and spreadsheet he provided for the committee, explaining that with the closing of the daycare center we will be left with surplus equipment. He stated they are requesting the committee waive section VIII surplus/obsolete excess equipment/property from the Champaign County Purchasing Policy to allow him to work with the Nursing Home Administrator to notify local day care centers and government agencies who would be interested in this equipment. At that point, on an undetermined date, interested parties would review the equipment and submit a sealed bid with the highest bid winning the item. Items not sold would be offered to educational, performing arts and non-profit organizations with all unclaimed items being disposed of. He explained that it is hard to determine the value of the equipment, but due to the financial situation with the nursing home, he would like to try and get as much out of it as possible.

MOTION by James to approve the disposition of surplus childcare equipment; seconded by Weibel.

Mr. Knott stated, given our previous experience with surplus equipment, he agrees that we should offer the public the chance to bid. Unanimous consent to defer this item.

Fleet Maintenance/Highway Facility
BLDD Invoice #127642

MOTION by Knott to recommend County Board approval of invoice #127642 from BLDD in the amount of \$103,120.55 for professional services rendered through May 19, 2006 per agreement dated July 2005 (\$102,537.45 - Design Development & Construction Documents; \$582.55 - Reimbursables); seconded by Cowart. **Motion carried.**

Ground Breaking Ceremony

Mr. Inman stated it is anticipated that the highway department will start moving dirt on the site in mid July.

Ms. Cowart stated the highway committee has not discussed a ground breaking ceremony but she is sure they would support it.

MOTION by Knott to support having a ground breaking ceremony for the highway/fleet maintenance facility; seconded by Cowart. **Motion carried.**

Physical Plant Reports
Monthly Budget Report

Mr. Reinhart stated this is their monthly report showing that three of our major buildings, the Courthouse and the downtown and satellite jails, have had some major problems this year. He believes if they are careful the rest of the year, they should be fine. He has also included utility reports and maintenance work hours.

Manpower Report - Capital Projects

Mr. Knott asked if the lower jail population has helped the physical plant.

Mr. Reinhart stated they have been able to repaint and clean up light fixtures and showers in the work release areas, which have been vacated for the last month. They also had some cell blocks downtown they have been able to access to check plumbing and paint.

East Campus Utility Study

Committee consensus to defer.

Illinois Power Transition Charge Notification

Mr. Reinhart referred to information each member received regarding this issue and he stated the information explains this would be better for everyone because we will be able to buy rates across the board, but he doesn't know yet what that will do to us. The committee also received, last month, charges for our power purchase option, of which we are no longer eligible. Right now we are paying real time fees, depending on what they are as they fluctuate. He has contacted several energy marketing firms that are licensed to sell in the State of Illinois and had only one reply stating they don't know what to do at this point and the classification we will fall into after the auction is still unknown. He pointed out that we need to be trying to figure out what we need to do so we are prepared when the auction comes around.

Ms. McGrath stated the County has to decide if we are going to contract with a broker to seek the service we are going to have to purchase or alternatively act as our own broker to make the purchase of the service.

MOTION by Weibel to issue an RFP to contract with a broker to address the utility charges issue; seconded by Sapp.

Mr. James stated a broker would be used to get us better rates and based on what he knows if people are competing, staff should be able to find information on rates and lock them in. Ms. McGrath stated they have contemplated not using a broker and asking staff to do this but the problem is the information we believe is readily available, is not. This system is set up so you have to use a broker to get the information and figure out how to make the purchases.

MOTION carried with Jay opposed.

Chair Report/Issues

Dedication of the Richard Greenburg "Portrait of President Lincoln" and plaque memorializing the Erwin donation - June 29th at 4:00 p.m.

Mr. Beckett reported there will be a dedication of the portrait on June 29th at 4:00 p.m. in the main lobby of the Courthouse.

Other Business

METCAD Request for Tower Easement

MOTION by Sapp to recommend County Board approval of the METCAD request for Tower Easement; seconded by Knott. **Motion carried.**

Bid 2006-033 - Champaign County Nursing Home Landscaping recommendation for award of contract

MOTION by Cowart to recommend County Board approval of the Award of Contract for Bid 2006-003, CCNH Landscaping, to Ingram's Nursery and Landscaping, Inc. of St. Joseph, Illinois in the amount of \$12,285; seconded by Weibel.

When asked about the money for this, Mr. Inman explained it is in the budget.

MOTION carried.

ILEAS Lease Renewal

Mr. Inman explained that due to information he received this afternoon he would like to have this placed on the agenda for the special meeting prior to the Board meeting on the 22nd.

Mr. Beckett stated the meeting needs to be at 6:00 p.m. on June 22nd to see the response to the motion made tonight regarding the HVAC situation as well as the ILEAS lease.

County Lease of Property - Bear Properties/Gill Building

MOTION by Weibel to recommend County Board approval of the Lease extension with Bear Properties; seconded by Sapp. **Motion carried.**

Proposed East Campus Vehicle Traffic Flow Plan

Mr. Inman provided a memo giving background on this issue. He explained that we were given short notice from the City of Urbana that Lierman would be open that afternoon so our highway department put down appropriate markings and signs to allow traffic to move through the east campus. The information he provided shows the proposed flow throughout the campus. He stated they will like to get this implemented to see how the weekends are going to go and they will be coming back in the fall with a plan for parking during soccer.

Other Business cont.

MOTION by Sapp to approve the proposed East Campus Vehicle Traffic Flow Plan; seconded by Weibel. **Motion carried.**

County Clerk Election Space

Mr. Reinhart provided, for the committee, three different options including option A3 which includes utilizing the existing space designated to be used for county storage. Option A1 shows capturing part of the public walkway and expanding the office to the east. Option A2 includes taking the whole area and would require changing the entries to the building. He explained these are very general estimated costs, A1 and A2 would have to have architectural services for design to meet the City of Urbana codes and those costs are included in the figures.

Mr. Shelden stated the best option for him would be the second, A2, which is more space and is a little easier for him to lay out and put his stuff in but he realizes it cuts off the corridor which may be an issue for a number people. The next best option would be Option A1 which is taking half the corridor, while it is more money it is also a little easier and cheaper to staff. He explained they also have a problem with their office not being accessible for wheelchairs in the voting area as well as not having a suitable location for the blind to use their equipment. He spoke with the State Board of Elections and he has three projects out there for accessibility issues. He is waiting for final approval, but believes he will have anywhere from \$8-11,000 of grant money coming in and he will be able to put some of that money into creating this location to allow people in wheelchairs and the blind to adequately use the new voting center.

Mr. Beckett asked about the wall that appears to be splitting HVAC in option A1 and asked if that would cause a problem. Mr. Reinhart stated that would be an added expense.

When asked about option A2, which is less expensive but takes up the entire corridor, being the most appealing option, Mr. Shelden explained that it is the most appealing but he feels that option is selfish on his part. He pointed out that it will create difficulties for some of the employees because there are a substantial number of people who park in that large lot and walk down that corridor. He pointed out that the committee will have to make the decision about that option and take any grief if employees want to complain.

Mr. James pointed out that option A3 costs less and is also providing more square footage. Mr. Shelden stated it is a combination of issues because in addition to the square footage, they also need the mobility.

Other Business cont.

The committee viewed the space in question.

MOTION by Sapp to approve Option A2 as presented and to prepare an emergency Budget Amendment to cover the expense of option A2; seconded by Knott.

Mr. Weibel stated, because this will affect employees, he feels we should take a poll to see how much this change would interfere with their jobs. Mr. Beckett stated we could notify the offices in the building and invite comment.

Mr. Sapp explained he motioned for A2 because it is cheaper and he feels they would run into a lot of problems trying to narrow the hallway to four feet.

Ms. Busey stated that this is not in the budget and suggested the committee request an emergency budget amendment be prepared for the County Board to consider next week so they know the budget for the project is appropriated. She also asked how people, who come in the door, closest to Lyle Shields Meeting Room, will get to the Treasurers office. Mr. Shelden stated they would move some parking spots to allow visitors to see and use the sidewalk coming into the center of the building. Mr. Reinhart stated that is possible but they will have to improve signage outside of the building.

Mr. Shelden stated they can anticipate 5-6,000 people coming through with the early voting and the way they are set up now that would be impossible.

MOTION carried.

Mr. Inman asked for the approval of the committee to select an A/E firm that we have used before. Committee consensus, with the objection of Jay.

RFP 2006-005 - Exterior painting of Brookens Administrative Center

Mr. Inman referred to a memo, presented to the committee, requesting approval to release an RFP for exterior painting services. Our physical plant does not have enough man power and equipment to complete this project. They would get proposals back for committee action at the August meeting and hope to have it completed by October 15, 2006.

Mr. Beckett asked if we could have this item on the full board agenda in July. Mr. Inman reported that we could do that.

Other Business cont.

MOTION by Knott to recommend approval of the release of an RFP for exterior painting services for the Brookens Administrative Center; seconded by James. Motion carried. **Motion carried.**

City of Urbana request to relocate County employee parking

Mr. Inman presented the committee with information received from the City of Urbana as well as a map outlining the parking lots for the City of Urbana. He explained the city is requesting county employee lot 24 on Illinois street be moved to Lot 25 on North Race Street. When you do a comparative analysis of the distance from both lots to the front of the Courthouse, Lot 25 seems to work well. The shuttle service would not change and the sheltered bus stop would also move. He stated there had been a survey of the employees regarding this move and there was no a general outcry against this action, with that in mind he concurs with the City of Urbana's request.

MOTION by Weibel to approve the City of Urbana's request to relocate County employee parking from City of Urbana Lot 24 to Lot 25; seconded by Cowart.

Mr. Reinhart stated lot 25 has been extended by the City of Urbana and now has close to 150 spaces. Mr. Inman stated Mr. Pioletti has, on behalf of the County, addressed the shuttle issues with MTD but he does not have a formal response from him.

MOTION carried.

New Business

Mr. Beckett reminded the committee we have a special meeting on June 22, 2006 at 6:00 p.m.

Consent Agenda Items

Committee consensus to include items VI A, IX A, B, D and E on the County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 9:39 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary