

## Champaign County Board Committee Minutes

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### County Facilities/joint with Highway Committee

August 22, 2006 – 7:00 p.m.

New Champaign County Nursing Home, East Main Dining Room

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

**MEMBERS ABSENT:** Cowart, Hogue

**OTHERS PRESENT:** Denny Inman, Deb Busey, Barb Wysocki, Jan Anderson, Claudia Gross, Ralph Langenheim, Julia Rietz, Susan McGrath, Roger Holland, Jeff Blue, Tracy Wingler, John Cooper, Mark Sheldon, BLDD Architects Representatives, GHR Engineers Representatives, PKD Inc. representatives, media

### Call to Order

Chair Beckett called the meeting to order at 7:10 p.m. A roll call confirmed a quorum of the County Facilities committee present. Mr. Beckett reminded the committee this was to be a joint session with the Highway committee noting the presence of Highway committee members Langenheim, Jay, Gross, and Weibel. Highway Vice-Chair Jay confirmed there was not a quorum of the Highway committee. Mr. Beckett stated there will be no Highway meeting until, or unless, a quorum arrives.

### Approval of Agenda/Addendum

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

### Approval of Minutes

**OMNIBOUS MOTION** by Jay to approve the regular session minutes of May 2, 2006, May 18, 2006, June 13, 2006, June 22, 2006, July 20, 2006 and the closed session minutes of May 2, 2006; seconded by James. **Motion carried.**

### Public Participation

There was no public participation.

**Fleet Maintenance/Highway Facility**  
**Facility Construction Bids – Recommendation for Award of Contract**

Mark Ritz of BLDD Architects explained they originally received bids on July 27<sup>th</sup> and there were some unfavorable bids received in the general and civil packages. They revised those packages and reconfigured the general package and concrete package to replace the previous general and civil packages. The total construction budget, based on the bids received today is \$6,479,821.00 which includes \$305,000 for construction contingency. That is about \$70,000 over the budget established in programming.

**MOTION** by James to forward to the full County Board for consideration, without recommendation from the committee; seconded by Weibel.

Mr. Knott asked about the parking lots stating he wants to make sure we are all clear about this and what it doesn't include, knowing that the true cost will be higher than the 6.4 million listed.

Mr. Blue explained the original programming budget was 6.4 million and was to include everything contractors were set to do in the beginning. The highway department was always going to get the site ready for the contractor to move in and once their job was done, we were going to finish the grading and dig the ponds with our own forces. He explained the civil contract was anticipated at \$300,000 and came in at \$581,000. He then reviewed the problems with the asphalt and retaining walls and explained how they adjusted those for the new package. He stated the highway department is responsible for demolition of the CAC.

Mr. Knott asked about additional expenses. Mr. Blue explained there is a \$300,000 contingency included for a reason. He doesn't anticipate anything outside of the contract except earthwork and asphalt.

When asked about paying for this building Ms. Busey stated 5.5 million dollars, at least, will come from MFT. Mr. Beckett pointed out that the low concrete bid was from Otto Baum and was \$100,000 below the second lowest. He stated he has seen references for Otto Baum relating to their concrete work and all have been favorable but asked if we have to take their bid because we are currently in an adverse relationship with them.

Ms. McGrath explained that they are to take the lowest responsible bidder and the County has the ability to analyze what that means, which will allow us to weigh what we believe the suitability of the contractor is and in this case that will include our past with them. Mr. Jay asked if accepting this bid will have any adverse affect on the other case. Ms. McGrath stated it would not.

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

### **Schedule Ground Breaking Ceremony for Fleet Maintenance Facility**

Mr. Beckett explained that the groundbreaking ceremony for the new building had been cancelled and he asked the committee to defer this item and ask the County Board, if the project is approved, to set a date.

### **BLDD Invoice #127900**

**MOTION** by Weibel to recommend County Board approval of Invoice #127900 from BLDD Architects in the amount of \$31,008.52 for professional services rendered through July 9, 2006 per agreement dated July 2005 (\$18,000 – construction documents; \$11,250 – Bidding; \$1,324 – stormwater management & pollution plans; \$434.52 – Reimbursable); seconded by Jay. **Motion carried.**

### **Fleet Maintenance/highway facility address assignment**

Mr. Beckett stated this memo is for information only. He did report to the committee that he received an email from Ms. Wysocki stating that Mayor Prussing had contacted her and expressed interest in a joint facility. His reaction is that we have spent \$425,000 on this facility and we did have discussions with the cities and Urbana had indicated they were not ready to move forward. The building is designed for future growth and there is the opportunity for Urbana to join but it would have to happen quickly and be financially smart for us.

Ms. Avery stated there are some board members who may say we should talk with Urbana and asked what how letting them join the project now would affect what we have already done. Mr. Blue explained the bids are only good until September 24<sup>th</sup> and he would hate to have to re-bid again.

## **Champaign County Nursing Home Construction Project**

### **HVAC Issues**

Tim Kiefer, of GHR Engineers, provided the committee with an update explaining after they began having problems with the AHU units they had some testing and balancing done for 6 of the 12 units. The first one they had information on was the first one they dealt with, 6 A, now they have the others done. 6 A is the unit they have implemented the installation of a return fan on and with that installation and the work done earlier in the week, they have now confirmed that the cabinet deflection is no longer a problem, the motor loads are half what they were and the outdoor air issue has been fixed. They have made progress on the operating point of the Magic Aire fans on the fan curve but, determined today, that they need to change an rpm to get a better improved operating point; where they are operating today is improved but is not the final ideal place they want to be. He stated they had good results with this fix and it did what they wanted it to do, once they get the part they need, get it installed and get the rpm's where they want, they will check the air flows again and generate a final report. 6A is the first one they worked on and there are similar units in wing 3 but they haven't completed the initial balancing on wings 3 and 4, from the original contract. He explained there is some increase in noise with this fix, they built a fan room to house the fan and when they close the door it helps. They are getting more noise in a resident room but they have plans to work on that.

Chair Beckett declared the meeting in recess for 10 minutes to view the units.

Mr. Kiefer explained they have had some discussions with Magic Aire regarding their responsibility on the issue and they will continue to have those discussions. There are some units that are within specs but we are still having problems with them.

Mr. Beckett stated they were told, at the last County board meeting, there was a potential solution to the HVAC issue. He is not asking for a guarantee of anything but would like to know the reaction of the team, after these new testes, and where we go from here.

Mr. Gleason stated the solution discussed previously was presented here and it is the process of implementation. We are well on the way to solving this problem with this particular unit.

Mr. Dorsey explained that each of the configurations have unique features to them so they are trying to figure out groupings that have a sense of logic. They have a preliminary schedule that will typically get them 3 units to work on at one time in 4 different work groups. He explained it is preliminary because the solutions are not designed yet and the sizing of the fans is not done yet. He is not sure how many months it will be until we know more about the design.

Mr. Beckett stated he and Mr. Inman have been before the Facilities Planning Board and there is a December 31, 2006 permit date. He asked the team if they feel comfortable using that date as an occupation date or if they suggest we seek a renewal to prevent us from losing our permit.

Mr. Dorsey stated he cannot answer that question because he does not have control over the design, which leads the whole thing. Mr. Kiefer stated no one can guarantee anything at this point; they know they have 6 units of information available and they have 6 units they don't even have information on to start the design process. He feels there is no one in the room tonight that can guarantee that it will be done by that time. Aaron Quick, of Farnsworth Group, stated they will know more in a few weeks.

Mr. Jay stated we need to move forward, but he doesn't want to move forward if there is any doubt. Mr. Gleason stated conceptually, he is in agreement that this fix can work, but there are issues that need to be addressed first. Nothing he has seen tells him that it can't work.

#### **PKD Pay Request #42**

**MOTION** by Jay to recommend County Board approval of Pay Request #42 from PKD Inc. in the amount of \$34,582 for professional services provided through July 20, 2006 per agreement dated February 2003 (\$4,273 – Staff; \$2,076 – Reimbursable; \$28,233 – General Conditions & Change Orders 1,2 & 3); seconded by James. **Motion carried.**

#### **GHR Engineers & Associates, Inc. Invoice #0015539**

**MOTION** by Jay to recommend County Board approval of Invoice #0015539 from GHR Engineers & Associates, Inc. in the amount of \$3,140.85 for professional services provided through July 29, 2006 per agreement dated June 2006; seconded by Weibel. **Motion carried.**

### **Raterman Group, Ltd. Invoice #12144**

**MOTION** by James to recommend County Board approval of Invoice #12144 from Raterman Group, Ltd. in the amount of \$8,330.69 for professional industrial hygiene post remediation & air sampling services provided through July 20, 2006 per agreement dated June 2006; seconded by Weibel.

When asked if this is part of the annual thing we do, Mr. Inman stated it is and we did pass the tests.

**Motion carried.**

### **Automatic Fire Sprinkler Company Remediation Pay Request**

**MOTION** by Jay to recommend County Board approval of the Automatic Fire Sprinkler Co. remediation pay request; seconded by Weibel. **Motion carried.**

### **Duane Morris Pay Requests**

No objection to deferring this item.

### **Chair's Report/Issues**

#### **Clock & Bell Tower Project**

Deferred

**CLOSED SESSION pursuant to 5ILCS 120/2 (c) (11) for the purpose of discussing pending litigation which is probable or eminent.**

**MOTION** by Weibel to enter into closed session pursuant to 5ILCS 120/2 (c) (11) to consider litigation which is probable on behalf of Champaign County, I further move that the following individuals remain present: County's legal counsel, County Administrators, Nursing Home Administrator, GHR Representatives and the recording secretary; seconded by James. **Motion carried** with a 7/0 roll call vote. Voting yes were Beckett, Avery, James, Jay, Knott, Sapp and Weibel.

The committee entered into closed session at 8:50 p.m.

The committee entered into open session at 10:05 p.m.

## **Verbal Report on Mediation Session**

Mr. Beckett reported that the committee discussed, in their closed session, the liability issues with the mold, the HVAC issue and the FOIA request with the News-Gazette. He stated there was a mediation session held on August 7, 2006 at Brookens which he attended, along with Mr. Knott and Ms. Wysocki. He explained that the ground rules were that everything was confidential and he is honoring that by indicating that it remains confidential. There are no additional sessions scheduled.

## **County Clerk Remodel**

Mr. Shelden reported that he met with the State Board of Elections and he had hoped to get to them an Architects report saying that the space in question is not accessible for wheelchairs. Riley Glerum, of Isaksen Glerum Architects, has been in to look at the space and he is currently waiting to get an analysis from them. He explained that there is \$8,000 in interest we have earned that can be used for that project.

Mr. Shelden stated, at the last County Board meeting, he reported he thought they needed to have a study done of the space to get the funding available to them so he went with IGW to move ahead. Mr. Beckett stated he did not know that Mr. Shelden had met with Mr. Glerum and had no idea what the status of this project was, in the meantime there is a Brookens remodel project approved that has been on hold waiting for the clerks project. He asked Mr. Shelden to email him and keep him posted.

## **Physical Plant Reports** **Monthly Report**

### **Utility Report**

Mr. Reinhart stated these are the standard reports and explained we are following close to last year on the gas service and they may have to ask for money to finish out the year.

## **Other Business** **Parking Agreements**

Mr. Inman reported that since the July 20<sup>th</sup> meeting, he has been in talks with the City of Urbana and Nieman Foods. The City of Urbana has 40 spaces in the lot directly north of the city building, with a cost of \$25.00 per space, annually.

Save-a-lot is located 2 blocks north of the Courthouse and they have 70 spaces at \$20.00 per space. There are 19 spaces adjacent to Vine street that will not be any cost and there are 24 spaces in County lot E, adjacent to Jiffy Lube on Vine and Main. He stated he needs to work with Mr. Gordon on repositioning of his official vehicles in that lot. He is recommending 153 spaces stating they should be handed out in a lottery system.

**MOTION** by Weibel to recommend County Board approval of the Parking Agreements; seconded by Jay.

When asked about complaints received and the safety of the proposed lot, Mr. Inman reported that crime statistics indicate that it is similar to the Jolly Roger lot, there is a bus stop there and Health Alliance employees also utilize it.

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

#### **Award of Contract – Exterior Painting of Brookens Administrative Center**

Mr. Beckett informed the committee that bids came back \$15,000 higher than the budget allowed, as a result Mr. Inman presented the committee with two options: the first is to reject all proposals, reduce the project scope and immediately re-bid; the second option is to reject all proposals and re-bid the project, with no scope change, in 2007.

**MOTION** by James to approve option one, as presented; seconded by Weibel.

Mr. James asked if we could enter into negotiations with the firm who may get the bid to see if they will lower their price. Mr. Inman reported that we can only change the scope to a point but we can try to negotiate with them.

Ms. Busey reminded the committee that this is in the capital replacement budget. Ms. Avery asked where the money, originally appropriated for the disparity study, is now. Ms. Busey reported it is in the general county budget in a line item and has not been used yet.

**MOTION** by Sapp to forward the award of contract for the exterior painting of Brookens Administrative Center to the full County Board, without recommendation; seconded by Weibel. **Motion carried.**

**Budget Amendment #06-00091**

**Fund: 105 - Capital EQP Replacement Fund**

**Dept: 071 – Public Properties**

**Increased Appropriations: \$15,000**

**Increased Revenue: \$0**

**Reason: Additional money needed to pay for exterior painting of Brookens**

**MOTION** by James to forward Budget Amendment #06-00091 to the full County Board without recommendation; seconded by Weibel. **Motion carried.**

**Isaksen Glerum Wachter LLC Invoice #1**

**MOTION** by Weibel to recommend County Board approval of Invoice #1 from Isaksen Glerum Wachter, LLC in the amount of \$530.00 for professional services provided through August 4, 2006 for the remodel of Brookens Administrative Center space for County Clerk Election requirements; seconded by James. **Motion carried.**

**Release of RFP for ATM Services**

Item deferred

**Brookens Administrative Center Security**

Mr. Reinhart reported one of his employees was called in late at night and saw some kids coming in the front door of the Brookens building. The employee thought he saw one of them carrying a key and when he approached them they ran away. He explained they have had trouble with kids breaking into the building at night and have talked about re-keying the front door of the building.

**Adjournment**

Chair Beckett declared the meeting adjourned at 10:45 p.m.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary