

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

October 3, 2006 – 7:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center

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

MEMBERS ABSENT: Hogue, Sapp

OTHERS PRESENT: Denny Inman, Deb Busey, Barb Wysocki, Media

Call to Order

Chair Beckett called the meeting to order at 7:02 p.m. A roll call confirmed a quorum present.

Approval of Agenda

MOTION by James to approve the agenda; seconded by Knott. **Motion carried.**

Approval of Minutes

MOTION by Jay to approve the minutes of August 22, 2006 as presented; seconded by Knott. **Motion carried.**

Mr. Weibel arrived at 7:05 p.m.

Public Publication

There was no public participation.

Fleet Maintenance/Highway Facility **BLDD Invoice #128153**

MOTION by Cowart to recommend County Board approval of invoice #128153 from BLDD in the amount of \$2,840.00 for professional services rendered through September 1, 2006 per agreement dated July 2005; seconded by Jay. **Motion carried.**

Champaign County Nursing Home
Construction Project
Pay Requests

PKD Pay Request #44

MOTION by Weibel to recommend County Board approval of Pay Request #44 from PKD, Inc. for professional services provided through September 10, 2006 per agreement dated February 2003 (\$3,893 – Staff; \$699 – Reimbursables; \$4,690 – General Conditions, change order no. 1 and no. 3); seconded by James. **Motion carried** with Knott and Avery opposed.

GHR Engineers & Associates, Inc.

MOTION by Weibel to recommend County Board approval of Invoice #0015673 from GHR Engineers & Associate, Inc. in the amount of \$700.00 for professional services provided through September 2, 2006 per agreement dated June 2006; seconded by Cowart. **Motion carried** with Jay opposed.

Pay Requests – Duane Morris

Mr. Beckett explained he has not had the opportunity to address the issues he raised at the last meeting with these bills and he doesn't think the committee should move forward on them at this time. The Certificate of Need representation and general representation bills do not have these issues and he suggests those be approved for payment.

MOTION by Weibel to recommend County Board approval of the payment of outstanding Duane Morris bills relating to representation on the certificate of need and general representation; seconded by Cowart. **Motion carried** with Jay opposed.

Requests for Reduction in Retainage – Reliable Mechanical (bid items 15 & bid item 16)

Mr. Beckett reminded the committee that last month there were items this contractor needed to do related to HVAC and those items have now been done.

MOTION by James to recommend County Board approval of the Reliable Mechanical, Bid items 15 & 16, requests for reduction in retainage; seconded by Weibel. **Motion carried** with a 5/2 roll call vote. Voting yes were Beckett, Avery, Cowart, James and Weibel. Voting no were Jay and Knott.

County Board & Urbana Park District Intergovernmental Agreement

Item deferred until November.

Update – HVAC Issue

Mr. Inman presented an update to the committee explaining that the #1 booster fan unit 6A, is operating. To date, many of the calibration issues have been rectified. The sound issue is a concern when the fan starts up; there is a resident room right next to it so they are working to make sure there is very little vibration. When the team discussed the sound issue, they discovered that it would cost \$3,000 per unit to have someone do this on site. The factory sells the same unit, which would cost \$1,000, to have them factory installed and brought to the site as is. Booster Fans for air handling units 5A, 5B, 5C, 6A, 6B, 6C, 7A, 7B and 7C are on order and in process right now to be delivered. With 4A, B and C information on the test and balance having been delivered they will now have everything ordered by October 6th. He explained there are some design changes the committee needs to be aware of; air handling units 4C, 6C and 7C are located in tub rooms and in those rooms is a shower and tub used for patients who have to be put on a lift and lowered into the tubs. The architects had to take a portion of those rooms and create a booster fan closet, moving the tub, which required cutting the concrete slab to make connection into the drain pipes. That plan has been reviewed and approved by IDPH. The design work for 6C and 7C was completed on September 29th and the balance of the design work that's required for this process should be completed by October 16. All quoting of prices from contractors associated with this project will be completed by October 27th which means on October 28th, in theory, we will know the final cost from the contractors to this point; work still needs to be done and there still may be change orders. The overall schedule is designed for a November 30th completion, everything to date that has been done has met that schedule and they are able to plan a November 30th completion date because they are installing the fans in work groups. Upon project completion the system will be certified and that certification will go to IDPH. He reported that the project team for the HVAC issue will be meeting weekly.

Mr. Beckett stated he was contacted by three news organizations about an email, from Mr. Inman, that stated that Raterman reported elevated mold levels consistent with decaying wood. He reminded the committee that he reported elevated mold levels at the September meeting and instead of asking him or Mr. Inman what the email meant, members spoke to the media about it and generated publicity which is concerning people who will not want to move their relatives into the building and for no good reason. There is no mold or decaying wood in that nursing home.

Mr. Inman explained that, for decaying wood, there are two types of mold spores which occur in nature and within all buildings. The testing method they use is to create a baseline from testing outside and testing inside. Testing on July 12th indicated higher than normal counts on spores outside the facility, in four of the outside testing areas. On the inside, they divide the attic up into sections and testing in areas 1 and 3 also indicated a higher spore count. The higher spore counts were closer to the access points into the attic, the spore counts in the attic were ¼ less than outside. They also tested inside living areas with very low counts. Raterman determined that the season is the cause and because we have people in the attic areas because of the air handling unit issues, they could have brought mud or wood in. In addition, we must remember, they do different types of spore testing and a visual and there is no an indication of anything. He is going to side with Raterman at this point which suggests that it is a seasonal issue.

Mr. James stated he was approached and shown a memo and was asked to comment on it, which he did. He explained he did say if there is mold we want to make sure it is corrected and the building won't open until all is taken care of. He pointed out that the committee members did not receive this memo.

Mr. Beckett stated he doesn't give the members all his emails but he reports to the committee what they say. He pointed out that people were commenting on a memo they didn't ask any questions about and he asked the committee to contact him with any questions. He reminded the committee that he told them about elevated mold levels in September and there was nothing different in the email in than what he had said. Mr. Knott stated if information is being sent to the vice-chair, it can also be sent to the committee members.

Update – Certificate of Need

Mr. Beckett reported that, despite their meeting in Chicago on July 25th, they received a letter from Duane Morris stating that September 1st the rules changed and we now have to make an alteration report, which discloses the total cost of the project including HVAC, in addition to seeking a renewal to our permit in December.

Executive Session

MOTION by Weibel to enter into executive session pursuant to 5ILCS 120/2 (c) 11 to consider litigation which is probable on behalf of Champaign County with the County Administrators, recording secretary and legal counsel remaining present; seconded by James. **Motion carried** with a 5/2 roll call vote. Voting yes were Beckett, Avery, Cowart, James and Weibel. Voting no were Jay and Knott.

The committee entered into closed session at 8:05 p.m.

The committee entered into open session at 9:25 p.m.

Chair's Report/Issues

Courthouse Museum Update

Intergovernmental Agreement with County Board/Forest Preserve

Mr. Beckett stated they have been working on the Lincoln Museum space at the Courthouse for a long time and as an outgrowth of the Looking for Mr. Lincoln Project they began talking about an Intergovernmental Agreement where by they would have the expertise of the Early American Museum. He explained he and Ms. Kennedy appeared before the Forest Preserve Board and they unanimously approved it.

Cheryl Kennedy, of the Early American Museum, spoke to the committee explaining that they would like to do some real atmosphere in the space outside of the juror room. By combining forces to look at this exhibit, it will give us an opportunity to leverage dollars to write grants. The Forest Preserve has some good concepts for this space and they have talked about education programs for school children to bring them to the Courthouse. They have a vision, but to start, there needs to be an agreement so the Forest Preserve and County Board feel comfortable with the work to be done.

MOTION by Knott to recommend County Board approval of the Intergovernmental Agreement between the County Board and the Forest Preserve; seconded by Jay.

When asked about allowing the Courthouse to be open extra hours to accommodate groups who may want to view the exhibit, Mr. Beckett stated there will be a Lincoln Exhibits Committee to address issues such as security and hours. Ms. Kennedy agreed that the Courthouse exhibit will be guided by this Lincoln Exhibits Committee, which will have a County Board Member sitting on it.

MOTION carried.

Physical Plant Reports
Monthly Report

Mr. Reinhart explained these reports are for the committee's information.

Mr. Knott thanked Mr. Inman and Mr. Reinhart for working to get the exterior of Brookens painted and stated how nice it looks.

Other Business

Executive Session pursuant to 5 ILCS 120/2 (c) 1 to consider the employment, compensation, discipline, performance or dismissal of an employee.

Executive Session was not held. Mr. Beckett stated this employee's contract with the County has specific provisions regarding the evaluation team. He stated Ms. Busey's evaluation will not go before committee but rather straight to the County Board and he would like this employee's to go straight to the County Board at the same time.

New Business

Mr. Beckett explained the November meeting is scheduled to take place on November 7th, Election Day, and he would like to move the meeting to November 14th. Committee consensus to move the meeting to November 14th at 7:00 p.m.

Consent Agenda Items

Committee consensus to include item 5A on the County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 9:28 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary