

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

Tuesday, June 12, 2007 – 7:00 p.m.

Downtown Correctional Center – 204 E. Main St., Urbana

MEMBERS PRESENT: Beckett, Bensyl, Betz, Cowart, James,
Jay, Richards, Sapp, Weibel

MEMBERS ABSENT: None

OTHERS PRESENT: Denny Inman, Deb Busey, Alan Reinhart,
Sheriff Walsh, Mike Stilger, Pat Dorsey

Call to Order

Following a tour of the facility, Chair Beckett called the meeting to order at 7:30 p.m.

Approval of Agenda

MOTION by Betz to approve the agenda; seconded by Sapp.
Mr. Beckett added Public Defender Storage and Looking for Lincoln under Other Business as discussion items only and under the County Clerk remodel he added the South Highway Building.

Motion carried.

Approval of Minutes

MOTION by Jay to approve the minutes of April 3, 2007 and May 15, 2007 as presented; seconded by Weibel. **Motion carried.**

Public Participation

There was no public participation.

Champaign County Nursing Home **Pay Request**

PKD, Inc. Pay Request #52

MOTION by Weibel to recommend County Board approval of Pay Request #52 from PKD, Inc. in the amount of \$4,179 for professional services provided through May 20, 2007 (\$452 – Reimbursables; \$3,727 – General Conditions); seconded by Richards.
Motion carried with a 9/0 roll call vote. Voting yes were Bensyl, Betz, Cowart, James, Jay, Richards, Sapp, Weibel and Beckett.

Raterman Group Invoice #12215

MOTION by Betz to recommend County Board approval of Invoice #12215 from Raterman Group in the amount of \$3,110.37 for professional industrial hygiene services from September 15, 2006 through May 10, 2007 related to mold remediation project, invoice is for document review, correspondence with attorneys and generation of reports in support of mediation; seconded by Weibel. **Motion carried with James voting no.**

Duane Morris Invoice #1252089

Duane Morris Invoice #1303766

OMNIBOUS MOTION by Weibel to recommend County Board approval of Duane Morris Invoice #1252089 in the amount of \$13,933.93 for professional services related to the Certificate of Need, through March 31, 2007 and Duane Morris Invoice #1303766 from Duane Morris in the amount of \$5,583.63 for professional services related to the Certificate of Need, through April 30, 2007; seconded by Betz.

Mr. Beckett explained that a new issue came up in September of 2006 with the new rules where they expect us to have a certified budget analysis of all funds expended within 90 days; we are still not there and have no certified analysis.

Motion carried with a 7/2 roll call vote. Voting yes was Beckett, Bensyl, Betz, Cowart, Richards, Sapp and Weibel. Voting no was James and Jay.

GHR Engineers & Associates Invoice #0016257

MOTION by Weibel to recommend County Board approval of Invoice #0016257 from GHR Engineers & Associates in the amount of \$10,798.68 for professional services rendered for the period April 1, 2007 thru April 27, 2007, invoice is for Champaign County Nursing Home HVAC system review; seconded by James.

Mr. Beckett stated this represents the report that was used for mediation and he was impressed by how thorough it was. **Motion carried with Jay voting no.**

Moore, Costello & Hart, P.L.L.P. invoice #01559

MOTION by Weibel to recommend County Board approval of invoice #01559 from Moore, Costello & Hart, P.L.L.P. in the amount of \$2,930.12 for professional services billed through May 30, 2007; invoice is Champaign County's portion of mediation expenses; seconded by James.

Mr. James stated the mediator did a great job and this invoice represents 1/3 of the bill, which he thought would be more. **Motion carried.**

Request for Reduction in Retainage

Bid Item #17 –Electrical/Electronic System – Coleman Electric Request for Reduction in retainage to 0% due to 100% completion in contract work and closeout requirements

MOTION by James to recommend County Board approval of the Coleman Electric request for reduction in retainage; seconded by Bensyl. **Motion carried.**

Extended Warranty

Mr. Stilger of PKD explained that there is a stage in the progress of work when it is sufficiently complete so the owner can occupy the work for its intended use. The project team established that to be July 1 of 2006. Reliable had two contracts for equipment and ventilation, when we started having issues with the HVAC we talked about staying with that substantial completion date. At this point, Mr. Phebus believes there is a business decision we need to make.

Mr. Dorsey stated the HVAC is not a straight forward issue; it crosses over between a construction issue and a legal issue. If they assume Reliable would have achieved the same completion date as everyone else if there hadn't been these issues, then they could say the date got extended because other modifications were made by the owner; we would have to pay them to extend beyond that timeframe which would have been fine had there not been a request to install booster fans.

Mr. Beckett stated if the HVAC system had worked one would have expected Reliable to meet that date like everyone else, the system as designed was defective and we have claims related to that. There is cost associated with getting additional time for the warranty period which could be considered damages.

Mr. Dorsey stated when the systems were trying to be fine tuned they kept going to the architect saying they were trying to balance but couldn't. Reliable says they did everything so the July 1 date is accurate, we do not have a fully executed certificate for Reliable on either one of their packages. Denny would not sign off, which was the smart thing to do here.

Mr. Bensyl stated this is an issue of fairness; until such time that it can be proven that Reliable did something incorrectly we cannot hold them accountable. Mr. Dorsey stated the cost to buy another six months is around \$20,000, the cost started out at \$32,000 but we told them to make it less and they did, this includes the chiller.

When asked if the extended warranty has meaning to us, Mr. Reinhart explained that the price is over inflated; they have already lost two fans and fan brackets valued at \$2,000 plus labor. The extension would give him six months to finish tweaking and they can do it for less than that if we paid them outright.

Mr. Dorsey explained that Magic Aire will not provide any extended warranty; Reliable has to step in and be responsible for that warranty. They weren't able to get a number so they have one in there on behalf of Magic Aire. When asked what this will do to the booster fan warranty, Mr. Dorsey explained Reliable will allow us a warranty until the end of the year, using 12/31 as the beginning of the warranty date for the booster fans which will give us the six month additional. When asked if the system is working correctly, Mr. Reinhart stated it has been but they are still tweaking small problems.

MOTION by Sapp to not purchase the extended warranty; seconded by James.

Mr. Beckett asked Mr. Reinhart if it is his belief that the way this warranty is priced, based on the system, we would spend less by direct purchase of repairs then on purchasing the extended warranty. Mr. Reinhart stated that is his belief.

Motion carried.

Champaign County Nursing Home: Reuse
Isaksen Glerum Wachter Invoice #9

MOTION by Weibel to recommend County Board approval of Invoice #9 from Isaksen Glerum Wachter in the amount of \$640.00 for professional services rendered for the period April 1, 2007 thru April 27, 2007, invoice is for architectural & engineering services related to the mothballing at the existing Champaign County Nursing Home; seconded by Cowart.

Mr. Beckett explained that they haven't expended all of the funds we authorized and there was an issue at the last meeting about what ILEAS wanted.

Mr. Inman explained Jim Page did receive approval from his board to do this study. He was in Washington last week and is well on his way to one million dollars. He, Mr. Glerum, Mr. Gleason and Mr. Page have met and plan on getting back together soon when Riley will have schematics and cost estimates.

Motion carried.

Committee consensus to take any ILEAS information directly to the board.

Mr. Inman explained ILEAS has expressed interest in 5 bays of the north highway storage building because they have armored cars and have nowhere to put them. Mr. Blue doesn't need that space and Mr. Page felt as long as security could be there he is fine with the shape the building is in.

Fleet Maintenance/Highway Facility
BLDD Invoice #129029

MOTION by Jay to recommend County Board approval of invoice #129029 From BLDD in the amount of \$6,300 for professional architectural/engineering services rendered for the period April 2, 2007 to April 29, 2007 per agreement dated July 2005; seconded by Betz. **Motion carried.**

BLDD Invoice #129030

MOTION by Bensyl to recommend County Board approval of Invoice #129030 from BLDD in the amount of \$1,846.00 for professional architectural/engineering services rendered for the period April 2, 2007 thru April 29, 2007; seconded by Weibel.

Mr. Inman explained we are on time and on budget. When asked about consulting expenses on this invoice with GHR, he stated GHR is part of their team and they had to consult on the heat system in the floor.

Motion carried.

Physical Plant
Monthly Reports

Mr. Reinhart stated these reports are for information only. They expect to see movement in the electric rates next month because they will be adjusted due to the consortium.

Mr. Beckett asked if there is anyway we can do a comparison to determine how much we are saving. Ms. Busey stated she believes there is a way to find out what our rate would have been if we weren't in the consortium.

Adult Detention Center - Water Heater Replacement Bid

Mr. Reinhart explained at the satellite jail they had two water heater systems designed in redundancy and they have repaired the north section, which has the heaviest usage, several times in the last years. They looked into taking out the one large water heater for the north section and putting in two smaller ones. They put out a bid and the low bid was from Reliable to remove the old big one and put in smaller ones. There is no money in the budget for this and we will need a budget amendment.

MOTION by Bensyl to accept the low bid from Reliable; seconded by James.
Motion carried.

Mr. Reinhart asked if there is anyway they can get a notice to proceed letter to Reliable before they receive board approval. Mr. Weibel stated they could do that.

Chair's Report/Issues **County Clerk Remodel Update**

Mr. Beckett stated he talked to Mr. Shelden who told him option A3 was acceptable to him. He is asking for a number and for the item to go to the full board in June.

Mr. Reinhart stated the cost will be about \$10,000, they still have money in the Brookens remodel but it wasn't about that. Mr. Beckett explained the Clerk's office has the money from a previous remodel but needs an itemization.

MOTION by Jay to approve the County Clerk remodel based on option A3 as approved by the County Facilities Committee and the County Clerk; seconded by James.
Motion carried.

Highway Garage

Mr. Beckett stated he spoke with Mr. Shelden about the highway garage bays and he wants three bays and access to stalls during the election. There needs to be a meeting between the Sheriff, Mr. Blue, Mr. Shelden and Mr. Inman and he wants to make sure that gets done.

Isaksen Glerum Wachter Invoice #1

MOTION by James to recommend County Board approval of invoice #1 from Isaksen Glerum Wachter in the amount of \$1,480.00 for professional services rendered thru April 27, 2007, invoice is for Brookens Pod 200 Assessment office remodel; seconded by Jay. **Motion carried.**

Mr. Inman stated he met with Joe Meents and they are ready to move. Mr. Reinhart stated the overhead inspections were finished today, carpet will be arriving next week, they will have them moved by the end of the month and will start on the Planning & Zoning space in July. Mr. Inman reported RPC has expanded their project and brought in IGW, now looking at October for it to be completed.

Clock & Bell Tower – Request to modify Liautaud’s pledge

Mr. Beckett explained he sent a letter to Jimmy John asking for the second \$50,000 and Jimmy John asked to write one check for \$100,000 when it is built. We are financing the exterior masonry by a bond issue later this year which is already in the budget and feels the request is reasonable. He would like to thank him and accept his offer.

MOTION by Sapp to accept the Liautaud modification; seconded by Weibel.
Motion carried.

Mr. Beckett informed the committee that on June 26 the exterior masonry architects will be here for a meeting of the Clock & Bell Tower Committee asking them to make choices away from sandstone and to accept some modern materials that will be longer lasting, as well as make some other decisions. They will also be presenting a schedule. Because there is no Facilities meeting in July, he will put together a report from the Clock Tower meeting and provide it to everyone.

County Administrator Report

There was nothing to report.

Other Business

Public Defender Storage Issue

Mr. Rosenbaum explained that they keep their files in their office when they are working on them and in their office space, in the hallway, they keep files that are a couple years old, files older than that are kept in the basement. They use to keep them for 10 years but ran out of space and cut it down to seven years. They have a room which is 12 X 25 feet and there is a little more space on a couple of shelves in there but they have 10 boxed of murder files that cannot be stored in there. They keep those in a maintenance room next door but they have a need to hide them and he expects they are going to need more space in the future and he just wanted to make the committee aware, it’s not urgent.

When asked about the length of time they are required to keep files, Mr. Rosenbaum stated they have to keep murder files forever and the rules tell them to keep others for seven years.

Mr. Beckett stated they may have a shift within Brookens and there may be space at the Gill building and asked how much space they are looking for. Mr. Rosenbaum stated a little space now will satisfy them until January, when they get their new computer system they will need about a 10 X 10 space which would give them space for the long term. Mr. Betz suggested they look into microfilming.

Looking for Lincoln

Mr. Beckett explained there is a project that is going on that will identify sites in Central Illinois where Lincoln was present and contributed to the community and there will be a sign constructed for the Courthouse. He and Ms. Wysocki have committed themselves to the funding for that sign which is \$3,500; it will not cost the County anything but this committee will have to approve of having the sign and sighting it. They had to send a letter to the organization to order the sign and he wanted to let the committee know it was in the works. He stated there is another site in Homer and Mr. Knott and the boy scouts are working on that sign.

Future Meetings

Mr. Beckett reminded the committee there is no meeting in July, they will stick to the location schedule starting in August.

Mr. Jay asked about the status of the CAC move. Mr. Weibel explained there has been a minor change in the contract but it is still moving forward.

Consent Agenda Items

Items V A 1, 6; V B; VI A; VII A, B and VIII B will be placed on the June County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary