

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

January 8, 2008 – 7:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center

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

MEMBERS ABSENT: Bensyl, Betz

OTHERS PRESENT: Deb Busey, Alan Reinhart, Media

Agenda Item

Call to Order

Chair Beckett called the meeting to order at 7:00 p.m.

Approval of Agenda

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

Approval of Minutes – November 6, 2007

MOTION by Jay to approve the minutes of November 6, 2007 as
presented; seconded by James. **Motion carried.**

Public Participation

There was no public participation.

Champaign County Nursing Home Raterman Group, Ltd. Invoice #12253

MOTION by Jay to recommend County Board approval of Invoice
#12253 from Raterman Group, Ltd. in the amount of \$8,307.14 for
Professional Industrial Hygiene Services from October 1, 2007 thru
November 30, 2007 for 2nd Quarter Monitoring Report and the November
12-15 air monitoring at the Nursing Home; seconded by James. **Motion**
carried.

Duane Morris Invoice #1333113

MOTION by Weibel to recommend County Board approval of
Invoice #1333113 from Duane Morris in the amount of \$3,931.50 for
professional services recorded through 8/31/2007 in connection to the
Certificate of Need; seconded by Sapp. **Motion carried** with Jay opposed.

Duane Morris Invoice #1350488

MOTION by Weibel to recommend County Board approval of Invoice #1350488 from Duane Morris in the amount of \$20,083.10 for professional services recorded through 10/31/2007 in connection to the Certificate of Need; seconded by James. **Motion carried** with Jay opposed.

Mr. Sapp asked if there will be more bills. Mr. Beckett explained this is the final audit report information but he believes there will be more from November and December. He stated there is no way we could get through this maze without someone to lead us and there are a hand full of law firms who have the expertise with the Health Facilities Planning Board and they charge a lot for their services.

Champaign County Nursing Home: Reuse
Isaksen Glerum Wachter Invoice #4

MOTION by Jay to recommend County Board approval of Invoice #4 from Isaksen Glerum Wachter in the amount of \$54,481.84 for professional services rendered for the period October 27, 2007 thru November 23, 2007; seconded by Weibel. **Motion carried.**

Fleet Maintenance/Highway Facility
Construction Project Budget Spreadsheet

Mr. Beckett explained this is for information only. Mr. Jay stated he understood this committee discussed not putting a sign in front of this building and there is one up and he feels it is a waste of money.

When asked about the numbers on the spreadsheet, Ms. Busey stated we are expecting to be at budget on this project.

BLDD Architects Invoice #130051

MOTION by Cowart to recommend County Board approval of Invoice #130051 from BLDD Architects in the amount of \$6,945.66 for professional services rendered for the period November 2, 2007 to December 1, 2007, invoice is for Fleet Maintenance Highway Facility Site Observation; seconded by Weibel. **Motion carried.**

New Fleet Maintenance/Highway Facility Opening

Mr. Beckett informed the committee he, and Mr. Blue, feel it would be better to wait until spring, when the exterior work is done, to have a ceremony at the building. Committee members agreed waiting until spring, on a Saturday, would be best. This item will be on the February Highway & Transportation Committee agenda.

Physical Plant Monthly & Year End Department Reports

Selling Surplus Equipment on Ebay

Mr. Reinhart explained this is an update from Ranae Wolken who has been selling vehicles and surplus equipment on Ebay. This is for information only.

Physical Plant Employee Hours worked on capital projects

Mr. Reinhart explained this report shows improvement projects that were done in house for the last fiscal year and the hours worked in labor.

Electric Cost Comparison

Mr. Reinhart explained that Ms. Wolken put together a comparison for our costs per kilo, showing what we would have been paying. One month estimated savings is almost \$4,000 so in another month we will have made up for what it cost us.

Mr. James asked about the total amount excluding taxes and other charges. Mr. Reinhart stated he is not sure what that statement means and the figures presented are accurate figures.

County Clerk Space Update

Mr. Reinhart explained that construction has been finished in the County Clerks new office area as well as the new storage room. He reported that the County Clerk says he is happy about the way it has turned out and it should be what he needs now.

He explained that meeting room two construction is now finished and the room is ready for use. He stated in the spring they may have to do some adjustments to the cooling for that room, they are looking at new doors and signage as well as cable hookup. He explained they haven't yet moved the speakers from the old room into the new room; Mr. Beckett stated that looks to be a needless expense.

Ms. Cowart asked what the County Clerk is going to use as handicap space for early voting. Mr. Reinhart explained that he is using a cloth partition because they haven't come to an agreement about what he wants for permanent space, he is waiting to hear back from him.

Brookens Improvement Update

Mr. Reinhart explained they are still working on hot water for the restrooms. They have determined there is a hot water mixing valve and the manufacturer is recommending they modify some piping. There is a cross connection in this building but they haven't been able to locate it yet.

Regarding the RPC space, the large meeting room is almost completely framed in. They had to contract for the sheet metal work and are waiting on that.

Mr. Jay stated the work he has seen, done by Alan's people, has been good.

Courthouse Exterior Masonry & Stabilization Project

Probable Construction Costs – Main Building

Probable Construction Costs – Tower Restoration

Project Design & Construction Budget

OMNIBOUS MOTION by James to approve the probable construction costs for the main building, the probable construction costs for the tower restoration and the project design and construction budget; seconded by Cowart.

Mr. Inman explained that the overall project budget is 7.2 million and the source of funds that make that up are as follows; from the original Courthouse project they have around \$700,000, they issued bonds for 6 million last fall and the Clock & Bell Tower Committee has raised about \$350,000 and have commitments for 850,000 which brings the funds to about 7.4 million.

Mr. Beckett stated the bottom line number is under that budget but there are some items they made commitments about that are not included. The Citizens Committee would like to have gargoyles and it is his belief that they need to find the money to pay for them; there are other items similar to that. Another way they are thinking about saving money is offering an alternate bid date for completion of the tower. They would like to see it completed February 12, 2009, if we do that then we ask a contractor to accelerate and whenever you do that it creates higher costs, we could offer an alternate bid that would have a completion date of July 2009 so we could see what savings we could realize from that date difference. We are also determined to hold out of these bid documents the renovation of the 2nd and 3rd floors of the Courthouse which will have to happen but we felt we should hold back to give us opportunity for small contracts with MBE/FBE firms.

The major cost is the reconstruction of the tower which will be built from the ground up. The Citizens Committee part of the project is the 1 million dollars. Mr. Page is now on that committee and he has identified grants that could help. The funding is in place, we would like to get the schedule going and approval of this would allow bidding documents to be done and later this spring work would begin.

When asked about the construction consideration being difficult Mr. Beckett explained any time you have anything historic you are replicating that adds a difficulty factor. That is different than a contingency, we are asking them to match something that looked a certain way before and we are building up. There is the potential that those funds may be expended, Architects say from their experience in projects like this it could happen.

Mr. Sapp asked if the A & E fees are included in the 7 million dollar number because there is some confusion when looking at the documents White & Borgognoni submitted. Mr. Beckett called Gail White of White & Borgognoni Architects for clarification.

Mr. Beckett asked Mr. White why the number included with their documents, on page 1, does not include architect engineering fees, construction materials testing or design contingencies except as noted, but in another location there is an allocation of fees with the total being \$469,000. He asked what the language on page 1 means and how we would incur more fees on the project other than what is set forth in the documents.

Mr. White stated it is not likely to happen and would only if there was a redesign or a major difference in the project than what is contemplated, but he doesn't see that happening and it is common to have language like that in construction documents. Mr. Beckett stated the first two documents are construction costs not meant to describe fees at all; the last page is to identify fees and reimbursables in detail.

Mr. Beckett stated as we are paying bills, they will be tracked as to whether they are Clock & Bell Tower expenses or main tower expenses. Mr. Jay pointed out that approving this is hard not knowing the exact costs.

Mr. Beckett stated in his opinion the question is how we can achieve what we feel is a worthy social goal having the entire community participate in this project when he doesn't know what it will cost and what the renovation will entail. How can he throw a number out there except to ask the architects if they can meet our budget because this project has to go on the available funds we have and the architects say we will be all right. We are going with a firm that has a track record with these types of projects.

Mr. Weibel stated we are not building a new building, we are dealing with an old building and could find some unknown things but we just don't know until we start taking out walls. Mr. Jay stated when this project started we were at 4 million dollars and now we are at 7 million.

Mr. Beckett stated at 4 million dollars we didn't have to rebuild the tower but the standards have changed and we have to start from the ground up so we either let the building fall down or address the problem.

Mr. Jay stated as a board they decided to do the clock & bell tower but when the project started we were looking at 4 million dollars now it is 7 million and he doesn't have a firm number.

Motion carried with a 7/1 roll call vote. Voting yes was Beckett, Cowart, James, Richards, Sapp and Weibel. Voting no was Jay.

Chair's Report/Issues

Mr. Beckett stated he has abandoned going from building to building for meetings. Mr. James stated when the weather is better he would like to have a meeting in the animal services facility.

Other Business

Mr. Beckett explained he had some board members approach him because the County Clerk has been saying bad things about him on his web post. He stated no one has ever come to him saying they think he misled anyone about the nursing home problems. He tried to give the committee information as it happened and he believes it is a disservice to the public to say that he lied and he doesn't appreciate it.

He also pointed out that the February meeting falls on primary night so the committee will not be able to meet in Lyle Shields Meeting Room. Ms. Busey stated the committee will meet in the RPC meeting room at Brookens.

Consent Agenda Items

Items VA, AI A and VII B will be included on the County Board Consent Agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 7:56 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary