

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

March 11, 2008 – 7:00 p.m.

RPC Meeting Room C, Brookens Administrative Center

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

MEMBERS ABSENT: None

OTHERS PRESENT: Denny Inman, Deb Busey, Alan Reinhart, Julia Reitz, Susan McGrath, Roger Holland, Gail White, Brad Klein (White & Borgognoni Architects) Media

Agenda Item

Call to Order

Chair Beckett called the meeting to order at 6:03 p.m.

Approval of Agenda

MOTION by Betz to approve the agenda and addendum as presented; seconded by Cowart. Motion carried.

Approval of Minutes – February 5, 2008

MOTION by Betz to approve the minutes of February 5, 2008 as presented; seconded by James. Motion carried.

Public Participation

There was no public participation.

Mr. Beckett stated he would like to start with agenda item VII A because the Architects from White & Borgognoni are present to review the information presented in the agenda packet.

Champaign County Nursing Home

Duane Morris Invoice #1368256

MOTION by Betz to recommend County Board approval of Invoice #1368256 from Duane Morris in the amount of \$6,465.50 for professional services ending January 15, 2008; seconded by Sapp.
Motion carried.

IGW Invoice No. 6 for Professional A/E Services rendered thru 2/1/08 in the amount of \$8,726.27 (Invoice is for ILEAS Training Center-old CCNH)

IGW Invoice No. 1 for Professional A/E Services rendered thru 2/1/08 in the amount of \$3,850.00 (Invoice is for ILEAS Training Center Observation-old CCNH)

IGW Invoice No. 1 for Professional A/E Services rendered thru 2/1/08 in the amount of \$15,973.00 (Invoice is for ILEAS – additional services)

OMNIBOUS MOTION by Betz to recommend County Board approval of Invoice No. 6 from IGW in the amount of \$8,726.27; Invoice No. 1 from IGW in the amount of \$3,850.00 and Invoice No. 1 from IGW in the amount of \$15,973.00; seconded by Bensyl. **Motion carried.**

Courthouse Masonry/Bell Tower Project

Award of Contract to the General Contractor for the performance of Masonry Stabilization

Mr. Beckett asked Gail White to explain to the committee what the alternate bids mean and what his recommendation means.

Mr. White stated the base bid amount of the apparent low bidder, Roessler Construction from Rantoul, was \$6,545,000.00 and that is the base line amount they were working from. Alternate G1A is using a product cast stone, manufactured rather than natural, at various locations above elevation 120. Alternate 1B is using a manufactured stone at the new balconies. Alternate 1C is using a manufactured stone at the 3rd floor decorative band. Alternate G1D is using a new terra cotta material at the balconies. They were trying to leave options for various material possibilities to see where the cost savings would be as they considered the options. Some of the numbers are a minus which means it would be a deduction from the base bid, if it is a positive it would be an additional cost.

Alternate G1E is removing all decorative banding of the natural sandstone at the 3rd floor and using a new terra cotta band that would extend all the way across. Alternate G2 is using color coded metal roofing at the tower 7th floor in place of the copper roofing. Alternate G3 is to modify the date that was specified for completion of the tower and the north elevation only. That date was set at February 6, 2009 and they took an alternate price for moving that deadline to August 29, 2009 which is the same completion date as the rest of the building and showed a savings of \$180,000.

Alternate G4A and 4B are for use of substitute sand stone from what had been specified. The sand stone, which seems to match best, is an imported stone from England which is called Arlington Red. The Vineyard Red listed is a domestic product from the U.S. 4A is using it for the upper portions and 4B would be using it for the lower portions all the way to the ground. Alternate G5 is substituting all new brick for the tower only rather than salvaging and cleaning the existing brick.

He stated it was interesting to see how these came in because some they had hoped would be a cost savings didn't turn out to be. The alternate bid options, A1, A2, B1, B2, C1 and C2 are suggested combinations. Those combinations would result in different contract amounts.

Mr. James asked, with the dates being changed to August for completion, if the deadlines aren't met will there be a fee for days over. Mr. White stated they discussed liquidated damages but did not include it as a provision because they had some concerns about the overall project budget and were concerned that the anticipation of those damages being assessed would be built into the bid amounts and they would end up paying a premium for something they may not see the benefit of. There is always the anticipation of bad weather and if something does happen they will look at extending the date.

Mr. James asked if the contractor will be sub-contracting a lot of this work out. Mr. White stated they will be although they are self performing some portions of the work themselves.

Mr. White stated with the cast stone products they have to remember it will be subject to some fading as it ages and at such time they might need to replace selected pieces, the color match might be more difficult to obtain.

Mr. Weibel pointed out that natural stone may not be available in the future and asked if it is possible that they could have the same issue with the cast stone. Mr. White stated cast stone is not a new product and as long as the products that go into its manufacturing are available, it should be available.

Mr. White explained they reviewed with Mr. Roessler his bid package and tried to reach a comfort level that he understood the scope of the work and was prepared to commit the man power necessary to accomplish the work. After that they provided their recommendation to consider award of contract to Roessler. They recommend if the base bid, as submitted, was not within budget attainability that a reasonable combination of alternates be presented for consideration. Those include accepting alternate bid G3 extending the project completion date for the tower and north façade, accepting alternate bid G4A which substitutes a domestic sand stone for the imported sand stone from the ground level up to 20 feet and accepting alternate bid G4E which also substitutes the domestic sandstone for the imported sand stone from the 20 foot level up to the top of the building. They recommend the general contract be awarded to Roessler Construction, awarding the base bid plus the three alternate bids he named with the net difference combining the base and those deducts being \$5,875,200.00. He explained they listed unit price schedules which are optional, and whether or not the committee chooses to use those it is not a bad idea to base the contract on them. If they encounter situations where they have to perform work that would be covered by unit price basis that is something they would want to talk to Roessler about.

Mr. Beckett pointed out that on page 26 of the agenda, where they provided alternate bid options, G4B and 4A are backwards. Mr. White stated they will check that.

MOTION by Betz to approve option A2 as recommended by White & Borgognoni Architects and as presented on pages 30-32 of the agenda; seconded by Weibel.

MOTION by James to accept option C2 with the recommendation; seconded by Weibel.

Mr. Klein stated option 4B is not compatible with option G1A, they both cover the same areas but they can do G4A plus G1A. That is the difference between A2 and C2 and the cost difference is \$161,000 approximately; C2 is less.

Mr. Weibel asked about concerns regarding cast stone, and Mr. White stated color is their biggest concern because it is not as color fast and as it is exposed it probably will lighten but it is as durable as the stone long term.

Mr. Beckett stated he received information regarding a third kind of stone from China and asked if they have to accept a stone color today. Mr. White stated it does not have to be decided today. He explained that after the bids were opened and as they were having a post discussion with Roessler, they asked if they had any suggestions to consider for cost saving measures and they brought to him a natural sand stone product they felt was worth considering. It is imported, quarried in China so they sent a few small samples which he has looked at briefly. It is a pretty good blend with the stone on the courthouse and probably a cost savings of over a million dollars in the total contract from the base bid added with the other alternates. They have requested additional information on that stone.

Mr. Bensyl asked why the contingency percentage is different between A2 and C2. Mr. Klein stated the percentage changes with the different options because they worked backwards from the fixed project budget amount approved. In order to determine that number they took the construction budget, subtracted the contract amount with the alternate bids and whatever is left is what they are calling the contingency percentage.

Mr. James stated the new tower is going to be taller and asked about foundation around the building.

Mr. Klein stated that although the new tower is going to be taller they are using a different kind of back up system so the overall weight of the tower will not change. It is possible they will be able to reuse the existing footing of the current tower if it is in good condition, they weren't able to dig up the base to evaluate it thoroughly, but they believe there is a good chance the footings will be in good enough shape to build on top of it. They priced everything as if they would have to take the footings out, the worst case scenario, but there is a chance they are good and we might realize a savings by leaving it in place.

Mr. Weibel asked Mr. White to get more information on the stone from China. Mr. Beckett pointed out that accepting an option tonight doesn't mean they have accepted stone from anywhere.

MOTION to accept C2 failed with a 6/3 roll call vote. Voting no were Beckett, Bensyl, Betz, Cowart, Richards and Sapp. Voting yes were James, Jay and Weibel.

MOTION to accept option A2 carried with a 6/3 roll call vote. Voting yes were Beckett, Betz, Cowart, Richards, Sapp and Weibel. Voting no were Bensyl, James and Jay.

Mr. Beckett stated the committee will meet at the Courthouse in April to allow the members to view stone samples.

Fleet Maintenance/Highway Facility

BLDD Architects Invoice No. 130253 for Professional A/E Services rendered thru 2/1/08 in the amount of \$3,331.59, Invoice is for Fleet Maintenance Facility Site Observation

BLDD Architects Invoice No. 130254 for Professional A/E Services rendered thru 2/1/08 in the amount of \$900.00

OMNIBOUS MOTION by Betz to recommend County Board approval of Invoice No. 130253 from BLDD Architects in the amount of \$3,331.59 and Invoice No. 130254 from BLDD Architects in the amount of \$900.00; seconded by James. **Motion carried.**

Physical Plant **Monthly Reports**

Mr. Reinhart stated there is nothing new to report.

MOTION by Jay to receive and place on file the Physical Plant Monthly Reports; seconded by Weibel. **Motion carried.**

Electric Invoice

Mr. Reinhart explained this is what was missing from last months agenda, showing extra charges that were not included in the calculations given when comparing what we think the cost savings are with the new purchase plan as opposed to what we were paying a year ago.

MOTION by Jay to receive and place on file the electric invoice; seconded by Weibel. **Motion carried.**

Brookens Remodel Update

Mr. Reinhart explained that the RPC meeting room has been completed and furniture is being moved in. They are working in and around users and have some minor projects left to complete which should be done in another 2-3 weeks.

Mr. Beckett asked if anyone has done an analysis of costs of that project. Mr. Inman explained they have had two meetings with RPC regarding the budget and there is another scheduled for tomorrow, they are trying to rectify any overages but at this point they don't know a total.

Hot Water Issue

Mr. Reinhart explained they have spent a year tracing down problems with the hot water systems in Brookens. VIP Plumbing was hired and every hour he has been here working someone from the county has been with him. They have found 3 small check valves that were not shown on prints, they replaced valves and added circulating pumps and there is now hot water circulating through Brookens. There is still some small detail work to be done but the basic system is now circulating throughout the building, they will continue to tweak it so they have readily available hot water in the restrooms.

For the Pod 400 men's restroom they hired VIP plumbing and the physical plant has removed the existing broken wash fountain, removed the concrete floor, removed the bathroom patricians and have roughed in an underground drain. They found two faulty stool flanges and once those are repaired everything will be replaced. The estimated completion date could be within 30 days and the estimated cost was about \$3,000 but the bill came in under that.

Brookens Roof Repair

Mr. Reinhart explained the pod 200 roof has the oldest rubber roof there is on the Brookens building. The Capital Improvement budget anticipated \$5,000 to have the roof redone and the quote we received was around \$16,000 so we are short on funds. They are going to try and figure out what they can do to stop leaks, which are consistent in some areas but they may have to readjust budgets to get some of the work done.

Chair's Report/Issues

Mr. Beckett stated he has nothing to report.

County Administrator

Addendum Item XIA

Substance Abuse Prevention on Public Works Projects Art

Mr. Inman stated the State of Illinois has decided that contractors, on Public Works projects should provide a written program on how they are going to handle substance abuse and provide information on actual drug testing. He has talked to the Capital Development Board and they don't know how they are going to get this done and he is not sure how we are going to get this done. He stated this will not hurt the larger firms but when you get to the smaller firms we are asking them to do two more things they don't have the funding or knowledge for. He will report back to the committee in April.

Other Business

County Courthouse Pay Station

Mr. Inman explained that since the County Board meeting he has been contacted and asked to provide additional information on this issue. He provided a diagram of potential alternative sights for the pay station which he had the Sheriff review. The first alternative is the east side of the Courthouse, adjacent to the exit door about 20 feet from the current station location. The second alternative is within the entry way, he looked at two different sites there. When you enter the foyer, it is a store front with glass so they would have to run a new circuit and reset the station in that area. The second area on alternate two would be closer to the x-ray machine. The Sheriff has issues with both of those locations mainly because of the amount of people coming through that area. The third option is outside Linda Frank's office. Currently the City of Urbana sits and watches the lot to make sure people get to the pay station, alternatives two and three would require a City official coming into the Courthouse at least three times a day. The first alternative would require we get a new base and the machine would get some protection from wind and rain.

He also provided a separate handout called supplies, equipment and maintenance expenditures showing in paper supplies since 2004 we have spent \$1800, in parts we have spent about \$9400 including the original purchase price. Prior to 2006 they were not tracking the data but he has provided information showing what the issues with the machine have been since that time.

Ms. Busey stated that the total revenue from the time it was installed in 2004 until the end of 2007 was \$72,000. In fiscal years 2005-2007 when it was fully operational from December 1 thru the end of February it consistently generated \$4,000 of revenue. By the end of February, FY 2008, it had generated only \$1,500 so in three months of it not being operational we were down \$2500. The County gets all that revenue and Urbana gets the ticket revenue.

When asked what the life of the machine is, Mr. Inman stated he does not know but pointed out that the City of Champaign has one that has been sitting outside for 10-15 years.

When asked how the system works, Mr. Beckett explained the process pointing out that the City will not issue tickets if the machine is down and a person could protest a ticket if the machine is out of paper.

Mr. Inman stated alternative 1 would require a \$1,000 base and a few other things so a range of \$1,000 - \$2,000. Alternatives 2 and 3 would cost around \$3,000 and would have to be done after hours. To put a shelter over it now would cost around \$5,000.

Mr. Jay stated his concern is not if the machine needs shelter, if the problem is the machines inability to function then putting it inside would be best. Ms. Reitz stated putting it inside would be a bad idea; it would be clogging up an area already ingested with folks waiting in line. Mr. James stated we built that building with tax payer's money and he thinks in some situations we shouldn't be charging the public more money to do things.

Mr. Beckett stated he has talked to Judge Difanis about this system and having it in place regulates the movement of cars, the location of cars and it hurts the public if it is not in place. If it is a free lot it would be filled with County employees and when this machine has been down it has created a mess and as a matter of policy we have to have that system to regulate parking.

MOTION by Sapp to leave the pay station where it is and provide a shelter for it, costing up to \$5,500; seconded by Weibel. **Motion carried** with a 6/2 roll call. Voting yes was Beckett, Bensyl, Cowart, Richards, Sapp and Weibel. Voting no was James and Jay. Betz was absent during the vote.

Ms. Busey stated there will be a budget transfer on Thursday to approve the money.

ADDENDUM

XII Other Business

Self-Representation Help Desk Proposal

Mr. Holland explained this item is on the agenda to discuss expansion for use of the help desk that is currently located on the first floor of the Courthouse. The purpose of the help desk is to assist people who are not represented by legal council to gain access to legal resources; it is not a place where they get legal advice but simply forms and basic information about the court system. The Land of Lincoln approached him with a grant they received to expand the number of people and hours worked at the desk. Currently someone is at the help desk M, W and F from 9-12 stationed in the room located to the right of the traffic court room. That space is small and does not provide for any kind of seating for people waiting to get in so the proposal is to convert the space currently designated as the family waiting room to the space for the help desk and use the current help desk space as the new family waiting room. He spoke with people from the League of Women Voters regarding the family waiting room and they agreed to take a neutral position with regard to this which is to indicate they are no longer opposed to using that space for a different reason; there is no ground swell of people opposed to the move.

The grant will pay for the additional people to be there, longer hours. There will be money coming from the law library fund, if the Finance committee approves this, to be used for whatever logistical things need to be done to make the waiting room suitable for the purpose of turning it into the help desk area. The money in the law library fund is not general corporate, it is money that is taken as a fee attached to civil filings and will not have an impact on the budget or general corporate fund.

Valerie McWilliams of the Land of Lincoln spoke to the committee explaining they provide free civil legal assistance to low income people in a 14 county area and they have 8 attorneys working for them. John Roska, an attorney with the Land of Lincoln, explained that the help desk was created in 2005 and they deal with whatever walks in the door seeing between 8-10 people a day in the three hours they are there. They can help with a core of civil cases and people who do not have the resources to pay an attorney. They have developed a core set of forms that deal with most of the problems that people are capable of helping themselves with.

Mr. Beckett asked if there is any other place in town people could turn to for the services the help desk provides. Mr. Roska stated there is not.

Mr. Beckett explained the committee's decision is a physical space one, whether or not we will permit what has been called the family waiting room to be occupied by the help desk and whether or not the family waiting room would move to where the help desk was.

MOTION by Betz to approve the Self-Representation Help Desk Proposal; seconded by James.

Mr. Beckett stated they never heard back from the group regarding painting murals in the family waiting room. Mr. James stated he wants to make sure there is a grant for this. Mr. Holland stated the grant money goes only to the volunteers and the proposal the law library is going to make at Finance is to say whether or not the grant is renewed there is sufficient money to say we will fund that for one year further and after two years we will determine if this is something we want to continue.

Motion carried.

Circuit Clerk Request for Space

Mr. Holland stated he met with Ms. Frank and she has indicated she has run out of space for keeping evidence for court cases. She has talked to the Judge about destroying evidence in pursuant to her manual on record keeping but the problem is her manual doesn't consider criminal cases which can come back several years later and if that evidence has been destroyed it will make things harder for the State's Attorney's office. This evidence isn't just paper there are large items also and she needs something secure and temperature controlled. She currently has some space in the old nursing home which is satisfactory but she now needs more. He stated she did not indicate how much time she has until she is completely out of space.

Item deferred to the April meeting.

Semi-Annual Review of Closed Session Minutes

Ms. McGrath stated she has reviewed the closed session minutes and found two sets eligible to open; November 21, 1991 and June 30, 1993. Both are extremely generic in terms of comments made and they do not reveal any personal information.

Mr. Beckett stated he would like to defer this item to April.

Consent Agenda Items

Committee consensus to include items VI A-C and VIII A & B on the County Board Consent Agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 7:34 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary