

## CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

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**Tuesday, April 15, 2008 – 7:00 p.m.**

**MR 2, Brookens Administrative Center**

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

**MEMBERS ABSENT:** Betz

**OTHERS PRESENT:** Denny Inman, Deb Busey, Sheriff Walsh,  
Mark Shelden, Susan McGrath

### **Agenda Item**

#### **Call to Order**

Chair Beckett called the meeting to order at 6:30 p.m. A roll call confirmed a quorum present.

#### **Approval of Agenda/Addendum**

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

#### **Public Participation**

There was no public participation

Mr. Richards arrived.

#### **Courthouse Masonry/Bell Tower Project** **Review of Proposed Contract with Roessler Construction**

Ms. McGrath explained the contract consists of two parts, A101 and A201. There are a lot of changes and additional language to the standard form Architects like for us to use and all of the changes are ones the committee has discussed several times and were made to protect the interest of the county. Mr. Roessler is doing his review of the document now and he has ten days from the day he received it, last Friday, so his response will be due on April 21<sup>st</sup>. This is in conformance with the bid documents that went out but it much more defined.

**Request County Board Rescind Resolution No. 6437 and Reconsider Recommendation for Award of Contract**

**MOTION** by Weibel to Rescind Resolution No. 6437 and Reconsider the Recommendation for Award of Contract; seconded by James.

When asked about the colored metal roof that is included in the resolution, Mr. Inman explained it was an alternate that was on the original bidding documents and consists of putting a metal roof on just the bell tower, in lieu of a copper roof.

Mr. Beckett stated there is no cast stone; it is Texas Red Sandstone from ground up which actually costs less than the cast stone. Mr. Weibel stated he is trying to find more information about the Texas Red Sandstone which is very popular in Texas but so far it seems to be a good stone.

Mr. Inman stated the sandstone is being tested now for compatibility.

**Motion carried.**

**Other Business**  
**Reuse of South Highway Building**

Mr. Inman referred to a memo that each member received regarding this issue. In the first part of the report, he provided a brief history of what has happened with this building and what the requests were from the Sheriff's Office and the County Clerk. All along they have been trying to devise ways for the reuse of the building and he has come up with three options.

In the first option the occupants would be the Sheriff's Office, the County Clerk, ILEAS and the Physical Plant. The space division would be the Sheriff's office 5,000 square feet, County Clerk 5,000 square feet, physical plant needs one bay and ILEAS. Their addition to this project would request a 4200 square foot building addition be added to the existing south building. The remodel scope would be adding the 4,200 square foot addition, replacing exterior walls reusing the existing metal frame and replacing the overhead doors to try and gain some kind of heating efficiency in the building.

At this time the cost estimate is \$290,000 to \$310,000 and that funding would be divided between insurance and the ILEAS space lease.

In option two, the occupants remain the same and the south building would be remodeled with the additional space for ILEAS being added onto the north highway facility building. The project cost estimate is \$340,000 - \$370,000 and the funding would be divided between insurance and the ILEAS space lease.

Option three takes into consideration everything that has been talked about over the last months and the occupants would be the Sheriff's Office, County Clerk, ILEAS, Physical Plant and Coroner. In this scenario, ILEAS would lease existing ESDA storage facility space, we would remodel the south Highway facility for the Sheriff and Clerk and there would be a new stand alone building on county owned property for the ESDA and Coroner functions. The project cost estimate is \$600,000 and would be divided between insurance, ILEAS space lease and the general corporate fund.

He stated there needs to be more discussion with ILEAS to make sure they are still interested in space. In addition, they have to have some conversations with the insurance people therefore he recommends this item be placed on the May agenda.

Mr. Jay stated they were talking about two people who wanted to use the south building, now there is a lot more being presented to them and he asked where all of this came from. Mr. Beckett stated the committee talked about ILEAS wanting space at a Facilities meeting some time ago and when we talked about having the pre-fab building guys look at it, we talked about adding additional space for other purposes at that site. The notion there were other potential users isn't new tonight.

Mr. Sapp asked why there is such a difference between costs. Mr. Inman stated in the second option they have to add the slab next to the existing north facility where they are going to reuse the slab adjacent to the South building in option one.

Mr. Beckett stated they have a space domino and he understands the County Clerk needs to get his space as soon as possible.

When the County Clerk gets new space the Gill Building frees up and we know there are issues with the Circuit Clerk already and he doesn't feel they have the luxury of spending months looking at projects before something is done.

Sheriff Walsh stated on January 17, 2007 he sent a formal email asking for consideration of the use of 5 bays and he explained his reason for needing each bay. They have discussed this issue at least twice at Facilities meetings and there were meetings other than the committee meetings where this was discussed. Several times they have stated that they need 5 bays and Mr. Shelden needs 3 and it keeps changing every time it is put on paper. Before they talked about using insurance money so they could get into the building with some minor modifications, in terms of waiting they will take the building as is and if it has to be repaired they can move stuff out temporarily but they need space pretty bad.

Mr. Beckett stated the Circuit Clerk was told we would have something for her by the first of July and he doesn't see how that is possible unless they get moving.

Mr. Shelden reviewed the times previously that this issue has been discussed and pointed out that it hasn't been since December of last year at which time they were to come up with other plans including demo and costs. Their space needs are for the storage of 1.2 million dollars of election equipment, the ballots and all other things needed to be secured and it is also a work area where all testing of equipment and putting together packets will be done. He is not sure what ILEAS needs the 4200 square feet for but if it is for storage of vehicles, he would like the new space so the person who works there is in a new location.

Mr. Sapp stated he recalls the conversation that the south building has 8 bays and 5 would go to the Sheriff and 3 would go to the Clerk. He would like to see the committee agree to re-skin the building and making the modifications inside for the Sheriff and the Clerk. They will have to discuss the Physical Plant and if ILEAS needs the 4200 square foot building and they want to add onto the north building he is not opposed to that.

Mr. James stated he agrees with Mr. Sapp, if the money is there and we can get it arranged now is the time to do the work and asked if we have the money to do the complete project.

Mr. Weibel stated option three is the most expensive and would involve general corporate funds but the other options would include insurance money and ILEAS space lease, if ILEAS is involved.

Mr. Beckett asked if insurance money will cover the re-skinning of the south garage and the 3 and 5 bays originally discussed.

Mr. Inman stated it would and explained to get the money back from the insurance people they will have to provide documentation that the new highway building is done and the plans for the south highway building. The highway building will not be occupied until mid May, that is the soonest we could get the money.

Mr. Sapp asked how much of the estimate in option two is for re-skinning. Mr. Inman stated the re-skinning is roughly \$90,000. The total cost of just the south part of option two is around \$100,000. Mr. Inman stated the county board controls the whole part of the money but half goes to the highway department, we are expecting \$210,000 total.

**MOTION** by Sapp to spend up to \$110,000 to remodel the south highway garage for space for the Sheriff and County Clerk; seconded by Jay. **Motion carried.**

### **Adjournment**

Chair Beckett declared the meeting adjourned at 6:57 p.m.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary