

## CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

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Tuesday, May 13, 2008 – 6:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center

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

**MEMBERS ABSENT:** Richards

**OTHERS PRESENT:** Denny Inman, Sheriff Walsh, Mark Shelden,

### Agenda Item

#### Call to Order

Chair Beckett called the meeting to order at 6:00 p.m., noting that the following members were present: Beckett, Bensyl, Betz, Cowart, James, Jay, Sapp, and Weibel.

#### Approval of Agenda

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

#### Public Participation

There was no public participation.

#### Champaign County Courthouse

##### **Approval of Contract between the County of Champaign and Todd Frahm for the manufacture of Gargoyles for the Clock & Bell Tower Project.**

Mr. Beckett asked to fill in the blank on section 3 where the no later date should be October 1, 2008, consistent with the construction schedule for installation.

**MOTION** by Betz to recommend County Board approval of the Contract between the County of Champaign and Todd Frahm for the manufacture of gargoyles for the Clock & Bell Tower Project; seconded by Bensyl.

Mr. Beckett stated it is noted that Mr. Frahm has to deliver the gargoyles and he gets no expenses. Ms. McGrath stated that is correct.

**Motion carried.**

**County Administrator**

**Approval of release of Bid 2008-005 – Replacement of Exterior Walls on South Highway Building.**

Mr. Inman stated there should be a memo from himself dated May 13<sup>th</sup> at committee members desks along with an 8 ½ X 14 sheet titled options, a sheet titled project estimate, two sheets called meeting notes and 4 11 X 17 sheets that are plans for this project.

Mr. Inman reminded the committee that this project came about because of storm damage received in April of 2006. They have met regarding this facility and the County Clerk has expressed a desire to utilize 3 vehicle storage bays and the Sheriff has identified the two maintenance bays, one wash bay and two vehicle storage bays for his use. At the April 15<sup>th</sup> meeting the motion was made by Mr. Sapp to remodel the south highway garage spending up to \$110,000 for space for the Sheriff and County Clerk. On May 9<sup>th</sup> Mr. Weibel, Sheriff, Mr. Shelden, Mr. Voges and Mr. Bolt all met to discuss this issue at which time 3 options were presented.

Option one is what you would find if we went ahead with the original project and doing that would give everyone the space they requested and would involve new exterior walls and coiling doors, estimated at \$120,304. In reviewing this we came up with option two which flips occupancy. Mr. Shelden stated a requirement for an outside walk-in door, which was problematic to put on the west side but by flipping occupancy he can get that door on the east side of the building and in conversation with him it seems that space would meet his needs, and shifting the Sheriff to the west side did not seem to impede what he wanted to do. To accommodate option two they would take the floor jacks currently in maintenance area and relocate them to the new side, it would also take care of exterior walls and coiling doors and is estimated at \$115,642. During the meeting discussion option 2a evolved which takes option 2 but with the south wall Mr. Shelden requests only the wash bay coiling door stays and we would eliminate two coiling doors in the maintenance bay area. They would upgrade the walk thru door on the east side to a security level door and the big change here would be replacing half the roof on the building. He had Advance come out and take a look late yesterday and as of right now he still believes option 2 a is the recommended version that everyone agreed to and that estimate is \$109,332.

The one issue that is not spelled out in any of the documents under options 2 or 2a is what we would do with the air conditioning system in that portion of the building. Currently there are two window air conditioning units, and he believes they are going to have to take a stronger look at this to come up with a complete solution, but it is not an insurmountable issue. When you look at the project estimate sheet in option 1 and option 2 they maintained an 8% contingency but because he hasn't seen the written report on the roof the contingency under 2a is now at 10%.

The new exterior walls and doors as outlined would be \$46,500, the new roof \$37,800 and contingency of \$8,400. They think there is about \$19,560 worth of owner work identified, excluding air conditioning, which brings it to \$109,332 with the contingency plus another \$10,667 to buff up the contingency or put toward air conditioning or any other items.

Plans A1 shows you the dimensions of the building, A2 is the original option 1 where Mr. Shelden is occupying the west portion of the building, A3 was option 2 and A4 is option 2A. Starting from left to right Mr. Inman reviewed that plan.

Sheriff stated the windows on the west half would need to be sealed up because of the evidence kept in there and there is a lift located in the vehicle maintenance area now, not the in ground, which would be relocated to his half of the building.

Mr. Shelden stated there is some storage available above the break room and there are steps leading up to an area above the parts area and something like that would allow him to store things he doesn't have to get to often. He asked about the office on the south side of the building and stated he would take that space also. He stated the wash bay area, his election person is looking at regarding how to arrange the space, they want the overhead door for sure but they had anticipated working with open space so they may not want those walls after all. They have talked about outside the east door having something for a drop off site under cover and if there is ever a time where we plan to expand on the east side he would take that.

**MOTION** by Betz to approve option 2A; seconded by Bensyl.

Mr. James asked if they need windows in the building. Mr. Shelden stated one person works full time for two months prior to the election in this building and windows would be nice for the employee.

Mr. Jay stated the in ground lift is going to be expensive to move and he was under the impression that wasn't going to be done. Sheriff Walsh explained the in ground lift is going to be removed and they would get the one for automobiles. Mr. Jay stated if at some point there could be a cover it should be on the east side, if not now maybe in the future. He stated he is pleased with the layout and asked about the shape the wash bay is in and if we are concerned about the frame of that wall. Mr. Inman stated his understanding is that the south east corner up to window #12 is the area we want to peel back first because if we have to replace steel frame that would be the location.

Mr. Sapp stated his biggest concern with option 2a is that we are only re-skinning two walls and he thought all the walls were in bad shape. Sheriff stated the east side walls are those that need to be done, if there is a hole somewhere else it will need to be patched. Mr. Inman stated on the west side there are some holes and the plan is for the contractor to replace those sheets that need to be and add sufficient insulation. Mr. Sapp stated this is not where we started a year ago and he does have some concerns about what the end product is going to be.

Mr. Shelden stated when the roof came up in conversation he pointed out that it does leak in a number of places and it was something that needed to be addressed before they moved in. Mr. Sapp stated when this started all this extra stuff wasn't in, they were talking about a nice building to store stuff in and he believes the scope of what was talked about has changed entirely.

Mr. Jay asked what the cost would be to re-skin the entire building. Mr. Inman stated the estimate to re-skin is \$93,000 and does not include the roof.

**Motion carried.**

Mr. Sapp asked what is happening with the 5 bay north garage. Mr. Inman stated his understanding is that it will house off season equipment and the 3 bay garage to the west belongs to ESDA and ILEAS.

**MOTION** by Weibel to increase the budget for the South Highway Facility remodel by \$10,000; seconded by Bensyl. **Motion carried.**

Mr. Beckett informed the committee he heard that there is an agreement regarding the Health Facilities Planning Board intent to seek fine issue and we should have details at the county board.

### **Other Business**

### **Consent Agenda Items**

Mr. Beckett stated the south highway building item does not go to the board but the gargoye agreement will be on the consent agenda.

### **Adjournment**

Chair Beckett declared the meeting adjourned.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary