

CHAMPAIGN COUNTY BOARD
COMMITTEE MINUTES

COUNTY FACILITIES COMMITTEE

Tuesday, March 3, 2009

**Lyle Shields Meeting Room, Brookens Administrative Center
1776 E. Washington St., Urbana**

MEMBERS PRESENT: Beckett (Chair), Bensyl, James, Jay, Sapp, Smucker, Weibel

MEMBERS ABSENT: Cowart, Richards

OTHERS PRESENT: Denny Inman, Deb Busey, Ben Sliwinski (U of I)

AGENDA ITEM

Call to Order

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

Approval of Agenda/Addendum

MOTION by Sapp to approve the agenda and addendum as presented; seconded by James. **Motion carried.**

Approval of Minutes – January 22, 2009, February 3, 2009

MOTION by James to approve the minutes of January 22, 2009 and February 3, 2009 as presented; seconded by Weibel. **Motion carried.**

Public Participation

There was no public participation.

Smart Energy Design Presentation

Mr. Beckett introduced Ben Sliwinski from the University of Illinois. Mr. Sliwinski explained he is part of the Smart Energy Design Assistance Center which is located at the University of Illinois and has been in business for about 4 years. They provide free energy audits to any corporation for profit and over the last year they have begun to provide the same service for public entities. He met with Mr. Beckett, Mr. Inman and Mr. Smucker to go over some of the basics of what they have seen in the County, he also received a copy of the HWS energy audit that was completed for the County in 2003.

He provided a slide show presentation explaining that the HWS audit gave him information on energy cost per year for most of the large buildings in the County. He explained they use a metric dollar per square foot per year system so if they come into a building and it is using about a dollar per square foot per year they feel it is a pretty good building. \$1.00-\$2.00 per square foot per year could be improved but is pretty typical, and \$2.00-\$3.00 per square foot tells us there is room for improvement. Above \$3.00 for an office shows there is something wrong. Looking at the data for the County, it shows the majority of the buildings are above or at about \$2.00 per square foot per year, meaning we are pretty typical with room for improvement. There are some standard measures to be taken to reduce energy, the HWS audits were done well but they are not as aggressive as SEDAC is in pursuing energy efficiency measures.

Mr. Sliwinski stated saving 50 cents per square foot is what he is looking at but we might be able to do more. The goal is to have energy efficient buildings not typical buildings. He provided a list of options of things that can be done including lighting measures, occupancy sensors for restrooms and selected offices and explained that right now Ameren is offering a rebate for occupancy sensors so it is a good time to get in on this. He also suggested replacing all T-12 lighting systems with T-8.

When asked about solar power as an option, Mr. Sliwinski stated he doesn't like solar thermal but would look at solar and wind for the Brookens building. Those things are expensive and do take a while to pay back but it would be a good investment.

When asked if his department will go far enough to figure out what it would cost us to implement these new measures, Mr. Sliwinski stated they will not. They are experiencing a huge demand for their services and he asked us to pick one project for them to look at. He stated they have a person they are going to assign to this work and it will not cost the County anything. With the stimulus money he believes this is a good time for these projects.

Mr. Sapp stated he likes the idea of people taking responsibility for saving energy and even though there will be stimulus money we still need to be careful. The committee discussed the importance of educating employees.

Courthouse Masonry/Bell Tower Project **Project Spreadsheet**

MOTION by Sapp to receive and place on file the Courthouse Masonry Project spreadsheet; seconded by Weibel.

Mr. Inman explained the project is gearing back up after being off due to weather. The goal is to have the brick on the north tower up to the gutter line in two weeks and they are currently one level away from that. The project is still on schedule to be completed the middle or end of August and it is still on schedule financially.

Ms. Busey stated at the February meeting the committee asked for a change to the way the spreadsheet is put together but that didn't get fully incorporated this month. The owner items should have been subtracted from contingency so the project budget is really \$6,871,040 instead of the \$6,958,041 shown.

Mr. Beckett stated he has had people comment on how beautiful the tower looked when it was in place with the flag on top so he has inquired about the possibility of having a flag put up. If it is cost effective he will bring it back to the committee.

When asked if there were any additional changes to the project, Mr. Inman stated they knocked the additional wattage that would be going to the Clock Tower lighting in half and there is a movement from the group to get fixtures and bulbs donated.

Motion carried.

Energy Action Report **Draft of Proposed Energy Policy**

Mr. Inman explained he put together a preliminary Energy Policy and it is before the committee tonight for their consideration. The objective is to operate energy efficient county facilities, incorporate energy management into County decision making, balance life safety with responsible energy policy usage and promote energy efficiency by example and education. He was pleasantly surprised when attending some of the inter-agency meetings that people are looking to the County to find out what we are doing about energy and calling to see where we are and where we are going. It will be the policy of the County Board to implement strategies to reduce overall energy consumption. The policy would be a guideline for the purchase of utilities, energy efficient equipment, remodeling of facilities and operation and maintenance of existing facilities. The consortium group buying electricity will be due up in about a year; the City of Champaign is reviewing their current status with that to see if it is the route they want to go. He does not believe they are going to have enough kilowatts to go out and make an impact so they have to get together with local people and come together with a package that makes it attractive to provide. Also looking at alternative sources to supplement the existing energy utilities here, they have used geothermal at the Highway facility and asked if it would be applicable to Brookens but one of the drawbacks would be hooking that system into the existing system in the building.

There is a technological gap that would allow that to be done easily and they will pursue all those different avenues. Currently all our copiers are energy star rated equipment and that can be the same for many items. There is the inevitable conflict between buying an item and being energy efficient which costs more than buying the conventional item, for the remodeling of facilities, if we come to that point, a cost analysis must be done. Talking about the operation and maintenance of existing facilities, he explained they have had people put temperature gauges on their window to say their office is too cold, but they need to put logic to this. The belief is we can have the heating months and cooling months temperatures set while still making people comfortable, this will include education of employees on what can be done on their end. They have audited the Courthouse, Courthouse addition, Brookens, Correctional Center and the Satellite Jail and feel they can make some changes in the lighting fixtures to make an impact. They are also contemplating turning the boilers off in the Courthouse.

Mr. James stated some of the personal items should be addressed as not being allowed. When asked about occupancy sensors, Mr. Inman explained the cost ranges from \$75-110. Buying them in bulk would make the cost lower and our own staff would install them. The copy machines will use energy saver mode and already do and the computer monitors would shut off when not in use for longer than one hour.

Mr. Beckett asked if we are going to have a finalized version of this policy and asked about the timeframe. Mr. Inman stated he recommends sending this to department heads for feed back and believes he can have information back within 10 days. Ms. Busey stated there are a lot of individual refrigerators and may consider banning them and if we do we have to think about providing refrigerator space that is energy efficient. Mr. James stated the County will need to look at providing the appliances needed.

Mr. Smucker stated he would like to see some statement about renewable energy down the road included.

Update – Energy Efficiency Activities

Mr. Inman stated they have done the light fixture audit at the Courthouse and Courthouse addition, Brookens, Correctional Center and Satellite Jail. The de-lamp plan for the Courthouse, Courthouse addition and Brookens should be to the April 7th meeting with a narrative and Department Head input on whether it is a good plan or not. By that date he will also have the energy baseline per facility for the committee to review but they will still be reviewing the boiler operations and working on getting HVAC tune up information and cost estimates.

The lighting sensor and fixture estimates he believes he will have for the April 7th meeting and, depending on what that will be, there may be a request to apply for grants to see what we get.

Physical Plant **Monthly Reports**

Motion by Bensyl to receive and place on file the January 2009 physical plant monthly reports; seconded by Sapp. **Motion carried.**

Chair's Report

Jennifer Putman letter requesting approval to display relevant photographs of national and local government leaders in the Jennifer Putman meeting room

Mr. Beckett explained Ms. Putman sent him a letter stating she wanted to put pictures up in the Jennifer Putman meeting room of each Champaign County Board Chair she served under as well as a photograph of the President of the United States.

Mr. Sapp stated he has some reservations about doing this; we already have pictures of the full board up in Lyle Shield Meeting Room. It's not political he is just not in favor of putting up individual photos of people because there is the chance you could leave someone out. Mr. James stated it would be nice to have different County photos up in that room.

Mr. Beckett stated he agrees with putting a picture of Ms. Putman in that room. He will invite her to a meeting so she can answer any questions.

County Administrator

Blood Born Pathogens – Proposed Policy for Physical Plant Employees

Mr. Inman explained that in his monthly meeting with Physical Plant they realized they do not have this policy in place. It is required by OSHA and is something they use to have so he recreated a policy and is going to give it to the employees to review.

Mr. James asked if employees doing the building work have to have shots.

Mr. Inman explained that is an issue he is still trying to get information on, one opinion is that it is up to the employee and the other is that they have to have it. He has talked to Julie Pryde about this and needs to get a solid opinion before he presents it to the committee. He will fine tune the policy with legal and have something back to the committee in April.

Addendum
Art on the Plaza

Mr. Beckett reminded the committee this is locating a newspaper stand designed in a way that it is a piece of art and would be placed in front of the plaza. There are no County funds involved in this but the issue is where exactly to locate it on the plaza. There has been previous discussion on this issue and the City would like to see it move forward.

He explained the area under discussion is the north east corner of the old Courthouse, the Sheriff doesn't like that location because he is concerned if placed there it could be a place people could hide or a place for debris to be collected. He would rather have it in an open area, perhaps on the east side closer to the parking lot, and he wants to make sure it doesn't block any camera views. Urbana representatives have no problem with that and it could possibly be located adjacent to the pay machine in the parking lot. He read an email regarding this subject received from the Sheriff and pointed out that we would have to have an intergovernmental agreement with City.

Mr. Sapp asked if something has been chosen as the art for the stands and if we are obligated to do this.

Anna Hochhalter from the City of Urbana explained a design has been chosen explaining it is basically newspaper receptacles with etched glass of historical newspaper articles.

When asked if we are obligated to provide this, Mr. Beckett explained this is a grant from the City of Urbana that the artist is earning by creating this. The vendors have to pay a fee to have access to the machine but the money goes to the city; we are really providing it as a convenience for the people who come into the Courthouse and want to get a paper.

Mr. Jay stated he wants to be sure it is laid out in any kind of agreement that if at some point in time this becomes something not used or we need to get out of it, there is a way for us to do that.

Mr. Beckett stated he would like the legal department to draft an intergovernmental agreement so when we pick a place we know what the agreement will say. The Sheriff will also review the agreement.

This item will come back to the committee for action.

Other Business

Semi-Annual Review of Closed Session Minutes

Semi-Annual review of closed session minutes was deferred.

Designation of items to be placed on County Board Consent Agenda

No action items will be placed on the County Board Consent Agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 8:19 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary