



Champaign County Board Facilities Committee
County of Champaign, Urbana, Illinois

MINUTES – Approved 8/5/2014

DATE: Tuesday, July 15, 2014
TIME: 6:00 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington, Urbana, IL 61802

Committee Members

Present	Absent
Stan James (Chair)	
James Quisenberry (Vice Chair)	
Josh Hartke	
	Jeff Kibler
Gary Maxwell	
Giraldo Rosales	
	Rachel Schwartz

County Staff: Dana Brenner (Facilities Director); Deb Busey (County Administrator); Van Anderson (Deputy County Administrator of Finance); Sheriff Dan Walsh, Chief Deputy Allen Jones and Captain Shane Cook (Sheriff's Office); Linda Lane (Recording Secretary)

Others Present: Aaron Esry, Stan Harper, John Jay, Alan Kurtz, Jim McGuire, and Patti Petrie (Champaign County Board); Charles Reifsteck (Gorski Reifsteck Architects, Inc.), Dennis Kimme (Kimme & Associates), members of the public

MINUTES

I. Call to Order

Committee Chair James called the meeting to order at 6:00 p.m.

II. Roll Call

A verbal roll call was taken and a quorum was declared present.

III. Approval of Minutes

A. June 3, 2014

MOTION by Mr. Rosales to approve the minutes of the June 3, 2014 meeting as distributed; seconded by Mr. Quisenberry. Upon vote, the **MOTION CARRIED unanimously.**

IV. Approval of Agenda

MOTION by Mr. Maxwell to approve the agenda; seconded by Mr. James. Upon vote, the **MOTION CARRIED unanimously.**

V. Public Participation

Dorothy Vura-Weis commented that she was surprised at the proposed cost of the consultant services for the Sheriff's Operations Master Planning and that there would be an additional \$5-40,000 more if any buildings other than the jails were to be evaluated for repurposing. She stated that at a previous meeting she thought it was stated that there was \$50-60,000 budgeted for this and wanted to know where the rest of the money is coming from. Ms. Vura-Weis stated that a large portion of the ILPP recommendations covered changes in citing and booking procedures, provision of services to address the underlying mental health and substance use problems, and

development of re-entry programs to reduce recidivism. She noted that there are many factors that are within the control of the local County decision making and that Champaign County has already started to make some changes in processes. She summarized several factors that would decrease the number of jail beds needed.

VI. Communications

None

VII. Sheriff's Operations Master Planning for the County of Champaign (RFQ 2014-005): Recommendation of Award of Contract to Gorski Reifsteck Architects, Inc.

Mr. James asked for a motion of approval. **MOTION** by Mr. Quisenberry to approve the recommendation of award of contract to Gorski Reifsteck; seconded by Mr. Maxwell.

Mr. Maxwell is concerned about the cost but stated that he intends to support this because they have some immediate problems that need to be addressed. He felt it was time to move on and find some solutions to these problems.

Mr. Hartke stated that his goal has been to close the downtown jail. He said he was not in favor of the team picked to do the study. He stated he wanted to see more information about programming space, medical space, etc. Mr. Hartke felt they have picked a qualified team and that he looks forward to the results, therefore he will support the issuing of this contract at this time.

Mr. Quisenberry referred to information supplied by Dr. Kalmanoff regarding an upside down pyramid of costs associated with a justice facility, where operational expenses are always the largest cost. He said he has been focused on why they have two facilities when they would gain efficiency with just one. He thinks the cost is high because of the downtown jail evaluation. He said they don't want to overlook the value of an existing building that has some sound parts of the structure.

Mr. James thought this is a good price compared to other studies and things the County Board has done. He said they aren't just looking at buildings, but at a master plan for the Sheriff's office that will encompass staff, time tables, etc. Mr. James remarked that all the options they are hearing from the public are nice, but what they have to think about is cost, staff, utilities and all the other things that go with that. He pointed out that the Sheriff is also mandated by certain State laws. He felt they would get a good in-depth study and confirmed his support.

Mr. Rosales stated that he had requested a rescheduling of this meeting because he wanted to be able to follow due process. He wanted public participation so that later it wouldn't appear that the Board was rushing through and hiding behind closed doors. Mr. Rosales said he is looking forward to supporting this proposal. Mr. Quisenberry agreed that this process needed to go through committee. He thanked Mr. Anderson for the analysis of what they think this project does in terms of the ILPP recommendations. Mr. Quisenberry pointed out that this is acting on some of the recommendations from the ILPP report.

Mr. Kurtz commented that there seems to be a change in the culture of the justice system with social programs becoming more important. He noted that neither current jail facility can accommodate the culture of today's incarceration and follow the new rules and regulations. Mr. Kurtz stated he is interested in both social and facility issues and noted that the Board had put aside \$150,000 for the re-entry program. He said he would like to see a unanimous vote of recommendation of approval.

Ms. Petrie wanted a better understanding of the concept of the master plan. Mr. Kimme stated they are working together to conclude what is the best long-term facility option for the County. It involves the quality of the spaces, the environment in which the inmates live and the staff work, the technical fitness of the facility, and what it will take to bring either or both facilities up to a point where they are buildings that can be relied on for the next 20 years. Mr. Kimme said they will also look at staff efficiency. He said the options they come up with will chart a course for developing the needed facilities over the next 20-30 years. Ms. Petrie commented that Mr. Anderson's memo mentioned, that with no study, any use of the space at JDC and any empty space at the Nursing Home have been put aside. She asked how this was decided. Mr. Anderson responded that there was a long discussion with GHR, who is familiar with the ILEAS facility, and Mr. Kimme, who is aware of the housing requirements at JDC. He explained that the ILEAS facility is leased with multiple three year options, the

first of which won't be exercised until the beginning of 2017. Mr. Anderson summarized security and quality issues of the building. He stated issues brought up in the ILPP study regarding the JDC were discussed, but noted that changes took effect January 1, 2014 regarding housing options. Ms. Petrie is concerned that the study isn't looking at the entire campus as a comprehensive plan as ILPP recommended. She said the plan is also missing how to repurpose the downtown jail for other things beginning in Urbana. Mr. James responded that the study will look at what is viable for the downtown jail. He said if everything had been put in now they would never get off the ground because the County doesn't have the money to do a study of all its buildings at this time.

Mr. Quisenberry pointed out that this committee is sending it to the full board with a recommendation or not, so it will be available to be discussed at the full board meeting. He stated that it can be taken off the consent agenda. Mr. Quisenberry didn't think doing this precludes any opportunity to take advantage of whatever changes may be taking place in Urbana. Upon vote, the **MOTION CARRIED unanimously**.

VIII. Facilities Director's Report

Mr. Brenner referred to handouts for the items below.

A. *Update on the Brookens Administrative Center Chiller Project*

Mr. Brenner explained the timeline of the project and said it will be done by August 13. Mr. James asked if done meant the fence as well. Mr. Brenner said no, but that the fence has been ordered.

B. *Update on the ILEAS Demolition Project*

Mr. Brenner reported that they had mobilized on the demolition and then found out they had to post a 45 day notice. He stated that the new start date is July 25 and the demolition should take about one week with clean up taking a little longer.

C. *Brookens Generator Project*

Mr. Brenner stated that this is tied to capital projects. He directed everyone to item D and explained that after some discussion it was felt that a generator is a necessity at Brookens because it is the hub IT services of communications for the court and sheriff's office. He said they are not looking to power the entire building, just IT along with the emergency lights should the power be out for an extended period. Mr. Brenner said the cost would be around \$149,000 with some contingency built in. He also stated that the totals are under the available fund balance for capital asset replacement fund.

Mr. Quisenberry commented that there is contingency after contingency. He asked the generator rating for power. Mr. Brenner answered 60KW. He also asked for clarification that the UPS is supporting the same load as a generator would. Mr. Anderson replied that is correct. Mr. Quisenberry noted this would go one step towards the annual wrist slap from the auditor regarding disaster recovery.

Mr. Hartke asked if the servers and computers in the County Clerk's office that deal with election information would be covered. Mr. Brenner answered no. He said they also looked at the Coroner's office which has election storage in part of the buildings. He stated that if there were a power outage on election day that Mr. Hulten would move the gathering area to the Highway Building which has a full building generator.

D. *Update Summary of Prioritized Capital Fund Projects for FY2014*

Mr. Brenner reported that the handout shows the actual costs to date. He noted that Brookens and ILEAS are showing actual costs, but the others are still estimates.

E. *Update on the Courthouse Tuck Pointing and Expansion Joint Replacement Project*

Mr. Brenner reported that there is about 1-1/2 weeks of work to be done on the Courthouse masonry project. He stated they think the project will come in at \$215,000, which is under the bid. Mr. Kurtz asked if there was a problem with the roof leaking. Mr. Brenner explained that the water in room 332 came from either a window or a corner joint.

F. *Status and Update on Courthouse (original) Windows*

Mr. Brenner noted that there are 226 windows in the old section of the courthouse that were replaced in 1986, 58 of which have lost their ability to keep out mother nature. He stated have a price for replacing the glass on those 58. He noted the current glass isn't low-E glass but plain double paned, and that they are looking at

several options. Mr. Brenner stated that a dozen have actually cracked. Mr. James asked if there is money in the courthouse construction fund for this. Ms. Busey answered there was.

G. Update on Parking Lot Repairs

Mr. Brenner said that Highway is assisting with parking lot renovation and have almost completed their lot. He said they are trying to work with Highway on dates in August to work on the lot at Brookens. Mr. Brenner stated that parts of the lot that have to be removed have already been cut.

H. Update on the Clock Tower LED Lighting

Mr. Brenner said he added this in the handouts to share the costs. He stated that both Aladdin Electric and Springfield Electric worked very hard to come up with a light to meet the County's needs. Mr. Brenner reported that they will be replacing 30 fixtures and they will be ordered directly from Springfield Electric to avoid the markup. He stated that the Clock Tower Committee has agreed to pay for the project and that we will assist with the lift. He said the lights will be arriving within 10 days and Aladdin will install them.

IX. Other Business

Mr. Maxwell commented on the current contract with MPA that got them out of the maintenance at the nursing home and moved it to Physical Plant. He urged Mr. Brenner to keep up with the maintenance and redecorating. Mr. Brenner said GHR had been hired to do a thorough evaluation of the mechanicals and to prioritize the needs and provide cost estimates.

Mr. Rosales asked about the new rating the Nursing Home received. Mr. Hartke replied that the Nursing Home moved from three to four stars, which was one of the metrics the County Board set before the Nursing Home. He stated there are still some facility and dietary issues to deal with but that the Nursing Home is on a good track.

X. Chair's Report

A. Future Meetings:

Tuesday, August 5, 2014 – Lyle Shields Meeting Room, 6:00 pm

XI. Designation of Items to be Placed on the Consent Agenda

None. Mr. James stated that item VII is to be place on the County Board agenda.

XII. Adjournment

There being no further business, Mr. James adjourned the meeting at 6:55 p.m.