



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

***MINUTES – Approved 4/9/2015***

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DATE: Tuesday, March 3, 2015  
TIME: 6:30 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington, Urbana, IL 61802

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**Committee Members**

<b>Present</b>	<b>Absent</b>
Gary Maxwell (Chair)	
Giraldo Rosales (Vice Chair)	
Jack Anderson	
Josh Hartke	
	Jeff Kibler
James Quisenberry	
Rachel Schwartz	

**County Staff:** Dana Brenner (Facilities Director); Deb Busey (County Administrator); Van Anderson (Deputy County Administrator of Finance); Linda Lane (Administrative Assistant)

**Others Present:** Chris Alix, John Jay, Patti Petrie, and Pius Weibel (Champaign County Board); members of the public

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***MINUTES***

**I. Call to Order**

Committee Chair Maxwell called the meeting to order at 6:31 p.m.

**II. Roll Call**

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

**III. Approval of Minutes**

A. February 3, 2015

**MOTION** by Mr. Rosales to approve the minutes of the February 3, 2015 meeting; seconded by Mr. Hartke. Upon vote, the **MOTION CARRIED unanimously.**

**IV. Approval of Agenda**

Mr. Maxwell said that item VII will be removed from the agenda. **MOTION** by Mr. Hartke to approve the agenda as amended; seconded by Mr. Quisenberry. Upon vote, the **MOTION CARRIED unanimously.**

**V. Public Participation**

Mr. Rohn Koester said he was inspired by what he heard at the County Board Study Session and felt there were possibilities for criminal justice reform. He said he heard the question asked if they need this much jail construction and are they losing the minimum security option by closing the downtown facility. He stated he also heard several people mention alternatives to incarceration and the importance of pre-trial services. Mr. Koester stated that Lynn Branham mentioned the possibility of a MacArthur Foundation grant, which starts at six figures and can become seven figures when renewed over the course of several years. Mr. Koester said he is happy the board is taking this slow and he was left with a lot of optimism.

**VI. Communications**

Mr. Maxwell stated that he consulted his daily horoscope and felt it was very instructive for tonight. He read the horoscope, which said “It will feel as if you are taking one step forward and two steps back. If you don’t give in to frustration or anger, you will accomplish everything on your agenda.”

**VII. Approval of Army Corp of Engineering Lease**

Removed from Agenda

**VIII. Discussion of Sheriff’s Operations Master Plan –Next Steps**

Mr. Van Anderson stated he sent a memo in the packet outlining how to move forward with this. He said they were given a project schedule as part of the master plan report. He noted that one of the things that stood out in the study session was that the cost of the facility became the focal point. Mr. Anderson explained that the report is the first step in a 4-step process. He indicated the next step is the detailed program statement and schematics, which is where the facility shape begins. He said this step will be a time for interaction with the committee, the board, the sheriff, and with the public to get a better configuration to be able to narrow down the price to a smaller range. Mr. Anderson said those plans will allow step three, which is going out for the RFQ for the architectural/engineering services for the final design plans. He stated they will work with the sheriff’s operations and the board to put together the bid documents, at which time they will have the closest estimate for what the costs will be. He said the fourth step is going out to bid and the incoming bids define the actual costs.

Mr. Anderson said they have some costs estimates, but it’s time to work through them and refine them. He said one thing they’d asked Gorski-Reifsteck to do is estimate costs of the current satellite jail and the courthouse addition if they were to be built beginning in 2017. Mr. Anderson said the satellite jail project in 1995 cost \$10 million, which is \$22,650,000 in 2017 dollars. He noted the courthouse costs in 2000 were \$23,800,000, which in 2017 dollars is \$46,100,000. He noted the pricing gave perspective of the magnitude of this project.

Ms. Schwartz asked if the cost of Step 2 was included in the current contract or if that was an extra cost. Mr. Anderson replied a portion is included: Activity E has the detailed programming estimated at \$5,000-\$40,000 depending on the option chosen, and the detailed schematics weren’t estimated at that time but are estimated at approximately 15% of the project cost. He said that after the options are chosen the actual costs will be negotiated. Ms. Schwartz asked if there are options other than the two they were presented with. Mr. Anderson replied yes. Ms. Schwartz asked if there is money in the budget for the next steps. Mr. Anderson replied no.

Mr. Quisenberry feels the plan covers more fluctuations than he wants to support. He said there is no opportunity for the committee or the board to come back with constraints of what they are able to do. He said he felt the proposal, from an operations standpoint, is the best scenario, but thinks there is still an opportunity to talk about constraints, economies of scale, and opportunities for cooperation. Mr. Quisenberry said there are other needs for organizations of government that are aligned with the need to have an improved sheriff’s operation, but didn’t know if they’d been fully investigated. Mr. Quisenberry noted that there have been opportunities in the past that weren’t acted upon and now there is regret. He said he wants to know they can have input and investigate those possibilities before starting drawings. He sees three or four additional possibilities on the table that are built around the two main plans. He doesn’t think they’ve had the complete reaction they need before drawing things on paper.

Mr. Hartke agreed with Mr. Quisenberry. He wanted to add one thing that hasn’t been addressed, which is how are they going to pay for this. He said he realizes that is a question more for the Finance Committee but he can’t see moving forward paying for plans on a building they don’t know how to pay for. He felt they need to look at how to scale back the plan. He said if he saw option three being \$2.7 million just to get things up to code and do basic maintenance, he might be willing to try to find the money for that. He didn’t feel the community is willing to make the larger investment.

Mr. Maxwell noted that this process is going to be slow and deliberate. He said they may have to look at other options. He felt they needed to look at some things and work within the board. He said he's not ready to go to plans and wasn't sure next month would be appropriate. He indicated they still have a lot of work to do.

Ms. Schwartz asked if because the money to fund the second step is necessary, would they have to wait until the next fiscal year. Ms. Busey said not necessarily, that they could amend the budget this year but they would be spending money from the safety sales tax fund or the general fund.

Mr. Weibel said he sees five options: the two option proposed; doing just the satellite jail addition and very little to the sheriff's space; doing the \$2.7 million maintenance option; or doing nothing. Mr. Weibel asked what the cost of the next phase is. Ms. Busey answered approximately \$300,000.

Ms. Busey asked for any direction to staff so the discussion continues in April, such as further investigation or more information.

Mr. Weibel felt they should look at the \$2.765 million maintenance-repair option over three years. Ms. Schwartz said she would like to see the other options Mr. Kimme didn't include in the report. Mr. Quisenberry said he feels very strongly about not putting the downtown facility back on the table. Mr. Jack Anderson agreed with Mr. Quisenberry and feels there are alternatives to minimum security other than the downtown facility. He felt the current design at the satellite jail isn't good and wasn't state of the art when it was built. He noted that getting rid of the downtown facility means they have to build something and felt the number of beds recommended isn't unreasonable. He said this needs to be addressed and hopes the community realizes it and it doesn't keep getting pushed off. Ms. Petrie felt the personnel savings isn't as great as previously discussed and suggested talking to the Sheriff about that. She also pointed out that Kimme does have other options.

Ms. Busey asked if the committee was asking for the consultants and the Sheriff to be at the April meeting so they can have a conversation and ask questions. Mr. Maxwell replied that they need to see a plan to pay for programming and schematics brought to them in either April or May. He said they also need to see a more defined set of costs and needs to operate the satellite jail for the next 3-5 years. Mr. Maxwell said that over the next month they should look to see if they need Kimme to come back for discussions and talk to the Sheriff. Mr. Maxwell stated that he doesn't believe the number of beds proposed is out of line. He noted that the population in the County will increase over the next 50 years and doesn't think they are overbuilding. He encouraged the committee to look at the files for the downtown and satellite jails. He said those boards were under tremendous pressure and hoped this board can avoid that.

Mr. Jay said you can build all you want but the buildings must be taken care of. He stated the buildings are in the shape they are now because of neglect on the part of previous boards. Mr. Jay said if you don't take care of what you have then you don't have any business building new.

## **IX. Facilities Director's Report**

### **A. Review GHR's Nursing Home Mechanical Study**

Mr. Brenner reported that the study off all the mechanicals at the nursing home was completed by GHR in December. He said they asked GHR to rank items into three areas: first is life safety; second is code compliance; and third is system efficiency. He pointed out that they have a tremendous boiler issue because the boiler intake is feet away from the dryer vent on the roof. He explained that lint from the dryers has gotten into the boilers and one of four boilers has been decommissioned. He said the remaining three have similar issues and that two of them now have the intake air coming from the mechanical room, which isn't good. He reported that the nursing home is aware they need to address the laundry issue.

Mr. Brenner said the issue of hot water also came up. He stated that GHR didn't pull the burners, which should last 8-12 years. He said these are eight years old now and had the burners removed when an issue came up. He said the air intakes inside the units have rusted, there are holes in four

out of the five units, and that they aren't very efficient. He said the first thing they need to address in FY15 is the hot water, followed by the boilers. Mr. Brenner said that will cost more than the \$350,000 they have to work with each year. He explained the sheet showing the physical plant's plan for the mechanical systems, spreading the projects out over the next 5-10 years. He noted the total estimate is just over \$2 million on an eight year old building. He said they will work with the nursing home management team to determine how to move forward to replace these items over the next 10 years.

*B. Update on the Courthouse LED Light Replacement*

Mr. Brenner stated that the 510 LED bulbs came in. He reported they are about 60% through the process of replacement, and that the remaining lights that require a lift will be done Saturday. He indicated that the rest of the fixtures should be completed next week.

*C. Update on the Courthouse Window Replacement*

Mr. Brenner gave a handout showing the scope of work for the project and said there is \$215,000 budgeted this year for this project. He stated that IGW was hired to put together a preliminary design, will help with the construction documents and assist through the bidding, as well as some contract administration. Mr. Brenner noted that over 60 offices will be impacted and felt they could get three offices completed per day. He stated that they will have a stipulation in the bid documents and contract that any wall damage will be the responsibility of the low bidder to repair. He said bid documents will be brought before the committee in April for review and comment. Mr. Brenner thinks they will be able to start the project around June 22 and it will take all summer to complete.

Mr. Brenner stated that an agreement had been worked out with ERA for the pre-cast panel investigation at the satellite jail. He said there is a kick-off meeting scheduled for March 20 to discuss a work plan. He said he hopes to start the project in April, weather dependent, and said he will have more to report at the next meeting.

**X. Other Business**

Ms. Petrie said she hopes everyone read very carefully the needs of the nursing home and felt most things in the report are design issues. She hopes everyone thinks about that as they look at doing even larger and more expensive projects.

Mr. Brenner reported that a check had been received from the clock tower committee for the lights and labor that they had agreed to pay for.

**XI. Chair's Report**

A. Future Meeting – THURSDAY, April 9 at 6:30 pm in the ILEAS Executive Conference Room

B. Tour of the ILEAS Building, 1701 E Main, Urbana at 5:45 pm prior to the April Facilities Committee Meeting

Mr. Maxwell thanked Mr. Brenner, staff, and GHR for the nursing home report. He said that in addition to the MEP needs, there are refurbishing, repainting, and refurnishing issues that will require significant additional resources in the coming years.

Mr. Maxwell said there has been talk about moving the meeting to 6:00 pm and said he is willing to entertain the idea for the summer. Ms. Busey said they will need an action to amend the annual calendar if they decide to do that. Mr. Brenner stated that if they move the meeting to 6:00 it could impact the ability to continue facility tours. Mr. Weibel felt that 6:30 was a better time for the public.

**XII. Semi-Annual Review of Closed Session Minutes**

**MOTION** by Mr. Quisenberry to keep closed session minutes closed; seconded by Mr. Hartke. Upon vote, the **MOTION CARRIED unanimously.**

**XIII. Designation of Items to be Placed on the Consent Agenda**

Mr. Maxwell stated that there are no items to be placed on the consent agenda.

**XIV. Adjournment**

There being no further business, Mr. Maxwell adjourned the meeting at 7:40 p.m.