



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

***MINUTES – Approved 8/4/2015***

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DATE: Tuesday, June 2, 2015  
TIME: 6:30 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington, Urbana, IL 61802

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Prior to the Facilities Committee meeting, the committee toured the Brookens Administrative Center at 1776 E Washington St. in Urbana. The tour began at 5:20 p.m. and ended at 6:05 p.m. Committee member present for the tour was Gary Maxwell (chair). The tour was conducted by Dana Brenner (Champaign County Facilities Director).

**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); Linda Lane (Administrative Assistant)

**Others Present:** John Jay, (Champaign County Board); John Frauenhoffer (Engineering Resource Associates, Inc.), members of the public

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**MINUTES**

**I. Call to Order**

Committee Chair Maxwell called the meeting to order at 6:30 p.m.

**II. Roll Call**

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

**III. Approval of Agenda**

Mr. Maxwell requested that item VIII be removed from the agenda. **MOTION** by Mr. Rosales to approve the agenda as amended; seconded by Mr. Hartke. Upon vote, the **MOTION CARRIED unanimously**.

**IV. Approval of Minutes- May 5, 2015**

**MOTION** by Mr. Quisenberry to approve the minutes of the May 5, 2015 meeting; seconded by Mr. Rosales. Upon vote, the **MOTION CARRIED unanimously**.

**V. Public Participation**

None

**VI. Communications**

None

Mr. Kibler entered at 6:32 pm.

**VII. Approval of Authorization for METCAD to sub-lease a portion of their space located within the Emergency Operations Center at 1905 E. Main St., Urbana, IL 61801**

**MOTION** by Mr. Hartke to approve sublease; seconded by Mr. Kibler. Upon vote, the **MOTION CARRIED unanimously.**

**VIII. Approval of the Army Corp of Engineering Lease**

Removed from agenda

**IX. Engineering Resource & Associated Report, Findings and Recommendations from the Satellite Jail Pre-Cast Panel Study**

Mr. Frauenhoffer said their purpose was to investigate three identified failure theories: 1) pre-stressing strand corrosion; 2) base connection (a substitution during construction of a welded steel connection on the inside faces of the panel buried in the ground); and 3) if wind-driven rain could penetrate and cause problems. He explained how the panels were made and reported that there is tension across the panels causing cracks. He reported that the strands are in good shape and the base connections only have a bit of surface rust. He said the insulation layer stops about 7" from the top of the footing, and below that is solid concrete. Mr. Frauenhoffer noted when the vertical cracking patterns got to where the insulation stopped they went horizontally. He commented that water gets inside and gets to the bottom 7" of solid concrete it creates bursting force due to freezing. He explained that the problem was created because the joints were left to fall apart, which allows water into the building. Mr. Frauenhoffer commented that at one of the three locations they found out the building is slightly pressurized on the inside from the mechanical system, which isn't supposed to happen.

Mr. Frauenhoffer said he established priority levels to create longer life of the building. Priority #1 includes: 1) repair cracks; 2) re-seal joints, which probably needs to be done on the other pre-cast buildings as well; and 3) coat the walls. He estimated priority #1 costs at just under \$400,000. He reported Priority #2 is the roof, which is reaching the end of its life. He said the flashing system is poor allowing water to leak into the building. He said when the roof is replaced they need an enhanced wall cap and flashing system. He indicated they would probably find some places that need connection plates added and estimated the cost at about \$750,000. Mr. Frauenhoffer said Priority #3 is securing the base and would cost approximately \$170,000.

Mr. Maxwell asked for questions. Mr. Rosales asked the urgency of each of the stages. Mr. Frauenhoffer said that priority #1 should be done this summer. He said there is some leaking on the roof, but it could be done in the next two years. He felt that the base connection could be done within five years.

Mr. Quisenberry asked Mr. Brenner where the roof is on the long-term plan. Mr. Brenner replied that they are still developing that with the facility condition assessment. He said that the roof should last 20 years, and there are leaks that they can continue to repair. He stated there are indications that the roof is nearing the end of its life.

Mr. Rosales asked if all the drilled holes had been re-sealed. Mr. Frauenhoffer replied that they were all encased in concrete.

Mr. Maxwell asked for further questions. There were none. Mr. Maxwell thanked Mr. Frauenhoffer.

Mr. Maxwell moved to the resolution to direct the County Administration to negotiate a contract with ERA. He said he would like to have that negotiated and entered into as soon as possible and attempt to have the bid documents ready for the Board to approve the release of those documents at the June 18

meeting. He recognized that this is an ambitious schedule but they need to get it expedited if they hope to get work done this summer. He asked for a motion to authorize Administration to negotiate a contract with ERA.

Mr. Rosales said he thought the Sheriff had another company look at the jail and they were going to handle it out of their budget. Mr. Brenner said that last summer this committee decided not to approve a proposal from ERA to do a study. He said the Sheriff got a study that was only to visually inspect and give an opinion, not to have any work done. Mr. Brenner explained that pre-cast panel buildings should have the panel joints replaced every 8-10 years. He said they inspected the satellite jail, JDC, and highway and found about 50% of the joints have cracks.

Mr. Rosales wanted to know if they re-seal and re-roof what happens if they expand later. Mr. Brenner said that the building is designed to easily remove a few panels. He stated that whatever is done will not impact the physical structure of the facility.

Mr. Hartke wanted clarification that the resolution is to have them prepare bid documents to get the joints repaired and asked the price tag on the prep of the documents. Mr. Brenner felt it would be under \$30,000. Ms. Busey said they expected the work to this point to cost \$24,000 and they've only spent \$17,000, leaving the balance to be put towards the cost of bid documents. Mr. Hartke felt they needed to prioritize this report with the facility condition assessment. Mr. Busey explained that this project was already budgeted for this year. Mr. Hartke asked if it was budgeted at this price tag. Ms. Busey answered approximately.

Mr. Quisenberry felt this can't wait and will only cost more if they go through another freeze-thaw. Mr. Maxwell said he understands the project to be sealing the vertical panel joints with an option to seal the cracks in the panels. Mr. Brenner confirmed that was an option discussed and the crack repairs would be listed in the bid documents as an alternate.

Mr. Kibler noted the proposed motion is to have Administration negotiate a contract and wanted to know if that requires Board approval. The reply was that it did not. Mr. Kibler then asked if the negotiated rate would come back to the Board for approval. Ms. Busey said the idea is to proceed with this project. She said not to focus on the ERA contract and felt it wouldn't be that substantial of a contract. She explained that they are being asked to write the bid documents for something they've already extensively studied. She noted the Facilities Committee can authorize Administration to work with ERA to get this project done, and the project is already budgeted. Mr. Kibler stated the study was only on the adult detention facility and wanted to know why they are adding JDC and Highway. Mr. Busey replied all three are included in the budget because there is a great economy of scale. She noted that Highway would pay for the work being done on their building.

**MOTION** by Mr. Rosales to direct County Administration to negotiate a contract with Engineering Resource Associates to develop the drawings, specifications and bid documents necessary to replace the pre-cast concrete panel joints for the Adult Detention Facility, County Highway Maintenance Facility, and the Juvenile Detention Facility and to make the necessary repairs to the Satellite Jail's pre-cast concrete panels; seconded by Mr. Quisenberry. Upon vote, the **MOTION CARRIED unanimously**.

**X. Facilities Director's Report**

*A. Update on CC Nursing Home Water Heater Project*

Mr. Brenner reported that the bids were taken to the Nursing Home Board and were accepted. He said they have a draft contract with Pipe Works out of Bloomington. Mr. Brenner said that Pipe Works submitted all relevant information to GHR, who then approved it. He hoped for work to start at the end of June, depending on the delivery of the five water heaters.

*B. Update on the County Courthouse Window Replacement Project*

Mr. Brenner stated that an award notification was sent to Barber & DeAtley, Inc. and a contract is in draft form. He said they will have a kick-off meeting in the next two weeks and explained that this project will require more coordination because of it affecting County staff offices.

Mr. Brenner also provided a handout showing the costs-to-date for the panel investigation. He noted the ERA contract was not-to-exceed \$24,700 and two invoices were received, one for \$14,740 and one for \$2,410. Mr. Brenner reported other expenses were Penhall for \$800, TSI Advanced Roofing for \$1,363, and Duce Construction for \$3,585. He said all expenses totaled \$22,899.

**XI. Other Business**

None

**XII. Chair's Report**

Mr. Maxwell stated that it has been a tradition in the past to not have committee meetings in July. **MOTION** by Mr. Rosales to cancel the July 7 Facilities Committee Meeting; seconded by Mr. Kibler. Upon vote, the **MOTION CARRIED by a vote of 4 to 1**. Mr. Quisenberry asked if he understood correctly that if any business relevant to facilities came up that is urgent it will be addressed at the full board meeting with a motion to suspend the rules. Ms. Busey replied that is correct.

**XIII. Closed Session pursuant to 5 ILCS 120/2©6 to discuss the setting of a price and terms of sale or lease of property owned by Champaign County**

**MOTION** by Mr. Quisenberry at 7:15 pm to enter into closed session pursuant to 5 ILCS 120/2(c)6 to discuss the setting of a price and terms of sales or lease of property owned by Champaign County. He further moved that the following remain present: the Facilities Director, the County Administrator, and the recording secretary; seconded by Mr. Kibler. **MOTION CARRIED unanimously with a roll-call vote of 5-0.**

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

Mr. Maxwell stated that item VII is to be placed on the consent agenda.

**XV. Adjournment**

There being no further business, Mr. Maxwell adjourned the meeting at 7:34 p.m.

*\*\*Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*