



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

MINUTES – Approved 9/1/2015

DATE: Tuesday, August 4, 2015
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington, Urbana, IL 61802

Committee Members

Present	Absent
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: Pattsy Petrie (Champaign County Board Chair); John Jay (Champaign County Board)

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. Kibler to approve the agenda as amended; seconded by Mr. Anderson. Upon vote, the **MOTION CARRIED unanimously**.

IV. Approval of Minutes- June 2, 2015

MOTION by Mr. Kibler to approve the minutes of the June 2, 2015 meeting; seconded by Mr. Anderson. Upon vote, the **MOTION CARRIED unanimously**.

V. Public Participation

None

VI. Communications

None

VII. Approval of the Contract for the ITB 2015-006 Champaign County Precast Concrete Wall Panel Rehabilitation – Update on the Precast Concrete Wall Panel Rehabilitation Project (schedule attached)

Mr. Brenner referred to the memo with the bid information. He stated that he felt good about the pricing. He noted that he has worked with Otto Baum on several projects in the past and that they worked on the

tuck pointing project at the Courthouse and did a good job. Mr. Brenner explained that they are looking to accept the base bid for the joint sealing, alternate #1 for the repair of the cracks at the Satellite Jail, alternate #2 to coat the exterior of the Satellite Jail to protect the newly repaired cracks, and alternate #3 for the repair of the cracks at the Highway facility. He noted that Highway would be paying for their portion of the base bid and alternate #3. Mr. Brenner referred to the schedule and said it was important to get this project started because it needs to be completed before the weather gets cold. **MOTION** by Mr. Anderson to approve the contract; seconded by Mr. Kibler.

Mr. Quisenberry said he can't understand why the bids for the alternates are so far apart and asked for an explanation. Mr. Brenner said he couldn't give one. Mr. Quisenberry asked if we were confident that Otto Baum could do what we asked at that price. Mr. Brenner replied yes. Upon vote, the **MOTION CARRIED unanimously**.

VIII. Approval of the Army Corp of Engineering Lease

Removed from agenda

IX. Approval of the Humane Society Lease

MOTION by Mr. Hartke to approve the Humane Society lease; seconded by Mr. Anderson. Mr. Kibler expressed his concern over setting a precedent by giving a privileged rate to a non-county entity. He noted that the standard land lease is 10% of the assessed value and this lease is about 50% of that. Mr. Kibler commented that amounts to \$3-5,000 per year that could be used by our own Animal Control. He said that while he appreciates everything the Humane Society does for the community, he can't justify giving a non-county entity a special rate.

Mr. Anderson said that he doesn't like subsidizing but he sees the value of the Humane Society.

Mr. Quisenberry pointed out that it isn't uncommon for a business to give a favored tenant, that they have had a good relationship with over time, a discounted rate. He felt that argument could apply in this case. Upon vote, the **MOTION CARRIED by a vote of 5-1**.

X. Facilities Director's Report

A. Update on CC Nursing Home Water Heater Project

Mr. Brenner reminded everyone that the NH Board approved a contract with Pipeworks in May to install new water heaters along with new mixing valves and circulation pumps. He said the project began after July 4, 2015 and is now complete. Mr. Brenner reported that water temperatures have remained steady since the project was completed. He said the final invoice has been sent to the NH for payment.

Mr. Brenner explained that part of this project is to have Entec put in sensors to monitor the water temperatures and control the circulation. He said the proposal they received is about \$4,900 and was approved by the NH. He thought this project should be completed by the end of the month. Mr. Jay asked where the monitoring would be done. Mr. Brenner replied at the NH and at Brookens.

B. Update on CC Nursing Home Dryer Lint Study (attached)

Mr. Brenner stated that the lint study from GHR was delivered on July 31, 2015. He explained that the exhaust is only feet away from the air intake for the boilers, and that one boiler has been decommissioned because of this. Mr. Brenner said GHR recommended five possible options. He summarized each option. He said that the least expensive and the one that fits the NH needs the best is to leave the laundry room where it is and run new exhaust pipe through the roof at a cost of about \$225,000. He noted that the NH budget for annual capital expenses is \$350,000. Mr. Brenner said they have spent \$110,000 to date. He explained this needs to be done before the boilers can be replaced, which he hopes can be done next year.

C. Update on Facility Condition Assessment, Documentation, and Capital Planning Study

Mr. Brenner reported they have had numerous meetings with Bailey Edward already and have supplied multiple drawings. He noted that they have also walked several buildings. Mr. Brenner

indicated they would be using the Highway facility as a test for a start to finish report to make sure Bailey Edward meets our needs. He reminded everyone that the final report would be presented to this committee in November and to the Full Board in December.

D. Update on the County Courthouse Window Replacement Project

Mr. Brenner reported that this project began with a delay last Monday when the delivery truck didn't arrive. He stated that there some internal issues in Tuesday with employees and the schedule that have since been resolved. Mr. Brenner said they have also found that the old wooden frames are in very poor condition. He reported there was also a quality control issue with the subcontractor that was addressed. He said they were given a short-term goal and it was met. Mr. Brenner said the contractor originally felt they could do eight windows per day, but they can actually only do four to five. He said this will lengthen the project, but it doesn't do anything to the time the employees are affected.

XI. Approval of FY2016 Capital Asset Facility Funds Budget

Mr. Maxwell asked for a motion for the County Facilities Committee to direct the Facilities Director and County Administrator to prepare the FY2016 Budget for capital facilities projects with a budget of \$532,261 in the FY2016 Capital Asset Replacement Fund Facilities Budget funded through a transfer from the General Corporate Fund; and a budget of \$255,000 in the FY2016 Courts Construction Fund for Courthouse related projects. **MOTION** by Mr. Kibler; seconded by Mr. Quisenberry.

Mr. Kibler noted that the memo stated the money may not fulfill all the needs and wanted to know what the goal amount is. Ms. Busey replied this amount was set in 2014 and maintained in 2015, and the goal is to not allow it to decrease. She said they wouldn't know what the needs are until they get the Facility Condition Assessment report.

Mr. Maxwell felt it was great to continue what they have done and thought this should be looked at as a positive thing.

Mr. Quisenberry said he understands the logic of keeping the funding level. He thought they had a list last year with projects. He suggested using historical data to come up with things showing how the \$532,000 would take of them, with the understanding that it could change when the Facilities Condition Assessment report is received. Mr. Quisenberry also wanted to confirm the amount in the courthouse construction fund. Ms. Busey said the \$255,000 is what is left in the fund and there are significant ADA issues that need to be addressed at the Courthouse. Upon vote, the **MOTION CARRIED unanimously.**

XII. Other Business

None

XIII. Approval of Closed Session Minutes – June 2, 2015

Mr. Maxwell stated that approval of the closed session minutes would be deferred to the September 1, 2015 meeting as none had been provided for the committee members to review.

XIV. Chair's Report

None

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

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

XVI. Adjournment

There being no further business, Mr. Maxwell adjourned the meeting at 7:07 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.*