

**CHAMPAIGN COUNTY BOARD
FACILITIES COMMITTEE
County of Champaign, Urbana, Illinois**

MINUTES – Approved as Distributed

DATE: Tuesday March 2, 2021
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802
(ZOOM Meeting)

Committee Members

Present: Steve Summers, Stan Harper, Jodi Wolken, Jordan Humphrey, Emily Rodriguez, Leah Taylor, Jim Goss, (All Committee Members participated via Zoom)

Absent: None.

County Staff: Dana Brenner (Facilities Director), Dan Busey (Recording Clerk), (County Staff physically present)

Others Present: None

Agenda

I. Call to Order and Roll Call

Committee Chair Summers called the meeting to order at 6:31 P.M.

II. Approval of Agenda/Addenda

Moved by Mr. Harper to approve the agenda; seconded by Mr. Goss. Upon Roll Call Vote, the **Motion Carried Unanimously.**

III. Approval of Minutes – February 10, 2021

Moved by Ms. Taylor to approve the Minutes from February 10, 2021; seconded by Mr. Goss. **Upon Roll Call Vote, the Motion Carried Unanimously.**

IV. Public Participation

There was no participation by the public.

V. Communications

There were no communications brought before the committee.

VI. New Business

A. Discussion of proposed HVAC Repair/Replacement Schedule (Hail Damage).

Mr. Brenner mentioned that he met today with the architects and engineers to go over the proposed schedule of the project. Normally there is a 12 to 16-week window once the equipment is ordered to when it is produced. Mr. Brenner also noted that HVAC Equipment should not be replaced in the middle of the summer, so the timeline is important. The major damage is to JDC, Brookens, METCAD, and the Courthouse. JDC and Brookens need a number of rooftop air handlers replaced. While smaller components at the Courthouse need to be replaced. At the Tuesday May 4th Facilities Committee requests will be made to move forward with the advertisement of Bid

Documents. They will be advertised for roughly one month, while trying to contact as many vendors as possible. This project will encapsulate many facilities at one time as well as many different types of vendors supplying various types of equipment. Bids will be accepted with an opening on June 4th, will then go back to approval from the Facilities Committee on the 8th, and then move to the County Board Meeting on June 24th. Then if approved an agreement will be made with the low bidder in a timely fashion. The low bidder will then need to get submittals of equipment into the architectural and engineering firm assuring that the County will receive said equipment to the specifications required by the County. While it will most likely be a Fall installation, the contractor will be able to do some of the smaller things any time after July. With substantial completion of the project by November 12th and final completion by November 30th. Mr. Brenner went on to explain that this is primarily covered by insurance with the Engineering fees being covered by Capital Asset.

B. Discussion of proposed Satellite Jail HVAC Replacement Project Schedule.

The Satellite Jail was included in the Capital Asset plan and is slated for around 1.6 million dollars. The equipment is outdated and inefficient and this project will replace all current equipment. Large chillers will be added for significant savings, just with the AMEREN payback or bond that is available alone, around 120,000 dollars will be recouped. Which will in turn cover the fees from the engineer and a lot for savings on year-to-year basis. The proposed schedule falls in line with item VI. A. Mr. Brenner the went on to speak more about the bid process. Mr. Goss questioned if these jobs were so large that it would be tough for the same company to bid on and receive all of them. Mr. Brenner responded that it would depend on the size of the vendors and that thorough vetting will be done to the companies bidding.

C. Discussion of proposed Roof Replacement Project Schedules.

The biggest roofs being ILEAS and Highway buildings are being handled through Riefsteck and Ried Architecture. The Facilities Director would like to post bid on April 8th due to the time sensitivity of getting on the contractors' schedules. This is due to the significant damage to the County overall from hail damage that happened on July 11th, 2020 thus creating demand. ILEAS is an asphalt shingle roof while County Highway is a metal roof, that creates some nuances that make it more complicated. Mr. Brenner stated that he feels confident about the schedule laid out. Jeff Blue, County Highway Engineer, has already been involved in conversation regarding the replacement. Mr. Brenner explained that the proposed schedule for the Courthouse will follow a similar schedule. However, it is more complicated as it is a slanted six story roof. Due to the historic nature of the roof Bailey Edward design was selected as the architect, as they specialize in historical buildings. Mr. Brenner also believes that the contractor selected will be one that specializes in historic buildings as well as much taller buildings. Mr. Summers clarified that the hopes would be for an October completion date.

D. Discussion of air quality issue in Brookens POD #100 (RPC).

Mr. Brenner spoke to a complaint from the Regional Planning Commission about possible air quality issues in their office. Occupational Environmental Health Solutions (OEHS) has been hired to take air samples to look into the issue. The test is scheduled to be completed on March 8th. A full lab report will be provided of the findings. If anything is found OEHS will provide the County with a plan to remedy the issue.

E. Discussion of Downtown Jail Indoor Recreation.

The indoor recreation area of the Jail is not being used due to safety as it has vinyl tile, which can be sharpened and used as a weapon. In an effort to remove the tile testing was done on the mastic (glue) below the tile which was found to contain asbestos. The Sherriff has been sent the results. The Illinois Environmental Protection Agency and a specialized contractor would need to be involved to remove the contaminants. Discussion followed about the overall poor condition of the Downtown Jail.

VII. Other Business

There was no other business brought before the committee.

VIII. Presiding Officer's Report

A. Future Meeting – **Wednesday, April 7, 2021 @ 6:30pm**

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

None.

X. Adjournment

The meeting adjourned at 7:06 P.M.

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue.

Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.