

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

MINUTES – Approved as Distributed

DATE: Wednesday September 7, 2021
TIME: 6:34 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802

Committee Members

Present: Steve Summers, Jodi Wolken, Jenny Lokshin, Stan Harper, Emily Rodriguez, Jim Goss.

Absent: Leah Taylor

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

Others Present: Todd Higginbotham, Richard VanNote

Agenda

- I. Call to Order and Roll Call**
Committee Chair Summers called the meeting to order at 6:34 P.M.
- II. Approval of Agenda/Addenda**
Moved by Mr. Harper to approve the agenda; seconded by Ms. Lokshin Upon Roll Call Vote, the **Motion Carried Unanimously.**
- III. Approval of Minutes – August 11, 2021**
Moved by Ms. Wolken to approve the minutes from June 8, 2021; seconded by Mr. Goss. Upon Voice Vote, the **Motion Carried Unanimously.**
- IV. Public Participation**
None.
- V. Communications**
None.
- VI. New Business**
 - A. Update on ILEAS Asphalt Shingle Replacement**
Mr. Brenner, Facilities Director, updated the committee on the project. River City Roofing has completed the asphalt shingle replacement project and submitted their only and final pay application for \$299,280.00. Reminder that this is an insurance funded project. Cincinnati Insurance has issued one check to the County for \$173,593.19, and a second check will be issued tomorrow for \$94,731.37 (recoverable

depreciation). With the deposit of the second Cincinnati Insurance check, the County will have \$268,324.57 to apply to the River City pay application. Cincinnati insurance has been provided with all this information and will evaluate River City's information to see how much of the \$30,955.00 unfunded portion of work they will cover. Any shortage not covered by insurance will be carried by our Capital Asset Fund.

- B. Update on Courthouse Asphalt Shingle Replacement.
Mr. Brenner updated the committee on the project. The project is starting the third full week and is almost completed the asphalt shingle replacement of the original building. The contractor Knickerbocker Roofing has been outstanding to work with so far. Knickerbocker's safety measures for their staff and County employees and public working in or visiting the Courthouse have been terrific to date. Bailey Edward Architecture's Todd Higginbotham gave a further update as to Knickerbocker's progress.
- C. Update on ITB#2021-007 Brookens POD's #300 & 400 EPDM Rubber Roof Membrane Replacement and Salt Dome Asphalt Shingle Replacement.
Mr. Brenner updated the committee on the project. Knickerbocker Roofing was the low bidder for the Brookens EPDM Roof Replacement Project. Their low bid was \$848,100.00. Cincinnati Insurance estimated the replacement cost to \$596,019.78. Obviously, there is a significant difference between their estimate and the bid price (\$252,080.22). Upon opening the Brookens Roof bids on July 9, 2021 we contacted Cincinnati Insurance adjusters and asked them to again visit Brookens and evaluate the difference of their replacement cost and bid amount. Cincinnati toured Brookens and the Salt Dome on August 17th. We have been waiting for confirmation that they will increase their replacement cost price. Bailey Edward Architecture's Todd Higginbotham provided more information/updates regarding the Salt Dome.
- D. Discussion and Approval of Salt Dome Asphalt Shingle Replacement Project Bid ITB#2021-010.
Bailey Edward's Todd Higginbotham provided some information on the new bid documents for the Salt Dome project. Mr. Higginbotham spoke about meeting with Cincinnati Insurance and his hopes that they will come closer to the bid. New bid documents were provided in the committee packet. **Moved** by Mr. Harper to approve project bid; seconded by Ms. Rodriguez. Upon Voice Vote, the **Motion Carried Unanimously.**
- E. Update on ITB#2021-003 Satellite Jail HVAC Replacement.
Low bidder for this project was Davis-Houk, a local HVAC Contractor. Their bid was \$1,439,750.00. GHR Engineering's Richard VanNote provided the latest updates on the project and schedule. The original Bar Joyce design is being replaced with a beam design due to material shortages. Mr. Van Note believes that the work should be able to be done by the end of the year. Mr. Brenner pointed out that Corrections has asked to not move inmates during the project and that extra measures are being

taken to accommodate their request. Mr. Summers voiced his appreciation for these efforts. Mr. Harper and Mr. VanNote had a conversation regarding how this new design would affect the bid. Ms. Lokshin and Mr. VanNote had a conversation regarding the new design's durability and longevity, which should not be affected.

F. **Update on ITB#2021-004 Hail Damaged HVAC Replacement.**

Low bidder for this project was Helm Service. Their bid was \$453,372.00. GHR Engineering's Richard VanNote provided the latest updates on our project and schedule. Mr. VanNote explained that they are waiting for equipment and that this project is a 1 for 1 replacement. Mr. VanNote informed the committee that once the equipment is received that a schedule will be created, and the project will move forward.

VII. Other Business

Ms. Rodriguez stated that several her constituents have reached out to her and have asked for the opportunity to tour the Courthouse. Mr. Brenner said that he would be happy to set up a tour for them.

VIII. Presiding Officer's Report

A. Future Meeting – **Tuesday, October 5, 2021 @ 6:30pm**

IX. Designation of Items to be Placed on the Consent Agenda
None.

X. Adjournment

The meeting adjourned at 7:01 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.