

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

MINUTES – Approved as Distributed March 7, 2023

DATE: Tuesday February 7, 2023
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802

Committee Members

Present: Jenny Lokshin, Elly Hanauer-Freidman, Stan Harper, Stephanie Fortado,
Bethany Vanichtheeranont, Jennifer Locke, Jeff Wilson, Mike Ingram

Absent: None

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

Others Present: Karla Smalley (Bailey Edward Architecture), Jim Page (Chair of the Illinois Tourism Task Force), Scott Walker (IGW Architecture), Austin Hogue (Broeren Russo Builders, Inc.), Chris Bieser (Reifsteck Reid Architecture)

Agenda

I. Call to Order and Roll Call

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

II. Approval of Agenda/Addenda

Moved by Mr. Ingram to approve the agenda; seconded by Ms. Hanauer-Freidman. Upon Voice Vote, the **Motion Carried Unanimously.**

III. Approval of Minutes – January 3, 2023

Moved by Ms. Locke to approve the minutes from January 3, 2023; seconded by Mr. Ingram. Upon Voice Vote, the **Motion Carried Unanimously.**

IV. Public Participation

None.

V. Communications

None.

VI. New Business

A. Update and Discussion of ILEAS Proposed Renovation Project, funded via \$3-million State Grant – IGW Architecture, Jim Page, and Scott Walker delivered the update. Mr. Page informed the committee that he was the Executive Director of ILEAS from 2004 until December of 2022. ILEAS has held the lease with the County since 2007. The

long-term plan is to upgrade the facility through Department of Homeland Security Grants as well as any funds the facility generates. This will be a two-phase process. With phase one being the Feasibility Study and phase two being possible expansions. The first three million dollars is to go towards asbestos abatement, parking lot rehab/expansion, and demolition in the B-Wing as well as clean up in the basement. Mr. Page also mentioned if any HVAC or infrastructure issues need to be addressed, they would also be handled before moving onto phase two. ILEAS just signed a ten-year extension to their lease with the County. Mr. Walker stated that a good chunk of the money is going towards B-Wing repair. Mr. Harper and Mr. Page discussed adding space for advanced training events and more classrooms. Mr. Wilson asked if there are other phases besides phase one. Mr. Page said that phase two would be expansion and deciding what that looks like and what it would cost. Mr. Wilson asked if Eastland Suites is the “place to go” for ILEAS, to which Mr. Page explained how the training impacts hotels in the area. Mr. Wilson and Mr. Page discussed funding and the result of the feasibility study. Mr. Wilson asked if the County Board has any say in how ILEAS spends their grant money. Mr. Brenner answered that the County owns the property and that this is a long-term relationship with a great client and gave a brief history of how they have invested in the property. Mr. Page also mentioned that the County will be involved every step of the way. Ms. Fortado and Mr. Page discussed sharing the County’s CDAP list as a resource for ILEAS.

- B. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley and Broeren Russo – Austin Barton delivered the update. Mr. Barton explained that they are currently getting their key sub-contractors on board, as well as trying to get ahead of lead times on materials. Currently everyone is beginning to come on site, set up their workspace, and setting up surveillance. Demo started late last week which will begin with removing the vault. Substantial completion of demolition is the end of March. Ms. Smalley shared photos of the demo in progress. Mr. Wilson asked about long lead items for materials. Mr. Barton said that it would be about thirty-five to forty-five weeks for switches, about fifty-five weeks for some HVAC materials, and some other specialty items.
- C. Update on ITB#2022-007 County Plaza Parking Deck Renovation – Bailey Edward Design – Karla Smalley delivered the update. Ms. Smalley informed that committee that Duce Construction was on site pouring the steps at the west side of the building. After that is complete, they will install their traffic coating and the project should be complete in June.
- D. Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid Architecture – Chris Bieser delivered the update. There was a preconstruction meeting with the contractor, Mr. Brenner, and Captain Voges. The approval from the Department of Corrections was received to move into the construction phase. The contractor is currently in the process of lining up all their subcontractors getting them their contracts and the submittal process started. Mr. Bieser also said they are working to get ahead of long lead time materials. The contractor and subcontractors are intending to be on site in mid-March. Mr. Brenner notified the Urbana Park District that the adjacent field would not be available during the process. Ms. Fortado asked if the contractor could total out the subs category on reports. Mr. Wilson complimented the meeting minutes. Mr. Wilson and Mr. Bieser discussed the clarity of responsibilities, specifically not employing any unfit person. Mr. Bieser explained

that if anyone employed on the project is conducting themselves in an unprofessional manner that they can be asked to leave. Discussion followed about surveillance, spot checks, security, and background checks.

- E. Discussion of Humane Society Facility. Mr. Brenner informed the committee that the Humane Society has chosen to leave the facility in March or April. A discussion was had about possibly moving the Champaign County Animal Control into the building after the Humane Societies departure. Ms. Fortado and Mr. Brenner discussed renovations needed and future plans for the Animal Control building if they moved into the Humane Society building. The consensus was that the committee would like to move forward with considering obtaining the Humane Society building.
- F. Discussion of Physical Plant Work Force and Duties. Mr. Brenner gave breakdown of the maintenance and custodial staff. Explaining who they are and what services they provide for the county. Ms. Hanauer-Freidman and Mr. Brenner discussed the county highway building and how custodial staff maintains the building. Mr. Wilson congratulated Mr. Brenner on praising his employees (Maintenance Staff, Custodial Staff, and the Building and Grounds Manager) and explained that doing so is a good testament to his leadership. A discussion followed about possible retirements of long-term maintenance staff.

VII. Other Business
None.

VIII. Presiding Officer's Report

A. Future Meeting – **March 7, 2023 @ 6:30pm**

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

X. Adjournment
The meeting adjourned at 7:27 P.M.

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