

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

**MINUTES – Approved as Distributed August 8, 2023**

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

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**Committee Members**

Present: Stan Harper, Jeff Wilson, Jennifer Locke, Elly Hanauer-Friedman, Mike Ingram

Absent: Stephanie Fortado, Bethany Vanichtheeranont, Jenny Lokshin

**County Staff:** Dana Brenner (Facilities Director), Steve Summers (County Executive), Kyle Patterson (County Board Chair), Chris Smith (Building & Grounds Manager), Dan Busey (Recording Clerk)

**Others Present:** Karla Smalley (Bailey Edward Architecture), Austin Barton (Broeren Russo Builders, Inc.), Chris Bieser (Reifsteck Reid Architecture)

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**Agenda**

- I. Call to Order and Roll Call  
Vice Chair Harper called the meeting to order at 6:30 p.m.
- II. Approval of Agenda/Addenda  
**MOTION** by Mr. Ingram to approve the agenda; seconded by Ms. Locke. Upon voice vote, the **MOTION CARRIED** unanimously.
- III. Approval of Minutes – May 2, 2023  
**MOTION** BY Mr. Ingram to approve the May 2, 2023, minutes; seconded by Ms. Locke. Upon voice vote, the **MOTION CARRIED** unanimously.
- IV. Public Participation  
None.
- V. Communications  
None.
- VI. New Business
  - A. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley and Broeren Russo – Austin Barton (Pay Application #3 attached). Mr. Barton and Ms. Smalley went over progress photos with the committee. Interior metal stud framing is in progress. HVAC installation is also ongoing. The entire steel insulation for the Plaza is complete. Lower-level sanitary lines need to be replaced and have halted progress there.

B. Discussion and Approval of Change Orders for ITB#2022-008 County Plaza Renovation Project (Change Order Log Attached)

- (1) Lower-Level Sewer Line Replacement (document attached). This change order is to replace the sanitary line that collapsed in the center of the building. Much of the sanitary lines were scoped during design. Unfortunately, these in the center under the slab on the lower level were not. Mr. Brenner noted that placing an inflatable pipe was considered, however the price was more than replacement. Mr. Wilson and Ms. Smalley discussed the likely hood of additional discovery of unforeseen issues. Ms. Smalley advised that now that everything in the building has been opened and that it is very unlikely. \$94,397.29 is the cost for the replacement.
- (2) Roof Structural Repairs (document attached). Once exposed it was shown that the spacing for the deck had sections that had been crushed. Steel work needs to be done below the decking to increase the strength of the rooftop units. \$458,239.25 is the amount to make these repairs. Mr. Wilson and Ms. Smalley discussed how this was discovered and other options that were considered. Ms. Smalley described the option of replacing the entire deck. Mr. Barton explained the importance of the repair to get a gold standard warranty from the roofers.
- (3) Glass curtain wall modifications (document attached). Once exposed it was found that the curtain wall had some structuring in the way of making it continuous from the first floor to the fifth floor. This allows for a solid panel to be inserted into the curtain wall system. This change order also allows for a structural glazing from the inside of the building. Mr. Wilson asked if this was necessary o which Ms. Smalley stated that for the solid panel between the fourth and fifth floor was absolutely needed. Mr. Barton explained that this is the easiest cleanest from an installation standpoint as well as cost and time. \$101,545.40 is the cost for the modification. Mr. Brenner and Mr. Harper had a conversation about contingency funds. Discussion about further change order possibilities were discussed.

**MOTION** BY Mr. Wilson to approve the change orders; seconded by Mr. Ingram. Upon voice vote, the **MOTION CARRIED** unanimously.

- C. Update on 30-Day Verizon Extension (finalized document attached). Mr. Brenner informed the committee of the history of the conversation between the County and Verizon. Verizon is now obligated to remove their equipment by July 7<sup>th</sup> at 4 p.m.
- D. Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid Architecture – Chris Bieser (Drone Photos attached). Mr. Brenner informed the committee that the footings of the structure are basically in place. Mr. Bieser went over the drone photos of the construction. Underground plumbing and electric are underway. The foundations are about ninety percent complete. Walls of the structure have also begun to go up. Over the next six weeks there should be significant work done in efforts to the building enclosed before the beginning of fall. Mr. Bieser and Mr. Brenner discussed pending Pay Applications.
- E. Update on Change Orders for ITB#2022-009 Satellite Jail Consolidation Project (Change Order Log attached). Mr. Brenner gave a rundown of the change orders for the project thus far. Mr. Wilson and Mr. Bieser discussed why CMUs were used instead of pre-cast walls. Timing, longevity, and cost were determined to be the issue with lead times on pre-cast. Security fixtures for the jail were also discussed.

VII. Other Business

**None.**

VIII. Presiding Officer's Report

A. Future Meeting – **August 8, 2023 @ 6:30pm**

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

**VI. B (1,2, and 3).**

X. Adjournment

The meeting adjourned at 7:15 p.m.

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