

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

December 6, 2005 – 7:00 p.m.

Meeting Room 1

Brookens Administrative Center

MEMBERS PRESENT: Beckett (Chair), Hogue, James, Jay,
Knott, Sapp, Weibel

MEMBERS ABSENT: Avery, Cowart

OTHERS PRESENT: Denny Inman, Deb Busey, Barb Wysocki

Call to Order

Chair Beckett called the meeting to order at 7:00 p.m. Declaring a quorum present, the chair proceeded with the meeting.

Approval of Agenda/Addendum

MOTION by Sapp to approve the Agenda and Addendum; seconded by Weibel. Motion carried.

Approval of Minutes – November 17, 2005

MOTION by Knott to approve the minutes of November 17, 2005 as presented; seconded by James. Motion carried.

Champaign County Nursing Home Construction Project:

PKD, Inc. Pay Request #34

MOTION by Knott to recommend County Board Approval of Pay Request #34 from PKD, Inc. in the amount of \$56,566 for Professional Services provided through November 20, 2005 per agreement dated February 2003 (\$9,750 – Staff; \$6,744 – Construction Fee; \$2,021 – Reimbursable; \$38,051 – General Conditions); seconded by Weibel. Motion carried.

Raterman Group, Ltd. Invoice #12098

MOTION by Sapp to recommend County Board Approval of Invoice #12098 from Raterman Group, Ltd. in the amount of \$30,269.41 for Professional Industrial Hygiene Services/Mold Remediation provided through November 23, 2005; seconded by James.

Nursing Home Cont.

Mr. Inman explained that the mold remediation is complete and the contractor is off-site. They are putting drywall back in wing 1 and will start putting drywall in wing 3 shortly. He explained that wing 2 is almost ready for occupancy but they will have to go back into the attic and repair some damage to the pipes and duct work for the fire suppression system. If everything holds true, he believes they will still be ready for occupancy in March. When asked about Public Health certification he explained IDPH will be back on site December 21st to tour the facility and look at the completed remediation work as well as the other construction work. He explained that throughout the process and during different phases, he has asked the IDPH group to view the work to make sure we were appropriate and to prevent changes at the end. The December 21st visit will be the last unofficial visit and if they concur we are far enough along in the project, we can ask them to come back within 30 days for their official review. He explained, at this point, they have an unofficial transition plan, which Mr. Maupin is helping with. There is \$40,000 in the construction budget for the move and the committee will be kept informed of the plan and expenditures. When asked about pending litigation, he stated that he talked with our attorneys late this afternoon and the ball is in the insurance company's court with the hope that we get a response from them by December 20th. He stated we were right on budget before the mold issue began, and he had no doubt we would have been under in the end.

Mr. James stated he still wants to receive information stating what all the costs have been.

Motion carried.

Duane Morris Invoice #1130776

MOTION by Sapp to recommend County Board Approval of Invoice #1130776 from Duane Morris in the amount of \$34,746.86 for Professional Services provided through October 31, 2005. Invoice is for Legal Representation on Mold Remediation Issues; seconded by Weibel.

Mr. Inman explained that it is a County Board decision if we are too continue using this firm until the end although, he believes, we should continue with them because they will be involved until and after occupancy due to the certificate of need. It is typical to include the total of their fees in a claim and it is included with the \$1.7 million.

Motion carried with a 7/0 roll call vote. Voting aye was Beckett, Hogue, James, Kay, Knott, Sapp and Weibel. Voting nay were none – 0.

Addendum

Champaign County Nursing Home Construction Project

Stark Excavating Request for Reduction in Retainage

MOTION by James to recommend County Board Approval of the Stark Excavating Request for Reduction in Retainage; seconded by Jay. Motion carried.

Fleet Maintenance/Highway Facility

BLDD Invoice #127014

MOTION by James to recommend County Board Approval of Invoice #127014 from BLDD in the amount of \$4,160.69 for Professional Services provided through November 17, 2005 per agreement dated July 22, 2005 (\$3,750.00 – Programming; \$410.69 – Additional Services); seconded by Sapp.

Mr. James questioned the \$410.69 fee for additional services, asking if it was to pay for the firm's presentation documents.

Mr. Beckett explained these fees do not have anything to do with the cost of the firm coming to us and us contracting with them, the fees are for work they have done since entering into a contract.

Motion carried.

Project Update – Correspondence to Cities

Mr. Inman explained he created a letter to Mr. Gray at the City of Urbana and Mr. Schmidt at the City of Champaign, updating them on where we are with the project and requesting an update on where they are with their study. He spoke with Mr. Gray who indicated the first week in January, Urbana will get a meeting together; he also stated that at this time it is his understanding that Champaign will not be done with their study until February 1st.

Courthouse

Masonry Stabilization & Restoration Project – Professional A/E Services recommendation of firms to conduct formal presentations.

Mr. Beckett stated he will not be participating in the discussion and voting because he has a conflict of interest.

Courthouse Cont.

Mr. Inman explained that they followed the traditional RFP process for this project and received 7 technical responses. An evaluating team was created and they rated the responses from high to low with a recommendation for 4 firms to present in January. The presentation format recommended is the same they used in the initial go around. He stated 2 of the firms have intimate knowledge of the project, one has kept up to date and one, out of Chicago, will have to catch up on the project.

When asked why the recommendation includes presentations from 4 firms versus the usual 3 firms, Mr. Inman explained the 4th rated firm was very close to the 3rd.

MOTION by Sapp to recommend County Board Approval of the following recommended short list of Architectural/Engineering firms to conduct formal presentations for the Masonry Stabilization & Restoration Project: White & Borgognoni Architects, P.C.; Soodan & Associates, Inc. and Frauenhoffer & Associates, P.C.; seconded by Jay. **Motion carried.**

Mr. Weibel pointed out that the score cards used for the presentations, in the past, are the same as what they use for the first round and contain some information that may not be pertinent for the second round. Committee consensus to remove the financial question from the score card to be used for the presentations. Mr. Inman stated he will email the questionnaire to everyone for review and he can make appropriate changes when he receives everyone's comments.

Other Business

Clock & Bell Tower Project Update

Mr. Beckett explained money is slow and there is a handful of donors they are working on. He expects there will be questions asked of the new firm about the potential of scaling back the project from what was originally thought.

Museum Update

Mr. Beckett provided everyone with a timeline for Mr. Lincoln's documented visits to our County, put together by a subcommittee of the Looking for Mr. Lincoln group. He reminded everyone we now have \$35,000 available for this museum and there is no reason why we can't put together what we want in 2006.

Mr. Knott thanked Ms. Wysocki for her generous donation to this project.

Mr. Beckett asked about the progress on Lierman Avenue and when it opens, if anything will be posted at the T in the road leading to the North parking lot.

Other Business Cont.

Mr. Inman explained Lierman Avenue will not be complete until spring and we will continue to use the access to the North Parking lot at Brookens. He will work with Mr. Blue to create a sign to post at the T road.

When discussing the County Facilities committee in 2006, Mr. Beckett explained that assuming February works, that would be a good time to meet at the Nursing Home. They could go back to the Courthouse in the spring as well as the Highway building. He encouraged committee members to contact himself, Mr. Inman or Mr. Sapp if there is an item they would like to see on the agenda. Mr. Knott asked about the maintenance list that the committee approved in the fall and Mr. Inman explained when it is time for each project the information will come before the committee.

Determination of Committee Actions to be placed on the County Board Consent Agenda

Committee consensus to include items IV A, B and C; V A and Addendum item IV D on the December 20, 2005 County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 7:48 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary

The agenda reflects the order of business conducted at the meeting and not necessarily the order of the agenda.