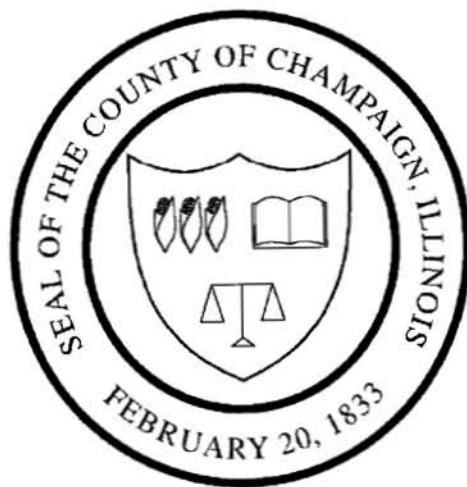


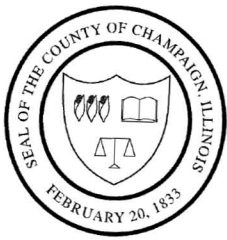
County Facilities Committee Agenda

November 12, 2008

7:00 p.m.



Lyle Shields Meeting Room, Brookens Administrative Center
1776 East Washington, Urbana, IL 61802



**CHAMPAIGN COUNTY BOARD
COMMITTEE AGENDA**

COUNTY FACILITIES

Wednesday, November 12, 2008 – 7:00 p.m.

**Lyle Shields Meeting Room, Brookens Administrative Center
1776 East Washington, Urbana, IL**

CHAIR: Beckett

MEMBERS: Bensyl, Betz, Cowart, James, Jay, Richards, Sapp, Weibel

AGENDA ITEM	PAGE NO.
I. CALL TO ORDER	
II. ROLL CALL	
III. APPROVAL OF AGENDA/ADDENDUM	
IV. APPROVAL OF MINUTES	
A. October 7, 2008	1-4
V. PUBLIC PARTICIPATION	
VI. PHYSICAL PLANT	
A. Monthly Reports (To be distributed)	
VII. COURTHOUSE MASONARY/BELL TOWER PROJECT	
A. Project Spreadsheet	5
VIII. ILEAS TRAINING CENTER	
A. IGW Architecture Invoice #9 in the amount of \$90.00 for Professional Services Rendered for the Period of August 30, 2008 Thru September 26, 2008 for ILEAS Training Center OB	6
B. IGW Architecture Invoice #2 in the amount of \$720.00 for Professional Services Rendered for the Period of August 2, 2008 Thru September 26, 2008 for ILEAS Evacuation Plans	7
IX. CHAMPAIGN COUNTY NURSING HOME	
A. Raterman Group Invoice #12302 in the amount of \$15,102.21 for Professional Industrial Hygiene Services from July 15, 2008 Thru September 5, 2008 for Air Monitoring from July 28, 2008 Thru July 31, 2008 at the Champaign County Nursing Home	8
X. OTHER BUSINESS	
A. Proposal to Rename Meeting Room Two to the Jennifer K. Putman Meeting Room	
B. CLOSED SESSION Pursuant to 5 ILCS 120/2 (c) (11) to Consider Litigation Which is Probable or Imminent Against Champaign County	

**XI. DESIGNATION OF ITEMS TO BE PLACED ON COUNTY BOARD
CONSENT AGENDA**

XII. ADJOURNMENT

1 CHAMPAIGN COUNTY BOARD
2 COMMITTEE MINUTES
3

4
5 **COUNTY FACILITIES COMMITTEE**

6 **Tuesday, October 7, 2008**

7 **Lyle Shields Meeting Room, Brookens Administrative Center**

8 **1776 E. Washington St., Urbana**
9

10 **MEMBERS PRESENT:** Steve Beckett (Chair), Ron Bensyl, Tom Betz, Lorraine Cowart,
11 Stan James, John Jay, Larry Sapp, C. Pius Weibel

12
13 **MEMBERS ABSENT:** Michael Richards

14
15 **OTHERS PRESENT:** Kat Bork (Administrative Secretary), Deb Busey (County Administrator
16 of Finance & HR Management), Denny Inman (County Administrator of
17 Facilities & Procurement)
18

19 **CALL TO ORDER**

20
21 Beckett called the meeting to order at 7:02 p.m. Bork called the roll, confirming the presence of
22 Beckett, Bensyl, Betz, Cowart, James, Jay, and Sapp. Beckett declared the presence of a quorum and
23 proceeded with the meeting.
24

25 **APPROVAL OF AGENDA/ADDENDUM**

26
27 **MOTION** by Betz to approve the agenda; seconded by James. **Motion carried.**
28

29 **APPROVAL OF MINUTES**

30
31 **MOTION** by Betz to approve the County Facilities Committee minutes of August 5, 2008 and
32 September 2, 2008; seconded by James. **Motion carried.**
33

34 Weibel entered the meeting at 7:03 p.m.
35

36 **PUBLIC PARTICIPATION**

37
38 There was no public participation.
39

40 **COURTHOUSE MASONRY/BELL TOWER PROJECT**

41 **Project Spreadsheet**

42
43 **MOTION** by James to receive and place on file the project spreadsheet for the Courthouse
44 Masonry/Bell Tower Project; seconded by Betz.
45

46 Beckett said the precast walls and decks appeared to be poured. It was his understanding that
47 the bell tower's superstructure would be put up in the middle of October. Inman confirmed the project
48 was still on schedule for the spire to go up on October 16, 2008. Betz noted the project is moving

49 along quickly. Beckett indicated the good weather has been beneficial. Jay asked if the owner items
50 represented one big item or many little ones. Beckett was under the impression it represented many
51 little items. The owner items include the interior remodeling projects that have been done in the
52 State's Attorney's Office, Court Services Department, and the temporary jury assembly area. This
53 work was done with subcontractors.

54
55 **Motion carried.**

56
57 **PHYSICAL PLANT**

58
59 **MOTION** by Betz to receive and place on file the Physical Plant August 2008 monthly report;
60 seconded by Cowart.

61
62 James noticed at the last meeting that the Physical Plant was exceeding its budget for gas
63 service by almost 19.5%. He inquired about the Courthouse, where the rate is staying consistent
64 during the summer months as well as the winter months. The rate drops in the other County buildings
65 during the year. Inman had discussed the Courthouse's four boiler system with Alan Reinhart. The
66 current design and operation has the boilers running all year round, thus in theory the natural gas costs
67 will be stable across the calendar year, excluding a cost increase. This is atypical of how the other
68 buildings operate and Inman will be reviewing it. James asked if the FY2009 budget allowed for the
69 fact that this expense has already exceeded its budget by \$65,000. Busey reported that the FY2009
70 budget has an additional \$450,000 budgeted for the electric and gas service line items. The Physical
71 Plant's monthly report may not reflect that the current budget has been amended to accommodate the
72 expenditure increase. Inman said they are trying to work within the contract for natural gas with the
73 University of Illinois at Chicago, who monitors bulk rate purchase for the State of Illinois. He has
74 asked the consortium if it would include natural gas and was informed there has not been enough
75 support for it. They are trying to address the issue, but it will likely be December or January before
76 this gets done.

77
78 **Motion carried.**

79
80 **ILEAS TRAINING CENTER**

81 **IGW Architecture Invoice #5**

82
83 **MOTION** by James to recommend County Board approval of IGW Architecture Invoice #5 in
84 the amount of \$450.00 for professional services rendered thru August 29, 2008 for the ILEAS AS
85 chiller replacement; seconded by Jay.

86
87 Sapp asked if the invoice is for a change order that occurred in the ILEAS Training Center.
88 Inman explained the chiller replacement was an emergency issue so the County had to use IGW
89 Architecture's professional services to purchase the chiller, install it, and get it up and running. Sapp
90 stated it is normal that this committee would receive professional service change orders as they occur
91 throughout the project versus at the end. Inman concurred.

93 Weibel asked if this was done as part of the overall remodeling project. Inman stated this was
94 an emergency that occurred after the project was completed. Inman said the nature of the work was
95 such that County could not purchase or install the replacement chiller without the professional support.
96

97 **Motion carried.**

98
99 **IGW Architecture Invoice #8**

100
101 **MOTION** by James to recommend County Board approval of IGW Architecture Invoice #8 in
102 the amount of \$3,895.49 for professional services rendered thru August 29, 2008 for the ILEAS
103 Training Center OB; seconded by Bensyl.
104

105 Cowart inquired about the bill. Beckett explained the contract balance with the consulting fees
106 was on Page 17 of the agenda packet. Inman confirmed the invoice was consistent with the contract.
107 Beckett asked why the billing period was for August. Inman stated that IGW typically bills on
108 monthly basis and could not answer why the August bill was coming to the committee in October.
109 Busey pointed out the billing is dated September 15th, so the October meeting is the earliest it could
110 have come before the committee. Beckett noted that contract amount was \$38,000.
111

112 **Motion carried.**

113
114 **IGW Architecture Invoice #11**

115
116 **MOTION** by Betz to recommend County Board approval of IGW Architecture Invoice #11 in
117 the amount of \$6,055.67 for professional services rendered thru August 29, 2008 for the ILEAS
118 Training Center; seconded by James. **Motion carried.**
119

120 **CHAMPAIGN COUNTY NURSING HOME**

121 **Raterman Group Report**

122
123 **MOTION** by Betz to receive and place on file the Raterman Group Report; seconded by
124 James.
125

126 Weibel asked Inman if the third recommendation from the Raterman Group had been
127 undertaken. Inman confirmed the issue has been addressed in a combined effort between the County
128 and the Raterman Group. James indicated it would be helpful if Inman noted in the report whether the
129 County had complied with any of the recommendations. Regarding the leaking water mentioned on
130 the third page of the report, James wondered if anyone had ascertained whether there was other
131 damage because most new construction work has a warranty. He could not stress enough the
132 usefulness of having someone walk the building to check on the conditions each month. Inman said
133 they do informally walk the building, but the issues listed in Items 3, 4, and 5 are operational issues
134 within the Nursing Home. Re-caulking work has been done to ensure the system works correctly.
135 There are issues that involve improper operation by Nursing Home staff, such as not turning on the
136 hoods of the washing equipment. Inman assured the committee that it is continually monitored, but the
137 personnel need to observe and correctly operate the equipment that is in place. No water infiltration is
138 being seen on the perimeter of the building, so it is not strictly a construction problem. The water is

139 coming from internal operations. James asked if the roof leak was a contractor problem. Inman said
140 the problem was fixed internally and he could not give the cause. Beckett stated the mold mentioned
141 in the report appears to be related to moisture accumulation in the kitchen and questioned if this is a
142 different type of mold than what was dealt with in the construction project. Inman confirmed it was a
143 different type of mold. He commented there are many different ways that mold can get into the
144 building, from being tracking in on someone's shoes to food being dropped on the floor. It will be a
145 constant learning experience to ensure the necessary attention to detail and to understand the
146 environment.

147
148 **Motion carried.**

149
150 **COUNTY ADMINISTRATOR**

151
152 Inman had nothing to add and there were no other questions from the committee.
153

154 **OTHER BUSINESS**

155 **Semi-Annual Review of Closed Session Minutes**

156
157 A memo was provided from Susan McGrath recommending that all the closed session minutes
158 remain closed.

159
160 **MOTION** by Sapp for all closed session minutes to remain closed; seconded by Cowart.

161
162 James felt some of the closed session minutes, such as those related to the hiring and
163 performance of employees, should be made public after time has passed.

164
165 **Motion carried with one vote against by James.**

166
167 **DESIGNATION OF ITEMS TO BE PLACED ON COUNTY BOARD CONSENT AGENDA**

168
169 Beckett designated agenda items 7A-C for the consent agenda.

170
171 **ADJOURNMENT**

172
173 Meeting adjourned at 7:22 p.m.

174
175 Respectfully submitted,

176
177 Kat Bork
178 Administrative Secretary

179
180 *Secy's note: The minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*

COURTHOUSE MASONRY STABILIZATION & RESTORATION PROJECT

Prepared By: E Boatz 11/12/08

	ORIGINAL CONTRACT	CHANGE ORDERS	CONTRACT TOTAL	PAYMENTS THIS MONTH	PAYMENTS YEAR TO DATE	BALANCE TO FINISH
Original Project Budget	\$6,747,552.14					
Current Budget w/Change Orders	\$6,926,939.26					
Architect Fees-White & Borgognoni						
Basic Service	\$425,641.74			\$14,254.72	\$354,953.20	\$70,688.54
Amendment #1-Option 4 Tower		\$43,425.00		\$934.49	\$37,432.20	\$5,992.80
Amendment #2-Temp Cool/Jury Assembly		\$853.40	\$469,920.14	\$0.00	\$853.40	\$0.00
Total Architect Fees	\$425,641.74	\$44,278.40	\$469,920.14	\$15,189.21	\$393,238.80	\$76,681.34
Reimbursables-White & Borgognoni						
Analysis/Testing; On-site Observation	\$98,092.72			\$7,895.25	\$27,156.00	\$70,936.72
Amendment #1 - Option 4 Tower		\$7,494.18	\$105,586.90			\$7,494.18
Miscellaneous Reimbursable Expenses	\$39,839.50			\$915.20	\$29,611.18	\$10,228.32
Amendment #1- Option 4 Tower		\$20,593.82	\$60,433.32	\$86.66	\$1,125.56	\$19,468.26
Total Reimbursable Expenses	\$137,932.22	\$28,088.00	\$166,020.22	\$8,897.11	\$57,892.74	\$108,127.48
Building Const - Roessler Const						
Existing Building	\$2,787,950.00	\$26,610.99	\$2,814,560.99	\$296,168.40	\$1,314,808.20	\$1,499,752.79
Tower	\$2,804,150.00	\$26,760.44	\$2,830,910.44	\$297,831.60	\$1,322,191.80	\$1,508,718.64
Contingency	\$591,878.18	-\$53,371.43	\$538,506.75			\$538,506.75
Total Building Construction	\$6,183,978.18	\$0.00	\$6,183,978.18	\$594,000.00	\$2,637,000.00	\$3,546,978.18
Additional Contracts						
Todd Frahm - Gargoyles		\$44,000.00	\$44,000.00		\$29,500.00	\$14,500.00
Total Additional Contracts	\$0.00	\$44,000.00	\$44,000.00	\$0.00	\$29,500.00	\$14,500.00
Owner Items **						
Additional Expenses paid by Owner	\$0.00	\$63,020.72	\$63,020.72	\$8,374.72	\$63,020.72	
Total Owner Items	\$0.00	\$63,020.72	\$63,020.72	\$8,374.72	\$63,020.72	\$0.00
PROJECT TOTAL	\$6,747,552.14	\$179,387.12	\$6,926,939.26	\$626,461.04	\$3,180,652.26	\$3,746,287.00

% of Project Paid to Date

45.92%

**Owner Items - Project Expenditures not included in original contracts or original project budget.



114 WEST MAIN STREET
URBANA, ILLINOIS 61801

T / 217 328 1391
F / 217 328 1401

Champaign County Administrative Services
1776 East Washington Street
Urbana, IL 61802

Invoice No: 9
October 15, 2008
Project No: 0749G

Attn: Mr. Denny Inman

Re: ILEAS Trng. Cntr. OB (Old CCNH)

For professional services rendered for the period August 30, 2008 thru September 26, 2008

Contract Maximum	<u>\$38,600.00</u>		
<u>Dept./Staff</u>	<u>Hours</u>	<u>Rate</u>	
Proj. Arch. 2	1.00	90.00	<u>\$90.00</u>
Total Architectural Labor			\$90.00
Total Architectural/Consultant Labor			\$90.00
		Previously Billed	\$35,561.88
		Contract Balance	\$2,948.12

Additional Services

INVOICE TOTAL **\$90.00**

Rec'd 10/16/08



114 WEST MAIN STREET
URBANA, ILLINOIS 61801

T / 217 328 1391
F / 217 328 1401

Champaign County Administrative Services
1776 East Washington Street
Urbana, IL 61802

Invoice No: 2
October 15, 2008
Project No: 0749HHHHH

Attn: Mr. Denny Inman

RE: ILEAS - Evacuation Plans

For professional services rendered for the period August 2, 2008 thru September 26, 2008

<u>Dept./Staff</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>
Proj. Arch. 2	8.00	90.00	\$720.00
	<u>8.00</u>		<u>\$720.00</u>
Total Fee Charges	8.00		\$720.00
Total Labor			\$720.00

Invoice Total **\$720.00**



THE RATERMAN GROUP, LTD.

Environmental Hazard Consultants

September 8, 2007

Mr. Denny Inman
County Administrator
Champaign County Administrative Services
Brookens Administrative Center
1776 East Washington Street
Urbana, Illinois 61802

Invoice Number 12302
Project Number 1076
Terms Net 30 Days

Professional Industrial Hygiene Services from July 15 through September 5, 2008 for air monitoring from July 28 through 31 at the Champaign County Nursing Home, sample analysis and the written report.

Professional Fees:

Principal	16.75 hrs @ \$170.00	\$2847.50
Industrial Hygienist	52.00 hrs @ \$70.00	\$3640.00
Administrative Asst.	15.00 hrs @ \$40.00	<u>\$600.00</u>
	Total Professional Fees	\$7087.50

Direct Expenses:

Delivery, Printing	\$129.30
Sampling Media	\$512.88
Meals (Four days)	\$156.00
Mileage	\$217.06
Lodging (Three nights)	\$205.47

Laboratory fees:

Spore trap analysis 86 @ \$39	\$3,354.00
Culturable air, standard fungal analysis 86 @ \$40	<u>\$3440.00</u>
Total Direct Expenses	\$8014.71

TOTAL DUE THIS INVOICE: \$15,102.21