



## CHAMPAIGN COUNTY BOARD COMMITTEE AGENDA

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### COUNTY FACILITIES

Brookens Administrative Center, Lyle Shields Meeting Room  
1776 E. Washington, Urbana  
Tuesday, September 8, 2009 – 7:00 p.m.

**CHAIR:** Steve Beckett

**MEMBERS:** Ron Bensyl, Lorraine Cowart, Stan James, John Jay, Michael Richards,  
Larry Sapp, Samuel Smucker, C. Pius Weibel

<u>AGENDA ITEM</u>	<u>PAGE NO.</u>
I. <u>Call to Order</u>	
II. <u>Roll Call</u>	
III. <u>Approval of Agenda/Addendum</u>	
IV. <u>Approval of Minutes</u>	
A. August 11, 2009 ( <i>to be distributed</i> )	
V. <u>Public Participation</u>	
VI. <u>Brookens Space Utilization Sub-Committee Report</u>	
A. Recommendation for Relocation of County Clerk Election Equipment and Coroner's Office	1-3
B. Request for Clarification by County Facilities Committee of scope of responsibility Assigned to Brookens Space Utilization Sub-Committee	
VII. <u>Courthouse Masonry/Bell Tower Project</u>	
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VIII. <u>Physical Plant</u>	
A. Monthly Reports ( <i>to be distributed</i> )	
B. Update Regarding Downtown Correctional Center Chiller	5
IX. <u>Chair's Report</u>	
A. Downtown Urbana Newsrack Project – Decision re: Color & Location	6-10
B. Schedule for Co. Board Members Tour of Outlying County Buildings	
X. <u>County Administrator Report</u>	
A. Update on Energy Efficiency Grant Applications	
B. Request Approval for Renewal Application & Participation in CQI Electricity & Natural Gas Coop	11-12
C. Report on Nursing Home Life Safety/Smoke Barriers Issue	13-14

**XI. Semi-Annual Review of Closed Session Minutes**

15-16

**XII. Other Business**

**XIII. Designation of Items to be Placed on County Board Consent Agenda**

**XIV. Adjournment**



## CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

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### MEMORANDUM

**TO:** Brookens Space Sub-Committee – Michael Richards, Chair; Sam Smucker; Stan James

**FROM:** Deb Busey, County Administrator *Deb*

**DATE:** August 31, 2009

**RE:** RECOMMENDATION FOR UTILIZATION OF BROOKENS SPACE

#### ISSUE

The Coroner's Office has requested the ability to be located in space to accommodate all their operating needs in one location. This includes:

1. Ability to place refrigeration unit in location immediately adjacent to office space;
2. Ability to provide a room for family viewing of the body;
3. Ability to accommodate the Coroner's Inquests within their office space.

The County Clerk's election equipment was moved into the Gill Building when the old election building was destroyed by a storm. At the time, this was considered a temporary move, and in time a decision was made to reconfigure the old Highway Building to accommodate the County Clerk's election storage needs and Sheriff's storage needs. The exterior of the old Highway Building has now been replaced, which required the entirety of the original budget for the renovation of this building. There is additional investment that would be required to bring the interior of the building up to the standards required for the storage of the County Clerk's election equipment, and to provide the appropriate environment for County Clerk staff to work on this equipment in the 6-8 week period preceding any election. At this time, the total dollars required to bring the building up to this standard has not been completely documented, and in reality there are no additional monies budgeted in the current or FY2010 budget to address these needs.

The issue immediately at hand is how best to meet the space needs of the Coroner and County Clerk.

**FACTORS FOR CONSIDERATION**

1. The Gill Building, which provides approximately 19,500 square feet of office and storage space, has an associated annual lease cost of approximately \$100,000. Currently, the building houses the operation of the County's physical plant workers, various storage needs that arise, including storage of the County Clerk's election equipment. Potentially, the office space has been identified as an appropriate location for the Coroner's Office operation. What is the long-term plan for this space?
2. The County Clerk's election equipment storage and election preparation needs should be fully vetted, and a long-term plan that accommodates these needs should be evaluated, and placed in the context of all of the county's space needs. This leads to the question of whether or not it is best to place additional investment in the old Highway Building for this need, or if there is another need that might better be accommodated in that space. (For example, is this building a potential location for the Physical Plant operation currently housed at the Gill Building?)
3. The Circuit Clerk, Treasurer, Regional Planning Commission, Board of Review, and Supervisor of Assessments have all communicated need for additional and future storage space. These are additional space needs that should be fully evaluated, documented, and placed in consideration in connection with other factors listed here.
4. The County Board has indicated a desire for a re-designed Board Room that provides ability of board members to see each other, while also providing appropriate public access and enhanced technology for the video streaming and cable access of these meetings.
5. A plan, documenting the needs of county offices (even beyond the needs identified here), should be developed and approved by the County Board. This plan should include short and long-term space needs and cost analysis, and should be accompanied by a budget plan for implementation.

**RECOMMENDATION for SHORT TERM PLAN**

In light of the above information, I would like to recommend a short-term solution, that will address the needs of the Coroner and which the County Clerk can work within until a more thorough solution is identified and funded.

1. The County Clerk's election equipment move to the space in Pod 400 of Brookens that was previously occupied by the State's Attorney Support Enforcement Division. The Clerk can utilize this space for storage of the \$1.2 million in equipment, with minimal structural change – only the construction of some shelving along the east wall. In addition to this space, this recommendation includes allocating the use of the Putman Meeting Room for the 6-8 week period prior to any election as the work area where County Clerk employees will prepare all of the equipment before it goes out to the various polling places.
2. The Coroner's Office move to the office space in the Gill Building. Once the election equipment has been moved out of this space, some painting and general cleaning will be required for the Coroner's Office move, as well as setting up their phone and technology needs within that space. It is estimated that the total cost for both of these moves will not exceed \$5,000 as a one-time expense. The Coroner's Office will save close to that amount in the first

year of operation at the Gill Building, as they will no longer be required to rent space for their refrigeration unit or for the Coroner's Inquests.

Additional outcomes for your consideration in conjunction with this recommendation:

1. The space currently occupied by the Coroner will be available for lease. The Mental Health Board has indicated the desire of the Parenting with Love and Limits Program to lease space in Brookens, after the initial period of time where they granted the space at no cost (through November 30, 2009). Any new rents for space in the Brookens Building should be set aside and considered as funding for the long term plan to be adopted.
2. Administrative Services will be minimizing its footprint within the building as a result of changes in staffing, and the move of the State's Attorney Civil Division to Pod 400. This will provide new space for at least one additional meeting room, and additional space that could be leased or used for storage on a short term basis.

**RECOMMENDATION FOR COMMITTEE ACTION**

*The Brookens Space Utilization Sub-Committee recommends to the County Facilities Committee:*

- a. *County Clerk election equipment be moved to the Brookens Pod 400 space formerly occupied by State's Attorney Support Enforcement Program, and that the Putman Meeting Room be designated for exclusive use of the County Clerk's Office in the 6-8 week period prior to any election; and*
- b. *Immediately upon the relocation of the County Clerk's election equipment, the Coroner's Office move from Brookens to the Gill Building, with both moves to be completed by November 30, 2009.*

Thank you for your consideration of these recommendations.

**COURTHOUSE MASONRY STABILIZATION & RESTORATION PROJECT**

Prepared By: E Boatz 9/08/09

	ORIGINAL CONTRACT	CHANGE ORDERS	CONTRACT TOTAL	PAYMENTS THIS MONTH	PAYMENTS YEAR TO DATE	BALANCE TO FINISH
<b>Original Project Budget</b>	<b>\$6,747,552.14</b>					
<b>Current Budget w/Change Orders</b>	<b>\$6,930,472.53</b>					
<b><i>Architect Fees-White &amp; Borgognoni</i></b>						
Basic Service	\$425,641.74			\$7,127.36	\$413,657.24	\$11,984.50
Amend #1-Option 4 Tower		\$43,425.00		\$467.25	\$40,625.10	\$2,799.90
Amend #2-Temp Cool/Jury Assembly		\$853.40		\$0.00	\$853.40	\$0.00
Amend #3-Tower Exit		\$6,221.74		\$0.00	\$6,221.74	\$0.00
Amend #4-Security Camera		\$4,130.73		\$0.00	\$4,130.73	\$0.00
Amend #5-Clk Face Stone;Lightning Prot		\$10,129.12		\$0.00	\$10,129.12	\$0.00
Amend #6-Bollard Security/Crthse Plaza		\$2,845.00		\$0.00	\$2,845.00	\$0.00
Amend#7-South Security; Energy Mod		\$23,388.00		\$0.00	\$23,388.00	\$0.00
Amendment #8-Pathways & landscaping		\$11,738.20		\$0.00	\$11,738.20	\$0.00
<b>Total Architect Fees</b>	<b>\$425,641.74</b>	<b>\$102,731.19</b>	<b>\$528,372.93</b>	<b>\$7,594.61</b>	<b>\$513,588.53</b>	<b>\$14,784.40</b>
<b><i>Reimbursables-White &amp; Borgognoni</i></b>						
Analysis/Testing; On-site Observation	\$98,092.72			\$5,791.78	\$78,822.53	\$19,270.19
Amendment #1 - Option 4 Tower		\$7,494.18	\$105,586.90			\$7,494.18
Miscellaneous Reimbursable Expenses	\$39,839.50			\$766.73	\$33,927.50	\$5,912.00
Amendment #1- Option 4 Tower		\$20,593.82	\$60,433.32	\$72.60	\$1,534.26	\$19,059.56
<b>Total Reimbursable Expenses</b>	<b>\$137,932.22</b>	<b>\$28,088.00</b>	<b>\$166,020.22</b>	<b>\$6,631.11</b>	<b>\$114,284.29</b>	<b>\$51,735.93</b>
<b><i>Building Const - Roessler Const</i></b>						
Existing Building	\$2,787,950.00	\$225,231.89	\$3,013,181.89	\$177,484.51	\$2,665,942.06	\$347,239.83
Tower	\$2,804,150.00	\$220,317.54	\$3,024,467.54	\$178,515.49	\$2,681,057.94	\$343,409.60
<b>Owner Items</b>		\$154,429.95	\$154,429.95	\$716.50	\$154,429.95	
Contingency	\$591,878.18	-\$8,101.20	\$0.00			\$0.00
<b>Total Building Construction</b>	<b>\$6,183,978.18</b>	<b>\$599,979.38</b>	<b>\$6,192,079.38</b>	<b>\$356,716.50</b>	<b>\$5,501,429.95</b>	<b>\$690,649.43</b>
<b><i>Additional Contracts</i></b>						
Todd Frahm - Gargoyles		\$44,000.00	\$44,000.00	\$0.00	\$44,000.00	\$0.00
<b>Total Additional Contracts</b>	<b>\$0.00</b>	<b>\$44,000.00</b>	<b>\$44,000.00</b>	<b>\$0.00</b>	<b>\$44,000.00</b>	<b>\$0.00</b>
<b>PROJECT TOTAL</b>	<b>\$6,747,552.14</b>	<b>\$182,920.39</b>	<b>\$6,930,472.53</b>	<b>\$370,942.22</b>	<b>\$6,173,302.68</b>	<b>\$757,169.76</b>

% of Project Paid to Date

89.07%

F



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Sheriff's Office Air Conditioning Chiller Report  
204 E. Main St., Urbana, IL

### History

- Building opened in 1980. A single large Carrier Liquid Chiller was installed to supply chilled water to the building HVAC system for cooling with 100 ton cooling capacity.
- In 1985 a Bohn packaged water cooled Chiller was added to the system to provide backup cooling to the building system with 75 ton cooling capacity.
- August 12<sup>th</sup>, 2009 Carrier chiller failed showing signs of water in the refrigerant side. The back up Bohn chiller was started.
- Carrier Corporation was called to determine extent of damage to the Carrier chiller.
- August 17<sup>th</sup>, 2009 one stage of the back up Bohn chiller failed showing signs of water in the refrigerant side.
- August 18<sup>th</sup>, 2009 an Eddy current test was performed on both chiller condensing units. Test results on the Carrier chiller showed approximately 75 % of the condensing tubes either failed or ready to fail. Test results of the Bohn condensing tubes showed approximately 3 failed tubes and 14 out of remaining 40 tubes ready to fail.
- August 19<sup>th</sup>, 2009 a replacement Bohn condensing tube bundle was order and replaced with the back up system running at full capacity on August 25<sup>th</sup>.

### Operational Issues

- The large Carrier chiller is not efficient to run during minimal load times in the spring and fall. This chiller uses R11 refrigerant which will no longer be manufactured.
- The Bohn chiller is used during the spring and fall but will not keep up with the building cooling demand during the peak cooling season.

### Options

- Repair Carrier Chiller
- Replace Carrier Chiller with newer model equivalent in size
- Replace Carrier Chiller with smaller unit to support undersized Bohn unit to cool building during full cooling demand.
-

# STANDARD METAL RACK COLORS



These colors are an approximation of the actual colors.  
If it is critical, you can request a color chip from us.

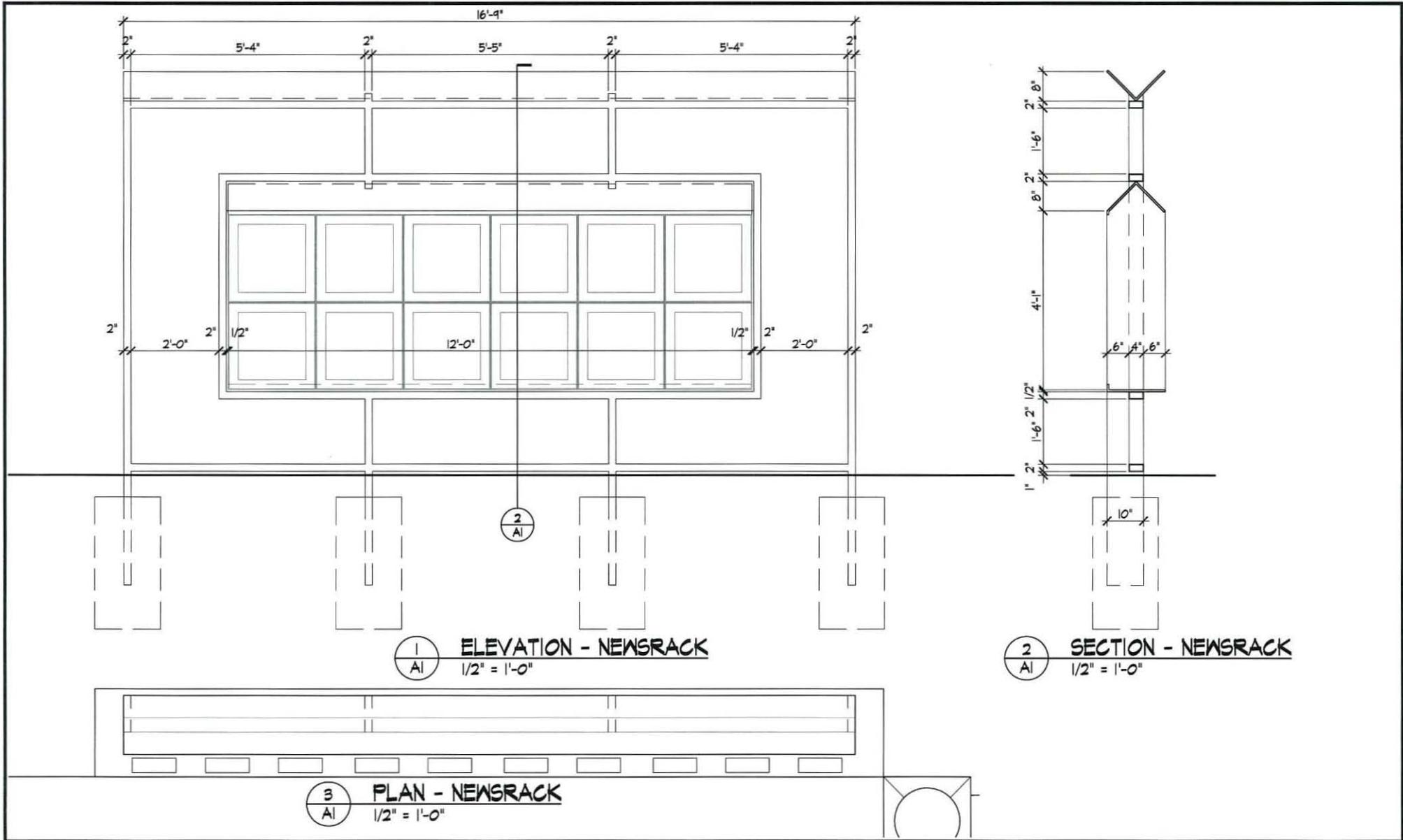


5500 Plantation Road  
Theodore, AL 36582 U.S.A.  
Toll Free: (800) 467-1725 Local (251) 653-4080  
Fax: (251) 653-1014 E-mail: [info@rakersystems.com](mailto:info@rakersystems.com)  
[www.rakersystems.com](http://www.rakersystems.com)









REV.	DATE	REVISION	OWNER	APPR.

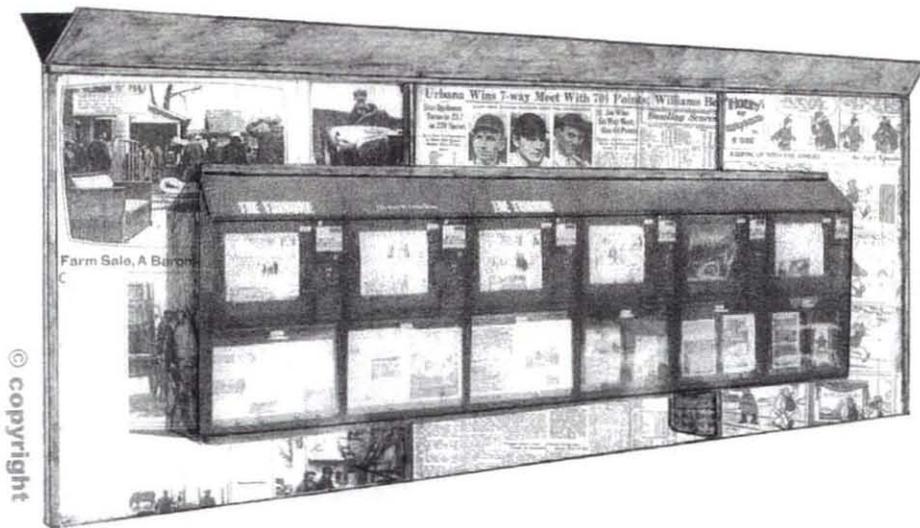
STRUCTURAL ENGINEER  
**JAMES R. FRENCH, P.E., S.E.**  
 78 WEST VERNACANT AVENUE  
 URBANA, ILLINOIS 62901  
 312-244-8801

ISAKSEN GLERUM WACHTER, LLC  
 114 WEST MAIN STREET    217.328.1201  
 URBANA, ILLINOIS 61801    217.328.1401



ELEVATION AND SECTION  
 NEWSRACK  
 CITY OF URBANA  
 URBANA, ILLINOIS

FILED ONE  
 DATE 07/20/2017  
**A1**



The three newspapers chosen could be different from the ones displayed here. Community groups might like to participate in selecting historically significant issues of current or past area newspapers.



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### MEMORANDUM

**TO: Steve Beckett, Chair & MEMBERS OF COUNTY FACILITIES COMMITTEE**

**FROM: Deb Busey, County Administrator  
Alan Reinhart, Supervisor of Building Maintenance**

**DATE: September 3, 2009**

**RE: RENEWAL APPLICATION & PARTICIPATION IN CQI ELECTRICITY and  
NATURAL GAS ENERGY COOP**

As you are all aware, the County has participated in an energy co-op, coordinated by the Champaign County Chamber of Commerce through CQI Associates, since June 2007. To date, Champaign County has benefitted in participation through this co-op with average electrical rate savings of 25.9% over what the standard Ameren rate would have been for that period.

On September 2, 2009, we attended a meeting for all of the participants in the Chamber Energy Co-Op, where the opportunity for renewal of current contracts is currently being offered. CQI Associates presented information and analysis of the current energy market, and a recommendation that a fall campaign for renewals for members with electricity contracts ending in July 2010 (which includes Champaign County) is advisable. This would require our application and agreement to continue participation in the co-op during the month of September.

CQI Associates also presented a recommendation to expand the Co-op to include purchase of natural gas for all members. CQI has expanded this energy co-op group to include many new areas within the Central Illinois region, including Peoria County and McLean County as participants.

The renewal application fees for our participation in the Co-Op will be \$150 per location, up to a maximum of \$1,800 or twelve locations for the electrical co-op; and \$200 per location, up to a maximum of \$2,400 or twelve locations for the gas co-op. We recommend paying the application fees with savings we currently project in the electric and gas utilities line items in the FY2009 budget.

We are currently working on the full application document and will have it to present to you for approval at your meeting on September 8<sup>th</sup>.

Thank you for your consideration of this issue. We will be present at your meeting if there are additional questions or concerns.



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### REPORT TO COUNTY FACILITIES COMMITTEE LIFE SAFETY CODE INSPECTION of CHAMPAIGN COUNTY NURSING HOME

#### SMOKE BARRIERS CODE STANDARD NOT MET

The February 2009 Life Safety Code Inspection of the Champaign County Nursing Home resulted in a finding by Illinois Department of Public Health (IDPH) that the current requirements of the Life Safety Code Standard for smoke barriers are not met at the Champaign County Nursing Home. Follow-up to the inspection, which was the first year this facility was cited for this violation, revealed that a federal directive from CMS changes the standard for smoke barriers, and where the Champaign County Nursing Home design had previously been approved by IDPH, that approval could no longer be extended because of the new federal directive. Champaign County Nursing Home was notified that it will be cited under the new federal directive during the next inspection if the smoke barriers are not installed. The next survey is expected to occur in February 2010.

Because Champaign County was in litigation with the original Nursing Home Project architects at the time the design problem was identified, the Champaign County Nursing Home and County Administrators contacted Riley Glerum of the firm IGW, with whom the County has a previous relationship, to develop the architectural design solution to the cited violation. In addition to his experience with the County, Mr. Glerum has also had substantial experience working with IDPH on other nursing home work. Since May 2009, Mr. Glerum has worked with the Nursing Home and Physical Plant to develop a design solution, and in late August met with the IDPH Architect to confirm that the proposed design will address the new life safety code standards.

At this point, Mr. Buffenbarger and Ms. Busey have agreed that Mr. Glerum should continue on this project by completing construction documents and developing a bid package for the construction of the design solution. The costs of the architectural/engineering services for this project are not expected to exceed \$25,000, so there is no statutory requirement to seek competitive quotes for the service. Completion of the project is also extremely time sensitive, which adds to the need to move forward more quickly than an RFP process would allow. The time frame moving forward for this project is as follows:

October 6, 2009 - County Facilities Committee approval of release of bid for construction  
November 19, 2009 - County Board approval of award of contract for construction  
Mid-February 2010 - Construction of additional smoke barriers in two locations complete

The design solution has been developed to enable construction of the new smoke barriers with the least disruption to the residents at the Nursing Home. The total cost of the project is unknown at this time, and is difficult to predict. However, the timing of the letting of the bid for the project is favorable in that this is work that can be done inside and is desirable for the winter season. The County Board will have cost information in November when the contract is approved and awarded. At this time, it is anticipated the cost of this project will be covered by the Nursing Home operating budget, since there are no funds left in the Nursing Home construction Fund.

If you have additional questions regarding this issue, we will be present at your meeting on September 8<sup>th</sup>.

Thank you for your time and consideration of this information.

Respectfully submitted,

Deb Busey  
County Administrator

Andrew Buffenbarger  
Nursing Home Administrator

Alan Reinhart  
Supervisor/Physical Plant

**Closed Meeting Minutes Review - County Facilities Committee –  
September 8, 2009**

**Is it necessary to protect the public interest or privacy of an  
individual?**

<b>Date of Minutes</b>	<b>Yes, Keep Confidential</b>	<b>No, Place in Open Files</b>
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April 26, 1990 <i>Performance Appraisal Subcommittee</i>		
November 12, 1992 <i>Performance Appraisal Subcommittee</i>		
July 7, 1993 <i>Search Subcommittee for Physical Plant Dir,</i>		
November 6, 2001-#1		
November 6, 2001 - #2		
December 10, 2002		
January 6, 2004		
May 4, 2004		
June 8, 2004		
August 25, 2004 <i>Performance Appraisal Subcommittee</i>		
September 15, 2004 <i>Performance Appraisal Subcommittee</i>		
October 5, 2004		
May 10, 2005		
August 23, 2005 <i>Performance Appraisal Subcommittee</i>		
August 31, 2005 <i>Performance Appraisal Subcommittee</i>		
October 12, 2005		
February 7, 2006		

May 2, 2006		
August 22, 2006		
August 24, 2006 – Performance appraisal subcommittee		
September 14, 2006 #1 – Performance appraisal subcommittee		
September 14, 2006 #2 - Performance appraisal subcommittee		
October 3, 2006		
November 21, 2006		
May 6, 2008		
November 12, 2008		

**\*Minutes not previously approved in semi-annual review.**

# **COUNTY FACILITIES COMMITTEE**

## Attachment

(Please bring to September 8, 2009 Committee meeting)

County Facilities Agenda Item IV.

Minutes of August 11, 2009 County Facilities Committee meeting

**CHAMPAIGN COUNTY BOARD  
COMMITTEE MINUTES**

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**COUNTY FACILITIES COMMITTEE**

**Tuesday, August 11, 2009**

**Lyle Shields Meeting Room, Brookens Administrative Center  
1776 E. Washington St., Urbana, Illinois**

**MEMBERS PRESENT:** Beckett (Chair), Bensyl, Cowart, James, Jay,  
Richards, Sapp, Smucker, Weibel

**OTHERS PRESENT:** Deb Busey, Alan Reinhart, Duane Northrup,  
Mark Shelden

**AGENDA ITEM**

**Call to Order**

Chair Beckett called the meeting to order at 7:00 p.m. A roll call confirmed a quorum was present.

**Approval of Agenda/Addendum**

**MOTION** by James to approve the agenda and addendums I and II as presented; seconded by Weibel. **Motion carried.**

**Approval of Minutes – June 2, 2009**

**MOTION** by Smucker to approve the minutes of June 2, 2009 as presented; seconded by Richards. **Motion carried.**

**Public Participation**

There was no public participation.

**Space Utilization at Brookens**

**Appointment of subcommittee to study space utilization at Brookens**

Mr. Beckett reminded the committee, that at the last meeting, they discussed long range planning for space utilization at Brookens and he indicated he would like to appoint a committee consisting of Mr. Richards, Mr. Jay and Mr. Smucker, with Mr. Richards serving as Chair.

**MOTION** by Sapp to approve the appointment of Richards, Jay and Smucker to a subcommittee to study space utilization at Brookens, with Richards serving as chair; seconded by Bensyl.

Mr. Jay stated he is going to have a problem attending the meetings and will have to resign from serving on the subcommittee. Mr. James agreed to take the place of Mr. Jay.

A friendly amendment was offered to remove Jay and add James. Amendment was accepted by the mover and seconder.

The subcommittee will consist of Mr. Richards, serving as chair, Mr. James and Mr. Smucker.

**Motion carried.**

### **Courthouse Masonry/Bell Tower Project** **Project Spreadsheet**

**MOTION** by Sapp to receive and place on file; seconded by Weibel.

Ms. Busey explained the committee approved a number of changes to the original contract budget that are identified in the architect section of the spreadsheet, and each of those changes has also resulted in change orders to the construction contract. At this point, with all of the changes, they have expended the entire contingency and are currently \$7,385.00 over the total. She is not aware of any outstanding additions that still need to come to this project and with the change orders they added some things that were essential to the courts project. The Public Defender/Jury Assembly remodeling project, the south entrance security and as subsequent, problem structurally with the south entrance all of which total about \$100,000. They also added bollards and pavers to the exterior portion of the project with a cost of \$87,000 and all of that is included in what is presented tonight.

When asked about the shingles on the roof, Mr. Reinhart explained they do not match the Courthouse addition because they no longer manufacture that particular shingle. The new ones do have an energy rating and they got the closest match possible.

Mr. Beckett stated there was \$392,000 left over in the Courts Construction Fund and asked why that money can't be used to pay for those items that are part of the project, just the courts project and not the masonry.

Ms. Busey stated they are all in the same construction fund and they could separate them out but they have already approved change orders to the architect's contract as a part of this project budget so they would be changing actions the committee has taken to remove those portions from the project.

**Motion carried.**

### **Physical Plant** **Monthly Reports**

Mr. Reinhart informed the committee they have the last 3 months of reports before them and pointed out on the July 2009 report that some of the repair and maintenance line items are getting low. At the Courthouse, the annual elevator inspections have cost over \$7,000 and also in the Courthouse, they have had 2 failures of 7 year old equipment totaling almost \$8,000. At the Satellite Jail they have had almost \$4,000 in water heater repairs. At the 1905 building, this spring, they made a lot of repairs to air conditioning systems and have upgraded the building automation system to enhance some energy savings and that cost right at \$5,000.

He explained they have been doing a lot of research on what they could do to get the budget under control and utilities are tracking close to what they were last year.

**MOTION** by Sapp to receive and place on file; seconded by Weibel. **Motion carried.**

### **Addendum I**

#### **Request approval of Award of Contract for Courthouse Building Automation Systems Software pursuant to RFP 2009-002**

**MOTION** by James to recommend County Board approval of the Award of Contract for Courthouse Building Automation Systems Software; seconded by Cowart.

Mr. Reinhart explained that over a year ago there was a lighting strike to the Courthouse and we lost over half of our computer software and some hardware. After over 9 months of dealing with the insurance company they finally arrived at a settlement and over the last few months he has put together and distributed an RFP. The original company that installed this system for the building didn't want any part in rebuilding it so the only responsive bidder he had was Alpha Controls Company. He explained they need to have it repaired so they can utilize night setbacks because the building is running blindly right now. They manually have to adjust and without this repair they have very little control.

Mr. James asked if it is just software that runs the systems in the Courthouse. Mr. Reinhart explained it is software but there are also some hardware devices. The hardware that communicated with the building is now outdated so some of that had to be changed also.

Ms. Busey explained the Self Funded Insurance Fund is ours but we received money as a claim from our insurer, in the amount of \$28,568 which is in the fund. There is over a million dollars budgeted from Public Safety Sales Tax to the Physical Plant budget to offset maintenance costs and utilities for the Courthouse Complex but she doesn't believe they will spend all that is budgeted this year, this expenditure can come from that revenue source.

Mr. James asked if there is a warranty. Mr. Reinhart stated it will come with a full 1 year warranty and there are offers, if we chose to accept, to extend that.

Ms. Busey stated the annual service agreement that is proposed by the vendor for 2 ensuing fiscal years is \$7,360 per year but that would not be until 2011.

When asked about the company that originally installed the system, Mr. Reinhart stated they did not bid because they were disappointed they had to, they were not concerned that the system couldn't be repaired and they helped him craft the bid proposal to ensure we are getting what we need to get it back together properly. Our only other alternative would be to replace the entire system.

**Motion carried.**

**County Administrator**

**Closed session pursuant to 5 ILCS 120/2 (c) 6 to discuss the setting of a price for sale or lease of property owned by Champaign County**

**MOTION** by Smucker to enter into closed session pursuant to 5 ILCS 120/2 (c)6 to discuss the setting of a price for sale or lease of property owned by Champaign County with the following people remaining present: Deb Busey, Alan Reinhart and the recording secretary; seconded by Bensyl. Motion carried with a 9/0 roll call vote. Voting yes was Bensyl, Cowart, James, Jay, Richards, Sapp, Smucker, and Weibel.

The committee entered into closed session at 7:17 p.m.

The committee resumed open session at 7:29 p.m.

MOTION by Smucker to enter into closed session pursuant to 5 ILCS 120/2 (c)? to discuss .....with the following people remaining present: Deb Busey, Alan Reinhart and the recording secretary; seconded by ? Motion carried with a 9/0 roll call vote. Voting yes was Bensyl, Cowart, James, Jay, Richards, Sapp, Smucker, and Weibel.

The committee entered into closed session at 7:30 p.m.

The committee resumed open session at 7:46 p.m.

### **Update – Highway/County Clerk Election Building Project & Coroner’s Office move to Gill Building**

Ms. Busey explained the election building was recently worked on and in talking with the County Clerk, they anticipate they will go through the building together to evaluate it’s condition as it is at that point and determine if it is acceptable to move his election equipment into the building. It is not going to be ideal, we all recognize that and part of the goal from that meeting is to identify what needs to be done to make it more ideal for the County Clerk and determine a schedule to deal with those issues. The second part of this is the Coroner’s move into the office space at the Gill building. He has reviewed and evaluated the space and his ability to move into that space addresses some significant needs he had for his operations. This will allow him to move the freezer from a lease space into a more accessible area and he will no longer need to rent space for inquests. They are not ready to have the committee vote on anything tonight but she wanted to provide an update hoping to come back with a recommendation and schedule for both moves in September.

Mr. Reinhart explained they have finished the removal of the leftover equipment, have done a lot of cleaning, painted office areas, and removed all interior metal that was rusted which was in worse shape than anticipated in some areas. He is currently getting prices for the replacement steel on the inside of exterior walls and has finished moving all old air, gas and water lines that weren’t being used. He should have metal on site next week and hopefully by the end of this month should have it ready to be reviewed.

Mr. Shelden explained right now, they have \$1.2 million dollars of electronic equipment and in terms of electronics, is one of the biggest assets the County has. He is less than convinced when it comes to the temperature control in that building that it is going to be a good long term solution, he is concerned we are going to see things not work as well. He appreciates what has already been done but the concern now is how we keep a decent climate in there, he doesn’t know enough about heating and cooling and the way that space is heated and cooled to know how well it is going to maintain a working condition.

In the short term, he is also concerned about the floor and people having to stand to work because it is bumpy and he doesn't know if that is part of what we are going to try and fix. He is concerned about how well this is going to work and whether or not in 3 years we are going to be taking a look at some equipment that is going to have issues because of climate control.

Mr. Reinhart stated everything will be controlled by a thermostat and will modulate the temperature quite well. There is no air conditioning in that building.

Mr. Northrup stated the space in the Gill building is set up nicely for his office. There are 2 large spaces for conferences and storage plus an area that has short walls that if extended up, could be used to hold inquests. It meets all of his needs and regarding his budget, he currently leases space where his cooler is now so that cost will be saved as well as space that is leased for inquests. The employee cost factor is going to be significant because currently they are spread out and people have to go to other locations and wait and that will be eliminated.

Mr. Sapp stated they had gone through a long process to figure out the South Highway Building issue, talking with the Sheriff and Mr. Shelden about what their needs were. He thought the funds were coming in from insurance and the plans that had been talked about included climate control and it was all going to be done for \$116,000, now the committee is hearing we are not even close to being done.

Ms. Busey stated the July report shows \$114,734 has been spent. Mr. Reinhart stated the majority of that money was spent on the exterior and the insurance money would not have covered anything other than the damage that was caused, which was the exterior.

Mr. Sapp stated he thought all of this work was covered. Mr. Beckett stated he thought they were doing the exterior of the building, including an entrance to pick up and drop off. He doesn't remember talking about interior and finishes.

Mr. James stated there was some talk about some interior walls and heating and that it could be modified to suit the needs. That was discussed at the same time the cost of an entirely new building was discussed. Mr. Shelden stated the Sheriff's space is working great for him.

Mr. Sapp stated we discussed a lot of different avenues but now we have spent our funds and we are not even close to having a facility for the County Clerk to store his equipment in. He suggested Mr. Reinhart come back with the information we need to finish it up and we don't move anyone at this time.

Ms. Busey stated this would come back with a schedule depending upon the ability to budget. They know there are issues and anticipate bringing it back in September.

## **Addendum II**

### **Recommendation for Clock & Bell Tower Donor Wall**

Ms. Busey explained that it has been intended since 2002, when the Citizens Committee for the Clock & Bell Tower Project was initiated that at the completion of the project there would be a donor wall in the Courthouse documenting and acknowledging those who contributed, now it is time to purchase and install that wall. Preliminary cost estimates are in the \$15,000-\$16,000 dollar range. The contributions received through the committees work generated over \$46,000 in interest income in the Courts Construction Fund from 2002 – 2007. In 2007 they deposited bond proceeds so they could move forward with the project, there was a million dollars in the fund to begin with and 6 million in bonds proceeds. She suggested the committee consider using the investment interest money that accrued on the donated funds only, as a source to pay for this donor wall which will be a permanent fixture in the Courthouse.

**MOTION** by Sapp to approve the recommendation for the Clock & Bell Tower Donor Wall; seconded by Richards.

Mr. Beckett stated there are 650 donations, 206 that met the donation level to be memorialized.

Mr. Jay stated, over this lifetime he has bought a lot of plaques for different reasons and could do it for a lot less money than what was proposed. Mr. James stated the funds we have in that account have been turned over to us by that committee and it is now the County's money and the goal was over 1 million so they are far short of their goal. If the goal hasn't been met, he believes that money should go into the pot of money to pay bills. Ultimately we would be taking \$16,000 out of that fund when we still have bills to pay and when we are talking about cuts. Until the goal is closer to being reached, he cannot support this.

Ms. Busey stated the committee has raised \$930,000 of the 1.1 million obligation they originally took on.

Mr. Beckett stated at the August 20<sup>th</sup> board meeting he is expecting to receive a check for \$100,000 from one of the donors. They have been telling donors what they would get if they donate money, and he would like to honor them nicely.

Mr. Smucker stated it is important to honor the people who have donated but asked if there is a plan to raise the rest of the money.

Mr. Beckett stated there is a plan, the committee made a commitment to the county that they would raise the money and they will. For once he would like to thank these people and the community and have the committee say yes, instead of finding a reason to say no.

When asked about the names Mr. Beckett explained they will be engraved in the granite.

Mr. Sapp stated if all the bills were paid it would be different, but we have not paid our bills and we are being asked to spend this money. Mr. Jay stated what has been proposed at this point and time is excessive, he believes it can be done much cheaper.

**Motion carried** with a 5/4 roll call vote. Voting yes was Cowart, Richards, Smucker, Weibel and Beckett. Voting no was Bensyl, James, Jay and Sapp.

### **Other Business**

Mr. Sheldon stated the May 23, 2008 County Facilities meeting minutes contain discussion about air conditioning issues at the south highway building.

### **Designation of Items to be placed on the County Board consent agenda**

Addendum item VII B will be placed on the consent agenda.

### **Adjournment**

Chair Beckett declared the meeting adjourned at 8:23 p.m.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary