



**CHAMPAIGN COUNTY BOARD
FACILITIES COMMITTEE**
County of Champaign, Urbana, Illinois
Tuesday, June 3, 2014, 6:30 pm

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

Committee Members:

Stan James - Chair	Gary Maxwell
James Quisenberry – Vice-Chair	Giraldo Rosales
Josh Hartke	Rachel Schwartz
Jeff Kibler	

FACILITY TOUR: CHAMPAIGN COUNTY COURTHOUSE, 101 E MAIN ST, URBANA – 5:15 P.M. – meet at the courthouse loading dock (south side of courthouse) off of elm street. Tour will start promptly at 5:15 pm

FACILITIES COMMITTEE MEETING WEDNESDAY, JUNE 3, 2014 AT 6:30 PM – LYLE SHIELDS MEETING ROOM

	AGENDA	Page
I.	Call to Order	
II.	Roll Call	
III.	Approval of Minutes	
	A. Facilities Committee Meeting – May 6, 2014	1-3
IV.	Approval of Agenda/Addenda	
V.	Public Participation	
VI.	Communications	
VII.	Facilities Director’s Report	
	A. Update on the Brookens Administrative Center Chiller Project	
	B. Update on the ILEAS demolition project	
	C. Update on the Courthouse tuck pointing and expansion joint replacement project	
	D. Update on Courthouse Clock Tower LED lighting replacement	
	E. Update on the Brookens parking lot	
VIII.	Other Business	
IX.	Chair’s Report	
	A. Amendment to the 2014 Calendar of Meetings for County Facilities Committee – cancellation of July 8, 2014 meeting	
	B. Future Meeting – Tuesday, August 5, 2014 at 6:00 pm	
X.	Designation of Items to be Placed on the Consent Agenda	
XI.	Adjournment	

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Champaign County Board Facilities Committee
County of Champaign, Urbana, Illinois

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MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Tuesday, May 6, 2014
TIME: 6:00 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington, Urbana, IL 61802

Committee Members

Present	Absent
Stan James (Chair)	
James Quisenberry (Vice Chair)	
Josh Hartke	
	Jeff Kibler
	Gary Maxwell
Giraldo Rosales	
Rachel Schwartz	

County Staff: Dana Brenner (Facilities Director), Deb Busey (County Administrator), Van Anderson (Chief Deputy County Administrator of Finance), Linda Lane (Recording Secretary)

Others Present: Pattsy Petrie (Champaign Co Board), members of the public

MINUTES

I. Call to Order

Committee Chair James called the meeting to order at 6:00 p.m.

II. Roll Call

A verbal roll call was taken and a quorum was declared present.

III. Approval of Minutes

A. April 16, 2014

MOTION by Mr. Hartke to approve the minutes of the April 16, 2014 meeting as distributed; seconded by Mr. Rosales. Upon vote, the **MOTION CARRIED unanimously**.

IV. Approval of Agenda

MOTION by Mr. Hartke to approve the agenda; seconded by Mr. Rosales. Upon vote, the **MOTION CARRIED unanimously**.

V. Public Participation

James Kilgore expressed concern that there is haste to build. He urged the committee to look at things happening around the country regarding mental health and how jails are becoming places where social services are being relocated. He would like the committee to look at alternatives, temporary solutions, use of existing facilities, and other ways to save money.

VI. Communications

None

Mr. Quisenberry entered at 6:05pm.

46 **VII. Facilities Director's Report**

47 A. *Approval of Award of Contract for the Brookens Administrative Center Chiller Project*

48 Mr. Brenner referred to a detailed sheet regarding the chiller bids. He noted that two bidders were rejected
49 due lack of submittals requested in the bid. He commented that the estimate this facility had received in the
50 past was \$159,000 per chiller. A&R Mechanical's bid came in at \$180,000 for both chillers, including electrical
51 upgrade and replacing piping with new insulations. Mr. Hartke asked if that was the second addition. Mr.
52 Brenner replied they had asked for clarification of total proposal and that A&R included the electrical in their
53 base bid.
54

55 **MOTION** by Mr. James to approve award of contract to A&R Mechanical for \$180,000; seconded by Mr.
56 Quisenberry.
57

58 Mr. Quisenberry wanted to know what the \$34,860 listed as an exception is. Mr. Brenner said it is for additional
59 wiring, at the County's request, to run to the opposite end of the building. He noted that A&R and another
60 vendor stated they can use the existing wiring but will install new breakers. Mr. Quisenberry asked for
61 confirmation that they would not be using the \$34,860. Mr. Brenner responded that was correct.
62

63 Ms. Petrie asked why not use Davis-Houk. Mr. Brenner replied it was due to price. Their bid was higher when
64 the base and alternate two were added together. Ms. Petrie felt it wasn't comparing apples to apples because
65 if A&R is chosen there is an additional roughly \$35,000. Mr. Brenner stated they will not be doing the additional
66 work for \$34,000, only the work at \$180,000.
67

68 Mr. Hartke inquired about the \$11,520 reduction and wanted to know if we could do that maintenance. Mr.
69 Brenner said yes. He stated that this item was not in the bid documents and would be unfair to accept. He
70 commented that A&R will be installing these and will be under warranty for at least a year; they will let A&R do
71 the work for the first year. He explained that our people do have the expertise and knowledge to maintain. Mr.
72 James stated that for equipment this big the warranty usually covers the mechanicals and the labor for the first
73 year. Mr. Brenner replied that he hadn't seen any documentation regarding that, but also said that the
74 manufacturer should have a warranty.
75

76 Mr. Rosales asked if there are any hidden costs beyond the \$180,000, and if they are energy efficient chillers.
77 Mr. Brenner responded that all chillers meet DECO standards and qualify for a grant of up to \$19,000. Mr.
78 Rosales asked if the chillers had their own automated thermostats. Mr. Brenner said no but that it will not keep
79 them from being able to look at a building automation system. Mr. Rosales asked if it would have been better
80 to do that as an RFP now. Mr. Brenner answered that this can be added at a later time. He noted that the new
81 chillers will save energy rather than just replacing the condensers. He stated that the air handlers are original to
82 the building and will need to be replaced at some point. Mr. Brenner said they need to prioritize the list of
83 things that needs to be done.
84

85 Ms. Petrie asked if it were possible to enclose the chillers so they weren't exposed to weather 24/7. Mr.
86 Brenner said they need to be outside to get sufficient air and be able to exhaust out the top. He agreed that
87 they need to improve the safety and protection, but the chillers aren't designed to be enclosed.
88

89 Upon vote, the **MOTION CARRIED unanimously**.
90

91 B. *Review FY14 Capital Asset Replacement – Budget Highlights*

92 Mr. Brenner referred to the capital asset replacement fund sheet provided with the agenda and noted that the
93 first two items have been addressed. He stated he would like to re-evaluate the list. He noted that some items
94 on the list aren't emergencies and can wait a little longer. Mr. Brenner would like to see if some items have
95 been left off the list that may need attention sooner. He felt some items could be delayed and the list should be
96 reprioritized.
97

98 Mr. Quisenberry commented that he would like to look into a generator for short term use. He noted that have
99 been told for years by the auditors that they are at high risk, especially with regard to IT and not having a
100 disaster plan. Mr. Brenner stated they had reached out to GHR for an IT UPS system that would give two hours
101 of run time and would ask them about a generator as well. Mr. Quisenberry suggested looking at what it would
102 take to keep operations going for a limited time. Mr. Brenner said they will look at some generators in the near
103 future for the Coroner's office and Animal control, but that IT is a high priority right now.
104

105 Mr. James commented that it has been put off and talked about for some time, but if buildings aren't
106 maintained along the way it costs more later. He asked if they have outside inspections of the water heaters.
107 Mr. Brenner replied not to his knowledge. Mr. James wants to make sure they aren't just cutting the budget
108 and putting it somewhere else if it's needed. Mr. Quisenberry noted that the list is of items that were thought
109 to be about to break. He said he appreciates Mr. Brenner's efforts in revisiting this issue.
110

111 C. *Update on the pending ILEAS demolition*

112 Mr. Brenner stated the purchase order for the demolition was issued today and he has asked for a pre-
113 demolition meeting. He noted that there were several items that PACA was able to take out of the building.
114

115 D. *Update on Courthouse Clock Tower LED Lighting Project*

116 Mr. Brenner stated that they had tested LED lighting on the exterior of the clock tower and have settled on
117 fixtures. He intends to get the final numbers to the Clock Tower Committee and hopes to begin installation in
118 June.
119

120 E. *Update on Illinois Green Business Association Project*

121 Mr. Brenner reported that the green team completed their second meeting. He noted that within the next
122 month they will pass information around the building. He stated that IGBW will then come in and do a physical
123 building assessment.
124

125 Mr. Brenner updated the committee on the tuck pointing and expansion joint project at the Courthouse. He stated
126 that they finished the tuck pointing of original building. He noted there is no tuck pointing on the new building, just
127 expansion joints cut in and sealed. He noted that the seal is good for 10 years. Mr. Quisenberry asked if there were
128 any surprises that weren't anticipated that need repair. Mr. Brenner replied that there were no surprises.
129

130 Mr. Quisenberry wanted to revisit the parking lot issue and said it is clearly failing. Mr. Brenner said he has a
131 company scheduled to come in for an estimate. He noted that he has a meeting with Jeff Blue from Highway about
132 resealing. Mr. Quisenberry thought they had previously authorized money for that. Ms. Busey said they had, it
133 wasn't spent, and was not re-encumbered. Ms. Petrie asked for more of a description relating to the parking area.
134 Mr. Brenner said that some places will need to be taken down to the gravel, but they are looking at mostly patching
135 and resealing now. Mr. Quisenberry asked if they can use a permeable material in the cut out area or if they need to
136 stick with what is there. Mr. Brenner responded that the cut areas aren't going to be that large and it's best to stay
137 with the material already there.
138

139 **VIII. Other Business**

140 None
141

142 **IX. Chair's Report**

143 A. Mr. James stated that he would like to amend the 2014 calendar of meetings to change the start time to 6:00
144 pm for the Facility Committee meetings beginning in July. Mr. Quisenberry asked if it would be just for the
145 summer or the rest of the year. Ms. Busey stated that they can change the schedule for July through November.
146 **MOTION** by Mr. Hartke to move the July through November meetings to 6:00pm; seconded by Mr. Rosales.
147 Upon vote, the **MOTION CARRIED unanimously**.
148

149 B. June 3, 2014 meeting will be at 6:30 pm in the Lyle Shields meeting room.
150

151 C. Facility Tours: Mr. Brenner asked for everyone to meet on June 3, 2014 at 5:15 at the loading dock off of Elm
152 Street. He felt that having the meeting at Brookens after the tour was better than keeping Sheriff staff after
153 hours. Mr. James asked if there would be some Courthouse staff available for the tour. Mr. Brenner said yes.
154

155 **X. Designation of Items to be Placed on the Consent Agenda**

156 VII A
157

158 **XI. Adjournment**

159 There being no further business, Mr. James adjourned the meeting at 6:53 p.m.