



## CHAMPAIGN COUNTY BOARD FACILITIES COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Tuesday, October 2, 2018 - 6:30 p.m.

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Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

### Committee Members:

Stan Harper – Chair

Jack Anderson

Tracy Douglas

Jon Rector

Giraldo Rosales

James Tinsley

Pranjal Vachaspati

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
  - A. Facilities meeting – August 7, 2018 1 - 3
  - B. Facilities meeting-September 4, 2018 4 - 5
- V. Public Participation
- VI. Communications
- VII. Items to be Approved by Facilities and recommended to County Board
  - A. Proposes FY2019 Champaign County Courthouse Parking Rates 6
- VIII. Items to be Approved by Facilities
  - A. Proposed Purchase of New Courthouse Pay Station (to be distributed)
  - B. Proposed Changes to 10-Year Capital Plan for FY2019 and FY2020 Capital Expenditures 7 - 10
- IX. Facilities Director's Report
  - A. Update on Brookens Fire Alarm Panel Replacement Project 11 - 12
  - B. Discussion of proposed Art Bartell Sidewalk Schedule 13
- X. Chair's Report
  - A. Future Meeting-Monday, November 5, 2018
- XI. Other Business
- XII. Designation of Items to be Placed on the Consent Agenda
- XIII. Adjournment



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

**MINUTES – SUBJECT TO REVIEW AND APPROVAL**

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**DATE:** Tuesday, August 7, 2018  
**TIME:** 6:30 p.m.  
**PLACE:** Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington, Urbana, IL 61802

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**Committee Members**

**Present:** Jack Anderson, Stan Harper, Jon Rector, Tracy Douglas, Giraldo Rosales, James Tinsley  
**Absent:** None

**County Staff:** Dana Brenner (Facilities Director) Ashley Peete (Recording Secretary)

**Others Present:** Pius Weibel (County Board Chair), Patsi Petrie

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**MINUTES**

**I. Call to Order**

Committee Chair Harper called the meeting to order at 6:31 p.m.

**II. Roll Call**

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

**III. Approval of Agenda**

**MOTION** by Mr. Anderson to approve the agenda; seconded by Mr. Rosales. Upon vote, the **Motion Carried Unanimously**.

**IV. Approval of Minutes – May 8, 2018**

**MOTION** by Mr. Anderson to approve the minutes of the May 8, 2018 meeting; seconded by Mr. Rosales. Upon vote, the **Motion Carried Unanimously**.

**V. Public Participation**

None

**VI. Communications**

Pius Weibel welcomed Tracy Douglas.

**VII. Items for Facilities Committee Approval**

A. Discussion of old Nursing Utility Isolation, Closure and Boarding

Mr. Brenner stated that there is approximately 60,000 sq. feet of significant mold in the old nursing home. The levels of mold have made the building unusable and unsafe to be in over a 2 hour period of time. The mold build up is from the roof that was not replaced when it should have been. Leaks are causing the mold. ILEAS rented the entire space up to a year and a half ago for a training facility. Since there is no utilization of the space, nor can it be occupied, Mr. Brenner, with the assistance of Jim Gleason from GHR, is looking for ways to shut off and isolate the utilities so that the space is not being heated or lighted. Questions in regards to the cost of the project were presented to Mr. Gleason. Upon clarification, Mr. Brenner got approval to move forward with the utility isolation.

**MOTION** by Mr. Rector to approve old Nursing Utility, Closure and Boarding; seconded by Mr. Anderson. Upon vote, the **Motion Carried Unanimously**.

C. Discussion of Art Bartell mandatory sidewalk

Mr. Brenner stated that the City of Urbana put in a request to have a sidewalk adjacent to Art Bartell for sale of Nursing Home. There is currently no sidewalk on Art Bartell. The county has agreed to have a sidewalk within 2 years. The committee voted to proceed with Art Bartell project.

D. Discussion of Brookens Fire Alarm Panel

Mr. Brenner stated that all devices on the panel need to be labeled and identified. This is a safety precaution since no one can properly identify the panel and labels. Fire Department needs an addressable system in place.

**MOTION** to move forward by Mr. Anderson; seconded by Mr. Rosales. Upon vote, **Motion Carried Unanimously**.

**VIII. Facilities Directors Report**

A. Update on Satellite Jail Domestic Hot Water Distribution Project

Mr. Brenner stated that by completing this project there should be a utility savings in gas and heating water. Project started this past winter-early spring, and has basically wrapped up. There are a few more items to finalize on this project. The system is up and running and has been for the past several months.

B. Update on the Downtown Jail Generator and Roof (Cummins/Aladdin Expenses)

Mr. Brenner stated that during a weekly generator test, the generator was spewing lots of water and wouldn't turn on. Cummins performed estimate to rebuild generator and alternator. The parts needed were no longer available for this unit. Cummins found a local vendor to rebuild the generator and alternator. During the installation of the rebuilt generator and alternator, it was noticed that the automatic transfer switch needs maintenance. The project is moving forward. The roof needs to be replaced as it is in bad condition. Repairs have been made for the roof, and will continue to make repairs as needed.

C. Update on CCNH Kitchen/Laundry Boiler

Mr. Brenner stated that the water heater is about 6 years old. Two of the heat exchangers for the boiler has already been replaced. Instead of replacing another heat exchanger, Mr. Brenner suggests moving forward with a new boiler.

D. Update on Satellite Jail Compressor Replacement-Unit 2 Circuit B & Unit 4 Circuit A

Mr. Brenner stated that the compressor for Unit 2 Circuit B went out in June 2018 and Unit 4 Circuit A went out a week ago. Unit 2 compressor has already been replaced. Pricing has been received to replace Unit 4 Circuit A. Mr. Brenner is moving forward to get the second compressor replaced.

**IX. Chair's Report**

Mr. Harper stated that the next Facilities Committee Meeting will be Tuesday, September 4, 2018.

**X. Other Business**

Mr. Weibel will be going to Washington DC with other county board leaders from Illinois and asked if anyone wanted any suggestions from Facilities presented in Washington.

**XI. Designation of Items to be placed on the Consent Agenda**

None

**XII. Adjournment**

Mr. Harper adjourned the meeting at 7:35 pm.

*\*\*Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*



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

**MINUTES – SUBJECT TO REVIEW AND APPROVAL**

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**DATE:** Tuesday, September 4, 2018  
**TIME:** 6:30 p.m.  
**PLACE:** Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington, Urbana, IL 61802

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**Committee Members**

**Present:** Jack Anderson, Stan Harper, Jon Rector, Tracy Douglas, Giraldo Rosales, Pranjal Vachaspati  
**Absent:** James Tinsley

**County Staff:** Dana Brenner (Facilities Director) Ashley Peete (Recording Secretary)

**Others Present:** Pius Weibel (County Board Chair)

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**MINUTES**

**I. Call to Order**

Committee Chair Harper called the meeting to order at 6:31 p.m.

**II. Roll Call**

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

**III. Approval of Agenda**

**MOTION** by Mr. Rosales to approve the agenda; seconded by Mr. Anderson. Upon vote, the **Motion Carried Unanimously.**

**IV. Approval of Minutes – August 7, 2018**

Deferred until next meeting.

**V. Public Participation**

None

**VI. Communications**

None

**VII. Facilities Director's Report**

A. Discussion of Art Bartell mandatory sidewalk project

Mr. Brenner stated that architects and an engineer have been hired for this project. Signed document listing the price for this project was reviewed. First meeting for the start of this project would be on 9/5/18. MSA Engineering will be out to start taking elevations sites for their input and suggestions to design the street and expansion so sidewalk can be put down as requirement by the City of Urbana along Art Bartell.

B. Update on Downtown Jail Generator

Mr. Brenner stated that the generator project is completed and now up and running. So far the generator is working fine, but some parts are very old.

C. Discussion of Brookens Fire Alarm Panel

Mr. Brenner stated that during a poll station pull a month and a half ago in Jim pod 400, the fire panel created zones but did not show exactly where the alarm is like modern fire alarms do. Fire Marshall requested that the fire panel be changed over so it tags where the sensor is at. Mr. Brenner received pricing through Johnson Controls to install new fire alarm panel. Purchase orders have been issued and hopefully within 45 days the new panel and sensors will be installed.

D. Capital Asset Fund 2018 Budget as of 08/27/18

Mr. Brenner reviewed the handout showing funds to date from the Capital Asset Fund.

E. Physical Plant FY2018 Budget as of 08/27/18

Mr. Brenner reviewed the handout showing the budget for Physical Plant FY2018.

**VIII. Chair's Report**

Future Meeting-Tuesday, October 2, 2018 at 6:30pm.

**IX. Other Business**

A. Semi-Annual Review of CLOSED Session Minutes

Mr. Harper asked for motion to keep semi-annual review of closed session minutes closed. **Moved** by Mr. Rosales; seconded by Mr. Rector. **Motion Carried Unanimously.**

**X. Designation of Items to be placed on Consent Agenda**

None

**XI. Adjournment**

Mr. Harper adjourned the meeting at 7:03 pm.

*\*\*Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*

**Cities of Champaign & Urbana, University of Illinois**  
**and Champaign County Parking Rates**  
**as of September 25, 2018**

**City of Champaign– fiscal year begins July 1 and ends June 30**

Cash, Coin, Cash, Credit Cards and Mobile Meter – rates vary \$0.25 cents per hour to \$1.50 per hour

White Street/Church Street - \$1.00 per hour

Hill Street Garage - \$0.75 per hour

Downtown Area – \$0.25 cents per hour

Campus Area - \$1.00 per 30-minutes

**City of Urbana – fiscal year begins July 1 and ends June 30**

Cash, Coin, Credit Cards, and Mobile Meter

Downtown Area – \$0.25 cents per hour

Campus Area - \$1.00 per hour

Hospital Areas = \$1.00 per hour

**University of Illinois – fiscal year begins July 1 and ends June 30**

Cash, Coin, Credit Card, and Mobile Meter

Campus Area - \$1.00 per hour

**County Courthouse Pay Station – fiscal year begins January 1 and ends December 31**

FY2017 – Coin and Cash only

\$0.25 cents for first hour and \$0.50 per hour after

Propose for FY2018 – Coin, Cash, Credit Cards, and Mobile Meter

\$1.00 per hour

# Champaign County Facilities 10-Year Capital Plan

1-May-18

## Assumptions

- 1 Funding for FY2018 is \$532,000**
- 2 Two facilities not included in this 10-Year Capital Plan are as follows:**
  - CCNH
  - Sheriff's Office/Downtown Jail
- 3 Interiors are not covered in Capital Plan - paint/carpet**
- 4 Priorities for scheduling deferred maintenance are as follows:**
  - 1st priority - building envelope
  - 2nd priority - building mechanicals
  - 3rd priority - building mechanical controls (pneumatic to digital)
  - 4th priority - business continuation/emergency preparedness
  - 5th priority - parking lots, roads and sidewalks

<u>CAPITAL ASSET FUND</u>	<u>Proposed</u>
	<u>Amount</u>
<u>FY2019</u>	\$ 1,120,000.00
<u>FY2020</u>	\$ 2,230,000.00
<u>Fy2021</u>	\$ 2,185,000.00
<u>FY2022</u>	\$ 2,135,000.00
<u>FY2023</u>	\$ 2,110,000.00
<u>FY2024</u>	\$ 2,340,000.00
<u>FY2025</u>	\$ 2,270,000.00
<u>FY2026</u>	\$ 2,280,000.00
<u>FY2027</u>	\$ 2,200,000.00
<u>FY2028</u>	\$ 1,935,000.00
<u>10-Year Total</u>	<u>\$ 20,805,000.00</u>

## 10-Year Capital Plan

<b><u>FY2019</u></b>		<b><u>Amount</u></b>	
<b>Art Bartell Road</b>	Install Sidewalk per Plat Revision Agreement	\$	300,000.00
<b>Brookens</b>	Replace POD 300 Roof	\$	175,000.00
<b>JDC</b>	Install Backflow Preventer	\$	5,000.00
<b>METCAD</b>	Replace 3 AHU in east basement; install digital controls	\$	200,000.00
<b>METCAD</b>	Replace ballasted roof with white EPDM Rubber	\$	300,000.00
<b>METCAD</b>	Repoint exterior masonry and replace all sealants	\$	65,000.00
<b>Satellite Jail</b>	Replace overhead garage doors (2)	\$	75,000.00

**TOTAL FY2019** **\$ 1,120,000.00**

<b><u>FY2020</u></b>		<b><u>Amount</u></b>	
<b>Brookens</b>	Replace Pod 100 roof	\$	250,000.00
<b>Brookens</b>	Replace POD 100 13 AHU; install digital controls	\$	325,000.00
<b>JDC</b>	Replace existing ballasted roof with White EPDM (existing roof 1996)	\$	600,000.00
<b>METCAD</b>	Replace one AHU in west basement: install digital controls	\$	80,000.00
<b>Satellite Jail</b>	Replace 4 condensing units with chillers; replace coils at 4 AHU's	\$	325,000.00
<b>Satellite Jail</b>	Replace original boilers (2)	\$	200,000.00
<b>Satellite Jail</b>	Replace 4-AHU's	\$	450,000.00

**TOTAL FY2020** **\$ 2,230,000.00**

<b><u>FY2021</u></b>		<b><u>Amount</u></b>	
<b>Animal Control</b>	Add whole building AC	\$	150,000.00
<b>Brookens</b>	Replace POD 400 roof	\$	250,000.00
<b>Courthouse</b>	Replace existing boilers (2)	\$	300,000.00
<b>Garages</b>	Install oil interceptors (5)	\$	250,000.00
<b>JDC</b>	Replace water heaters (2)	\$	35,000.00
<b>JDC</b>	Replace window sealant and paint exterior windows	\$	85,000.00
<b>JDC</b>	Replace and upgrade existing exterior lights	\$	15,000.00
<b>Satellite Jail</b>	Foundation Joint repair; includes drainage tile	\$	250,000.00
<b>Satellite Jail</b>	Replace existing ballasted roof with White EPDM (existing roof 1996)	\$	850,000.00

**TOTAL FY2021** **\$ 2,185,000.00**

<b>FY2022</b>		<b>Amount</b>
<b>Animal Control</b>	Install an emergency generator	\$ 100,000.00
<b>Animal Control</b>	Revise main electric panel distribution (remove crazy leg 270)	\$ 225,000.00
<b>ILEAS</b>	Tear down abandoned Nursing Home Buildings	\$ 900,000.00
<b>JDC</b>	Install 10' Perimeter chain link fence /w razor wire at perimeter of cell wind	\$ 110,000.00
<b>JDC</b>	Foundation joint repair; drainage tile	\$ 200,000.00
<b>Satellite Jail</b>	Replace voice/door/data security system with update system	\$ 600,000.00
<b><u>TOTAL FY2022</u></b>		<b><u>\$ 2,135,000.00</u></b>

<b>FY2023</b>		<b>Amount</b>
<b>Brookens</b>	Replace POD 400 2-Multi-Zone units and 2 smaller units	\$ 300,000.00
<b>Courthouse Additio</b>	Replace ballasted roof with white EPDM rubber	\$ 1,500,000.00
<b>Courthouse Additio</b>	Paint steel roof structure	\$ 60,000.00
<b>Satellite Jail</b>	Replace generator	\$ 250,000.00

<b><u>TOTAL FY2023</u></b>		<b><u>\$ 2,110,000.00</u></b>
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<b>FY2024</b>		<b>Amount</b>
<b>Animal Control</b>	Roof replacement	\$ 65,000.00
<b>Courthouse</b>	Roof replacement	\$ 700,000.00
<b>Courthouse Additio</b>	Replace sealant at windows	\$ 45,000.00
<b>Courthouse Additio</b>	Update wood finishes, wall paint and carpet in 9 remaining courts	\$ 630,000.00
<b>ILEAS</b>	Replace three AHU's	\$ 350,000.00
<b>JDC</b>	Replace generator	\$ 250,000.00
<b>Satellite Jail</b>	Install digital thermostatic controls	\$ 300,000.00

<b><u>TOTAL 2024</u></b>		<b><u>\$ 2,340,000.00</u></b>
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<b>FY2025</b>		<b>Amount</b>
<b>Brookens</b>	Repoint exterior masonry and replace all sealants	\$ 650,000.00
<b>Courthouse</b>	Update all HVAC digital controls	\$ 900,000.00
<b>Courthouse &amp; Addit</b>	Tuck point project for entire building	\$ 400,000.00
<b>Garages</b>	Replace metal roofs on five garages	\$ 320,000.00

<b><u>TOTAL FY2025</u></b>		<b><u>\$ 2,270,000.00</u></b>
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<b>FY2026</b>		<b>Amount</b>
<b>Animal Control/Cori</b>	Replace parking lot	\$ 40,000.00
<b>Animal Control/Cori</b>	Replace existing metal siding with new siding. Check and replace insulation.	\$ 95,000.00
<b>Brookens</b>	Paint all metal panels	\$ 95,000.00
<b>Courthouse &amp; Addit</b>	Select repointing of masonry and replace sealants	\$ 360,000.00
<b>Courthouse</b>	Replace window sealants	\$ 100,000.00
<b>ILEAS</b>	Repoint exterior masonry and replace all sealants	\$ 950,000.00
<b>METCAD</b>	Replace parking lot and drive; remove and replace damage curb areas	\$ 80,000.00
<b>Physical Plant</b>	Replace parking lot	\$ 25,000.00
<b>Salt Dome</b>	Replace damaged wood and metal coroners	\$ 25,000.00
<b>Salt Dome</b>	Replace existing asphalt around Salt Dome	\$ 210,000.00
<b>Satellite Jail</b>	Replace air returns and supply grills	\$ 100,000.00
<b>Highway, JDC, Sat. J.</b>	Remove old poly urethane concrete joint sealant and replace w/new	\$ 200,000.00
<b>TOTAL FY2026</b>		<b>\$ 2,280,000.00</b>

<b>FY2027</b>		<b>Amount</b>
<b>Brookens</b>	Replace asphalt parking lots (3)	\$ 680,000.00
<b>Courthouse</b>	Replace and relocate chillers	\$ 500,000.00
<b>ILEAS</b>	Replace four boilers	\$ 250,000.00
<b>ILEAS</b>	Replace parking lot	\$ 360,000.00
<b>JDC</b>	Replace seven Aeon (RTU) units	\$ 410,000.00
<b>TOTAL FY2027</b>		<b>\$ 2,200,000.00</b>

<b>FY2028</b>		<b>Amount</b>
<b>Courthouse</b>	Parking lot replacement	\$ 285,000.00
<b>ILEAS</b>	Roof replacement	\$ 1,200,000.00
<b>JDC</b>	Replace parking lot and drive	\$ 100,000.00
<b>JDC</b>	Upgrade remaining BAS digital controls	\$ 100,000.00
<b>METCAD</b>	Replace generator	\$ 250,000.00
<b>TOTAL FY2028</b>		<b>\$ 1,935,000.00</b>

<b>FY2029</b>		<b>Amount</b>
<b>Art Bartell Road</b>	Add concrete curbing and gutters	\$ 750,000.00
<b>Court. &amp; Addit.</b>	Replace existing T12/T8 fluorescents with new LED's	\$ 200,000.00
<b>Highway</b>	Roof replacement	\$ 800,000.00
<b>ILEAS</b>	Replace existing T12/T8 fluorescents with new LED's	\$ 100,000.00
<b>JDC</b>	Replace existing T12/T8 fluorescents with new LED's	\$ 100,000.00
<b>METCAD</b>	Replace existing T12/T8 fluorescents with new LED's	\$ 50,000.00
<b>Satellite Jail</b>	Replace existing T12/T8 fluorescents with new LED's	\$ 100,000.00
<b>TOTAL FY2029</b>		<b>\$ 2,100,000.00</b>

Emergency Operating in Blue State

Simplex

4100

This facility is monitored by  
**SimplexGrinnell**  
CENTRAL MONITORING  
1-888-746-7539  
ACCT-305 1088  
4100 Simplex Tech

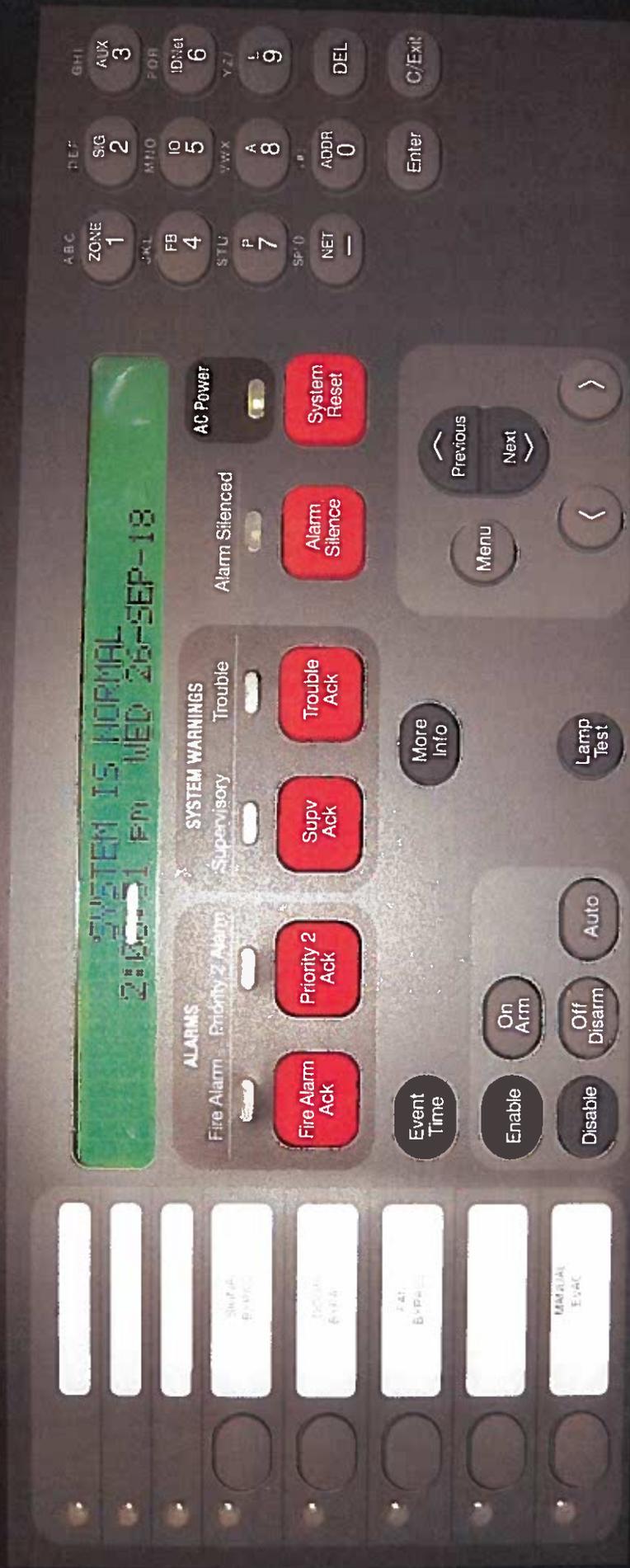
tyco  
**EMERGENCY**  
Service  
24/7  
1-800-451-7273

Fire Control

201

4008





## Emergency Operating Instructions

### Alarm or Warning Condition

System indicator flashing, Tone On.

### How to Acknowledge / View Events

Press **Ack** located under flashing indicator.  
Repeat operation until events are acknowledged.  
Local tone will silence.

### How to Silence Building Signals

Press **Alarm Silence**.

### How to Reset System

Press **System Reset**.  
Press **Ack** to silence tone device.

**Champaign County  
Capital Asset Project**

**Art Bartell Drive - Sidewalk Project**

**Proposed Schedule**

**8/08/2018**

Tuesday, August 7, 2017	Facilities Committee approved Project Development
August 2018 – December 2018	Bailey Edward/MSA Engineering to develop specifications & written documentation for the bid document
Tuesday, December 18, 2018	Present draft bid document to the Facilities Committee for approval
<b>Thursday, December 20, 2018</b>	<b>Advertise and Post Bid</b>
<b>Tuesday, January 22, 2019, 2:00pm</b>	<b>Vendor Pre-Bid Meeting – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room</b>
Wednesday, January 23, 2019, 12:00noon	Deadline for submission of questions and clarifications
<b>Thursday, January 24, 2019</b>	<b>Bailey Edward/MSA Engineering responds to submitted questions or clarifications.</b>
<b>Friday, January 25 , 2019, 2:00pm</b>	<b>Bid Opening – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room</b>
Tuesday, February 5, 2019	Present to the Facilities Committee for bid award approval
Thursday, February 21, 2019	Present to County Board for bid award approval
Monday, February 25, 2019	Finalize and sign agreement with successful low bidder. Successful low bidder submits “A & E Shop Drawings” to Bailey Edward/MSA Engineering for approval.
<b>Monday, March 4, 2019</b>	<b>Bailey Edward/MSA Engineering will notify low bidder about A &amp; E Submittals by Monday, March 4, 2019. Upon approval, low bidder shall order all materials necessary for this project.</b>
April/May 2019	Contractor to mobilize/stage equipment and begin project – all materials for project must be on-site or available daily as needed during this project.
<b>Friday, June 28, 2019</b>	<b>Substantial Completion of Project</b>
Monday, July 1, 2019	Publish Punch List
<b>Friday, July 12, 2019</b>	<b>Complete Punch List and Project</b>