



**CHAMPAIGN COUNTY BOARD  
FACILITIES COMMITTEE AGENDA  
County of Champaign, Urbana, Illinois**

Tuesday, March 8, 2022, at 6:30  
Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 E. Washington St., Urbana, IL 61802

**Committee Members:**

Steve Summers – Chair	Emily Rodriguez
Stan Harper – Vice Chair	Leah Taylor
Jim Goss	Bethany Vanichtheeranont
Jenny Lokshin	Jodi Wolken

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B. Update on County Plaza and Program Statement Discussion for County Departments Space Needs	
C. Update on Satellite Jail Consolidation Schematic Design Phase	
VII. Other Business	
VIII. Presiding Officer’s Report	
A. Future Meeting – <b>Tuesday, April 5, 2022 @ 6:30pm</b>	
IX. Designation of Items to be Placed on the Consent Agenda	
X. Adjournment	

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue.

Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

**CHAMPAIGN COUNTY BOARD  
FACILITIES COMMITTEE  
County of Champaign, Urbana, Illinois**

**MINUTES – Pending Approval**

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**DATE:** Tuesday February 8, 2022  
**TIME:** 6:30 p.m.  
**PLACE:** Lyle Shields Meeting Room  
Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802  
(ZOOM Meeting)

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**Committee Members**

**Present:** Steve Summers, Jodi Wolken, Jenny Lokshin, Stanley Harper, Emily Rodriguez, Jim Goss, Leah Taylor, Bethany Vanichtheeranot. \*all via ZOOM

**Absent:** None

**County Staff:** Dana Brenner (Facilities Director) \*Physically present, Dan Busey (Recording Clerk) \* Physically present, Kyle Patterson (County Board Chair), Darlene Kloeppel (county Executive)

**Others Present:** Richard VanNote (GHR Engineering)

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**Agenda**

**I. Call to Order and Roll Call**

Committee Chair Summers called the meeting to order at 6:30 P.M.

**II. Approval of Agenda/Addenda**

**Moved** by Ms. Rodriguez to approve the agenda; seconded by Ms. Lokshin. Upon Roll Call Vote, the **Motion Carried Unanimously**.

**III. Approval of Minutes – January 4, 2022**

**Moved** by Mr. Goss to approve the minutes from January 4, 2022; seconded by Ms. Wolken. Upon Roll Call Vote, the **Motion Carried Unanimously**.

**IV. Public Participation**

None.

**V. Communications**

None.

**VI. New Business**

A. Update on ITB#2021-003 Satellite Jail HVAC Replacement. Richard VanNote, GHR Engineering, gave the update. Mr. VanNote stated that due to the recent inclement weather the project is slightly behind. The mechanical penthouse is in place however there are still

issues with lead times on the air handlers. Efforts are being made to get the air handlers into the hands of the contractor as soon as possible.

- B. Updates on ITB#2021-004 Hail Damaged HVAC Replacement. Mr. VanNote noted that one of the pods at Brookens, Metcad, and the Courthouse have been completed. Minor maintenance issues are being addressed. At this point in time the contractor has all the necessary equipment on hand to complete JDC and the remaining pods at the Brookens Administrative Center. All further work is being tabled until the weather is better.
- C. Discussion of Reifsteck Reid Contract for Satellite Jail Consolidation Project. Mr. Brenner reminded the Committee that GHR Engineering, Reifsteck Reid Architecture, and Bailey Edwards Architecture have been hired through the RFQ. Reifsteck Reid and the Facilities Director came to a price estimate of eighteen million one hundred and sixty-one thousand. Reifsteck Reid proposed an eight and a half percent fee, much lower than the usual architectural fee of ten to twelve and a half percent. Making their fee around 1.5 million. In addition to that the security access control system was not in the original plan which is estimated to be around one point four hundred and forty-four thousand dollars they have agreed to a fixed price of ninety-three thousand for that. The Civil Engineering and surveying will not exceed one hundred and eight thousand. There are also basic architectural services that are in the contract. The Facilities Director took all of that into consideration and recommended the signing of the Contract to the County Executive, which she did. There will be various phases of design work that will begin with the input of staff at the Satellite Jail. This is hopefully going to be bid out in October and then brought to the full county board in November. A short discussion was had between the Facilities Director and Ms. Lokshin about the prefabricated steel construction component of the project.
- D. Discussion of County Plaza Fee Proposal and Schedule. Mr. Brenner informed the committee that he met with Bailey Edward Architecture and GHR Engineering. They discussed fees and structural/civil engineering components. Mr. Brenner expressed his concerns with the condition of the parking deck. Other architectural and engineering services that will be needed were also discussed. Mr. Brenner also brought up that there may be a need for a back up generator and security video/ access control. Mr. Brenner followed up with a rough timeline of the work that will need to be done to move forward. Mr. Harper and Mr. Brenner discussed video surveillance. Mr. Goss and Mr. Brenner discussed the timeline and pricing. Ms. Lokshin inquired about who will be in the building. Ms. Kloeppel informed the committee that she will be meeting with the architect and the Department Heads of each office to determine their needs if moving to the County Plaza location. Ms. Taylor asked for clarification if the Public Defender would be moving to the new location, potentially they could. Discussion followed about other offices that may need expansion and their needs.
- E. Discussion of Child Advocacy Center Flooring Project. Committee Chair Summers praised Mr. Brenner for his effort in finding a solution for the Child Advocacy Center (CAC). Mr. Brenner said that after reviewing the price proposals, he believes Neverman Floor Artisans proposal for vinyl planks is the best product and lowest price proposal of the three submittals. This change necessitates an increase in allocation for CAC, but I truly believe this is the best product to utilize for their environment (increases cost by \$4,587.00). Ms. Kloeppel stated that this should be on hold as they may be in consideration to move to County Plaza.

## **VII. Other Business**

None.

**VIII. Presiding Officer's Report**

A. Future Meeting – Tuesday, March 8, 2022 @ 6:30pm

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

None.

**X. Adjournment**

The meeting adjourned at 7:04 P.M.

Project Name: Satellite Jail HVAC Replacement  
Date of visit: February 22, 2022  
Time of visit: 9:00 am  
Weather conditions: 30°F, Partly Cloudy  
Report by: Maxwell McGill

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Observations:

1. New electrical conduit has been ran to chillers.
2. Hot and cold water pipe has been ran in the new penthouse.
3. Wall penetrations and pipe ran out of new penthouse is complete.
4. Electrical panels in new penthouse are installed.
5. Air separators have been installed.

Photos:



Air separators have been installed.



Electrical box in new penthouse.

Photos (Continued):



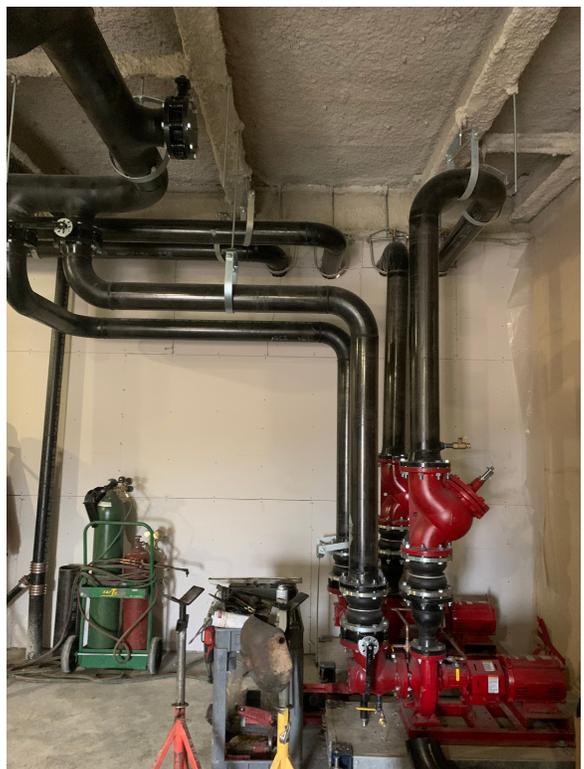
Future penetration on old penthouse.



New electrical conduit for chillers.



Penetration on new penthouse.



Pipes being installed to pumps.

Project Name: Satellite Jail HVAC Replacement

Date of visit: March 2, 2022

Time of visit: 12:30 pm

Weather conditions: 60°F, Overcast

Report by: Maxwell McGill

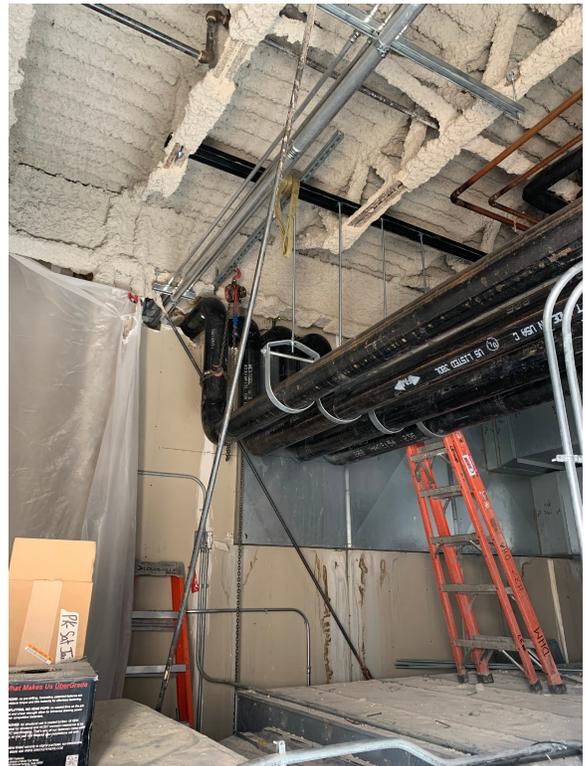
Observations:

1. Drywall installation is in progress in the new penthouse.
2. The 3" main water lines are now ran into the original penthouse.
3. New curbs on the roof to support the piping are being installed.
4. Piping to the new boilers should begin this week.
5. Penetrations for new piping in the original penthouse should begin this week.

Photos:



Drywall being installed.



Mains ran outside.

Photos (Continued):



Mains ran through penetration into Penthouse 1.



New curbs and future wall penetrations.



New curbs for main to set on.



New curbs.

Photos (Continued):



New window in penthouse 2.



Hot and cold water mains.

MGM/smh

cc: Corr

Dana Brenner - CCAS

Chris Smith - CCAS

Michael Brazelton - DHM

Richard Van Note - GHR

Jim Gleason - GHR

2022.03.02 Field Report.MGM.wpd

Photos (Continued):



Boiler installation completed.

MGM/smh

cc: Corr  
Dana Brenner - CCAS  
Chris Smith - CCAS  
Michael Brazelton - DHM  
Richard Van Note - GHR  
Jim Gleason - GHR

2022.02.22 Field Report.MGM.wpd