



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

Tuesday, June 7, 2022, at 6:30p.m.
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

Facility Tour: County Plaza, 102 E. Main Street, Urbana, IL 61802 – Meet by the main building entrance at 5:10pm. Tour will start at 5:15pm and conclude by 6:10pm. Parking is available on the parking deck, entrance of Main Street.

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Agenda

- I. Call to Order and Roll Call
- II. Approval of Agenda/Addenda
- III. Approval of Minutes – May 3, 2022 **1-4**
- IV. Public Participation
- V. Communications
- VI. New Business
 - A. Update on ITB#2021-003 Satellite Jail HVAC Replacement (May 16, 2022, Field Report Attached) – GHR Engineering – Richard Van Note **5-8**
 - B. Update on Satellite Jail Consolidation Design Development (layout attached) Reifsteck Reid Architecture – Chuck Reifsteck **9-10**
 - C. Update on County Plaza and Program Statement Discussion for County Departments Space Needs – Bailey Edward Design – Karla Smalley
 - D. Update on ITB#2021-010 Salt Dome Asphalt Shingle Replacement Project (punch list attached) **11-16**

E. Update on Brookens POD #300 EPDM Rubber Membrane Replacement Project (punch list attached) **17-36**

F. Update on Courthouse Parking Lot F (layout attached) **37**

VII. Other Business

VIII. Presiding Officer's Report

A. Future Meeting – **Tuesday, August 2, 2022 @ 6:30pm**

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

DATE: Tuesday May 3, 2022
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802

Committee Members

Present: Steve Summers, Jodi Wolken, Jenny Lokshin, Stan Harper, Jim Goss, Leah Taylor, Bethany Vanichtheeranot, Emily Rodriguez

Absent: None

County Staff: Dana Brenner (Facilities Director), Darlene Kloeppe (County Executive), Aaron Ammons (County Clerk) Kyle Patterson (County Board Chair), Dan Busey (Recording Clerk)

Others Present: Richard VanNote (GHR Engineering), Brant Muncaster (Reifsteck Reid Architecture), Karla Smalley (Bailey Edward Architecture), Kevin Sage and Matt Kelly (East Central Illinois Building Trades)

Agenda

I. Call to Order and Roll Call

Committee Chair Summers called the meeting to order at 6:31 P.M.

II. Approval of Agenda/Addenda

Moved by Ms. Taylor to approve the agenda; seconded by Ms. Wolken. Upon Voice Vote, the **Motion Carried Unanimously.**

III. Approval of Minutes – April 5, 2022

Moved by Ms. Taylor to approve the minutes from April 5, 2022; seconded by Ms. Lokshin. Upon Voice 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. GHR Engineering – Richard Van Note delivered an update on the project as well as the HVAC Hail Damage Project. The lead times on the air handlers for the Satellite Jail are still pushed out until mid-July. Thus, pushing the project until around October when the cooler weather will

allow them to be installed. All other preparatory work will be done in the next week. The other large portion of the project is the controls upgrade, which has been granted incentive money through AMEREN, ninety percent of this work has been done. Alpha controls will complete the rest once the air handlers are in place. As far as the Hail Damage project the contractor has all the equipment in place. Except for some pieces of equipment that need to be completed at Brookens and the Juvenile Detention Center the project is essentially winding down within the next few weeks.

- B. Update on County Plaza and Program Statement Discussion for County Departments Space Needs – Bailey Edward Design – Karla Smalley delivered the update. Ms. Smalley reported on the meetings the architectural firm has had with the steak holders within County Government. The goal of this project being to determine what County Plaza will be and how to make County Plaza a hub of county business. Square footage needs were covered, and the steak holders asks were closely met. Ms. Smalley believes the floor plans are coming together and that they are beginning to work on schematic design. The County Clerk, Treasurer, and Assessor have yet to commit fully to moving into County Plaza. The Treasurer and Assessors plan to move hinges on a commitment from the County Clerk due to them working so closely with the Tax Cycle. Mr. Brenner informed the committee that the clerk has reservations regarding voting space. The clerk has asked to have access to the County Board room on election day. County Clerk Ammons expressed his concerns with the amount of space there would be for voting versus the current amount of space they occupy during an election at Brookens. Mr. Ammons stated that he would like it codified in the language in the agreement that the County Clerk’s Office would be able to access the necessary meeting/board rooms when necessary. Mr. Ammons went on to discuss the logistics of how voters would exit and enter the building. Ms. Lokshin asked the Clerk if they foresee the need to use the board room for pre-election procedures. Mr. Ammons informed the committee that just because the square footage matches their needs, it doesn’t necessarily mean that the lay out is going to be operable. Mr. Ammons stressed that there must be hard commitment from the County Board and the County Executive that the Clerk’s Office will be able to procure the space that they may need during an election. Ms. Lokshin and Mr. Ammons went on to discuss legal requirements of securing voting rooms. Mr. Summers expressed his hopes that further discussion with the Clerk and the County Board can clarify in answering the questions Mr. Ammons has before a commitment is made. Mr. Ammons asked for some guidance on if the County Board or the County Executive will ultimately be making the decisions regarding his space needs. Ms. Lokshin and Ms. Smalley went on to discuss the space needs for IT. Mr. Brenner described how IT servers would be relocated to the Jail Consolidation. Ms. Taylor and Ms. Smalley briefly discussed the Clerk, Treasurer, and Assessor and how they rely on each other to move or to stay. Mr. Summers asked about the design of the building, demolition of current walls, and the possibility of cubicle space. Ms. Smalley spoke to the number of workstations and the ability to reduce the square footage using them. Ms. Taylor asked about the possibility of a tour, to which the County Executive stated that once commitments are made by the steak holders tours would be available. Discussion about renovations and space followed. Mr. Summers expressed his opinion that the

goal should be to move everyone to the County Plaza. Mr. Ammons and County Executive Kloeppe further discussed the reasoning for not being able to tour the building at this time.

- C. Update on Satellite Jail Consolidation Schematic Design Phase – Reifsteck Reid Architecture – Brant Muncaster. Mr. Muncaster delivered an update. The project is currently in the design and development stage which will be submitted on May 18th. The drawings and information have been submitted to the pricing consultant. Meetings have been had with the City of Urbana over code and the needs for a special use permit. A meeting with the committee will be had to ensure the project is meeting expectations. Mr. Summers and Mr. Brenner discussed the timeline of procuring the special use permit from the city. The request for the permit will be submitted on May 10th and it will be up to the City Council in June.
- D. Update on ITB#2021-010 Salt Dome Asphalt Shingle Replacement Project (photos attached) – Bailey Edward Design –Karla Smalley. Ms. Smalley delivered an update on the project. The Salt Dome weather permitting is scheduled to be complete at the end of the week.
- E. Update on Brookens POD #300 EPDM Rubber Membrane Replacement Project – Bailey Edward Design – Karla Smalley. Pod 300 at Brookens is approximately sixty percent complete and should be substantially complete within two weeks.
- F. Discussion of the Proposed Project Labor Agreement (PLA) attached – Matthew Banach. Mr. Summers stressed that this is just a discussion at this point. Mr. Banach went over the details of the agreement. Mr. Goss and Mr. Banach discussed the specifics of the agreement and the language therein. Specifically, how the agreement is enforced and the potential of added costs to taxpayers. Ms. Rodriguez and Mr. Banach had a discussion on how other counties that have similar practices in place operate. Ms. Rodriguez and Mr. Banach had further discussions on dollar amounts and the purchasing policy. Kevin Sage and Matt Kelley of the East Central Illinois Building trades answered questions from the County Executive and the Committee about the benefits of entering into such an agreement, as well as the demographics of the different trade unions. Discussion followed about how the trades council and the contractor, in this case Champaign County, would operate. Mr. Sage spoke about how apprenticeship programs have the potential to help the community. Mr. Summers informed the committee that there are still talks with the States Attorney’s Office to add specific parameters to force greater participation to employ underrepresented groups. Discussion about minority run Union shops ensued between Mr. Goss and Mr. Sage as well as meeting the guidelines set forth within the document. More specifics about the requirements and goals of the PLA were discussed between the committee.
- G. Approval of Lease Agreement METCAD 911 Call Center. Mr. Brenner discussed the specifics of the lease. **Moved** by Mr. Goss to approve the Lease Agreement between METCAD 911 Call Center and Champaign County; seconded by Ms. Taylor Upon Voice Vote, the **Motion Carried Unanimously.**

VII. Other Business

None.

VIII. Presiding Officer's Report

None.

A. Future Meeting – **Tuesday, June 7, 2022 @ 6:30pm**

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

VI. G

X. Adjournment

The meeting adjourned at 7:55 P.M.

Project Name: Satellite Jail HVAC Replacement

Date of visit: May 16, 2022

Time of visit: 7:00 am

Weather conditions: 50°F, Sunny

Report by: Maxwell McGill

Observations:

1. Wall penetrations have been filled and caulked from the outside.
2. Outdoor pipe insulation is in progress.
3. Boiler installation still in progress.
4. Indoor pipe insulation is being installed.
5. Electrical panel installation is moving forward in new penthouse.

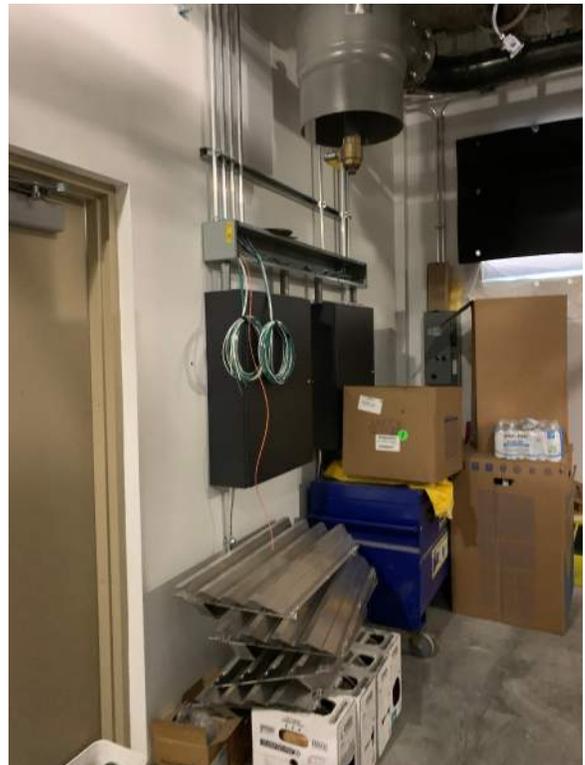
Information or Action Required:

1. Complete filling in the wall penetrations in penthouse 1.
2. Complete wiring of pumps and boilers.
3. Complete insulation of water pipes inside. Especially the original penthouse.
4. Complete installation of electrical panels and install doors.

Photos:



Boiler installation still in progress.



Electrical wiring being installed.

Photos (Continued):



Indoor pipe insulation in progress.



Insulated water pipe connected to pumps.



Knaff insulation per our specifications.

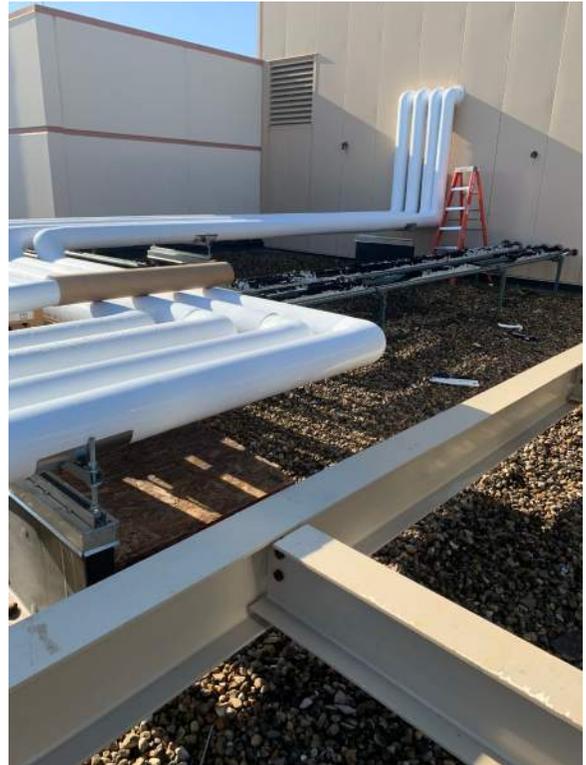


Outdoor pipe insulation has been installed.

Photos (Continued):



Outdoor pipe insulation in progress.



Outdoor pipe insulation.



Penetrations have been filled and caulked.



Pump installation.

Photos (Continued):



Wall penetrations still need filled and caulked.



Work is being done on the electrical panel.

MGM/smh

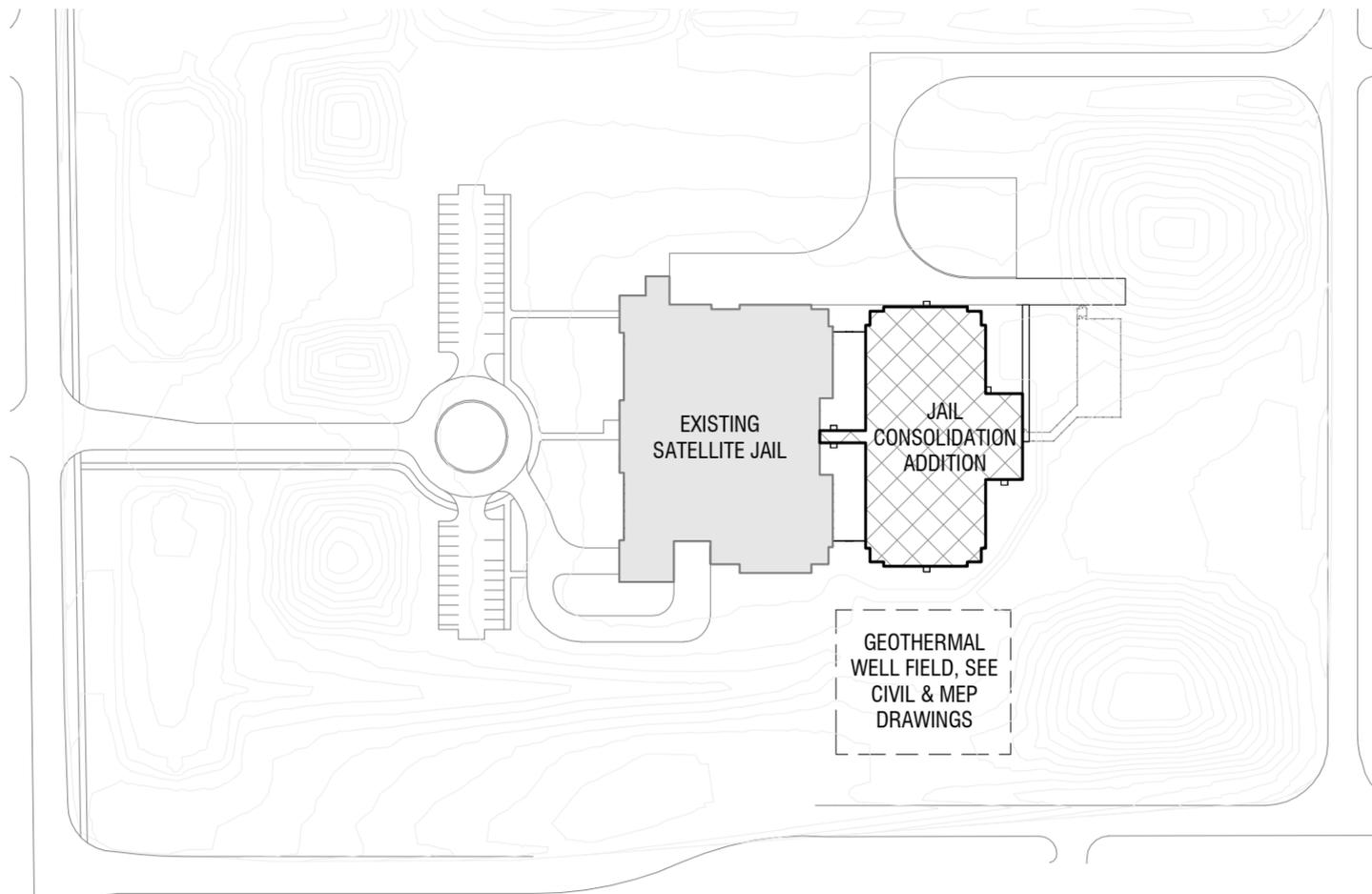
- cc: Corr
- Dana Brenner - CCAS
- Chris Smith - CCAS
- Michael Brazelton - DHM
- Richard Van Note - GHR
- Jim Gleason - GHR

2022.05.16 Field Report.MGM.wpd



Champaign County Satellite Jail Consolidation

502 S. Lierman Avenue
Urbana, IL 61802



PROPOSED SITE PLAN
0 50 100 200 300
NORTH

ESTIMATORS STATEMENT OF PROBABLE CONSTRUCTION COSTS



Reifsteck Reid & Company Architects

Champaign County Satellite Jail

502 S Lierman Avenue

Urbana, IL 61802

Total Area (SF)

33,425

Design Development Estimate

5/17/2022

CSI	DESCRIPTION	TOTAL (\$)
1000	GENERAL CONDITIONS & GENERAL REQUIREMENTS	\$ 1,902,900.00
2000	SITWORK / DEMOLITION	\$ 7,500.00
3000	CONCRETE	\$ 847,000.00
4000	MASONRY	\$ 1,935,300.00
5000	METALS	\$ 885,800.00
6000	WOOD AND PLASTICS	\$ 166,600.00
7000	THERMAL AND MOISTURE PROTECTION	\$ 1,067,700.00
8000	DOORS AND WINDOWS	\$ 1,555,500.00
9000	FINISHES	\$ 706,800.00
10000	SPECIALTIES	\$ 137,000.00
11000	EQUIPMENT	\$ 15,000.00
12000	FURNISHINGS	\$ 614,600.00
13000	SPECIAL CONSTRUCTION	\$ -
14000	CONVEYING SYSTEMS	\$ -
21000	FIRE SUPPRESSION	\$ 157,300.00
22000	PLUMBING	\$ 1,313,100.00
23000	HVAC	\$ 1,559,400.00
26000	ELECTRICAL	\$ 1,206,800.00
27000	COMMUNICATIONS	\$ 84,100.00
28000	ELECTRONIC SAFETY & SECURITY	\$ 1,375,500.00
31000	EARTHWORK	\$ 146,900.00
32000	EXTERIOR IMPROVEMENTS	\$ 480,300.00
33000	UTILITIES	\$ 112,100.00

SUBTOTAL + GENERAL CONDITIONS/ RQMTS. \$ 16,277,000.00

SALES TAX (ON MATERIAL)	Excluded
ESCALATION	\$ 873,120.00
BOND & INSURANCE	\$ 386,000.00
PROFIT	\$ 712,000.00

TOTAL \$ 18,248,000.00

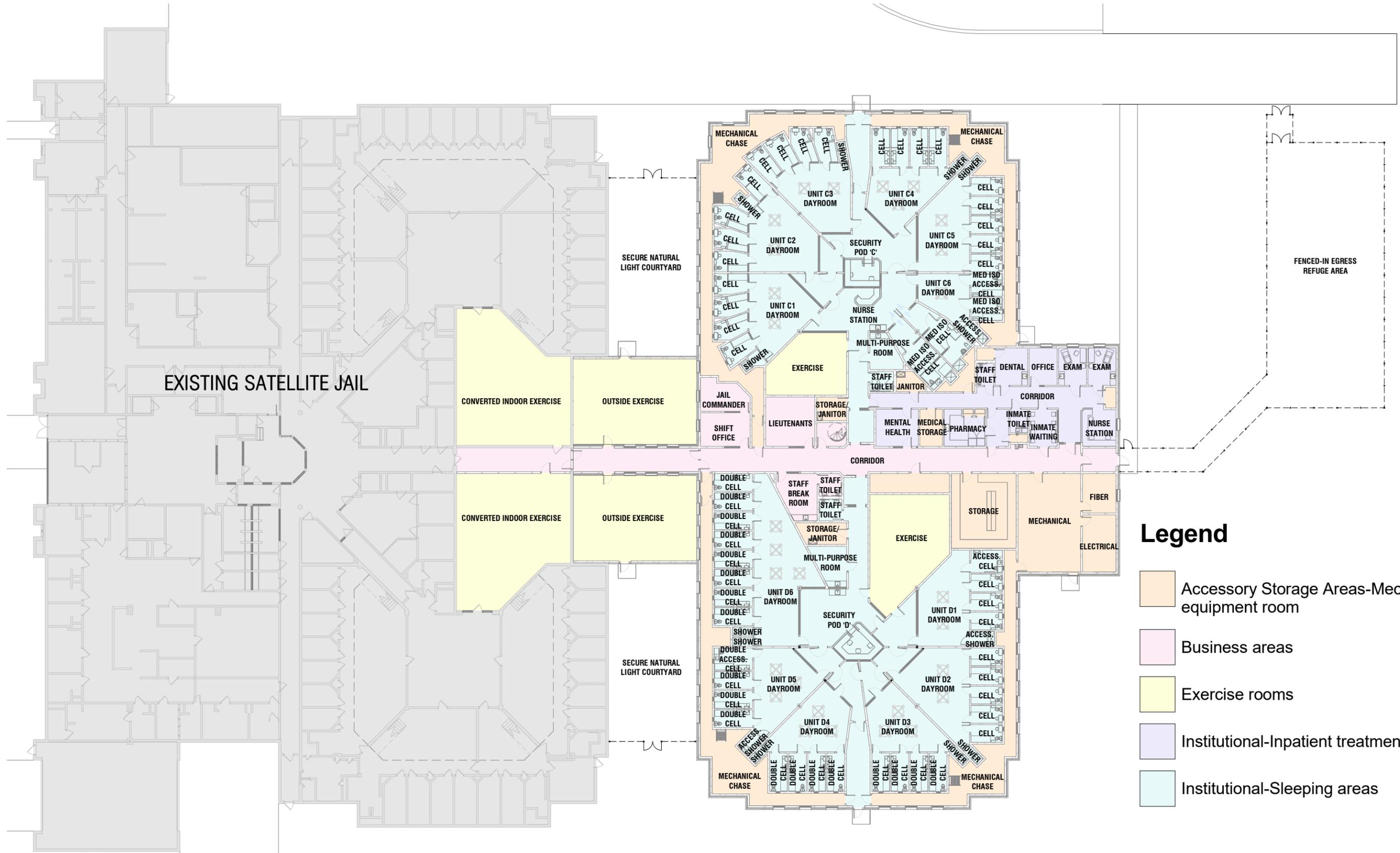
DESIGN CONTINGENCY \$ 729,000.00

CONSTRUCTION COST \$ 18,977,000.00

BID CONTINGENCY	\$ 949,000.00
CONSTRUCTION CONTINGENCY	\$ 949,000.00

TOTAL CONSTRUCTION COST \$ 20,875,000.00

ALTERNATE 1: Outside Exercise Spaces	\$ 298,500.00
ALTERNATE 2: Enclosing Existing Outdoor Rooms 157-159 into Indoor Exercise	\$ 1,398,800.00



Legend

- Accessory Storage Areas-Mechanical equipment room
- Business areas
- Exercise rooms
- Institutional-Inpatient treatment areas
- Institutional-Sleeping areas



PROPOSED FLOOR PLAN





PUNCH LIST

Agency Name:	Champaign Country		
Project Name:	Salt Dome Roof Replacement (ITB# 2021-010)		
Project Location:	Champaign County Salt Dome		
BE No:	20156		
Date: 05.20.2022			
Contractor: Abner Catugy Top Roofing 630.677.8413	Project: Champaign County Salt Dome Roof Replacement		
Contract No.: Contract Work: Roofing			

The following is a list of items to be completed or corrected by the contractor. The failure to include any item on this list does not relieve the contractor of his responsibility to complete all work in accordance with the contract documents.

Item No.:	Location and Description:	Photo:
1	Apply additional sealant	

<p>2</p>	<p>Apply additional sealant</p>	
<p>3</p>		

<p>4</p>	<p>Apply sealant</p>	
<p>5.</p>	<p>Provide manufacturer's warranty for asphalt shingle system and single-ply roofing system.</p>	



PUNCH LIST

6.	Provide Two Year Warranty on Company letterhead for workmanship.	
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<p>5</p>	<p>Apply sealant</p>	
<p>7</p>	<p>Provide rivets/additional cleat to hold down drip edge. Apply sealant</p>	
<p>8</p>	<p>Provide rivets/additional cleat to hold down drip edge. Apply sealant</p>	

9	Re-shingle area adjacent the metal edge trim	
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PUNCH LIST

Agency Name:	Champaign County	
Project Name:	Roof Replacement (ITB# 2021-007)	
Project Location:	Brookens Administration Center	
BE No:	20156	
Date:	05.20.2022	
Contractor:	Mark Cronin Knickerbocker Roofing 16851 S. Lathrop Ave Harvey, IL 60426	Project: Champaign County Courthouse Brookens Administrative Center
Contract No.:	Contract Work: Roofing	

The following is a list of items to be completed or corrected by the contractor. The failure to include any item on this list does not relieve the contractor of his responsibility to complete all work in accordance with the contract documents.

Item No.:	Location and Description:	Photo:
1	Fully adhere flashings at vertical surfaces, with no holes or gaps.	

<p>2</p>	<p>Remove debris from drains</p>	 <p>A photograph showing a roof drain on a dark asphalt roof. The drain has a white circular grate with a spiral pattern. The grate is partially covered with brown and yellow debris, including leaves and twigs. The roof surface around the drain is also littered with small pieces of debris. In the background, there is a red metal roof edge and a brick wall.</p>
<p>3</p>	<p>Complete lap flashings at north end of roof perimeter.</p>	 <p>A photograph showing the edge of a roof where it meets a red metal wall. The roof surface is dark asphalt. There is a visible gap or separation between the roof membrane and the wall, indicating an incomplete lap flashing. The red metal wall has some water stains and debris on it. The background shows green grass.</p>

<p>4</p>	<p>Provide new pipe supports as noted in drawings.</p>	
<p>5</p>	<p>Provide new pipe supports as noted in drawings.</p>	

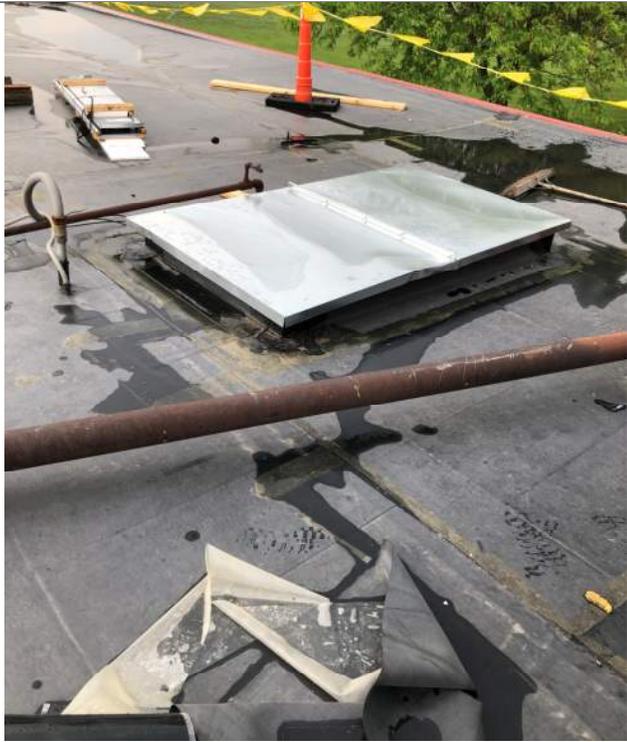
6	Fill pinholes in new sealant.	
7	Remove all fasteners and accessories from roof surface.	

<p>8</p>	<p>Repair loose, poorly placed seam flashings.</p>	
<p>9</p>	<p>Completely adhere loose membrane.</p>	

10	Completely adhere loose membrane.	
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<p>11</p>	<p>Complete seam flashings at perimeter.</p>	
<p>12</p>	<p>Clean up all debris; ensure roof drains and overflows are clear of debris.</p>	

<p>13</p>	<p>Completely seal seams at vertical surface; north end of roof.</p>	
<p>14</p>	<p>Complete lap flashings at area adjacent new ductwork penetration.</p>	

<p>15</p>	<p>Ensure all seams are completely sealed, with no gaps.</p>	
<p>16</p>	<p>Provide new supports as indicated on drawings</p>	

<p>17</p>	<p>Complete base flashing and terminations upon placement of RTU.</p>	
<p>18</p>	<p>Repair "fish-mouths" where dictated by roof system manufacturer.</p>	
<p>19</p>	<p>Completing lap seams at west perimeter.</p>	

<p>20</p>	<p>Repair "fish-mouths" where dictated by roof system manufacturer.</p>	
<p>21</p>	<p>RE-do flashing once gas pipe is relocated.</p>	
<p>22</p>	<p>Clean up and re-apply sealant; eliminate pinholes.</p>	

23 Complete seam flashing at south perimeter.



24 Install non-corrosive fasteners at all roof equipment on Pod 300.



PUNCH LIST

25 Repair "fish-mouth"



26 Complete base flashings and terminations once RTU is installed.



<p>27</p>	<p>Remove and re-apply mastic at seam</p>	
<p>28</p>	<p>Complete flashing and terminations upon installation of RTU and ductwork.</p>	

<p>29</p>	<p>Attach all roof drain baskets; complete seam flashing</p>	
<p>30</p>	<p>Complete seam flashings at north portion of roof near sloped surface.</p>	

31	Reseal pinholes at vertical siding between Pod 300 and Pod 400.	
32	Clean up excess mastic and seal all pinholes	

<p>33</p>	<p>Complete pipe and conduit penetration flashings.</p>	
<p>34</p>	<p>Remove left over fasteners from equipment and roof surface</p>	



PUNCH LIST

35.	Provide manufacturer's warranty for single-ply roofing system.	
36.	Provide Two Year Warranty on Company letterhead for workmanship.	



PUNCH LIST

35.	Provide manufacturer's warranty for single-ply roofing system.	
36.	Provide Two Year Warranty on Company letterhead for workmanship.	
37.	Repair damaged asphalt in parking lot where semi trailer was parked.	

38	Provide five (5) boxes of ceiling tile to replace those damaged from roof leaks at beginning of roof operations.	
39	Provide five (5) boxes of ceiling tile to match tile damaged during roof leaks when roofing operations commenced.	

Courthouse Parking Lot

