

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

MINUTES – Approved as Distributed

DATE: Tuesday May 2, 2023
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802

Committee Members

Present: Jenny Lokshin, Stan Harper, Jennifer Locke, Elly Hanauer-Friedman, Mike Ingram

Absent: Stephanie Fortado, Bethany Vanichtheeranont, Jeff Wilson

County Staff: Dana Brenner (Facilities Director), Steve Summers (County Executive), Dan Busey (Recording Clerk)

Others Present: Kyle Patterson (County Board Chair), Karee Voges (Sheriff), Karla Smalley (Bailey Edward Architecture), Austin Barton (Broeren Russo Builders, Inc.), Chris Bieser (Reifsteck Reid Architecture), Matt Brown (P.J. Hoerr)

Agenda

I. Call to Order and Roll Call

Committee Chair Lokshin began a discussion only conversation at 6:41 p.m. A quorum was declared present at 7:10 p.m. and the meeting was called to order at that time.

II. Approval of Agenda/Addenda

MOTION by Mr. Ingram to approve the agenda; seconded by Ms. Locke. Upon voice vote, the **MOTION CARRIED** unanimously.

III. Approval of Minutes – March 7, 2023

MOTION BY Mr. Harper to approve the March 7, 2023, minutes; seconded by Mr. Ingram. Upon voice vote, the **MOTION CARRIED** unanimously.

IV. Public Participation

None.

V. Communications

Mr. Harper asked to put on record that Committee Members make a commitment to be at meetings on time. Or let the Committee Chair/Facilities Director know they will not be on time. Ms. Lokshin took a moment to recognize the passing of former County Board Member Stanley Summers.

VI. New Business

- A. Update on ITB#2022-007 County Plaza Parking Deck Renovation – Bailey Edward Design – Karla Smalley

Mr. Brenner reminded the committee that Bailey Edward is the architect for the project and Duce Construction was hired to complete the work at a bid of \$444,700. The County has paid Duce Construction around \$337,000 in four pay applications. Ms. Smalley informed the committee that Duce has completed all work, except for the six bollards that are on the south side of the lot. Duce has asked for a walk-through punch list to resolve any outstanding issues. The bollards are probably three to four weeks out still. Mr. Brenner asked Ms. Smalley to schedule a meeting for a walk-through.

- B. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley and Broeren Russo – Austin Barton

Mr. Brenner reminded the committee that Bailey Edward is the architect for this project and Broeren Russo was hired to complete the work at a bid of \$18,825,000. The County has paid a little over one million dollars in one pay application to date. Mr. Barton stated that all demo work is complete, outside of the additional demo work that has been found. The steel and insulation for any records rooms in the building is being put in place now. Mr. Barton expects this to take five to six weeks to complete. Interior stud framing on floors four, six, and two is also going on currently. While doing the demo it was determined that additional steel would need to be added to the roof deck. On the outside bays of the roof the joists were shallower and further apart than expected and there is some deck failure which created the need for adding steel. To keep the spacing as is the deck will need to be deeper, making it a 3 in. deck instead of the 1 ½ in. as previously thought. There is also additional steel that will be needed where the vault was removed. During demo a half-demolished set of stairs was found that were above the ceiling on the lower level. Those will need to be demoed out as well. Additional work will also need to be done to the curtain wall detailing to get a good seal on the building. Ms. Smalley believes now that the entire building is opened up that there will be very few change orders moving forward. Mr. Brenner reminded the committee that there is about one million dollars that was held at the beginning of the project for unforeseen issues that may be used. Mr. Brenner also pointed out that the project is being built on bonds and that to date the county has earned around \$98,000 of interest on funds for the County Plaza Project. The bonds can be used if necessary. Ms. Lokshin and Mr. Barton had a conversation about the potential for more credit change orders moving forward. The committee then went over some of the pictures that highlighted the lack of insulation that was found during the demo. Ms. Smalley pointed out how adding the insulation would save on utility costs.

C. Discussion and Approval of Change Orders for ITB#2022-008 County Plaza Renovation Project (Change Order Documentation Attached)

The change orders necessary were as follows: Removal of unforeseen stairwell in lower level \$14,172.98. Removal of permitter soffits \$43,038.00. Missing structural steel under vault \$24,250.00. Exterior wall panel insulation \$177,333.00.

MOTION by Ms. Hanauer-Freidman and seconded by Ms. Locke to approve the Change Orders for ITB#2022-008 County Plaza Renovation Project.

Upon voice vote, the **MOTION CARRIED** unanimously.

D. Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid Architecture – Chris Bieser and PJ Hoerr – Matt Brown

Mr. Bieser and Mr. Brown delivered an update on the project. The project is about a month in, and a lot of site work has been taking place. About twenty five percent of the concrete placement of the footings are in. Once halfway through with footings they will be followed by walls. The pad for the new jail has been brought up to the appropriate elevation. The area that will be the parking lot has been cut out and aggregate is being brought in. Saw cutting is underway to existing concrete to get utility trenches in so that power and gas can be run from the existing facility. In the coming weeks excavation and placements of foundations will continue. Masonry should begin somewhere in the middle of the month. Ms. Locke asked about any surprises along the way. Mr. Bieser stated that they have only had to pull a small amount of soil from the retention area for the building pad. The need to expand the basin was the largest unforeseen issue that arose during excavation. Ms. Locke asked about the estimated completion date. By the spring of next year, the building should be up and running to where they can talk about a transition to the new building. However, from there the project will need work to the security technology in both the old and new parts of the building. Which could mean an eighteen-month duration with opportunity for improvement.

E. Discussion and Approval of Change Orders for ITB#2022-009 Satellite Jail Consolidation Project (Change Order Documentation attached).

Mr. Brenner, Mr. Bieser, and Mr. Brown informed the committee of two change orders that will be needed to complete the project. A result of an increase not to exceed \$183,937.69 for digging out and grading/seeding the expanded detention basin area, and an increase of \$34,626.90 for boring new conduit to a depth that will fall under the new detention basin and pulling new fiber. Mr. Bieser went on to discuss the 95 study that was done to an incorrect size, thus bringing about the need to expand the basin.

MOTION by Mr. Harper and seconded by Ms. Locke to approve the Change Orders for ITB#2022-009 Satellite Jail Consolidation Project.

Upon voice vote, the **MOTION CARRIED** unanimously.

- F. Discussion and Approval of a 30-day extension of electric service to Verizon's Equipment at the County Plaza – (Lease and April 7, 2022, Verizon Termination Notice Attached)

The County purchased the County Plaza building on April 5, 2022, on April 7th Verizon was notified to end the contract for the cell relays on top of the roof of the building. Verizon was notified that the County would disconnect the power the morning of June 1, 2023. Verizon was allotted in the contract up to ninety days to remove their equipment. Thus, slowing down renovation to the roof. With the delay of the roof replacement being pushed back from June to July (due to other issues) the County is offering an extension of thirty days to Verizon to remove their equipment. Additionally, Broeren Russo has offered the use of their crane to help in removal of Verizon's equipment. Ms. Lockshin and Mr. Brenner discussed the dates/timeline in more detail.

MOTION by Mr. Ingram seconded by Ms. Locke to approve a 30-day extension of electric service to Verizon's Equipment at the County Plaza.

Upon voice vote, the **MOTION CARRIED** unanimously.

- G. Update on Satellite Jail HVAC Project Ameren Grant Checks Received and Deposited \$124,436.85. (Copies of checks attached)

Three checks of AMEREN grants were received and deposited for upgrading chillers and boilers throughout the project implementation. Mr. Brenner spoke to grants that may be available for County Plaza and the Satellite Jail as well.

- H. Discussion and Approval of Resolution Naming the County Plaza Building in Honor of Scott M. Bennett (Resolution Attached)

Mr. Patterson stated that he drafted this resolution and proposes naming the County Plaza after the late Mr. Bennett as he exemplifies the spirit of an elected official. Mr. Patterson spoke with the family, and they support the resolution. Mr. Patterson went on to ask that this be left off the consent agenda so that the full County Board can decide on the renaming of the County Plaza Building. Mr. Harper stated he does not see this happening right now, with all respect to Mr. Bennett. As this is a county building and went on to say that he is against naming buildings in such a manor. Mr. Harper went on to say if the building were to be named after an individual, that he would choose the former County Administrator of eighteen years, Deb Busey.

MOTION by Mr. Ingram seconded by Ms. Locke to approve the Resolution Naming the County Plaza Building in Honor of Scott M. Bennett.

Upon voice vote, the **MOTION CARRIED 4 TO 1.**

I. Discussion and Approval of Purchase of Humane Society Facility (Humane Society Sale Proposal Attached)

Mr. Brenner informed the committee that the County has Spoken with the Humane Society to discuss pricing and sale of the building. The County's appraisal came back lower than the Humane Societies at a price of \$450,000. The Humane Society has four years remaining on the contract with the County at \$7,000 a year. The Humane Society is willing to reduce the price do to this fact by \$28,000. So, a sale price has been negotiated for \$422,000. The decision, if the County chooses to, would be either an upfront cash purchase or purchase over a ten-year period in payments. Mr. Brenner noted in speaking to the Finance Director that a cash purchase is seemingly more fiscal than a purchase over a ten-year period. Mr. Brenner spoke to the fact that this would benefit the employees and the animals as opposed to the remaining in the current Animal Control Building. Mr. Brenner and Ms. Lokshin discussed the purchase method further. Mr. Harper said he understands the need for expansion, however the amount of change orders brought up tonight equal the price of purchasing the building. On top of that Mr. Harper sees no plan in place to sell the Brookens Building. Mr. Harper said that he understands some of the needs but also said that he would be a no due to monetary concerns. Mr. Brenner and Mr. Patterson spoke about some of the equipment that was left by the Humane Society and possible use for it. There was further discussion of possible sale of the Brookens Building. Ms. Lokshin questioned using ARPA funding toward the purchase of the Humane Society Building. Mr. Harper stated that this should go to the full board and not be placed on the Consent Agenda. Mr. Brenner proposed creating a Study Session to discuss selling Brookens as well as the use of extra space that will become available at the Courthouse. Ms. Locke spoke to the fact that she feels that the County is leaving itself open to lawsuits if the current Animal Control is left as is.

MOTION by Mr. Harper seconded by Mr. Ingram to approve the Purchase of Humane Society Facility.

Upon voice vote, the **MOTION CARRIED** 3 to 2.

VII. Other Business

None

VIII. Presiding Officer's Report

A. Future Meeting – **June 6, 2023 @ 6:30pm**

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

VI. C, E, and F

X. Adjournment

The meeting adjourned at 7:52 p.m.

