



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

Tuesday, October 8, 2024, at 6:30p.m.
Shields-Carter Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana, IL 61802

Committee Members:

Jenny Lokshin – Chair	Carolyn Greer
Jeff Wilson – Vice Chair	Jennifer Locke
Stephanie Fortado	Mike Smith
Elly Hanauer-Friedman	Bethany Vanichtheeranont

Agenda

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- I. Call to Order and Roll Call
- II. Approval of Agenda/Addenda
- III. Approval of Minutes – September 3, 2024 1 - 4
- IV. Public Participation
- V. Communications
- VI. New Business
 - A. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley – Broeren Russo - Austin Barton
 - B. Discussion of Broeren Russo Minority Employment Reports – Broeren Russo – Austin Barton
 - C. Discussion and Approval of Change Orders for ITB#2022-008 County Plaza Renovation Project – Change Orders 65, 66, 67 & 68 to be handed out at meeting
 - D. Update on ITB #2023-005 County Plaza Elevator Renovation Project – Bailey Edward Design – Karla Smalley
 - E. Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid – Chris Bieser – PJ Hoerr – Matt Brown
 - F. Discussion of PJ Hoerr Minority Employment Reports – PJ Hoerr – Matt Brown
 - G. Discussion and Approval of Change Orders for ITB#2022-009 Satellite Jail Consolidation Project - Change Order 63 (Attached) and 64 (Plumbing Parts for Original Building) - to be handed out 5 - 7
 - H. Update on Courthouse Boiler Burner Replacement Project ITB#2024-003 – Building and Grounds Manager - Chris Smith
- VII. Other Business
- VIII. Presiding Officer’s Report
 - A. Future Meeting – **November 6, 2024 @ 6:30pm**
- IX. Designation of Items to be Placed on the Consent Agenda
- X. Adjournment

All meetings are at the 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 AGENDA
County of Champaign, Urbana, Illinois**

8 **MINUTES – Pending Approval**

9 **DATE:** Tuesday, September 3, 2024
10 **TIME:** 6:30 p.m.
11 **PLACE:** Shields-Carter Meeting Room
12 Brookens Administrative Center
13 1776 E. Washington St., Urbana IL 61802

14 **Committee Members**

15 **Present:** Carolyn Greer, Elly Hanauer-Friedman, Jennifer Locke, Jenny Lokshin,
16 Bethany Vanichtheeranont and Jeff Wilson

17
18 **Absent:** Stephanie Fortado and Mike Smith

19
20 **County Staff:** Dana Brenner (Facilities Director), Steve Summers (County Executive) and Mary
21 Ward (Recording Clerk)

22
23 **Others Present:** Karla Smart (Bailey Edward Design), Chris Bieser (Reifsteck Reid Architecture) and Jim
24 Gleason (GHR Engineering)

25 **Agenda**

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

27
28 Committee Chair Lokshin called the meeting to order at 6:32 p.m. Roll call was taken, and a
29 quorum was declared present.

30
31 **II. Approval of Agenda/Addenda**

32
33 **MOTION** by Ms. Locke to approve the agenda; seconded by Ms. Hanauer-Friedman. Upon voice
34 vote the **MOTION CARRIED** unanimously.

35
36 **III. Approval of Minutes – August 6, 2024**

37
38 **MOTION** by Ms. Hanauer-Friedman to approve the August 6, 2024, minutes; seconded by Mr.
39 Wilson. Upon voice vote, the **MOTION CARRIED** unanimously.

40
41 **IV. Public Participation**

42
43 There was no public participation.

44
45 **V. Communications**

46
47 There were no communications for the committee.

48
49

50 **VI. New Business**

51 A. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward
52 Design – Karla Smalley

53
54 Ms. Smalley said the building has reached substantial completion. There are just a few more
55 change orders. Broeren Russo is working on finishing the punch list items. They are also
56 hanging blinds. There will be a change order next month concerning the drain bodies in the
57 parking deck. There are 32 drains that need work from wear and tear, rust, some are broken
58 or cracked. We have been working with all parties, engineers, architects, contractors to come
59 up with the best plan on how to repair the drains. This will be costly. We will have to be
60 careful with how to dig these up to do the repairs.

61
62 Discussion followed as to if this is why water keeps getting in the lower deck, and if this is
63 something that should have been caught earlier. Ms. Greer asked the extent of the damage
64 and if it is structurally sound. We have exposed two of the main drains and are making
65 repairs and the deck is structurally sound.

66
67 B. Discussion of Broeren Russo Minority Employment Reports

68
69 The Broeren Russo Minority Employment Reports are in the packet. Mr. Barton was
70 unavailable to attend the meeting to answer any questions.

71
72 C. Discussion and Approval of Change Orders for ITB#2022-008 County Plaza
73 Renovation Project – Change Order #61, #62, #63, and #64

74
75 Ms. Smalley went over the proposed Change Orders. Change Order 61 is to repair two broken
76 drain lines under the lower-level parking surface for a cost of \$20,216.00. Change Order 62 is
77 to remove the black granite by the interior stairwell and paint the stairs at a cost of
78 \$5,527.00. Change Order 63 is to hire Thompson Electronics to install the Board Room AV
79 equipment at a cost of \$143,588.00. Change Order 64 is to install additional case work for
80 copy room 301 at a cost of \$6,234.00.

81
82 **MOTION** BY Ms. Locke to recommend County Board approval of a resolution approving
83 Change Orders 61, 62, 63 and 64 for the County Plaza Renovation Project; seconded by Ms.
84 Greer.

85
86 Brief discussion was held regarding the AV equipment. Originally, we had planned to take the
87 equipment from Shields-Carter and move it to the new building and now that is not going to
88 work. No one was interested in moving our old equipment. Mr. Brenner stated that by
89 putting in new equipment, it will also be available for use in the new Putman meeting room.

90
91 Upon voice vote, the **MOTION CARRIED** unanimously.

92
93
94
95
96
97

- 98 D. Update on ITB #2023-005 County Plaza Elevator Renovation Project – Bailey
99 Edward Design – Karla Smalley

100
101 Ms. Smalley said they talked with Otis today. There was a small hick-up the previous week as
102 the primary mechanic was on vacation.. She said the crane would be here next week to
103 remove the old equipment from the roof and replace it with the new. They are still hoping to
104 get a 2nd crew here, possibly in late October.

- 105
106 E. Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid – Chris Bieser

107
108 Mr. Bieser gave the update on the Satellite Jail Consolidation project. They are making good
109 progress and currently working through punch list items. They are making sure everything is
110 working properly. Mr. Brenner added that they are doing extensive training with the officers
111 and Physical Plant staff on doors, locks, video, audio, etc. They hope to transfer over to the
112 new addition the first part of October. We are also looking at pricing for paint, flooring,
113 updated plumbing, etc. for the original building.

- 114
115 F. Discussion of PJ Hoerr Minority Employment Reports

116
117 The PJ Hoerr Minority Employment Reports are in the packet. Mr. Brown was unavailable to
118 attend the meeting to answer any questions.

- 119
120 G. Discussion and Approval of Change Orders for ITB#2022-009 Satellite Jail Consolidation
121 Project - Change Orders #60 and #61

122
123 Mr. Bieser went over the Change Orders. Change Order 60 is for modesty doors in two of the
124 Med Iso rooms at a cost of \$6,457.50. Change Order 61 is a not-to-exceed price to provide a
125 rock base for area of refuge for \$32,602.50.

126
127 **MOTION** by Ms. Vanichtheeranont to recommend County Board approval of a resolution
128 approving Change Orders 60 and 61 for the Satellite Jail Consolidation project; seconded by
129 Ms. Greer. Upon voice vote, the **MOTION CARRIED** unanimously.

- 130
131 H. Update on Courthouse Boiler Burner Replacement Project ITB#2024-003 - GHR Engineering –
132 Jim Gleason

133
134 Mr. Gleason presented an update on the Boiler Burner Replacement project. The County
135 Board approved the award of contract at the August meeting. We should have the contract
136 finalized tomorrow. The retubing work is half done and all is going according to plan.

137
138 The question was asked why replace versus buying new. It would cost much more with no
139 greater energy efficiency. The burners are key to being efficient. We did look at converting
140 from steam to hot water, but that is very expensive. The upgrade will make it the best it can
141 be and should last for 20+ years.

142
143 **VII. Other Business**

144
145 There was no other business.

146

147 **VIII. Presiding Officer's Report**

148 A. Future Meeting – **October 8, 2024 @ 6:30pm**

149

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

151

152 Items to be placed on the Consent Agenda include 6. C. and G.

153

154 **X. Adjournment**

155

156 Chair Lokshin adjourned the meeting at 7:06 p.m.

157

158



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Champaign County Jail Consolidation

CONTRACT INFORMATION:
Contract For: General Construction
Date: January 6, 2023

CHANGE ORDER INFORMATION:
Change Order Number: 063
Date: October 1, 2024

OWNER: *(Name and address)*
Champaign County Board
Champaign County Physical Plant
1776 East Washington
Urbana IL 61802-4581

ARCHITECT: *(Name and address)*
Reifsteck Reid & Company Architects
909 Arrow Road, Champaign IL 61821

CONTRACTOR: *(Name and address)*
PJ Hoerr, Inc.
107 N Commerce Place
Peoria, IL 61604

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Remove and replace concrete access drive (approximately 580 SY) w/ 8" thick concrete reinforced w/ microfiber

The original Contract Sum was	\$	<u>22,228,357.00</u>
The net change by previously authorized Change Orders	\$	<u>1,335,594.04</u>
The Contract Sum prior to this Change Order was	\$	<u>23,563,951.04</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>65,855.00</u>
The new Contract Sum including this Change Order will be	\$	<u>23,629,806.04</u>

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be unchanged

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Reifsteck Reid & Company Architects
ARCHITECT *(Firm name)*

PJ Hoerr, Inc.
CONTRACTOR *(Firm name)*

Champaign County Board
OWNER *(Firm name)*


SIGNATURE

SIGNATURE

SIGNATURE

Chris Bieser, Project Manager
PRINTED NAME AND TITLE

Matt Brown, Senior Project Manager
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

October 1, 2024
DATE

DATE

DATE



EXCAVATING, INC.

May 31,2024

P.J. Hoerr Inc.
Attn: Matt Brown
117 Merle Ln. Normal, IL
MattB@pjhoerr.com

Re: Champaign County Satellite Jail Expansion
COR.9 – Entrance Area Concrete Patching
SEI Project #23060

Matt,

Stark Excavating proposes the following costs associated with this RFP:

RFP Price \$76,300.00
Alternate Deduct – Utilized microfiber in lieu of wire mesh (\$6,800.00)

Scope of Work:

- Areas as identified in site walk, approximately 580 square yards total
- Mobilization of equipment to the site
- Sawcut removal lines
- Remove existing concrete in identified areas
- Drill #4 tie bars at 36" on center where abutting existing concrete, 1" dowels at existing expansion joint locations
- Install 6x6 W1.4 wire mesh in the slab
- Install 8" Hi-Early PCC Paving
- Sawcut control joints, no sealants included
- Work is priced as one stage, access to existing fenced area will be limited.
- Permits, testing, winter provisions/conditions, remediation of unsuitable soils is excluded.

If you have any questions or comments regarding this change order request, please do not hesitate to contact me at 309-275-2455.

Respectfully,

STARK EXCAVATING, INC.

Brad Jameson
Sr. Estimator/Project Manager