



CHAMPAIGN COUNTY BOARD FACILITIES COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Tuesday, May 8, 2018 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Stan Harper – Vice-Chair
Jack Anderson
Shana Crews

Jon Rector
Giraldo Rosales
James Tinsley

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. Facilities meeting – March 6, 2018 1 – 3
- V. Public Participation
- VI. Communications
- VII. Items to be Recommended to the County Board 4 - 8
 - A. Discussion of Proposed 10-Year Capital Asset Fund Project Schedule
- VIII. Facilities Director's Report *(to be distributed)*
 - A. Update Satellite Jail Asphalt Project
 - B. Update on Satellite Jail Domestic Hot Water Distribution Project
 - C. Update on Downtown Jail Generator and Roof
- IX. Chair's Report
 - A. Future Meeting – Tuesday, June 5, 2018
- X. Other Business
- XI. Designation of Items to be Placed on Consent Agenda
- XII. Adjournment



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

MINUTES – SUBJECT TO REVIEW AND APPROVAL

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

Committee Members

Present: Jack Anderson, Stan Harper, Josh Hartke, Giraldo Rosales, James Tinsley
Absent: Shana Crews, Jon Rector

County Staff: Dana Brenner (Facilities Director), Tammy Asplund (Recording Secretary), Ashley Peete (Administrative Services) John Hall (Director of Planning and Zoning)

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

MINUTES

I. Call to Order

Committee Chair Hartke called the meeting to order at 6:30 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. Tinsley. Upon vote, the **Motion Carried Unanimously.**

IV. Approval of Minutes – February 6, 2018

MOTION by Mr. Harper to approve the minutes of the February 6, 2018 meeting; seconded by Mr. Anderson. Upon vote, the **Motion Carried Unanimously.**

V. Public Participation

None

VI. Communications

None

VII. Items to Recommended to the County Board

A. Approval of Contract for ITB #2018-002 Satellite Jail Domestic Hot Water Delivery System Replacement Project

Mr. Brenner Received 4 bids. The original estimate for the project was \$300,000. After discussion with GHR, Mr. Brenner removed the replacement of the two large tanks, which resulted in reducing the cost by approximately \$80,000. Mr. Brenner reviewed the bid tabulation report and GHR recommendation letter contained in the agenda packet. According to Mr. Brenner, Reliable Heating and Plumbing has completed several projects for the County in the past and is a good company to work with.

MOTION by Mr. Tinsley to Recommend Approval to County Board for ITB #2018-002 Satellite Jail Domestic Hot Water Delivery System Replacement Project to Reliable Plumbing and Heating Company; seconded by Harper. Upon vote, the **Motion Carried Unanimously**.

VIII. Facilities Director Report

A. Update on CCNH Plot Revision

Mr. Hall reviewed the history of this item. Mr. Hall stated Urbana's Subdivision Land Development Code requires any sub-divided lot must front a public street with sidewalk. Art Bartell is not a public street. The County submitted four applications to the City of Urbana. On February 22 City of Urbana Plan Commission considered proposed zoning map and waiver requirements. The Plan Commission did approve zoning map, but did not approve the County's request for full waivers. It also recommended approval for the requirement to make public street and for the dedication of the right of way.

Mr. Hall is working with County Highway and Urbana Park District to coordinate the sidewalk installation.

B. Review County Lease Information

Mr. Brenner reviewed a list of County leases. In 2017, the County collected \$627,727 for various leases.

C. Update on ILEAS

Mr. Brenner explained the pictures from the agenda packet. There is a leak in the basement at ILEAS. The work is postponed until a study is finished. The committee discussed how several of the properties held up with the large amount of rainfall in February.

D. Review of 2017 Capital Fund Expenses

Mr. Brenner presented printouts of updates. He stated he anticipates a capital budget for FY2018 of \$602,445., including the \$70,000 left from FY2017.

In response to a question from Mr. Rosales, Mr. Brenner responded the only outstanding ADA compliance project is the Sheriff's Office and Downtown Jail. He reminded everyone that the DOJ granted an extension on this project until July, 2018.

E. **Update on Downtown Fire Alarm Panel**

Mr. Brenner stated that the Downtown Jail had failure with the fire alarm panel and that it is out of date. Parts are no longer available from Edwards, which manufactured the panel and all the equipment. Mr. Brenner anticipates the replacement panel will cost \$5,500. He stated that until the replacement is in place, the corrections officers are on "fire alert".

IX. Chair's Report

A. Future Meeting- Tuesday April 3, 2018

X. Other Business

A. Approval of Closed Minutes February 6, 2018

MOTION by Mr. Rosales to approve the CLOSED Session minutes of the February 6, 2018 meeting; seconded by Mr. Harper. Upon vote, the **Motion Carried Unanimously**.

B. Semi Annual Review of CLOSED Session Minutes

Mr. Hartke reviewed the letter from the State's Attorney.

MOTION by Mr. Harper to maintain all as closed; seconded by Mr. Rosales. Upon vote, the **Motion Carried Unanimously**.

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

VIIA.

XII. Adjournment

Mr. Hartke adjourned the meeting at 7:18 p.m.

***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 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
- 5) Recommended 10-years of projects scheduled over 11 years for budgetary reasons

CAPITAL ASSET FUND

	Proposed Amount
<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>
<u>FY2029</u>	<u>\$ 2,100,000.00</u>

10-Year Capital Plan

<u>FY2019</u>		<u>Amount</u>
Art Bartell Road	Install Sidewalk per Plat Revision Agreement	\$ 300,000.00
Brookens	Replace POD 300 Roof	\$ 175,000.00
JDC	Install Backflow Preventer	\$ 5,000.00
METCAD	Replace 3 AHU in east basement; install digital controls	\$ 200,000.00
METCAD	Replace ballasted roof with white EPDM Rubber	\$ 300,000.00
METCAD	Repoint exterior masonry and repl[ace all sealants	\$ 65,000.00
Satellite Jail	Replace overhead garage doors (2)	\$ 75,000.00
TOTAL FY2019:		<u>\$ 1,120,000.00</u>

<u>FY2020</u>		<u>Amount</u>
Brookens	Replace Pod 100 roof	\$ 250,000.00
Brookens	Replace POD 100 13 AHU; install digital controls	\$ 325,000.00
JDC	Replace existing ballasted roof with White EPDM (existing roof 1996)	\$ 600,000.00
METCAD	Replace one AHU in west basement: install digital controls	\$ 80,000.00
Satellite Jail	Replace 4 condensing units with chillers; replace coils at 4 AHU's	\$ 325,000.00
Satellite Jail	Replace original boilers (2)	\$ 200,000.00
Satellite Jail	Replace 4-AHU's	\$ 450,000.00
TOTAL FY2020:		<u>\$ 2,230,000.00</u>

<u>FY2021</u>		<u>Amount</u>
Animal Control	Add whole building AC	\$ 150,000.00
Brookens	Replace POD 400 roof	\$ 250,000.00
Courthouse	Replace existing boilers (2)	\$ 300,000.00
Garages	Install oil interceptors (5)	\$ 250,000.00
JDC	Replace water heaters (2)	\$ 35,000.00
JDC	Replace window sealant and paint exterior windows	\$ 85,000.00
JDC	Replace and upgrade existing exterior lights	\$ 15,000.00
Satellite Jail	Foundation Joint repair; includes drainage tile	\$ 250,000.00
Satellite Jail	Replace exiting ballasted roof with White EPDM (existing roof 1996)	\$ 850,000.00
<u>TOTAL FY2021:</u>		<u>\$ 2,185,000.00</u>

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

<u>FY2023</u>		<u>Amount</u>
Brookens	Replace POD 400 2-Multi-Zone units and 2 smaller units	\$ 300,000.00
Courthouse Addition	Replace ballasted roof with white EPDM rubber	\$ 1,500,000.00
Courthouse Addition	Paint steel roof structure	\$ 60,000.00
Satellite Jail	Replace generator	\$ 250,000.00
<u>TOTAL FY2023:</u>		<u>\$ 2,110,000.00</u>

<u>FY2024</u>		<u>Amount</u>
Animal Control	Roof replacement	\$ 65,000.00
Courthouse	Roof replacement	\$ 700,000.00
Courthouse Addition	Replace sealant at windows	\$ 45,000.00
Courthouse Addition	Update wood finishes, wall paint and carpet in 9 remaining courts	\$ 630,000.00
ILEAS	Replace three AHU's	\$ 350,000.00
JDC	Replace generator	\$ 250,000.00
Satellite Jail	Install digital thermostatic controls	\$ 300,000.00
TOTAL 2024:		\$ 2,340,000.00

<u>FY2025</u>		<u>Amount</u>
Brookens	Repaint exterior masonry and replace all sealants	\$ 650,000.00
Courthouse	Update all HVAC digital controls	\$ 900,000.00
Courthouse & Addition	Tuck point project for entire building	\$ 400,000.00
Garages	Replace metal roofs on five garages	\$ 320,000.00
TOTAL FY2025:		\$ 2,270,000.00

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

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

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

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