CHAMPAIGN COUNTY BOARD FACILITIES COMMITTEE AGENDA
County of Champaign, Urbana, Illinois
Tuesday, September 4, 2018-6:30 p.m.
Lyle Shields Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana
Committee Members:

| Stan Harper - Chair | Giraldo Rosales |
| :--- | :--- |
| Jack Anderson | James Tinsley |
| Tracy Douglas | Pranjal Vachaspati |
| Jon Rector |  |

I. Call to Order
II. Roll Call
III. Approval of Agenda/Addenda
IV. Approval of Minutes
A. Facilities meeting - August 7, 2018
V. Public Participation
VI. Communications
VII. Facilities Director's Report
A. Discussion of Art Bartell mandatory sidewalk project 4-7
B. Update on Downtown Jail Generator 8-11
C. Discussion of Brookens Fire Alarm Panel
D. Capital Asset Fund 2018 Budget as of 08/27/18 12
E. Physical Plant FY2018 Budget as of 08/27/18 13
VIII. Chair's Report
A. Future Meeting - Tuesday, October 2, 2018
IX. Other Business
A. Semi Annual Review of CLOSED Session Minutes
(to be distributed)
X. Designation of Items to be Placed on Consent Agenda
XI. Adjournment


## Champaign County Board

## MINUTES - SUBJECT TO REVIEW AND APPROVAL

| DATE: | Tuesday, August 7, 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, Jon Rector, Tracy Douglas, Giraldo Rosales, James Tinsley
Absent: None
County Staff: Dana Brenner (Facilities Director) Ashley Peete (Recording Secretary)
Others Present: Pius Weibel (County Board Chair), Pattsi Petrie

## MINUTES

I. Call to Order

Committee Chair Harper called the meeting to order at 6:31 p.m.
II. Roll Call

A verbal roll call was taken and a quorum was declared present.

## III. Approval of Agenda

MOTION by Mr. Anderson to approve the agenda; seconded by Mr. Rosales. Upon vote, the Motion Carried Unanimously.
IV. Approval of Minutes - May 8, 2018

MOTION by Mr. Anderson to approve the minutes of the May 8, 2018 meeting; seconded by Mr. Rosales. Upon vote, the Motion Carried Unanimously.
V. Public Participation

None
VI. Communications

Pius Weibel welcomed Tracy Douglas.
VII. Items for Facilities Committee Approval
A. Discussion of old Nursing Utility Isolation, Closure and Boarding

Mr. Brenner stated that there is approximately 60,000 sq. feet of significant mold in the old nursing home. The levels of mold have made the building unusable and unsafe to be in over a 2 hour period of time. The mold build up is from the roof that was not replaced when it should have been. Leaks are causing the mold. ILEAS rented the entire space up to a year and a half ago for a training facility. Since there is no utilization of the space, nor can it be occupied, Mr. Brenner, with the assistance of Jim Gleason from GHR, is looking for ways to shut off and isolate the utilities so that the space is not being heated or lighted. Questions in regards to the cost of the project were presented to Mr. Gleason. Upon clarification, Mr. Brenner got approval to move forward with the utility isolation.

MOTION by Mr. Rector to approve old Nursing Utility, Closure and Boarding; seconded by Mr. Anderson. Upon vote, the Motion Carried Unanimously.
C. Discussion of Art Bartell mandatory sidewalk

Mr. Brenner stated that the City of Champaign put in a request to have a sidewalk adjacent to Art Bartell for sale of Nursing Home. There is currently no sidewalk on Art Bartell. The county has agreed to have a sidewalk within 2 years.

MOTION by Mr. Harper to move forward with Art Bartell mandatory sidewalk. Second? Upon vote, the Motion Carried Unanimously.
D. Discussion of Brookens Fire Alarm Panel

Mr. Brenner stated that all devices on the panel need to be labeled and identified. This is a safety precaution since no one can properly identify the panel and labels. Fire Department needs an addressable system in place.

MOTION to move forward by Mr. Anderson; seconded by Mr. Rosales. Upon vote, Motion Carried Unanimously.

## VIII. Facilities Directors Report

A. Update on Satellite Jail Domestic Hot Water Distribution Project

Mr. Brenner stated that by completing this project there should be a utility savings in gas and heating water. Project started this past winter-early spring, and has basically wrapped up. There are a few more items to finalize on this project. The system is up and running and has been for the past several months.
B. Update on the Downtown Jail Generator and Roof (Cummins/Aladdin Expenses)

Mr. Brenner stated that during a weekly generator test, the generator was spewing lots of water and wouldn't turn on. Cummins performed estimate to rebuild generator and alternator. The parts needed were no longer available for this unit. Cummins found a local vendor to rebuild the generator and alternator. During the installation of the rebuilt generator and alternator, it was noticed that the automatic transfer switch needs maintenance. The project is moving forward. The roof needs to be replaced as it is in bad condition. Repairs have been made for the roof, and will continue to make repairs as needed.

## C. Update on CCNH Kitchen/Laundry Boiler

Mr. Brenner stated that the water heater is about 6 years old. Two of the heat exchangers for the boiler has already been replaced. Instead of replacing another heat exchanger, Mr. Brenner suggests moving forward with a new boiler.
D. Update on Satellite Jail Compressor Replacement-Unit 2 Circuit B \& Unit 4 Circuit A

Mr. Brenner stated that the compressor for Unit 2 Circuit B went out in June 2018 and Unit 4 Circuit A went out a week ago. Unit 2 compressor has already been replaced. Pricing has been received to replace Unit 4 Circuit A. Mr. Brenner is moving forward to get the second compressor replaced.

## IX. Chair's Report

Mr. Harper stated that the next Facilities Committee Meeting will be Tuesday, September 4, 2018.

## X. Other Business

Mr. Weibel will be going to Washington DC with other county board leaders from Illinois and asked if anyone wanted any suggestions from Facilities presented in Washington.

## XI. Designation of Items to be placed on the Consent Agenda <br> None

## XII. Adjournment

Mr. Harper adjourned the meeting at 7:35 pm.
**Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.
:3:2720 2500

Dana Brenner<br>Facilities Director<br>Champaign County<br>1776 East Washington Street<br>Urbana, IL 61802

Phone: 217-493-8547
e-mail: dbrenner@co.champaign.il.us

| Date: | August 28, 2018 |
| :--- | :--- |
| RE: | Champaign County-Art Bartell Sidewalk Study |

Dear Dana,
The following constitutes Bailey Edward's proposal for Professional Services on the above referenced project.

## Project Understanding

| 1. Overview: | Bailey Edward proposes to provide design documents, including survey, for a <br> sidewalk along one side of Art Bartell. The sidewalk design and location will <br> allow for the future improvements to the Art Bartell road (widening, curb and <br> gutter). |
| :--- | :--- |
| 2. Project Design Team: | Robin Whitehurst, Principal <br> Karla Smalley, Project Architect <br> MSA - Civil Engineer |
| 3. Budget: | TBD |
| 4. Schedule: | TBD |
| 5. Documents Reviewed: | Minor Plat for Nursing Home provided by MSA Engineers |

## Deliverables

On-Site Observation
Provide control points and construction layout of proposed sidewalk at 50 -foot intervals

Provide construction inspection and materials testing per City of Urbana Subdivision requirements, including initial walk-through, punch list, as-built, and cerificate of satisfactory construction.

Warranty Review: Final walk-though as required at end of maintenance period to identify any efficiencies, proposed at 16 months aftier substantial completion. The construction documents hold the contractor liable for warranty 18 months after acceptance by the City of Urbana.
$24^{\prime \prime} \times 36^{\prime}$ Drawings
PDF copies of documents

## Compensation

Based upon the Project Understanding and Professional Services above and upon the Qualifications section that follows, we propose professional service fees as follows:

## BASIC SERVICES FEE

For the Basic Services defined in the Professional Services section above, we propose a hourly, not to exceed amount as follows:

| Schematic Design | $\$ 2,550$ | $15 \%$ |
| ---: | ---: | :---: |
| Design Development | $\$ 3,400$ | $20 \%$ |
| Construction Documents | $\$ 6,800$ | $40 \%$ |
| Bidding and Permit | $\$ 680$ | $4 \%$ |
| Construction Administration | $\$ 3,570$ | $21 \%$ |
|  | $\$ 17,000$ | $100 \%$ |

## REIMBURSABLE SERVICES

The cost for allowable reimbursable expenses for this project is estimated to be:


## ADDITIONAL SERVICES FEE

If Champaign County chooses to initiate construction, the proposed hourly (as needed) fee for Additional Services defined in the Professional Services section above is as follows:

| Construction On-Site Observation | $\$ 2,500$ |
| ---: | ---: |
| Control points and construction layout | $\$ 4,500$ |
| Construction inspection and material testing | $\$ 4,800$ |
| Warranty Review | $\$ 900$ |
|  | $\$ 12,700$ |

EXCLUSIONS: Printing of Bidding and Permit Sets Beyond allowance indicaled above

Certification Services
Environmental Services
LEED Building Design
Record Drawings
Registration Services
QUALIFICATIONS
Two (2) Client and User meetings are included.
Opinions of Probable Construction Cost will be provided at the $50 \%$ and $100 \%$ Document Submissions, Iwo (2) total.
Three (3) total site visits during consiruction by either the Project Manager, Project Architect, Construction Observer or Project Engineers are included in the Basic Services.

Construction Administration and Construction Observation services will be provided for a maximum of one hundred eighty (180) days from award of contract to preferred bidder.

Respectfully Submitted,


Robin Whitehurst, Principal
312.789 .4012
rwhitehurst@baileyedward.com


Karla Smalley
217.866.1973
ksmalley@baileyedward.com
© Dan Berm
Name: Dana Brenner
Title: Eacculigs Director

Sales and Service

NORMAL BRANCH
450 W NORTHTOWN ROAD
NORMAL, IL 61761-
(309)452-4454

| INVOICE NO |
| :---: |
| 003-78304 |
| Remil To. 75 Remitance Or-Ste 1701 <br> Chicago, IL $60675-1701$ |

BILL TO
CHAMPAIGN CO PHYSICAL PLA
ATT. DANA BRENNER 1776 E WASHINGTON URBANA, IL 61802-

## OWNER

SHERIFFS OFFICE/JAIL
204 E MAIN STREET PAGE 1 OF 2
URBANA, IL 61802-
DANA BRENNER - 217 384-3776


Billing Inquiries? Call (877)480-6970 or email CBSCrossPointReceivables@cummins.com
THERE ARE ADOITIONAL CONTRACT TERMS ON THE REVERSE SIDE OF THIS
DOCUMENT, INCLUDING LIMITATION ON WARRANTIES AND REMEDIES, WHICH ARE EXPRESSLY INCORPORATED HEREIN AND WHICH PURCHASER ACKNOWLEDGES HAVE BEEN READ AND FULLY UNDERSTOOD.
$\qquad$ DATE $\qquad$

NORMAL BRANCH
450 W NORTHTOWN ROAD
NORMAL, IL 61761 -
(309)452-4454

INVOICE NO
003-78304
Remit To 75 Remittance Dr-Ste1701 Chicago, IL 60675-1701

## BILL TO

CHAMPAIGN CO PHYSICAL FLA
ATT. DANA BRENNER 1776 E WASHINGTON URBANA, IL 61802-

## OWNER

SHERIFFS OFFICE/JAIL
204 E MAIN STREET PAGE 2 OF 2
URBANA, IL 61802- *** CHARGE ***
DANA BRENNER - 217 384-3776


TAX EXEMPT NUMBERS:

Billing Inquiries? Cal (877)480-6970 or email CBSCrossPointReceivables@cummins com
THERE ARE ADDITIONAL CONTRACT TERMS ON THE REVERSE SIDE OF THIS DOCUMENT, INCLUDING LIMITATION ON WARRANTIES AND REMEDIES, WHICH ARE

| SUB TOTAL: | $4,475.85$ |
| :--- | ---: |
| TOTAL TAX | 0.00 | EXPRESSLY INCORPORATED HEREIN AND WHICH PURCHASER ACKNOWLEDGES HAVE BEEN READ AND FULLY UNDERSTOOD.


CHARGE to Caplin Asset Fum shari's ogricg/Downt Dun INa

SIGNATURE $\qquad$ $=0 / 23 / 18$

CENTRAL- CORPORATE 1600 BUERKLE ROAD WHITE BEAR LAKE, MN 55110-0000 (651) 636-1000

## INVOICE NO

E3-7453

REMIT TO: NW 7688 P.O. Box 1450 Minneapolis, MN 55485-7886

## SOLD TO

CHAMPAIGN CO PHYSICAL
DANA BRENNER 1776 E WASHINGTON URBAN, IL 61802

SHIP TO
ALADDIN ELECTRIC
1201 E OREGON
URBANE, IL 61802
CONTACT CHRIS SMITH

PAGE 1 OF 1
** ON ACCOUNT CHARGE ***



CHAMPAIGN CO PHYSICAL PLANT
PROJECT 10992
ASCO 300SERIES
PO: SIGNED QUOTE
THANK YOU

SUB TOTAL:
$\mathbf{2 , 8 8 0 . 0 0}$


Billing Inquiries? Call (877)480-6970 or email CBSNPower.Receivables(2)cummins com
 SIGNATURE
 DATE $\qquad$

## Aladdin Electric Inc.

## 1201 E Oregon St., Urbana, IL 61802

Phone \# 217-344-5977
Fax \# 217-344-8210 www.aladdin-electric.com

| BILL TO: |
| :--- |
| Champaign County Administrative Srv |
| 1776 E. Washington |
| Urbana, IL 61802 |
|  |
|  |



| PROJECT | JOB | TERMS |
| :---: | :---: | :---: |
| Service Call | Sheriff's Office Downtown | Due on receipt |


| DESCRIPTION | AMOUNT |
| :--- | :---: |
| Please consider this as our billing to disconnect building generator and temporary <br> wire to portable generator so main unit could be repaired. We also installed new <br> owner supplied transfer switch and battery charger. Once repairs were made to <br> generator we tied back into building system and disconnected portable generator. | $2,877.23$ |

Thank you for allowing us to serve your electrical needs!
Like us on Facebook! A review or feedback would be appreciated!
We appreciate your prompt payment! Finance charge of $1-1 / 2 \%$ will be assessed on invoices over 30 days

## FY2018 Capital Asset Fund as of August 8, 2018



ADA/Sheriff's Office \& Downtown Jail
$\$ \quad 261,113.00$
to be transfer to the FY2019 Budget

| Line | Beginning Budget 1/1/18 |  | Budget as of 8/27/18 |  | Expend as of 8/27/18 |  | \% Used as of 8/27/18 | Begiing R \& M Budgets |  | Expend R \& M as of 8/27/18 |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 522.02 Office Supplies | \$ | 380.00 | \$ | 380.00 | \$ | 36.93 | 10\% |  |  |  |  |
| 522.03 Books, Periodicals, Manuals | \$ | 539.00 | \$ | 539.00 | \$ | - | 0\% |  |  |  |  |
| 522.14 Custodial Supplies | \$ | 41,833.00 | \$ | 41,833.00 | \$ | 33,646.59 | 80\% |  |  |  |  |
| 522.15 Gas \& Oil | \$ | 10,500.00 | \$ | 10,500.00 | \$ | 4,037.03 | 38\% |  |  |  |  |
| 522.16 Tools | \$ | 7,600.00 | \$ | 7,600.00 | \$ | 6,838.89 | 90\% |  |  |  |  |
| 522.17 Grounds Supplies | \$ | 8,000.00 | \$ | 8,000.00 | \$ | 5,087.45 | 64\% |  |  |  |  |
| 522.19 Uniforms | \$ | 3,400.00 | \$ | 3,400.00 | \$ | 545.54 | 16\% |  |  |  |  |
| 522.22 Maintenance Supplies | \$ | 13,421.00 | \$ | 23,093.00 | \$ | 19,017.42 | 93\% |  |  |  |  |
| 522.44 Equipment Less than \$5,000 | \$ | 10,500.00 | \$ | 10,500.00 | \$ | 7,980.04 | 76\% |  |  |  |  |
| 522.93 Operational Supplies | \$ | 18,000.00 | \$ | 18,000.00 | \$ | 13,570.12 | 75\% |  |  |  |  |
| 533.04 Engineering Services | \$ | 5,500.00 | \$ | 5,500.00 | \$ | - | 0\% |  |  |  |  |
| 533.07 Professional Services | \$ | 2,000.00 | \$ | 2,000.00 | \$ | 1,020.00 | 51\% |  |  |  |  |
| 533.12 Job Required Travel | \$ | 2,500.00 | \$ | 2,500.00 | \$ | 2,249.19 | 90\% |  |  |  |  |
| 533.30 Gas Service | \$ | 350,000.00 | \$ | 350,000.00 | \$ | 175,258.11 | 50\% |  |  |  |  |
| 533.31 Electric Service | \$ | 780,000.00 | \$ | 778,000.00 | \$ | 378,436.45 | 49\% |  |  |  |  |
| 533.32 Water Service | \$ | 83,500.00 | \$ | 83,500.00 | \$ | 39,075.50 | 47\% |  |  |  |  |
| 533.33 Telephone Service | \$ | 12,000.00 | \$ | 12,000.00 | \$ | 6,730.66 | 56\% |  |  |  |  |
| 533.34 Pest Control | \$ | 11,315.00 | \$ | 11,315.00 | \$ | 5,593.30 | 49\% |  |  |  |  |
| 533.35 Towels \& Uniform | \$ | - | \$ | 4,615.00 | \$ | 1,914.62 | 41\% |  |  |  |  |
| 533.36 Waste Disposal | \$ | 41,160.00 | \$ | 41,160.00 | \$ | 30,981.01 | 75\% |  |  |  |  |
| 533.38 Stormwater Utility | \$ | 40,000.00 | \$ | 40,000.00 | \$ | - | 0\% |  |  |  |  |
| 533.40 Automobile Maint | \$ | 2,138.00 | \$ | 2,138.00 | \$ | 1,135.06 | 53\% |  |  |  |  |
| 533.42 Equipment Maintenance | \$ | 9,860.00 | \$ | 9,860.00 | \$ | 7,358.59 | 75\% |  |  |  |  |
| 533.44 Main St Jail R\&M | \$ | 47,550.00 | \$ | 50,550.00 | \$ | 36,489.10 | 72\% |  | 50,550.00 | \$ | 36,489.10 |
| 533.461905 E Main R\&M | \$ | 15,357.00 | \$ | 15,357.00 | \$ | 13,024.90 | 85\% |  | 15,237.00 | \$ | 13,024.90 |
| 533.47 Juv Det R\&M | \$ | 20,000.00 | \$ | 16,000.00 | \$ | 8,631.92 | 54\% |  | 16,000.00 | \$ | 8,631.92 |
| 533.51 Equip Rental | \$ | 5,000.00 | \$ | 5,000.00 | \$ | 4,151.60 | 83\% |  |  |  |  |
| 533.52 Other Services by Contract | \$ | 5,000.00 | \$ | 385.00 | \$ | 384.78 | 100\% |  |  |  |  |
| 533.58 Employee Parking | \$ | 18,091.00 | \$ | 18,091.00 | \$ | 12,960.00 | 72\% |  |  |  |  |
| 533.611701 E Main R\&M | \$ | 38,788.00 | \$ | 29,314.00 | \$ | 19,550.05 | 67\% |  | 29,314.00 | \$ | 19,550.05 |
| 533.67 202 Bartell R\&M | \$ | 2,673.00 | \$ | 2,673.00 | \$ | 2,506.86 | 94\% |  | 2,673.00 | \$ | 2,505.86 |
| 533.70 Legal Notices | \$ | 600.00 | \$ | 600.00 | \$ | - | 0\% |  |  |  |  |
| 533.74 Juror Parking | \$ | 45,000.00 | \$ | 45,000.00 | \$ | 20,360.00 | 45\% |  |  |  |  |
| 533.85 Photocopy Service | \$ | 100.00 | \$ | 100.00 | \$ | 64.94 | 65\% |  |  |  |  |
| 533.86 NH Repair and Maintenance | \$ | - | \$ | - | \$ | - | 0\% |  |  |  |  |
| 533.93 Dues \& License | \$ | 468.00 | \$ | 1,942.00 | \$ | 331.82 | 17\% |  |  |  |  |
| 534.25 Court Facility R\&M | \$ | 53,775.00 | \$ | 53,775.00 | \$ | 43,471.71 | 80\% |  | \$ 53,775.00 | \$ | 43,471.71 |
| 534.27 Animal Control R\&M | \$ | 5,091.00 | \$ | 5,001.00 | \$ | 44.36 | 1\% |  | 5,001.00 | \$ | 44.36 |
| 534.46 Sewer Service | \$ | 49,045.00 | \$ | 49,045.00 | \$ | 18,149.00 | 37\% |  |  |  |  |
| 534.58 Landscaping Service | \$ | 3,428.00 | \$ | 3,428.00 | \$ | 1,735.00 | 51\% |  |  |  |  |
| 534.671701 Outbdlgs R\&M | \$ | 2,881.00 | \$ | 2,881.00 | \$ | 1,202.16 | 42\% |  | \$ 2,881.00 | \$ | 1,202.16 |
| 534.70 Brookens R\&M | \$ | 40,909.00 | \$ | 40,327.00 | \$ | 27,714.15 | 69\% |  | 40,327.00 | \$ | 27,714.15 |
| 534.72 Sat Jail R\&M | \$ | 42,404.00 | \$ | 44,404.00 | \$ | 44,176.01 | 99\% |  | 44,404.00 | \$ | 44,176.01 |
| 534.76 Parking Lots \& Sidewalks | \$ | 24,383.00 | \$ | 24,383.00 | \$ | 93.63 | 0\% |  |  |  |  |
|  | \$ | 1,874,689.00 | \$ | 1,874,689.00 | \$ | 995,554.49 |  |  | \$ 260,162.00 | \$ | 196,810.22 |
| 511.03 Reg Full Time | \$ | 787,997.00 | \$ | 787,997.00 | \$ | 511,531.14 | 65\% |  |  |  |  |
| 511.04 Reg Part Time | \$ | 40,371.00 | \$ | 40,371.00 | \$ | 8,252.82 | 20\% |  |  |  |  |
| 511.05 Temp Salaries | \$ | 42,413.00 | \$ | 42,413.00 | \$ | 6,476.25 | 15\% |  |  |  |  |
| 511.09 Overtime | \$ | 1,485.00 | \$ | 1,485.00 | \$ | 126.17 | 8\% |  |  |  |  |
| 511.44 Non Benefit Part | \$ | 29,274.00 | \$ | 29,274.00 | \$ | 16,778.45 | 58\% |  |  |  |  |
| 571.14 to Capital Improvement | \$ | 462,261.00 | \$ | 462,261.00 | \$ | - | 0\% |  |  |  |  |
| 581.06 Debt Certificate | \$ | 140,000.00 | \$ | 140,000.00 | \$ | - | 0\% |  |  |  |  |
| 582.06 Interest on Debt | \$ | 50,990.00 | \$ | 50,990.00 | \$ | 25,495.00 | 50\% |  |  |  |  |
|  | \$ | 1,554,791.00 | \$ | 1,554,791.00 | \$ | 568,659.83 |  |  |  |  |  |

