



**CHAMPAIGN COUNTY BOARD
FACILITIES COMMITTEE AGENDA**

County of Champaign, Urbana, Illinois

Tuesday, February 5, 2019 - 6:30 p.m.

Champaign County Sheriff's Office
204 E. Main St. Urbana, IL 61801

Committee Members:

Stan Harper – Chair
Steve Summer – Vice-Chair
Mike Ingram
Jon Rector

Leah Taylor
James Tinsley
Jodi Wolken
Charles Young

Facility Tour: Satellite Jail and Downtown Jail tours. Our tour begins at Satellite Jail located at 502 S. Lierman, Urbana IL., 61802 at 6:30pm. Please be ready and in the Satellite Jail lobby by 6:25pm. Facilities Committee meeting will be held at the Sheriff's Office Conference Room following the tour of the Downtown Jail facility.

- I. Call to Order and Roll Call
- II. Approval of Agenda/Addenda
- III. Approval of Minutes – November 7, 2018 1 - 2
- IV. Public Participation
- V. Communications
- VI. New Business
 - A. Approval of Contract for ITB#2019-001 Art Bartell Sidewalk Project
 - i. Bid Tabulation 3
 - ii. Bailey Edward Architecture Recommendation 4 - 6
 - B. Approval of Bailey Edward Contract to provide design/bid documents, for the JDC Roof Replacement Project 7 - 9
 - C. 10-Year Capital Asset Plan Updated 10/2/2018 10 - 14
 - D. Video Security System at the Courthouse
- VII. Other Business
- VIII. Presiding Officer's Report
- 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 – SUBJECT TO REVIEW AND APPROVAL

DATE: Wednesday, November 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, Tracy Douglas, Giraldo Rosales, Pranjal Vachaspati, Stan Harper
Absent: James Tinsley, Jon Rector

County Staff: Dana Brenner (Facilities Director) Ashley Peete (Recording Secretary)

Others Present: Pius Weibel (County Board Chair)

MINUTES

I. Call to Order

Committee Chair Stan Harper 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/Addenda

MOVED by Mr. Rosales to approve the agenda; seconded by Mr. Anderson. Upon vote, the **Motion Carried Unanimously**.

IV. Approval of Minutes – October 2, 2018

MOVED by Mr. Vachaspati to approve the minutes; seconded by Ms. Douglas. Upon vote, the **Motion Carried Unanimously**.

V. Public Participation

None

VI. Communications

None

VII. Items to be Approved by Facilities and recommended to County Board

A. Proposed FY2019 Champaign County Courthouse Parking Rates

Mr. Brenner reviewed parking rate options for the courthouse and proposed that the parking fee should be 1.00 per hr. New pay station will take cash, coins and credit cards. If 1.00 does not pass, Mr. Brenner submitted second option for consideration. **Moved** by Mr. Vachaspati for .50 per hr. across the board; seconded by none. Upon vote, the **Motion Fails**. Second proposal of .50 per hr. for first two hours, \$1.00 per hr. after two hours. **Moved** by Mr. Anderson; seconded by Mr. Rosales. Upon vote, the **Motion Carried Unanimously**. (PLEASE NOTE THAT AUDIO WAS UNAVAILABLE DURING PERIODS OF DISCUSSION).

VIII. Items to be Approved by Facilities

A. Proposed Purchase of New Courthouse Pay Station

Mr. Brenner stated that the current pay station will not be able to repaired, as parts will no longer be available in 2019. **(PLEASE NOTE THAT AUDIO WAS UNAVAILABLE DURING PERIODS OF DISCUSSION).**

IX. Facilities Director's Report

A. Update on Courthouse Pay Station

Mr. Brenner has issued a purchase order for the smart parking meter. Meter should be here by end of December 2018 and installed. Mr. Brenner stated that we are hoping to go live on January 2, 2019. There is still work to do on meter as far as logo and art work. **(PLEASE NOTE THAT AUDIO WAS UNAVAILABLE DURING PERIODS OF DISCUSSION).**

X. Chair's Report

None

XI. Other Business

No meeting for December 2018.
This will be Jack Anderson's last meeting.

XII. Designation of Items to be placed on the Consent Agenda

XIII. Adjournment

Meeting was adjourned at 6:53 pm.

***Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*

**BID TABULATION
CHAMPAIGN COUNTY
ART BARTELL DRIVE - SIDEWALK**

2:00pm January 25, 2019

CONTRACTOR	Addendum		Bid Bond	Base Bid	Alternate #1 Sidewalk to Nursing Home	Total
	1	2				
AA Concrete	X	X	X	\$260,328.07	\$14,728.00	\$275,056.07
A&R Services	X	X	X	\$280,065.00	\$18,510.00	\$298,575.00
Cross Construction	X	X	X	\$231,131.00	\$12,269.00	\$243,400.00
Duce Construction	X	X	X	\$237,750.00	\$13,000.00	\$250,750.00
Feutz	X	X	X	\$289,525.00	\$14,235.00	\$303,760.00
Midwest Asphalt	X	X	X	\$268,168.00	\$20,445.00	\$288,613.00
Mid Illinois Concrete	X	X	X	\$312,100.00	\$13,085.00	\$325,185.00
Otto Baum	X	X	X	\$247,353.00	\$13,179.00	\$260,532.00
Scanlon	X	X	X	\$202,815.00	\$23,000.00	\$225,815.00
Wick Concrete - Late						



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1103 South Mattis Ave
Champaign, IL
61821-4829

January 31, 2019

Mr. Dana Brenner
Facilities Director
Champaign County Administrative Services, Physical Plant Division
1776 East Washington Street
Urbana, Illinois 61802-4581

Re: Champaign County Art Bartell Drive Sidewalk Project ITB#2019-001
Architect Recommendation of Award of Bids

Dear Mr. Brenner:

The following is Bailey Edward's bid analysis and recommendation for ITB # 2019-001 Champaign County Art Bartell Drive Sidewalk Project bid. This scope is for the installation of a continuous ADA compliant sidewalk at the length of Art Bartell Drive in Urbana. This work was bid as one (1) General Work bid. One (1) alternate bid was included to install an additional length of sidewalk connecting the proposed walk to the existing walk at the current County Nursing Home.

Pre-Bid Effort

The Project Team targeted qualified contractors to solicit interest and bids. Bailey Edward followed up with the Contractors to clarify the scope of the project, provide information, and confirm overall Prime Contractor commitment to providing bids in efforts to receive competitive bids. The plans were posted in a plan room and printed and electronic copies were made available at our offices. The documents were also available for free download from the Champaign County web site.

Bid Results

Nine (9) bids were received and opened on Friday, January 25, 2019 at 2:00 pm in the Lyle Shields Meeting Room at Brookens. Bids were received from the contractors noted in the Bid Tabulation, attached hereto as exhibit A. BE had expected a tenth bid, however the bid was turned in after the 2:00 pm deadline. The other bids were in the process of being read publicly and the tenth bid could not be accepted.

Comparison Analysis based on Bid and Scope Review

The Bailey Edward team always strives to do our best to provide the most current estimated construction costs for our clients, including contacting suppliers during design to include accurate opinions of cost.

We spoke with the estimator at Scanlon Excavating and they have a good understanding of the scope of work indicated in the documents. This company has provided a certificate of qualifications to work on IDOT projects for our review. We have found no reason for disqualifying this bidder provided the bidder is currently in good standing with Champaign County.

Schedule Improvement Opportunities

No schedule improvements were offered by any of the bidders.



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Bailey Edward's Recommendation

Based upon the bid results and discussions with the apparent low bidder, Bailey Edward recommends awarding a contract for the base bid and the bid alternate #1 to Scanlon Excavating. The base bid amount is \$202,815.00 and the alternate bid amount is \$23,000.00 for a total contract amount of \$225,815.00

Should you have any questions or require additional information, please do not hesitate to contact our office at your convenience.

Respectfully,

Karla J. Smalley, AIA
NCARB, LEED AP

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CHAMPAIGN COUNTY
ART BARTELL DRIVE - SIDEWALK**

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Wick Concrete - Late						



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

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

Date: December 5, 2018
RE: **Champaign County- JDC Roof Replacement**

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 / bid documents, for the roof replacement at JDC. The existing roof is a ballasted EPDM, low slope roof which will be replaced with a fully adhered, white EPDM. Existing drawings indicate the insulation at the roof to be 3". Roof cores will be done to determine the condition and depth of existing insulation. |
| 2. Project Design Team: | Robin Whitehurst, Principal
Karla Smalley, Project Manager / Architect |
| 3. Budget: | \$550,000 |
| 4. Schedule: | Documents ready to bid in Spring |
| 5. Documents Reviewed: | Original Construction Documents Dated 04.20.99 |

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35 East Wacker Dr
 Suite 2800
 Chicago, IL
 60601-2303

Professional Services:

BASIC SERVICES Schematic Design
 Design Development
 Construction Documents
 Bidding and Permit
 Construction Administration

ADDITIONAL SERVICES On-Site Observation
 Warranty Review

Deliverables 24" x 36" 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	\$7,425	19%
Design Development	\$9,900	25%
Construction Documents	\$19,800	51%
Bidding and Permit	\$1,980	5%
	<hr/>	
	\$39,105	100%

REIMBURSABLE SERVICES

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

Roof Cores/ Contractor Assist	\$4,500
Printing (12 sets)	\$2,500
	<hr/>
	\$7,000

ADDITIONAL SERVICES FEE

If Champaign County chooses to initiate construction, the following fees for Additional Services defined in the *Professional Services* section above is as follows:

Construction Administration (flat fee)	\$10,395
Construction On-Site Observation (hourly fee)	\$3,500
Warranty Review (hourly fee)	\$900
	<hr/>
	\$14,795

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EXCLUSIONS:

Printing of Bidding and Permit Sets Beyond allowance indicated 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, two (2) total.

Three (3) total site visits during construction by either the Project Manager, Project Architect, Construction Observer or Project Engineers are included in the Construction Administration fee.

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

X _____

Name:

Title:

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Champaign County Facilities 10-Year Capital Plan

9.1.18

Updated and Approved by Facilities Committee 10.2.18

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

<u>CAPITAL ASSET FUND</u>	<u>Proposed Amount</u>
<u>FY2019</u>	\$ 1,155,000.00
<u>FY2020</u>	\$ 2,195,000.00
<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>	\$ 2,235,000.00
<u>FY2029</u>	\$ 2,100,000.00
<u>10-Year Total</u>	<u>\$ 23,205,000.00</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
JDC	Replace existing ballasted roof with White EPDM (existing roof 1996)	\$ 600,000.00
Satellite Jail	Replace overhead garage doors (2)	\$ 75,000.00
<u>TOTAL FY2019</u>		<u>\$ 1,155,000.00</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
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 replace all sealants	\$ 65,000.00
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
<u>TOTAL FY2020</u>		<u>\$ 2,195,000.00</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 existing ballasted roof with White EPDM (existing roof 1996)	\$ 850,000.00

<u>TOTAL FY2021</u>	<u>\$ 2,185,000.00</u>
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<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 wind	\$ 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>
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<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>
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<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

<u>TOTAL 2024</u>	<u>\$ 2,340,000.00</u>
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<u>FY2025</u>		<u>Amount</u>
Brookens	Repoint exterior masonry and replace all sealants	\$ 650,000.00
Courthouse	Update all HVAC digital controls	\$ 900,000.00
Courthouse & Addit	Tuck point project for entire building	\$ 400,000.00
Garages	Replace metal roofs on five garages	\$ 320,000.00

<u>TOTAL FY2025</u>	<u>\$ 2,270,000.00</u>
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<u>FY2026</u>		<u>Amount</u>
Animal Control/Corr	Replace parking lot	\$ 40,000.00
Animal Control/Corr	Replace existing metal siding with new siding. Check and replace insulation.	\$ 95,000.00
Brookens	Paint all metal panels	\$ 95,000.00
Courthouse & Addit	Select repointing of masonry and replace sealants	\$ 360,000.00
Courthouse	Replace window sealants	\$ 100,000.00
ILEAS	Repoint 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 coroners	\$ 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. J	Remove old poly urethane concrete joint sealant and replace w/new	\$ 200,000.00

<u>TOTAL FY2026</u>	<u>\$ 2,280,000.00</u>
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<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 Aaon (RTU) units	\$ 410,000.00

<u>TOTAL FY2027</u>	\$ 2,200,000.00
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	<u>FY2028</u>	<u>Amount</u>
Brookens	Replace POD 300 MZU Air Handlers	\$ 300,000.00
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>	\$ 2,235,000.00
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	<u>FY2029</u>	<u>Amount</u>
Art Bartell Road	Add concrete curbing and gutters	\$ 750,000.00
Court. & Addit.	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>	\$ 2,100,000.00
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