



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

Tuesday, May 5, 2020 at 6:30 via ZOOM
Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana, IL 61802

Committee Members:

Stan Harper – Chair	Leah Taylor
Steve Summers – Vice Chair	James Tinsley
Mike Ingram	Jodi Wolken
Jon Rector	Charles Young

<u>Agenda</u>	<u>Page #</u>
I. Call to Order and Roll Call	
II. Approval of Agenda/Addenda	
III. Approval of Minutes – March 3, 2020	2-4
IV. Public Participation	
V. Communications	
VI. New Business	
A. Discussion for the Sheriff’s Office and Jail Consolidation Plan.	
B. Discussion on the Closure of the Downtown Sheriff’s Office and Jail	
C. Discussion of FY2020 and FY2021 Capital Asset Projects	5-9
D. Update on ITB#2020-001 METCAD HVAC Replacement Project	10-17
E. Update on ITB #2020 002 Courthouse & JDC Video Security Replacement Project	
F. Final update on ITB#2019-003 Courthouse Column Base Modification Project	18-23
G. Final update on ITB#2019-004 Brookens POD 100 Roof Replacement Project	24
H. Update on security glass and screens for countertops in County Buildings	
VII. Other Business	
VIII. Presiding Officer’s Report	
A. Future Meeting – Tuesday, June 2, 2020 @ 6:30pm	
IX. Designation of Items to be Placed on the Consent Agenda	
X. Adjournment	

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CHAMPAIGN COUNTY PHYSICAL PLANT

1776 EAST WASHINGTON STREET, URBANA, ILLINOIS 61802-4581

FACILITIES & GROUNDS MANAGEMENT SERVICES

DANA BRENNER, FACILITIES DIRECTOR



Champaign County is inviting you to a scheduled Zoom meeting.

Topic: Facilities

Time: May 5, 2020 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84021786377> **(Right Click and select open hyperlink to join meeting)**

Meeting ID: 840 2178 6377

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

6

7

8 **MINUTES – SUBJECT TO APPROVAL**

9 **DATE:** Tuesday March 3, 2020
10 **TIME:** 6:30 p.m.
11 **PLACE:** Lyle Shields Meeting Room
12 Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802
13
14

15 **Committee Members**

16 Present: Steve Summers, Jon Rector, Charles Young, Jodi Wolken, Leah Taylor, James Tinsley,
17 Mike Ingram, Stan Harper
18 Absent: None

19 **County Staff:** Dana Brenner (Facilities Director), Dan Busey (Recording Clerk)

20 **Others Present:** County Executive Kleopel, Board Chair Rosales, Board Member Esry, Board Member
21 McGuire, Board Member Thorsland, Sheriff Heureman, Captain Voges

22

23 **MINUTES**

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

25 Committee Chair Stan Harper called the meeting to order at 6:30 pm

26

27 **II. Approval of Agenda/Addenda**

28 **MOVED** by Ms. Taylor to approve the agenda; seconded by Mr. Ingram. Upon Vote, the **Motion**
29 **Carried Unanimously.**

30

31 **III. Approval of Minutes – February 4, 2019**

32 **MOVED** by Ms. Taylor to approve the minutes; seconded by Mr. Rector with corrections. Upon
33 vote, the **Motion Carried Unanimously.**

34

35 **IV. Public Participation**

36 Dottie Vura-Weis spoke about the number of admissions and length of stays at the jail and her
37 opposition to the Satellite Jail and Sheriff’s Office Consolidation. Danielle Chynoweth outlined
38 some of the pieces of the 2016 Jail Study along with the current study and her belief that it is not
39 necessary. Jane McClintock addressed the board about jail population projections. Ben Joselyn
40 spoke about the County’s resources and alternatives to the Consolidation of the Sheriff’s Office
41 and Satellite Jail. A. Naomi Paik said she is opposed to the Consolidation of the Sheriff’s Office and
42 Satellite Jail and listed alternative uses of the funds that would be required to build it. Bobbi Trist
43 recommended alternatives to jails for mental health programing. Marisa Natale commented on
44 the Consolidation of the Sheriff’s Office and Satellite Jail and gave alternative uses for the money
45 it would take to fund the project.

46 **V. Communications**

47 Committee Member Young thanked the public for coming out and for their input.

48 **VI. New Business**

49 A. Discussion of Satellite Jail and Sheriff's Office Consolidation

50 Mr. Brenner, Facilities Director, explained that the Master Plan Update Consolidation
51 Priorities and Cost Estimate included in Committee Members packets. Mr. Brenner
52 then introduced Chuck Riefsteck of Riefsteck Reid. Mr. Riefsteck delivered a
53 breakdown of the Master Plan Update Consolidation Priorities and Cost Estimate. Mr.
54 Ingram questioned whether the relocation of I.T. to the Sheriff's Building had been
55 addressed by the Committee before. Mr. Brenner noted that it had been addressed at
56 a previous meeting and the purpose was to find costs of relocating the I.T.
57 department. Mr. McGuire, Board Member, asked about the costs of delaying the
58 project. Mr. Riefsteck noted that compound costs are roughly four percent per year.
59 Mr. McGuire asked about the costs of repairing and leaving open the current
60 downtown jail. Mr. Riefsteck noted that it had been looked at in the past and the
61 costs would be greater than consolidation. Discussion about the timeline and the cost
62 of delaying the transition ensued. Mr. Ingram proposed using the space that the
63 county already has to provide office space to the Sheriff or other departments. Mr.
64 Harper spoke to the history of the inability to house inmates out of county and the
65 lack of useable County Property to be used as office space. Mr. Summers encouraged
66 Riefsteck Reid to reach out to the Sheriff to get more data to look at about this
67 decision. Mr. Summers went on to say that there needs to be a solution to close the
68 Downtown Jail safely. Mr. Esry, Board Member, spoke about the inability to house
69 inmates out of the county and the necessity to segregate inmates in custody. Mr. Esry
70 then asked Mr. Brenner about the lack of ADA compatibility at the Downtown Jail and
71 when the lack of compliance would become an issue. Mr. Brenner noted that the
72 Department of Justice had been notified of the County's intent, but at some point the
73 Downtown Jail would need comply or be shut down. Discussion of ADA Compatibility
74 issues that cannot currently be met ensued. Mr. Summers urged that a proposed
75 quarter cent Public Safety Sales Tax could be the most feasible way to procure funds
76 but mentioned the limitations thereof. Mr. McGuire spoke to the actual lack of
77 useable existing space and the benefit of the new proposed space to provide more
78 resources for inmates. Discussion about space for outside programing continued. Mr.
79 Harper spoke about the need for Mental Health Facilities and organizations within the
80 community that can be involved in starting the process. Mr. Harper spoke to the need
81 to move forward on construction due to the state of the current Downtown Jail.
82 Sheriff Heureman spoke about community needs, and his role as Sheriff. The Sheriff's
83 role being to meet the needs of his department if the Downtown Jail was closed
84 immediately. Captain Voges elaborated on the needs of the Sheriff's Department and
85 asked anyone to reach out who may have questions. Mr. McGuire questioned the
86 impact of bail reform on failure to appear in court, which can create more inmates.
87 Discussion followed about funding, community involvement, and programs. Mr.
88 Rector addressed the shortcomings of the Downtown Jail and the risks involved of

- 89 delaying moving forward with consolidation. Mr. Rector elaborated on the member's
90 role to maintain quality of life and safety for everyone incarcerated and working in the
91 jail. Mr. Summers talked about other avenues for mental health and re-entry but did
92 stress that this is the Facilities Committee and the committee's role in regard to
93 structures. Mr. Harper thanked everyone involved for their input in the discussion.
94 i. Master Plan Update Consolidation Priorities and Cost Estimate
95 ii. Public Safety Master Plan Update Drawing
96
97 B. Update on ITB#2020-001 METCAD HVAC Replacement Project
98 Mr. Brenner gave an update on the project that was bid out in December 2019. Mr.
99 Brenner went over the schedule of the project through the end of June 2020.
100
101 C. Update on ITB #2020 002 Courthouse & JDC Video Security Replacement Project
102 Mr. Brenner gave an update on the joint project with probation and a timeline of the
103 preconstruction meetings.
104
105 D. Update on ITB#2019-003 Courthouse Column Base Modification Project
106 Mr. Brenner gave an update on the project explaining that it was put on brief hold.
107 Work will resume March 9th in the evenings and the schedule is tentative.
108

109 **VII. Other Business**

- 110 Mr. Harper once again stressed the need to bring an action item to the full board.
111 Mr. Brenner spoke to the comments about unused space in county buildings assuring
112 everyone that this is not the case and offered tours of any county Facility to see how
113 space is being utilized. Mr. Brenner also informed the committee of the 11 year deferred
114 Maintenance Plan that is in place.
115

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

- 117 A. Future Meeting – Tuesday, April 7, 2020 @ 6:30pm
118

- 119 **IX. Designation of Items to be Placed on the Consent Agenda**
120 None.
121

122 **X. Adjournment**

- 123 8:15pm
124

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>	\$ 23,205,000.00

<u>FY2019</u>		<u>Amount</u>
Art Bartell Road	Install Sidewalk per Plat Revision Agreement	\$ 300,000.00
Brookens	Replace POD 100 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 300 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>

<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
<u>TOTAL 2024</u>		<u>\$ 2,340,000.00</u>

<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 & Addition	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>

<u>FY2026</u>		<u>Amount</u>
Animal Control/Corona	Replace parking lot	\$ 40,000.00
Animal Control/Corona	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	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 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 poly urethane concrete joint sealant and replace w/new	\$ 200,000.00
<u>TOTAL FY2026</u>		<u>\$ 2,280,000.00</u>

<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>
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

<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



April 30, 2020

Subject: METCAD HVAC Upgrade – Progress Meeting #3

Onsite Progress:

- New Work Progress
 - Equipment is on the roof.
 - Core drills for refrigeration complete.
 - AHU-3 equipment pad is poured in basement mechanical room
 - 12 out 13 VAV boxes are hanging with high pressure ductwork attached.
 - High pressure ductwork is up in the hallway and up to VAV boxes
 - Low pressure return is up in the hallway
 - Hot water mains are installed in hallway and tied in back at mechanical room.
 - Alpha is complete on first floor work.
- Next Week Look Ahead
 - Hot water run outs to VAVs
 - Low pressure ductwork
 - Controls for VAV boxes to begin
 - Insulation
- Overall Schedule
 - Ceiling start to go back in the basement around May 25. With Ceiling complete around June 15th.

RFIs:

- None Outstanding – All answered to date

RFPs:

- RFP-1 – DELETED
- RFP-2 – Liebert relocation - Stated approved but have not seen official CO.
- RFP-3 – Upsizing HWS mains - Stated approved but have not seen official CO.
- RFP-4 – Resupport Conduit – Stated approved but have not seen official CO.
- RFP-5 – Not issued
- RFP-6 – Not issued
- RFP-7 – Drop Ceiling in Mens – In UMG court.



- RFP-8 – Boiler Rotate – In Owners/GHR court
- RFP-9 – Boiler Basement – In Owners/GHR court
- Potential RFPs
 - Lighting and conduit in hallway (demolition already occurred need direction on put back)

Payment:

- Pay Application #1 went in March – **RECEIVED PAYMENT**
- Pay Application #2 went in April 24 – **RECEIVED PAYMENT**
- **Pay Application #3 - scheduled for May 29**

Potential Issues:

- Trane delay – **No new update from TRANE (system has not updated)**
 - Air Cooled Condensing Units – Suppose to ship any day now
 - Air Handling Unit – AHU-3 – moved up to 5/22 - ??
- Boiler Pumps were delayed. Suppose to ship this week - ??
- RFP 8/9 will be critical to schedule.

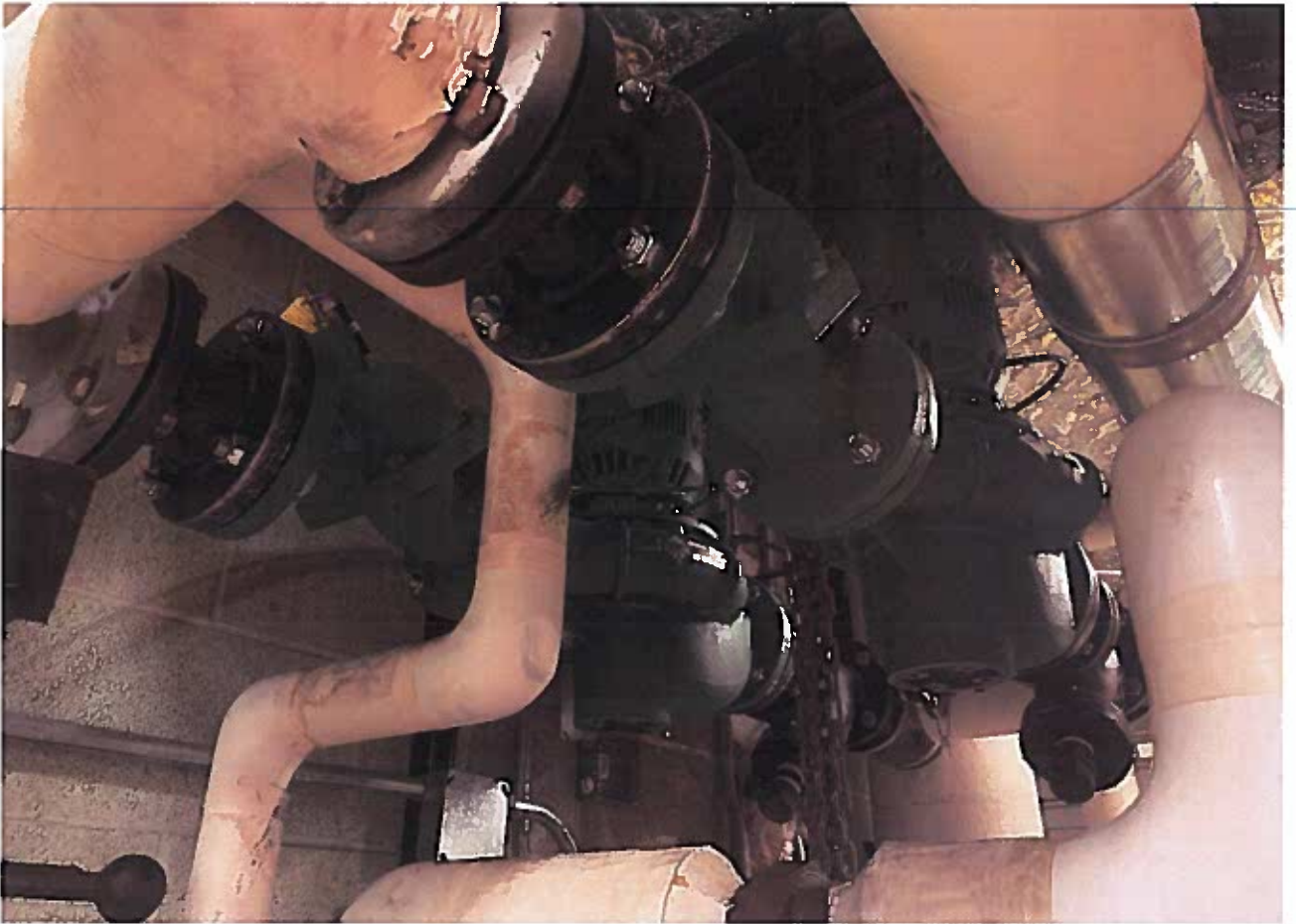












**ITB#2019-003 Courthouse Column Base Modification
 IGW Architecture Expenses (Basic Service \$4,800.00 + \$444.19
 Reimbursable Expenses) \$5,244.19.00**

<u>Date</u>	<u>Invoice #</u>	<u>Professional Services/Contract Amount</u>	<u>Reimbursable Expenses</u>	<u>Invoice Amount</u>	<u>Invoice Amount Remaining</u>
5/15/19	#1923-1	\$3,600.00	\$0.00	\$3,600.00	\$1,611.19
6/18/19	#1923-2	\$240.00	\$0.00	\$240.00	\$1,404.19
7/17/19	#1923-3	\$0.00	\$444.19	\$444.19	\$960.00
2/20/20	#1923-4	\$480.00	\$0.00	\$480.00	\$480.00
4/20/20	#1923-5	\$480.00	\$0.00	\$480.00	\$0.00
TOTALS				\$5244.19	\$0.00

**Barber DeAtley
 Bid Amount \$48,750.00.00**

<u>Date</u>	<u>Invoice</u>	<u>Professional Services/Contract Amount</u>	<u>Invoice Amount Remaining</u>
4/17/20	Pay Application #1 & Final	\$48,750.00	\$0.00
TOTALS		\$48,750.00	\$0.00

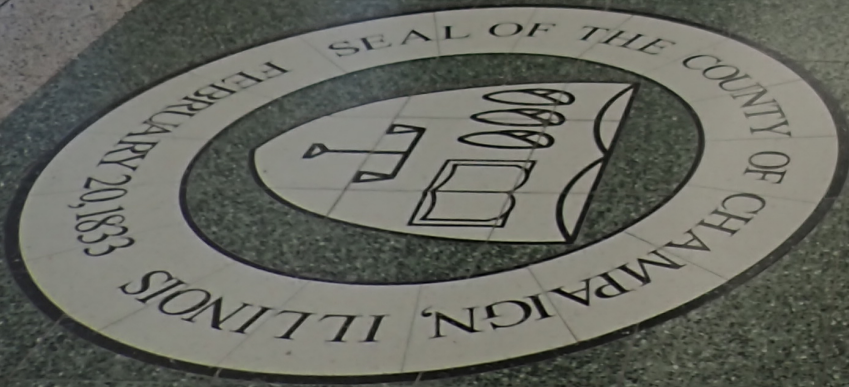
Additional Project Expenses

<u>Date</u>	<u>Invoice</u>	<u>Professional Services/Contract Amount</u>	<u>Invoice Amount Remaining</u>
TOTALS			









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Katie Hakeman
Manager, Information Desk

County Personnel Only

146 FILE VIEWING

**ITB#2019-004 Brookens POD 100 Roof Replacement Project
 IGW Architecture Expenses (Basic Service \$19,800.00 + \$538.89
 Reimbursable Expenses) \$20,338.89**

<u>Date</u>	<u>Invoice #</u>	<u>Professional Services/Contract Amount</u>	<u>Reimbursable Expenses</u>	<u>Invoice Amount</u>	<u>Invoice Amount Remaining</u>
5/15/19	#1922-1	\$14,850.00	\$0.00	\$14,850.00	\$5,488.89
6/18/19	#1922-2	\$990.00	\$538.89	\$1,528.89	\$3,960.00
10/15/19	#1922-3	\$990.00	\$0.00	\$990.00	\$2,970.00
12/20/2019	#1922-4	\$1,980.00	\$0.00	\$1,980.00	\$990.00
TOTALS				\$19,348.89	

**Advanced Commercial Roofing
 Bid Amount \$209,400.00**

<u>Date</u>	<u>Invoice</u>	<u>Professional Services/Contract Amount</u>	<u>Invoice Amount Remaining</u>
10/24/19	Pay Application #1	\$73,564.20	\$135,835.80
12/20/18	Pay Application #2	\$43,795.44	\$92,040.36
12/20/19	Pay Application #3	\$53,714.07	\$38,326.29
4/27/20	Pay Application #4	\$17,386.29	\$20,940.00
4/27/20	Pay Application #5	\$20,940.00	\$0.00
TOTALS		\$209,400.00	\$0.00

Additional Project Expenses

<u>Date</u>	<u>Invoice</u>	<u>Professional Services/Contract Amount</u>	<u>Invoice Amount Remaining</u>
TOTALS			