

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

MINUTES – Approved as Distributed September 5, 2023

DATE: Tuesday August 8, 2023
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802

Committee Members

Present: Stephanie Fortado, Elly Hanauer-Freidman, Jennifer Locke, Jenny Lokshin,
Bethany Vanichtheeranont, Jeff Wilson

Absent: Mike Ingram

County Staff: Steve Summers (County Executive), Michelle Jett (Director of Administration), Kyle Patterson (County Board Chair), Chris Smith (Building & Grounds Manager), Mary Ward (Recording Clerk)

Others Present: Karla Smalley (Bailey Edward Architecture), Austin Barton and Jim Lopez (Broeren Russo Builders, Inc.), Chris Bieser (Reifsteck Reid Architecture), Matt Brown (PJ Hoerr Construction)

Agenda

- I. Call to Order and Roll Call
Committee Chair Lokshin called the meeting to order at 6:31 p.m.
- II. Approval of Agenda/Addenda
MOTION by Ms. Locke to approve the agenda; seconded by Mr. Wilson. Upon voice vote, the **MOTION CARRIED** unanimously.
- III. Approval of Minutes – June 6, 2023
MOTION by Ms. Hanauer-Freidman to approve the June 6, 2023, minutes; seconded by Mr. Wilson. Upon voice vote, the **MOTION CARRIED** unanimously.
- IV. Public Participation
None
- V. Communications
None
- VI. New Business
 - A. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley, and Broeren Russo – Austin Barton (Pay Application #4 and Pay Application #5 attached)

Ms. Smalley and Mr. Barton shared progress photos of County Plaza. Fourth floor door frames arrived and on week-to-week basis should be arriving and moving down floor by floor. Masons are on site and the lower-level block wall is going up. City sidewalk for utilities has been replaced and upsized. Roof insulation is arriving on-site, and installation should start next week.

Mr. Wilson asked about Verizon and getting their equipment off the roof. With the contract extension they were able to get that complete and it went smoothly. It was asked if there are supply chain issues. Outside of generators and HVAC equipment, we are in pretty good shape.

Ms. Fortado asked about the PLA targets and feels the report is deeply disturbing. Besides a couple of categories that have minimal numbers, we have not hit any or come close. We could issue an inquiry to see if you are making a good faith effort. She would also like a chart that aggregates the numbers and have one chart for the rest of the project. If by September, the numbers are not better, will ask the County Executive to start an inquiry. Discussion then moved to Item C. on the agenda.

B. Discussion and Approval of Change Orders for ITB#2022-008 County Plaza Renovation Project (Change Order Log and Change Orders #13, #14, #15, and #16 attached)

Change Order 13 is for conduit for rough-in for exterior lights. Change is approximately \$3,000. Change Order 14 is for removal and disposal of asbestos containing material found behind the corner glazing panels and amounts to \$56,105.50. Change Order 15 is floor plan modifications requested by the county in the amount of \$42,091.35 and Change Order 16 is a credit for \$16,000.00 for using just one type of ceiling tile. In the future, there will be a change order for some of the fencing that will probably be a credit of about \$17,000.00. Ms. Fortado asked where we are against the contingency. Mr. Summer said Tami feels there is some flexibility in the budget. Plus, the elevators are a separate project.

MOTION by Ms. Locke to accept the change orders as presented; seconded by Ms. Hanauer-Freidman. Upon voice vote, the **MOTION CARRIED** unanimously.

C. Update on ITB #2022-008 - minority and female workers update attached – Austin Barton – Broeren Russo

Jim Lopez, CEO of Broeren-Russo Construction and Broeren-Russo Builders spoke to this issue. Three years ago, they started the process of getting certified as a minority entity with Central Management System and achieved that about a year ago. Will look more closely at the PLA. They work closely with the unions. They have had to go out of the area looking for workers. There is a labor shortage in the area. Ms. Fortado said she what might be helpful is more a response from the unions and where the breakdown is happening. They have had to go to other areas of the state and to Terre Haute looking for workers. Discussion followed on how to improve these numbers, continue to review and hope to get more info. Mr. Summers feels we need to continue to review and reach out to the contractors on both projects. He was not sure

how tight the local labor market is. Mr. Lopez felt that around September 1 it would be better as school and student housing projects and summer work are finishing up.

- D. Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid Architecture – Chris Bieser, and PJ Hoerr Construction - Matt Brown (Pay Application #4 attached and Drone Photos attached)

Mr. Brown gave a quick overview and shared progress photos of the project. The vapor barrier is down in prep for a concrete pour. Five pours are scheduled and hope to have them wrapped up in a couple of weeks. They shared photos of the geo-field and overview photos of the project. A lot of masonry is done but still have lots of interior masonry to do. The steel has been delivered to the site and will be erected in the next month and then will continue with the interior masonry. Ms. Vanichtheeranont asked if weather was a concern yet? Confident they are in a good place and having it semi-weather tight before winter.

- E. Update on Change Orders for ITB#2022-009 Satellite Jail Consolidation Project (Change Order Log and Change Orders #8 and #9 attached)

Change orders discussed included #8 removal of plastic laminate from casework resulting in a credit of \$19,346.00 and #9 revised details for embedding bearing plates with an additional charge of \$5,145.00. Overall, on the project there is a credit of approximately \$210,000.00. There is still a change order of \$183,000.00 that was approved at an earlier meeting that is still coming up but there will still be a credit after that. We are at a decent surplus with the project.

- F. Update on ITB #2022-009 – minority and female workers attached – Matt Brown – PJ Hoerr Construction

Once they started getting the MMUR reports, they noticed they were at a deficiency regarding the workforce participation goals. They proactively provided their good faith efforts. They are partnering with unions with the region and have reached out to the East Central Illinois Building and Construction Trades Council to partner with them. They have written letters too the unions regarding their concerns and requests for the participation as required by the PLA. They are trying to meet the goal.

Ms. Fortado discussed the PLA goals. Mr. Brown hopes that those numbers will improve as they move through the project and as workers become available from school/student housing jobs that are ending soon. Ms. Hanauer-Freidman stated that she would also like a consolidated report showing in the numbers.

- G. Discussion and Approval of Contract Award for ITB #2023 – 005 County Plaza Elevator Renovation – Bailey Edward Design – Karla Smalley (Bid Tab Summary and Bailey Edward Letter of Recommendation attached)

Ms. Smalley discussed the elevator bid process. Five different elevator contractors were contacted to bid. Four were interested, three submitted bids and one of those

pulled out due to lack of workforce. Otis came in at \$928,000. \$1,000,000.00 had been set aside for the work. There was an option to accelerate the work, alternate bid #3. After talking with Otis, we were advised not to talk the alternate. It would only improve the delivery date by about 6 weeks, and they did not have the labor to run a second shift.

Bailey Edward's recommendation is to accept the base bid from Otis. They also recommend that Alternate 3, Expedited Work with Two Crews, be considered for inclusion in the contract at a future time, if needed.

Elevators take about 14 weeks to install, adding a second shift, if available, would cut that down to nine weeks. Ms. Lokshin asked where this lines up with completion of the project and the need to use elevators. If we expedited, it would put us into September for completion. The thinking now is we could get one elevator up and running and that would more coincide with the Broeren-Russo completion date of March. Then, the other two would follow behind. It was asked if there any kind of regulation as to the number of functional elevators in the building. We need just one. Ms. Fortado added that the elevator union has the tightest labor market.

MOTION by Ms. Locke to approve the recommendation by Bailey Edward; seconded by Mr. Wilson. Upon voice vote, the **MOTION CARRIED** unanimously.

VII. Other Business

There was no other business.

VIII. Presiding Officer's Report

A. Future Meeting – **September 5, 2023 @ 6:30pm**

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

Items to be placed on the Consent Agenda are VI. B. and G.

X. Adjournment

Ms. Lokshin adjourned the meeting at 7:25 p.m.