



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

MINUTES – *Approved as Distributed April 8, 2025*

DATE: Tuesday, March 4, 2025
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana IL 61802

Committee Members

Present: Ben Crane, Stephanie Fortado, Carolyn Greer, Elly Hanauer-Friedman, Jenny Lokshin, Bethany Vanichtheeranont, Daniel Wiggs and Jeff Wilson

Absent: None

County Staff: Eric Hoene (Facilities Director), Steve Summers (County Executive), Michelle Jett (Director of Administration), Judge Rosenbaum (Chief Judge), Lori Hansen (Court Administrator) and Mary Ward (Recording Clerk)

Others Present: Jen Locke (County Board Chair), Jon Cagle and Aaron Esry (County Board Members), Karla Smalley (Bailey Edward Design)

Agenda

I. Call to Order and Roll Call

Chair Lokshin called the meeting to order at 6:30 p.m. Roll call was taken, and a quorum was declared present.

II. Approval of Agenda/Addenda

MOTION by Mr. Wilson to approve the agenda; seconded by Ms. Vanichtheeranont. Upon voice vote the **MOTION CARRIED** unanimously.

III. Approval of Minutes – February 4, 2025

MOTION by Mr. Crane to approve the February 4, 2025 minutes; seconded by Mr. Wiggs. Upon voice vote, the **MOTION CARRIED** unanimously.

IV. Public Input

There was no public input.

V. Communications

There were no communications from the Committee.

VI. New Business

A. Discussion of 12th Courtroom – Judge Rosenbaum

Judge Rosenbaum spoke about the need for a 12th courtroom and space needs in the Courthouse. Originally, when the Public Defender was moving to Bennett, meetings were held with the Architect, so we have an idea of the needs of the departments in the Courthouse. The long-term solution, and most logical, is to add a 3-story addition on the East side of the current building. There are a lot of needs in the Courthouse beyond the 12th Courtroom.

In the short term, two judges are sharing a courtroom, and it is not going too well. He has been looking at other options including a courtroom at the U of I law school, Lincoln Square Mall, and the Sheriff's Office. There is already a courtroom in the basement of the Sheriff's Office plus there are multiple other spaces that could be used. There is a security issue with that as you would need security in the courtroom but also on the first floor. He feels the best solution is on the first floor there is a big "bullpen" area behind glass, you could just take out the desks and put in a bench. He has also checked with the Federal Courthouse.

He is just looking to begin the conversation on both short-term and long-term solutions.

Mr. Hoene said that the 11-year plan will be re-adjusted as some of the projects will be paid for with ARPA funds. He hopes to address this issue in five years. He knows that it is five long years, but funding is the major issue. There is a major concern with using the Sheriff's Office as the roof is in terrible shape and there are security concerns.

Ms. Fortado said she had spoken with the Sheriff, and no matter what remote site it is, they will need two or three staff for security. Looking at the parameters of the budget, she does not see how we can do that without taking deputies off the street. That is more of a concern than the actual facility concern. We will need to address both operations and facilities on this issue. We will also need a plan for that piece of property as it's a real, valuable asset for the County.

Judge Rosenbaum said that as far as security, they are trying to make it a courtroom with very few litigants, but it still must have security. Ms. Hanauer-Friedman asked if there was any way to move around in the existing space. Judge Rosenbaum said that they would have to move judges around weekly causing confusion for everyone as to where to go. Mr. Wilson raised the question if the Public Defender could move into the old Sheriff's Office. The security concerns would be the same as if we used it for a courtroom.

Executive Summers told the committee that there are structural concerns with the Sheriff's Office, the roof is beyond repair. It would need replaced and would be very expensive to do.

Ms. Jett said that the Public Defender wanted to stay in the Courthouse for security reasons. In fact, several Public Defenders threatened to quit if they moved due to security/safety concerns. Judge Rosenbaum added some historical context saying when the Courthouse was remodeled 25 years ago, the Public Defender's office was the first to be moved out and the last to be moved back in. Ms. Locke added that when someone is dealing with the Public Defender's office, they are in the worse state of life and may not think or act rationally. It is a security concern and could be a liability.

Ms. Vanichtheeranont asked about using a courtroom at the Federal Courthouse. Judge Rosenbaum said they could possibly do something short-term, as in a week or two. He doesn't think they are interested and has had trouble getting call backs. Ms. Lokshin asked if it would be cost effective in the short-term to hire someone to help with the scheduling of courtrooms. Judges and their clerks currently set the schedule. He was not sure if that would be a help or not.

Discussion then centered on taking five years before looking at an addition. By then we could address some issues with other buildings and have a better idea of where we would stand with our bond status. The Public Safety Sales Tax would probably be the source of the bond, and it is at its limit right now. There is no money to pay bonds. We haven't been keeping up with Capital Projects. There are no good choices right now. Judge Rosenbaum questioned if funds from the sale of Brookens and the Sheriff's office could be used to pay down the current bonds.

The question was asked if ARPA funds could be used to cover the architectural work? Mr. Hoene said we do have a preliminary design for the addition. The only finished space would have been the first floor and we have basic cost estimates for the project.

Discussion then returned to what to do in the short-term. Ms. Fortado said that there would be annual operating costs no matter what and it would help if we had the numbers. We would need the upfront numbers and the annual operating costs. The Judge said that due to the structural issues at the Sheriff's Office, they wouldn't explore that option for now. Ms. Lokshin said she would also like to see the costs for the various options as was suggested. Ms. Fortado said the committee hears you and sympathizes with you. Ms. Hanauer-Friedman asked about the \$180,000 on the project list for the design plans for Courthouse expansion and a timeline for that project. Mr. Hoene said it would have to be completed by 2026. We could get it started and try to finalize as close to the end of 2026 as possible. That would make it closer to when we might be able to start the project. Ms. Fortado also suggested reaching out to our representatives in Springfield as they gave us a judge but no capacity for funding to help with expenses.

B. Discussion of ARPA Funding – allocate funds for Capital Projects

Mr. Hoene went over the priority list. There are a few bigger projects, and some are smaller, recurring items. This is our list as we see it now. It was pointed out on the handout in the packet that items six and ten are duplicates of each other. Mr. Wilson asked what's the amount of the remaining ARPA funds. It is right around \$3 million. Ms. Jett said this plan would be contingent on nothing falling apart. Discussion followed on which items on the list to recommend to the County Board for allocation of funds.

Members felt that projects at the Pope Jail and JDC should be a priority. Mr. Esry asked if item 11 (replacing Liebert Units at METCAD) and item 12 (replacing the generator at ILEAS) were having issues now or if it was time to update? METCAD is having issues with the Liebert Units, but the ILEAS generator can probably wait. Ms. Jett suggested deciding what not to fund with ARPA to give some leeway as to what projects can get done. We don't want to make the list too restrictive.

Mr. Wilson asked if the estimated cost for item 1, replacing the roof at the Pope Jail, was accurate. We won't know for sure until the bids come in, but it should be close. Executive Summers added that the roof has to be replaced to keep up with the new section.

Ms. Fortado reminded the committee that most of these items are also on the Facilities 10-year plan. We are looking at what we can possibly fund out of ARPA now and get completed by 2026. Mr. Cagle mentioned that we might want to look at ordering the generator soon as it could have a 72-month lead time.

After much discussion the committee agreed to recommend the following items are out: 6, 7, 10, 11, 16 and 18. All others remain as an option with these projects being a priority: Pope Jail projects (roof replacement, foundation joint repair and various small projects), Bennett Building (glass/Data & Low Voltage/Moving Repairs/Parking), JDC projects (foundation joint repair, parking lot project and to

replace window sealant and paint exterior windows), \$30,000 to the Coroner's Office and Design Plans for the Courthouse Expansion.

Ms. Fortado and Ms. Jett both emphasized that these ARPA funds should remain with Facilities to use on projects and that it should be emphasized to the full board.

C. Discussion of 11-Year Capital Plan

Mr. Hoene said with some of these projects being covered by ARPA funds, we will be looking at updating the 10-Year Capital Plan. He would like to isolate some of the ARPA funding projects and get them off the books so we can budget for a long-term plan. There is a critical need for space at the Courthouse. The idea has been to address it in five years depending on our bond status and other factors. ILEAS has been kicked down the list multiple times and it would make sense when we tear it down to replace three of the HVAC units. They have some of the oldest HVAC units in the County. JDC potentially may need the same foundation work on the shell that we are doing at the Jail and they also need additional exterior fencing. We would like to tear down the Sheriff's Office sooner rather than later. There are going to be issues with parking. If we expand the Courthouse, we will lose parking in that lot. Suggestions were made about the parking garage and Lincoln Square. With the move to Bennett, parking is going to be a concern downtown. In 2028, and this is something that could be rolled into the future Courthouse project, he would like to tuckpoint the building, replace parts of the roof, reseal all the windows on the exterior skin. He went over various other projects. Ms. Lokshin added that there are Brookens projects on the list that we should be able to strike off, hopefully soon. Mr. Hoene said they hoped to have a finalized plan by May.

D. Update on ITB#2022-009 Satellite Jail Consolidation

The Pope Jail project is going well. They are in the Booking area laying flooring and painting. They are on schedule to be completed in April.

E. ITB2022-009 Satellite Jail Consolidation Project – Funding Update Discussion

We are still on budget. Currently, we still have \$1.9 million to spend.

F. Discussion of ITB2022-009 Satellite Jail Consolidation Project – Foundation Work

This is a status update as it was under the threshold for approval. There is heaving around the foundation and missing brackets.

G. Discussion and Approval of ITB Pope Jail Roof Replacement and Bracket Repair – Review

Mr. Hoene said that approval is needed to send the project out to bid.

MOTION by Mr. Crane and seconded by Ms. Vanichtheeranont to prepare the construction documents for the Pope Jail Roof Replacement and Bracket Repair and send out for bid.

Upon voice vote, the **MOTION CARRIED** unanimously.

H. Discussion and Approval of Brookens Broker RFP Review

Trautman Real Estate Agency and Appraisal, LLC was determined to be the best fit for the County's needs. Ms. Fortado said we need to temper expectations of what we will get for Brookens. Selling Brookens will not save the county financially. Ms. Jett added the land is the value of this property.

We will look at the buyer and what they will do with the building and land. Mr. Wiggs said he was pleased we were choosing Trautman as they are a local company and well versed in the community.

MOTION by Mr. Wiggs to recommend County Board approval to award the Request for Proposal 2024-08 to Trautman Real Estate Agency & Appraisal, LLC; seconded by Ms. Greer.

Upon voice vote, the **MOTION CARRIED** unanimously.

I. Update on Bennett Remodel Project – Bailey Edward Design

Ms. Smalley gave an updated on the Bennett Remodel Project. They are wrapping up the change orders from November and December. They are working on signage and parking deck repairs.

J. Discussion and Approval of Change Orders COR 87 and 88 Bennett Remodel Project

Ms. Smalley went over the change orders for the Bennett Remodel Project. Change Order 87 is for additional concrete repairs on the parking deck. Three additional concrete planks were found that need to be replaced at a cost of \$62,166.00. These were not there last fall when we surveyed. Ms. Vanichtheeranont asked if it was water damage. The picture actually shows a hole in a plank. Additional concerns were raised including if this was from being old and if it will be an ongoing issue. Mr. Wilson asked if this was only at one location. It is actually three locations. Ms. Greer asked if they were by the drains. They were all near failed drains.

Change Order 88 is to add doors/doorways and do finish work on the third floor at a cost of \$16,750.00 for potential tenants. Ms. Vanichtheeranont asked if the tenants were related to County business. They are current tenants at Brookens.

MOTION by Ms. Greer to recommend County Board approval of resolutions for Change Orders 87 and 88 for the Bennett Remodel Project; seconded by Ms. Vanichtheeranont.

Upon voice vote, the **MOTION CARRIED** unanimously.

K. Update on ITB2023-005 County Plaza Elevator Renovation Project – Bailey Edward Design

Ms. Smalley gave an update on the County Plaza Elevator Renovation Project. Elevators 1 and 2 (South) should be complete by the end of April.

L. Discussion and Approval of Change Order for ITB#2023-005 County Plaza Elevator Renovation Project – Data & Power

Mr. Hoene presented a Change Order for the Elevator Renovation Project. There is a need for additional data and power drops in select areas, secure access doors on two floors and for roof repairs on the North One-Story Built in Gutter/Roof and the East side one-story roof at a cost of \$55,854.00.

MOTION by Mr. Crane to recommend County Board approval of a resolution approving a Change Order for the County Plaza Renovation Project; 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 – **April 8, 2025** @ 6:30 pm

There was no presiding officer's report. Ms. Lokshin announced that the next meeting would be April 8th at 6:30 p.m.

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

Items to be placed on the consent agenda include: VI. H, J, and L.

X. Adjournment

Chair Lokshin adjourned the meeting at 8:11 p.m.