



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

MINUTES – *Approved as Distributed August 5, 2025*

DATE: Tuesday, June 3, 2025
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, Carolyn Greer, Elly Hanauer-Friedman, Jenny Lokshin, and Daniel Wiggs

Absent: Ben Crane, Bethany Vanichtheeranont, and Jeff Wilson

County Staff: Eric Hoene (Facilities Director) and Mary Ward (Recording Clerk)

Others Present: Steve Summers (County Executive)

Agenda

I. Call to Order and Roll Call

Chair Lokshin called the meeting to order at 6:34 p.m. Roll call was taken, and a quorum was declared present.

II. Approval of Agenda/Addenda

MOTION by Ms. Greer to approve the agenda; seconded by Mr. Wiggs. Upon voice vote, the **MOTION CARRIED** unanimously.

III. Approval of Minutes – May 6, 2025

MOTION by Ms. Hanauer-Friedman to approve the May 6, 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. Update on ITB# 2025-006 Champaign Co Pope Jail – Roof Replacement – Eric Hoene

The bid opening will be on June 12 at 2:00 p.m. We had three or four vendors come for the walk through. With no meeting in July, this will go straight to the full board for approval. Ms. Fortado asked if the roof replacement would impact operations inside. Mr. Hoene answered that it should not.

B. Update on ITB# 2023-005 County Plaza Elevator Renovation Project – Eric Hoene

The elevators are pretty well finished up. There are a few final punch list items and the flooring replacement to complete. We're trying to delay the flooring replacement as long as possible since the move is not complete. Ms. Lokshin added that she went on one of the tours. It was nice to ride the elevators.

C. Brookens Administration Building - Update & Potential Additional Staffing

Mr. Hoene gave an update on the Brookens Administration Building. RPC will have a huge need for the foreseeable future. We don't want to disrupt them or any County entity that is in Brookens. Plus, there are some external groups showing interest. Our goal is we need to break even on the building. There may be a need to hire additional staff. If these potential renters sign on, there is an 80,000+ square foot building to clean and maintain.

Ms. Fortado stated her strong opinion is that building stays open only if we break even on everything, including additional staff. We can't have this 80,000 sq ft building draining resources.

Mr. Wiggs asked if Maintenance/Mechanical was part of the lease. Mr. Hoene said that we invoice RPC for Janitorial services. The other will be baked into costs. Any capitol or additional funds would go into a pool in case there is a major breakdown. We have been very transparent that if we cannot break even, we are walking away.

Ms. Hanauer-Friedman asked if it is primarily RPC that is occupying the building. Mr. Hoene said as of now, it is the Auditor and RPC. RPC wants to rent additional space in Brookens. She asked if RPC was still looking elsewhere. They are still looking but this is one of the few options they have right now. Mr. Summers added that RPC would like to move but are staying for now. They are the anchor that are holding us for now.

Ms. Lokshin asked, with the Auditor staying, what additional costs would we incur with him staying? If there is 1 person or 100, we have to maintain it to some degree.

D. ILEAS – Old Nursing Home Building Tear Down – Eric Hoene

We have been working with Jeff Blue at Highway on the engineering aspect of this. The bid documents are being put together with Bailey Edwards. We hope to have this out for bid this fall with tear down being next year in the spring.

E. Facilities Department – Going to new CMMS – Eric Hoene

Mr. Hoene said that the Facilities Department was going to a new management software system. We are replacing Facility Tree with MaintainX software beginning this month. He briefly explained how the software works. Staff are still training on the new system and getting used to how it works.

F. Energy Supply Discussion – Tradition Energy – Eric Hoene

Mr. Hoene said he had been working with Tradition Energy trying to get better energy rates. Tradition puts the numbers together and helps search for the best rate. Our range last year was between \$0.09 to \$0.14 per KWH. Rates they are currently looking at could be as low as \$0.057/KWH. Savings would be 30 to 35%.

G. Door Access Discussion – All County Building – Eric Hoene

Mr. Hoene said that we are trying to consolidate systems across all our buildings. He would like to do this with ARPA funding. We have a verbal quote of the Courthouse that it would be below \$50,000. We would probably do the Coroner's office at the same time. That would be approximately \$10,000. We will be requesting quotes for this. This is part of item #13 on the ARPA spending list.

Ms. Fortado asked is there a reason not to do all buildings at the same time? Mr. Hoene said the Jail and JDC would be separate. The system is for office doors, hallway doors, etc. Ms. Hanauer-Friedman asked for clarification is this was everything except the Jail and JDC. Ms. Fortado asked if this would bump other projects that were on the list. Mr. Hoene said that it would not.

VII. Other Business

There was no other business.

VIII. Presiding Officer's Report

There was no presiding officer's report.

A. Future Meeting – **August 5, 2025 @ 6:30 pm**

Ms. Lokshin announced the date of the next meeting as August 5 at 6:30 p.m. There will be no meeting in July.

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

There were no items to be placed on the Consent Agenda.

X. Adjournment

Ms. Lokshin adjourned the meeting at 6:54 p.m.