



**CHAMPAIGN COUNTY BOARD  
FACILITIES COMMITTEE AGENDA  
County of Champaign, Urbana, Illinois  
Tuesday, April 7, 2026 - 6:30 p.m.**

---

Shields-Carter Meeting Room

Bennett Administrative Center, 102 E. Main Street, Urbana, IL 61801

**Committee Members:** Jenny Lokshin, Chair, Jeff Wilson, Vice-Chair, Dennise Arres, Ben Crane, Stephanie Fortado, Elly Hanauer-Friedman, Bethany Vanichtheeranont and Daniel Wiggs

**Agenda**

- I. Call to Order and Roll Call
- II. Approval of Agenda/Addenda
- III. Approval of Minutes – February 3, 2026 (pages 1-5)
- IV. Public Input
- V. Communications
- VI. New Business
  - A. Discussion and Request for Approval of Invitation to Bid on ITB#2026-004, a Photovoltaic System Installation at Champaign County Pope Jail and Juvenile Detention Center – Lucas McGill, GHR Engineers
  - B. Courthouse Projects – Courtroom F Splitting and Chillers – *Information Only (to be distributed)*
  - C. Maintenance Job Changes – Jarod Tinsley, Maintenance Manager (*Discussion Only*)
  - D. ARPA Spending Update – *Information Only (to be distributed)*
- VII. Other Business
- VIII. Presiding Officer's Report
  - A. Future Meeting – **May 5, 2026 @ 6:30 pm**
- IX. Designation of Items to be Placed on the Consent Agenda
- X. Adjournment

*All meetings are at the Bennett Administrative Center – 102 E Main Street in Urbana – unless otherwise noted. 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 MINUTES**  
County of Champaign, Urbana, Illinois

8 **MINUTES – *Subject to Approval***

---

9 **DATE:** Tuesday, February 3, 2026  
10 **TIME:** 6:33 p.m.  
11 **PLACE:** Shields-Carter Meeting Room  
12 Bennett Administrative Center  
13 102 E. Main St., Urbana IL 61801

---

14 **Committee Members**

15 **Present:** Dennise Arres, Stephanie Fortado, Elly Hanauer-Friedman, Jenny Lokshin, Bethany  
16 Vanichtheeranont, Daniel Wiggs, and Jeff Wilson  
17

18 **Absent:** Ben Crane  
19

20 **County Staff:** Michelle Jett (Acting Facilities Director), Steve Summers (County Executive), and Mary Ward  
21 (Recording Clerk)  
22

23 **Others Present:** Chris Smith (Building and Grounds Manager), Jennifer Locke (Board Chair), Judge Rosenbaum,  
24 and Lori Hansen

---

25 **Agenda**

26 I. Call to Order and Roll Call  
27

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

31 II. Approval of Agenda/Addenda  
32

33 **MOTION** by Mr. Wilson to approve the agenda; seconded by Mr. Wiggs. Upon voice vote, the  
34 **MOTION CARRIED** unanimously.  
35

36 III. Approval of Minutes – January 6, 2026  
37

38 **MOTION** by Mx. Arres to approve the January 6, 2026 minutes; seconded by Ms.  
39 Vanichtheeranont. Upon voice vote, the **MOTION CARRIED** unanimously.  
40

41 IV. Public Input  
42

43 There was no public input.  
44

45 Ms. Hanauer-Friedman joined the meeting at 6:31 p.m.  
46

47 V. Communications  
48

49 There were no communications.

50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97

VI. New Business

**A. Discussion and Approval of ITB 2026-XXX Champaign County Select Demolition For Champaign County, Illinois, 1701 East Main St., Urbana (Old Nursing Home)**

Ms. Smalley with Bailey Edward was present to discuss the bid documents for the old Nursing Home at 1701 E Main. Sealed bids are due Tuesday, February 24, no later than 4 p.m. A pre-bid conference will be held on-site on Tuesday, February 17<sup>th</sup>.

Mx. Arres asked if anyone could attend the pre-bid meeting. Ms. Smalley said they can but typically it is interested bidders. They can look at the property, are walked through the process and can ask questions. Questions are usually not answered there but are put in a document as an addendum that is sent out. Mx. Arres asked about the bid process and if it was decided then and there. Bids are closed and collected at 4 p.m. and then they are read publicly.

Mr. Wilson asked if anything on the inside was salvageable. No, there is mold everywhere and there may be lead based paint. He also asked if there were any anticipated issues. There may be some structural stability issues as they take the building down.

The question was asked where in the building the pre-bid meeting would be. No one will be allowed in the building due to issues with mold, lead paint, stability, etc. It will be held on the grounds surrounding the building.

Mr. Wiggs asked about the LEEDS Certification section in the bid document on page 221. That was accidentally put in. It will be removed. Ms. Hanauer-Friedman asked about the total cost of the project. With the connection that needs to be closed off at ILEAS, it will be approximately \$1.4 million. Just the removal of the old nursing home will be \$900,000+. We are splitting this cost with Highway so they can build a cold storage building once the land is cleared.

Ms. Vanichtheeranont asked if there was any concern with asbestos. At this time, we believe it is all gone.

**MOTION** by Mx. Arres to approve the release of ITB 2026-XXX Champaign County Select Demolition bid document with the removal of the LEEDS Certification section; seconded by Mr. Wiggs. Upon voice vote, the **MOTION CARRIED** unanimously.

**B. Champaign County Courtroom Feasibility Report**

Ms. Smalley shared the Courtroom Feasibility Report for splitting Courtroom F into two Courtrooms to allow space for the new judge we were given last year. The approximate cost of splitting Courtroom F is \$500,000. Ms. Hanauer-Friedman asked what makes the range amount? It would depend on when this goes out for bid. Ms. Fortado questioned that the furnishings came in at \$0. Do we have furnishings? The bench for the judge and witness stand would need to be built. The furnishing would be just the tables/chairs for the prosecution and defense and some spectator seating.

98 Ms. Jett had passed out a spreadsheet showing Courthouse capital projects for the next few  
99 years.

100  
101 Ms. Hanauer-Friedman asked, if this is added to FY26, are there any capital projects that can  
102 be deferred to another year. We would need to have a conversation about priorities.  
103 Replacing the carpet and wallpaper could probably be deferred.

104  
105 Judge Rosenbaum was present and asked for his thoughts. While the carpet/wallpaper is 25  
106 years old, looks bad and needs replacement, the Courtroom is the number one priority.

107  
108 Ms. Fortado stated that we don't want to delay tuck pointing the building and any elevator  
109 work, as they are not usually something that can be moved to a later date.

110  
111 Ms. Hanauer-Friedman asked what the timeline would be. Once approved, it would take  
112 eight to nine months to design and then go out to bid. Actual construction will be done  
113 depending on the Court's schedule. Ms. Jett said it's likely this would not be completed this  
114 year. Ms. Fortado added that it may require weekend work, which would be an extra cost i.e.  
115 no jackhammers next door to jury trials.

116  
117 Direction is needed from the committee. Members wanted to hear about the chillers before  
118 deciding what direction to go.

### 119 120 **C. Courthouse Chiller Project**

121  
122 Jim Gleason, GHR Engineers, presented the report on the Courthouse Chillers. There are  
123 currently two chillers on the Courthouse roof. They've been in place for 25 years, their  
124 service life is 20 years, and they are starting to fail. Compressors and other parts have started  
125 to go out.

126  
127 In designing the project, they considered the projected expansion of the Courthouse, which  
128 will increase the cooling load, and it will increase it beyond the cooling load of what we  
129 currently have. They estimated what the new load would be based on some projected  
130 increase in area. They added that to the existing load and came up with a couple of chiller  
131 sizes and two chillers and started working from there. The new chillers would be larger than  
132 the existing units. They won't fit the same footprint where the existing chillers are.

133  
134 There is also a phasing issue. We can't take the building down completely. It would need to  
135 be done in the "shoulder season"; spring or fall, when we can get by with one machine. They  
136 would be replaced one at a time.

137  
138 Some screening, in the form of the mansard roof on the newer addition that would need to  
139 be taken down to allow the chillers to breathe. Will work on other screening/methods on the  
140 south to help keep the sound down. The portion of the roof where the chillers are located is  
141 concrete. It was built that way to soak up sound and vibration to the benefit of the people in  
142 the building. Will continue to take advantage of the concrete roof that is there.

143  
144 Space issues at the Courthouse will become really critical. The question is, do we replace the  
145 chillers pound for pound for what we have now at a cost of \$750,000 to \$1 million. Or do we

146 replace for the anticipated larger load and building expansion at an approximate cost of \$2  
147 million.

148  
149 Ms. Hanauer-Friedman asked if the expansion took place in 5-10 years, would the chillers  
150 need to be moved for the expansion project? Mr. Gleason said no, they are tucked away on  
151 the west end, and any expansion would be on the east. He also cautioned that replacing for  
152 the same load size is not as easy as it sounds. The units are bigger, so some of the curbing,  
153 etc. that is there will need to be adjusted. Also, the current units are too close together.  
154 There needs to be adequate spacing for them to work correctly.

155  
156 Mr. Wiggs stated that if one of the chillers goes, the other is not big enough to carry the load  
157 for the whole building. Ms. Fortado asked where the chillers are currently located, if they  
158 would be able to service an expanded building. They would. She also asked if this was a job  
159 that would need to be done on the weekends?

160  
161 It's estimated to bring in a big crane on the weekend to lift the units onto the roof. They  
162 would need to close the street for this. This is something that would have to be done when  
163 the public is not going in and out of the building. Once that is done, work could continue  
164 without disruptions. Ms. Fortado asked what is the estimated length of time to replace one  
165 chiller? It would be approximately 10 weeks. Also, we do not want to do this work in the  
166 wintertime as it is a lot of roof work and the weather/footing is not ideal.

167  
168 Mr. Wiggs asked Chris Smith, Building & Grounds Manager, for his opinion. He said it  
169 wouldn't take long to lose a building if one of units goes down. There is only one original  
170 compressor left, all the others have been replaced. The last one was replaced two years ago.

171  
172 Discussion continued with various scenarios and questions being raised and finances being  
173 looked at for this project as well as the Courtroom project and the future Courthouse  
174 expansion.

175  
176 All we hear is that there is no more room at the Courthouse and we need to do something  
177 soon, but there is no money. There are long-ranging implications no matter what.

178  
179 Judge Rosenbaum was asked his opinion. He hopes it is not going to pit one project against  
180 another. Sharing a Courtroom is a miserable solution. Judges cannot wait for an expansion.  
181 We can probably handle it like this for a year to a year and a half. Can we look at taking funds  
182 from other places around the county? Everyone hates the way we are doing it now.

183  
184 Ms. Fortado asked about the larger expansion; can you wait beyond five years if the  
185 Courtroom is split now? If the expansion was 15 to 20 years down the road? They could; it  
186 would be tight but adequate. You really need to check with other Courthouse departments.  
187 They are the ones out of space.

188  
189 Mx. Arres asked if there are other projects, besides the Courthouse, that could be shifted to  
190 free up funds. Ms. Jett said she would check with the Maintenance team to see what could  
191 be shifted around

192

193 Ms. Fortado reminded the committee that the Public Safety Sales Tax fund has been used to  
194 help prop up the General Fund and there is not much wiggle room left.

195  
196 Mr. Wilson would like to see all the CARF projects. Without the complete list, it is hard to  
197 prioritize what else could be moved to help with these projects. He feels splitting the  
198 Courtroom should be a priority.

199  
200 The desire is to move forward with splitting the Courtroom and Ms. Jett will be back with  
201 more options for potentially covering both projects.

202  
203 **D. ARPA Spending Update**

204  
205 The green energy project with rebates is in progress now. The remaining money that has not  
206 been allocated and the rebate money is being held to help pay for the old nursing home  
207 demolition. Ms. Jett considers everything from ARPA to be spent at this point.

208  
209 **VII. Other Business**

210  
211 There was no other business.

212  
213 **VIII. Presiding Officer's Report**

214  
215 There was no presiding officer's report.

216  
217 **A. Future Meeting – March 3, 2026 @ 6:30 pm**

218  
219 Ms. Lokshin announced that the next meeting will be on March 3 at 6:30 p.m.

220  
221 **IX. Designation of Items to be Placed on the Consent Agenda**

222  
223 There were no items for the Consent Agenda.

224  
225 **X. Adjournment**

226  
227 Chair Lokshin adjourned the meeting at 7:46 p.m.

228