



**CHAMPAIGN COUNTY BOARD
COMMITTEE OF THE WHOLE – Highway/Facilities/ELUC Agenda**
County of Champaign, Urbana, Illinois
Tuesday, March 1, 2011 – 6:00 p.m.

*Lyle Shields Meeting Room, Brookens Administrative Center
1776 East Washington Street, Urbana, Illinois*

Page Number

VIII. County Facilities

A. Facilities Director

1. Physical Plant Monthly Reports (*To Be Distributed*)
2. Brookens Energy Lighting Retrofit Project Update

B. 202 Art Bartell Construction Project

1. Project Update
2. Monthly Project Budget Report *29
3. Presentation - Overview of the Qualified Based Selection (QBS) Process in Illinois
4. Recommendation for Engineering Firm for Storm Water Portion of Project *30-35

C. Chair's Report

D. Other Business

E. Designation of Items to be Placed on County Board Consent Agenda

202 SOUTH ART BARTELL ROAD CONSTRUCTION PROJECT

Prepared By: E Boatz March 8, 2011

| | ORIGINAL CONTRACT | CHANGE ORDERS | CONTRACT TOTAL | PAYMENTS THIS MONTH | PAYMENTS YEAR TO DATE | BALANCE TO FINISH |
|--|-----------------------|------------------|-----------------------|------------------------|--------------------------|-----------------------|
| Original Project Budget | \$1,945,722.00 | | | | | |
| Current Budget w/Change Orders | | | | | | |
| Design/Build | | | | | | |
| Roessler Construction | \$1,355,005.00 | | | | \$505,800.00 | \$849,205.00 |
| Total Design/Build | \$1,355,005.00 | \$0.00 | \$1,355,005.00 | \$0.00 | \$505,800.00 | \$849,205.00 |
| Licensing & Permitting (includes insurance) | \$14,700.00 | | | | \$2,420.50 | \$12,279.50 |
| Owner Items for New Building | \$46,000.00 | | | | \$9,454.60 | \$36,545.40 |
| Maintenance Area Build-Out for New Building | \$30,000.00 | | | | | \$30,000.00 |
| Complete Fiber Optic Loop for East Campus | \$33,560.00 | | | | \$327.39 | \$33,232.61 |
| Generator Back-Up System for Brookens Facility | \$14,000.00 | | | | | \$14,000.00 |
| ILEAS South Garage Lighting & Heating | \$5,000.00 | | | | \$173.87 | \$4,826.13 |
| East Campus Site Storm Water Project | \$447,457.00 | | | | | \$447,457.00 |
| | | | | | | \$0.00 |
| | | | | | | |
| | | | | | | |
| Total Building Costs | \$590,717.00 | \$0.00 | \$590,717.00 | \$0.00 | \$12,376.36 | \$578,340.64 |
| PROJECT TOTAL | \$1,945,722.00 | \$0.00 | \$1,945,722.00 | \$0.00 | \$518,176.36 | \$1,427,545.64 |

% of Project Paid to Date

26.63%



CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

1776 EAST WASHINGTON
URBANA, IL 61802
(217) 384-3776
(217) 384-3765 – PHYSICAL PLANT
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ADMINISTRATIVE SUPPORT
INFORMATION TECHNOLOGY
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PHYSICAL PLANT
SALARY ADMINISTRATION

MEMORANDUM

TO: Tom Betz, Deputy Chair County Facilities and CHAMPAIGN COUNTY BOARD
COMMITTEE of the WHOLE

FROM: Deb Busey, County Administrator
Alan Reinhart, Facilities Director

DATE: February 22, 2011

RE: Engineer Services for Storm Water Management Project

ISSUE:

As you are aware, the 202 Art Bartell Construction Project the County is currently completing, includes a component for construction of appropriate storm water management systems on the County's east campus. The first step in that storm water management system phase of the construction project is to hire an engineering firm to engineer, design and oversee the construction phase of this storm water management infrastructure. The purpose of this communication is to present you with the two options under 50 ILCS 510 – the Local Government Professional Services Selection Act (also known as QBS or Qualifications Based Selection) – for the selection and hiring of an engineering firm.

According to 50 ILCS 510/4 – *Whenever a project requiring architectural, engineering or land surveying services is proposed for a political subdivision, the political subdivision shall, unless it has a satisfactory relationship for services with one or more firm... follow the requirements of the QBS selection process.*

The two options available to the County at this point, are to identify an engineering firm with whom the county has a satisfactory relationship for these services and then negotiate a contract with that firm, or public a request for qualifications from all interested firms, evaluate the responses, identify the top 3 ranked firms, and initiate negotiations with the top firm.

OPTION 1

The County Board has worked with Berns, Clancy and Associates on a number of projects over the last thirty years and has enjoyed a good working relationship with the firm in these projects. Additionally, Berns, Clancy has done extensive engineering work on this campus and already possesses a great deal of knowledge and expertise regarding this project, which they bring to the table without additional

investment to be made by the County Board at this point to bring them up to speed on the specific requirements of this project. Attachment A to this Memorandum documents all of the projects Berns Clancy has managed which are relevant to the current storm water infrastructure project.

If the County Board determines to select Berns, Clancy and Associates, based upon the satisfactory relationship with the firm, the potential timeline and next steps for the County Board are as follows:

- March 1st – County Facilities - Appoint a negotiating team to negotiate detailed scope of work for this project. The County Board can require the identification of any sustainable/"green" solutions to be incorporated into the project as a portion of the scope of work.
- March 2nd – 8th – Negotiating Team meets with Berns, Clancy to identify scope of work and negotiate fee
- March 8th-10th Berns, Clancy submits contract documents for legal review
- March 17th - County Board approves contract
- March 18th - Project begins

OPTION 2

The second option is for the County Board to advertise, requesting Statement of Qualifications from all interested firms, and to then follow the QBS selection process. The potential timeline and next steps for the County Board under this option are as follows:

- March 1st - County Facilities – Directs the release of a Request for Qualifications and appoints a Selection Committee
- March 3rd - Owner publishes and releases the Scope of Work document with Request for Qualifications from interested firms
- March 18th - Statements of Qualifications Due
- March 21st-28th - Selection committee evaluates responses from responding firms and determines short list
- April 8th - County Facilities – Presentations by Short-Listed firms and ranking of top 3 firms
- April 9th-10th Top ranked firm prepares and presents Fee Proposal and Efforts Schedule
- April 11th – 15th - Negotiating team meets with firm and negotiates contract
- April 21st - County Board approves contract
- April 22nd - Project begins

ADMINISTRATIVE RECOMMENDATION FOR ACTION

We recommend the County Facilities Committee of the Whole adopt Option 1, and appoint a Negotiating Team to negotiate the Scope of Work and subsequent fee with Berns, Clancy and Associates for the storm water management project to be completed in connection with the 202 Art Bartell Construction Project.

Thank you for your consideration of this issue and recommendation. We will be present at your meeting on March 1st, 2011 if you have questions or if we can provide any additional information or assistance.

attachments



BERNS, CLANCY AND ASSOCIATES

PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

February 11, 2011

THOMAS BERNS
EDWARD CLANCY
CHRISTOPHER BILLING
DONALD WAUTHIER

DAN ROTHEMEL
JOHN LYONS
ROGER MEYER

MICHAEL BERNS
OF COUNSEL

Northern Watershed Storm Water Management Planning Concrete Box Storm Sewer Extension Champaign County East Campus Site

1. **Champaign County Nursing Home - 1975 Expansion**
Berns, Clancy and Associates (BCA) were on the Isaksen-Matzdorf team to prepare the site / civil engineering and surveying services for this expansion project.

2. **Prairie School Site – Baseball Field Construction**
BCA performed this 1985 work for the Urbana Rotary Club.

Prairie School Site – Traffic Access Safety Study
BCA was contacted by the Urbana School District Unit 116 to perform a Traffic Access Safety Study. Services were performed late 1994 through early 1995.

3. **Smith-Strube Farm Site**
BCA prepared a Boundary and Topographic-Site Survey for the Smith-Strube Farm site dated February 1997 for potential land transfers.

4. **Champaign County Brookens Administrative Center Site**
BCA prepared a Boundary Survey dated June 1995.

5. **Champaign County Juvenile Detention Center**
BCA was on the HRA / HLM Architecture team. Consultant selections were made by Champaign County in late 1997. BCA team was not selected.

6. **Champaign County Youth Detention Center**
BCA prepared a Topographic-Site Survey for the Youth Detention Center site dated December 1998.

7. **Champaign County Adult Detention Center**
BCA was on the HRA / HLM Architecture team. This team was selected for the County through RFP and interview process and began work in late 1998. BCA performed aerial photography, surveys, storm water management plan, site / civil design and construction phase services.

8. **Champaign County METCAD (9-1-1)**
BCA prepared a Topographic-Site Survey for this site for the County in May 2001.
9. **Champaign County East Campus Masterplan Study**
BCA was on IGW Architecture team along with consultants JJR and GHR. The team was selected by Champaign County through RFP and interviews to perform the East Campus Master Plan Study. BCA proposal was accepted July 2002.
10. **New Champaign County Nursing Home Site**
BCA prepared a Topographic-Site Survey of New Nursing Home site dated June 2002 as requested by Champaign County.
11. **New Champaign County Nursing Home**
BCA was on IGW Architecture team along with JJR and GHR. This team was short listed and the interview was held January 2003 by Champaign County. The Farnsworth team was selected.
12. **Champaign County Art Bartell Drive and Water Main Extension**
Champaign County contacted BCA and gave the go ahead to prepare a preliminary design of the road in September 2003. This was in support of the adjacent New Champaign County Nursing Home project. The County contacted BCA at a later date and expanded the project to include a water main extension for the new nursing home. BCA proposal was accepted April 2005 for the Art Bartell Drive final construction and Water Main Extension project.
13. **Champaign County Fleet Maintenance**
Champaign County requested qualifications and interviewed Architects for this project. The BLDD team was selected. BLDD contacted BCA after the selection and requested assistance with survey work and site / civil design work including stormwater management August 2005.
14. **Champaign County Animal Shelter Remodeling Permit**
BCA was contacted by Champaign County in April 2005 to assist with the response to City permit requirements and the preparation of necessary documents to secure City Building permits related to the remodeling of an existing storage building to create a new County Animal Shelter.

- 15. Scottswood Stormwater Detention Basin**
BCA was contacted by the St. Joseph Drainage District #3 to assist with this stormwater management project to address flooding in the Scottswood Subdivision and to work cooperatively with six (6) units of government. BCA services included storm water modeling, design, bidding assistance, construction staking, construction engineering and administration work. BCA proposal was accepted June 2006.
- 16. Existing Champaign County Nursing Home Re-Use Study**
BCA understands IGW Architecture was selected for this project in 2006. BCA answered site related questions from our knowledge of the area, but provided no other services on this project.
- 17. Champaign County Nursing Home Off-Site Storm Sewer**
Champaign County contacted us and directed us to request RFP bids from Stark Excavating and Cross Construction May 2006 to address drainage problems on the Urbana Park District Prairie Park site that resulted from the New Champaign County Nursing Home construction. The bid was awarded to Cross Construction and the County directed BCA to assist Cross Construction on behalf of the County in performing Survey Work and Engineering and Administration work.
- 18. Champaign County Nursing Home Forensic Drainage Investigation**
BCA was contacted by Joe Phebus, the attorney for Champaign County to perform a survey/study and report on drainage deficiencies at the New Champaign County Nursing Home site. Our proposal was accepted November 2006.
- 19. Illinois Law Enforcement Alarm System (ILEAS)**
IGW Architecture contacted us for survey and site / civil engineering services. They had been previously selected. BCA began work in Summer 2007.
- 20. Urbana & Champaign Sanitary District Force Main Easement**
BCA was retained by Champaign County to review proposals including plans and easement documents from U&CSD to locate a sewage force main on the East Campus site along Main Street. BCA began these services in August 2008.
- 21. Prairie School Site – 2011 Early Childhood Center**
BCA was contacted by IGW Architecture and Urbana School District Unit 116 and asked to assist on this new project. BCA proposal for survey services was accepted December 2010. BCA is now just initiating site / civil engineering scoping and preliminary design services.