



**Champaign County Board Facilities Committee
Special Meeting
County of Champaign, Urbana, Illinois**

MINUTES – APPROVED OCTOBER 8, 2013

DATE: Thursday, September 19, 2013
TIME: 6:30 p.m.
PLACE: Meeting Room #3
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Stan James (Chair)	
James Quisenberry (Vice Chair)	
Josh Hartke	
	Jeff Kibler
	Gary Maxwell
Giraldo Rosales	
Rachel Schwartz	

County Staff: Deb Busey (County Administrator), Kirk Kirkland (Acting Facilities Director), Beth Brunk (Recording Secretary)

Others Present: Scot Wachter (IGW Architecture)

MINUTES

I. Call to Order

Committee Chair James called the meeting to order at 6:30 p.m.

II. Roll Call

A verbal roll call was taken and a quorum was declared present.

III. Approval of Agenda

MOTION by Mr. Rodales to approve the agenda as distributed; seconded by Mr. Hartke. Upon vote, **the MOTION CARRIED unanimously.**

IV. Public Participation

None

V. Recommend Approval of the Award of Contract for the Courthouse Exterior Maintenance Project

Mr. Kirkland stated that Otto Baum Company, Inc. had the lowest responsible bid for the base bid plus alternate #2 at \$135,742. The base bid includes sawcutting expansion joints, tuckpointing, repair, cleaning and sealing of existing brick and sandstone at specific areas on the Courthouse. Alternate #2 included cleaning and sealing all exterior brick and cast stone at specific sites on the south and west elevations of the Courthouse addition. Alternate #1 for the replacement of the existing stairs and ramp on the south side of the Courthouse was not included as the amount put the project cost over budget.

MOTION by Mr. Quisenberry to recommend acceptance of the bid by Otto Baum Company, Inc. for \$135,745 which includes the base bid and alternate #2 in the Courthouse Exterior Maintenance Project; seconded by Mr. Hartke.

Mr. Quisenberry wondered why the bid was so much lower than the projected construction budget of \$223,340. Mr. Scot Wachter of IGW Architecture responded that the bid by Evans-Mason, Inc. was close at only \$20,000 more. He thought that contractors were hungry for work and willing to bid projects at cost to keep their crews busy. Mr. James thought that Otto Baum Company had done work for the County in the past. Mr. Wachter thought that Otto Baum Company was the mason for the Courthouse, a general contractor for the nursing home and poured concrete for the Highway Building. Mr. James recollected that they had done good work.

Ms. Schwartz asked what the 10% bond covered. Mr. Wachter answered that the 10% bid bond obligated the contractor to sign the contract if selected as qualified low bidder or forfeit 10% of the base bid. In addition, the contractor must have a 100% performance and payment bond which guarantees that they will complete the work. Mr. James noted that the bond is issued by an insurance company to a general contractor. Ms. Schwartz was hoping the bond would cover more than the completion of the project. Mr. Wachter clarified that there is a standard one-year warranty on their work.

Mr. James hoped the Committee would support this at the County Board meeting as the work is needed for upkeep on the Courthouse. If this project is delayed, more damage will occur leading to higher costs to fix the problems.

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

VI. Adjournment

MOTION by Mr. Quisenberry to adjourn the meeting; seconded by Mr. Rosales. Upon vote, **the MOTION CARRIED unanimously**. Mr. James adjourned the meeting at 6:38 p.m.