



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

Wednesday, November 6, 2024, at 6:30p.m.  
Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 E. Washington St., Urbana, IL 61802

**Committee Members:**

|                          |                          |
|--------------------------|--------------------------|
| Jenny Lokshin – Chair    | Carolyn Greer            |
| Jeff Wilson – Vice Chair | Jennifer Locke           |
| Stephanie Fortado        | Mike Smith               |
| Elly Hanauer-Friedman    | Bethany Vanichtheeranont |

| <b><u>Agenda</u></b>  | <b>Page #</b> |
|---|---------------|
| I. Call to Order and Roll Call  |               |
| II. Approval of Agenda/Addenda  |               |
| III. Approval of Minutes – October 8, 2024  | 1 - 4         |
| IV. Public Participation  |               |
| V. Communications   |               |
| VI. New Business  |               |
| A. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley – Parking Deck Photos Attached  | 5 - 9         |
| B. Discussion and Approval of Change Orders for ITB#2022-008 County Plaza Renovation Project – Change Orders to be handed out at meeting                                  |               |
| C. Update on ITB #2023-005 County Plaza Elevator Renovation Project – Bailey Edward Design – Karla Smalley  |               |
| D. Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid – Chris Bieser  |               |
| E. Discussion and Approval of Change Orders for ITB#2022-009 Satellite Jail Consolidation Project - Change Order #65 (Attached) potentially another handed out at meeting | 10            |
| F. Update on Courthouse Boiler Retube and Burner Replacement Project ITB#2024-003 –Building and Grounds Manager - Chris Smith – Photos Attached                           | 11 - 15       |
| VII. Other Business   |               |
| A. Semi-annual Review of CLOSED Session Minutes   |               |
| VIII. Presiding Officer’s Report  |               |
| A. Future Meeting – <b>January 7, 2025 @ 6:30 pm</b>  |               |
| IX. Designation of Items to be Placed on the Consent Agenda   |               |
| X. Adjournment  |               |

*All meetings are at the Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. 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 AGENDA  
County of Champaign, Urbana, Illinois**

8 **MINUTES – Pending Approval**

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9 **DATE:** Tuesday, October 8, 2024  
10 **TIME:** 6:30 p.m.  
11 **PLACE:** Shields-Carter Meeting Room  
12 Brookens Administrative Center  
13 1776 E. Washington St., Urbana IL 61802

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14 **Committee Members**

15 **Present:** Carolyn Greer, Stephanie Fortado, Jennifer Locke, Jenny Lokshin, Mike Smith,  
16 Bethany Vanichtheeranont and Jeff Wilson

17  
18 **Absent:** Elly Hanauer-Friedman  
19

20 **County Staff:** Chris Smith (Building and Grounds Manager), Steve Summers (County Executive)  
21 and Mary Ward (Recording Clerk)  
22

23 **Others Present:** Karla Smalley (Bailey Edward Design) and Chris Bieser (Reifsteck Reid Architecture)

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24 **Agenda**

25 **I. Call to Order and Roll Call**

26  
27 Committee Chair Lokshin called the meeting to order at 6:30 p.m. Roll call was taken, and a  
28 quorum was declared present.  
29

30 **II. Approval of Agenda/Addenda**

31  
32 **MOTION** by Mr. Smith to approve the agenda; seconded by Ms. Locke. Upon voice vote the  
33 **MOTION CARRIED** unanimously.  
34

35 **III. Approval of Minutes – September 3, 2024**

36  
37 **MOTION** by Mr. Wilson to approve the September 3, 2024, minutes; seconded by Ms. Greer.  
38 Upon voice vote, the **MOTION CARRIED** unanimously.  
39

40 **IV. Public Participation**

41  
42 There was no public participation.  
43

44 **V. Communications**

45  
46 There were no communications for the committee.  
47  
48

49 **VI. New Business**

- 50 A. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward  
51 Design – Karla Smalley

52  
53 Ms. Smalley said the building has reached substantial completion. The blinds are hung on all  
54 levels and look great.

- 55  
56 B. Discussion of Broeren Russo Minority Employment Reports

57  
58 Mr. Barton was unable to attend the meeting. Members agreed that they would like more  
59 recently updated numbers and that they would like to have a discussion on this topic with the  
60 full County Board as members are asking about it.

- 61  
62 C. Discussion and Approval of Change Orders for ITB#2022-008 County Plaza Renovation Project  
63 – Change Orders 65, 66, 67 and 68

64  
65 Ms. Smalley went over the proposed Change Orders. Change order 65 is for the repair of the  
66 drains on the upper-level parking deck at a cost of \$155,067.00. Change order 66 is for the  
67 addition of glass at the transaction windows on levels 2 and 3 for a cost of \$8,868.00. Change  
68 orders 67 (cameras, electrical and fiber drops) and 68 (microphones for Treasurer windows)  
69 were not ready for tonight’s meeting. They will be presented directly to the full County  
70 Board.

71  
72 **MOTION** by Mr. Smith to recommend County Board approval of a resolution approving  
73 Change Orders 65 and 66 for the County Plaza Renovation Project; seconded by Ms.  
74 Vanichtheeranont. Upon voice vote, the **MOTION CARRIED** unanimously.

- 75  
76 D. Update on ITB #2023-005 County Plaza Elevator Renovation Project – Bailey Edward Design –  
77 Karla Smalley

78  
79 Ms. Smalley said they talked with Otis today. They seem to be on schedule for elevator #3 to  
80 be online in mid-to-late November. They are also looking at possibly adding a second crew in  
81 October.

- 82  
83 E. Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid – Chris Bieser

84  
85 Mr. Bieser gave the update on the Satellite Jail Consolidation project. They have been  
86 working on punch list items and are almost done. The plan is to move into the existing  
87 building within the next couple of weeks.

- 88  
89 F. Discussion of PJ Hoerr Minority Employment Reports

90  
91 Mr. Brown was unable to attend the meeting. Members agreed that they would like more  
92 updated numbers and that they would like to have a discussion on this topic with the full  
93 County Board.

- 94  
95 G. Discussion and Approval of Change Orders for ITB#2022-009 Satellite Jail Consolidation  
96 Project - Change Orders #63 and #64

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Mr. Bieser went over the Change Orders. Change order 63 is to remove and replace the concrete access driveway at a cost of \$65,855.00. Change order 64 is to provide plumbing parts to update the plumbing in the existing building at a cost of \$46,472.39.

**MOTION** by Ms. Locke to recommend County Board approval of a resolution approving Change Orders 63 and 64 for the Satellite Jail Consolidation project; seconded by Ms. Vanichtheeranont.

Brief discussion was held. Mr. Wilson asked about using microfiber versus wire mesh on Change Order 63. There had been discussion on that with the contractor and was chosen for the savings. Mr. Smith asked about the price difference on Change order 64 versus the price on the quote. The difference is the mark up for the contractor.

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

H. Update on Courthouse Boiler Burner Replacement Project ITB#2024-003 – Building and Grounds Manager – Chris Smith

Mr. Smith presented an update on the Boiler Burner Replacement project. The project is moving along well. Boiler 1 has been re-tubed completely, the boil out procedure has been completed and it is back online. Boiler 2 is off-line, and we are waiting on that to be re-tubed and then we will do the boil out procedure. Once that is done, they'll both be back online, and we will be waiting on the burner replacement. The chemical system has been online since we started on this project.

Ms. Fortado informed the committee that this part, the boil out procedure, was not in the project budget so it will be on the Finance part of the COW agenda to appropriate funds for this part of the project. Mr. Smith added that we weren't aware that this needed to be done until the vendor was working on it and said it should be done. Upon checking, this boil out procedure needed to be done when re-tubing the boiler. The boil out procedure is a chemical that is introduced into the boiler. The boiler is then fired, and it helps de-scale and clean the crud from inside the boiler and helps protect the new tubes. It will help extend the life of our boiler.

**VII. Other Business**

Ms. Lokshin reminded everyone that Facilities would have items on both the COW and County Board agendas. At COW, the finance items for the boiler project and Change Orders for County Board.

**VIII. Presiding Officer's Report**

A. Future Meeting – **November 6, 2024 @ 6:30pm**

Ms. Lokshin reminded everyone that this is a Wednesday due to Tuesday the 5<sup>th</sup> being Election Day.



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

146  
147 Items to be placed on the Consent Agenda include 6. C. (Change Orders 65 & 66 only) and G.

148  
149 **X. Adjournment**

150  
151 Chair Lokshin adjourned the meeting at 7:01 p.m.

























# AIA Document G701<sup>®</sup> – 2017

## Change Order

**PROJECT:** *(Name and address)*  
Champaign County Jail Consolidation

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: January 6, 2023

**CHANGE ORDER INFORMATION:**  
Change Order Number: 065  
Date: October 31, 2024

**OWNER:** *(Name and address)*  
Champaign County Board  
Champaign County Physical Plant  
1776 East Washington  
Urbana IL 61802-4581

**ARCHITECT:** *(Name and address)*  
Reifsteck Reid & Company Architects  
909 Arrow Road, Champaign IL 61821

**CONTRACTOR:** *(Name and address)*  
PJ Hoerr, Inc.  
107 N Commerce Place  
Pcoira, IL 61604

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Install Owner-provided UPS and bypass panel.

|  |    |                      |
|--|----|----------------------|
| The original Contract Sum was  | \$ | <u>22,228,357.00</u> |
| The net change by previously authorized Change Orders                    | \$ | <u>1,447,921.43</u>  |
| The Contract Sum prior to this Change Order was                          | \$ | <u>23,676,278.43</u> |
| The Contract Sum will be increased by this Change Order in the amount of | \$ | <u>14,942.55</u>     |
| The new Contract Sum including this Change Order will be                 | \$ | <u>23,691,220.98</u> |

The Contract Time will be unchanged by Zero (0) days.  
The new date of Substantial Completion will be unchanged

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Reifsteck Reid & Company Architects  
 ARCHITECT *(Firm name)*  
 \_\_\_\_\_  
 SIGNATURE  
 \_\_\_\_\_  
 Chris Bieser, Project Manager  
 PRINTED NAME AND TITLE  
 \_\_\_\_\_  
 October 31, 2024  
 DATE

PJ Hoerr, Inc  
 CONTRACTOR *(Firm name)*  
 \_\_\_\_\_  
 SIGNATURE  
 \_\_\_\_\_  
 Matt Brown, Senior Project Manager  
 PRINTED NAME AND TITLE  
 \_\_\_\_\_  
 10-31-24  
 DATE

Champaign County Board  
 OWNER *(Firm name)*  
 \_\_\_\_\_  
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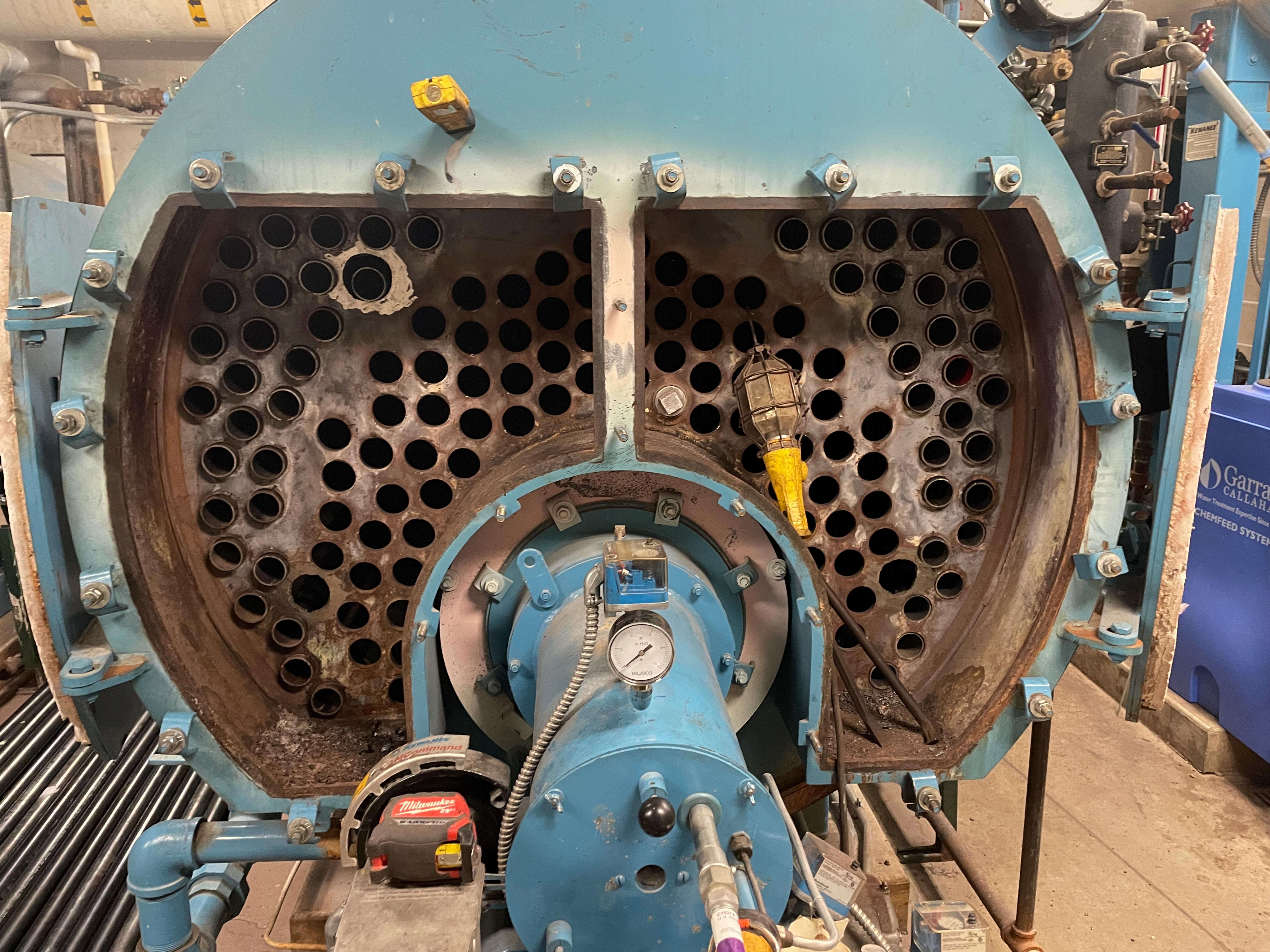
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