



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

**MINUTES – *Approved as Distributed May 6, 2025***

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**DATE:** Tuesday, April 8, 2025  
**TIME:** 6:30 p.m.  
**PLACE:** Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 E. Washington St., Urbana IL 61802

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**Committee Members**

**Present:** Stephanie Fortado, Carolyn Greer, Elly Hanauer-Friedman, Jenny Lokshin, Bethany Vanichtheeranont, Daniel Wiggs and Jeff Wilson

**Absent:** Ben Crane

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

**Others Present:** Jen Locke (County Board Chair), George Danos (County Auditor)

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**Agenda**

I. Call to Order and Roll Call

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

II. Approval of Agenda/Addenda

**MOTION** by Ms. Vanichtheeranont to approve the agenda; seconded by Mr. Wilson. **MOTION TO AMMEND** by Ms. Lokshin to add Auditor George Danos under Other Business; seconded by Mr. Wiggs. Upon voice vote, the **MOTION TO AMMEND CARRIED** unanimously. Upon voice vote, the **MOTION TO APPROVE THE AMMENDED AGENDA CARRIED** unanimously.

III. Approval of Minutes – March 4, 2025

**MOTION** by Mr. Wiggs to approve the March 4, 2025 minutes; seconded by Ms. Vanichtheeranont. Upon voice vote, the **MOTION CARRIED** unanimously.

IV. Public Input

There was no public input.

V. Communications

Mr. Wilson reminded the committee that Passover is this weekend. Ms. Hanauer-Friedman asked if the committee could have a tour of Bennett before the May meeting. Ms. Lokshin added

that the Bennett Dedication Committee will be holding their next meeting at Bennett so committee members can see the space as most had not seen the building.

VI. New Business

A. Update on ITB# 2022-009 Satellite Jail Consolidation Project – Eric Hoene

Mr. Hoene provided the update. We went through the final punch list submittal on Friday, April 4. Things went well, there are only minor things to fix. Everything is on schedule, and they are hoping that within the month inmates will be able to return to the facility.

B. Discussion and Approval of Change Orders 69, 70, and 71 – ITB#2022-009 Satellite Jail Consolidation Project

Mr. Hoene presented the Change Orders. Change Order 69 is older and shows some of the sign offs happened over year ago and slipped through the cracks. The Project Manager caught this. It was for additional expansion joint material and concrete pour. Change Order 68 was also included in the packet. It shows a credit for eliminating two workstations in the Booking area. Change Order 70 shower curb modifications and resurfacing epoxy walls and floors in the Booking area showers. Change Order 71 is the big one for the foundation repairs along the existing precast walls. It came in at \$45,018.75. We were expecting this to be much higher.

Ms. Fortado joined the meeting at 6:40 p.m.

Mr. Wilson asked about the 15% markup from a contractor on Change Order 69 and what that is used for. We really don't have any control over the markup. That is probably know their standard markup rate.

**OMNIBUS MOTION** by Ms. Hanauer-Friedman to recommend County Board approval of a resolution approving Change Orders 69, 70, and 71 for the Pope Jail Consolidation Project; seconded by Mr. Wilson. Upon voice vote, the **MOTION CARRIED** unanimously.

C. ITB Pope Jail Roof Replacement and Bracket Repair – Update

Mr. Hoene shared that it has been submitted to Reifsteck-Reed for design and they have given us a minor update. On their advice, it may go out for bid a bit later but will still make it through the process this year.

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

As of 11:30 today, we have an elevator turned over to us. Otis worked with us throughout the whole process. We're hopeful to have the other two elevators turned over to us in the next month. They keep stressing the end of April, but it could be sooner. Ms. Lokshin wanted clarification if just one elevator had been turned over or if it was two. It is just one. Mr. Wilson asked to be reminded what the concerns were with the fire protection system and if they had been addressed. We had installed sprinkler, smoke and heat detectors in the shaft and mechanical space for the lift on the elevators on top of the roof. When the State Fire

Marshall inspected, they said due to the type of elevator we have, they wanted us to remove the sprinkler lines and smoke detectors. We left a heat detector in each shaft.

Ms. Greer joined the meeting at 6:42 p.m.

E. Update on ITB#2022-008 County Plaza Renovation Project – Eric Hoene

Stocks have been delivering furniture. IT is moving in this week. We have a defined plan when departments are moving. Mr. Wiggs asked if they are moving more servers into the room. Mr. Hoene said other people are wondering as well and he will have to check with MC Neal on that.

F. Discussion and Approval of ARPA Funding Memo

The proposed ARPA Funding Memo was discussed. This is just to have something official to present to the full County Board. Ms. Hanauer-Friedman added that it was also discussed at the Finance Committee and that this should be under the ARPA section for the full County Board.

**MOTION** by Ms. Fortado to approve the Memo and attached list of projects; seconded by Mr. Wiggs. Discussion centered on correcting a spelling error and re-ordering the list to match what was discussed at the March meeting. After discussion Ms. Fortado offered a friendly amendment to re-order the list, and Mr. Wiggs agreed, to the following:

Priority	Building	Building Project	Estimated Budgetary Cost
1	Courthouse	Design Plans for Courthouse Expansion	\$180,000
2	Courthouse	Boiler Feed Project	\$100,000
3	Coroner	Facility improvements, equipment	\$30,000
4	Pope Jail	Replace ballasted roof with white EPDM rubber roof	\$1,400,000
5	Pope Jail	Foundation joint repair, includes drainage tile	\$300,000
6	Pope Jail	Consolidation project reserve & small projects	\$120,000
7	JDC	Foundation joint repair, includes drainage tile	\$300,000
8	JDC	Install parking curb and resurface parking lot and drive	\$350,000
9	JDC	Replace window sealant and paint exterior windows	\$120,000
10	Bennett	Project Reserve - glass/Low Voltage/Moving repairs/Parking	\$200,000
11	METCAD	Replace 2 Liebert Units	\$200,000
12	ILEAS	Replace existing 175kw generator	\$200,000
13	Courthouse	Update and replace all Building Automation Controls	\$850,000
14	All Facilities	Keys/Locks/Door Access Repair and Standardization	\$200,000
15	METCAD	Replaced ballasted roof with white EPDM rubber roof	\$350,000
16	Pope Jail	Replace parking lot and drive	\$350,000
17	All Facilities	Garages - Replace Metal Skins on 5 garages	\$320,000
18	ILEAS	Tear down abandoned Nursing Home Buildings	\$1,200,000

From within this list, we need to find the projects that can be completed by 2026. Ms. Vanichtheeranont asked if price increases that are coming were built into the numbers. They are as much as possible. They are fairly accurate as of today. Mr. Wilson asked if the ILEAS generator is an immediate need or if it is due to age and if the cost listed is just the generator

or if it includes installation. It is due to age. It could take months to get a new generator. The cost listed is for the generator and installation.

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

#### G. Discussion and Approval of Boiler Feed System

Mr. Hoene said we received 2 quotes for the Boiler Feed system. A third company was contacted with no response. He recommends we accept the bid from XCell Mechanical even though their quote came in a little higher than the other. They are also the company that installed the burners. Mr. Wiggs added that their bid looks more comprehensive than A&R's.

**MOTION** by Mr. Wilson to accept the quote from XCell Mechanical for the Boiler Feed System; seconded by Mr. Wiggs.

Mr. Wilson agreed that we should accept the XCell Mechanical quote. The other quote did not say what type of system they would use. Mr. Wiggs asked if XCell Mechanical provides a warranty. Mr. Hoene said he will verify that.

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

Ms. Fortado said she feels like we need to move quickly as prices may be going up.

#### H. Discussion Bennett Building Teller Station Renovation

Mr. Hoene said that the Teller Station is a separate building on the parking deck. We could get quotes from three general contractors or send it out for bid to renovate the teller station. It will be a higher dollar item. We are unsure of what it would cost, so we want to get bids and move ahead with it if feasible. It will probably be over \$100,000. The building contains electrical and a couple of sump pumps, so it is something that is permanent. It just has block walls that can be refinished, and an office could be moved in there. Mr. Wiggs asked if there was a specific use for the space in mind. It could be used as storage for the Courthouse or as office space. Ms. Hanauer-Friedman asked if we would retain the sump pump, etc. Mr. Hoene said it could be used to shuffle offices around and make more room at Bennett. Depending on code, it could possibly hold five to six staff members.

Mr. Wilson would not recommend going out for bid at this time. Mr. Wilson would recommend doing an RFI at this time and then move to an RFQ. Mr. Hoene said we would just be doing the shell at this time along with HVAC, plumbing, flooring, etc. Any other adjustments would be done later by whoever moves in. Not sure if we will quote out each piece or go to a general contractor – we're fishing for costs.

#### I. Update on ITB# 2025-004 Juvenile Detention Center – Lockable Doors – Eric Hoene

ITB#2025-004 is active and out for bid. We are waiting for bids to come in. Bids will be opened April 29<sup>th</sup> at 2 p.m.

## VII. Other Business

Auditor George Danos spoke at this time regarding his office location in the Bennett building. He was asked to forfeit his space on the 4<sup>th</sup> floor for the E.M.A. for space on the 2<sup>nd</sup> floor. The space on the 4<sup>th</sup> floor had been designed specifically for his office. The space on the 2<sup>nd</sup> floor is a wide-open space with two small, finished offices. His staff is accustomed to individual offices. The space on the 2<sup>nd</sup> floor doesn't lend itself to Auditor work.

Mr. Danos shared floor plans for both the 4<sup>th</sup> and 2<sup>nd</sup> floors. The change was suggested by Administration and the Auditor was not consulted.

Mr. Wilson asked if the roles and responsibilities for allocation of space belonged to the County Executive or Facilities. Ms. Locke said that input was asked for along the way from the departments, but the final decision came from Administration/County Executive's office. Ms. Locke stated that she appreciates him sticking up for his employees. She feels there were some concerns about the types of people who come into the Sheriff's Office. The plan has been made and this committee nor the County Board have input into the decision. Ms. Lokshin added that open floor plans are not as bad as you think.

Mr. Danos stated he feels the reasons for the move lack legitimacy. The idea originated with Administration. He feels like all their plans are washed away. No one had expressed safety concerns previously. Most visitors to their office are internal visitors.

Ms. Lokshin stated that the Facilities Committee never had any input on office placement. Mr. Hoene said the chain of events regarding moving the Auditor's Office started when the Public Defender decided not to move. Ms. Hanauer-Friedman asked again for a tour of the building before the next meeting. She also asked if changes were made after people were moved in if the department would have to pay for those. They would have to pay for their changes. Ms. Fortado said that there is a pool of money for moving expenses.

## VIII. Presiding Officer's Report

There was no report.

### A. Future Meeting – **May 6, 2025 @ 6:30 p.m.**

Ms. Lokshin announced the date of the next meeting would be May 6 at 6:30 p.m.

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

Items VI. B and G are to be placed on the Consent Agenda.

## X. Adjournment

Chair Lokshin adjourned the meeting at 7:34 p.m.