



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

Shields-Carter Meeting Room

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

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

Agenda

Page #

- I. Call to Order and Roll Call
- II. Approval of Agenda/Addenda
- III. Approval of Minutes – September 8, 2026 1 - 4
- IV. Public Input
- V. Communications
- VI. New Business
 - A. Discussion and Award of Contract for ITB 2026-005 Champaign County Courtroom F Renovation Project – Bailey Edward 5 - 6
 - B. Update on Various Projects
- VII. Other Business
- VIII. Presiding Officer's Report
 - A. Future Meeting – due to the election - **Wednesday, November 4, 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

Tuesday, September 8, 2026, at 6:30 p.m.

Shields-Carter Meeting Room

Bennett Administrative Center

102 E. Main St., Urbana, IL 61801

MINUTES – Subject to Approval

Committee Members

Present: Dennise Arres, Stephanie Fortado, Jenny Lokshin, Bethany Vanichtheeranont, and Daniel Wiggs

Absent: Ben Crane and Elly Hanauer-Friedman

County Staff: Michelle Jett (Acting Facilities Director), Steve Summers (County Executive), Jarod Tinsley (Maintenance Manager), Jerry Maberry (Project Manager) and Mary Ward (Recording Secretary)

Others Present: None

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 Mx. Arres. Upon voice vote, the MOTION CARRIED unanimously.

III. Approval of Minutes – April 7, 2026

MOTION by Mr. Wiggs to approve the minutes of the April 7, 2026 meeting; seconded by Mx. Arres. Upon voice vote, the MOTION CARRIED unanimously.

IV. Public Input

Jason Benda spoke on recycling at the Bennett Administrative Center and that the infrastructure is now in place for recycling to take place. He also spoke about Brookens and that RPC moving soon that leaves the Auditor's office which will need custodial and maintenance support.

Cheryl Walker, Superintendent VAC, gave an operational update for the office. Beginning on October 1, they will be operating 5 days a week.

V. Communications

There were no communications for the committee.

49 VI. New Business

50
51 A. Update on Procedures to Close the Downtown Jail

52
53 This building needs to be torn down soon. Jerry Maberry, Project Manager, said we have met with
54 GHR and the City of Urbana to go over best practices for decommissioning this building. Jim
55 Gleason with GHR is now retired. Working with Richard VanNote. We will be lowering the
56 temperature in the building from 72 to 55 degrees. There are many problems with the building –
57 boiler problems, compressor on the chiller, the roof leaks bad. It leaked so badly it shorted out a
58 life-safety board and tripped the fire alarm, and METCAD had to dispatch fire trucks on two
59 separate occasions.

60
61 Ms. Lokshin asked if there are consequences when METCAD has to dispatch services and it's the
62 building causing the issue. Ms. Jett said we meet with them periodically and it can make it
63 awkward. She thought at some point they might fine entities. Ms. Lokshin said she was
64 wondering about the financial aspect.

65
66 Ms. Fortado asked if demolition is a CARF expense and is it on the CARF list for the 2027 budget.

67
68 Ms. Jett said we need to re-build our CARF list and she would like this to be on the list for FY27.
69 With Jim Gleason's retirement, we are kind of back to square one for someone to come in and
70 give us a building assessment so we can rebuild CARF but we hope to have that done by the end
71 of this year. At this point we have two Liebert units at METCAD and maybe one other item still
72 tentatively on CARF. There isn't a lot on there. We need to re-build the whole list. Jarod Tinsley,
73 Maintenance Manager, added that parts are failing and they are expensive. It is creating extra
74 work for Maintenance. A motor had failed that needed replaced. Mr. Wiggs asked about potential
75 boiler problems. Mr. Tinsley said he thinks we'll make it through this season.

76
77 Ms. Arres asked about the motor and how expensive it was. Fortunately, we had a compatible
78 motor in the shop that could be used. Ms. Vanichtheeranont asked if there were any plans to
79 scrap or reclaim materials. Mr. Tinsley said there were some things they would like to take out of
80 the building as scrap and a few to possibly re-sell.

81
82 B. ILEAS AHU project update

83
84 Ms. Jett said this is probably the largest project we've had this year. They are in and are being
85 connected. It has not gone quite as quickly as expected. There were a couple of hiccups. Mr.
86 Maberry gave some specifics on the AHUs and also said that the Alpha control panels are in.
87 There is all new piping, pumps, etc. We are looking at a potential start up date of October 1.

88
89 Ms. Arres asked what the hiccups were. The AHUs were not the exact size we ordered. GHR
90 came through with suggestions and built us a custom piece to get it fixed.

91
92 C. Courthouse Chiller Replacement Options

93
94 Ms. Jett led the discussion on the Courthouse Chillers. Probably looking at Option 2 and we
95 would ideally like to start this next year, although there is a lot going on at the Courthouse next
96 year. Mr. Wiggs asked if we could just take options one and four off the list. Two and three are the
97 most viable options.

Ms. Arres asked if we do Option 2, would we add a chiller to the future expansion and leave these in place. Yes, we would. Discussion continued about the size of the chillers and if we could size up somewhat without having to change piping and components. These chillers should be more efficient. Ms. Fortado noted that getting right sized is super important to avoid issues in the future.

Mr. Maberry added that with Option 2, we could use the current chiller pumps and electrical feed. The committee felt that Option 2 is the only responsible choice.

Mr. Summers added that Senator Faraci was able to secure \$200,000 of state funding for Courthouse Renovation.

D. Bennett Upper Deck Parking Lot Coating Issue

Ms. Jett stated that the Bennett Upper Deck Parking Lot coating is not holding up. It cost us \$250,000 to coat the upper deck. There have been issues with it peeling up. We would like to have the whole deck re-coated vs. doing patch work. We have been talking to Bailey Edward and the contractor, Western Specialty, for over a year. This is probably going to litigation and the State's Attorney is now involved. There is also concern about water infiltration. We have a five-year warranty from the date of installation. Ms. Fortado asked if warranty was with the original installer or through a third party. It is with the original installer.

E. Updates from Maintenance Manager

Mr. Tinsley gave an update from Maintenance. We had two people retire, Bob Waggle and Wes Miller, with over 50 years of experience between them. We thank them for their years of service. One of our newer hires is a union carpenter. We will be taking on RPC's new facility, providing both maintenance and custodial services.

We are still working on setting up a tiered system for the maintenance positions. We are also focusing on training and have our first team training on September 24th. We are also looking at our facilities for ways to improve energy efficiencies. We are also working with Alpha Controls to explore options for grants and savings.

Ms. Vanichtheeranont asked about the solar projects. We have broken ground and the solar arrays will be going up. Racking was delivered. We are looking at late October to the first part of November for installation to be complete. We are then looking for this to be turned on around mid-November.

Ms. Jett added that on the Grounds side we are looking at replacing some grass areas with native grasses that require no mowing. We may be using that under the solar panels. Ms. Fortado added that some of those plantings also help with drainage. She also thanked Mr. Tinsley and Mr. Maberry for all their work. There is a lot going on right now.

Mr. Wiggs asked about the maintenance at RPC. He thought they were going to hire their own. Ms. Jett said we are working out a service agreement with them for both maintenance and custodial. They will be reimbursing us for services.

VII. Other Business

There was no other business.

VIII. Presiding Officer's Report

There was no presiding officer's report.

A. Future Meeting – October 6, 2026 @ 6:30 pm

Ms. Lokshin announced that the next meeting will be on October 6, 2026 at 6:30 p.m.

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

There were no items to place on the Consent Agenda.

X. Adjournment

Chair Lokshin adjourned the meeting at 7:13 p.m.



t 217.363.3375
f 312.440.2303
www.baileyedward.com

1103 South Mattis Ave
Champaign, IL
61821-4829

September 30, 2026

Ms. Michelle Jett
Director of Administration
Champaign County Administrative Services
102 E. Main St
Urbana, Illinois 61801

Re: Champaign County Courtroom F Renovation ITB #2026-005
Architect Recommendation of Award of Bid

Dear Ms. Jett:

The following is Bailey Edward's bid analysis and recommendation for ITB #2026-005 Champaign County Courtroom F Renovation. This scope is for the renovation of the existing Courtroom F, which will subdivide the existing courtroom into two separate courtrooms. This work was bid as one (1) General Work bid.

Pre-Bid Effort

The Project Team targeted qualified contractors to solicit interest and bids. Bailey Edward followed up with the Contractors to clarify the scope of the project, provide information, and confirm overall Prime Contractor commitment to providing bids in efforts to receive competitive bids. The plans were posted in a plan room and printed, and electronic copies were made available at our offices. The documents were also available for free download from the Champaign County website.

Bid Results

Five (5) bids were received and opened on Thursday, September 17, 2026, at 4:00 pm in Conference Room 102 at the Bennett Administrative Center. Bids were as follows:

Contractor	Base Bid Amount
Barber & DeAtley	\$368,900
English Brothers	\$367,700
Grunloh Construction	\$452,000
Petry-Kuhne	\$339,600
Mid-Illinois	\$421,445

The base bids shown above are below the recent cost estimate and the funds available for construction. This will allow for a construction contingency to address uncovered conditions during construction. We understand from bidders, that there are few active bidding projects at this time. This is why we believe we received favorable bids below our estimate of \$530,000.



t 217.363.3375
f 312.440.2303
www.baileyedward.com

1103 South Mattis Ave
Champaign, IL
61821-4829

Comparison Analysis based on Bid and Scope Review

After the bid opening, Bailey Edward's team discussed the project with Petry-Kuhne to get a sense of the bidder's understanding of the project scope. After speaking with the Petry-Kuhne representative, they reported that their company is comfortable with their bid amount, understands the scope of the work, and are looking forward to working on this project with the County.

Bailey Edward's Recommendation

In our discussions, it was confirmed that all bidders are quality firms and have the experience to perform a project of this scope. Therefore, after careful consideration, we recommend that Champaign County accept the bid from Petry-Kuhne. Should you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Respectfully,

Karla J. Smalley, AIA
NCARB, LEED AP