



Board of Health

Study Session

September 28, 2006

The Board of Health of the Champaign-Urbana Public Health District held a study session on Thursday, September 28, 2006, at the district's satellite office at 815 North Randolph Street, Champaign. Ms. Carol Elliott, Chair, called the session to order at 9:30 a.m. Upon roll call the following board members were found to be present: Ms. Carol Elliott and Ms. Barbara Wysocki. Ms. Linda Abernathy was absent.

Public Participation – none present.

Building – Mr. David Crow and Mr. Paul Tatman, TC Tatman General Contractors, and Mr. Guy Hampel, Hampel Architects, gave a presentation on the building located at 201 Kenyon Road. Mr. Alex Ruggieri, Sperry Van Ness Ramshaw Real Estate, was also available for any questions. They discussed their version of the floor plans and were available for any questions the board may have. Some questions were raised and addressed by board members regarding the amount of “green space” in the plan, for the parking lot and around the building. Some of the original green space has been taken out due to being barriers for snow plowing, etc. There are still plans for green areas around the building and there are city requirements for minimum landscaping. There will be ample lighting in the parking lot and sufficient and safe walkways for persons arriving by MTD buses. Mr. Tatman indicated that he thought the MTD would arrange for the route to drop off persons at the front door. As for the HVAC, new duct work will be needed, the ceilings and light fixtures will be redone and there are existing ports for telephone and internet drops. The District would have space available for emergency management for extended lengths of time. The projected cost of remodeling is \$2,758,184; there is a 5-10% variance of the cost, which does not include aesthetics, cosmetics, window treatments, etc. Upon board approval, a building permit will take about a month and the project could begin in November. Mr. Tatman was asked if he had other projects that would result in the District having to wait until those were finished to begin on the District's new building. Mr. Tatman indicated that his other projects would be complete in time to start on the District's building in November. Some discussion was had regarding bidding on the project versus the “Design & Build”

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approach. Mr. Grosser had already researched and informed the board members that there are no legal requirements to bid the project out. If the board decided to bid the project out, there would be additional costs and the time line to occupy the building would be delayed by at least three months. It is anticipated that the building would be ready for the District to fully occupy by May or June of 2007.

Finance – Mr. Eric Volkmann, Edgar County Bank and Trust explained to the board how the bond process would work for financing the new building project and what each organization’s role would be. An explanation was provided on why the financing has to be done through debt certificates, the options for financing and a recommendation by Mr. Volkmann for a 20 year fixed rate.

Correspondence – none.

New Business – none.

With no further business to be discussed, Ms. Elliott adjourned the meeting at 11:35 a.m.

Chair

Secretary