

LIVINGSTON COUNTY BOARD
PROPERTY COMMITTEE
MINUTES OF MARCH 6, 2017

Committee Chair Mike Ingles called the meeting to order at 6:00 p.m. in the committee meeting room in the Historic Livingston County Courthouse.

Present: Ingles, Weber (arrived at 6:05 p.m.), Allen, Goembel, Holt (arrived at 6:15 p.m.), Mays, Weller

Absent:

Also Present: Chairman Bob Young, Executive Director Alina Hartley, Finance Director John Clemmer, Facilities Services Director Chad Carnahan, Network & Computer Systems Administrator Jon Sear, Jail Administrator Bill Cox, County Board Member Marty Fannin

Ingles requested that item d. be moved to the beginning of the agenda. Ingle then called for any additions or corrections to the agenda, with none being requested. *Motion by Mays, second by Weller to approve the agenda as amended.* **MOTION CARRIED WITH ALL EYES.**

The Committee reviewed the minutes of the February 6, 2017 meeting. *Motion by Goembel, second by Mays to approve the minutes of the February 6, 2017 meeting as presented.* **MOTION CARRIED WITH ALL EYES.**

Intergovernmental Agreement with City of Pontiac for Fire Dept. Training – Pontiac Fire Chief Scott Runyon was present to request approval to do fire training at the nursing home prior to its demolition. Chief Runyon stated that they have been in contact with the demolition contractor to insure they are o.k. with the training as well. Runyon stated that he had hoped to have a copy of the Intergovernmental Agreement for the Committee to review, but he is still waiting on their attorney to complete the draft. Discussion took place. *Motion by Allen, second by Mays to recommend the full board approve an Intergovernmental Agreement with the City of Pontiac for fire training at the nursing home, pending receipt of the document and attorney review and approval.* **MOTION CARRIED WITH ALL EYES.**

Monthly Department Report – Carnahan reviewed his monthly department report with the Committee a copy of which is attached to these minutes.

Domestic Water Pump Upgrades – Public Safety Complex - Carnahan reported that there have been some issues with the domestic water pump at the Public Safety Complex. Carnahan reported that the system went down on December 24th, so emergency repairs were completed at a cost of \$1,300-\$1,400. Carnahan stated that there are still approximately \$5,000 worth of additional repairs that need to be completed in the near future. Carnahan stated that there are also some water quality issues that need to be addressed as well; he is looking at obtaining quotes for that work. Carnahan reported that there is new technology available, so he questioned upgrading to variable speed pumping, as opposed to the constant pumping that we currently

have. Carnahan estimated the upgrade to cost approximately \$18,600. Carnahan questioned whether he should look at upgrading the system now, or proceed with repairs. Discussion took place. Consensus of the Committee was that replacing the system appears to be the right direction, however, there were no funds allocated to cover the cost, so additional approval would need to be sought from the Finance Committee. Carnahan will work on gathering additional quotes and report back next month.

Nursing Home Decommissioning & Auction Update – Carnahan reported that all the furnishings have been removed from the facility. Carnahan reported that the abatement work began on February 27th and going well. Carnahan stated that some additional ACM was located on the pipes within the tunnels, estimated at approximately 1,800 linear feet, which will need to be removed.

Ingles reported that the auction went well with gross sales of \$23,134.50, netting a return to the County of \$17,707.60. Ingles stated that the turn out for the sale was good with well over 200 auction cards being issued.

Nursing Home Generator – Carnahan reported that he contracted Durham Electric to disconnect the emergency generator at the nursing home. Carnahan stated that Altopher provided a quote, in the amount of \$6,500 (which does not include any repairs), to move the generator to their Peoria location and go through the generator and inspect its condition. Carnahan questioned if the unit was worth the investment without having a planning relocation, or should the unit be sold. Discussion took place. The Committee requested that the highway department move the unit to the highway department on a temporary basis, and list the generator for sealed bid auction. *Motion by Weller, second by Holt to recommend approval of a resolution declaring the generator excess property, and authorizing its sale by sealed bid auction.*

MOTION CARRIED WITH ALL AYES.

Approval of Bills – The Committee reviewed the bills presented. *Motion by Goembel, second by Mays to approve the bills as presented.* **MOTION CARRIED WITH ALL AYES.**

Motion by Goembel, second by Holt to adjourn. **MOTION CARRIED WITH ALL AYES.**
Meeting adjourned at 7:11 p.m..

Alina M. Hartley
Executive Director
Livingston County Board Office

Manager's Report **March 2017**

- Two Facility's workers have given notice to the manager of tentative final working days as part of the County's early retirement program. Lead Custodian Linda Zasadil of the Law & Justice Center has given notice of March 31st as her final day of work and maintenance worker Mike Stadel has given April 28th as his tentative last day. Because of the early departure of Mrs. Zasadil the manager will be moving 2nd shift custodians from the Health and Education Building to the Law and Justice Center to cover cleaning operations. The manager will contract DSI to continue cleaning operations at the Health and Education Building until the open Law and Justice Center custodian position can be filled. The manager would like to permanently move cleaning operations at the Law and Justice Center to 2nd shift when filling the open position.
- The department worked with Jeff Winkelman of Johnson Controls on Feb. 15th to address chiller plant start-up issues observed in the fall of 2016. Adjustments were made to the chiller plant's command/status interlock to resolve the start-up issues. Adjustments were also made to increase evaporator water flow to chiller #2 and the plant's enable/disable differential.
- The installation of the new dishwasher in the Jail kitchen was completed (see pics.) by Johnson Mechanical Service of Pekin, IL on Feb. 8th. The project was completed in a timely matter on the 8th and the Jail kitchen staff is satisfied with the operation of the new machine. The department is still working to select and install a dedicated water softener for the dish machine.
- The department worked Complete Insulation of Peru, IL on Feb. 21-24 to complete insulation repairs to valves, piping, and tanks at the Law & Justice Center and the Historic Courthouse. Repairs were necessary due to heating/cooling valve repairs during the fall of 2016 and recent chiller plant improvements during the spring of 2017. The cost for repairs was \$4,015.00.
- The department worked Xcell Mechanical of Mackinaw, IL to complete the installation of a split-air system for Room #D115 at the Safety Complex (see pics.). Room #D115 is the first floor server room for the Sheriff Department that was utilizing an open meshed door to disperse heat generated in the space. The project was planned in the fall of 2016 due to increased heating caused by additional equipment added to the space and noise issues caused by the use of the open style door. Xcell Mechanical completed the insulation of a 1 ½ ton Daikin Wall mounted ductless split-air system on Feb. 22nd. The project was completed using remaining funds from the department's 2016 Safety Complex budget. The project cost was \$6500.00.
- The department completed annual chiller tube maintenance on the two Daikin chiller units at the Law and Justice Center. Some foiling (see pics.) was noted by the manager on the lower tubes of the 250 ton unit. The manager will review adjustments with Butler Chemical for the condenser water treatment program.
- The manager is currently working to obtain quotes for masonry and roof maintenance at the Historic Courthouse. Both projects are part of 2017 capital projects. Masonry costs were estimated not to exceed 18,400 and roof costs were estimated not to exceed \$16,000.

Nursing Home Decommissioning – Update

- Furnishings have been removed from the facility.
- Emergency Generator will be disconnected the week of 6th-10th. The unit will be removed from the site prior to demolition operations.
- Abatement operations began on April 27th.

Per Project Manager as of 3/6/17 –

- C-wing ACM floor tile and mastic has been removed, containment is still in place and clearance samples will be collected tomorrow.
- B-wing ACM floor tile and mastic has been removed, containments are still in place and clearance samples will be collected tomorrow.

- ACM pipe insulation/ACM pipe joint insulation are currently being removed by glove bag method in the kitchen, kitchen storage, and laundry rooms and are expected to be completed today; ACM pipe insulation/ACM pipe joint insulation on the second floor should be started by glove bag method today and may finish today or tomorrow.
- A-wing ACM floor tile and mastic removal is currently ongoing.
- Removal of ACM pipe insulation and ACM pipe joints in tunnels is scheduled to start tomorrow.

ACM yet to be removed and not listed above includes:

- Floor tile and mastic in kitchen storage room
- Soft acoustic ceiling material in the central portion administrative offices
- Pipe and boiler insulation in the boiler room building
- Exterior transite panels on the windows of the boiler building
- Exterior transite siding on the south barn
- Transite ceiling panels inside the hog barn