

Montgomery County Board Buildings & Grounds Meeting Minutes

Date: Friday, May 10th, 2013

Time: 1:00 p.m. – Historic Courthouse Conference Room

Members: Chairman Bob Sneed, Nikki Bishop, Ron Deabenderfer, Gene Miles, Jim Moore, Richard Wendel, and Board Chairman Roy Hertel.

Others Present: Terry Bone, Stephanie Keiser, Lloyd Meyer

- 1. Update/Approval HVAC at Courts Complex:** Don Fournier an Engineer consultant working with IACBMC, Illinois Energy Now Program attended the committee meeting to give information regarding any grants that may be available for the HVAC replacement at the New Courthouse. Mr. Fournier explained that there is an energy grant available through DCEO that runs from June 1st to May 30th of each year. He also stated that he has reviewed a copy of our Feasibility Report for Energy Evaluation and Recommendations that was submitted in March of 2012. The current HVAC system is overdesigned and needs to back off and reduce the amount of air flow. You would save on gas for when the systems calls for re-heat when the air conditioning is on. Lloyd reported that there are over 30 zones in the system and that it is a fan powered unit. Fournier reported that you could apply for two grants to replace both the cooling and boiler systems. Mr. Fournier also reported that The Illinois Clean Energy Foundation also has some grants available for new energy systems. Hertel stated that the original design had the compressors on the roof, and they were too noisy so they were put on the ground. The problem with the compressors failing in the past few years was mechanical. Need to make sure the new equipment meets the energy efficiency requirements. Don Fournier stated that he can do all the paperwork and that we could put in a pre-application to see what we could get approved for, and then once the work was done we would put in a final application for reimbursement. Mr. Fournier reported that we would need to see which type of system would work for the building. Water cooled chilling units are reimbursed by the grant at \$33.00 to \$66.00 per ton. Air cooled chiller unit grant reimbursements would be anywhere from \$50.00 per ton to \$100.00 per ton.
- 2. Update/Approval Historic Courthouse Elevator:** Elevator has been working okay since the plastic screws were installed. Terry Bone addressed the committee regarding the warranty agreement that was signed last November with Schindler Corporation. Bone explained that when Schindler representative were here to meet with Del Scott and Brent Lance regarding 6 months being added to the 12 month standard warranty for the scratched panel, that nothing was stated about a 10 maintenance agreement. There were two representatives here at a Building and Grounds committee meeting on November 9th, 2012 to talk about the 6 months of additional warranty, and the minutes reflect that nothing was stated regarding a 10 year maintenance agreement. Hurst Rosche Engineer Brent Lance has also been informed of the misrepresentation on behalf of Krisin Chelucci, Sales Representative from Schindler Elevator. Coordinator Daniels reported that she has called Kristin Chelucci regarding the issue and has tried to get her to come to a committee meeting to explain this. Kristin Chelucci sent a fax 45 minutes before the April meeting stating that she could not be here. Daniels reported that Chelucci has been informed by phone today that she is expected to come to the June committee meeting to address this issue. The committee would like all the current documentation to be presented to the States Attorney's Office.
- 3. Update/Approval Maintenance Issues and Report:** Bob Sneed reported that he contacted Selvaggio Steel to install hand railings at the north entrance of the Historic Courthouse. The rails would be installed on both sides of the stairs for approximately \$2,000 and it would take six to eight weeks to get here. The

committee also discussed extending the platform where the door opens. **Motion by Miles second by Nikki Bishop to approve the installing of the hand rail on both sides of the stairway and look at the middle rail of the north entrance stairway by Selvaggio for approximately \$2,000. All in favor, motion carried.** Lloyd reported that a couple of fans had to be replaced on the cooling system at the New Courthouse.

4. **Update/Approval Fire Alarm System at Recycling:** Bob Sneed has contacted Russ Campbell to get a quote on the Hillsboro and Litchfield Recycling Centers. Once the quotes are received, Sneed will contact Warehams and ask for their price for the alarm system. This should be ready for next month.
5. **Update/Approval Quote for Security Door for Circuit Clerk's Office:** Stephanie Keiser from the Circuit Clerk's Office was present to discuss the need for a security device for the office door. MPM Industries submitted and quote for \$1,454.79. The committee discussed asking Judge Long if the Court Fees could pay for this expense and Keiser stated that she would ask. **Motion by Gene Miles and second by Richard Wendel to approve the purchase of the office door security device from MPM Industries in the amount of \$1,454.79. All in favor, motion carried.** Keiser also reported that since the installation of the handicap counter, there is a need for some type of secure barrier so that a disgruntle person could not climb over the counter. Circuit Clerk Holly Lemons contacted a local contractor and received a couple of quotes for installing secure items. The cost install a tempered glass panel above the counters for a cost of approximately \$22,343. The bullet resistance glass would be an addition cost of \$21,000.
6. **Update/Approval Building Safety Issues at Courts Complex:** Committee reviewed a letter from Stan McCaslin regarding security issues at the front entrance of the Courts Complex.
7. **Update/Approval Tour of Annex Building:** The committee discussed the problem of the front of building leaking again after the last heavy rain and will take a tour of the building.
8. **Update/Approval Building & Grounds Committee Time:** Meetings will start again at 8:30 am in June, July & August.
9. **Update/Approval Other Business:** None at this time.

Motion by Richard Wendel and second by Ron Deabenderfer to pay the bills. All in favor, motion carried.
Motion to adjourn by Gene Miles and second by Ron Deabenderfer. All in favor, motion carried.
Meeting adjourned at 2:35 pm.