



MINUTES

Adams County Board

Transportation, Building and Technology Committee

Wednesday, April 10, 2024 at 6:00PM

Law Library

507 Vermont Street, Quincy, IL. 62301

2nd Floor

Meeting Convened at 6:00 PM

Members Present: Dave Bellis, Les Post, Ryan Hinkamper, Dave McCleary, Joe Zanger

Members Absent: None

Others in Attendance: Jim Frankenhoff, David Hochgraber, Terry Bower, Todd Eyler, Kent Snider, Christa Holtman and news media

Mr. Hinkamper made a motion to approve the minutes from the March 12th committee meeting which was seconded by Mr. McCleary . The minutes were unanimously approved as printed.

Bills

The committee reviewed, approved and signed off on the bills.

Public Comment

There was public comment during the HVAC discussion.

Reports

- a. County Engineer: Mr. Frankenhoff explained the resolutions being approved. He explained the bids for a dump truck and what they accepted.

Mr. Frankenhoff stated they placed the Solar project hearing for May 1st at 6:00 in the County Board Room. The publication will be published twice. Mr. Zanger asked if it was any size. Mr. Frankenhoff stated it's any commercial solar farm. Mr. Zanger asked if there is a fee schedule. Mr. Frankenhoff stated they pay a \$10,000 fee for the application and after work is done, they will put in the building permit.

He provided them a map and information on road work they are going to be doing.

Mr. Eyler notified the committee that they need to make motions to approve the resolutions.

- b. Information Technology Department:

Mr. Hochgraber stated they jail migration project has been completed and has gone live. There are new radio consoles delivered for the EMS stations and they will work on programming those. They had a final demo with a new video-evidence software for the Sheriff's Office and it is a high priority item. Mr. Hochgraber proposed to split with the Sheriff's Office on the cost. The software is around \$25,000 for the first year and \$20,000 after that. The servers are around \$10,000. Mr. Hochgraber explained the issue with Dell. Servers were purchased with them three years ago and they are not functional as Dell has not completed the job. They've been through 6 Dell engineers starting this project. It's become a very big problem with evidence storage. Mr. Hinkamper asked if they came off the cost-stance and Mr. Hochgraber stated no, but he is firm that the county will not take on any costs for Dell's mistake.

c. Courthouse Maintenance

Fischer's bill for the testing of the floor tiles in the courtrooms. They signed off on the bill. They have a schedule to do Courtroom 2B remediation.

Resolutions

Mr. Post made a motion to approve resolution 2024-04-501-011 which was seconded by Mr. McCleary and unanimously approved.

Mr. McCleary made a motion to approve resolution 2024-04-501-012 which was seconded by Mr. Hinkamper and unanimously approved.

Mr. Hinkamper made a motion to approve resolution 2024-04-501-013 which was seconded by Mr. Zanger and unanimously approved.

Mr. Hinkamper Mr. Zanger

Mr. Hinkamper made a motion to approve the resolution which was seconded by Mr. McCleary. The resolution was unanimously approved.

New Business

The committee discussed the Adams County Courthouse HVAC System. They spent \$25,000 on the study that presented two options. There were speakers present to discuss. Adam Booth spoke about the history he has with this type of project. He stated they needed to put out an RFP for the engineer study because the totals being presented are high and this is a massive project. He stated he saw what was being recommended (VRF) has failed in many areas in this community. The Health Department and Schools have removed these systems. He stated that there would have to be a staff that is an expert on it because it is that finicky and complex. He stated you are married to that entire system and brand and when it fails, it is not an easy fix. He stated a water system will be easier to implement in a live building. He stated the longest a VRF system has lasted in Quincy is 15 years that they know of. He gave an example of a system done in the Junior High around 2008 that is still going strong. He thinks they need to put out an RFP on getting design ideas. Mr. Bellis stated that they haven't made any decisions yet. Mr. Booth stated that it is a big number that has to be right the first go-around. Mr. Bellis stated they have been in ongoing discussions. Mr. Booth's recommendation is a sealed water system with low pressure.

Todd Moore, a mechanical engineer, who has done this kind of work for many years spoke next. He stated the report is a good report with a thorough analysis of the building. Mr. Moore stated that he worked with the first VRF system in Quincy which is getting ready to be taken out. He stated VRF has been in Europe, but when you get into our country, we have different weather areas. He stated that the electric reheat would be a fall back on the very cold days. He doesn't know if the guarantee of the system working in the bitter cold is an actual guarantee. He thinks they need to go into this eyes wide open. Compressor failures are huge and even though they are under warranty, but that's for only 10 years. He is involved in the system they are putting in the high school. He stated it's boilers, pumps and piping that works and lasts 40-50 years, but this building is strained of some options because of its construction. He stated they need to know there is a lot of maintenance in this VRF system. Mr. Moore stated that the maintenance cost of this system has to be factored in because any efficiency savings the school had was absorbed by maintenance costs. He stated that Mitsubishi is probably the best for this type of system, but you are committed to them for a long time. He encouraged them to consider a water-source heat pump which is in the Junior High. He stated it runs condenser water pipes and its warm water. He stated it works like a VRF system. There are all sorts of things that lead to compressor failures that need to be considered. His suggestion is to take the time to make the decision for a system to be put in. VRF is a temperamental system that needs babysat. The water source heat pump system will last 18-20 years. He explained how it works. He also stated it is easier to fix when something goes down. Mr. Zanger asked if there would be another expense study. Mr. Moore stated this study can be used to explore this other option. Mr. Moore recommended a closed-loop tower for our building which keeps the water running through the pipes in the coil.

Marvin Kerkhoff asked about the jail's system. Mr. Bower explained it. Mr. Moore stated it's different than a water source system.

Ryan Clair with maintenance in the school district but also a tax payer, stated that this spiked his interest. He stated that there is very few days that they are not fighting situations in the school with the VRF system. He also stated that when it's very cold and there are failures, there is someone on the roof dealing with it. He stated that the filters are changed constantly. He stated that some of the filters are barely making it 4-6 weeks. He thinks that if the county goes with this system, they will have maintenance issues.

Mr. Bower asked if these are the new schools that are 5 years or less. Mr. Booth stated the brand they had which was Dycon which was the same as the health department.

Mr. Booth stated he appreciates it along and he stated he would be happy to peak in the ceilings with them for free to help out.

Mr. Post stated an RFP needs to be done to move forward.

Mr. Zanger made a motion to recommend to the full board to do an RFP for engineering. Mr. McCleary seconded the motion which was unanimously approved.

Executive Session (If Needed)

There was no executive session.

Mr. Bellis moved to end the meeting, McCleary seconded.

The meeting ended at 7:00 PM

The next meeting will be Tuesday, May 14, 2024.