

Approved 5/25/21
MINUTES
County Health Committee
April 20, 2021
@ 2:30 p.m.

MEMBERS PRESENT: Sharon Williams - Chairperson, Betty Duncan - Vice Chairperson; Jennifer Groves Allison, Eden Blair, Linda Daley, Kate Pastucha, Rachel Reliford, Rob Reneau, Steve Rieker

MEMBERS ABSENT: Brandy Bryant, Phillip Salzer

OTHERS PRESENT: Scott Sorrel - County Administrator; Shauna Musselman – Assistant County Administrator; Jennie Cordis Boswell - State's Attorney's Office; Gretchen Pearsall, Jamie Dowell – County Administration; Rebecca Cottrell – Sustainability & Resource Conservation; Monica Hendrickson – Health Department; Alyssa Herman – Care & Treatment Board; Elizabeth Crider, Jennifer Yoder – Regional Office of Education; Dr. Francesca Armmer – Board of Health
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Call to Order

Chairperson Williams called the meeting to order at 2:39 pm.

Discussion

➤ Health & Human Services Campus

Mr. Sorrel advised that the Health Department complex as well as the Gift Avenue complex are in need of significant capital improvements in order to continue to be viable facilities. He added that several infrastructure and facilities related planning documents recommend the consolidation of space for the Regional Office of Education, in addition to possible consolidation of multiple county service providers and departments into single campuses. As such, staff and the Committee Chairman are initiating a discussion on policy decisions and project workflow associated with a Health and Human Services Campus.

Mr. Sorrel outlined a general project workflow chart, noting that previous county boards adopted the workflow as the methodology for pursuing a significant capital improvement project. He stated that the capital improvement portion of the Health Department's budget has FY 2021 funds appropriated for the purpose of architectural engineering services related to these capital improvements. He advised that a Management Team would provide analysis and recommendations for a design team and preliminary engineering, as well as a renovate vs. replacement analysis, site alternative analysis, and securing of tenant leases. He noted that the six policy decisions requested of this committee would be 1) Project Delivery Method; 2) Design & Construction Team selection; 3) Renovate / Replacement decision; 4) Site decision; 5) approval of tenant leases; 6) selection of construction packages.

Mr. Sorrel noted that past projects of this size and scope have come in on time or early and under budget, while exceeding goals for jobsite participation for women and minorities and participation by women and/or minority subcontractors.

Ms. Hendrickson summarized outstanding issues of the Health Department and Mr. Sorrel discussed outstanding issues with the Gift Avenue Complex. Ms. Hendrickson advised although the Health Department has been located at its Sheridan Road location since 1958 and is an anchoring institution, maintenance and upkeep are becoming difficult due to both age and the fact that the original facility has been enlarged over years to encompass additions and multiple buildings.

Mr. Sorrel summarized maintenance costs over the next 15 years to the current Health Department facilities, including critical infrastructure upgrades, service improvements, and safety and risk reduction. Ms. Hendrickson remarked that the age of the building would necessitate portions of the facility being brought up to ADA compliance, which would add considerable cost to a remodeling effort.

Mr. Sorrel advised that the current Gift Avenue Complex is comprised of the Coroner's Office, the Children's Advocacy Center of the State's Attorney's Office, and storage for Peoria County records. He stated that the facility is currently in need of a new roof and upgraded HVAC.

Mr. Sorrel advised that a project cost for replacement of the Health Department has been estimated at \$12 million for construction, which includes demolition of both the existing Health Department facility and the demolition of the Coroner's Office and the Children's Advocacy Center. He noted that the Gift Avenue demolition would create a new development opportunity by putting that city block on the tax roll and developing low-moderate income housing and work with the City of Peoria and other partners to stabilize the East Bluff.

Mr. Sorrel advised that an operational analysis on a new structure on Sheridan Road has been conducted. Ms. Hendrickson noted cost savings on a new facility via a reduction in staffing redundancy, savings on utilities, and shared costs, as well as potential revenues from new partner entities.

Ms. Daley asked if there is an accounting of core services for the four county offices impacted by the potential remodel/replacement project (Health Department, Regional Office of Education, Coroner, and Sustainability and Resource Conservation) to ensure there is no duplication of services with other entities within the community. Ms. Hendrickson advised that core public health services comprise 75% of program areas, based upon state and/or federal statutes, with the remaining 25% augmenting core services. She also noted that the Health Department holds annual discussions regarding those core services. Mr. Sorrel advised that he would disseminate pertinent information from the Health Department to the entire committee.

Ms. Daley asked if a study has been done to determine where Health Department customers are coming from within a certain radius of the Health Department's location, and/or if a potential alternative site would be more convenient to the customers served by the Department. Ms. Hendrickson advised that all Health Department program areas capture data points on zip codes as opposed to individual addresses. She stated that the majority of customers come from zip codes 61603, 61604 (the location of the Health Department), and 61605. She also commented that the Health Department is located on a major CityLink bus line, and has a large parking lot which allows ample parking for vehicle traffic.

Mr. Rieker asked if the intent is to procure a construction manager or if Peoria County would become an "in-house" construction manager, as the county moves toward the construction phase. Mr. Sorrel advised although a final decision would be fully evaluated as part of project delivery model analysis, based upon the successful engagement of a Construction Manager at Risk for the Heddington Oaks construction project, and noting that model would be a benefit to Peoria County in the long term, staff will likely recommend a similar approach to this project no matter which path is chosen, in terms of renovation or replacement. Ms. Daley suggested that an Owners Representative would be a positive for the project.

Ms. Williams advised that the next meeting of the County Health Committee is scheduled for Tuesday, April 27th at 10:30 a.m. at the Health Department.

Adjournment

The meeting was adjourned by Chairperson Williams at 3:34 p.m.

Recorded & Transcribed by: Jan Kleffman