

CHAMPAIGN COUNTY BOARD COMMITTEE AGENDA

COUNTY FACILITIES

Tuesday, August 2, 2005 - 7:00 p.m.

Meeting Room 1, Brookens Administrative Center

1776 E. Washington, Urbana

CHAIR: Steve Beckett

MEMBERS: Avery, Cowart, Hogue, James, Jay, Knott, Sapp, Weibel

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XII ADJOURNMENT

*Champaign County
Administrative Services
1776 East Washington
Urbana, IL 61802
(217) 384-3776*

*Barbara Wysocki
County Board Chair
Denny Inman, Del Busey
County Administrators*

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

June 7, 2005 - 6:30 p.m. - Tour of Brookens proposed remodel areas

7:00 p.m. - Monthly meeting, Meeting Room 1, Brookens Administrative Center

MEMBERS PRESENT: Beckett, Avery, Cowart, Hogue, James, Jay,
Knott, Sapp, Weibel

MEMBERS ABSENT: None

OTHERS PRESENT: Denny Inman, Deb Busey (County Administrators)
Barb Wysocki (County Board Chair),
Alan Reinhart (Supervisor of Maintenance), Ranae
Wolken (Building Services Assistant), Julia Rietz (State's
Attorney), Joel Fletcher, Susan McGrath (Assistant State's
Attorney's), Duane Northrup (Coroner), Mike Frerichs
(Auditor), Mark Shelden (County Clerk), Carol Vorel
(Media)

CALL TO ORDER

Following a tour of the Brookens Administrative Center proposed remodel areas, Chair Beckett called the meeting to order at 7:01 p.m.

APPROVAL OF AGENDA/ADDENDUM

MOTION by Cowart to approve the agenda; seconded by James. There was no addendum for the meeting. **Motion carried.**

APPROVAL OF MINUTES - May 3, 2005; May 10, 2005, May 10, 2005 closed session

MOTION by Jay to approve the minutes of May 3, 2005, May 10, 2005 regular session and May 10, 2005 closed session as presented; seconded by Weibel. **Motion carried.**

PUBLIC PARTICIPATION

Mr. Fletcher introduced Susan McGrath, the new Assistant State's Attorney, to the committee.

FLEET MAINTENANCE/HIGHWAY FACILITY

Proposed Contract for A/E Services

Mr. Beckett reported the negotiating team has met with the top ranked firm, BLDD, on two occasions and have a third meeting scheduled for Monday, June 13th.

COURTHOUSE

**Masonry Stabilization & Restoration Project - Simpson, Gumpertz & Heger, Inc.
Additional Fee Request Negotiations**

Mr. Beckett explained Mr. Fletcher is addressing legal issues regarding this contract; there is no action to be taken tonight.

BROOKENS ADMINISTRATIVE CENTER

Proposed Department Relocation

MOTION by Cowart to approve the proposed relocation; seconded by Sapp.

Ms. Rietz stated she has not been very involved with the proposed move of the State's Attorney Support Enforcement Division. After the tour of the space she discussed the move with her staff and they are concerned they will not have enough space in the new location.

MOTION failed with a 4/4 roll call vote. Voting aye were Beckett, Cowart, Jay & Sapp. Voting nay were Avery, Hogue, James & Knott.

MOTION by Avery to reconsider the motion; seconded by Hogue.

Ms Avery explained she offered the motion to reconsider because although she doesn't want to delay the project itself, she would like to have more discussion and input from the State's Attorney's office.

Mr. Beckett stated approving the motion to reconsider doesn't mean they have adopted the motion it simply means the motion is back on the table.

MOTION carried with Sapp voting no.

Mr. Beckett continued, informing the committee they can address the issue now, they can defer to later in the evening or they can defer to another meeting. Ms. Rietz stated she would appreciate referring the issue to later in the evening so she can speak with Mr. Ziegler and report back. Without objection, the item was deferred to later in the evening.

The item was back on the table for discussion with the original mover and seconder remaining the same.

Ms. Rietz stated she spoke with Mr. Ziegler and the first concern with the proposed relocation of the Support Enforcement office is ensuring they will have enough space including sufficient file storage space.

Brookens Cont.

Mr. Deedrich stated the Mental Health Board needs 150 square feet of the current Support Enforcement space, because of that need and the cost of removing walls for his department to relocate he believes if he could use meeting room four for his filing and a small conference area his office could get by for a while. He is not opposed to moving but is willing to remain where he is if he can incorporate meeting room four.

Mr. Beckett explained the proposed relocation plan includes moving the Planning and Zoning department and under Mr. Deedrich's suggestion that would not happen, which would create a liability for the County because they cannot remain where they are. The moves were intended to be a domino effect which would solve the problem with that department.

Committee discussion continued regarding the proposed relocation. Mr. Knott stated the first moves in the plan make sense; they are the ones we should start with and allow the other issues to be worked out.

MOTION by Knott to approve phase I of the proposed department relocation; seconded by Avery. **Motion carried.**

Facility Survey Results

Mr. Beckett stated this has been discussed by the committee in the past.

Mr. Sheldon stated all the issues he has raised have been included in the survey results. He did mention it would be nice to have carpet placed in the areas in his office that are not currently carpeted.

Mr. Northrup stated he had requested 2 office spaces which are part of the remodel for the Supervisor of Assessment, he also requested possible cleaning of the carpeting.

PHYSICAL PLANT REPORTS

Monthly Budget Report

Mr. Reinhart reported these are the same two monthly reports he has provided to the committee in the past.

Manpower Report

Addressed above

Physical Plant Reports Cont.

Designated Smoking Areas: Brookens Center & Courthouse/Estimate of Probable Cost

Mr. Reinhart stated he has provided costs for round concrete picnic tables, a concrete pad, a sidewalk to the area and concrete ashtrays that will comprise a designated smoking area. He has included some pricing from their supplier catalog and has determined a rough estimate of \$1,760 per location with the design of the areas matching what is currently in place for the employees at the satellite jail.

He explained there will be two locations at the Brookens building; one outside, to the west of the County Board room and the other to the east of the entrance by the County Clerks office. The Courthouse location will be close to where we had the original smoking shelter, behind the brick wing.

Mr. Jay stated he is not sure why we are designating smoking areas; he believes it is inappropriate for us to be spending money for people to smoke.

Mr. Beckett stated this is an issue that never seems to go away. At the Courthouse they have jurors invited to do their civic duty, some of which smoke, and he believes it is awkward to tell them to give us their time but not let them smoke while they are there. Without a designated area people smoke where they want, generally right outside the entrance, which means we have to walk through the smokers to get into the facility. He also pointed out that regardless if we designate an area, people will still smoke where they want and may not even use what we provide.

MOTION by James to approve the purchase of the items for the designated smoking areas; seconded by Cowart. **Motion carried** with a 5/3 roll call vote. Voting aye were Beckett, Cowart, James, Knott & Sapp. Voting nay were Avery, Hogue and Jay.

CHAMPAIGN COUNTY NURSING HOME CONSTRUCTION PROJECT

PKD, Inc. Pay Request #28

MOTION by Knott to recommend County Board approval of Pay Request #28 from PKD, Inc. in the amount of \$53,765 for professional services provided through May 20, 2005 per agreement dated February 2003 (\$10,053 - Staff; \$6,751 - Construction Fee; \$2,641 - Reimbursables; \$34,320 - General Conditions) seconded by James. **Motion carried.**

Environmental Assurance Mold Remediation Invoice 200513A-IN

MOTION by Jay to recommend County Board approval of Invoice 200513A-IN From Environmental Assurance Mold Remediation in the amount of \$2,022.08 for professional services provided through May 20, 2005, remediation performed May 16, 2005; seconded by Sapp. **Motion carried.**

Nursing Home Cont.

Requests for Reduction in Retainage - Automatic Fire Sprinkler Inc., Borchers Decorating, Reliable Mechanical, Roessler Construction

MOTION by Knott to recommend County Board approval of the Automatic Fire Sprinkler, Borchers Decorating, Reliable Mechanical and Roessler Construction Requests for Reduction in Retainage; seconded by James. Motion carried.

Champaign County & SBC - Easement Agreement

Mr. Beckett stated they are waiting on documents for this issue.

Project Update - Environmental Remediation Bid Package

Each committee member was provided with the bid information. Mr. Beckett explained there are 2 different approaches; one which involves actually removing as built walls for testing and treatment and the other method includes drilling holes and spraying vapor into the facility. The bids will be returned on June 21st and he suggests the committee meet before the board meeting on June 23rd to receive and act on this item before it goes to the full board that evening. Committee consensus to meet on June 23, 2005 before the County Board Meeting.

Clock & Bell Tower Project Update

Mr. Beckett explained that one of the presentations he gave was to a 4th grade class at Thomas Paine School, all of the students adopted the clock as a project and the class donated \$50.00. The students looked at old pictures of the Courthouse and created drawings, he selected the best one and a plaque was created with that picture that will be hung in the Courthouse.

League of Women Voters - Proposal for Upgrading Waiting Room

Mr. Beckett explained he has not heard back from the League and he has nothing to present.

Museum Update

Mr. Beckett explained that Senator Dick Durbin is making a Central Illinois tour regarding the Lincoln Heritage Corridor which is an effort to get federal funding for Counties in Central Illinois to develop Lincoln projects. One of the projects directed to the Senator is the location in our Courthouse.

OTHER BUSINESS

Animal Services Facility – Award of Contract/HVAC Equipment

MOTION by James to recommend County Board approval of the award of contract to Connor Company, Urbana Illinois for HVAC equipment at the Animal Services Facility; seconded by Jay.

Mr. Reinhart stated there was a system in place which was 20 years old and did not meet the guidelines necessary for the animal shelter. Mr. Inman explained the standards for this building are put forth by the Department of Agriculture and are standards we have to meet to get a license. This money is coming out of the Animal Control facilities construction budget.

Motion carried.

Berns, Clancy & Associates Statement #4

MOTION by Knott to recommend County Board approval of Statement #4 from Berns, Clancy & Associates in the amount of \$13,611.38 for professional Engineering Services provided to January 31, 2005. This payment is processed in accordance with the intergovernmental agreement between Champaign County Board and Urbana Township dated December 16, 2004; seconded by Sapp. **Motion carried.**

Berns, Clancy & Associates Statement #5

MOTION by Jay to recommend County Board approval of Statement # 5 from Berns, Clancy & Associates in the amount of \$17,120.68 for Professional Engineering Services provided through March 30, 2005. This payment is processed in accordance with the Intergovernmental Agreement between Champaign County Board and Urbana Township dated December 16, 2004; seconded by James. **Motion carried.**

Regional Planning Commission Invoice

MOTION by Knott to recommend County Board approval of the Regional Planning Commission invoice dated March 7, 2005 in the amount of \$5,000 for Technical and Advisory Services in the CDAP grant process. This payment is processed in accordance with the Intergovernmental Agreement between Champaign County and Regional Planning Commission dated February 24, 2005; seconded by Sapp. **Motion carried.**

Corrections Facility – Power Point Presentation

Mr. Beckett stated he was contacted by the Sheriff stating who is still working on some information and is not ready to present tonight.

Other Business Cont.

Nursing Home Reuse - Power Point Presentation

Mr. Inman stated this will be the first part of a process, he explained there are 150,000 square feet in the existing facility of which he recommends the following sections be reused: the 1971 addition with 63,400 square feet and a partial basement, the annex which includes 12,000 square feet with a crawl space and the ARD addition with 4,500 square feet, the potential reuse space is over 80,000 square feet. He has recommended these areas for reuse because they are the newer building sections within the complex, they have the greatest flexibility to remodel and they are closest to meeting ADA requirements. Potential reuses for this space include a Coroner facility from 15,000 to 30,000 square feet, election space for the County Clerk of 1,500 to 2,500 square feet, a centralized kitchen facility to handle the corrections area and JDC, records management and a possible fitness and wellness facility for employees. He suggests we survey County Board members for suggested uses, as well as elected and appointed officials and invite comments from the public. At that point, we can create a recommendation for the Board to act upon, prepare a cost estimate and begin to address the funding issues.

Mr. Sapp stated if the needs and usage for the building change some of the codes could change which would lessen the deficiencies.

Ms. Wysocki asked if there has been any discussion about leasing space. If we are going to ask the public for input she believes there may be an organization that is in need of space.

Committee consensus to send a memo to department heads, with a return in August, to inquire if there is an interest in space.

Mr. Knott reminded the committee that when discussions began regarding a new nursing home facility versus remodeling the current one, the costs to remodel were very large. He stated once you get into remodeling you have to get up to code and that can be very expensive.

County Morgue - Power Point Presentation

Mr. Inman explained that until 2001 the Coroner's main office was located at 1905 with autopsies being performed in Bloomington and Peoria. We utilized Carle Hospital's limited morgue facility and inquests were performed off-site. From 2001 to present, the main offices are located at the Brookens building with autopsies still being performed in Bloomington and inquest proceedings at the Urbana Convention Center. He explained that a modern facility needs modern equipment for detailed examinations, air exchange and water hauling systems that protect from infection which means we would have 2 systems; one for the office area and one for autopsy area. An autopsy suit with 2 stations and a walk in freezer, a private entrance for people as well as a separate viewing space and adjoining space for inquest proceedings, jury orientation and training. A new building would range in space needs from 15,000 to 30,000 square feet, and have an elevated security system due to the fact that evidence is stored.

Other Business Cont.

He believes space allocation requests are going to become more prevalent so they have presented the committee with a request as the first step, the second step would be to use it to create an estimate of probable cost to bring back to committee.

Mr. Northrup stated he completed this form attempting to be as accurate as possible with current numbers and projections. Using the square feet of McLean County's morgue, his space estimate is 20,500 square feet which means there will be a lot of building space left over. From his past history, people don't want to be in the same building as the coroner; there are noise factors and odors that have to be considered if other offices are to be housed there. He explained that currently his office is spread out with the autopsies being performed in Bloomington, and storage in different parts of the Brookens building and a local funeral home. By law, Coroners cannot perform autopsies therefore we would have to pay a pathologist to do them, which is how it is done now. After looking at the numbers he determined they are spending \$25,000 - \$27,000 per year for rental of a facility for inquests and autopsy fees. He would be open to having other counties utilize our facility for autopsies, currently he knows there are 13 counties who travel to Bloomington. We would charge the same fees as we are charged but he doesn't believe doing that could make a profit for the County, it would only contribute to our expenses. If he had everything he needed except an autopsy facility, they would still travel to Bloomington.

MOTION by Jay to accept the Coroner's space allocation request and to move forward to the second phase; seconded by Knott. **Motion carried.**

Release of Custodial Services Bid Package or Alternate Service Plan

Ms. Wolken, building services assistant, explained that Servicemaster has been providing contracted cleaning services for the County and their contract will expire at the end of August. She explained they have had problems with them over the last year and she along with John Wooldridge feel we could do a better job utilizing our own employees. County employees have been cleaning the Courthouse and she stated they have received nothing but good comments about the quality of work they are doing there. Starting September 1, they would have just over \$24,000 left in the line item for custodial services and they have broken that down into salaries including benefits for 1 full time and 4 part time positions. They currently have one full time employee who goes between 2 and 3 County buildings as well as 1 full time employee at the Sheriffs office all day; she believes part time positions would be sufficient. Servicemaster cleans only 3 days per week and our employees could provide a 5 day service which would provide us with more control.

Ms. Avery stated she has always thought we should use our own employees and she is not sure why we decided to return to a contract for those services.

Other Business Cont.

Mr. Sheldon stated he feels the current contracted firm is a drop from the previous vendor in terms of quality; they have had issues with doors being unlocked. Mr. Frerichs stated they have also had problems with the current contract and were happy with the previous one.

Mr. Inman explained at the time, prior to the major construction projects starting with the satellite jail, there were three retirements. The decision at that time was to wait until the dust settled and look at the situation again. He stated some of the problems they have had with Servicemaster include doors being left open, misplaced items on desks and items missing from offices.

Mr. Beckett stated Policy would be the committee to decide if we need to transition to our own staff, he has concerns about the ability to hire staff members in time for the end of this contract to ensure coverage starting September 1st.

MOTION by Cowart to send this issue to the Policy committee for their review; seconded by Knott. **Motion carried.**

Show of hands showed full committee support for using employees of the County to perform custodial services for the county buildings, as opposed to going out for bid.

ILEAS Amendment to Lease Agreement

Mr. Fletcher explained the County Board has already approved this in concept. ILEAS has moved into this space and this is just formalizing that agreement.

MOTION by Knott to recommend County Board approval of the ILEAS Amendment to the Lease Agreement; seconded by Sapp. **Motion carried.**

NEW BUSINESS

Ms. Rietz explained there is a summer school program, run by Janice Mitchell who is affiliated with the Mental Health Center, which works with the Urbana School District to help prepare kids who will be going from 5th grade to middle school. She has been operating out of churches and she has approached the park district and the State's Attorney office regarding her space needs.

Mr. Inman stated he met with Ms. Mitchell and she is looking for a location in East Urbana to service close areas. He feels we can accommodate her space request by utilizing the space where the Support Enforcement division will be going. Because this is only a summer program and because of the proposed moves at the Brookens building, we will have to address the space issue again next summer.

New Business Cont.

A straw poll showed full committee support of this project. This item will be on the next committee agenda for action.

**DETERMINATION OF ITEMS TO BE PLACED ON THE COUNTY BOARD
CONSENT AGENDA**

Committee consensus to include items IX A, B & C; XI B, C, D & I on the County Board consent agenda.

ADJOURNMENT

Chair Beckett declared the meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

June 21, 2005 - 7:00 p.m.

Meeting Room 1, Brookens Administrative Center

MEMBERS PRESENT: Beckett (Chair), Avery, Cowart, Hogue, James, Jay, Knott, Sapp, Weibel

MEMBERS ABSENT: None

OTHERS PRESENT: Denny Inman, Deb Busey (County Administrators), Julia Rietz, Steve Ziegler, Joel Fletcher (Office of the State's Attorney's), Sheriff Walsh, Roger Holland (Court Administrator), Barb Wysocki (County Board Chair), Randy Rosenbaum (Public Defender), Tom Betz, Jenny Putman, Ralph Langenheim, Brendan McGinty (County Board Members)

Call to Order

Chair Beckett called the meeting to order at 7:05 p.m. Declaring a quorum present, the chair proceeded with the meeting.

Approval of Agenda/Addendum

MOTION by Sapp to approve the agenda; seconded by James. There was no addendum for the meeting. **Motion carried.**

Public Participation

There was no public participation.

Fleet Maintenance/Highway Facility

A/E Negotiations - Meeting Minutes: May 16, 2005; June 6, 2005; June 13, 2005

Mr. Beckett stated all of these minutes, with the exception of June 13, 2005, have been approved by the Negotiating team.

MOTION by Jay to approve the Fleet Maintenance/Highway Facility A/E Negotiations meeting minutes of May 16, 2005, June 6, 2005 and June 13, 2005; seconded by Weibel. **Motion carried.**

Fleet Maintenance/Highway Building Cont.

A/E Proposed Contract

Mr. Beckett stated the team negotiated a \$450,000 base fee as well as other amounts as set forth in the distributed contract. The negotiating team felt the base fee was consistent with the Capital Development Board guidelines with this type of facility and the level of new construction involved. The contract before the committee tonight is not in final form for approval but to ensure the project keeps moving forward he asks the committee to approve it, subject to legal review.

MOTION by Sapp to recommend County Board approval of the A/E proposed contract subject to legal review; seconded by Cowart. **Motion carried.**

When asked about our involvement with the Cities on this project, Mr. Beckett explained the time to report to the Cities, and for them to report back to us, will be when the programming needs assessment is done and we receive that report. It is at that time, before the design is done, we would decide if there will be any shared space. He still plans on sharing this info with the municipalities.

Courthouse

Masonry Stabilization & Restoration Project - Termination of contract between Champaign County Board and Simpson, Gumpertz & Heger, Inc. for Architectural Services

MOTION by Sapp to recommend County Board approval of the letter for termination of the contract between Champaign County Board and Simpson, Gumpertz & Heger, Inc. for Architectural Services; seconded by Hogue. **Motion carried.**

Mr. Fletcher stated he has confirmed with Duane Morris that we do have the right, under the contract, to terminate early.

Mr. Beckett stated Simpson, Gumpertz & Heger are only entitled to reimbursement for the hours they have expended. He will get together with Mr. Sapp and Mr. Inman to determine where we go from here.

Brookens Administrative Center
Parents Investing in Education Program - Space Request

Ms. Mitchell, creator of the program, stated she has reviewed the space in question and it is acceptable for her program. Her purpose for approaching the County about potential space is because she wanted a location that is easily accessible for all children, especially those who live in the neighborhood. She explained the target group for this program is African American and low income youth, there is a \$50.00 fee for this program which is in part because they are dependent on donations. Currently, they have 27 kids who are signed up for the 6 week program and whose parents have committed to pay the fee; there are some families whom the fee will be waived for. She explained students from the Champaign School District are welcome and she has also been working with a group in Rantoul to start a second site there.

MOTION by Knott to recommend County Board approval of the Parents Investing in Education Program space request; seconded by Weibel. **Motion carried.**

Champaign County Nursing Home Construction Project
Alliance Environmental Group, Inc. Invoice #2

MOTION by Weibel to recommend County Board approval of Invoice #2 from Alliance Environmental Group in the amount of \$20,292.55 for Professional Services provided through April 30, 2005; seconded by Sapp. **Motion carried.**

Alliance Environmental Group, Inc. Invoice #3

MOTION by Weibel to recommend County Board approval of Invoice #3 from Alliance Environmental Group, Inc. in the amount of \$9,129.85 for Professional Services provided through May 31, 2005; seconded by James. **Motion carried.**

Farnsworth Group Invoice #82569

MOTION by James to recommend County Board approval of invoice # 82569 from Farnsworth Group in the amount of \$18,847.50 for Professional Services provided through May 20, 2005, invoice is for Construction Administration; seconded by Weibel. **Motion carried.**

Farnsworth Group Invoice #85270

MOTION by Jay to recommend County Board approval of Invoice #85270 from Farnsworth Group in the amount of \$162.50 for Professional Services provided through May 20, 2005, invoice is for site observation for utilities and site design work beyond contract scope; seconded by Weibel. **Motion carried.**

Nursing Home Cont.

Award of Contract: Bid 2005-005

Mr. Beckett explained they did not receive a conforming bid for RFP 2005-005, as a result our environmental consultant has recommended we extend the project time to 60 days and that we delete the hold harmless agreement.

Mr. Inman explained that although we had 15-16 bid packages in the hands of contractors and we had contacted local unions to ensure the work force was available, we received only 1 bid response. The bid received was 2(two) times the internal estimated amount and on that alone he would not have a recommendation before the committee tonight although he does suggest sending this back to the project team for evaluation.

MOTION by Sapp to recommend County Board rejection of the bid for Microbial Remediation and Seal Coating; seconded by Knott. **Motion carried.**

Other Business

Correctional Facility - Power Point Presentation

Sheriff Walsh stated he has discussed the downtown facility with the County Facilities committee in the past, he explained a few of the issues with the facility include the leaking roof, cameras that do not work and the use of indirect supervision. He explained that in the beginning he had 2-5 people on the CHIPS program, now they have 40 and he feels they are pushing the limits of the program with the number and quality of the people on it. They have also started shipping parole holds, for example, if an inmate has nothing going on in Court, they can ship him/her out of our system, that in addition to CHIPS has reduced the numbers. He explained that the number of people in jail is going up for a few reasons; minimum traffic sentences, and methamphetamine. In 2002 they dealt with 2 methamphetamine cases, now they handle 40-50 per year. He pointed out that Champaign County is not the only County jail that is overcrowded. He suggested the committee look at 3 things; the cost of adding jail space to accommodate future needs, adding jail space and closing the downtown jail or closing the office space and moving that to the east campus. He stated it is time to start this discussion explaining it will take 18 months to 2 years to get something completed.

Ms. Rietz stated she supports what the Sheriff has said. They have worked hard to review population on a daily basis to ensure the appropriate people are in custody and that they are moving their clients. Mental Health issues are big concern and the quality of the downtown jail is not good for that growing issue.

Other Business Cont.

Mr. Rosenbaum stated he is not a big fan of building. He was part of the Jail Overcrowding subcommittee and they did explore other options, but at this point he feels we should look into expanding.

Mr. Inman presented the committee with a facility profile of the downtown jail stating it is 25 years old which puts it at or near the end of its life. The building was constructed in 1980, includes 55,000 square feet and the masonry construction design makes it impossible to expand on that site. The operations in that building include the Office of the Sheriff, Law enforcement and Corrections which has a capacity of 131 beds and an average daily population of 348 in an area of 20,000 square feet. He stated it is indirect supervision with 10 cell blocks explaining direct supervision means an officer is immediately in the living area with the inmates which finds the inmates are better behaved, less destructive and there is better communication between the inmates and staff.

He explained the roof was replaced in 1995 because it caved in after a rain storm, in 1998 the electronic security system caught on fire and was replaced, in 2003 the water heater system was replaced. These facility deficiencies cost over \$100,000 each. The masonry needs work, it is near the end of the life cycle for the mechanicals and we are now unable to find replacement parts for the locks. The building is in need of an emergency egress area, a new fire alarm system, a camera surveillance system, paint and work on the general office space. There is a need for Major renovation of the inmate living units including upgrading the cells with suicide prevention and sanitary measures, upgrading the day room areas and moving to direct supervision. He explained that an extensive capital investment is needed to meet the deficits of the building, the County requires additional inmate bed capacity and expansion of the center is probable. In 1993 the estimate for adding 170 beds was \$10 million dollars. His recommendations, which differ from the Sheriff's, include assigning a project team to update justice system data and investigate incarceration alternatives in preparation for the planning of the expansion of the jail, members of this project team would include Steve Ziegler as chair, Captain Jim Young, Roger Holland, Deb Busey and himself. He also recommends the facilities committee directs the project team to investigate free or low cost resources to assist the County in the calculation of future jail capacity needs and the committee directs the project team to investigate grant opportunities and alternate funding sources to assist in offsetting the cost of jail facilities expansion. He stated he and Deb would like to spend no money until December 1, 2005, he believes there are resources out there they can use.

Mr. Knott stated he agrees with Sheriff Walsh, it is time to do something about a building. He commended the State's Attorney for her work and the level of cooperation stating he is comfortable that everyone is doing what they can. He questioned how will we know where we will be in 10 years and what, if any, other options for reducing population exist. He also questioned floating a bond.

Other Business Cont.

Sheriff Walsh stated they have talked about work detail which is labor intensive and they have talked about mental health courts. They have looked at out of County boarding with estimates from Piatt County at \$35.00 per day, typical other counties are \$50-60 per day. Vermilion County has space but will not rent to us on long term basis.

Ms. Busey explained if we do a bond, we need to have a revenue source to pay it back and the only one she can think of is another quarter cent. We can review our quarter cent spending but our debt obligation would not allow us to add that much debt to be paid from the quarter cent before 2012. We could issue bonds in 2007 and begin to repay in 2008 although she is not sure we could do 10 million.

Sheriff Walsh stated the average pod holds 60 and we will have to separate females. He knows we can add 4 pods, on the last 2 we may want to go up which is a different type of supervision. The inside of the pods would make a difference with the bed space. When asked about the old nursing home building he stated he would be surprised if we would be able to use any of that space.

Mr. Beckett stated the pictures Mr. Inman presented to the committee do not do the situation justice, it is not a place you would want anyone housed. Every minimum mandatory for offenses is an unfunded mandate for us and he believes we are kidding ourselves if we think some alternatives to incarceration are going to solve our problems. He believes a new jail is in order.

MOTION by Jay to recommend County Board approval of the establishment of a project team to update Justice System Data and Investigate Incarceration Alternatives in preparation for the planning of the expansion of Jail facilities with the team members being, Steve Ziegler (Chair), Captain Jim Young, Roger Holland, Deb Busey, Denny Inman, 2 County Board Representatives from the Democratic party and 2 County Board Representatives from the Republican party, to be determined by each respective caucus; seconded by Hogue. **Motion carried.**

Mr. Beckett stated this committee will report to Facilities so we will recommend the members be approved by the full board. Ms. Avery stated she has interest in serving on this new committee. Mr. Beckett stated we have nothing in our current budget to support an RFP to obtain a professional needs study. The estimates are in the range of \$30,000 - \$40,000 for a study.

MOTION by Knott to direct the project team to investigate free or low cost resources to assist the County in the calculation of future jail capacity needs; seconded by James. **Motion carried.**

Other Business Cont.

MOTION by Knott to direct the project team to investigate grant opportunities and alternate funding sources as well as review the existing quarter cent and our existing finances in general to assist in offsetting the cost of Jail facilities expansion; seconded by Weibel. **Motion carried.**

Possible Jail Expansion

Addressed above

Resolution adopting the Lease Agreement between Champaign County, the Regional Office of Education of Champaign County and Ford County and Rantoul City Schools

Mr. Fletcher explained the Regional Office of Education leases space from Rantoul City Schools, it has done this for several years and the payments under the lease are for maintenance and utility cost. In turn, they sublease some of that space to Parkland College, and Rural Champaign County Special Education Cooperative. Upon review of the agreements, he discovered County Board approval is necessary for these leases. He stated the form in which these are listed on the agenda is not quite right; items d, e and f should be in the form of an ordinance rather than a resolution so with the change, the committee and board will be approving a resolution for the lease agreement between Champaign County and Rantoul City Schools, an ordinance for the sub-lease with rural Champaign County and a single ordinance combining the 2 subleases for Parkland community college.

MOTION by Hogue to recommend County Board approval of the Resolution adopting the Lease Agreement between Champaign County, the Regional Office of Education of Champaign and Ford Counties and Rantoul City Schools; the Ordinance adopting the sublease agreement between Champaign County, the Regional Office of Education and the Rural Champaign County Special Education Cooperative and an Ordinance adopting two subleases between Champaign County, the Regional Office of Education and Parkland Community College; seconded by Weibel. **Motion carried.**

Resolution adopting the Sub-Lease Agreement between Champaign County, the Regional Office of Education and the Rural Champaign County Special Education Cooperative.

Resolution adopting the first Sub-Lease Agreement between Champaign County, the Regional Office of Education and Parkland Community College.

Resolution adopting the second Sub-Lease Agreement between Champaign County, the Regional Office of Education and Parkland Community College.

All items addressed above.

Champaign County's Grant of Easement to SBC Telephone Company

MOTION by James to recommend County Board approval of Champaign County's Grant of Easement to SBC Telephone Company; seconded by Cowart. **Motion carried.**

New Business

Mr. Beckett stated there is a group of representatives, of which he is a member, who are "looking for Mr. Lincoln." They are exploring the funding of the Lincoln heritage Corridor which might give us money to assist in the development of the museum space at the courthouse.

Chair's Report

Mr. Fletcher stated the lease and subleases will need to be removed from the County Board Agenda, they are listed correctly and as approved tonight, on the addendum.

Determination of Items to be placed on the County Board consent agenda

There are no items to be placed on the County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 8:36 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary.



ALLIANCE
Environmental Group, Inc.

THE ENVIRONMENTAL SOLUTION

July 11, 2005

Champaign County Administrative Services
1776 East Washington Street
Champaign IL 61802

Project No.: LCH09I01
Invoice No.: 4
From: 6/1/2005
Thru: 6/30/2005

Invoice for Services

(New) Champaign County Nursing Home
Indoor Air Quality - Inspect/Proj Mang

DESCRIPTION	QUANTITY	UNITS	RATES	AMOUNT
Expenses				
MILEAGE	2,112.00	MILES	0.35	\$739.20
Subtotal for Expenses				\$739.20
Professional Services				
DESIGNER	43.00	HOURS	90.00	\$3,870.00
INSPECTOR	24.25	HOURS	60.00	\$1,455.00
PROJECT MANAGER	43.50	HOURS	75.00	\$3,262.50
Subtotal for Professional Services				\$8,587.50
Sampling				
FUNGAL PLATE COUNT	36.00	EACH	60.00	\$2,160.00
FUNGAL SPECIATION	25.00	EACH	60.00	\$1,500.00
Subtotal for Sampling				\$3,660.00
TOTAL NOW DUE				\$12,986.70

PROJECT DETAIL

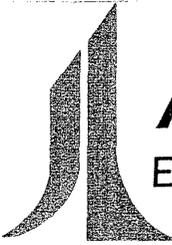
July 11, 2005

From: 6/1/2005 Thru: 6/30/2005

LCH09I01

Champaign County Administrative Services
(New) Champaign County Nursing Home
Indoor Air Quality - Inspect/Proj Mang

<u>EMPLOYEE</u>	<u>DATE</u>	<u>ITEM CODE & DESCRIPTION</u>	<u>WO CODE & DESCRIPTION</u>	<u>QTY</u>	<u>UNITS</u>
WRB Wallace	6/2/2005	1DS DESIGNER	03 Design	5.00	HOURS
WRB Wallace	6/3/2005	1DS DESIGNER	03 Design	4.00	HOURS
ACT Ames	6/6/2005	1INS INSPECTOR	01 Inspection	6.50	HOURS
ACT Ames	6/6/2005	4MIL MILEAGE	01 Inspection	264.00	MILES
ACT Ames	6/6/2005	3FPC FUNGAL PLATE COUNT	01 Inspection	8.00	EACH
ACT Ames	6/6/2005	3FS FUNGAL SPECIATION	01 Inspection	7.00	EACH
WRB Wallace	6/6/2005	1DS DESIGNER	03 Design	3.00	HOURS
WRB Wallace	6/7/2005	1DS DESIGNER	03 Design	3.00	HOURS
ACT Ames	6/8/2005	4MIL MILEAGE	01 Inspection	264.00	MILES
ACT Ames	6/8/2005	3FPC FUNGAL PLATE COUNT	01 Inspection	8.00	EACH
ACT Ames	6/8/2005	1INS INSPECTOR	01 Inspection	6.25	HOURS
WRB Wallace	6/10/2005	1DS DESIGNER	03 Design	4.00	HOURS
ACT Ames	6/13/2005	4MIL MILEAGE	04 Project Management	264.00	MILES
ACT Ames	6/13/2005	1PM PROJECT MANAGER	04 Project Management	8.25	HOURS
WRB Wallace	6/13/2005	1DS DESIGNER	M Owner Meetings	8.00	HOURS
WRB Wallace	6/13/2005	4MIL MILEAGE	M Owner Meetings	264.00	MILES
ACT Ames	6/14/2005	1INS INSPECTOR	01 Inspection	5.50	HOURS
ACT Ames	6/14/2005	3FS FUNGAL SPECIATION	01 Inspection	6.00	EACH
ACT Ames	6/14/2005	4MIL MILEAGE	01 Inspection	264.00	MILES
ACT Ames	6/14/2005	3FPC FUNGAL PLATE COUNT	01 Inspection	7.00	EACH
ACT Ames	6/15/2005	1PM PROJECT MANAGER	04 Project Management	3.50	HOURS
WRB Wallace	6/16/2005	1DS DESIGNER	C Office Coordination	2.00	HOURS
WRB Wallace	6/17/2005	1DS DESIGNER	03 Design	4.00	HOURS
WRB Wallace	6/20/2005	1DS DESIGNER	03 Design	2.00	HOURS
ACT Ames	6/21/2005	4MIL MILEAGE	04 Project Management	264.00	MILES
ACT Ames	6/21/2005	1PM PROJECT MANAGER	04 Project Management	6.50	HOURS
WRB Wallace	6/21/2005	1DS DESIGNER	M Owner Meetings	6.00	HOURS
WRB Wallace	6/21/2005	1DS DESIGNER	03 Design	2.00	HOURS
WRB Wallace	6/22/2005	1PM PROJECT MANAGER	C Office Coordination	4.00	HOURS
ACT Ames	6/28/2005	4MIL MILEAGE	04 Project Management	264.00	MILES
ACT Ames	6/28/2005	3FS FUNGAL SPECIATION	04 Project Management	4.00	EACH
ACT Ames	6/28/2005	3FPC FUNGAL PLATE COUNT	04 Project Management	4.00	EACH
ACT Ames	6/28/2005	1PM PROJECT MANAGER	04 Project Management	10.00	HOURS
SKR Shadley	6/28/2005	1PM PROJECT MANAGER	04 Project Management	10.00	HOURS
ACT Ames	6/29/2005	1PM PROJECT MANAGER	04 Project Management	1.25	HOURS
WRB Wallace	6/30/2005	3FS FUNGAL SPECIATION	01 Inspection	8.00	EACH
WRB Wallace	6/30/2005	1INS INSPECTOR	01 Inspection	6.00	HOURS
WRB Wallace	6/30/2005	3FPC FUNGAL PLATE COUNT	01 Inspection	9.00	EACH
WRB Wallace	6/30/2005	4MIL MILEAGE	01 Inspection	264.00	MILES



ALLIANCE
Environmental Group, Inc.

THE ENVIRONMENTAL SOLUTION

July 8, 2005

Mr. Alan Reinhart
Facilities Director
Champaign County Administration
1776 East Washington Street
Urbana, Illinois 61802

Re: County Nursing Home - IAQ Project

Dear Mr. Reinhart:

Thank you for again employing our professional environmental, health and safety engineering compliance program services. We appreciate being of service to the County.

The enclosed invoice represents the time and materials billing from Delta Services, Inc. for the "mold" remediation work performed in March 2005 in Wing #2. Alliance has reviewed the charges and we find that the invoice is in order.

We recommend payment to the contractor as invoice in the amount of \$5,088.00.

If further information or documentation is required, please call our office.

Sincerely,

R. Bruce Wallace, CES, CMS
Director of Compliance Services

Enclosures

cc: Ms. Evelyn Boatz, CCA



1345 Sadlier Circle South, Indianapolis, IN 46239
(317) 791-6653 • Fax (317) 791-9853
Website: www.deltaservicesinc.com

INVOICE

3/16/2005

Alliance Environmental
1433 Sadlier Circle W. Drive

Indianapolis IN 46239-
Attn: Bruce Wallace

Invoice Number: 5586
Due Date: 4/15/2005
Terms: Net 30
DELTA Job: 5182
Champagne Co. Nursing Home

Description	Extended Price
Time and material mold remediation/disinfection of new construction at Champagne County Nursing Home, Urbana, IL as directed by Alliance Enviromental.	\$ 0.00
See attached T & M sheet for 3/9/05	\$ 2,690.00
See attached T & M sheet for 3/10/05	\$ 2,398.00

Sub Total: \$ 5,088.00
Less Retainage: \$ 0.00
Total Invoice Due: \$ 5,088.00



DELTA

Services, Inc.

1345 Sadler Circle South, Indianapolis, IN 46239
 (317) 791-6653 • Fax (317) 791-9853
 Website: www.deltaservicesinc.com

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PROJECT: Champagne County Nursing Home

DATE: 3/9/05

LOCATION: 500 E. Art Bartlet Rd. Urbana, Ill

SCOPE: T&M mold remediation and disinfection as directed by Alliance Env.

MATERIALS	RATES	QTY	TOTAL	LABOR	RATES	QTY.	TOTAL
4 MIL POLY	\$40/rl	1	40.00	PROJECT MANAGER	\$50/hr	1	50.00
6 MIL POLY	\$45/rl			OVERTIME	\$60/hr		
BURIAL BAGS	\$50/rl	20	10.00	SUPERVISOR	\$40/hr	14.5	580.00
GLOVEBAGS	\$8/bg			OVERTIME	\$55/hr		
POLY/DUCT TAPE	\$4/rl	3	12.00	LABORER	\$30/hr	33	990.00
SPRAY ADHESIVE	\$5/cn	1	5.00	OVERTIME	\$45/hr		
SUITS	\$3/st	24	72.00	OTHER			
1/2 FACE FILTER	\$3.50/fil	6	21.00	OVERTIME			
PAPR FILTERS	\$12/fil			EQUIPMENT RATES			
DISP. TOWELS	\$35/cs			HEPA VACUUM	\$25/day		
SHOWER FILTERS	\$5/fil			NEGATIVE AIR UNIT	\$50/day		
NEG. AIR HEPA FILTERS				DECON. SHOWER	\$50/day		
NEG. AIR FILTERS #1	\$5/fil			AIRLESS SPRAYER	\$25/day	1	25.00
NEG. AIR FILTERS #2	\$10/fil			SCAFFOLDING	\$10/dy/sec		
NEG. AIR FLEX DUCT	\$2/foot			STEP LADDER	\$10/day	1	10.00
HEPA VACUUM FILTER	\$150/ea			PERSONAL AIR PUMP	\$10/day		
HEPA VACUUM BAG	\$5/bag			AREA AIR PUMP	\$10/day		
SURFACTANT	\$7.50/gal			TRUCK	\$.80/mi	130	104.00
ENCAPSULANT	\$9/gal			OTHER VEHICLES			
MASTIC REMOVER	\$9/gal			GENERATOR	\$50/day		
SCRATCH PADS	\$.50/ea		n/c	Air Saw/Compressor	\$120/day		
WIRE BRUSHES	\$2/ea		n/c	Elec. Chop Saw	\$45/day		
WARNING SIGNS							
BARRIER TAPE				MISCELLANEOUS RATES			
Beaucoop Disinfectant	\$50/gal	3	150.00	DISPOSAL	\$25/yd		
Rags	\$2/lb	2	4.00	NOTIFICATION FEE	\$100		
				AIR SAMPLES	\$20/ea		
				MOBILIZATION	\$250/mob	1	250.00
Foster 40-80 disinfectant				Lodging/Meals	\$60/md	3	180.00
Foster 40-20 sealer							
COLUMN 1 SUBTOTAL		\$314.00		COLUMN 1 SUBTOTAL			\$314.00
Contractor Representative				COLUMN 2 SUBTOTAL			\$2,189.00
Date:				COLUMN 1 + 2 SUBTOTAL			\$2,503.00
Owner Representative				x 7.5% (INSURANCE)			\$187.00
Date:				GRAND TOTAL			\$2,690.00



DELTA Services, Inc.

1345 Sadlier Circle South, Indianapolis, IN 46239
 (317) 791-6653 • Fax (317) 791-9853
 Website: www.deltaservicesinc.com

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PROJECT: Champagne County Nursing
Home

DATE: 3/10/05

LOCATION: 500 E. Art Bartlet Rd.
Urbana, Ill

SCOPE: T&M mold remediation and
disinfection as directed by
Alliance Env.

MATERIALS	RATES	QTY	TOTAL	LABOR	RATES	QTY.	TOTAL
4 MIL POLY	\$40/rl			PROJECT MANAGER	\$50/hr	1	50.00
6 MIL POLY	\$45/rl			OVERTIME	\$60/hr		
BURIAL BAGS	\$50/rl			SUPERVISOR	\$40/hr	8	320.00
GLOVEBAGS	\$8/bg			OVERTIME	\$55/hr		
POLY/DUCT TAPE	\$4/rl			LABORER	\$30/hr	16	480.00
SPRAY ADHESIVE	\$5/cn			OVERTIME	\$45/hr		
SUITS	\$3/st	4	12.00	OTHER			
1/2 FACE FILTER	\$3.50/fil			OVERTIME			
PAPR FILTERS	\$12/fil			EQUIPMENT RATES			
DISP. TOWELS	\$35/cs			HEPA VACUUM	\$25/day		
SHOWER FILTERS	\$5/fil			NEGATIVE AIR UNIT	\$50/day		
NEG. AIR HEPA FILTERS				DECON. SHOWER	\$50/day		
NEG. AIR FILTERS #1	\$5/fil			AIRLESS SPRAYER	\$25/day	1	25.00
NEG. AIR FILTERS #2	\$10/fil			SCAFFOLDING	\$10/dy/sec		
NEG. AIR FLEX DUCT	\$2/foot			STEP LADDER	\$10/day	1	10.00
HEPA VACUUM FILTER	\$150/ea			PERSONAL AIR PUMP	\$10/day		
HEPA VACUUM BAG	\$5/bag			AREA AIR PUMP	\$10/day		
SURFACTANT	\$7.50/gal			TRUCK	\$.80/mi	130	104.00
ENCAPSULANT	\$9/gal			OTHER VEHICLES			
MASTIC REMOVER	\$9/gal			GENERATOR	\$50/day		
SCRATCH PADS	\$.50/ea		n/c	Air Saw/Compressor	\$120/day		
WIRE BRUSHES	\$2/ea		n/c	Elec. Chop Saw	\$45/day		
WARNING SIGNS							
BARRIER TAPE				MISCELLANEOUS RATES			
Beaucoop Disinfectant	\$50/gal			DISPOSAL	\$25/yd	2	50.00
Rags	\$2/lb			NOTIFICATION FEE	\$100		
Fosters 40-20				AIR SAMPLES	\$20/ea		
				MOBILIZATION	\$250/mob		
Foster 40-80 disinfectant				Lodging/Meals	\$60/md	3	180.00
Foster 40-20 sealer	\$40/gal	25	1,000				
COLUMN 1 SUBTOTAL			\$1,012.00	COLUMN 1 SUBTOTAL			\$1,012.00
Contractor Representative				COLUMN 2 SUBTOTAL			\$1,219.00
Date:				COLUMN 1 + 2 SUBTOTAL			\$2,231.00
Owner Representative				x 7.5% (INSURANCE)			\$167.00
Date:				GRAND TOTAL			\$2,398.00



July 26, 2005

Denny Inman – Co-Administrator
Champaign County, Illinois
Department of Administrative Services
1776 East Washington Street
Urbana, Illinois 61802

Re: **Champaign County Nursing Home**
PKD, Inc. Project Number 275
Payment Application Request No. 30

Dear Mr. Inman,

Enclosed are two copies of our Payment Application No. 30 for this project. This is for work completed through July 20, 2005.

Please call our office (356-8424) for pick-up when the check is ready (on or before August 19, 2005). Thank You.

Sincerely,

A handwritten signature in cursive script that reads "Timothy R. Mininger".

Timothy R. Mininger, Project Engineer

Xc: MJS/PBD/TRM/MFC Pay Requests
Ann Deedrich - Pay Request 1 ea.

CHAMPAIGN COUNTY NURSING HOME - PAY APPLICATION

APPLICATION THROUGH: July 20, 2005
 APPLICATION NO. 30

ITEM:	CHECK PAYMENT TO:	AMOUNT OF PAYMENT:
1	PKD, Inc. - Staff, Fee, Reimbursables, and General Conditions	\$42,018
2	Stark Excavating	\$0
3	Cross Construction	\$0 *
4	Duce Construction	\$24,873 *
5	Roessler Construction	\$14,455 *
6	National Fabco	\$41,637
7	Tile Specialists	\$0
8	Advanced Roofing	\$19,250 *
9	Otto Baum	\$421,222 *
10	Thyssen/Krupp	\$11,237
11	Stobek Masonry	\$117,438
12	Borchers Decorating	\$0 *
13	Automatic Fire	\$30,597 *
14	McWilliams	\$41,967 *
15	Reliable Mechanical (Heat)	\$93,400 *
16	Reliable Mechanical (Vent)	\$97,850 *
17	Coleman Electric	\$309,391 *
TOTAL:		\$1,265,335

* - Retainage has been reduced for this Contractor.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):	Champaign County Board 1776 East Washington Street Urbana, Illinois, 61802	PROJECT: Champaign County Nursing Home	APPLICATION NO: 30	Distribution to:
			PERIOD TO: 38553	OWNER ARCHITECT CONTRACTOR
FROM (CONTRACTOR)	PKD, Inc. P. O. Box 3698 Champaign, Illinois 61826-3698		PKD, Inc. PROJECT NO: 275	
CONTRACT FOR:	Construction Management		CONTRACT DATE: 1/23/2003	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner	TOTAL		
Approved this Month			
Number	Date Approved		
TOTALS		\$0.00	
Net change by Change Orders			

1. ESTIMATED CONTRACT SUM	\$	\$18,378,471
2. Net change by Change Orders	\$	(\$193,033)
3. CONTRACT SUM TO DATE (Line 1+-2)	\$	\$18,185,438
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	\$12,586,469
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	\$669,953
b. 10 % of Stored Material (Column F on G703)	\$	\$4,670
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$	\$674,623
6. TOTAL EARNED LESS RETAINAGE (Line 4 less 5 Total)	\$	\$11,911,846
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	\$10,646,511
8. CURRENT PAYMENT DUE	\$	\$1,265,335
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$	\$6,273,592

27

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONSTRUCTION MANAGER: PKD, Inc.

By: Timothy K. Mininger Date: 7-26-05

State of Illinois County of: Champaign

Subscribed and sworn to before me this 27th day of July, 2005

Notary Public: Joni Lemmon

My Commission expires: 06/08/06



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED\$ 1,265,335.00
(Attach explanation if amount certified differs from the amount applied for.)

CONSTRUCTION MANAGER

By: Timothy K. Mininger Date: 7-26-05

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. In tabulation below, amounts are stated to the nearest dollar. Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 30
 APPLICATION DATE: 7/25/2005
 PERIOD TO: 7/20/2005
 PKD PROJECT NO: 275

A ITEM No.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D O R E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD		% (G/C)			
1	PKD, Inc.	\$1,383,705	\$906,816	\$42,018		\$948,834	69%	\$434,871	\$0.00
2	BI #1 - Stark Excavating - C.O. # 2	\$586,190	\$582,849	\$0		\$582,849	99%	\$3,341	\$58,285.00
3	BI #2 - Cross Construction - C.O. # 2	\$275,010	\$210,304	\$0		\$210,304	76%	\$64,706	\$20,128.00
4	BI #3 - Duce Construction - C.O. # 2	\$1,439,011	\$1,282,281	\$26,182		\$1,308,463	91%	\$130,548	\$65,423.00
5	BI #4 - Roessler Construction	\$237,520	\$233,661	\$2,918		\$236,579	100%	\$941	\$11,829.00
6	BI # 5 - National Fabco - C.O. # 2	\$368,426	\$251,716	\$15,800	\$30,463	\$297,979	81%	\$70,447	\$29,798.00
7	BI # 6 - Tile Specialists - C.O. # 2	\$328,860	\$208,460	\$0		\$208,460	63%	\$120,400	\$20,846.00
8	BI # 7 - Advanced Roofing - C.O. # 1	\$416,080	\$301,364	\$20,263		\$321,627	77%	\$94,453	\$16,081.00
9	BI # 8 - Otto Baum C.O. # 2	\$4,850,224	\$2,786,110	\$281,754	\$15,000	\$3,082,864	64%	\$1,767,360	\$154,143.00
10	BI # 9 - Thyssen Krupp - C.O. # 1	\$37,200	\$22,905	\$12,485		\$35,390	95%	\$1,810	\$3,539.00
11	BI # 10 - Stobeck Masonry C.O. # 1	\$1,015,092	\$407,484	\$130,487		\$537,971	53%	\$477,121	\$53,797.00
12	BI # 12 - Borchers Decorating C.O. # 1	\$280,929	\$145,536	\$0		\$145,536	52%	\$135,393	\$7,277.00
13	BI # 13 - Automatic Fire - C.O. # 1	\$480,400	\$270,475	\$32,206		\$302,681	63%	\$177,719	\$15,128.00
14	BI # 14 - McWilliams Mechanical - C.O. # 3	\$1,213,235	\$894,691	\$44,180		\$938,871	77%	\$274,364	\$46,946.00
15	BI # 15 Reliable Mechanical (Heat) - C.O. # 1	\$1,379,360	\$856,600	\$98,316		\$954,916	69%	\$424,444	\$47,746.00
16	BI # 16 Reliable Mechanical (Vent) - C.O. # 2	\$1,262,230	\$804,942	\$103,000		\$907,942	72%	\$354,288	\$45,397.00
17	BI # 17 - Coleman Electric - C.O. # 2	\$2,631,966	\$1,308,390	\$255,579	\$1,234	\$1,565,203	59%	\$1,066,763	\$78,260.00
TOTAL		\$18,185,438	\$11,474,584	\$1,065,188	\$46,697	\$12,586,469	69%	\$5,598,969	\$674,623

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AIA DOCUMENT G703*APPLICATION AND CERTIFICATE FOR PAYMENT*MAY 1983 EDITION*AIA
 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):	Champaign County Board 1776 East Washington Street Urbana, Illinois, 61802	PROJECT: Champaign County Nursing Home	APPLICATION NO: 30	Distribution: OWNER
			APPLICATION DATE: 7/25/2005	ARCHITECT
			PERIOD TO: 7/20/2005	CONTRACTOR
FROM (CONTRACTOR)	PKD, Inc. P. O. Box 3698 Champaign, Illinois 61826-3698		PKD, Inc. PROJECT NO: 275	
CONTRACT FOR:	Construction Management		CONTRACT DATE: 1/23/2003	

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL		\$690,705	
Approved this Month			
Number	Date Approved		
Change Order # 1		\$693,000	
TOTALS		\$1,383,705	
Net change by Change Orders		\$693,000	

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ESTIMATED CONTRACT SUM	\$	\$690,705
2. Net change by Change Orders	\$	\$693,000
3. CONTRACT SUM TO DATE (Line 1+-2)	\$	\$1,383,705
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	\$948,834
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	
b. 0 % of Stored Material (Column F on G703)	\$	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$	\$0
6. TOTAL EARNED LESS RETAINAGE (Line 4 less 5 Total)	\$	\$948,834
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	\$906,816
8. CURRENT PAYMENT DUE	\$	\$42,018
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$	\$434,871

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONSTRUCTION MANAGER: PKD, Inc.

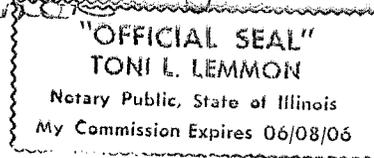
By: Jamie Whitson Date: 7/27/05

State of Illinois County of: Champaign

Subscribed and sworn to before me this 27th day of July, 2005

Notary Public: Toni L. Lemmon

My Commission expires: 06/08/06



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 42,018.00
(Attach explanation if amount certified differs from the amount applied for.)

CONSTRUCTION MANAGER
By: Jamie Whitson Date: 7/27/05

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. In tabulation below, amounts are stated to the nearest dollar. Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 30
 APPLICATION DATE: 7/25/2005
 PERIOD TO: 7/20/2005
 PKD PROJECT NUMBER: 275

A ITEM No.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)		
	ORIGINAL CONTRACT								
	PKD Staff	\$373,879	\$263,772	\$7,785		\$271,557	73%	\$102,322	\$0
	PKD Preconstruction Fee	\$113,201	\$113,201	\$0		\$113,201	100%	\$0	\$0
	PKD Construction Fee	\$148,515	\$114,767	\$6,751		\$121,518	82%	\$26,997	\$0
	Reimbursables	\$55,110	\$20,949	\$608		\$21,557	39%	\$33,553	\$0
	CHANGE ORDER NO. 1 - GENERAL CONDITIONS	\$693,000	\$394,127	\$26,874		\$421,001	61%	\$271,999	\$0
	TOTAL	\$1,383,705	\$906,816	\$42,018	\$0	\$948,834	69%	\$434,871	\$0

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Champaign County Nursing Home
 PKD Project No. 275
 Itemized Detail of Costs (Original Contract)

Application No: 30
 Application Date: 7/25/05
 Period From: 6/21/05
 Period To: 7/20/05

Staff (Pre-construction & Construction)						
Description	Scheduled Value	Previously Billed	Hours This Period	Cost This Period	Total Cost to Date	Balance to Complete
Project Exec./Admin.		\$21,556	10	\$680	\$22,236	
Project Engineer II		\$4,403	0	\$0	\$4,403	
Project Accountant		\$4,235	4	\$140	\$4,375	
Senior Project Manager		\$127,100	32	\$1,600	\$128,700	
Project Engineer		\$88,393	145	\$5,365	\$93,758	
Estimator		\$6,160	0	\$0	\$6,160	
Chief Estimator		\$0	0	\$0	\$0	
Mechanical Estimator		\$7,425	0	\$0	\$7,425	
Electrical Estimator		\$4,500	0	\$0	\$4,500	
Total Staff	\$373,879	\$263,772	191	\$7,785	\$271,557	\$102,322

Construction Management Fee (Pre-construction 2/03 through 1/04)

Description	Scheduled Value	Previously Billed		Cost This Period	Total Cost to Date	Balance to Complete
Construction Management Fee	\$113,201	\$113,201		\$0	\$113,201	\$0

Construction Management Fee (Construction 2/04 through 11/05)

Description	Scheduled Value	Previously Billed		Cost This Period	Total Cost to Date	Balance to Complete
Construction Management Fee	\$148,515	\$114,767		\$6,751	\$121,518	\$26,997

Reimbursables

Description	Scheduled Value	Previously Billed		Cost This Period	Total Cost to Date	Balance to Complete
Print and Reproduce		\$2,551		\$0	\$2,551	
Construction Photographs		\$292		\$0	\$292	
Field Office Supplies		\$766		\$0	\$766	
Set Job Trailer		\$633		\$0	\$633	
Rent Office Trailer		\$5,625		\$375	\$6,000	
Postage		\$2,038		\$0	\$2,038	
Photocopies		\$3,358		\$0	\$3,358	
Field Office Equipment		\$564		\$35	\$599	
Communications		\$5,100		\$185	\$5,285	
Drinking Water		\$22		\$13	\$35	
Total Reimbursables	\$55,110	\$20,949		\$608	\$21,557	\$33,553

General Conditions (PKD Change Order No. 1)

Description	Scheduled Value	Previously Billed	Cost This Period	Total Cost to Date	Balance to Complete
Superintendent	\$269,744	\$223,793	\$12,799	\$236,592	\$33,152
Miscellaneous Permits	\$5,000	\$0	\$0	\$0	\$5,000
Project Signs	\$1,200	\$1,885	\$0	\$1,885	(\$685)
Layout by Licensed Surveyor	\$6,000	\$1,642	\$0	\$1,642	\$4,358
Dumpster	\$75,250	\$20,297	\$0	\$20,297	\$54,953
Inspect & Test	\$25,000	\$21,723	\$3,042	\$24,765	\$235
Project Clean-Up	\$8,400	\$2,240	\$0	\$2,240	\$6,160
Clean Glass	\$2,500	\$0	\$0	\$0	\$2,500
Final Clean-Up	\$5,600	\$0	\$0	\$0	\$5,600
Bid Document Distribution	\$4,000	\$995	\$0	\$995	\$3,005
Job Office Maintenance	\$660	\$0	\$0	\$0	\$660
Temporary Toilets	\$6,600	\$2,060	\$260	\$2,320	\$4,280
Temp. Elect. Serv. Connection	\$15,000	\$16,639	\$0	\$16,639	(\$1,639)
Temp. Water Serv. Connection	\$2,000	\$0	\$0	\$0	\$2,000
Temp Gas Service Connection	\$500	\$0	\$0	\$0	\$500
Elect. Power Serv. Connection	\$7,500	\$0	\$0	\$0	\$7,500
Water Service Connection	\$4,500	\$0	\$0	\$0	\$4,500
Gas/Main Connection	\$500	\$0	\$0	\$0	\$500
Cable TV Connection	\$500	\$0	\$0	\$0	\$500
Electric Power Usage	\$77,000	\$6,674	\$1,769	\$8,443	\$68,557
Partial Winter Protection	\$50,000	\$36,468	\$6,713	\$43,181	\$6,819
Temporary Heat	\$25,000	\$41,591	\$0	\$41,591	(\$16,591)
Small Tools/Equipment	\$1,650	\$312	\$0	\$312	\$1,338
Rectify/Repair	\$4,400	\$0	\$0	\$0	\$4,400
Project Truck	\$1,650	\$104	\$0	\$104	\$1,546
Dedication	\$2,500	\$0	\$0	\$0	\$2,500
Misc. Site Items	\$5,000	\$232	\$0	\$232	\$4,768
Temp. Roads/Park/Laydown	\$35,000	\$6,809	\$0	\$6,809	\$28,191
Security Fence	\$32,560	\$10,595	\$991	\$11,586	\$20,974
Street Barricades	\$2,500	\$0	\$0	\$0	\$2,500
Pumping/Dewatering	\$2,786	\$68	\$0	\$68	\$2,718
Dust/Noise Partitions	\$12,500	\$0	\$0	\$0	\$12,500
Animal Control A/C		\$0	\$1,300	\$1,300	(\$1,300)
Total General Conditions	\$693,000	\$394,127	\$26,874	\$421,001	\$271,999

ENVIRONMENTAL COMPLIANCE PROGRAM AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 2005 by and between Champaign County Board, 1776 East Washington Street, Urbana, Illinois 61802 (hereinafter "Owner") and Alliance Environmental Group, Inc., 5340 Commerce Circle, Suite E, Indianapolis, Indiana 46237 (hereinafter "Alliance");

WITNESSETH:

WHEREAS, Owner wishes to comply with any applicable Federal, State and local statutes, regulations, rules and guidelines related to the environmental issues described below, and

WHEREAS, Owner wishes to assess for the occupants and visitors entering the structures under the Owner's care, the indoor air quality in respect to forms of toxins which may be present, and

WHEREAS, Owner wishes to employ Alliance to perform consulting and other specified services with respect to such environmental subjects at the sites and for the projects described below.

NOW THEREFORE, in consideration of the mutual covenants set forth hereinafter, Alliance and the Owner agree as follows:

**SECTION I
PROJECT INFORMATION**

A. Subjects. This Agreement shall cover services in the following areas:

- 1. Asbestos _____
- 2. Lead _____
- 3. Radon _____
- 4. Underground Tanks _____
- 5. Indoor Air Quality X _____
- 6. Hazardous Communications _____
- 7. Environmental Audits _____
- 8. Haz Mat Reporting _____

B. Services. This Agreement shall include the following services:

- 1. Site Inspections and Surveys A5 _____
- 2. Miscellaneous Consulting A5 _____
- 3. Project Design A5 _____
- 4. Project Management A5 _____
- 5. Air Monitoring and Sampling A5 _____
- 6. O & M - Patch and Repair _____
- 7. Designated Person/Assist. _____
- 8. Training _____

C. Project Description. The services specified under this Agreement shall be performed for the site(s) and project(s) as described in the attached "Exhibit B".

**SECTION II
GENERAL CONDITIONS**

A. The Owner's Responsibilities. The Owner's responsibilities shall be as follows:

- 1. The Owner shall designate a representative authorized to act on behalf of the Owner with respect to Alliance's work hereunder.
- 2. The Owner shall provide Alliance with full information as to the Sites, including all available drawings, specifications and other information and records, as well as appropriate access to any of the buildings or areas included in the Sites.
- 3. All unexpected or unanticipated conditions shall

be remedied at the Owner's expense and Alliance shall not be responsible for errors or omissions in the information furnished by the Owner or others.

- 4. If the Owner observes or otherwise becomes aware of any matter of which the Owner was not previously aware or which was not previously disclosed to Alliance, he shall give prompt written notice thereof to Alliance.

B. Ownership of Documents. Documents prepared by Alliance under this Agreement are instruments of Alliance's service for use solely with respect to the subject matter of this Agreement and, unless

otherwise provided, Alliance shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of Alliance's Drawings, Specifications and other documents for information and reference in connection with the Owner's use and occupancy of the Sites. Alliance's Drawings, Specifications and other documents shall not be used by the Owner or others for any other purpose, unless Alliance is adjudged to be in default of this Agreement, except by agreement in writing and with appropriate compensation to Alliance. The Owner agrees to indemnify and hold Alliance harmless for any and all liability arising from the unauthorized use of plans, specifications or other documents or information for the purpose of specifying methods or procedures to be used by any person other than Alliance.

C. Entire Agreement. This Agreement represents the entire and integrated agreement between the Owner and Alliance and supersedes all prior negotiations, representations, or agreements, either written or oral regarding the subject matter covered herein.

D. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Owner and Alliance and their respective successors, assigns and legal representatives. Neither Alliance nor the Owner shall assign or transfer its interest in this Agreement without the written consent of the other, provided, however, that the Agreement may be assigned by Alliance to another successor company which acquires all or substantially all of the business of Alliance.

E. Applicable Law. This Agreement and the rights of the parties shall be governed by, construed and enforced in accordance with the laws of the state in which the sites are located.

F. Severability. In the event any one or more of the provisions of this Agreement or any application thereof shall be judicially determined to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions hereof shall not be in any way affected or impaired thereby.

G. Non-Discrimination. Alliance agrees not to discriminate against any employee or applicant for employment, to be employed in the performance of this Agreement, with respect to his/her hire, tenure,

conditions or privileges of employment or any matter directly or indirectly related to employment because of his/her race, religion, color, sex, national origin or ancestry. Alliance further agrees that a provision similar in content to this Article will be included in all agreements entered into between Alliance and any subcontractors.

H. Payments.

1. Payments on account of Alliance's Services shall be made monthly and where applicable shall be in proportion to services performed within each service category during that month.

2. Interest may commence thirty (30) days after the date of the invoice and shall be charged over and above any other fee payable under this Agreement. Interest shall be at the "prime rate" as established from time to time by the Regions Bank of Indianapolis, Indiana, plus two (2) points. Necessary costs of collection, including reasonable attorney's fees shall be borne by the Owner.

J. Indemnity. Alliance shall not be responsible for actions or omissions of Owner, or of Owner's employees, agents, students, parents, lawyers, contractors or subcontractors, or any other persons, except Alliance's own employees; Provided however, that this paragraph shall not be construed to release Alliance from liability for failure to perform the services set forth in this Agreement, unless Alliance is prevented from doing so by the actions of persons other than Alliance's own employees.

K. General. This Agreement may only be amended or changed in a writing signed by both parties.

L. Termination. This Agreement may be terminated for cause by either party upon thirty (30) days written notice should the other party fail to perform substantially in accordance with the terms of this Agreement through no fault of the other non-terminating party. In the event of termination, Alliance shall be paid for services rendered through the termination date, including any reimbursements then accrued or due.

**SECTION III
SERVICES**

A. Indoor Air Quality Investigations. Alliance's services for Indoor Air Quality Investigations shall consist of the following:

1. Alliance shall furnish one or more properly trained and accredited consultants to investigate for the presence of air quality contaminants in each area of the project site where the Owner states that personnel in the employ of the Owner have registered complaints with symptomology of exposure to contaminants.

2. The Owner shall provide Alliance's engineer with the following:

a. A blueprint or diagram and construction specifications for each project area.

b. A description of any previous response actions or preventative measures taken to reduce the exposure to contaminated air.

c. Any other information or documents appropriate for the investigation.

3. Phase 1 - Historical Data Collection. Alliance shall perform the following services during Phase 1:

a. Perform a physical inspection of all construction materials for evidence of visible development of microbial contaminants.

b. Conduct interviews with all construction, architectural, contractor and facilities personnel.

c. Review findings with administration staff and make determination of needs for Phase 2 study.

d. Prepare a formal report of the study with recommendations for Phase 2 program if needed.

j. Conduct an informational session with the appropriate staff to examine existing conditions, provide resource direction and to set forth "next step" planning.

4. Phase 2 - Operational Data Collection. The consultant shall perform the following services during Phase 2:

a. Using the Phase 1 findings, conduct a visual inspection of all affected systems to determine conditions of microbial contaminant development.

b. Physically remove samples from all suspect materials located throughout the construction work areas.

c. Physically remove samples from incoming construction materials to assess levels of microbial contaminants present prior to construction.

d. All bulk (tape lift) samples are to be sent to an independent accredited microbiology laboratory for analysis.

e. Conduct air sampling for viable and non-viable bacterial and/or fungal contaminants if the results of Phase 1 assessments indicate presence of microbial contaminants.

f. Submit the air samples to an independent accredited laboratory for analysis.

g. Develop a corrective action plan for all affected areas.

h. Review findings with administration staff and make determination of needs for Phase 3 study.

i. Prepare a formal report of the study with recommendations for Phase 3 program, if needed.

j. Conduct an informational session with the appropriate staff to examine existing conditions, provide resource direction and to set forth "next step" planning.

5. Phase 3 - Project Design and Management. The consultant shall perform the following services during Phase 3:

a. Design of remediation effort to include:

1. Pre-design program wherein all data accumulated during the Phase 1 and 2 is reviewed by an Certified Environmental Specialist, a Certified Mold Specialist and a Certified Indoor Environmentalist.
2. The certified personne will produce a preliminary scope of work, budget estimate and time frame for schedule of work.
3. Design program wherein the predesign data is developed into a compliant set of specifications with drawings for bid purposes.

b. Contract Administration Program includes:

1. The legal notice requirements are developed and delivered to the appropriate agencies for publication.
2. The invitation to bid documents are prepared and sent out to the selected bidders as directed by the Owner.
3. Bids are directed to be received in a sealed configuration at the location selected by the Owner and are opened in a public manner consistent with the legal requirements of the state.
4. Bids are tabulated and a review of the required support documents is conducted,
5. The bid tabulation along with the recommendation for award is presented to the Owner.
6. Upon release of the contract, the payment requests are reviewed by the Alliance and recommendations are made to the Owner.
7. Upon request for final payment, a review of the repairs required lists is completed and a release of lien is required from the contractor. When completed, the contract is released for final payment by the Owner.

c. Project Management

1. Alliance will furnish an accredited Project Manager with training and experience in remediation of microbial contaminants as well as construction management.

2. The project manager will maintain a daily log with all critical information as to contractor personnel present, hours worked, percentage of project completed and other pertinent information.

3. The project manager will insure that activities of all contractor personnel are conducted in accordance with the specifications, drawings, OSHA, EPA and DOH Standards.

4. The project manager will conduct weekly meetings with all contractor and Owner representatives to maintain compliance with specifications, answer questions and provide guidance for continued operations.

5. The project manager will act as the Owner's representative in issues of change orders and other additional work requests.

6. The project manager will provide a close-out list of activities for all contractors, assure completeness of the project and recommend release of lien upon final completion.

7. Fees and Charges. The Owner agrees to pay Alliance as follows:

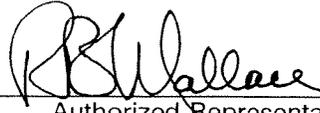
- a. For each phase, fees on a time and materials basis per the Standard Fee Schedule attached hereto as Exhibit A, subject to a guaranteed maximum fee for each phase.

IN WITNESS THEREOF, the parties have executed this Agreement as of the date and year first written above by their duly authorized representatives.

"Owner"

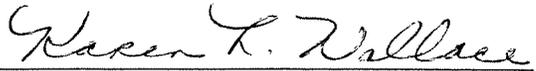
"Alliance"

Authorized representative



Authorized Representative

Attest



Attest

EXHIBIT A
Standard Fee Schedule
(99-1)

A. Hourly Rate Schedule

1. Principal	\$125 per hour
2. Designer	\$ 90 per hour
3. Consultant	\$ 90 per hour
4. Combination PM/ASP	\$ 90 per hour
5. Project Manager	\$ 75 per hour
6. Air Sampling Professional	\$ 60 per hour
7. Inspector	\$ 60 per hour
8. Inspector Assistant	\$ 50 per hour
9. Draftsman	\$ 45 per hour
10. Secretary	\$ 35 per hour
11. Trainer	\$ 50 per hour

B. Equipment Rental

1. Low Volume Pump	\$ 15 per day
2. High Volume Pump	\$ 20 per day

C. Laboratory Services

1. Bacteria Analysis	\$ 60 each
2. Bacteria Speciation	\$ 120 each
3. Fungal Analysis	\$ 60 each
4. Fungal Speciation	\$ 120 each
5. Shipping - Air	\$ 59 per shipment
6. Shipping - FEDEX	\$ 15 per shipment
7. Shipping - UPS	\$ 10 per shipment

D. Training - per person (1-8 per class)*

IAQ Maintenance (4 Hrs)	\$100
IAQ Awareness (2 Hrs)	\$ 75

* All prices are per person. Discount for class sizes greater than 8 is \$25 per person.

** Custom training available.

E. Expenses

1. Mileage - Auto	\$ 0.35 per mile
2. Mileage - Truck	\$ 0.50 per mile
3. Per Diem	\$ 25 per day
4. Lodging (Cost or Minimum)	\$ 50 minimum
5. Dump Fees - Bag	\$ 7.50 per bag
6. Dump Fees - Barrel	\$ 21 per barrel
7. Miscellaneous	Cost + 15%

F. Materials

1. Disposable Coveralls	\$ 5.00 each
2. Rubber Gloves	\$ 2.00 pair
3. Boots	\$ 8.00 pair
4. Respirator Filter	\$ 25.00 each
5. Disposable Towels	\$ 0.50 each
6. 6 Mil. Poly - clear	\$ 60.00 roll
7. 6 Mil. Poly - black	\$ 120.00 roll

EXHIBIT B
Sites

The site(s) covered under this Agreement shall be as follows:

1. Champaign County Board buildings:
 - A. County Nursing Home (New Construction)

Champaign County Physical Plant
 Monthly Report -
 July, 2005
 (as of July 26, 2005)

	Original Budget Amount	Current Budget Amount	Year to Date Expenditures	Balance	% of Current Budget Spent	Last Month
Commodities	\$73,119.00	\$74,975.00	\$56,150.99	\$18,824.01	74.89%	57.40%
Cths R & M	\$18,839.00	\$28,558.00	\$27,354.24	\$1,203.76	95.78%	97.20%
Downtown Jail R & M	\$24,235.00	\$21,209.00	\$17,141.44	\$4,067.56	80.82%	58.81%
Satellite Jail R & M	\$28,000.00	\$27,993.00	\$18,312.34	\$9,680.66	65.42%	58.08%
1905 R & M	\$9,000.00	\$8,918.00	\$5,482.93	\$3,435.07	61.48%	26.52%
JDC R & M	\$8,500.00	\$8,230.00	\$7,796.52	\$433.48	94.73%	69.90%
Brookens R & M	\$24,000.00	\$26,889.00	\$17,725.68	\$9,163.32	65.92%	77.16%
Other Bldgs R & M	\$14,780.00	\$13,905.00	\$10,191.56	\$3,713.44	73.29%	68.42%
Gas Service	\$237,000.00	\$237,000.00	\$194,978.47	\$42,021.53	82.27%	69.65%
Electric Service	\$574,000.00	\$574,000.00	\$288,999.04	\$285,000.96	50.35%	34.71%
Water Service	\$27,500.00	\$27,500.00	\$18,022.60	\$9,477.40	65.54%	45.59%
Sewer Service	\$32,500.00	\$32,500.00	\$23,726.19	\$8,773.81	73.00%	28.84%
All other services	\$271,976.00	\$288,076.00	\$210,776.32	\$77,299.68	73.17%	47.00%
Equipment	\$0.00	\$10,172.00	\$10,171.30	\$0.70	99.99%	99.99%
Animal Control Facility	\$231,000.00	\$120,207.00	\$94,777.46	\$25,429.54	78.85%	18.53%

(\$110,793.00 has been transferred to other lines for payment of expenses for Animal Shelter Construction from proper line items)

Utilities - Electric

Period	# of Days	Courthouse	204 E Main	502 S Lierman	400 S Art Bartell	1905 E Main	1601 E Main	1776 E Washington	Nite Lites	1909 E Main	1701 E Main
12/1/04-12/6/04	6			\$1,083.78				\$1,285.35			
12/1/04-12/14/04	14		\$2,983.26								
12/1/04-12/8/04	8				\$549.84	\$619.76	\$51.44			\$43.28	\$13.68
12/1/04-12/10/04	10	\$3,650.40									
12/6/04-1/4/05	29			\$5,480.79				\$6,636.29			
12/8/04-1/10/05	33				\$2,288.74	\$2,470.91	\$220.03			\$172.46	\$51.42
12/10/04-1/13/05	34	\$11,298.76									
Ending 12/29/04									\$114.99		
12/14/04-1/18/05	35		\$6,451.83								
Ending 1/28/05									\$114.99		
1/4/05-2/2/05	29			\$6,437.00				\$7,450.37			
1/13/05-2/10/05	28	\$11,810.60									
1/10/05-2/4/05	25				\$2,205.39	\$2,052.41	\$208.31			\$163.50	\$48.44
1/18/05-2/15/05	28		\$5,227.98								
Ending 2/28/05									\$7.51		
2/2/05-3/7/05	33			\$7,205.27				\$8,229.60			
2/4/05-3/9/05	33				\$2,680.97	\$2,489.68	\$202.43				
2/4/05-3/10/05	34									\$193.33	
2/10/05-3/15/05	33	\$12,645.66									
2/15-3/18/05	31		\$6,006.91								
Ending 3/31/05	31								\$114.79		
3/7/05-4/6/05	30							\$8,173.50			
3/9/05-4/8/05	30				\$2,410.63	\$2,424.07	\$200.91				
3/10/05-4/8/05	29										\$32.02
2/4/05-3/10/05	34									(\$7.70)	
3/7/05-4/6/05	30			\$6,934.52							
3/15/05-4/13/05	29	\$13,781.97									
3/18/05-4/19/05	32		\$6,702.57								
Ending 4/28/05									\$114.79		
4/6/05-5/5/05	29							\$9,011.56			
4/6/05-5/5/05	29			\$6,963.52							
4/8/05-5/10/05	32					\$2,921.33	\$194.06			\$76.68	\$45.58
4/8/05-5/10/05	32				\$2,477.14						
4/13/05-5/13/05	30	\$16,081.22									
4/19/05-5/18/05	29		\$6,219.77								
Ending 5/25/05									\$114.79		
5/5/05-6/3/05	29			\$10,525.18				\$9,562.70			
5/10/05-6/23/05	44					\$5,083.07				\$99.11	\$68.60
5/10/05-6/7/05	28				\$4,344.36						
5/10/05-6/24/05	45						\$349.69				
5/13/05-6/23/05	41	\$28,978.98									
6/3/05-6/22/05	19			\$5,725.26							
6/3/05-6/24/05	21							\$8,554.36			
Ending 6/27/05									\$114.79		
5/18/05-6+29/05	42		\$10,019.97								
TOTAL TO DATE		\$98,247.59	\$43,612.29	\$50,355.32	\$16,957.07	\$18,061.23	\$1,426.87	\$58,903.73	\$696.65	\$740.66	\$259.74
LAST YEAR TO THIS DATE		\$90,175.78	\$44,536.88	\$51,094.71	\$17,809.44	\$19,042.67	\$1,541.55	\$62,916.85	\$919.92	\$1,743.15	\$376.05
Average # kwh used per day - this year			2243.09								
Average # of kwh used per day - last year			2166.69								

4
1

Utilities - Gas by Building

Period	# of days	Courthouse	204 E Main	502 S Lierman	400 S Art Bartell	1905 E Main	1601 E Main	1776 E Washington	1909 E Main	1701 E Main
12/1/04-12/6/04	6			\$1,486.08				\$806.52		
12/1/04-12/14/04	14		\$2,263.10							
12/1/04-12/8/04	8				\$408.88	\$312.48	\$73.68		\$19.28	\$60.24
12/1/04-12/10/04	10	\$3,266.20								
12/6/04-1/4/05	29			\$8,795.77				\$5,469.05		
12/8/04-1/10/05	33				\$2,495.51	\$2,740.65	\$439.89		\$452.74	\$421.52
12/10/04-1/13/05	34	\$15,575.65								
12/14/04-1/18/05	35		\$6,452.65							
1/4/05-2/2/05	29			\$9,988.59				\$5,641.98		
1/13/05-2/10/05	28	\$11,953.10								
1/10/05-2/4/05	25				\$2,018.74	(\$2,740.65)	\$481.80		\$319.16	\$537.20
1/18/05-2/15/05	28		\$5,215.14							
2/2/05-3/7/05	33			\$9,052.70				\$4,268.94		
2/4/05-3/9/05	33				\$1,869.08	\$1,285.58	\$412.90			
2/4/05-3/10/05	34								\$364.86	
2/10/05-3/15/05	33	\$12,100.23								
2/15-3/18/05	31		\$5,265.80							
3/7/05-4/6/05	30							\$3,010.84		
3/9/05-4/8/05	30				\$1,299.44	\$963.65	\$296.27			
3/10/05-4/8/05	29									\$359.19
2/4/05-3/10/05	34								\$290.50	
3/7/05-4/6/05	30			\$7,713.78						
3/15/05-4/13/05	29	\$8,137.74								
3/18/05-4/19/05	32		\$2,556.35							
4/6/05-5/5/05	29			\$5,256.84				\$1,802.70		
4/8/05-5/10/05	32				\$686.05	\$1,030.04	\$165.21		\$84.46	\$157.30
4/13/05-5/13/05	30	\$8,854.92								
4/19/05-5/18/05	29		\$1,677.00							
5/5/05-6/3/05	29			\$7,623.86				\$1,202.22		
5/10/05-6/23/05	44					\$1,377.06			\$47.47	\$80.30
5/10/05-6/7/05	28				\$308.89					
5/10/05-6/24/05	45						\$91.52			
5/13/05-6/23/05	41	\$10,184.40								
6/3/05-6/22/05	19			\$5,984.11						
6/3/05-6/24/05	21							\$407.06		
5/18/05-6/29/05	42		\$928.13							
TOTAL TO DATE		\$70,072.24	\$24,358.17	\$55,901.73	\$9,086.59	\$4,968.81	\$1,961.27	\$22,609.31	\$1,578.47	\$1,615.75
LAST YEAR TO THIS DATE		\$68,777.87	\$18,569.13	\$43,738.58	\$9,508.60	\$8,111.33	\$1,712.71	\$22,261.70	\$1,488.08	\$1,866.91

Average # of therms used per day - this year 56.92
 Average # of therms used per day - last year 28.68

42

Building Grounds Maintenance work hour comparison

Weekly Period	Repair & Maintenance	Scheduled Maintenance	Nursing Home	Special Project	TOTAL
March 13-19, 2005	202.5	11.0	12.0	147.0	372.5
March 20-26, 2005*	127.0	58.5	2.0	107.0	294.5
March 27-April 2, 2005	131.5	15.0	2.0	127.0	275.5
April 3-9, 2005	118.5	3.0	2.5	122.0	246.0
April 10-16, 2005	213.0	8.0	2.5	127.5	351.0
April 17-23, 2005	267.0	7.0	26.0	81.0	381.0
April 24-30, 2005	182.5	90.5	1.0	109.0	383.0
May 1-7, 2005	231.0	10.0	3.0	52.0	296
May 8-14, 2005	204.0	2.0	0.0	67.5	273.5
May 15-21, 2005	250.0	0.0	5.0	89.0	344
May 22-28, 2005	166.5	4.0	0.0	190.5	361.0
May 29 - June 4, 2005*	108.0	0.0	0.0	133.0	241
June 5-11, 2005	203.5	11.0	6.0	160.0	380.5
June 12-18, 2005	158.5	19.0	13.5	198.0	389
June 19-25, 2005	159.5	0.0	17.0	188.0	364.5
June 26-July 2, 2005	147.0	0.0	5.5	199.0	351.5
July 3-9, 2005*	114.5	0.0	4.0	138.0	256.5
July 10-16, 2005	226.5	3.0	0.0	179.0	408.5

*week includes a holiday
 One work week: 395.0 hours

There are currently 321.76 comp time hours earned and available to the maintenance staff

Champaign County Administrative Services Physical Plant

Proposed Capital Improvements For FY 05/06

Brookens

Paint Exterior Siding and Soffitt
Re-seam Pod 200 Rubber roof
Install emergency generator, transfer switch and wiring
(A/E Services will be required)

Sheriff's Office

Remove efflorescent, clean and water proof exterior brick on building
Tuck point, re-caulk brick parapet, stone coping and roof flashing

Election Supply/Highway Building

Replace roof over Election Supply area and re-flash stone cap on entire roof perimeter
Tuck point block exterior walls and re-paint

Juvenile Detention Center

Add electric strike on existing door and add to door control system
Re-Caulk and re-stain pre-cast concrete

Emergency Operations Center

Replace lower level HVAC
(A/E Services will be required)

Adult Detention Facility

Re-Caulk and re-stain pre-cast concrete
Install Contact bollards and/or Planter at main entrance

Children Advocacy Center

Re-seam rubber roof and flashings

Champaign County Administrative Services Physical Plant Current Project List

(Items that have been previously discussed and requested)

Brookens

Pod 100 RPC

Enlarge and remodel conference room

Pod 100 Supervisor of Assessments

Expand office space either into adjoining conference room or RPC area

Pod 200 Mental Health Board

Requested additional office space of approximately 120 sq. ft.

Pod 200 Treasurer

Finish Phase #3 of remodeling (counter and entry doors)

General Improvements

Remodel Public Restrooms

Add doors at entrances

Improve hot water

Replace sinks

Add diaper changing stations

Improve humidity and temperature control

Install smoking area (approved and in progress)

Highway/Election Supply Building

Install door between Engineer's area to Election Supply bathroom

Replace Roof

Courthouse

Expand and remodel Courts Administrators office area

Install smoking area (approved and in progress)

Emergency Operations Center

Install sliding glass door in lower level in large conference room to office area's

Replace west entry Door and Store Front Glass



CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

1776 EAST WASHINGTON
URBANA, IL 61802
(217) 384-3776
(217) 384-3765 – PHYSICAL PLANT
(217) 384-3896 – FAX
(217) 384-3864 – TDD
Website: www.co.champaign.il.us

ADMINISTRATIVE SUPPORT
DATA PROCESSING
MICROGRAPHICS
PURCHASING
PHYSICAL PLANT
SALARY ADMINISTRATION

To: All County Department Heads
From: Ranae Wolken, Building Services Asst.
Date: May 26, 2005
Re: FY2006 Requests for Facility Modifications

In preparation for the FY2005-2006 Budget, we are asking that you submit to us any requests for the upcoming fiscal year for minor modifications to your office/work areas (i.e. carpet, painting, lighting, etc.). Be as specific as possible so that we may determine the costs involved in the project.

Please return this information to us no later than Monday, June 13, 2005 either by memo or email to Alan Reinhart or myself. We will contact you if we have questions on any of the projects. Thank you for your assistance.

Champaign County Administrative Services Physical Plant

Request for Facility Modifications

Brookens Admin. Building

RPC

Paint office areas
Clean Carpets
Add Air Conditioner in Computer Room

County Clerk

Carpeting over vinyl tile
Modifications to public counter
Move cabinets
Install drain for dehumidifier in vital records
Remove return air grill from floor
Add a convenience sink in office area
Gaseous fire Prevention system for records (estimate from Cty. Clerk) \$10,000.00 \$15,000.00
Improved temperature and humidity control
Additional Space requests

Upgrade Restrooms

Changing Tables in Rest Rooms
Vestibule's at exterior doors

Treasurer

Finish phase #3 of the remodeling to the Public counter and entry door (estimate prepared by Severns, Reid & Assoc.) \$15,000.00 \$20,000.00

Juvenile Detention Center

Paint exterior windows & vent frames
Build property storage bins
Re-caulk expansion joints in interior and exterior walls
Prevent public view into living quarters
Vinyl slats in outdoor exercise to prevent viewing by public
Rubberized flooring in gym
Recommendation by Suicide Prevention Expert to remove desks, seating stools and shelves from secure bedrooms.

Sheriffs Office

Downtown Jail

Fire exit door to exterior in outdoor rec with outdoor fencing
Replace night lights in dorm area
Replace washer and build secure area for soap dispensers
Install security running tracks for showers
Replace all isolation rooms food shut doors
Paint most all of the office area
Modify master control monitors for better viewing

Champaign County Administrative Services Physical Plant

Satellite Jail

Security fencing on east side of Jail

Repairs shower surrounds coming off walls

R&M Item

Replace screening on outdoor rec ceiling fencing

R&M Item

Install more camera's and Digital Recording systems

\$165,000.00

\$436,000.00

as discussed with Integrator.com

(estimate from integrator.com for both Jails)

Children's Advocacy Center

Replacement of carpeting where stained

< \$500.00

Courthouse

Courts

Minor painting and touch up in corridors and offices

< \$2,000.00

Public Defenders

Requesting additional desk and furniture for attorneys

<\$500.00 each



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ADMINISTRATIVE SUPPORT
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MEMO

Date: July 27, 2005

To: County Facilities Committee

From: Alan Reinhart, Supervisor of Building Maintenance

Re: Courtroom Half Wall Covering

In September of 2004 the County Facilities Committee authorized Roessler Construction of Rantoul to install vinyl sheet goods to the public side of the Attorney Well half wall in Courtroom L as a test area to determine how the product would withstand the normal wear and tear of public use.

After several months of use, we determined that the vinyl sheet goods were holding up real well. We can remove shoe scuffs and dirt without damage to the product, which helps keep the Courtroom looking cleaner.

During June of 2005 we authorized Roessler Construction to complete Courtroom L by installing the vinyl sheet goods to the inside of the Jury Box area. The Jury Box half walls are holding up just as good as the Attorney Well half wall.

The original quote from Roessler Construction for installing the vinyl sheet goods in a large courtroom was for \$3,655.00. After finishing the installation of the product to Courtroom L, Roessler Construction has submitted a proposal for installing the vinyl sheet goods to the remaining courtrooms.

Please see attached proposal.

With 2 large courtrooms remaining and 8 small courtroom that need the vinyl sheet goods, the total value of their proposal is \$27,200.00.



ROESSLER
CONSTRUCTION
COMPANY

Roessler Construction Co.
P.O. Box 590
Rantoul, Illinois 61866
Phone: 217-893-3355
Fax: 217-893-9404
Web: www.roesslerconstruction.com

July 15, 2005

Champaign County Administrative Services Physical Plant Division
1776 E. Washington
Urbana, IL 61802

Attention: Alan Reinhart

Project: Vinyl Sheet Goods at Courtrooms

Alan,

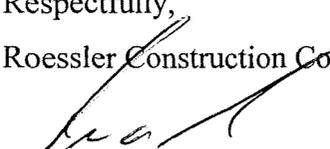
Below are quotes for removal of wall paper and installation of vinyl sheet goods in various courtrooms. These quotes included both ½ walls for the attorney well and jury box. If you have any questions or need a detailed breakdown please call anytime. Again thanks for the opportunity to bid this project.

Larger Courtrooms - **\$3,200.00 / Courtroom**

Small Courtrooms - **\$2,600.00 / Courtroom**

Respectfully,

Roessler Construction Co.



Kenneth W. Roessler

Recommendation

1. The County Facilities Committee Assign a County Project Team to Update Justice System Data and Investigate Incarceration Alternatives in Preparation for the Planning of the Expansion of Jail Facilities.
 - Project Team: Steve Ziegler (Chair), Captain Jim Young, Roger Holland, Deb Busey, and Denny Inman
 - The County Facilities Committee Directs the Project Team to Investigate Free or Low Cost Resources to Assist the County in the Calculation of Future Jail Capacity Needs.
 - The County Facility Committee Directs the Project Team to Investigate Grants Opportunities and Alternate Funding Sources to Assist in Offsetting the Cost of Jail Facilities Expansion.
2. Upon Completion of the Above Tasks, Obtain Professional Services for the Design and Construction for the Remodel/Construction of Correctional Facilities as Directed by the Champaign County Board.

**Closed Meeting Minutes Review - County Facilities Committee -
August 2, 2005**

**Is it necessary to protect the public interest or privacy of an
individual?**

Date of Minutes	Yes, Keep Confidential	No, Place in Open Files
April 26, 1990 <i>Performance Appraisal Subcommittee</i>		
November 21, 1991 <i>Performance Appraisal Subcommittee</i>		
November 12, 1992 <i>Performance Appraisal Subcommittee</i>		
June 30, 1993 <i>Search Subcommittee for Physical Plant Dir.</i>		
July 7, 1993 <i>Search Subcommittee for Physical Plant Dir,</i>		
November 6, 2001-#1		
November 6, 2001 - #2		
December 10, 2002		
January 6, 2004		
May 4, 2004		
June 8, 2004		
*August 25, 2004 <i>Performance Appraisal Subcommittee</i>		
*September 15, 2004 <i>Performance Appraisal Subcommittee</i>		
October 5, 2004		
*May 10, 2005		

*** Minutes not previously approved in semi-annual review.**