

CHAMPAIGN COUNTY BOARD  
COMMITTEE AGENDA

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COUNTY FACILITIES

Tuesday, May 2, 2006 – 7:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center

CHAIR: Steve Beckett

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

	<u>AGENDA ITEM</u>	<u>Page Number</u>
I	<u>CALL TO ORDER</u>	
II	<u>APPROVAL OF AGENDA/ADDENDUM</u>	
III	<u>APPROVAL OF MINUTES: April 20, 2006</u>	1-3
IV	<u>PUBLIC PARTICIPATION</u>	
V	<u>FLEET MAINTENANCE/HIGHWAY FACILITY:</u>	
	<i>Committee &amp; County Board Action</i>	
A.	<u>Design Development</u> – Project Team Presentation	
B.	<u>Design Development Budget</u> ( <i>to be distributed</i> )	
C.	<u>BLDD Invoice #127550</u> in the amount of \$3,394.94 for Professional Services rendered through April 1, 2006 per agreement Dated July 2005. Invoice is itemized as follows:  \$3,375.00 – Schematic Design \$19.20 – Reimbursables	4-6
D.	<u>BLDD Architects Invoice #127559</u> in the amount of \$81,000 for Professional Services rendered through April 25, 2006 per agreement dated July 2005. Invoice is for Design Development phase services.	7
VI	<u>CHAMPAIGN COUNTY NURSING HOME:</u>	
	<i>Committee &amp; County Board Action</i>	
A.	<u>Reuse Study</u>	
1.	<u>Isaksen Glerum Wachter Architecture Invoice #5</u> in the amount of \$2,780.00 for Professional Services rendered through March 31, 2006, per agreement dated October 2005.	8-9

Nursing Home cont.

***Committee Action***

2. Release of RFI for CCNH Redevelopment. Project Team requested crafting & release of document at their April 4<sup>th</sup> meeting. 10-22

**B. Construction Project**

1. **Farnsworth Group Invoice #91242** in the amount of \$18,847.50 for Architectural Engineering Services/Construction Administration expenses rendered through March 17, 2006 per agreement dated March 2003. 23
2. **Farnsworth Group Invoice #91253** in the amount of \$427.26 for Architectural Engineering Professional Services/Reimbursable Expenses rendered through March 17, 2006 per agreement dated March 2003. 24-25
3. **PKD, Inc. Pay Request #39** in the amount of \$42,677 for Professional Services provided through April 20, 2006 per agreement dated February 2003. Pay Request is itemized as follows: 26-30
- \$8,627 - Staff  
\$884 - Reimbursable  
\$33,166 - General Conditions

**C. Information**

1. **Project Update** - Presentation on CCNH Construction Budget (Information to be distributed at meeting)
2. **EXECUTIVE SESSION** pursuant to 5 ILCS 120/2 (c) 11 to consider litigation which is probable on behalf of Champaign County.

**VII PHYSICAL PLANT REPORTS:**

- A. **Monty Budget Report** 31-33
- B. **Manpower Report** - Capital Improvements 34
- C. **County Utility Rates Notification** 35-37

VIII BROOKENS ADMINISTRATIVE CENTER:

- A. County Clerk request for election space 38
- B. Demolition of Election Building

IX CHAIR'S REPORT/ISSUES:

- A. Champaign County Nursing Home Open House
- B. Looking for Mr. Lincoln/Museum Project Update
  - 1. Approval of purchase of Lincoln painting.
- C. Clock & Bell Tower Committee Update

X OTHER BUSINESS:

- A. Humane Society: Request for extension of current lease -  
Legal review by State's Attorney/Civil Division (to be distributed)

XI NEW BUSINESS:

XII CONSENT AGENDA ITEMS

XIII ADJOURNMENT

## CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

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### County Facilities

April 20, 2006 – 6:15 p.m.

Meeting Room 2, Brookens Administrative Center

**MEMBERS PRESENT:** Beckett (Chair), Avery, Hogue, Jay, Knott, Sapp

**MEMBERS ABSENT:** Cowart, James, Knott, Weibel

**OTHERS PRESENT:** Barb Wysocki, Denny Inman, Susan McGrath

### Call to Order

Chair Beckett called the meeting to order at 6:20 p.m.

### Approval of Agenda/Addendum

**MOTION** by Sapp to approve the agenda and addendum; seconded by Jay. **Motion carried.**

### Public Participation

There was no public participation

### Champaign County Nursing Home

#### **RFI – Redevelopment of Champaign County Nursing Home**

Mr. Beckett asked, because the committee members just received this information and because the monthly Facilities meeting is May 2<sup>nd</sup>, if the item could be deferred to that meeting.

Committee consensus to defer to the May County Facilities meeting.

### **Award of Contract for asphalt paving of new facility parking lots**

**MOTION** by Jay to recommend County Board approval of the award of contract for asphalt parking lots to Champaign Asphalt of Urbana, Illinois; seconded by Sapp. **Motion carried.**

### **Mold Remediation Project – Final contractor invoices for payment**

Mr. Inman stated the committee has before them all invoices received no later than Monday, April 17<sup>th</sup>. These are the final invoices that will be accepted for the mold remediation project, the majority of which are for the build back portion. He also provided a spreadsheet which provides the current numbers. Mr. Beckett asked, if attorney's fees and architects fees are included with the professional services, Mr. Inman explained they are included.

**MOTION** by Sapp to recommend County Board approval of the final contractor invoices for the mold remediation project; seconded by Jay.

Ms. Avery stated that the Finance committee, just prior to this meeting, approved increased appropriations of 3.2 million to pay expenses due to the Nursing Home construction project, and asked if some of that money will be going toward paying the bills before them. Mr. Inman explained it would.

Mr. Sapp asked if there will still be additional money required to continue to work on this project stating his understanding was that we will still be receiving invoices, from our legal people working on this, that will need to be paid as we move forward and those invoices will add up to the total. Mr. Inman stated that is true and his understanding, after discussions with Duane Morris, is that they will come back to the County with a proposal on the balance of the fee.

Ms. Avery stated the Finance committee also discussed that approval of that expenditure brings our general corporate fund balance down to approximately 1.7 million. Mr. Inman stated that the final date to submit invoices has been stated at every contractor meeting for months and if anything comes in now, it will come out of their general contracts. He explained they have audited their tickets and everything matches therefore they have no reason to believe there is anything still out there.

Mr. Sapp stated he does not want to go before the full board saying we are done, because we are not.

**MOTION** carried with a 3/2 roll call vote. Voting yes were Beckett, Jay and Sapp. Voting no were Avery and Hogue. Cowart, James, Knott and Weibel were absent.

#### Clock & Bell Tower

#### Addition of Janet Floyd to Clock & Bell Tower Citizens Committee

**MOTION** by Jay to recommend County Board approval of the addition of Janet Floyd to the Clock & Bell Tower Citizens Committee; seconded by Sapp. **Motion carried.**

#### Addendum

#### Champaign County Nursing Home

Correction to pay request, April 4, 2006 agenda item VI C 1 a, as to actual vendor name, Area Disposal Service, in the amount of \$1,033.98

Mr. Beckett explained this pay request, on the April 4<sup>th</sup> agenda, incorrectly stated the payment was to go to PKD, Inc. when, in fact the correct payee is Area Disposal Service. The amount approved in the pay request will remain the same.

Addendum

MOTION by Jay to approve the correction to pay request, April 4, 2006 agenda item VI C 1 a, as to the actual vendor name, Area Disposal Service, with the amount remaining the same; seconded by Hogue. Motion carried.

Clock & Bell Tower

Contract with White & Borgognoni Architects, P.C. to provide Architectural Services requested by the Citizens committee for the Clock & Bell Tower Restoration Project to update the construction cost budget estimates.

Mr. Inman explained that there is one change that needs to be made to this contract, on page 3. Item 6.4 states an annual percentage rate of 18 and that needs to be replaced with the following statement; the rate in accordance with the local government prompt payment act.

MOTION by Jay to recommend County Board approval of the contract with White & Borgognoni Architects, P.C. to provide Architectural Services requested by the Citizens committee for the Clock & Bell Tower Restoration Project to update the construction cost budget estimates, as amended; seconded by Sapp.

Mr. Beckett explained this is a contract that was requested by the Citizens committee and they, not the County, are paying for it.

Motion carried.

Ms. Avery asked if the committee is subject to going out for bid for this. Mr. Beckett explained that this is part of the negotiation with this firm, which we selected for this project.

Adjournment

Chair Beckett declared the meeting adjourned at 6:40 p.m.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary

APR 19 2008

File



Principals  
L. Eugene Dillow, AIA  
John R. Drayton, AIA  
Michael E. Cardinal, AIA  
Randall L. West, AIA  
Samuel J. Johnson, AIA  
Steven T. Oliver, AIA

Associates  
Scott M. Likins, AIA  
Bruce L. Maxey, AIA  
Barbara Meek, AIA  
Mark A. Ritz, AIA  
Timothy J. McGrath, AIA  
John S. Whitlock, AIA  
R. Carson Durham, AIA

Champaign County Highway Dept.  
Brookens Administration Center  
776 E. Washington Street  
Urbana, IL 61802  
Attn: Denny Inman

April 13, 2006  
Invoice No: 127550  
Project No: 053015.400

Re: Champaign Cty Fleet Maintenance Highway Facility

For professional services rendered for the period March 2, 2006 to April 1, 2006  
for the referenced project.

Description	Contract Amount	% Work To Date	Amount Billed	Previous Billed	This Inv Billed
PROGRAMMING	75,000.00	100.00%	75,000.00	75,000.00	0.00
CHEMATIC DESIG	67,500.00	100.00%	67,500.00	64,125.00	3,375.00
ESGN DEVELOPMNT	90,000.00	0.00%	0.00	0.00	0.00
ONST DOCUMENTS	180,000.00	0.00%	0.00	0.00	0.00
ID/NEGOTIATION	22,500.00	0.00%	0.00	0.00	0.00
ONST ADMIN	90,000.00	0.00%	0.00	0.00	0.00
	<u>1,396.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Fix Fee</b>	<b>526,396.00</b>		<b>142,500.00</b>	<b>139,125.00</b>	<b>3,375.00</b>

Vendor	Invoice #	Inv. Amt.	Memo
FedEx Kinko's Office and Print Services	01509P002497	19.94	
		19.94	

Invoice Total \$3,394.94

Due and payable upon receipt. Subject to finance charge of 1% per month after 30 days.

Over 75 Years of Architecture

100 merchant street  
decatour, illinois 62523  
phone 217 429-5105

2104 west springfield avenue  
champaign, illinois 61821  
phone 217 356-9606

115 west jefferson, suite 103  
bloomington, illinois 61701  
phone 309 828-5025

833 west jackson, suite 100  
chicago, illinois 60607  
phone 312 829-1987

**SUMMARY: Please pay Balance Due unless the previous invoice(s) have been paid.**

Previous Billed:	\$169,956.64
Current Billing:	\$3,394.94
Total Received	<u>\$-146,206.74</u>
<b>Balance Due:</b>	<b><u>\$27,144.84</u></b>

<u>invoice #</u>	<u>Date</u>	<u>Amount</u>
127438	03/22/2006	\$23,750.00
217047	01/04/2006	\$8,852.58
	03/07/2006	<u>\$-8,852.68</u>
		\$23,749.90

FedEx Kinko's

April 4, 2006 11:21  
Receipt #: 296216  
Invoice #: 01500P902497  
Customer#: 0103737300-0076  
Customer : 162917  
Auth. User: BRITTANY PUTMAN  
2006/04/04 11:02

Qty	Description	Amount
241	ES B&W S/S White 8.5 x1	19.28
1	SPOILAGE: ES B&W S/S Wh ite 8.5 x11	-0.08

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SubTotal: 19.20  
Taxes: 0.74  
Total: 19.94

The Cardholder agrees to pay the Issuer  
of the charge card in accordance with  
the agreement between the Issuer and  
the Cardholder.

505 S. Mattis Ave. 217-355-3400  
Champaign, IL 61821  
www.fedexkinkos.com  
Please recycle this receipt.

*053015.400 - Champaign City  
Fleet Main Hwy Fac.*



**Champaign County Highway Dept.**  
**Brookens Administration Center**  
**1776 E. Washington Street**  
**Urbana, IL 61802**  
**Attn: Denny Inman**

**April 25, 2006**  
**Invoice No: 127559**  
**Project No: 053015.400**

**Principals**  
**L. Eugene Dillow, AIA**  
**John R. Drayton, AIA**  
**Michael E. Cardinal, AIA**  
**Randall L. West, AIA**  
**Samuel J. Johnson, AIA**  
**Steven T. Oliver, AIA**

**Re: Champaign Cty Fleet Maintenance Highway Facility**

**Associates**  
**Scott M. Likins, AIA**  
**Bruce L. Maxey, AIA**  
**Barbara Meek, AIA**  
**Mark A. Ritz, AIA**  
**Timothy J. McGrath, AIA**  
**John S. Whitlock, AIA**  
**R. Carson Durham, AIA**

**For professional services rendered for the period April 2, 2006 to April 25, 2006 for the referenced project.**

<u>Description</u>	<u>Contract Amount</u>	<u>% Work To Date</u>	<u>Amount Billed</u>	<u>Previous Billed</u>	<u>This Inv Billed</u>
<b>PROGRAMMING</b>	<b>75,000.00</b>	<b>100.00%</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>0.00</b>
<b>SCHEMATIC DESIG</b>	<b>67,500.00</b>	<b>100.00%</b>	<b>67,500.00</b>	<b>67,500.00</b>	<b>0.00</b>
<b>DESGN DEVELPMNT</b>	<b>90,000.00</b>	<b>90.00%</b>	<b>81,000.00</b>	<b>0.00</b>	<b>81,000.00</b>
<b>CONST DOCUMENTS</b>	<b>180,000.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>BID/NEGOTIATION</b>	<b>22,500.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>CONST ADMIN</b>	<b>90,000.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>1,396.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fix Fee</b>	<b>526,396.00</b>		<b>223,500.00</b>	<b>142,500.00</b>	<b>81,000.00</b>

**Invoice Total**

**\$81,000.00**

Due and payable upon receipt. Subject to finance charge of 1% per month after 30 days.

**Over 75 Years of Architecture**

100 merchant street  
 decatur, illinois 62523  
 phone 217 429-5105  
 fax 217 429-5167  
 e-mail: bldd@bldd.com

2104 west springfield avenue  
 champaign, illinois 61821  
 phone 217 356-9606  
 fax 217 356-8881  
 e-mail: bldd-cha@bldd.com

115 west jefferson, suite 103  
 bloomington, illinois 61701  
 phone 309 828-5025  
 fax 309 828-5127  
 e-mail: bldd-blm@bldd.com

833 west jackson, suite 100  
 chicago, illinois 60607  
 phone 312 829-1987  
 fax 312 666-8967  
 e-mail: bldd-chi@bldd.com





ENGINEERS AND ASSOCIATES, INC.  
Mechanical & Electrical Consulting Engineers

1615 South Neil St. • Champaign, IL 61820  
Tel: (217) 356-0536 • Fax: (217) 356-1092  
ksiuts@ghrinc.com • FEIN: 37-0860182

March 15, 2006  
Project No: 6093.0000  
Invoice No: 0015121

Mr. Riley Glerum  
Isaksen Glerum Wachter, LLC  
114 W. Main  
Urbana IL 61801

Project: 6093.0000                      Champaign County Nursing Home Conversion

**Professional Services: January 29, 2006 through February 25, 2006**

Task: 001      Study

**Professional Personnel**

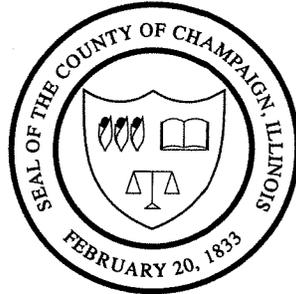
	Hours	Rate	Amount
Principal			
Gleason, James N.	3.50	140.00	490.00
Totals	3.50		490.00
<b>Total Labor</b>			<b>490.00</b>

Billing Limits	Current	Prior	To-date
Labor	490.00	4,482.23	4,972.23
Limit			8,588.00
Remaining			3,615.77
			<b>Total this task      \$490.00</b>
			<b>Total this invoice      \$490.00</b>

**Outstanding Invoices**

Number	Date	Balance
0015027	02/14/06	4,482.23
<b>Total</b>		<b>4,482.23</b>

# CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES



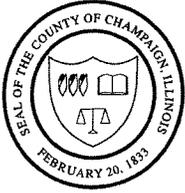
DRAFT

## *REQUEST FOR INFORMATION*

RFI 2006 - \_\_\_\_

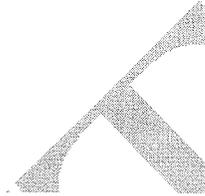
REDEVELOPMENT OF COUNTY PROPERTY LOCATED AT  
1701 E. MAIN STREET URBANA, ILLINOIS

(Formerly - Champaign County Nursing Home)



# 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](http://www.co.champaign.il.us)



ADMINISTRATIVE SUPPORT  
DATA PROCESSING  
MICROGRAPHICS  
PURCHASING  
PHYSICAL PLANT  
SALARY ADMINISTRATION

## *REQUEST FOR INFORMATION*

RFI 2006 - \_\_\_\_

### REDEVELOPMENT OF COUNTY PROPERTY LOCATED AT 1701 E. MAIN STREET URBANA, ILLINOIS

(Formerly - Champaign County Nursing Home)

1. Request for Information. The Champaign County Board is seeking information from interested parties for the long-term lease/purchase of County owned property located at 1701 East Main Street, Urbana, Illinois. This property is the former Champaign County Nursing Home. The County Board intends to convey the property for redevelopment.

a. The purpose of this RFI is to

- i. Ascertain the level of interest to redevelop this County property by local agency or developers.
- ii. Determine the type of redevelopment that agency or developer envision for this property.
- iii. Eventually identify an agency/developer that has the financial wherewithal and a his-

tory of strong property management to successfully undertake such a project.

2. **Historical Perspective:** The following is a brief general narrative on the history of the Champaign County Nursing Home site.

a. The Champaign County Nursing Home was established in 1953.

b. In 1971 the facility is expanded by constructing three wings and support space.

c. In 1989 the Alzheimer & Related Disorders annex is opened.

d. In May 2002 the Champaign County Board receives a “Master Plan Report” and “Deferred Maintenance” documents from Gorski Reifsteck Architects. The aforementioned reports are available upon request.

e. November 2002 Champaign County voters approve a referendum for the construction of a new facility to replace the existing nursing home. After receipt of required State of Illinois/Department of Public Health approvals, construction begins in April 2003.

f. In January 2006 the County Board award a contract to the architectural firm of Isaksen Glerum Wachter to assist in the planning for the redevelopment of the existing nursing home site.

i. The County Board is currently evaluating options to demolish the facility, demolish the facility and rebuild for County - only functions, or redevelop the property through an agency/developer lease/purchase scheme.

3. **Pertinent Reports/Study's:** The following reports/study is pertinent to this project.

a. “Deferred Maintenance for Champaign County Nursing Home” dated May 13, 2002, performed by Gorski Reifsteck Architects. Due to size, report is available

upon request or accessible via the County's website.

- b. "Master Plan Report for Champaign County Nursing Home" dated May 13, 2002, performed by Gorski Reifsteck Architects. Due to size, report is available upon request or accessible via the County's website.
- c. "Reuse Conversion Study - Consider the Feasibility of Converting the Existing CCNH to General Institutional Office Use" dated January 26, 2006. Document and data is the work product of Isaksen Glerum Wachter. This document is provided.
- d. "Reuse Conversion Study/Presentation Materials" dated March 7, 2006. Document and data is the work product of Isaksen Glerum Wachter. This document is provided.

4. Site Tour and Briefing: Interested agency/developers are encouraged to attend an on-site briefing session on Wednesday May 3<sup>rd</sup> at 10 a.m. Registration to attend the briefing is required no later than 1:00 p.m. on Tuesday May 2<sup>nd</sup>. To register, or for additional date and time information, contact Tiffany Talbott at 217-384-3770, or via e-mail at [ttalbott@co.champaign.il.us](mailto:ttalbott@co.champaign.il.us)

5. Property Description:

- a. Location and Site Information: This RFI involves the sale/lease of the buildings and parcel(s) of County -owned land, located at 1701 E. Main Street, Urbana, Illinois (Formerly the Champaign County Nursing Home). This site is located in northeast Urbana on County owned property referred to as the East Campus of the Champaign County government. The site is approximately 23 acres. (A copy of the Recorders map/survey/deed/plot plan and property description is attached.)

Additionally, the East Campus is home to the following County operations; County Highway department, Juvenile Detention Center, Brookens Administrative Center, Satel-

lite County Jail facility, County's Emergency Operations Center (911), and the newly constructed Champaign County Nursing Home.

The 1701 E. Main Street address has a service road which serves the west and south portions of the facility. This road is also utilized by East Campus departments. Facility parking is available on the north and west sides of the building. Currently the main entry is located on the north side of the facility and service entry is located on the south side of the facility.

b. Buildings and Improvements: As previously mentioned the current Champaign County Nursing Home is located on approximately 23 acres of County owned property. The facility has approximately 112,770 net square feet of assignable space. The nursing home facility is comprised of three structures. All three sections have a brick exterior.

i. The main building was constructed in 1908. This is the original Champaign County Nursing Home. This facility is approximately 46,700 square feet. The area is approximately evenly distributed between the basement, 1<sup>st</sup>, and 2<sup>nd</sup> floors. The main floor provides space for adult and children daycare, and support services. The second floor is occupied by shelter care residents and nursing home administration. The basement is utilized by the maintenance and supply functions.

ii. The 1971 Addition is comprised of three wings totaling approximately 60,000 square feet. This space is utilized for skilled care resident rooms, therapy, food service, and miscellaneous support functions.

iii. The Annex is a multi-generational structure. Construction was completed in 1989. This facility primarily houses the A.R.D. (Alzheimer & Related Disorders) residents. This structure is approximately 14,000 square feet in area.

iv. **ADA accessible** - Approximately 75% of the facility meets ADA accessibility requirements.

c. **Site Plans**: A current site plan is attached as well as conceptual site plan options which were produced by Isaksen Glerum Wachter.

d. **Zoning**: The property is currently zoned R6 - High Density Multi-Family Residential. The Champaign County Board will request a zoning change in May 2006 to reflect existing CRE Conservation Recreation and Education zoning on the East Campus.

e. **Deed restrictions, Easements, or Covenants**:

f. **Regulatory Constraints**:

g. **Utilities/Life Safety**: Public utilities available at the site include water, gas, and electricity. The facility is fully sprinkled and has fire alarm system. Complies with the 1970 life/safety codes.

h. **Respondents Responsibility for Due Diligence**: Prospective developer/owner should undertake an independent review and analysis concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals, and other development and legal considerations.

6. **Objectives and Guidelines**: The guidelines included in this section have been developed by the Champaign County Board and are required for the redevelopment for this property. Projects meeting the minimum threshold criteria and the price criteria will also be judged on the following:

a. Program/Use Guidelines: The proposed project should offer, but should not be limited to:

- i. Direct local government/institutional services. Preference to local government/institutional projects
- ii. Government/institutional related services.
- iii. Not for Profit Organizations
- iv. Redevelopment must enhance the East Campus and existing users.
- v. Redevelopment may not include manufacturing, use, or by product resulting in hazardous waste, chemicals, illegal drugs,

b. Design Guidelines: The proposed project should include maintaining the existing brick exterior and roof design. The interior renovation is for best space utilization and a general office approach.

c. Role of County Board.

d. Lease Terms (if applicable): The minimal lease terms to be addressed are:

- i. Term of lease
- ii. Affordability
- iii. Role of Champaign County Board
- iv. Payment terms
- v. Lease termination
- vi. Tax compliance
- vii. Lease amendments
- viii. Assignment of lease

e. Implementation guidelines:

- i. The Champaign County Board intends to reach an agreement on the redevelopment of this property with agency/developer no later than August 1, 2006.
- ii. The proposed development should be completed in a reasonable time frame and will be subject to negotiations.
- iii. The Champaign County Board will transfer the property when the agency/developer has secured all necessary financing and permits.
- iv. The agency/developer will be required to execute all applicable documents (developer's agreement; purchase and sale agreement, lease, etc.)

7. Criteria for Evaluating Prospective Agency/Developers: Agency/developers must meet the following minimum threshold criteria:

a. Minimum threshold criteria:

- i. Complete conformance with all submission requirements
- ii. Certification of compliance for all state and local taxes
- iii. Availability to commence work within 90 days of reaching an agreement with County Board on this project.
- iv. Development Experience: The agency/developer's prior track record in the redevelopment of typical properties shall be no less than two (2) successful projects in the previous eight (8) years as the primary management group.
- v. Agency/Developer Financial Capacity: Interested parties shall provide audited financial statements for 2003, 2004, and 2005. Additionally, lender references are required. A statement of past or current litigation, liens, defaults, bank-

ruptcy or judgments.

- vi. Feasibility of Proposed Project: Clear and comprehensive development plan with information on management, administrative costs, maintenance, and utility costs.
- vii. Financing: Demonstration of ability to secure financing.

8. Submission Requirements

- a. Interested parties should submit an unbound original and ten copies of all pertinent information on or before 1:00 p.m. on Thursday May 11, 2006. Information shall be submitted to

Champaign County Administrative Services

Attn: Denny Inman, County Administrator/Facilities & Procurement

Brookens Administrative Center

1776 East Washington Street

Urbana, Illinois 61802

Information received at this time will be opened and disseminated to the Champaign County Nursing Home Reuse Project Team for review.

- b. Information should be labeled “Champaign County Board – Nursing Home Redevelopment Project”. Responses to the Request for Information must include all required documents, completed and signed per the instructions and attached forms included in this information package. The Champaign County Board reserves the right to reject any or all information or to cancel this Request for Information, if it is in the authority's best interest.

c. The Champaign County Board makes no representations or warranties, express or implied, as to the accuracy and/or completeness of the information provided in this RFI. This RFI (including all attachments) is made subject to errors; omissions; prior sale, lease or financing; withdrawal without prior notice; and changes to, additions to, and different interpretations of laws and regulations.

i. Any award of contract or sale/lease of property shall be in accordance with all applicable laws of the State of Illinois.

d. All inquiries should be in writing and directed, no later than **10 a.m. on Wednesday May 10, 2006**, to:

Denny Inman, County Administrator/Facilities & Procurement

Brookens Administrative Center

1776 East Washington Street

Urbana, Illinois 61802

(P) 217-384-3776

(F) 217-384-3896

E-mail address: [dinman@co.champaign.il.us](mailto:dinman@co.champaign.il.us)

e. RFI Submission Packet – Information requested is as follows:

- i. Letter of interest signed by the principal(s) of the agency/developer.
- ii. Narrative description of proposed program development.
- iii. Identify development budget sources.
- iv. Proposed project schedule.
- v. Description of development team and experience of team members.
- vi. Role/relationship of County Board and agency/developer.

vii. Prior development experience.

9. Process: All packages submitted by the deadline will be opened in public. All information contained in the submission will be provided to the Champaign County Nursing Home Reuse Group who will review and evaluate all submitted information. Evaluation of the information will be based on the information provided and any interviews, references, and additional requested information. The Group will make a recommendation to the full County Board on the final disposition of the property. The County Board will notify all interested parties in writing of its decision.

DRAFT

**AGENCY/DEVELOPER SURVEY**

Agency Name/Designation:	Respondent Name:
<b>Describe the primary function and activities of your agency:</b>	
<b>Describe Your Level of Interest in this Project:</b>	
<b>Is Your Interest in Outright Purchase of the Facility and Property?</b>	
<b>A. Is Your Interest in Purchase/Lease of the Facility and Property?</b>	
<b>B. Is Your Interest in Lease Only of the Facility and Property?</b>	
<b>Narrative - Proposed Program to be Provided with Redevelopment</b>	
<b>Budget Sources for Redevelopment</b>	
<b>Proposed Project Schedule</b>	
<b>Describe Development Team &amp; Their Experience</b>	

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DRAFT

**Invoice**

Mr. Denny Inman  
Champaign County  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana, IL 61802

Invoice Number: 91242  
Invoice Date: March 31, 2006  
Page 1 of 1  
**INVOICE TOTAL: \$18,847.50**

Client ID: CHAMPAIGN Longterm Care/Skilled Care  
Project: 203035 Champaign County  
P.O. #:

**Professional Services for Period Ending 3/17/2006**

**001 Longterm Care/Skilled Care Champaign County**

Construction Administration including Shop Drawing Review, IDPH coordination of meetings.

<u>Phase</u>	<u>Phase Fee</u>	<u>% Complete</u>	<u>Fee Earned</u>	<u>Prior Billing</u>	<u>Current Fee</u>
Schematic Design	\$215,400.00	100.00%	\$215,400.00	\$215,400.00	\$0.00
Design Development	\$215,400.00	100.00%	\$215,400.00	\$215,400.00	\$0.00
Construction Documents	\$323,100.00	100.00%	\$323,100.00	\$323,100.00	\$0.00
Bidding/Negotiations	\$53,850.00	100.00%	\$53,850.00	\$53,850.00	\$0.00
Construction Administration	\$269,250.00	97.00%	\$261,172.50	\$242,325.00	\$18,847.50
<b>Total</b>	<b>\$1,077,000.00</b>	<b>99.25%</b>	<b>\$1,068,922.50</b>	<b>\$1,050,075.00</b>	<b>\$18,847.50</b>

**Total Project Invoice Amount:**

**\$18,847.50**

**Please Return Remittance to: Farnsworth Group, Inc.; 2858 Paysphere Circle; Chicago, IL 60674**

Please Return One Copy With Your Remittance

1 1/2% Interest Monthly After 30 Days

For Billing Inquiries Please Call: 309.663.8435 or 314.962.7000



**Invoice**

Denny Inman  
 Champaign County  
 Brookens Administrative Center  
 1776 E. Washington St.  
 Urbana, IL 61802

Invoice Number: 91253  
 Invoice Date: March 31, 2006  
 Page 1 of 1

**INVOICE TOTAL: \$427.26**

Client ID: CHAMPAIGN REIMBURSABLE EXPENSES  
 Project: 203035.1 Long-term Care/Skilled Care, Champaign County  
 P.O. #:

**Professional Services for Period Ending 3/17/2006**

**001 Reimbursable Expenses**

Reimbursable Expenses	<u>Charge</u>
Bond (24" x 36" & Larger)	6.00
Bond (< 24"X 36")	0.40
Copies	10.12
Meals	7.32
Mileage	371.77
Overnight Delivery/Shipping	28.88
Postage	2.77
<b>Reimbursable Expenses Totals</b>	<u><u>\$427.26</u></u>

**Total Project Invoice Amount: \$427.26**

Aged Receivables:	<u>Current</u>	<u>31-60 Days</u>	<u>61-90 Days</u>	<u>91-120 Days</u>	<u>Over 120</u>
	\$427.26	\$376.58	\$0.00	\$0.00	\$0.00

**Please Return Remittance to: Farnsworth Group, Inc.; 2858 Paysphere Circle; Chicago, IL 60674**

Please Return One Copy With Your Remittance

1 1/2% Interest Monthly After 30 Days

For Billing Inquiries Please Call: 309.663.8435 or 314.962.7000

# Billing Documentation

Invoice Number: 91253  
 Invoice Date: March 31, 2006

To: Champaign County  
 Brookens Administrative Center  
 1776 E. Washington St.  
 Urbana, IL 61802

Project: 203035.1 REIMBURSABLE EXPENSES  
 Long-term Care/Skilled Care, Champaign County

Professional Services for the Period: 2/18/2006 to 3/17/2006

Billing Group: 001 Reimbursable Expenses 91253  
 Contract #:

**Total Phase**

**Reimbursable Expenses**

Reimbursable Expenses	Date	Units	Unit Cost	Unit Markup	Multiplier	Unit Rate	Charge
Bond (24" x 36" & Larger)	1/24/2006	1.00	0.41	0.79	1.0000	1.20	\$1.20
Meals	3/15/2006	1.00	6.65	0.00	1.1000	7.32	\$7.32
Mileage	3/15/2006	108.00	0.45	0.03	1.0000	0.47	\$50.76
							<u>\$59.28</u>

Construction Administration	Date	Units	Unit Cost	Unit Markup	Multiplier	Unit Rate	Charge
Bond (24" x 36" & Larger)	2/1/2006	1.00	0.41	0.79	1.0000	1.20	\$1.20
Bond (24" x 36" & Larger)	3/1/2006	2.00	0.41	0.79	1.0000	1.20	\$2.40
Bond (24" x 36" & Larger)	3/8/2006	1.00	0.41	0.79	1.0000	1.20	\$1.20
Bond (< 24" X 36")	3/17/2006	1.00	0.14	0.26	1.0000	0.40	\$0.40
Copies	2/20/2006	1.00	6.80	0.00	1.1000	7.48	\$7.48
Copies	2/24/2006	1.00	2.40	0.00	1.1000	2.64	\$2.64
Overnight Delivery/Shipping	2/1/2006	1.00	4.88	0.00	1.1000	5.37	\$5.37
Overnight Delivery/Shipping	3/2/2006	1.00	16.56	0.00	1.1000	18.22	\$18.22
Overnight Delivery/Shipping	3/10/2006	1.00	4.81	0.00	1.1000	5.29	\$5.29
Mileage	1/27/2006	131.00	0.45	0.03	1.0000	0.47	\$61.57
Mileage	3/1/2006	232.00	0.45	0.03	1.0000	0.47	\$109.04
Mileage	2/1/2006	200.00	0.45	0.03	1.0000	0.47	\$94.00
Mileage	3/10/2006	120.00	0.45	0.03	1.0000	0.47	\$56.40
Postage	2/2/2006	4.00	0.63	0.00	1.1000	0.69	\$2.77
							<u>\$367.98</u>

**Total Reimbursable Expenses** \$427.26

**Total Reimbursable Expenses** **427.26**



April 26, 2006

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. 39

Dear Mr. Inman,

Enclosed are two copies of our Payment Application No. 39 for this project. This is for work completed through April 20, 2006.

Please call our office (356-8424) for pick-up when the checks are ready (on or before May 19, 2006). 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: April 20, 2006  
APPLICATION NO. 39

ITEM:	CHECK PAYMENT TO:	AMOUNT OF PAYMENT:
1	PKD, Inc. - Staff, Fee, Reimbursables, and General Conditions	\$42,677
2	Stark Excavating	\$65,114 *
3	Cross Construction	\$0 *
4	Duce Construction	\$0 *
5	Roessler Construction	\$0 *
6	National Fabco	\$0 *
7	Tile Specialists	\$33,463 *
8	Advanced Roofing	\$0 *
9	Otto Baum	\$26,694 *
10	Thyssen/Krupp	\$0
11	Stobek Masonry	\$0 *
12	Borchers Decorating	\$0 *
13	Automatic Fire	\$0 *
14	McWilliams	\$13,379 *
15	Reliable Mechanical (Heat)	\$24,194 *
16	Reliable Mechanical (Vent)	\$65,819 *
17	Coleman Electric	\$72,706 *
<b>TOTAL:</b>		<b>\$344,046</b>

\* - Retainage has been reduced for this Contractor.

**CONTINUATION SHEET**

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

APPLICATION NUMBER: 39  
 APPLICATION DATE: 4/25/2006  
 PERIOD TO: 4/20/2006  
 PKD PROJECT NUMBER: 275

A	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)		
	<b>ORIGINAL CONTRACT</b>								
	PKD Staff	\$373,879	\$337,292	\$8,627		\$345,919	93%	\$27,960	\$0
	PKD Preconstruction Fee	\$113,201	\$113,201	\$0		\$113,201	100%	\$0	\$0
	PKD Construction Fee	\$148,515	\$148,515	\$0		\$148,515	100%	\$0	\$0
	Reimbursables	\$55,110	\$30,494	\$884		\$31,378	57%	\$23,732	\$0
	<b>CHANGE ORDER NO. 1, 2, &amp; 3 - GEN. CONDITIONS</b>	\$957,893	\$740,507	\$33,166		\$773,673	81%	\$184,220	\$0
	<b>TOTAL</b>	<b>\$1,648,598</b>	<b>\$1,370,009</b>	<b>\$42,677</b>	<b>\$0</b>	<b>\$1,412,686</b>	<b>86%</b>	<b>\$235,912</b>	<b>\$0</b>

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

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

Application No: 39  
 Application Date: 4/25/06  
 Period From: 3/21/06  
 Period To: 4/20/06

<b>Staff (Pre-construction &amp; Construction)</b>						
Description	Scheduled Value	Previously Billed	Hours This Period	Cost This Period	Total Cost to Date	Balance to Complete
Project Exec./Admin.		\$30,124	12	\$816	\$30,940	
Project Engineer II		\$12,839	44	\$1,628	\$14,467	
Project Accountant		\$5,565	4	\$140	\$5,705	
Senior Project Manager		\$144,950	55	\$2,750	\$147,700	
Project Engineer		\$125,689	89	\$3,293	\$128,982	
Estimator		\$6,200	0	\$0	\$6,200	
Chief Estimator		\$0	0	\$0	\$0	
Mechanical Estimator		\$7,425	0	\$0	\$7,425	
Electrical Estimator		\$4,500	0	\$0	\$4,500	
<b>Total Staff</b>	<b>\$373,879</b>	<b>\$337,292</b>	<b>204</b>	<b>\$8,627</b>	<b>\$345,919</b>	<b>\$27,960</b>

**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	<b>\$113,201</b>	<b>\$113,201</b>		<b>\$0</b>	<b>\$113,201</b>	<b>\$0</b>

**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	<b>\$148,515</b>	<b>\$148,515</b>		<b>\$0</b>	<b>\$148,515</b>	<b>\$0</b>

**Reimbursables**

Description	Scheduled Value	Previously Billed		Cost This Period	Total Cost to Date	Balance to Complete
Print and Reproduce		\$2,783		\$85	\$2,868	
Construction Photographs		\$668		\$0	\$668	
Field Office Supplies		\$965		\$0	\$965	
Set Job Trailer		\$689		\$0	\$689	
Rent Office Trailer		\$9,000		\$375	\$9,375	
Postage		\$2,561		\$0	\$2,561	
Photocopies		\$4,671		\$0	\$4,671	
Field Office Equipment		\$844		\$35	\$879	
Communications		\$8,278		\$389	\$8,667	
Drinking Water		\$35		\$0	\$35	
<b>Total Reimbursables</b>	<b>\$55,110</b>	<b>\$30,494</b>		<b>\$884</b>	<b>\$31,378</b>	<b>\$23,732</b>

**General Conditions (PKD Change Order No. 1 & No. 3)**

Description	Scheduled Value	Previously Billed	Cost This Period	Total Cost to Date	Balance to Complete
Superintendent	\$391,299	\$344,474	\$6,360	\$350,834	\$40,465
Miscellaneous Permits	\$0	\$0	\$0	\$0	\$0
Project Signs	\$1,919	\$1,919	\$0	\$1,919	\$0
Layout by Licensed Surveyor	\$2,142	\$1,642	\$0	\$1,642	\$500
Dumpster	\$60,188	\$50,188	\$5,914	\$56,102	\$4,086
Inspect & Test	\$35,402	\$30,402	\$0	\$30,402	\$5,000
Project Clean-Up	\$9,092	\$2,932	\$0	\$2,932	\$6,160
Clean Glass	\$2,500	\$0	\$0	\$0	\$2,500
Final Clean-Up	\$5,600	\$0	\$0	\$0	\$5,600
Bid Document Distribution	\$995	\$995	\$0	\$995	\$0
Job Office Maintenance	\$250	\$0	\$0	\$0	\$250
Temporary Toilets	\$6,131	\$5,521	\$390	\$5,911	\$220
Temp. Elect. Serv. Connection	\$16,639	\$16,639	\$0	\$16,639	\$0
Temp. Water Serv. Connection	\$0	\$0	\$0	\$0	\$0
Temp Gas Service Connection	\$0	\$0	\$0	\$0	\$0
Elect. Power Serv. Connection	\$0	\$0	\$0	\$0	\$0
Water Service Connection	\$0	\$0	\$0	\$0	\$0
Gas/Main Connection	\$500	\$0	\$0	\$0	\$500
Cable TV Connection	\$500	\$0	\$0	\$0	\$500
Electric Power Usage	\$112,508	\$77,402	\$20,411	\$97,813	\$14,695
Partial Winter Protection	\$93,817	\$92,817	\$0	\$92,817	\$1,000
Temporary Heat	\$143,043	\$53,904	\$91	\$53,995	\$89,048
Small Tools/Equipment	\$1,726	\$798	\$0	\$798	\$928
Rectify/Repair	\$1,000	\$0	\$0	\$0	\$1,000
Project Truck	\$604	\$104	\$0	\$104	\$500
Dedication	\$2,500	\$0	\$0	\$0	\$2,500
Misc. Site Items	\$5,000	\$232	\$0	\$232	\$4,768
Temp. Roads/Park/Laydown	\$8,809	\$6,809	\$0	\$6,809	\$2,000
Security Fence	\$14,966	\$12,966	\$0	\$12,966	\$2,000
Street Barricades	\$0	\$0	\$0	\$0	\$0
Pumping/Dewatering	\$226	\$226	\$0	\$226	\$0
Dust/Noise Partitions	\$847	\$847	\$0	\$847	\$0
Animal Control A/C	\$7,582	\$7,582	\$0	\$7,582	\$0
Insulation Removal Wing 1, & 3	\$32,108	\$32,108	\$0	\$32,108	\$0
<b>Total General Conditions</b>	<b>\$957,893</b>	<b>\$740,507</b>	<b>\$33,166</b>	<b>\$773,673</b>	<b>\$184,220</b>

Champaign County Physical Plant  
Monthly Report -  
April, 2006

	Original Budget Amount	Current Budget Amount	Year to Date Expenditures	Balance	% of Current Budget Spent	Last Month	Last Year This Time
Commodities	\$72,668.00	\$75,235.00	\$35,583.84	\$39,651.16	47.30%	39.16%	48.82%
Cths R & M	\$22,716.00	\$20,149.00	\$16,555.77	\$3,593.23	82.17%	65.19%	82.80%
Downtown Jail R & M	\$28,189.00	\$33,572.00	\$22,833.34	\$10,738.66	68.01%	51.38%	60.25%
Satellite Jail R & M	\$29,087.00	\$25,587.00	\$15,855.06	\$9,731.94	61.97%	46.87%	68.82%
1905 R & M	\$10,718.00	\$15,195.00	\$9,171.67	\$6,023.33	60.36%	59.71%	23.69%
JDC R & M	\$13,503.00	\$13,503.00	\$5,283.43	\$8,219.57	39.13%	19.16%	50.50%
Brookens R & M	\$26,760.00	\$23,900.00	\$7,142.51	\$16,757.49	29.88%	22.06%	76.65%
Other Bldgs R & M	\$15,500.00	\$15,386.00	\$2,725.96	\$12,660.04	17.72%	16.40%	63.71%
Gas Service	\$240,555.00	\$253,208.00	\$171,505.82	\$81,702.18	67.73%	52.61%	62.04%
Electric Service	\$582,610.00	\$591,098.00	\$144,622.10	\$446,475.90	24.47%	18.09%	28.14%
Water Service	\$30,972.00	\$30,972.00	\$9,722.72	\$21,249.28	31.39%	23.41%	37.06%
Sewer Service	\$32,987.00	\$32,987.00	\$10,089.01	\$22,897.99	30.58%	21.71%	23.35%
All other services	\$198,187.00	\$204,083.00	\$91,250.85	\$112,832.15	44.71%	42.16%	47.28%
Brookens Remodel	\$0.00	\$75,500.00	\$19,829.31	\$55,670.69	26.26%	25.57%	n/a

Electric Utilities - FY2006

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1701 E Main	1601 E Main	Nite Lite	Brookens	Monthly Totals
December	\$10,837.64	\$4,983.26	\$5,542.84	\$2,433.56	\$2,751.89	\$49.07	\$174.83	\$119.31	\$6,826.49	\$33,718.89
January	\$12,919.98	\$5,652.09	\$6,732.53	\$2,588.54	\$2,451.06	\$49.68	\$181.58	\$119.31	\$7,075.12	\$37,769.89
February	\$12,371.33	\$5,494.15	\$6,215.62	\$2,223.40	\$2,237.77	\$46.04	\$171.46	\$119.31	\$7,320.29	\$36,199.37
March	\$12,804.31	\$5,158.50	\$6,378.96	\$2,373.69	\$2,719.48	\$45.12	\$171.46	\$119.31	\$7,905.44	\$37,676.27
April										
May										
June										
July										
August										
September										
October										
November										
Total to Date	\$48,933.26	\$21,288.00	\$24,869.95	\$9,619.19	\$10,160.20	\$189.91	\$699.33	\$477.24	\$29,127.34	\$145,364.42

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Prepared by Ranae Wolken  
4/26/2006

Gas Utilities - FY2006

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1601 E Main	1701 E Main	Brookens	Monthly Totals
December	\$17,053.32	\$6,522.37	\$12,970.65	\$35.50	\$2,448.57	\$652.06	\$1,196.47	\$8,826.10	\$49,705.04
January	\$19,616.50	\$6,070.38	\$12,788.08	\$35.50	\$1,825.21	\$645.85	\$78.15	\$7,295.08	\$48,354.75
February	\$9,205.02	\$6,140.38	\$10,500.88	\$35.50	\$1,559.52	\$545.19	\$596.43	\$6,564.74	\$35,147.66
March	\$13,991.44	\$5,151.01	\$11,522.33	\$35.50	\$2,097.68	\$448.92	\$380.83	\$4,670.66	\$38,298.37
April									
May									
June									
July									
August									
September									
October									
November									
Total to date	\$59,866.28	\$23,884.14	\$47,781.94	\$142.00	\$7,930.98	\$2,292.02	\$2,251.88	\$27,356.58	\$171,505.82

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Prepared by Ranae Wolken  
4/26/2006

Building/Grounds Maintenance work hour comparison

FY2006

Weekly Period	Repair & Maintenance	Scheduled Maintenance	Nursing Home	Special Project	TOTAL	
Dec 4- 10, 2005	310.5	8.0	0.0	32.0	350.5	
Dec 11-17, 2005	297.5	16.0	3.0	44.5	361.0	
Dec 18-24, 2005*	248.0	9.5	4.0	24.0	285.5	One employee resigned effective 12/16/05
Dec 25-31, 2005*	168.0	0.0	0.0	32.0	200.0	
Jan 1-7, 2006*	195.0	16.0	0.0	28.0	239.0	
Jan 8-14, 2006	287.0	8.0	4.5	36.3	335.75	
Jan 15-21, 2006*	263.0	8.0	0.0	32.0	303.0	Full staffed effective 1/17/06
Jan 22-28, 2006	306.0	8.0	2.0	40.0	356	
Jan 29-Feb 4, 2006	307.5	0.0	13.0	71.0	391.5	
Feb 5-11, 2006	284.5	17.0	3.0	65.5	370	
Feb 12-18, 2006	273.0	42.0	0.0	84.5	399.5	
Feb 19-25, 2006*	219.5	0.0	5.5	72.0	297	
Feb 26-Mar 4, 2006	232.25	2.0	1.5	144.0	379.75	
Mar 5-11, 2006	263.0	3.0	6.0	125.75	397.75	
Mar 12-18, 2006	354.0	8.0	8.5	32.0	402.5	
Mar 19-25, 2006	296.5	0.0	12.0	16.0	324.5	
Mar 26-April 1, 2006	345.5	0.0	7.5	40.0	393.0	
Apr 2-8, 2006	274.5	0.0	4.0	46.5	325.0	
Apr 9-15, 2006*	207.5	0.0	20.0	32.0	259.5	
Apr 16-22, 2006	252.5	0.0	5.8	52.0	310.25	

\*week includes a holiday  
 One work week: 395.0 hours

There are currently 396.77 comp time hours available to the maintenance staff

Total comp time hours earned in FY06 to date- 284.00

Total spent to date on overtime in FY06 - \$1017.04

Prepared by: Ranae Wolken  
 4/27/2006

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April 17, 2006

Denny Inman  
County Administrator  
Champaign City Admin/Physical  
1776 E. Washington St.  
Urbana, IL 61801

Re: Transition Charge Notification

Dear Denny Inman:

This letter is to inform you that the transition charges for the accounts listed on Attachment 1 will become 0.00 cents/kWh on their upcoming PPO Anniversary Date. The zero transition charges reflect current market value prices which were published by AmerenIP on April 17, 2006.

To qualify for service under the Power Purchase Option (PPO), customers must be eligible for Delivery Services under Service Classification 110 and must maintain a transition charge greater than zero. Therefore, these accounts will not be eligible to renew their PPO Contracts.

**It is imperative that you as a PPO customer take the time now to review your electric choice options for each account in order to determine which service to take in the future and contact us prior to the listed Notification Date(s).**

If no action is taken prior to the PPO contract termination for each account, the account will be moved to Rider ISS (Interim Supply Service). If still no action is taken for the account after the allowed time for remaining on Interim Supply Service, the account will be moved to the applicable bundled rate for the time period specified by tariff provisions. AmerenIP tariff normally requires 30 days notice to return to bundled service prior to the end of the ISS period.

Please note that Ameren filed new Ameren Illinois Power rate sheets that will extend the ISS period to 4 billing periods. Rate sheets can be found at [www.ameren.com](http://www.ameren.com).

AmerenIP tariff normally require 30 days notice to return to bundled service. However, if a customer's transition charge becomes zero due to a change in market values causing the existing PPO Contract to terminate less than 30 days following this notice, AmerenIP will allow the customer to return to bundled service upon termination of the PPO Contract, provided that the customer notifies AmerenIP no later than April 19, 2006.

Please contact AmerenIP's Customer Service group at 1-888-690-4800, 8:00 AM to 5:00 PM, Monday through Friday, with any additional questions concerning your options.

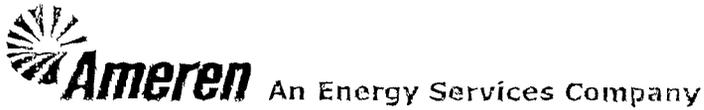
Sincerely,

AmerenIP Customer Service



Attachment 1

<b>Customer</b>	<b>Account #</b>	<b>Location</b>	<b>Activation Date</b>	<b>Anniversary Date</b>	<b>Termination Date</b>	<b>Notification Date</b>
Champaign County Physical Plant	36043-83851	Champaign	4/29/05	4/29/06	4/28/06	4/19/06
Champaign County Physical Plant	40887-78573	Champaign	4/29/05	4/29/06	4/28/06	4/19/06
Champaign County Physical Plant	33574-71216	Champaign	4/29/05	4/29/06	4/28/06	4/19/06
Champaign County Nursing	40892-03371	Champaign	4/29/05	4/29/06	4/28/06	4/19/06
Champaign City Admin/Physical	06658-25138	Champaign	4/29/05	4/29/06	4/28/06	4/19/06



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Profile Info  
Rates  
RES Info  
MSP Info

**Illinois Customer Choice**

**Retail Electric Suppliers (RES) Registered with Ameren**

**Ameren Energy Marketing**

1901 Chouteau Avenue  
St. Louis, MO 63103  
888.451.3911

**Constellation NewEnergy, Inc.**

550 W. Washington Boulevard  
Suite 300  
Chicago, IL 60661  
312.704.9200

**EnerStar Power Corporation**

11597 Illinois Highway 1  
P.O. Box 190  
Paris, IL 61944  
217.463.4145

**Exelon Energy Company**

2315 Enterprise Drive  
Westchester, IL 60154  
877.473.0657

**Illinois Power Energy**

1000 Louisiana Street  
Suite 5800  
Houston, TX 77002  
866.247.8135

**MidAmerican Energy Company**

Unregulated Retail Services Div.  
320 LeClaire  
P.O. Box 4350  
Davenport, IA 52808-4350  
800.432.8574

**Peoples Energy Services Company**

130 E Randolph Drive  
Suite 2300  
Chicago, IL 60601  
888.698.1730

**WPS Energy Services, Inc.**

1088 Springhurst Drive  
Green Bay, WI 54304  
888.367.4403



**Mark Shelden**  
**Champaign County Clerk**  
**Champaign County, Illinois**

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1776 East Washington Street  
Urbana, IL 61802  
Email: [mail@champaigncountyclerk.com](mailto:mail@champaigncountyclerk.com)  
Website: [www.champaigncountyclerk.com](http://www.champaigncountyclerk.com)

Vital Statistics: (217) 384-3720  
Elections: (217) 384-3724  
Fax: (217) 384-1241  
TTY: (217) 384-8601

To: County Facilities Committee  
From: Mark Shelden  
Re: Early Voting  
Date: March 28, 2006

In the past I have made the committee aware of our needs regarding space for early voting. Likely changes in state law this spring make this an imminent problem.

Presently, early voting and absentee voting are conducted in our office. We had 1,711 people utilize our office for that purpose. We can anticipate even greater numbers in future elections.

Unfortunately, our office space is not conducive to the new voting system, especially for blind voters or others wanting to utilize new technology. Providing privacy for those voters is extremely difficult under the present circumstances. This could be rectified with new space.

Additionally, the law is likely to change in Illinois and require us to allow voters to actually cast their ballots at the time they vote early, exactly as they do at the polling place. This will necessitate setting up no fewer than six ballot tabulators, and perhaps more, at the early voting center. This is just not possible at our present location. Providing early voting at a location off site is not technologically feasible right now and would be very costly in terms of staff and facility rental.

I would like the county to pursue the idea of making meeting room 2 larger by combining it with the former animal control room. During election season, we would use the room for early voting. During the rest of the year, this would make meeting room 2 more functional. I believe this is a cost effective way of dealing with this issue and would provide a better environment for voters.