

CHAMPAIGN COUNTY BOARD
COMMITTEE AGENDA

COUNTY FACILITIES

Tuesday, March 6, 2007

***6:30 p.m. – Tour of old Champaign County Nursing Home**

***7:00 p.m. – Monthly Meeting – Main Dining Room**

CHAIR: Steve Beckett

MEMBERS: Bensyl, Betz, Cowart, James, Jay, McGinty, Sapp, Weibel

	<u>AGENDA ITEM</u>	<u>Page Number</u>
I	<u>CALL TO ORDER</u>	
II	<u>APPROVAL OF AGENDA</u>	
III	<u>PUBLIC PARTICIPATION:</u>	
IV	<u>CHAMPAIGN COUNTY NURSING HOME: Reuse</u>	
	A. IGW Work in progress report	1-10
	B. Reuse Plans 2006	
	<i>Committee & County Board Action</i>	
	C. <u>Isaksen Glerum Wachter Invoice #7</u> in the amount of \$4,255.40 for professional services rendered through February 1, 2007; services are provided per the authorization of the County Facilities Committee to investigate the “mothballing” of the existing CCNH. Funds for payment of services are in the CCNH conversion study project budget per agreement dated October 2005.	11-12
V	<u>FLEET MAINTENANCE/HIGHWAY FACILITY:</u>	
	A. <u>BLDD Invoice #128697</u> in the amount of \$6,949.92 for professional Architectural/Engineering Services rendered through February 1, 2007 per agreement dated July 2005.	13-19
	B. <u>BLDD Invoice #128699</u> in the amount of \$620.00 for professional Architectural/Engineering services rendered through February 1, 2007, invoice is for site observation per agreement dated July 2005.	20
VI	<u>CHAMPAIGN COUNTY NURSING HOME:</u>	
	A. <u>Construction Project</u>	
	1. Pay Request's:	

Nursing Home cont.

- a. **PKD Incorporated Pay Request #49 in the amount of \$8,424** 21-27
for professional services provided through February 20, 2007 per agreement dated February 2003. Pay Request is itemized as follows:

\$1,736 - Reimbursable
\$6,688 - General Conditions & Change Orders 1, 2, 3

- b. **Duane Morris Invoice #1235576** in the amount of \$2,854.54 for 28-32
professional services provided through 1/31/07 related to certificate of need and IDPH/Health Facilities Planning Board.

- c. **Raterman Group, Ltd. Invoice #12188** in the amount of 33
\$1,963.00 for professional Industrial Hygiene Post Remediation/Moisture Control

- d. **Farnsworth Group Invoice #100873** in the amount of \$8,077.50 34
for Architectural/Engineering professional services relating to construction administration rendered through January 19, 2007 per agreement dated March 2003.

- e. **GHR Engineers & Associates, Inc. invoice #015970** in the amount 35
of \$3,132.80 for professional Architectural/Engineering services relating to HVAC system evaluation and retrofit rendered through January 27, 2007 per agreement dated June 2006.

- 2. **Request for Investigative & Forensic Services at new CCNH Site**
 - a. Berns, Clancy proposal 36-42

- 3. **Request for Reduction in Retainage**
 - a. Bid Item #7 - Roofing-EDPM & Shingles - Advanced Roofing: 43
Reduction in Retainage to \$0 due to 100% completion of Contract work and closeout requirements.

 - b. Bid Item 10 - Masonry - Stobek Masonry: Reduction in Retainage to 44
\$0 due to 100% completion of contract work and closeout requirements.

 - c. Bid Item 14 - Plumbing - McWilliams Mechanical: Reduction in 45
Retainage to \$0 due to 100% completion of contract work and closeout requirements.

VII CHAIR'S REPORT/ISSUES:

- A. **2007 Meeting Schedule**
1. Time/Date/Place

46

VIII COUNTY ADMINISTRATOR - REPORT:

- A. Update - Certificate of Need
B. Life/Safety Issue - Satellite Jail
C. Remodel Project - State's Attorney/Support Enforcement
D. Courthouse & Clock Tower Masonry Stabilization & Restoration Project

IX OTHER BUSINESS:

- A. Semi-Annual Review of Closed Session Minutes

47-48

X CONSENT AGENDA ITEMS:

XI ADJOURNMENT:

ISAKSEN GLERUM WACHTER . LLC
114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401



File: 0550

WORK-IN-PROGRESS REPORT

DATE: January 31, 2007
PROJECT: Mothball Investigation
Reuse/Conversion Study - CCNH

It is our understanding that the County wants to determine the necessary procedures and associated costs to mothball the old nursing home facility. A 1-2 year deactivation period is desired to allow time for planning the property's future.

Mothballing is a generally accepted term for temporarily closing a building to prevent vandalism and protect it from weather, pests and other conditions that would accelerate its deterioration while unoccupied. During the vacancy, it is important to balance the goal of minimizing operational and maintenance expenditures with taking the necessary steps to prevent further property devaluation and increase in the cost of eventual renovation. The projected duration of the vacancy is also a key consideration in developing an appropriate yet fiscally responsible mothballing program.

We also understand that two mothballing scenarios have been discussed and warrant investigation. The first scenario assumes that the building will be totally vacant while the second would allow partial occupancy to address some of the County's more pressing space needs. Specifically under the second scenario, space would be provided for the Children's Advocacy Center, storage of the County Clerk's election equipment, and the Coroner's morgue. Exact locations for these partial occupancies within the overall facility are yet to be determined. Pending results of this investigation, the two scenarios are likely to have very different requirements, costs and benefits.

To date, the A-E and County representatives have met several times to discuss the possible scope of work associated with a mothballing effort. The condition of the existing building was reviewed, noting deferred maintenance items and other more recent facility problems pertinent to the work. As a result of these discussions, the following primary areas of concern were identified with regard to the preservation/protection of the unoccupied structure:

- Structural integrity.
- Pests.
- Exterior moisture penetration.
- Vandalism.
- Indoor environmental conditions.
- Utilities and mechanical systems integrity.
- Monitoring/maintenance.

Based on the areas of concerns above, the following preliminary check list of mothballing tasks has been developed:

Site:

- Clean debris and mow grass around building.
- Clear sediment/debris from site drainage manholes, inlets and pipes.
- Remove vegetation on and adjacent to building.

- Regrade for positive drainage from building as required.
- Infill/raise window wells for positive drainage from building as required.
- Barricade drives/parking lots leading to building.

General:

- Repair deteriorated column base in basement of main building
- Repair damaged masonry lintel bearing in basement of main building.
- Selectively tuck point open mortar joints on main building and annex.
- Clean and repaint certain steel lintels on main building and annex.
- Inspect, exterminate and control pests.
- Thoroughly clean areas previously used for food prep, storage, garbage, etc.
- Repair caps/screens at flues vents, grills and louvers.
- Patch roof leaks at 71 addition and annex.
- Patch miscellaneous missing roof shingles.
- Repair miscellaneous roof flashings.
- Clean existing scuppers, gutters and downspouts.
- Repair/replace damaged gutters and downspouts.
- Extend surface draining downspouts away from building with flexible piping.
- Disconnect downspouts from inoperable drain boots and extend per above.
- Secure exterior by locking all doors and windows.
- Limit keys to personnel responsible for facility.
- Remove trash, misc. supplies, liquid and hazardous materials from interior.
- Remove/dispose of furnishings and equipment with no value.
- Properly protect furnishings and equipment to remain.
- Notify fire and police authorities of mothballed building.
- Leave interior doors open for passive ventilation.
- Abate ACM as required for any remodeling.

Fire Protection:

- Retain full or partial sprinkler protection.
- Maintain fully active fire alarm system.

Plumbing:

- Disable and drain water heaters.
- Drain down water lines
- Protect traps from evaporation or freezing.
- Keep surface water out of the basement.

HVAC:

- Maintain boiler functionality.
- Reduce steam pressure.
- Repair feed water system.
- Repair heat piping leaks.
- Maintain reduced building temperature in winter.
- Maintain ventilation as necessary to control humidity.
- Dehumidify problem areas in basement.
- Add rudimentary remote monitoring of boiler and building temperature.

ELECTRICAL:

- Disconnect non-essential loads.
- Remove non-essential lamps.
- Turn off non-essential circuit breakers.
- Maintain emergency power generator.
- Maintain exit and emergency lighting.
- Add rudimentary security system.
- Deactivate elevators.
- Maintain minimal site lighting.

Ongoing Maintenance:

- Drive-by surveillance.
- Perimeter walk-around including vandalism, vegetation and openings check.
- Roof gutter, downspout and site drainage check.
- Building walk-through including pest, moisture, mechanical, electrical and monitoring systems check including attic and basement.

Note: Frequency of ongoing maintenance tasks to be determined.

Remaining work includes the review and evaluation of the preliminary task list with nursing home maintenance personnel leading to a customized approach for each scenario involving the minimal amount of work required to protect/preserve the facility for the designated period. Based on the requirements of each scenario, initial and ongoing costs for mothballing and, in the case of the second scenario, remodeling costs will be estimated and a summary report of findings submitted.

Submitted By:

ISAKSEN GLERUM WACHTER . LLC

Riley D. Glerum
Principal/CEO

GHR ENGINEERS AND ASSOCIATES, INC.

James N. Gleason
Principal/CEO

ISAKSEN GLERUM WACHTER . LLC
114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401



File: 0550

March 7, 2006

Re: Reuse/Conversion Study
Existing Champaign County Nursing Home
Urbana, Illinois

The following materials have been prepared for presentation and discussion at the March 7, 2006 Facilities Committee. The meeting is scheduled for 7:00 p.m. at the Adult Day Care facility within the existing Champaign County Nursing Home.

MEETING OBJECTIVES:

To answer questions raised at the last meeting regarding the cost of demolishing the existing Nursing Home complex and the possible revenue from an outright sale of the property.

To evaluate revised concept options for the reuse/conversion of the complex leading to a preferred concept for further development and cost estimating.

DEMOLISH THE PROPERTY:

The cost of demolishing the existing Nursing Home complex is estimated at \$845,000 to \$1,115,000.00, say \$980,000.00. It should be noted that the future use of the land, the amount of hazardous material required to be removed and other associated project expenses will affect the ultimate cost of demolition.

SELL THE PROPERTY

Based on a recent appraisal (September 2005), the estimated value of the property including the building(s) and 13 acres of adjacent land was \$1,925,000.00. As calculated in the appraisal, this translates to a value for the building of about \$20/square foot. If basement areas were included in the calculation, the value drops to \$16/square foot. After seller's closing costs and possible devaluation based on disclosure of any environmental defects, net revenue from such a sale would be significantly reduced.

The appraisal also provided an estimated land value of \$18,000/acre, exclusive of any existing site and building improvements. Assuming a clean site, the sale of 13 acres of land @ \$18,000/acre would yield \$234,000.00 less expenses.

OPTION 1 (See attached illustration.):

- Demolish the west portion of complex including the boiler building and garage – 62,800 GSF.
- Retain the 1971 Addition.
- Remodel approximately 17,460 GSF of the 1971 Addition for the County's established needs.
 - Children's Advocacy Center – 4,660 GSF+/-
 - County Coroner – 7,800 GSF+/-
 - County Clerk – 5,000 GSF+/-
- Retain the existing parking on the north, approximately 40 spaces.
- Supplement the existing parking with 40 new spaces on the south.
- Set aside the balance of the 1971 Addition (approx. 32,120 GSF) for future County needs and/or other compatible tenants.
- Defer remodeling on the balance of the 1971 Addition ("mothball") until the future arrives.

OPTION 2 (See attached illustration.):

- Demolish the west portion of complex including boiler building and garage – 62,800 GSF.
- Retain the 1971 Addition.
- Remodel approximately 7,800 GSF of the 1971 Addition for the County Coroner.
- Remodel the balance of the 1971 Addition for a major anchor tenant (e.g., C-U Public Health District).
- Construct a new addition to the 1971 Addition for the Children's Advocacy Center.
- Construct a new addition to the 1971 Addition for the County Clerk.
- Demolish the existing north parking on the north and construct approximately 260 new parking spaces on both the north and south sides.
- No set aside space. New construction will be required to meet future needs.

OPTION 3 (No illustration.):

- Demolish the entire nursing home complex including boiler building and garage – 120,000 GSF.
- Construct new building(s) for the County's established needs.
 - Children's Advocacy Center – 4,660 GSF+/-
 - County Coroner – 7,800 GSF+/-
 - County Clerk – 5,000 GSF+/-
- Demolish existing parking and construct approximately 80 new parking spaces.
- No set aside space. New construction will be required to meet future needs.

OPTION 4A (See attached illustration.):

- Retain the entire nursing home complex except for the boiler building and garage.
- Remodel approximately 7,800 GSF of the 1971 Addition for the County Coroner.
- Remodel the balance of the 1971 Addition for a major anchor tenant (e.g., C-U Public Health District).
- Remodel approximately 4,660 GSF of the Main Building for the Children's Advocacy Center.
- Remodel approximately 5,000 GSF of the Annex/ARD for the County Clerk.
- Demolish the existing north parking and construct approximately 260 new parking spaces on both the north and south sides.
- Set aside the balance of the Main Building, Administrative Wing and Annex (approx. 32,300 GSF) for future County needs and/or other compatible tenants.
- Defer remodeling of the balance of Main Building, Administrative Wing and Annex ("mothball") until the future arrives.

OPTION 4B (See attached illustration):

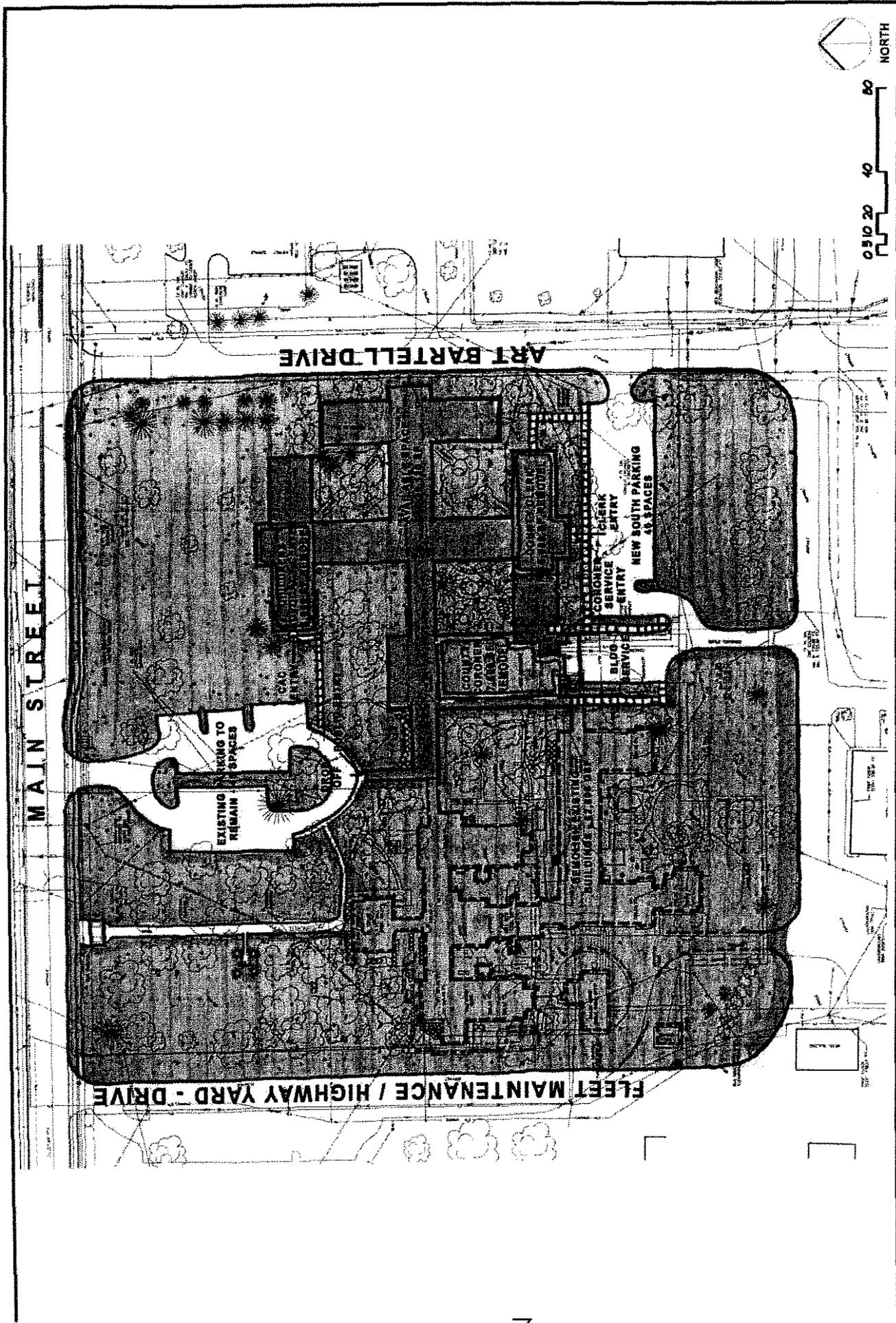
- Retain the entire nursing home complex except for the boiler building and garage.
- Remodel approximately 7,800 GSF of the 1971 Addition for the County Coroner.
- Remodel the balance of 1971 Addition for a major anchor tenant (e.g., C-U PHD).
- Remodel approximately 4,660 GSF of the Annex/ARD for the Children's Advocacy Center.
- Remodel approximately 5,000 GSF of the Annex for the County Clerk.
- Demolish the existing north parking and construct approximately 260 new parking spaces on both the north and south sides.
- Set aside the balance of the Main Building, Administrative Wing and Annex (approx. 32,300 GSF) for future County needs and/or other compatible tenants.
- Defer remodeling of the balance of Main Building, Administrative Wing and Annex ("mothball") until the future arrives.

COMPARATIVE CONSTRUCTION COST ANALYSIS

	OPTION #1	OPTION #2	OPTION #3	OPTION #4A	OPTION #4B
Existing Building Demolition	\$499,800	\$499,800	\$980,000	\$19,600	\$19,600
Site Construction					
Hardscape	\$175,220	\$1,022,220	\$308,000	\$1,086,050	\$1,086,050
Softscape	\$122,260	\$122,260	\$283,500	\$69,000	\$68,000
ACM Abatement Allowance	\$21,120	\$66,000	\$0	\$66,000	\$66,000
General Work - New Construction					
Children's Advocacy Center	\$0	\$638,420	\$638,420	\$0	\$0
County Coroner	\$0	\$0	\$1,209,000	\$0	\$0
County Clerk	\$0	\$535,000	\$535,000	\$0	\$0
General Work Remodeling					
Children's Advocacy Center	\$117,900	\$0	\$0	\$220,700	\$205,320
County Coroner	\$373,230	\$373,230	\$0	\$373,230	\$373,230
County Clerk	\$55,000	\$0	\$0	\$142,470	\$142,470
Major Tenant (CUPHD)	\$0	\$1,171,280	\$0	\$1,171,280	\$1,171,280
Mechanical / Electrical Remodeling					
Fire Protection	\$15,070	\$68,090	\$0	\$37,840	\$37,840
Plumbing	\$189,890	\$366,850	\$0	\$305,030	\$283,030
HVAC	\$857,230	\$1,584,110	\$0	\$1,269,070	\$1,269,070
Electrical	\$486,270	\$847,660	\$0	\$943,470	\$905,740
Subtotal Construction Costs	\$2,912,990	\$7,294,920	\$3,953,920	\$5,703,740	\$5,627,630
General Conditions @ 5%	\$145,650	\$364,746	\$197,696	\$285,187	\$281,382
General OH&P @ 15%	\$436,949	\$1,094,238	\$593,088	\$855,561	\$844,145
TOTAL CONSTRUCTION COSTS	\$3,495,588	\$8,753,904	\$4,744,704	\$6,844,488	\$6,753,156
SF Area Delivered	17,460	52,460	17,460	52,460	52,460
SF Cost of Area Delivered	200	167	271	130	129
SF Available for Future Needs	32,120	0	0	32,300	32,300
Mode of Future Expansion	Remodel	New	New	Remodel	Remodel

Notes:

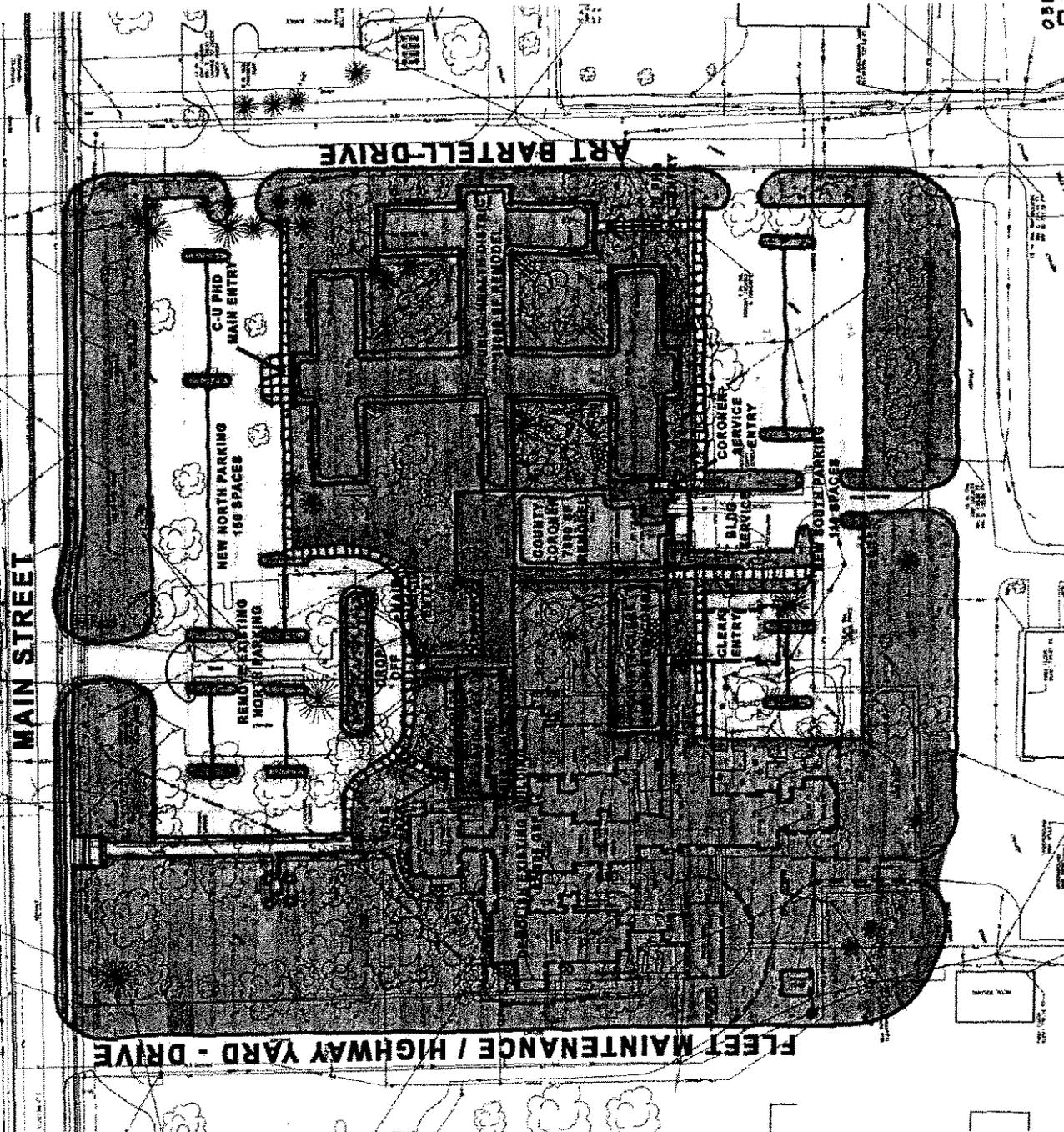
1. All figures are very preliminary and not based on any actual design.
2. Estimates are intended for purposes of Option comparison only.
3. Deferred site and building maintenance costs have been included where applicable.
4. Costs for phased implementation not included.
5. SF Cost of Area Delivered above includes site and other costs.



		JJR J. J. R. ARCHITECTURE 114 WEST MAIN STREET URBANA, ILLINOIS 61801 (312) 238-1401		DFA DESIGN FIRM 114 WEST MAIN STREET URBANA, ILLINOIS 61801 (312) 238-1401		igw ARCHITECTURE ISAKSEN GLERUM WACHTER, LLC 114 WEST MAIN STREET URBANA, ILLINOIS 61801 (312) 238-1401				CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES		CONCEPT FLOOR PLAN - OPTION 1 REFUSE / CONVERSION STUDY EXISTING CHAMPAIGN COUNTY NURSING HOME FACILITY URBANA, ILLINOIS		NO. 100 DATE: 10/15/14	
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NORTH



NO.	DATE	BY	CHKD.	APP.

GHR
 CONSULTING ENGINEERS
 1110 S. WASHINGTON ST.
 URBANA, ILLINOIS 61702
 TEL: 309.243.1100
 FAX: 309.243.1101

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 FAX: 309.243.1101

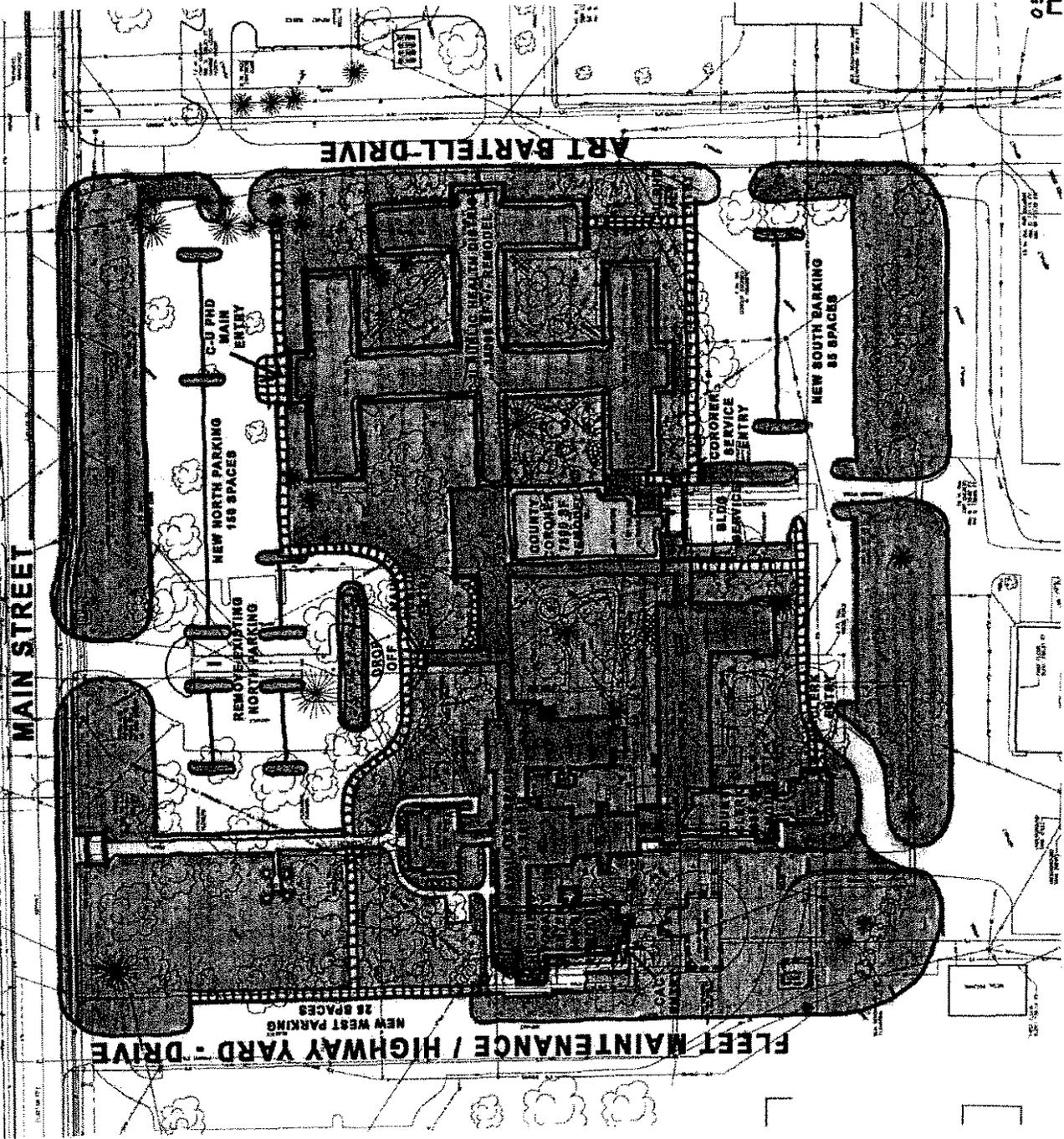
ISAKSEN GLERUM WACHTER, LLC
 111 WEST MAIN STREET
 URBANA, ILLINOIS 61701
 TEL: 309.228.1381
 TEL: 309.228.1401

igw
 ARCHITECTURE

CHAMPAIGN COUNTY
 ADMINISTRATIVE SERVICES



CONCEPT FLOOR PLAN - OPTION 2
 RELEASE / CONSTRUCTION STUDY
 EXISTING CHAMPAIGN COUNTY BURNING HOUSE FACILITY
 URBANA, ILLINOIS



		JJR J. J. R. ARCHITECT 114 WEST MAIN STREET URBANA, ILLINOIS 61801 P / 217 238 1401		igw ARCHITECTURE ISAACSEN GLERUM WACHTER . LLC 114 WEST MAIN STREET 1 / 217 238 1381 URBANA, ILLINOIS 61801 P / 217 238 1401				DHA D. H. A. ARCHITECT 114 WEST MAIN STREET URBANA, ILLINOIS 61801 P / 217 238 1401				GHR G. H. R. ARCHITECT 114 WEST MAIN STREET URBANA, ILLINOIS 61801 P / 217 238 1401		CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES 		CONCEPT FLOOR PLAN - OPTION 4A RESUSE / CONVERSION STUDY EXISTING CHAMPAIGN COUNTY JAILING HOME FACILITY URBANA, ILLINOIS	
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114 WEST MAIN STREET
 URBANA, ILLINOIS 61801

T / 217 328 1391
 F / 217 328 1401

Champaign County Administrative Services
 1776 East Washington Street
 Urbana, IL 61802

Invoice No: 7
February 15, 2007
Project No: 0550

Attn: Mr. Denny Inman

Re: Ch. County Nursing Home Conversion Study

For professional services rendered for the period January 6, 2007 thru February 2, 2007

Architectural and Engineering Services relating to the mothballing at the existing
 Champaign County Nursing Home.

Contract Maximum	<u>\$45,000.00</u>		
<u>Dept./Staff</u>	<u>Hours</u>	<u>Rate</u>	
Principal	21.50	145.00	\$3,117.50
Arch/Dsgnr 2	0.50	65.00	\$32.50
Total Architectural Labor			\$3,150.00
<u>Consultant</u>			
GHR Engineers & Associates, Inc.			1,105.40
Total Consultant Labor			\$1,105.40
Total Architectural/Consultant Labor			\$4,255.40
		Previously Billed	\$34,805.47
		Contract Balance	\$5,939.13
Additional Services			
INVOICE TOTAL			\$4,255.40



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

11/2/06

February 6, 2007
Project No: 6093.0000
Invoice No: 0015969

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

Project: 6093.0000 Champaign County Nursing Home Conversion

Professional Services: December 3, 2006 through January 27, 2007

Task: 001 Study

Professional Personnel

	Hours	Rate	Amount
Principal			
Gleason, James N.	7.00	140.00	980.00
Employee			
Gee, Trini D.	3.00	41.80	125.40
Totals	10.00		1,105.40
Total Labor			1,105.40

Billing Limits	Current	Prior	To-date
Labor	1,105.40	7,338.13	8,443.53
Limit			8,588.00
Remaining			144.47
			Total this task
			\$1,105.40
			Total this invoice
			\$1,105.40



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

February 19, 2007
 Invoice No: 128697
 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

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

Re: Champaign Cty Fleet Maintenance Highway Facility

For professional services rendered for the period January 1, 2007 to February 1, 2007
 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>
PROGRAMMING	75,000.00	100.00%	75,000.00	75,000.00	0.00
SCHEMATIC DESIG	67,500.00	100.00%	67,500.00	67,500.00	0.00
DESGN DEVELPMNT	90,000.00	100.00%	90,000.00	90,000.00	0.00
CONST DOCUMENTS	180,000.00	100.00%	180,000.00	180,000.00	0.00
BID/NEGOTIATION	22,500.00	100.00%	22,500.00	22,500.00	0.00
CONST ADMIN	90,000.00	35.00%	31,500.00	25,200.00	6,300.00
Simplified Ener	1,396.00	100.00%	1,396.00	1,396.00	0.00
Total Fix Fee	526,396.00		467,896.00	461,596.00	6,300.00

<u>Vendor</u>	<u>Invoice #</u>	<u>Inv. Amt.</u>	<u>Memo</u>
Decatur Blue Print	30594	73.01	
Midwest Engineering Services, Inc	1651492-IN	515.00	Rebar Inspection
PB Americas, Inc.	318548&49	61.91	Shipping
		649.92	

Invoice Total \$6,949.92

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

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



DECATUR BLUEPRINT, INC.
 230 WEST WOOD • DECATUR, ILLINOIS 62523
 PH 217.423.7589 • FAX 217.423.7580
 WWW.DECATURBLUE.COM

33.17

SALES TICKET
 Number: **30594**
 Date: **Jan 2, 2007**
 Page: **1**

Sold To:

BLDD Architects - Champaign
2104 W. Springfield Avenue
Champaign, IL 61821

Ship to:

Payment Terms	Customer PO	Customer ID	
Net 30 Days	CCHD <i>053015 400</i>	BLDDCH	
Sales Rep ID	Shipping Method	Ship Date	Due Date
SNYDER	UPS GROUND	1/5/07	2/1/07

Quantity	Description	Total
9	PLOT FILES 24X36 D.WAKEFIELD 1/5/07	18.00
324	S/F DIGITAL PRINTS 6 OF 9 24X36 D.WAKEFIELD 1/5/07	45.36
1	SHIPPING & HANDLING - UPS GROUND TO ENGLISH BROS. - ED PERRY	9.65
JOB: CHAMPAIGN CO. HIGHWAY DEPT. - RFP		

	Subtotal	73.01
	Sales Tax	
	Total Amount	73.01
CHECK/CREDIT CARD	Payment Received	
	TOTAL DUE	73.01

Received By: _____

Office Performing Work:

AJ 3316

MIDWEST ENGINEERING SERVICES, INC.
501 MERCURY DR.
CHAMPAIGN, IL 61822
217-359-2128

INVOICE

PAGE: 1



Remit in 15 Days to:

midwest engineering services, inc.
1507 East Sunset Drive, Suite 125
Waukesha, WI 53189-8213
FID No. 39-1633553

Accounts Payable
BLDD Architects
2104 W. Springfield Avenue
Champaign IL 61821

MES Project No. 1-65149
Fleet Maintenance Facility
Champaign County Hwy. Dept.
Urbana IL

CLIENT NO.	CLIENT PO.	INVOICE DATE	INVOICE NO.	DUE DATE
01-BLDD		01/31/07	1651492-IN	02/15/07

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
1/3 Sr. Engineering Technician-Rebar Inspection	2.00	HOUR	40.00	80.00
1/4 Sr. Engineering Technician-Rebar Inspection	2.00	HOUR	40.00	80.00
1/8 Sr. Engineering Technician-Rebar Inspection	2.00	HOUR	40.00	80.00
1/9 Sr. Engineering Technician-Rebar Inspection	2.00	HOUR	40.00	80.00
1/10 Sr. Engineering Technician-Rebar Inspection	2.00	HOUR	40.00	80.00
1/11 Sr. Engineering Technician-Rebar Inspection	2.00	HOUR	40.00	80.00
Project Engineer-January Report Review	.50	HOUR	70.00	35.00

ACCOUNT STATUS

CURRENT	30 DAYS	60 DAYS	90 DAYS	120 DAYS	THIS INVOICE
515.00	194.00	.00	.00	.00	515.00



**Parsons
Brinckerhoff
Quade &
Douglas, Inc.** 11757 Katy Freeway,
Suite 600
Houston, TX 77079
281-558-7273
Fax: 281-558-7282

INVOICE

January 16, 2007

Mr. Mark Ritz
BLDD Architects, Inc.
2104 W. Springfield Avenue
Champaign, IL 61820

RE: Champaign, IL - Programming, Concept Plan Development, Design Guideline Document, Quality Control Services, Equipment Specifications, Layout and Cost Estimating
PBQD Project Number 16815FFD
PBQD Invoice Number 5 (RA#318548/318549), Period End December 22, 2006

AJ 33189

	<u>Budget</u>	<u>% Complete</u>	<u>Cost to Date</u>	<u>Previously Invoiced</u>	<u>Cost Due This Period</u>
Task 1 - Programming	\$17,998	100%	\$17,998.00	\$17,998.00	\$0.00
Task 2 - Schematic Design	\$2,385	100%	\$2,385.00	\$2,385.00	\$0.00
Task 3 - Design Development	\$11,258	100%	\$11,258.00	\$11,258.00	\$0.00
Task 4 - Construction Documents	\$11,258	100%	\$11,258.00	\$11,258.00	\$0.00
Task 5 - Bidding & Construction	\$9,406	20%	\$1,881.20	\$940.60	\$940.60
Totals	\$52,305		\$44,780.20	\$43,839.60	
Direct Expenses (Actuals)	\$4,326	Actuals	\$4,326.02	\$4,264.11	\$61.91

Total Due This Invoice	\$1,002.51
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In our continuing effort to improve efficiency and reduce and monitor cost, Parsons Brinckerhoff has instituted a "Lock Box" arrangement to receive payment of invoices. Please remit payment of this invoice in the enclosed pre-printed envelope addressed to:

Parsons Brinckerhoff
P.O. Box 51615
Los Angeles, CA 90051-5915

A duplicate copy of the invoice sheet is provided so that you may include it with our payment check. Your cooperation is appreciated. Please contact me directly at (281) 558-7273 if there are any further questions.

Sincerely,

Matthew Geyer / BBO

Matthew Geyer
Project Manager



Invoice Number 8-488-51652	Invoice Date Oct 26, 2006	Account Number 0770-6273-4	Page 6 of 19
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Picked up: Oct 20, 2006 Cust. Ref.: 12340FFD Task A Ref. #2
 Payer: Shipper Ref. #3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
- Distance Based Pricing, Zone 7

INET		Sender	Recipient	
Tracking ID	792869483013	Barbara Born	Terri Zink	
Service Type	FedEx 2Day	PARSONS BRINCKERHOFF	Parsons Brinckerhoff 12340FFD	
Package Type	FedEx Envelope	11757 KATY FREEWAY SUITE 600	3840 Rosin Court	
Zone	07	HOUSTON TX 77079 US	SACRAMENTO CA 95834 US	
Packages	1			
Rated Weight	N/A			
Delivered	Oct 23, 2006 08:51	Transportation Charge		12.20
Svc Area	A1	Discount		-5.49
Signed By	R.CHIPMAN	Fuel Surcharge		1.11
FedEx Use	00000000/0001113/	Total Charge	USD	\$7.82

12340FFD Task A Reference Subtotal USD \$7.82

Dropped off: Oct 18, 2006 Cust. Ref.: 16807 3 Ref. #2
 Payer: Shipper Ref. #3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
- Distance Based Pricing, Zone 6

INET		Sender	Recipient	
Tracking ID	798522750776	ANTHONY LOCICERO	Barbara Born	
Service Type	FedEx Standard Overnight	PARSONS BRINCKERHOFF	Parsons Brinckerhoff	
Package Type	FedEx Envelope	1615 15TH AVENUE SE	11757 Katy Freeway	
Zone	06	ST. CLOUD MN 56304 US	HOUSTON TX 77079 US	
Packages	1			
Rated Weight	N/A			
Delivered	Oct 19, 2006 10:29	Transportation Charge		17.15
Svc Area	A1	Discount		-9.78
Signed By	R.SANDOVAL	Fuel Surcharge		1.22
FedEx Use	00000000/0000244/	Total Charge	USD	\$8.59

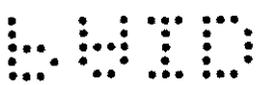
16807 3 Reference Subtotal USD \$8.59

Picked up: Oct 20, 2006 Cust. Ref.: 16815FFD Direct Expenses Ref. #2
 Payer: Shipper Ref. #3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
- Distance Based Pricing, Zone 5
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.

INET		Sender	Recipient	
Tracking ID	790098424737	Rafael Ruiz	Dan Wakefield	
Service Type	FedEx Priority Overnight	PARSONS BRINCKERHOFF	BLDD Architects, Inc.	
Package Type	FedEx Tube	11757 KATY FREEWAY SUITE 600	2104 West Springfield Avenue	
Zone	05	HOUSTON TX 77079 US	CHAMPAIGN IL 61821 US	
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs			
Delivered	Oct 23, 2006 09:21	Transportation Charge		38.20
Svc Area	A4	Discount		-21.77
Signed By	B.WHITE	Fuel Surcharge		2.71
FedEx Use	00000000/0001552/	Total Charge	USD	\$19.14

16815FFD Direct Expenses Reference Subtotal USD \$19.14





Invoice Number 8-590-96399	Invoice Date Dec 21, 2006	Account Number 0770-6273-4	Page 6 of 18
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Picked up: Dec 14, 2006 **Cust. Ref.: 16807FFD Task 3** **Ref. #2:**
Payor: Shipper **Ref. #3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 11.50% to this shipment.
- Distance Based Pricing, Zone 5
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Envelope was rated as FedEx Pak.

INET		Sender	Recipient
Tracking ID	790628888500	Barbara Born	Mrs. Julie Owens
Service Type	FedEx 2Day	PARSONS BRINCKERHOFF	Chicago Transit Authority
Package Type	FedEx Pak	11757 KATY FREEWAY SUITE 600	901 West Division Street
Zone	05	HOUSTON TX 77079 US	CHICAGO IL 60622 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Dec 18, 2006 08:57	Transportation Charge	10.50
Svc Area	A1	Discount	-4.73
Signed By	J.MORGAN	Fuel Surcharge	0.66
FedEx Use	00000000/0006046/_	Total Charge	USD \$6.43

16807FFD Task 3 Reference Subtotal USD \$6.43

Dropped off: Dec 12, 2006 **Cust. Ref.: 16815** **Ref. #2:**
Payor: Shipper **Ref. #3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 11.50% to this shipment.
- Distance Based Pricing, Zone 5
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.

INET		Sender	Recipient
Tracking ID	798062913126	Kristi Bush	Dan Wakefield
Service Type	FedEx Standard Overnight	Parsons Brinckerhoff	BLDD Architects, Inc.
Package Type	FedEx Box	11757 Katy Freeway	2104 West Springfield Avenue
Zone	05	HOUSTON TX 77079 US	CHAMPAIGN IL 61821 US
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Dec 13, 2006 14:57	Transportation Charge	33.55
Svc Area	A4	Fuel Surcharge	1.66
Signed By	B.PARKER	Discount	-19.12
FedEx Use	00000000/0001349/_	Total Charge	USD \$16.09

16815 Reference Subtotal USD \$16.09

Picked up: Dec 14, 2006 **Cust. Ref.: 24743FFD1 DE** **Ref. #2:**
Payor: Shipper **Ref. #3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 11.50% to this shipment.
- Distance Based Pricing, Zone 6

INET		Sender	Recipient
Tracking ID	798064457433	Barbara Born	Todd Bullard, AIA
Service Type	FedEx 2Day	PARSONS BRINCKERHOFF	VMDO Architects - 24743FFD
Package Type	FedEx Envelope	11757 KATY FREEWAY SUITE 600	200 East Market Street
Zone	06	HOUSTON TX 77079 US	CHARLOTTESVILLE VA 22902 US
Packages	1		
Rated Weight	N/A		
Delivered	Dec 18, 2006 13:05	Transportation Charge	11.55
Svc Area	A5	Fuel Surcharge	0.73
Signed By	J.THORNE	Discount	-5.20
FedEx Use	00000000/0001112/_	Total Charge	USD \$7.08

24743FFD1 DE Reference Subtotal USD \$7.08



Invoice Number 8-514-39340	Invoice Date Nov 09, 2006	Account Number 0770-6273-4	Page 5 of 18
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Picked up: Nov 03, 2006 Cust. Ref.: 16815FFD Task: Dir Exp Ref. #2
 Payor: Shipper Ref. #3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
- Distance Based Pricing, Zone 5
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.

INET	Sender	Recipient	
Tracking ID 790108727831	Rafael Ruiz	Dan Wakefield	
Service Type FedEx Priority Overnight	PARSONS BRINCKERHOFF	BLDD Architects, Inc.	
Package Type FedEx Box	11757 KATY FREEWAY SUITE 600	2104 West Springfield Avenue	
Zone 05	HOUSTON TX 77079 US	CHAMPAIGNIL 61821 US	
Packages 1			
Rated Weight 3.0 lbs, 1.4 kgs			
Delivered Nov 06, 2006 09:03	Transportation Charge		34.90
Svc Area A4	Fuel Surcharge		2.48
Signed By N.NITA	Discount		-19.89
FedEx Use 00000000/0001552/_	Total Charge	USD	\$17.49

16815FFD Task: Dir Exp Reference Subtotal USD \$17.49

Picked up: Nov 07, 2006 Cust. Ref.: 16815FFD1-DE Ref. #2
 Payor: Shipper Ref. #3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
- Distance Based Pricing, Zone 5

INET	Sender	Recipient	
Tracking ID 791578485634	Barbara Born	Mr. Mark Ritz	
Service Type FedEx 2Day	PARSONS BRINCKERHOFF	BLDD Architects, Inc.	
Package Type FedEx Envelope	11757 KATY FREEWAY SUITE 600	2104 W. Springfield Ave.	
Zone 05	HOUSTON TX 77079 US	CHAMPAIGNIL 61821 US	
Packages 1			
Rated Weight N/A			
Delivered Nov 06, 2006 09:03	Transportation Charge		9.75
Svc Area A4	Discount		4.39
Signed By N.NITA	Fuel Surcharge		0.96
FedEx Use 00000000/0001111/_	Total Charge	USD	\$6.24

16815FFD1 DE Reference Subtotal USD \$6.24

Picked up: Nov 06, 2006 Cust. Ref.: 18965DE Task 101.0 Ref. #2
 Payor: Shipper Ref. #3

- Distance Based Pricing, Zone 6
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.

INET	Sender	Recipient	
Tracking ID 792235252985	Rafael Ruiz	Matt Geyer	
Service Type FedEx Standard Overnight	PARSONS BRINCKERHOFF	Parsons Brinckerhoff	
Package Type Customer Packaging	11757 KATY FREEWAY SUITE 600	One Penn Plaza	
Zone 06	HOUSTON TX 77079 US	NEW YORK CITY NY 10119 US	
Packages 1			
Rated Weight 44.0 lbs, 20.0 kgs			
Delivered Nov 07, 2006 11:37	Transportation Charge		129.36
Svc Area A1	Fuel Surcharge		0.00
Signed By A.AGARON	Discount		-73.92
Bundle ID 2893984	Total Charge	USD	\$55.44
FedEx Use 00000000/0001371/_			
Rate Method Hundredwt			

FEB 21 2007

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

February 16, 2007
Invoice No: 128699
Project No: 053015.900



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

Re: Champaign Cty Fleet Maintenance Highway Facility Site Observation

For professional services rendered for the period January 1, 2007 to February 1, 2007

Hourly Not to Exceed Amount:	\$54,420.00
Previous Billed:	<u>\$656.78</u>
Balance in Contract:	\$53,763.22

Fee Charges

<u>Description</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Wakefield, Dan Y.	Architect II	80.00	7.75	<u>\$620.00</u>
Current Fee Charges				\$620.00

TOTAL NOW DUE	<u><u>\$620.00</u></u>
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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



February 27, 2007

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. 49

Dear Mr. Inman,

Enclosed are two copies of our Payment Application No. 49 for this project. This is for work completed through February 20, 2007.

Please call our office (356-8424) for pick-up when the checks are ready (on or before March 23, 2007). 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: February 20, 2007
APPLICATION NO. 49

ITEM:	CHECK PAYMENT TO:	AMOUNT OF PAYMENT:
1	PKD, Inc. - Staff, Fee, Reimbursables, and General Conditions	\$8,424
2	Stark Excavating	\$0 *
3	Cross Construction	\$6,895 **
4	Duce Construction	\$0 **
5	Roessler Construction	\$0 **
6	National Fabco	\$0 *
7	Tile Specialists	\$0 **
8	Advanced Roofing	\$21,217 **
9	Otto Baum	\$0 *
10	Thyssen/Krupp	\$0 **
11	Stobek Masonry	\$26,421 **
12	Borchers Decorating	\$0 *
13	Automatic Fire	\$4,381 *
14	McWilliams	\$13,236 **
15	Reliable Mechanical (Heat)	\$0 *
16	Reliable Mechanical (Vent)	\$0 *
17	Coleman Electric	\$36,381 *
TOTAL:		\$116,955

* - Retainage has been reduced for this Contractor.
** - Final payment for this Contractor

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: 49
 APPLICATION DATE: 2/27/2007
 PERIOD TO: 2/20/2007
 PKD PROJECT NO: 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)		
1	PKD, Inc.	\$1,648,598	\$1,621,904	\$8,424		\$1,630,328	99%	\$18,270	\$0.00
2	BI #1 - Stark Excavating - C.O. # 7	\$721,031	\$721,031	\$0		\$721,031	100%	\$0	\$18,026.00
3	BI #2 - Cross Construction - C.O. # 3	\$275,822	\$275,822	\$0		\$275,822	100%	\$0	\$0.00
4	BI #3 - Duce Construction - C.O. # 4	\$1,461,204	\$1,461,204	\$0		\$1,461,204	100%	\$0	\$0.00
5	BI #4 - Roesster Construction	\$237,520	\$237,520	\$0		\$237,520	100%	\$0	\$0.00
6	BI # 5 - National Fabco - C.O. # 4	\$373,736	\$373,736	\$0		\$373,736	100%	\$0	\$18,687.00
	BI # 6 - Tile Specialists - C.O. # 4	\$343,429	\$343,429	\$0		\$343,429	100%	\$0	\$0.00
8	BI # 7 - Advanced Roofing - C.O. # 2	\$424,343	\$424,343	\$0		\$424,343	100%	\$0	\$0.00
9	BI # 8 - Otto Baum C.O. # 9	\$4,963,138	\$4,958,554	\$0		\$4,958,554	100%	\$4,584	\$247,928.00
10	BI # 9 - Thyssen Krupp - C.O. # 1	\$37,200	\$37,200	\$0		\$37,200	100%	\$0	\$0.00
11	BI # 10 - Stobeck Masonry C.O. # 2	\$1,039,318	\$1,038,868	\$450		\$1,039,318	100%	\$0	\$0.00
12	BI # 12 - Borchers Decorating C.O. # 6	\$319,073	\$319,073	\$0		\$319,073	100%	\$0	\$16,428.00
13	BI # 13 - Automatic Fire - C.O. # 4	\$490,408	\$485,797	\$4,611		\$490,408	100%	\$0	\$24,520.00
14	BI # 14 - McWilliams Mechanical - C.O. # 10	\$1,268,872	\$1,268,117	\$555		\$1,268,872	100%	\$0	\$0.00
15	BI # 15 Reliable Mechanical (Heat) - C.O. # 14	\$1,414,524	\$1,414,524	\$0		\$1,414,524	100%	\$0	\$35,363.00
16	BI # 16 Reliable Mechanical (Vent) - C.O. # 14	\$1,765,117	\$1,765,117	\$0		\$1,765,117	100%	\$0	\$44,128.00
17	BI # 17 - Coleman Electric - C.O. # 10	\$2,907,324	\$2,869,230	\$36,749		\$2,905,979	100%	\$1,345	\$29,060.00
TOTAL		\$19,690,457	\$19,615,469	\$50,789	\$0	\$19,666,258	100%	\$24,199	\$434,140

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

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APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Champaign County Board
 1776 East Washington Street
 Urbana, Illinois, 61802

PROJECT: Champaign County Nursing Home

APPLICATION NO: 49
 APPLICATION DATE: 2/27/2007
 PERIOD TO: 2/20/2007

Distribution: OWNER
 ARCHITECT
 CONTRACTOR

FROM (CONTRACTOR): PKD, Inc.
 P. O. Box 3698
 Champaign, Illinois 61826-3698

PKD, Inc.
 PROJECT NO: 276

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		\$890,705	
Approved this Month			
Number	Date Approved		
Change Order # 1		\$893,000	
Change Order # 2		\$32,108	
Change Order # 3		\$232,785	
TOTALS		\$1,648,598	
Net change by Change Orders		\$957,893	

1. ESTIMATED CONTRACT SUM	\$	\$690,705
2. Net change by Change Orders	\$	\$957,893
3. CONTRACT SUM TO DATE (Line 1+2)	\$	\$1,648,598
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	\$1,630,328
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)	\$	\$1,630,328
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	\$1,621,904
8. CURRENT PAYMENT DUE	\$	\$8,424
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$	\$18,270

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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.

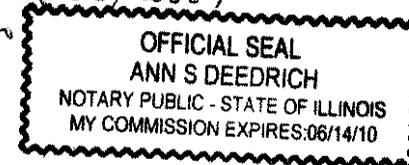
By: Timothy K. Meisinger Date: 2-27-07

State of Illinois County of: Champaign

Subscribed and sworn to before me this 27th day of Feb., 2007

Notary Public: Ann S. Deedrich

My Commission expires: 6-14-10



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 \$ 8,424.00
 (Attach explanation if amount certified differs from the amount applied for.)

CONSTRUCTION MANAGER

By: Timothy K. Meisinger Date: 2-27-07

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. Tabulation below, amounts are stated to the nearest dollar. Use column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NUI 49
 APPLICATION DATE 2/27/2007
 PERIOD TO: 2/20/2007
 PKD PROJECT NC 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	\$373,879	\$0		\$373,879	100%	\$0	\$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	\$40,096	\$1,736		\$41,832	76%	\$13,278	\$0
	CHANGE ORDER NO. 1, 2, & 3 - GEN. CONDITIONS	\$957,893	\$946,213	\$6,688		\$952,901	99%	\$4,992	\$0
	TOTAL	\$1,648,598	\$1,621,904	\$8,424	\$0	\$1,630,328	99%	\$18,270	\$0

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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

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

Application No: 49
 Application Date: 2/27/07
 Period From: 1/21/07
 Period To: 2/20/07

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.		\$35,768	0	\$0	\$35,768	
Project Engineer II		\$20,535	0	\$0	\$20,535	
Project Accountant		\$6,545	0	\$0	\$6,545	
Senior Project Manager		\$152,750	0	\$0	\$152,750	
Project Engineer		\$140,156	0	\$0	\$140,156	
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	
Total Staff	\$373,879	\$373,879	0	\$0	\$373,879	\$0

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	\$148,515		\$0	\$148,515	\$0

Reimbursables

Description	Scheduled Value	Previously Billed		Cost This Period	Total Cost to Date	Balance to Complete
Print and Reproduce		\$3,091		\$45	\$3,136	
Construction Photographs		\$850		\$0	\$850	
Field Office Supplies		\$1,166		\$134	\$1,300	
Set Job Trailer		\$1,472		\$0	\$1,472	
Rent Office Trailer		\$11,250		\$0	\$11,250	
Postage		\$3,232		\$241	\$3,473	
Photocopies		\$6,661		\$1,282	\$7,943	
Field Office Equipment		\$1,159		\$0	\$1,159	
Communications		\$11,180		\$34	\$11,214	
Drinking Water		\$35		\$0	\$35	
Total Reimbursables	\$55,110	\$40,096		\$1,736	\$41,832	\$13,278

Champaign County Nursing Home
 PKD Project No. 275
 Itemized Detail of Costs (PKD Change Order No. 1)

Application No: 49
 Application Date: 2/27/07
 Period From: 1/21/07
 To: 2/20/07

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	\$432,480	\$6,519	\$438,999	(\$47,700)
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	\$63,906	\$0	\$63,906	(\$3,718)
Inspect & Test	\$35,402	\$31,071	\$0	\$31,071	\$4,331
Project Clean-Up	\$9,092	\$7,009	\$0	\$7,009	\$2,083
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	\$6,236	\$0	\$6,236	(\$105)
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	\$141,905	\$0	\$141,905	(\$29,397)
Partial Winter Protection	\$93,817	\$92,817	\$0	\$92,817	\$1,000
Temporary Heat	\$143,043	\$54,342	\$0	\$54,342	\$88,701
Small Tools/Equipment	\$1,726	\$798	\$0	\$798	\$928
Rectify/Repair	\$1,000	\$0	\$169	\$169	\$831
Project Truck	\$604	\$104	\$0	\$104	\$500
Dedication	\$2,500	\$2,242	\$0	\$2,242	\$258
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	\$15,398	\$0	\$15,398	(\$432)
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
Exterior Underdrain Installation	\$0	\$5,876	\$0	\$5,876	\$0
Field Work for Booster Fan (B&C)	\$0	\$23,030	\$0	\$23,030	\$0
Units & Sound Attenuation Blanket Installation for Unit 6A					
Total General Conditions	\$957,893	\$946,213	\$6,688	\$952,901	\$4,992

- NEW YORK
- LONDON
- SINGAPORE
- LOS ANGELES
- CHICAGO
- HOUSTON
- PHILADELPHIA
- SAN DIEGO
- SAN FRANCISCO
- BALTIMORE
- BOSTON
- WASHINGTON, DC
- LAS VEGAS
- ATLANTA
- MIAMI
- PITTSBURGH
- NEWARK
- WILMINGTON
- PRINCETON
- LAKE TAHOE

February 7, 2007

CHAMPAIGN COUNTY
 ADMINISTRATIVE SERVICES
 ATTN: EVELYN BOATZ
 1776 E. WASHINGTON STREET
 URBANA, IL 61802

CERTIFICATE OF NEED

File# E1005-00001 Invoice# 1235576

IRS# 23-1392502

FOR PROFESSIONAL SERVICES RECORDED
 THROUGH 01/31/2007 IN CONNECTION
 WITH THE ABOVE-CAPTIONED MATTER.

\$2,847.00

DISBURSEMENTS
 OVERNIGHT MAIL

7.54

TOTAL DISBURSEMENTS

\$7.54

BALANCE DUE THIS INVOICE

\$2,854.54

PREVIOUS BALANCE

\$22,970.82

TOTAL BALANCE DUE

\$25,825.36

File # E1005-00001
 CERTIFICATE OF NEED

INVOICE # 1235576

DATE	ID #	TIMEKEEPER	HOURS
1/11/2007	02160	NJ LYNN	0.20
1/16/2007	02160	NJ LYNN	0.10
1/17/2007	02160	NJ LYNN	0.40
1/17/2007	02190	NM BILIMORIA	0.50
1/18/2007	02190	NM BILIMORIA	2.50
1/23/2007	02190	NM BILIMORIA	0.50
1/24/2007	02160	NJ LYNN	0.10
1/25/2007	02160	NJ LYNN	0.20
1/25/2007	02190	NM BILIMORIA	0.80
1/26/2007	02160	NJ LYNN	0.10
1/26/2007	02190	NM BILIMORIA	0.80
1/28/2007	02160	NJ LYNN	0.20
1/30/2007	02160	NJ LYNN	0.30

File # E1005-00001
CERTIFICATE OF NEED

INVOICE # 1235576

<u>DATE</u>	<u>ID #</u>	<u>TIMEKEEPER</u>		<u>HOURS</u>
1/31/2007	02160	NJ LYNN	TELEPHONE DISCUSSION WITH MR. UHLIG RE SANITARIAN/HEALTH PORTION OF PROBATIONARY LICENSURE SURVEY AND NEEDED FOLLOW UP; TELEPHONE DISCUSSION WITH MR. INMAN RE SAME, FOLLOW UP AND CONTACT WITH MS. JENSEN RE RESCHEDULED SURVEY	0.30
TOTAL SERVICES				7.00

File # E1005-00001
CERTIFICATE OF NEED

INVOICE # 1235576

DATE	DISBURSEMENTS	AMOUNT
12/11/2006	OVERNIGHT MAIL PACKAGE SENT TO CHARLOTTE TANNER AT ILLINOIS DEPT. OF PUBLIC HEALT - SPRINGFIELD, IL FROM NEVILLE BILIMORIA AT DUANE MORRIS LLP - CHICAGO, IL (TRACKING #790134287039)	7.54
	Total:	<u>\$7.54</u>
	TOTAL DISBURSEMENTS	<u>\$7.54</u>

File # E1005-00001
CERTIFICATE OF NEED

INVOICE # 1235576

TIMEKEEPER					
NO.	NAME	CLASS	HOURS	RATE	VALUE
02160	NJ LYNN	PARTNER	1.90	465.00	883.50
02190	NM BILIMORIA	PARTNER	5.10	385.00	1,963.50
			7.00		\$2,847.00



February 12, 2007

Mr. Denny Inman
County Administrator
Champaign County Administrative Services
Brookens Administrative Center
1776 East Washington Street
Urbana, Illinois 61802

Invoice Number 12188
Project Number 1076
Terms Net 30 Days

Professional Industrial Hygiene Services from January 22 through 25, 2007 for meeting and walkthrough related to the Moisture Control Plan.

Professional Fees:

Principal	12.00 hours @ \$150.00	\$1,800.00
Administrative Assistant	.50 hours @ \$35.00	<u>\$17.50</u>
	Total Professional Fees	\$1,817.50

Direct Expenses:

Mileage	<u>\$145.50</u>
Total Direct Expenses	\$145.50

TOTAL DUE THIS INVOICE: \$1,963.00



Invoice

Invoice Number: 100873
 Invoice Date: January 31, 2007
 Page 1 of 1
INVOICE TOTAL: \$8,077.50

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

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

Professional Services for Period Ending 1/19/2007

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	100.00%	\$269,250.00	\$261,172.50	\$8,077.50
Total	\$1,077,000.00	100.00%	\$1,077,000.00	\$1,068,922.50	\$8,077.50

Total Project Invoice Amount:

\$8,077.50

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



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

February 6, 2007
 Project No: 6148.0000
 Invoice No: 0015970

Mr. Denny Inman
 Champaign County
 1776 East Washington
 Urbana IL 61802

Project: 6148.0000 Champaign County Nursing Home Assistance

Professional Services: December 3, 2006 through January 27, 2007

Task: 002 HVAC System Review

Professional Personnel

	Hours	Rate	Amount	
Principal				
Gleason, James N.	21.50	140.00	3,010.00	
Kienzler, Lawrence R.	1.00	122.80	122.80	
Totals	22.50		3,132.80	
Total Labor				3,132.80
				Total this task \$3,132.80
				Total this invoice \$3,132.80



BERNS, CLANCY AND ASSOCIATES
PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

THOMAS B. BERNs
EDWARD L. CLANCY
CHRISTOPHER BILLING

DONALD WAUTHIER

BRIAN CHAILLE
DENNIS CUMMINS
MEG GRIFFIN

MICHAEL BERNs
OF COUNSEL

Revised November 7, 2006

Mr. Joseph Phebus
Phebus & Koester
136 West Main Street
Post Office Box 1008
Urbana, Illinois 61801

**RE: PROFESSIONAL ENGINEERING, INVESTIGATIVE & FORENSIC SERVICES
NEW CHAMPAIGN COUNTY NURSING HOME SITE INVESTIGATIONS
CHAMPAIGN COUNTY EAST CAMPUS
URBANA, CHAMPAIGN COUNTY, ILLINOIS**

Dear Mr. Phebus:

In accordance with our previous conversations, we provide this proposal for the engagement of Professional Engineering, Investigative and Forensic Services related to the construction of the new Champaign County Nursing Home on the County's East Campus site in Urbana, Illinois.

As we discussed with you, we provided Professional / Consulting Services directly to Champaign County on projects that were ancillary to the New Nursing Home Project. We coordinated with the Urbana Park District to help provide a drainage outlet for the Nursing Home site through Prairie Park and Weaver Park. We made slight modifications to the drainage limited within the two (2) parking lots on-site to comply with desires of the Urbana Park District. We were not involved with the drainage design or grading of the New Nursing Home Site. We reiterate this so you may judge for yourself if there may be any potential for a "conflict of interest".

We previously assisted Champaign County with surveying and site work components for numerous other projects across their East Campus site in a variety of capacities. These include: a Master Plan for the East Campus; the Adult Detention Facility; the Fleet Maintenance Facility; Storm Drainage Planning for Sub-Watersheds; Juvenile Detention Facility; Animal Control Center; ESDA Building Site; Art Bartell Road Extension; Water Main Loop Extension; and an Area-Wide East Campus Topographic-Site Survey.

Berns, Clancy and Associates, P.C. (hereinafter called "Consultant") proposes to render Professional Engineering, Investigative and Forensic Services to Mr. Joseph Phebus of Phebus & Koester on behalf of the Champaign County Board (hereinafter called "Client") in connection with the new Champaign County Nursing Home site in Urbana, Champaign County, Illinois, (hereinafter call the "Project"). Client is expected to furnish Consultant with full information as to the requirements, goals and objectives including any special or extraordinary considerations for the Project or special services needed, and also to make available all pertinent existing data.

5753

Our potential Professional Engineering, Investigative and Forensic Services to be rendered on this Project may include, but are not limited to, the following tasks:

**Communications with Client
Meetings and Negotiations
Review of Existing Data
Field Investigations and Surveys
Acquisition of Ground Photography
Research into Applicable Ordinances
Analysis of Existing Conditions
Drainage Investigations
Preparation of Map and Plat Exhibits
Exhibit Preparation
Consulting Expert Services
Deposition Services**

**Acquisition of Aerial Photography
Coordination with Client's Agents
Coordination with Client's Other Consultants
Site Inspection and Testing
Research into Applicable Standards
Review of Probable Causations
Review of Site Drainage and Grading
Analysis of Site Design
Preparation of Verbal and Written Reports
Preparation for Deposition / Court Testimony
Opinion Witness Services
Reports / Presentations to County Board**

We propose to provide Professional Engineering, Investigative, and/or Forensic Services as requested and directed by you on a per diem basis in accordance with our Standard Fee Schedule and General Conditions Sheet in effect at the time services are performed. Our current Standard Fee Schedule and General Conditions Sheet is attached and is included in this agreement by reference. You shall be obligated to pay Berns, Clancy and Associates a fee for services provided, plus expenses incurred during the performance of the work.

The fee will be computed by multiplying the total number of hours expended on the work by the applicable hourly rate for each classification contained on the Standard Fee Schedule in effect when services are performed. In addition to fees, expenses will be billed as incurred in accordance with the accompanying Standard Fee Schedule.

Services will be provided as requested by and for the exclusive benefit of Client and for Client's designated consultants and agents. In the furtherance of these services, Consultant may review other records, ordinances or standards and will review any data you make available.

Since an ultimate scope of all services cannot be defined at this time, Consultant can currently make no estimate of the time, effort or ultimate cost that will be required in the performance of services on Client's behalf. At such time as a scope of services for a specific task can be defined, Client may request Consultant to prepare estimates of fees and expenses to undertake various specific tasks as identified by Client. We attach to this proposal a scope of services for the first Task that has been outlined to date.



Mr. Joseph Phebus
Phebus & Koester
Professional Engineering, Investigative, and Forensic Services
New Champaign County Nursing Home Site, Urbana, Illinois
November 7, 2006
Page 3

We understand that you will supply any necessary background data for our use in the performance of these services. It is necessary that you advise us at an early date if you have time and/or budgetary limitations for our services on this Project. At this time, we append a scope of services and fee proposal for two (2) initial tasks identified to date, which we provide for your review and approval.

We appreciate this opportunity to submit this engagement letter to you and we look forward to hearing from you in the near future. This Proposal for Engagement of Professional Engineering, Investigative and Forensic Services is valid for thirty (30) days from this date. After that period it is subject to review and renegotiation. If you find the above agreement acceptable, please sign in the space provided below and return a copy to us as our formal authorization to proceed. If you have any question or comment, please contact us.

AUTHORIZATION TO PROCEED:

TASK 1 – INITIAL SITE DRAINAGE REVIEW AND RECOMMENDATIONS

APPROVED:
Phebus & Koester

Sincerely,
BERNS, CLANCY AND ASSOCIATES, P.C.

Signature

Christopher Billing, P.E., Vice President

Date

CB:mp
cc: Denny Inman
Enclosures
5753 pp1

ATTACHMENT 1, consisting of 2 pages
Appended to the Agreement for Forensic Services
Dated November 7, 2006
Initial: Mr. Joseph Phebus _____
Initial: Berns, Clancy and Associates, P.C. _____

TASK 1. INITIAL SITE DRAINAGE REVIEW AND RECOMMENDATIONS

This Task 1 Initial Site Drainage Review and Recommendations includes primarily a review of the grading of the site to ascertain the effectiveness of the surface drainage features of the site. We understand you have the "official" copy of the construction drawings. We will study the drainage plan as depicted on the construction documents. We will dispatch a field crew to gather "as-built" topographic information and compare it to the Plans to evaluate how successfully the construction implemented the design. We will give special attention to the method for removing the concentrated roof runoff from around the perimeter of the building. We will note problems and concerns we identify from these efforts and make any recommendations to you along with an estimate of anticipated costs of any recommended changes. More specifically, these services may include:

1. Communications, correspondence, and conversations with you and any other consultants or investigators as you may prescribe.
2. Coordination with you to obtain a copy of the construction drawings.
3. Review of the grading and drainage plan for the site, including building details as depicted by the construction drawings and Plans.
4. Initial reconnaissance of the site to spot drainage problems or areas of grading concern and to obtain ground photography documenting the current situation.
5. Fieldwork to re-establish project vertical control bench marks and to obtain spot elevations to verify the "as-constructed" grading at the site.
6. Office reduction of the field notes and checking of the data against the Plans.
7. Preparation of a site plan exhibit to initially depict the results of the site grading and drainage investigations.
8. Review of the capabilities of the systems removing the concentrated roof water from around the perimeter of the building by either surface or subsurface systems.
9. Preparation of a brief initial report of the results of the study and transmittal to you for review.
10. Meeting with you to review your comments and revisions of a final report and recommendations as appropriate.
11. Preparation of an Engineer's Opinion of Construction Costs for any recommendation proposed as a part of the analysis.
12. Review of all work by a Principal of the Firm.



ATTACHMENT 1, consisting of 2 pages
Appended to the Agreement for Forensic Services
Dated November 7, 2006
Initial: Mr. Joseph Phebus _____
Initial: Berns, Clancy and Associates, P.C. _____

While total fees for this **Task 1 Initial Site Drainage Review and Recommendations** cannot be forecast at this time, we suggest you initially budget \$7,000 for this **Task 1** at this time, generally itemized as follows:

Principal of the Firm.....	10 hours @ \$120 per hour	\$1,200
Civil Engineer	26 hours @ \$ 92 per hour	\$2,392
Surveyor	10 hours @ \$ 63 per hour	\$ 630
Two-Person Survey Crew.....	8 hours @ \$104 per hour	\$ 832
Drafter	10 hours @ \$ 56 per hour	\$ 560
Technician.....	16 hours @ \$ 41 per hour	<u>\$ 656</u>
		\$6,300
Miscellaneous Expenses		\$ 500
Initial Budget for Task 1		<u>\$6,800</u>

SCHEDULES / SUBMITTALS

Once we receive the background information from you, we will review the data and schedule the field crew. We anticipate providing you an initial draft of our analysis within two (2) weeks. We will immediately finalize any issues that may arise during our review. We anticipate one (1) or more plan sheet exhibits and a listing of apparent deficiencies, potential recommendations and associated opinion of construction costs, if you so desire.

ADDITIONAL SERVICES

We are pleased to provide continuing or additional services related to this task beyond the scope identified above. These additional services will be provided on a per diem basis. Additional services may include: appearance at and presentations to the County Facilities Committee and County Board; expert witness testimony for mediation or litigation; or additional investigations of other issues beyond those identified in Task 1.



BERNS, CLANCY AND ASSOCIATES
PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

Thomas B. Berns
Edward L. Clancy
Christopher Billing

Donald Wauthier
Brian Chaille
Dennis Cummins
Meg Griffin

Michael Berns
Of Counsel

May 1, 2006

**STANDARD FEE SCHEDULE FOR PROFESSIONAL
ENGINEERING, SURVEYING, AND PLANNING SERVICES**

HOURLY RATE

PRINCIPAL OF FIRM, PREPARATION & TESTIMONY AS EXPERT WITNESS	\$200
PRINCIPAL OF FIRM, ENGINEER, SURVEYOR OR PLANNER GRADE 7	120
ENGINEER, SURVEYOR OR PLANNER GRADE 6	92
ENGINEER, SURVEYOR OR PLANNER GRADE 5	80
ENGINEER, SURVEYOR OR PLANNER GRADE 4	63
ENGINEER, SURVEYOR OR PLANNER GRADE 3	56
ENGINEER, SURVEYOR OR PLANNER GRADE 2	53
ENGINEER, SURVEYOR OR PLANNER GRADE 1	46

TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 5	\$ 60
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 4	56
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 3	48
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 2	41
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 1	29

FOUR-PERSON SURVEY CREW	\$162
THREE-PERSON SURVEY CREW	133
TWO-PERSON SURVEY CREW	104

VEHICLE MILEAGE	\$ 0.50 / MILE
WOOD GRADE STAKE	0.50 / EACH
STEEL SURVEY MONUMENT WITH ALUMINUM CAP	10.00 / EACH
CONCRETE SURVEY MONUMENT WITH ALUMINUM CAP	25.00 / EACH
STEEL FENCE POST	3.00 / EACH
PHOTOCOPY	0.20 / EACH
PLAN SHEET COPY (PER SQUARE FOOT)	0.40 / SQ FT
COMPUTER AIDED DRAFTING (CAD)	5.00 / HOUR

TRAVEL TIME TO AND FROM OUR OFFICE WILL BE CHARGED IN ACCORDANCE WITH THE FOREGOING RATES. ALL SUBCONSULTANTS (SOIL INVESTIGATION, MATERIAL TESTING, AERIAL PHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, ETC.) ENGAGED BY US WILL BE BILLED AT COST PLUS TEN PERCENT (10%). ALL OTHER OUT-OF-POCKET EXPENSES INCURRED WILL BE BILLED AT COST PLUS TEN PERCENT (10%). THESE EXPENSES MAY INCLUDE TRAVEL, SUBSISTENCE (WHEN APPLICABLE), LONG DISTANCE TELEPHONE OR TELEFAX CHARGES, EXPRESS DELIVERY, REPRODUCTIONS, POSTAGE, SHIPPING CHARGES, RENTAL EQUIPMENT, ETC. REVISIONS TO THIS STANDARD FEE SCHEDULE ARE NOT ANTICIPATED UNTIL MAY OF 2007.

GENERAL CONDITIONS

Item 1. Scope of Work. Berns, Clancy and Associates, P.C. (BCA) shall perform services in accordance with an "agreement" made with the "client".

The agreement consists of BCA's proposal, Standard Fee Schedule, and these General Conditions. The "client" is defined as the person or entity requesting and/or authorizing the work, and in doing so, client represents and warrants that he is duly authorized in this role, even if performed on behalf of another party or entity, in which case the other party or entity is also considered as the client. The acceptance of BCA's proposal signifies the acceptance of the terms of this agreement.

The fees for services rendered will be billed in accordance with the accompanying Standard Fee Schedule. Unit rates for services not covered in the fee schedule or elsewhere in the agreement can be provided. The standard prices proposed for the work are predicated upon the client's acceptance of the conditions and allocations of risks and obligations described in the agreement. The client shall impart the terms of this agreement to any third party to whom the client releases any part of BCA's work. BCA shall have no obligations to any party other than those expressed in this agreement.

Item 2. Site Access/Background Data. The client will provide for the right-of-way access to the work site. In the event the work site is not owned by the client, client represents to BCA that all necessary permissions for BCA to enter the site and conduct the work have been obtained. While BCA shall exercise reasonable care to minimize damage to the property, the client understands that some damage may occur during the normal course of the work, that BCA has not included in its fee the cost of restoration of damage, and that the client will pay for such restoration costs. Client shall provide the appropriate land title and/or background information to BCA required for the performance of our work. BCA will not be required to perform an independent search for easements, encumbrances, title evidence and ownership data as BCA will rely upon the materials and representations that client supplies to BCA.

Item 3. Utilities. In the performance of its work, BCA will take all reasonable precautions to avoid damage to underground structures or utilities, and will rely on utility locator services to correctly identify their buried service lines, and on plans, drawings or sketches made available and provided by the client. The client agrees to hold BCA harmless and indemnify BCA from any claims, expenses, or other liabilities, including reasonable attorney fees, incurred by BCA for any damages to underground structures and utilities which were not correctly and clearly shown on the plans provided to BCA or otherwise disclosed by the client or utility locator service. BCA will be responsible for ordering the utility locator or exploratory excavation services only if expressly set forth in the scope of the proposal.

Item 4. Hazardous Materials and Conditions. Prior to the start of services, or at the earliest time such information is learned, it shall be the duty of the client, or other involved or contacted parties, to advise BCA of any known or suspected undocumented fills, hazardous materials, by-products, or constituents, and any known environmental, hydrologic, geologic, and geotechnical conditions, which exist on or near any premises upon which work is to be performed by BCA employees or subcontractors or which in any other way may be pertinent to BCA's proposed services.

Item 5. Confidentiality. BCA shall hold confidential the business and technical information obtained or generated in performance of services under this agreement and identified in writing by the client as "confidential". BCA shall not disclose such "confidential" information except if such disclosure is required by governmental statute, ordinance, or regulation; for compliance with professional standards of conduct for public safety, health, and welfare concerns; or for protection of BCA against claims or liabilities arising from performance of its services.

The technical and pricing information contained in any report or proposal submitted by BCA is to be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of BCA. Client now has no contract with any other professional engineer/surveyor/planner for the performance of the specific services outlined in the agreement and any previous contracts are terminated and copies of all previous work will be provided to BCA for use in this current project.

Item 6. Standard of Care. BCA will perform the services under this agreement in accordance with generally accepted practice, in a manner consistent with the level of care and skill ordinarily exercised by members of this profession under similar circumstances in this locality. No other warranties implied or expressed, in fact or by law, are made or intended.

Item 7. Technical Methodology and Protocol. BCA will select generally accepted methods and procedures it considers appropriate to accomplish the intended and understood purpose of its services within the scope of this agreement, and the client signifies concurrence with these methods and procedures by acceptance of this agreement. In the event other special methods or procedures are preferred by the client or are considered more appropriate, a written description or designation of these must be provided to BCA prior to execution of this agreement.

Item 8. Limitations of Liability. The client agrees to limit BCA's liability to the client and all parties claiming through the client or otherwise claiming reliance on BCA's services, allegedly arising from BCA's professional acts or errors and omissions, to a sum not to exceed BCA's fees for the services performed on the project, or \$100,000, whichever is greater, provided that such claims are not attributable to BCA's gross negligence or intentional misconduct. In this latter event, the Limit of Liability will be increased to \$500,000 less any applicable insurance amount covering alleged damages or claims. In no event shall BCA or any other party to this agreement, including parties which may have or claim to have a direct or indirect reliance on BCA's services, be liable to the other parties for incidental, indirect, or consequential damages arising from any cause.

Item 9. Insurance and Indemnity. BCA represents that it maintains general liability, property damage, and professional liability insurance coverage considered adequate and comparable with coverage maintained by other similar firms, and that BCA's employees are covered by Workman's Compensation Insurance. Certificates of Insurance can be provided to the client upon request. BCA shall not be responsible for any loss, damage, or liability beyond these insurance limits and conditions. BCA agrees to indemnify the client from and save client harmless against any loss, damage, or liability stemming from acts of gross negligence by BCA. Except as expressly set forth in Items 8 and 9, the client agrees to hold BCA, its officers, directors, agents, and employees, harmless from any claims, suits, or liability including but not limited to attorney fees, costs of settlement, and other incidental costs, for personal injury, death, illness, property damage or any other loss, allegedly arising from or related to BCA's work.

Item 10. Modifications. This agreement and all its attachments represent the entire understanding between the parties, and neither the client nor BCA may amend or modify any aspect of this contract unless such alterations are reduced to writing and properly executed by the parties hereto. These terms and conditions shall supersede all prior or contemporaneous communications, representations, or agreements, and any provisions expressed or implied in requests for proposal, purchase order, authorization to proceed, or other contradictory provisions, whether written or oral.

Item 11. Originals and Reproductions. All original notes, drawings and other working papers are and shall remain the copyrighted property of BCA. Client is entitled to perpetual access to BCA's original files and will be provided reproducible copies of originals, as well as photocopies of all other documents at the actual cost to make such reproductions.

Item 12. Payment. Invoices for performed work will be submitted monthly for services rendered the prior month, payable within 30 days of invoice date. The fees quoted are based upon an expected timely payment. Late payment charges of 1.5% per month will be added to delinquent charges. Client shall be further obligated to pay BCA's cost of collection, including, but not limited to, court costs and attorney's fees, in the event of default in payment under this paragraph. This agreement is entered into in Champaign County, Illinois and the Laws of Illinois are to apply to the agreement. If legal action is required by BCA, to collect fees or expenses advanced or to resolve disputes, then the parties agree that Champaign County shall be the proper venue for that legal action. BCA, at its option, may terminate its services due to client's failure to pay when due. In the event of termination of services prior to completion, client shall compensate BCA for all services performed to and for such termination.



February 27, 2007

Champaign County Administrative Services
1776 East Washington Street
Urbana, IL. 61802

Attn.: Denny Inman, Co-Administrator

Re: Champaign County Nursing Home
PKD Incorporated, Project Number 275
Advanced Roofing - Final Payment

Dear Mr. Inman:

The Contractor for Bid Item #7 – Roofing-EPDM & Shingles, has requested that retainage be reduced to \$0 in their pay application for the period ending 02/20/07.

Since this Contractor has provided satisfactory work and is 100% complete and has met their contract closeout requirements, we recommend and request, at this time, written approval from the Champaign County Board, as required, to allow this Contractor to submit application for final payment. Please obtain the appropriate authorization below and provide a copy of this authorization to PKD Incorporated by 03/23/07.

Sincerely,
PKD Incorporated

Timothy R. Minger
Project Engineer

Xc: MJS/TRM/MFC Pay Requests
DLR/FFC

Authorization to reduce retainage for the Contractor above: _____
Administrative Services



February 27, 2007

Champaign County Administrative Services
1776 East Washington Street
Urbana, IL. 61802

Attn.: Denny Inman, Co-Administrator

Re: Champaign County Nursing Home
PKD Incorporated, Project Number 275
Stobeck Masonry - Final Payment

Dear Mr. Inman:

The Contractor for Bid Item #10 – Masonry, has requested that retainage be reduced to \$0 in their pay application for the period ending 02/20/07.

Since this Contractor has provided satisfactory work and is 100% complete and has met their contract closeout requirements, we recommend and request, at this time, written approval from the Champaign County Board, as required, to allow this Contractor to submit application for final payment. Please obtain the appropriate authorization below and provide a copy of this authorization to PKD Incorporated by 03/23/07.

Sincerely,
PKD Incorporated

Timothy R. Mininger
Project Engineer

Xc: MJS/TRM/MFC Pay Requests
DLR/FFC

Authorization to reduce retainage for the Contractor above: _____
Administrative Services



February 27, 2007

Champaign County Administrative Services
1776 East Washington Street
Urbana, IL. 61802

Attn.: Denny Inman, Co-Administrator

Re: Champaign County Nursing Home
PKD Incorporated, Project Number 275
McWilliams Mechanical – Final Payment

Dear Mr. Inman:

The Contractor for Bid Item #14 – Plumbing, has requested that retainage be reduced to \$0 in their pay application for the period ending 02/20/07.

Since this Contractor has provided satisfactory work and is 100% complete and has met their contract closeout requirements, we recommend and request, at this time, written approval from the Champaign County Board, as required, to allow this Contractor to submit application for final payment. Please obtain the appropriate authorization below and provide a copy of this authorization to PKD Incorporated by 03/23/07.

Sincerely,
PKD Incorporated

Timothy R. Mininger
Project Engineer

Xc: MJS/TRM/MFC Pay Requests
DLR/FFC

Authorization to reduce retainage for the Contractor above: _____
Administrative Services



CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

COUNTY FACILITIES COMMITTEE - 2007 MEETING SCHEDULE & PROPOSED LOCATIONS

February 20, 2007

MONTH	DATE	LOCATION	MONTH	DATE	LOCATION
<u>March</u>	3/6/2007	Current CCNH	<u>August</u>	8/7/2007	Courthouse
<u>April</u>	4/3/2007	Animal Services	<u>September</u>	9/4/2007	JDC
<u>May</u>	5/8/2007	Correctional Center	<u>October</u>	10/2/2007	Emergency Operations Center
<u>June</u>	6/5/2007	Satellite Jail	<u>November</u>	11/6/2007	Brookens
<u>July</u>	7/3/2007	New CCNH			

**Closed Meeting Minutes Review - County Facilities Committee –
March 6, 2007**

**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		
August 23, 2005 <i>Performance Appraisal Subcommittee</i>		
August 31, 2005 <i>Performance Appraisal Subcommittee</i>		

October 12, 2005		
February 7, 2006		
May 2, 2006		
*August 24, 2006 – Performance appraisal subcommittee		
*September 14, 2006 #1 – Performance appraisal subcommittee		
* September 14, 2006 #2 - Performance appraisal subcommittee		

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



CHAMPAIGN COUNTY BOARD
COMMITTEE ADDENDUM

COUNTY FACILITIES

Tuesday, March 6, 2007 – 7:00 p.m.

Old Champaign County Nursing Home – Main Dining Room

CHAIR: Steve Beckett

MEMBERS: Bensyl, Betz, Cowart, James, Jay, Richards, Sapp, Weibel

ADDENDUM

XII NEW BUSINESS:

- A. Approval of contracts between Champaign County & White & Borgognoni Architects for Champaign County Courthouse Exterior Masonry Project – See attached Architect contract: Contractors contract to be distributed at meeting
- B. Proposed bid package to be utilized by White & Borgognoni (information only, to be distributed)

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

*Pius Weibel
County Board Chair
Denny Inman, Del Busey
County Administrators*