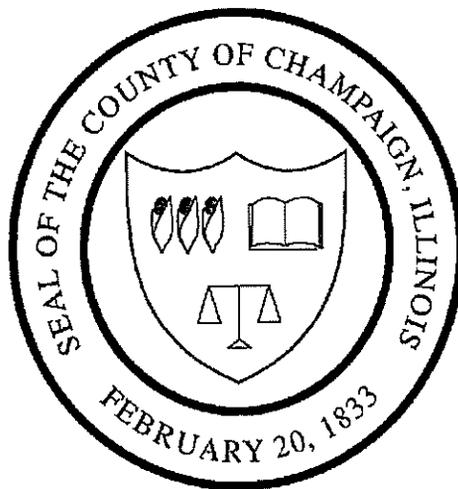


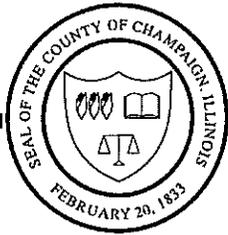
# County Facilities Committee Agenda

September 2, 2008

7:00 p.m.



*Lyle Shields Meeting Room, Brookens Administrative Center*  
1776 East Washington, Urbana, IL 61802



CHAMPAIGN COUNTY BOARD  
COMMITTEE AGENDA

COUNTY FACILITIES

Tuesday, September 2, 2008 – 7:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center  
1776 East Washington, Urbana, IL

CHAIR: Steve Beckett

MEMBERS: Bensyl, Betz, Cowart, James, Jay, Richards, 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>COURTHOUSE MASONRY/BELL TOWER PROJECT:</u>	
	A. <u>Project Update</u>	
	i. Gail White, White & Borgognoni Architects	
	ii. Kenny Roessler, Roessler Construction	
	B. <u>Fendrich Engineering, Inc. Masonry Stabilization &amp; Restoration Preliminary Report</u>	1-4
	C. <u>Project Spreadsheet</u>	5
V	<u>FLEET MAINTENANCE/HIGHWAY FACILITY:</u>	
	A. <u>BLDD Architects Invoice #131185</u> in the amount of \$2,876.96 for Professional Services rendered for the period June 2, 2008 to July 1, 2008.	6-7
VI	<u>PHYSICAL PLANT:</u>	
	A. <u>Monthly Reports</u>	8-12
VII	<u>ILEAS TRAINING CENTER:</u>	
	A. <u>IGW Architecture Invoice No. 1</u> in the amount of \$2,610.00 for Professional Services rendered thru August 1, 2008. Invoice is for ILEAS Training Center Evacuation Plans.	13
	B. <u>IGW Architecture Invoice No. 2</u> in the amount of \$570.00 for Professional Services rendered thru August 1, 2008. Invoice is for ILEAS Training Center Underground Gas Pipe Leak.	14-15

C. **IGW Architecture Invoice No. 4** in the amount of \$2,030.00 **16-18**  
for Professional Services rendered for the period August 1, 2008. Invoice is  
for ILEAS Training Facility AS Chiller Replacement.

D. **IGW Architecture Invoice No. 7** in the amount of \$3,604.66 for **19-23**  
Professional Services rendered thru August 1, 2008. Invoice is for ILEAS  
Training Center Observation.

VIII **CHAIR'S REPORT/ISSUES:**

A. **November Meeting Date**

IX **COUNTY ADMINISTRATOR:**

A. **Champaign County/Niemann Foods Lease for County Parking** **24-28**  
**Recommendation**

B. **Proposed County Energy Policy** (to be distributed)

X **OTHER BUSINESS**

XI **CONSENT AGENDA ITEMS**

XII **ADJOURNMENT**

**OBSERVATION REPORT**

**PROJECT:** Champaign County Courthouse  
Masonry Stabilization and Restoration  
FEI #05159  
**DATE:** August 21, 2008  
**BY:** Andy Fendrich *AF*  
**WEATHER:** 75° Light Rain

I visited the site on August 21 to observe/inspect the existing clock tower foundation system. Preliminary conclusions for the new tower foundation system are given at the end of this observation report.

There are four main concrete footings that supported the original tower (see the attached drawing). Two of these footings are located at the east and west corners of the north wall, the northeast pier and northwest pier footings respectively. The other two footings are located at the south tower columns, marks E1EB and E2EB.

The contractor has removed the clock tower structure and has selectively excavated to expose portions of the existing tower concrete footings. On the attached drawing, the locations of the excavations are shown. The footings measured approximately 2'-0" thick and have embedded steel beams in two layers one in each direction. The size and construction of the footings appears to match the original drawings.

A testing company was on sight to take core samples for compressive tests. It was decided to have four (4) cores taken, one at each footing

1. **Northeast Pier Footing Excavation:**  
The northwest corner of the footing was excavated. Overall the exposed portion of the footing appears to be in fair condition. Along the north face of the footing a small area of rust colored soil/concrete was observed indicating minor oxidation of the end of an embedded steel beam. No spalling of the concrete or significant section loss of the beam was observed. Along the west face of the footing a portion of an embedded steel beam was exposed showing more moisture related corrosion. Small section loss was observed in the beam flange and web. The majority of the beam, however, appeared to be sound and in fair condition.
2. **Northwest Pier Footing Excavation:**  
The north east corner of the footing was excavated. Overall the exposed portion of the footing appears to be in good condition. No indications of moisture damage or corrosion was observed. A few, minor rust colored 'spots' were observed along the east face of the footing.
3. **Column Footing E2EB (East Column Footing):**  
The northwest corner of the footing was excavated, exposing the top of the footing. The exposed portion of the footing appears to be in good condition. No deterioration or

distress was observed in exposed portion of the footing. A core was successfully taken at this location.

4. Column Footing E1EB (West Column Footing):

The northeast corner of the footing was excavated, exposing the top of the footing. Overall, the exposed portion of the footing appears to be in fair condition. Initially, no indications of deterioration or distress was observed. However, vertical cracks were observed in two cores taken. Observing the core hole revealed that the crack was pre-existing in the footing. On the surface of the footing the crack was not visible, only in the core hole. No displacement on either side of the crack was observed.

Preliminary Tower Foundation Recommendation

Preliminarily, we recommend that the existing footings remain in place, and not be removed. The footings appear to be structurally sound and would provide a solid base to support the new tower structure. Attached is a preliminary plan and section drawing showing the proposed foundation.

Note, final judgment on the condition of the existing footings and final recommendations for the new tower foundation system can only be made after the entire existing footings are exposed to view and inspected.

**COPIES TO:** Bryan Cobin, White and Borgognoni Architects, P.C. ✓  
File

05159821.obs

FEI Fendrich Engineering, Inc.

5221 S. Sixth St. Rd.  
Springfield, Illinois 62703  
Phone: 217/529-2355  
Fax: 217/529-1280

PROJECT \_\_\_\_\_

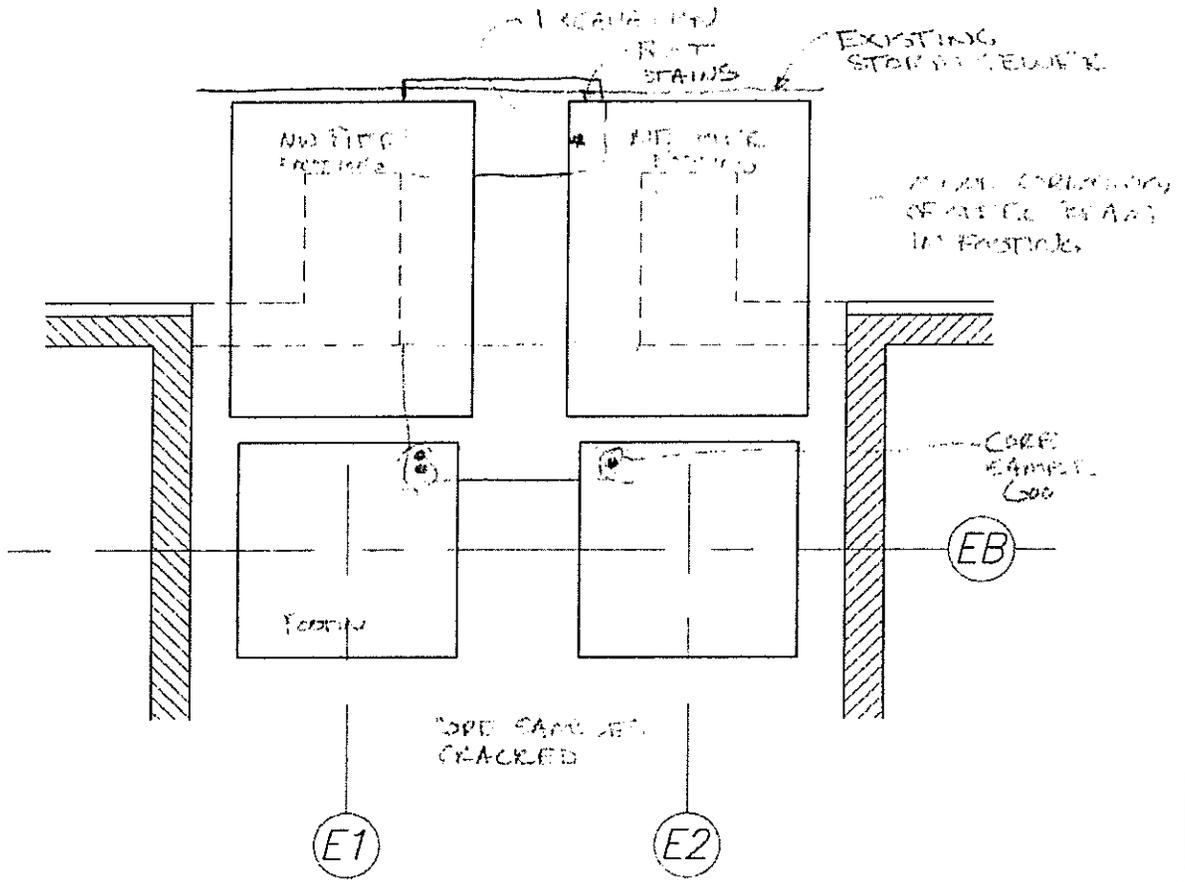
SUBJECT \_\_\_\_\_

JOB NUMBER 05177

BY AF DATE 8-21-09

CHKD \_\_\_\_\_ DATE \_\_\_\_\_

SHEET 1 of 2



 EXISTING FOUNDATION PLAN



**COURTHOUSE MASONRY STABILIZATION & RESTORATION PROJECT**

Prepared By: E Boatz 9/02/08

	ORIGINAL CONTRACT	CHANGE ORDERS	CONTRACT TOTAL	PAYMENTS THIS MONTH	PAYMENTS YEAR TO DATE	BALANCE TO FINISH
Original Project Budget	\$6,747,552.14					
Current Budget w/Change Orders	\$6,917,498.26					
<b><i>Architect Fees-White &amp; Borgognoni</i></b>						
Basic Service	\$425,641.74			\$10,691.04	\$328,819.55	\$96,822.19
Amendment #1-Option 4 Tower		\$43,425.00	\$469,066.74	\$700.87	\$35,796.84	\$7,628.16
<b>Total Architect Fees</b>	<b>\$425,641.74</b>	<b>\$43,425.00</b>	<b>\$469,066.74</b>	<b>\$11,391.91</b>	<b>\$364,616.39</b>	<b>\$104,450.35</b>
<b><i>Reimbursables-White &amp; Borgognoni</i></b>						
Analysis/Testing; On-site Observation	\$98,092.72			\$6,325.00	\$10,820.00	\$87,272.72
Amendment #1 - Option 4 Tower		\$7,494.18	\$105,586.90			\$7,494.18
Miscellaneous Reimbursable Expenses	\$39,839.50			\$1,127.65	\$27,766.07	\$12,073.43
Amendment #1- Option 4 Tower		\$20,593.82	\$60,433.32	\$106.78	\$950.85	\$19,642.97
<b>Total Reimbursable Expenses</b>	<b>\$137,932.22</b>	<b>\$28,088.00</b>	<b>\$166,020.22</b>	<b>\$7,559.43</b>	<b>\$39,536.92</b>	<b>\$126,483.30</b>
<b><i>Building Const - Roessler Const</i></b>						
Existing Building	\$2,787,950.00		\$2,787,950.00		\$537,007.16	\$2,250,942.84
Tower	\$2,804,150.00		\$2,804,150.00		\$540,022.84	\$2,264,127.16
Contingency	\$591,878.18		\$591,878.18			\$591,878.18
<b>Total Building Construction</b>	<b>\$6,183,978.18</b>		<b>\$6,183,978.18</b>	<b>\$0.00</b>	<b>\$1,077,030.00</b>	<b>\$5,106,948.18</b>
<b><i>Additional Contracts</i></b>						
Todd Frahm - Gargoyles		\$44,000.00	\$44,000.00		\$29,500.00	\$14,500.00
<b>Total Additional Contracts</b>	<b>\$0.00</b>	<b>\$44,000.00</b>	<b>\$44,000.00</b>	<b>\$0.00</b>	<b>\$29,500.00</b>	<b>\$14,500.00</b>
<b><i>Owner Items **</i></b>						
Additional Expenses paid by Owner	\$0.00	\$54,433.12	\$54,433.12	\$2,510.00	\$54,433.12	
<b>Total Owner Items</b>	<b>\$0.00</b>	<b>\$54,433.12</b>	<b>\$54,433.12</b>	<b>\$2,510.00</b>	<b>\$54,433.12</b>	<b>\$0.00</b>
<b>PROJECT TOTAL</b>	<b>\$6,747,552.14</b>	<b>\$169,946.12</b>	<b>\$6,917,498.26</b>	<b>\$21,461.34</b>	<b>\$1,565,116.43</b>	<b>\$5,352,381.83</b>

% of Project Paid to Date

22.63%

\*\*Owner Items - Project Expenditures not included in original contracts or original project budget.

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

**July 23, 2008**  
**InvoiceNo:131185**  
**Project No: 053015.900**



**Principals**  
 Steven T. Oliver, AIA  
 Randall L. West, AIA  
 John R. Drayton, AIA  
 Samuel J. Johnson, AIA  
 Scott M. Likins, AIA  
 Bruce L. Maxey, AIA  
 Timothy J. McGrath, AIA  
 Barbara Meek, AIA  
 Mark A. Ritz, AIA

**Senior Associates**  
 R. Carson Durham, AIA  
 John S. Whitlock, AIA

**Associates**  
 Duane L. Allen  
 Todd D. Cyrulik, AIA

**PROJECT: Champaign Cty Fleet Maintenance Highway Facility Site Observation**

**For professional services rendered for the period June 2, 2008 to July 1, 2008**

**Fee Charges:**

Description	Title	Rate	Hours	Amount
Wakefield, Dan Y.	Architect II	80.00	4.25	\$340.00
Current Fee Charges				\$340.00

Consultant	Invoice #	Inv. Amt.
GHR Engineers & Assoc.	0017327	2,536.96
Total Consultant Charges:		\$2,536.96
<b>TOTAL NOW DUE</b>		<b>\$2,876.96</b>

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

100 merchant street  
 decatur, illinois 62523  
 phone 217 429-5105  
 fax 217 429-5167

2104 w. springfield ave.  
 champaign, illinois 6182  
 phone 217 356-9606  
 fax 217 356-8861

201 e. grove, suite 300  
 bloomington, illinois 6171  
 phone 309 828-5025  
 fax 309 828-5127

833 w. jackson , suite 10  
 chicago, illinois 60607  
 phone 312 829-1987  
 fax 312 666-8967

*Rec'd 8/2/08  
 EB*



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

2009

Mr. Mark Ritz  
BLDD Architects, Inc.  
2104 West Springfield  
Champaign IL 61821

June 17, 2008  
Project No: 6059.0000  
Invoice No: 0017327

Project: 6059.0000 Champaign County Fleet Maint Facility

**Professional Services: through May 31, 2008**

Task: 003 Observation

**Professional Personnel**

		Hours	Rate	Amount	
Employee					
Overman, Bryan D.	02/13/08	3.00	79.28	237.84	
Overman, Bryan D.	02/20/08	2.00	79.28	158.56	
Overman, Bryan D.	02/22/08	3.00	79.28	237.84	
Overman, Bryan D.	02/27/08	3.00	79.28	237.84	
Overman, Bryan D.	03/19/08	3.00	79.28	237.84	
Overman, Bryan D.	03/26/08	3.00	79.28	237.84	
Overman, Bryan D.	03/28/08	2.00	79.28	158.56	
Overman, Bryan D.	04/02/08	4.00	79.28	317.12	
Overman, Bryan D.	04/09/08	3.00	79.28	237.84	
Overman, Bryan D.	04/16/08	3.00	79.28	237.84	
Overman, Bryan D.	04/23/08	3.00	79.28	237.84	
	Totals	32.00		2,536.96	
	<b>Total Labor</b>				<b>2,536.96</b>
					<b>Total this task \$2,536.96</b>
					<b>Total this invoice \$2,536.96</b>

**Outstanding Invoices**

Number	Date	Balance
0015115	03/15/06	1,099.00
0015961	02/06/07	430.00
0015962	02/06/07	7,697.50
0017086	03/11/08	1,476.36
0017185	04/22/08	750.00
0017196	05/12/08	725.32
<b>Total</b>		<b>12,178.18</b>

**Physical Plant Monthly Expenditure Report**

**July, 2008**

<u>EXPENDITURE ITEM</u>	<u>FY2007 YTD 6/30/2007</u>	<u>FY2007 ACTUAL 12/31/2007</u>	<u>FY2007 YTD as % of Actual</u>	<u>FY2008 BUDGET 12/1/2007</u>	<u>FY2008 YTD 6/30/2007</u>	<u>FY2008 YTD as % of Budget</u>	<u>FY2008 Remaining Balance</u>
Gas Service	\$243,173	\$336,032	72.37%	\$328,666	\$349,718	106.41%	-\$21,052
Electric Service	\$429,647	\$847,967	50.67%	\$714,480	\$440,871	61.71%	\$273,609
Water Service	\$18,871	\$33,457	56.40%	\$32,520	\$19,975	61.42%	\$12,545
Sewer Service	\$22,407	\$38,232	58.61%	\$34,471	\$18,740	54.36%	\$15,731
All Other Services	\$176,234	\$259,212	67.99%	\$256,257	\$167,426	65.34%	\$88,831
Cths R & M	\$24,714	\$33,408	73.98%	\$22,716	\$24,891	109.57%	-\$2,175
Downtown Jail R & M	\$15,290	\$21,409	71.42%	\$28,189	\$30,456	108.04%	-\$2,267
Satellite Jail R & M	\$20,574	\$92,899	22.15%	\$29,087	\$11,239	38.64%	\$17,848
1905 R & M	\$2,563	\$4,088	62.71%	\$10,718	\$8,393	78.31%	\$2,325
Brookens R & M	\$16,683	\$25,729	64.84%	\$26,760	\$32,222	120.41%	-\$5,462
JDC R & M	\$9,807	\$15,108	64.91%	\$13,503	\$10,220	75.69%	\$3,283
1701 E Main R & M	\$2,940	\$4,218	69.70%	\$18,646	\$14,685	78.76%	\$3,961
Other Buildings R & M	\$4,110	\$6,155	66.77%	\$8,000	\$4,529	56.61%	\$3,472
Commodities	\$58,271	\$81,284	71.69%	\$68,668	\$55,928	81.45%	\$12,740
Gas & Oil	\$6,202	\$9,454	65.60%	\$10,000	\$4,942	49.42%	\$5,058
Brookens Remodel	\$33,788	\$49,226	68.64%	\$15,516	\$13,040	84.04%	\$2,476

Prepared by:  
Ranae Wolken  
8/28/2008

Building/Grounds Maintenance work hour comparison

FY2008

Weekly Period	Repair & Maintenance	Scheduled Maintenance	Nursing Home	Special Project	TOTAL	
12/2/07 - 12/8/07	347.3	0.0	10.8	172.0	530.0	
12/9/07 - 12/15/07	324.0	0.0	0.0	170.5	494.5	
12/16/07 - 12/22/07	253.5	24.0	16.5	166.0	460.0	
12/23/07 - 12/29/07 **	140.5	13.0	0.0	48.0	201.5	
12/30/07-1/5/08*	259.8	0.0	6.0	135.0	400.8	
1/6/08-1/12/08	290.3	0.0	5.5	171.8	467.5	
1/13/08-1/19/08	276.50	0.00	2.00	143.75	422.25	
1/20/08-1/26/08*	251.50	3.00	4.25	101.00	359.75	
1/27/08-2/2/08	324.00	31.00	4.25	137.50	496.75	
2/3/08-2/9/08	337.75	8.00	1.75	112.75	460.25	
2/10/08-2/16/08	309.25	32.50	2.25	104.00	448.00	
2/17/08-2/23/08*	210.75	16.00	0.00	92.00	318.75	
2/24/08-3/1/08	299.50	0.00	0.00	146.00	445.50	
3/2/08-3/8/08	330.25	12.00	0.00	124.50	466.75	
3/9/08-3/15/08	261.50	0.00	4.75	134.00	400.25	
3/16/08-3/22/08*	238.50	24.00	0.00	86.00	348.50	
3/23/08-3/29/08	332.25	0.00	0.00	168.00	500.25	
3/30/08-4/5/08	373.75	0.00	0.00	149.00	522.75	
6/6/08-4/12/08	288.75	22.00	0.00	119.75	430.50	
4/13/08-4/19/08	221.50	3.00	0.00	170.00	394.50	
4/20/08-4/26/08	264.00	37.00	2.50	176.00	479.50	
4/27/08-5/3/08	280.25	7.50	0.00	163.50	451.25	
5/4/08-5/10/08	315.75	0.00	0.00	103.00	418.75	
5/11/08-5/17/08	306.75	0.00	0.00	84.50	391.25	
5/18/08-5/24/08	379.50	0.00	0.00	79.00	458.50	
5/25/08-5/31/08*	309.00	0.00	0.00	84.00	393.00	
6/1/08-6/7/08	312.50	0.00	1.50	89.50	403.50	
6/8/08-6/14/08	282.50	0.00	0.00	121.00	403.50	
6/15/08-6/21/08	323.00	0.00	1.00	98.00	422.00	
6/22/08-6/28/08	354.00	0.00	0.00	82.00	436.00	hired 3 p/t summer grounds workers
6/29/08-7/5/08*	368.00	0.00	6.00	48.00	422.00	
7/6/08-7/12/08	385.50	0.00	7.50	40.00	433.00	
7/13/08-7/19/08	430.50	0.00	2.00	22.00	454.50	
7/20/08-7/26/08	452.00	0.00	0.00	0.00	452.00	

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Building/Grounds Maintenance work hour comparison

FY2008

7/27/08-8/2/08	411.50	0.00	0.00	14.00	425.50	
8/3/08-8/9/08	340.25	0.00	0.00	30.50	370.75	
8/10/08-8/16/08	364.00	0.00	1.50	36.00	401.50	
8/17/08-8/23/08	353.50	0.00	0.00	20.00	373.50	2 temp ground workers still working

\*week includes a holiday  
 One work week: 475.00 hours with regular staff

There are currently 213.68 comp time hours available to the maintenance staff

Total comp time hours earned in FY08 to date- 635.9

Total spent to date on overtime in FY08 - \$2,288.50

Prepared by: Ranae Wolken  
 8/27/2008

Gas Utilities - FY2008

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1701 Garage	Brookens	ITC	Monthly Totals
December	\$13,846.81	\$5,486.19	\$12,355.28	\$2,757.32	\$2,409.58	\$506.62	\$5,555.18	\$10,988.51	\$53,905.49
January	\$19,434.98	\$6,019.47	\$12,539.29	\$3,017.11	\$2,145.40	\$593.59	\$6,257.54	\$28,994.68	\$50,007.38
February	\$15,254.07	\$4,376.18	\$11,830.85	\$3,637.82	\$2,275.54	\$543.06	\$5,074.13	\$16,030.73	\$59,022.38
March	\$14,076.52	\$3,690.25	\$15,430.86	\$3,021.84	\$2,217.79	\$438.22	\$4,428.83	\$16,769.63	\$60,073.94
April	\$13,071.33	\$1,721.80	\$14,855.80	\$1,338.76	\$1,648.92	\$176.38	\$2,656.15	\$3,077.23	\$38,546.37
May	\$12,856.87	\$1,339.59	\$14,178.40	\$931.66	\$1,688.79	\$158.15	\$2,434.06	\$1,772.66	\$35,360.18
June	\$14,199.06	\$992.08	\$2,131.00	\$371.66	\$2,489.99	\$56.93	\$1,340.36	\$1,748.95 corrected billing, but paid 2x \$277.68	\$21,858.76
July	\$12,469.02	\$1,249.23	\$273.93	\$212.12	\$3,044.23	\$57.54	\$1,523.17	\$0.00	\$18,829.24
August						\$55.82			\$55.82
September									\$0.00
October									
November									
Total to date	\$115,208.66	\$24,874.79	\$83,595.41	\$15,288.29	\$17,920.24	\$2,586.31	\$29,269.42	\$79,660.07	\$368,403.19

Prepared by Ranae Wolken  
8/27/2008

Electric Utilities - FY2008

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1701 Garage	Nite Lite	Brookens	ITC	Monthly Totals
December	\$14,317.15	\$7,424.63	\$8,628.57	\$3,947.38	\$5,267.86	\$192.74	\$216.72	\$8,327.23	\$4,637.74	\$52,960.02
January	\$17,180.61	\$8,301.05	\$9,150.90	\$4,741.29	\$4,442.05	\$221.71	\$223.86	\$9,418.64	\$5,637.58	\$59,317.69
February	\$14,725.18	\$6,429.90	\$8,707.76	\$4,363.14	\$4,419.08	\$144.62	\$202.48	\$12,848.23	\$5,134.18	\$56,974.57
March	\$16,117.52	\$6,476.03	\$8,797.57	\$4,176.17	\$4,827.92	\$109.28	\$203.74	\$6,476.03	\$4,959.85	\$52,144.11
April	\$18,940.91	\$7,035.24	\$9,615.03	\$3,895.31	\$4,585.03	\$107.13	\$186.82	\$13,133.94	\$4,111.53	\$61,610.94
May	\$19,467.47	\$8,170.11	\$11,252.94	\$3,727.58	\$4,770.93	\$94.99	\$181.07	\$12,869.25	\$3,087.30	\$63,621.64
June	\$31,272.41	\$8,332.86	\$15,675.69	\$5,921.37	\$7,136.66	\$120.01	\$169.39	\$16,311.91	\$6,025.48	\$90,965.78
July	\$32,847.84	\$9,753.70	\$17,810.82	\$5,750.84	\$7,198.22	\$106.71	\$177.11	\$17,665.72	\$9,410.09	\$100,721.05
August		\$10,993.33								\$10,993.33
September										\$0.00
October										\$0.00
November										\$0.00
Total to Date	\$164,869.09	\$72,916.85	\$89,639.28	\$36,523.08	\$42,647.75	\$1,097.19	\$1,561.19	\$97,050.95	\$38,366.01	\$544,671.39

Prepared by Ranae Wolken  
8/27/2008



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: 1**

August 15, 2008

Project No: 0749HHHHH

Attn: Mr. Denny Inman

RE: ILEAS - Evacuation Plans

For professional services rendered for the period July 5, 2008 thru August 1, 2008

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<u>Dept./Staff</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>
Proj. Arch. 2	29.00	90.00	\$2,610.00
	<u>29.00</u>		<u>\$2,610.00</u>
Total Fee Charges	29.00		\$2,610.00
 <b>Total Labor</b>			 <b>\$2,610.00</b>

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<b>Invoice Total</b>	<b>\$2,610.00</b>
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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: 2**

August 15, 2008

Project No: 0749HHHH

Attn: Mr. Denny Inman

RE: ILEAS - Underground Gas Pipe Leak

For professional services rendered for the period July 5, 2008 thru August 1, 2008

**ADDITIONAL SERVICES**

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**Total Labor** **\$0.00**

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GHR Engineers & Associates, Inc. 570.00

**Total Consultant Costs** **\$570.00**

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**Invoice Total** **\$570.00**



ENGINEERS AND ASSOCIATES, INC.  
Mechanical & Electrical Consulting Engineers

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

July 21, 2008  
Project No: 6253.0000  
Invoice No: 17438

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

Project 6253.0000 ILEAS Champ Co Nursing Home Remodel

IGW #0749 ~~hhhh~~

Professional Services from June 1, 2008 to June 28, 2008

Task 107 Underground Gas Pipe Leak

**Professional Personnel**

	Hours	Rate	Amount
Principal			
Gleason, James N.	2.50	150.00	375.00
Employee			
Jackson, Larry K.	.50	70.00	35.00
Overman, Bryan D.	2.00	80.00	160.00
Totals	5.00		570.00
<b>Total Labor</b>			<b>570.00</b>

**Total this Phase \$570.00**

**Total this Invoice \$570.00**

**Outstanding Invoices**

Number	Date	Balance
17346	6/16/08	1,444.50
17347	6/16/08	2,732.50
17348	6/16/08	1,075.00
17349	6/16/08	2,655.86
<b>Total</b>		<b>7,907.86</b>



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: 4**  
August 15, 2008  
Project No: 0749HHH

Attn: Mr. Denny Inman

RE: ILEAS - AS Chiller Replacement

For professional services rendered for the period July 5, 2008 thru August 1, 2008  
**ADDITIONAL SERVICES**

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<b>Total Labor</b>	<b>\$0.00</b>
<hr/>	
GHR Engineers & Associates, Inc.	2,030.00
<b>Total Consultant Costs</b>	<b>\$2,030.00</b>
<hr/>	
<b>Invoice Total</b>	<b>\$2,030.00</b>



ENGINEERS AND ASSOCIATES, INC.  
Mechanical & Electrical Consulting Engineers

1615 South Neil St. • Champaign, IL 61820  
Tel: (217) 356 0536 • Fax: (217) 356-1097  
ksiuts@ghrinc.com • FEIN: 37-0860182

August 15, 2008  
Project No: 6253.0000  
Invoice No: 17520

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

Project 6253.0000 ILEAS Champ Co Nursing Home Remodel  
IGW #0749

Professional Services from June 29, 2008 to August 2, 2008

Task 106 Replace Failed Chiller

**Professional Personnel**

Employee	Hours	Rate	Amount
Overman, Bryan	1.00	80.00	80.00
Totals	1.00		80.00
<b>Total Labor</b>			<b>80.00</b>

**Total this Phase \$80.00**

**Total this Invoice \$80.00**

**Outstanding Invoices**

Number	Date	Balance
17436	7/21/08	554.96
17437	7/21/08	1,950.00
17438	7/21/08	570.00
17439	7/21/08	2,652.68
<b>Total</b>		<b>5,727.64</b>



ENGINEERS AND ASSOCIATES, INC.  
Mechanical & Electrical Consulting Engineers

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

July 21, 2008

Project No: 6253.0000

Invoice No: 17437

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

Project 6253.0000 ILEAS Champ Co Nursing Home Remodel

~~UGW #0749 h h h~~

Professional Services from June 1, 2008 to June 28, 2008

Task 106 Replace Failed Chiller

**Professional Personnel**

	Hours	Rate	Amount
Principal			
Gleason, James N.	3.00	150.00	450.00
Employee			
Muchow, David A.	10.00	150.00	1,500.00
Totals	13.00		1,950.00
<b>Total Labor</b>			<b>1,950.00</b>

**Total this Phase \$1,950.00**

**Total this Invoice \$1,950.00**

**Outstanding Invoices**

Number	Date	Balance
17346	6/16/08	1,444.50
17347	6/16/08	2,732.50
17348	6/16/08	1,075.00
17349	6/16/08	2,655.86
<b>Total</b>		<b>7,907.86</b>





ENGINEERS AND ASSOCIATES, INC.  
Mechanical & Electrical Consulting Engineers

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

July 21, 2008

Project No: 6253.0000  
Invoice No: 17436

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

Project 6253.0000 ILEAS Champ Co Nursing Home Remodel

IGW #0749g

**Professional Services from June 1, 2008 to June 28, 2008**

Task 003 Observation

**Professional Personnel**

Employee	Hours	Rate	Amount
Overman, Bryan	7.00	79.28	554.96
<b>Totals</b>	<b>7.00</b>		<b>554.96</b>
<b>Total Labor</b>			<b>554.96</b>

**Billing Limits**

	Current	Prior	To-Date
Labor	554.96	4,894.33	5,449.29
Limit			10,400.00
Remaining			4,950.71
<b>Total this Phase</b>			<b>\$554.96</b>
<b>Total this Invoice</b>			<b>\$554.96</b>

**Outstanding Invoices**

Number	Date	Balance
17346	6/16/08	1,444.50
17347	6/16/08	2,732.50
17348	6/16/08	1,075.00
17349	6/16/08	2,655.86
<b>Total</b>		<b>7,907.86</b>



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

August 15, 2008  
 Project No: 6253.0000  
 Invoice No: 17519

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

Project 6253.0000 ILEAS Champ Co Nursing Home Remodel  
 IGW #0749

Professional Services from June 29, 2008 to August 2, 2008

Task 003 Observation

**Professional Personnel**

Employee	Hours	Rate	Amount
Overman, Bryan	2.00	82.05	164.10
Totals	2.00		164.10
<b>Total Labor</b>			<b>164.10</b>

Billing Limits	Current	Prior	To-Date
Labor	164.10	5,449.29	5,613.39
Limit			10,400.00
Remaining			4,786.61
		<b>Total this Phase</b>	<b>\$164.10</b>
		<b>Total this Invoice</b>	<b>\$164.10</b>

**Outstanding Invoices**

Number	Date	Balance
17436	7/21/08	554.96
17437	7/21/08	1,950.00
17438	7/21/08	570.00
17439	7/21/08	2,652.68
<b>Total</b>		<b>5,727.64</b>



**BERNS, CLANCY AND ASSOCIATES**

PROFESSIONAL CORPORATION

**ENGINEERS • SURVEYORS • PLANNERS**

**STATEMENT #7**

August 15, 2008

THOMAS BERNS  
EDWARD CLANCY  
CHRISTOPHER BILLING  
DONALD WAUTHIER

BRIAN CHAILLE  
DENNIS CUMMINS  
DAN ROTHERMEL  
ANDREW LUETKEMEIER  
JOHN LYONS  
ROGER MEYER

MICHAEL BERNS  
OF COUNSEL

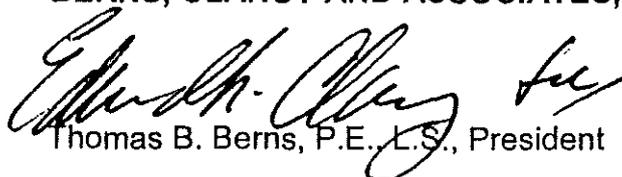
Mr. Riley Glerum  
Isaksen, Wachter, Glerum, LLC  
114 West Main  
Urbana, IL 61801

IGW File No: 0749  
BCA Job No: 4605-43B

Professional Services required to August 15, 2008 with regard to  
**Site /Civil Design Services for the ILEAS Training Center Project,  
Former Champaign County Nursing Home Site,  
Urbana, Champaign County, Illinois.**

	<u>Phase</u>	<u>Contract Amount</u>	<u>Percent Complete</u>	<u>Amount Billed</u>
1	Program Analysis	\$1,946	100%	\$1,946.00
2	Preliminary Design	7,784	100%	7,784.00
3	Construction Documents	10,564	100%	10,564.00
4	Bidding	1,946	100%	1,946.00
5	Construction Administration	5,560	100%	5,560.00
6	Observation	4,100	hourly	2,568.00
--	Reimbursable Expenses	-----	-----	<u>734.42</u>
	<b>TOTAL</b>	<b>\$31,900</b>	<b>-----</b>	<b>\$31,102.42</b>
	Less amount previously billed			<u>27,938.82</u>
	<b>TOTAL AMOUNT DUE FOR STATEMENT #7</b>			<b>\$3,163.60</b>

Respectfully submitted,  
**BERNS, CLANCY AND ASSOCIATES, P.C.**

  
Thomas B. Berns, P.E., L.S., President

J:\4605 CC East Campus\43\4605-43B.doc

405 EAST MAIN STREET • POST OFFICE BOX 755 • URBANA, IL 61803-0755 • 217/384-1144 • FAX 217/384-3355  
28 WEST NORTH STREET • 301 THORNTON BLDG. • DANVILLE, IL 61832-5729 • 217/431-1144 • FAX 217/431-2929

**Construction Observation Services Include:**

- Construction observation of parking lot construction over the course of the project
- Observation of drainage concerns over the course of the project

**CONSTRUCTION OBSERVATION**

Professional Grade 7	8.00 hours @	\$120	\$960.00
Professional Grade 6	12.00 hours @	96	1,152.00
Professional Grade 3	4.00 hours @	60	240.00
Professional Grade 2	4.00 hours @	54	<u>216.00</u>

**TOTAL AMOUNT DUE CONSTRUCTION OBSERVATION** **\$2,568.00**

**REIMBURSABLE EXPENSES**

Photocopies	\$87.20
Color plot paper	93.75
Plan sheet copies	68.00
Postage	14.90
Miscellaneous	53.75

**TOTAL AMOUNT DUE REIMBURSABLE EXPENSES** **\$317.60**

**SUMMARY OF STATEMENT #7**

<u>Phase</u>	<u>Fees</u>	<u>Expenses</u>	<u>Total</u>
Phase 5 – Construction Administration	\$278.00	\$0.00	\$278.00
Construction Observation	2,568.00	0.00	2,568.00
Reimbursable Expenses	0.00	317.60	317.60
<b>TOTAL STATEMENT 7</b>	<b>\$2,846.00</b>	<b>\$317.60</b>	<b>\$3,163.60</b>



## 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

To: Steve Beckett, Chair of County Facilities Committee  
County Facilities Committee Members

From:  Denny Inman, County Administrator/Facilities & Procurement

Date: August 28, 2008

Re: Recommendation - Renewal of Niemann Foods, Inc Lease Agreement for County Employee Parking

### ISSUE:

Lease of parking spaces from Niemann Foods Inc. at their 220 North Broadway, Urbana facility for use by County employees.

### REPORT:

1. The initial lease agreement between the County Board and Niemann Foods, Inc. covered the period of October 1, 2006 – September 30, 2008. The terms of the agreement included the lease of 100 parking spaces @ \$20/month for an annual cost of \$24,000. The County Board also agreed to incur of the cost of signage related to the parking spaces and annual restriping. The parking spaces are available to County employees who work in the Courthouse complex and Sheriff Department.
2. The business relationship between Niemann Foods, Inc. and the County Board, albeit brief, has a positive history.
3. Parking spaces in the Niemann Foods lot are assigned to County employees via lottery. The lottery method is also utilized for the assignment of County employee parking spaces in the Courthouse parking lot. The lottery is conducted annually in September.
4. The evaluation team of Circuit Clerk, Circuit Court/Court Administrator, Court Services & Probation/Director, Public Defender, Sheriff Walsh, and State's Attorney, County Administrator/HR & Finance, and County Administrator/Facilities & Procurement met on August 19<sup>th</sup> to discuss the issue. The consensus of the team is to reduce the Neimann Foods parking agreement to 70 parking spaces. Although the County would maintain parking signage at the Neimann lot, the spaces would be used on a



**LEASE AGREEMENT**

1. PARTIES: This lease, is made and entered into this 29th day of September, 2006, by and between Niemann Foods, Inc. "Lessor" and Champaign County Administrative Services, "Lessee".
2. PREMISES: Niemann Foods, Inc., agrees to lease to Champaign County Administrative Services, 100 parking spaces located at 220 North Broadway, Urbana, Illinois as further set out on "Exhibit A", attached hereto and made a part hereof.
3. USE: This space is to be used by the Lessee as parking spaces for 100 Champaign County employees, and is not intended for any type of retail or commercial uses. Spaces are being rented on a Monday through Friday, 7:30 am – 5:30pm, 5 days a week time frame.
4. TERM: This lease shall be for the term of 2 years, beginning October 1st, 2006, and ending September 30, 2008.
5. RENT: Rent will be \$24,000.00 per year, payable at the rate of \$20.00 per space per month, to be paid to Niemann Foods, Inc., 1501 N. 12<sup>th</sup> Street, Quincy, Illinois, 62301 by Lessee by the first day of each calendar month.
6. Lessee will be responsible for any charges associated with the initial install of parking signs, chains, and sign poles, and any charges associated with the maintenance and repairs of the above noted items through the term of the lease. Upon the expiration of this lease, these improvements shall become Lessor's property unless Lessor gives Lessee a notice to remove them, whereupon Lessee shall remove them at Lessee's expense.
7. INSURANCE: Lessee shall carry general liability insurance coverage during the term of this lease with the following limits: coverage of \$1 million combined single limit, with Niemann Foods, Inc. named as additional insured. A copy of insurance certificate evidencing such coverage shall be furnished and delivered to Linda Rudicil at NFI – 1501 N. 12<sup>th</sup> Street, Quincy, Illinois, 62301.
8. Lessee will mark each space and have associates park in spaces designated on attached site plan Exhibit A. Lessor retains the right to alter the plan or reduce the number of spaces available with a 30 day written notice to Lessee. In such event, the rent shall be reduced on a pro-rata basis.

9. Lessor retains the right to approve (within Lessor's sole discretion) all signage or material before installation by Lessee.

10. Lessee is responsible, at Lessee's sole expense, for restriping of spaces on a yearly basis, and agrees to pay their pro-rata share of snow plowing costs.

11. This lease agreement may be cancelled by either party through a 60 day prior written notice to the other party.

12. In the event Lessee defaults pursuant to the terms of this lease, upon written notice from Lessor to Lessee, this lease may be terminated and Lessor may maintain its claim for damages. In such event, Lessee shall immediately vacate the leased premises. In addition, in the event of Lessee's default, Lessor shall be entitled to any and all other remedies at law and in equity and shall include Lessor's right to enforce against Lessee its claim for rent owed pursuant to this lease and other charges and to attorney's fees and costs of suit incurred by it in connection with Lessee's default. In the event Lessor is in default on this lease, Lessee shall be entitled to all remedies at law and in equity, including the right to recoup its attorney's fees and costs of suit in relation thereto.

13. This lease shall be subordinate to any mortgage lien against the leased premises, whether now existing or hereafter arising, but, regarding any subsequent mortgages, Lessee's leasehold interest in the premises shall only be subordinate to such mortgages upon the mortgagee's execution of a non-disturbance agreement, pursuant to which mortgagee agrees not to disturb Lessee's leasehold interest or possession of the leased premises as long as Lessee is in compliance with the terms of this lease.

14. Any notices under this lease shall be personally delivered or mailed by certified mail, return receipt requested, and placed in the U.S. mail or faxed. Notices personally delivered shall be effective upon personal delivery. Notices which are mailed, shall be effective upon being deposited in the U.S. mail, postage prepaid, and mailed to the addresses set out below. Notices which are faxed shall be effective upon the sender's receipt of written confirmation thereof.

Lessor:  
Niemann Foods, Inc.  
1501 North 12<sup>th</sup>  
P.O. Box C847  
Quincy, IL 62306-0847  
Attn: Richard H. Niemann, Jr.  
Phone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_

Copy to:  
Ted M. Niemann  
Schmiedeskamp, Robertson,

Lessee:  
Champaign County Board  
\_\_\_\_\_  
1776 E. Washington St.  
\_\_\_\_\_  
Urbana, IL 61802  
\_\_\_\_\_  
Attn: Barbara Wysocki  
\_\_\_\_\_  
Phone: 217-384-3772  
\_\_\_\_\_  
Facsimile: 217-384-3896  
\_\_\_\_\_

Copy to:  
Dave DeThorne  
\_\_\_\_\_  
Champaign Co. State's Attys Office

Neu & Mitchell  
525 Jersey  
P.O. Box 1069  
Quincy, IL 62306  
Phone: 217-223-3030  
Facsimile: 217-223-1005

Civil Division  
1776 E. Washington  
Urbana, IL 61802  
Phone: 217-384-3776  
Facsimile: 217-384-3896

Any address for the above mentioned parties may be changed through notice to the other party pursuant to the terms of this lease.

15. In the event any provision of this lease is held to be invalid or enforceable, the remaining terms of this lease shall remain in full force and effect. This lease shall be binding upon and inure to the benefit of the parties hereto, their heirs, legal representatives, successors and assigns. This lease shall be construed under and enforced under the laws of the State of Illinois. This lease may only be amended in writing and signed by the party against whom it is sought to be enforced. This lease is subject to all restrictions and covenants to which the leased premises are subject, whether or not of record.

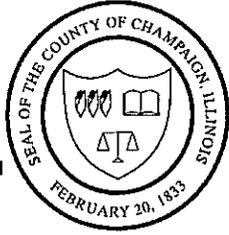
Champaign County Board  
Lessee

Niemann Foods, Inc., Lessor

By Barbara Wysocki  
Its County Board Chair

By Russell H. King  
Its PRESIDENT + CEO





CHAMPAIGN COUNTY BOARD  
COMMITTEE ADDENDUM

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COUNTY FACILITIES

Tuesday, September 2, 2008 - 7:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center  
1776 East Washington, Urbana, IL

CHAIR: Steve Beckett

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

ADDENDUM

X OTHER BUSINESS

A. Semi-Annual Review of Closed Session Minutes

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

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

**Closed Meeting Minutes Review - County Facilities Committee –  
September 2, 2008**

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

<b>Date of Minutes</b>	<b>Yes, Keep Confidential</b>	<b>No, Place in Open Files</b>
------------------------	-------------------------------	--------------------------------

April 26, 1990 <i>Performance Appraisal Subcommittee</i>		
November 12, 1992 <i>Performance Appraisal Subcommittee</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 22, 2006		
August 24, 2006 – Performance appraisal subcommittee		
September 14, 2006 #1 – Performance appraisal subcommittee		
September 14, 2006 #2 - Performance appraisal subcommittee		
October 3, 2006		
November 21, 2006		

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