



**CHAMPAIGN COUNTY BOARD
FACILITIES COMMITTEE**
County of Champaign, Urbana, Illinois
Tuesday, August 6, 2013 - 6:00 p.m.

Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana

Committee Members:

Stan James - Chair

James Quisenberry – Vice-Chair

Josh Hartke

Jeff Kibler

Gary Maxwell

Giraldo Rosales

Rachel Schwartz

AGENDA

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I. Call to Order	
II. Roll Call	
III. Approval of Minutes	
A. Facilities Committee Meeting – June 4, 2013	1-3
IV. Approval of Agenda/Addenda	
V. Public Participation	
VI. Communications	
VII. Courthouse Exterior Maintenance Project Update-IGW Report	4-5
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A. Funding County Facilities Primary Building Equipment	12-17
IX. IAW Water Main Easement along Art Bartell Rd. – Information only	
X. Recommendation of Illinois Green Business Association (IGBA) Business Certification Program	18-21
XI. ILEAS Lease Renewal	22-40
XII. Other Business	
XIII. Chair’s Report	
XIV. Designation of Items to be Placed on the Consent Agenda	
XV. Adjournment	

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Champaign County Board Facilities Committee
County of Champaign, Urbana, Illinois

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MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Tuesday, June 4, 2013
TIME: 6:30 p.m.
PLACE: In-Service Classroom
Champaign County Nursing Home
500 S Art Bartell, Urbana, IL 61802

Committee Members

Present	Absent
Stan James (Chair)	
	James Quisenberry (Vice Chair)
Josh Hartke	
Jeff Kibler	
Gary Maxwell	
Giraldo Rosales	
Rachel Schwartz	

County Staff: Alan Reinhart (Director of Facilities), Deb Busey (County Administrator), Beth Brunk (Recording Secretary)

Others Present: Alan Kurtz, John Jay, Aaron Esry & Jim McGuire (Champaign Co Board)

MINUTES

I. Call to Order

Committee Chair James called the meeting to order at 6:31 p.m.

II. Roll Call

A verbal roll call was taken and a quorum was declared present.

III. Approval of Minutes

A. May 7, 2013 – Regular Meeting

MOTION by Mr. Kibler to approve the minutes of the May 7, 2013 meeting as distributed; seconded by Mr. Rosales. Upon vote, the **MOTION CARRIED unanimously.**

IV. Approval of Agenda

MOTION by Mr. Hartke to approve the agenda as presented; seconded by Mr. Kibler. Upon vote, the **MOTION CARRIED unanimously.**

V. Public Participation

None

VI. Communications

Mr. Kurtz noted that Mr. Quisenberry would not be able to attend the meeting tonight.

1 **VII. Approval of Mandatory Elevator Upgrades Required by 1/1/14**

2 Mr. Reinhart explained that the amended Public Act 096-0054 – SB0149 requires that elevator car door
3 opening restrictors must be installed by 12/31/13. This will impact three elevators of the twelve in
4 County buildings. Next year’s required upgrades will affect seven elevators. Mr. Reinhart asked for bids
5 on this work from three companies. Kone, Inc. was the only responder with a quote of \$9,110. Mr.
6 Reinhart felt that this was a good price and requested that the Facilities Committee recommend
7 approval of the funding for \$9,110 mandatory elevator upgrades to the Finance Committee.
8

9 **MOTION** by Mr. Kibler to recommend the approval of an amount not to exceed \$9,110 for mandatory
10 elevator upgrades required for this year; seconded by Mr. Hartke.
11

12 Mr. Kibler wondered if the upgrades could be done in the month of December to squeeze them in the
13 next budgetary year. Mr. Reinhart stated that the documentation of completion may need to be
14 submitted sometime in December. Ms. Busey commented that scheduling the work in December may
15 be too close of a timeframe with holiday vacations, and the purchase order could not be issued until
16 December 1st. Mr. Kibler suggested a cost savings may be available if all the upgrades for 2013 and 2014
17 could be done together in a package deal. Mr. Reinhart initially requested a bid to do all the work. Kone
18 bid \$49,000 to do all the upgrades for 2013/2014 and charged a negligible amount extra to split the
19 project into two years.
20

21 Mr. Maxwell stated that this is another example of an unfunded mandate.
22

23 **MOTION** by Mr. Kibler to table this recommendation until the August Facilities Committee meeting to
24 provide time for the receipt of other bids and perhaps get a better price by doing all the work in
25 December; seconded by Mr. Maxwell.
26

27 Based on Mr. James’ experience with elevator repairs at the Edge of Mall Apartments, he thought this
28 was a fair price. A bid request was extended, and one company provided a quote. Mr. James felt that
29 the County already does business with Kone, and should honor that bid.
30

31 Upon vote on Mr. Kibler’s second motion to table the recommendation for the elevator upgrades until
32 the August meeting:

33 Aye: 2 – Kibler, Maxwell

34 Nay: 4 – Schwartz, Hartke, Rosales, James

35 **MOTION FAILED.**
36

37 Upon vote for Mr. Kibler’s original motion to proceed with the elevator upgrades not to exceed \$9,110,
38 the **MOTION CARRIED unanimously.**
39

40 **VIII. Department of Commerce & Economic Opportunity (DCEO) grant for Public Sector Energy**
41 **Efficiency Program Update**

42 Mr. Reinhart received notification from the DCEO that the County’s grant application for boiler tune-ups
43 was approved for the maximum incentive of \$3,355.50.
44

45 **IX. Bell & Clock Tower Lighting**

46 Mr. Reinhart discussed the need to re-aim and replace light bulbs on the Courthouse’s Clock Tower. This
47 project would require the rental of a crane or very large man-lift to reach approximately 130’. There are
48 a total of 30 light fixtures. Preliminarily, Aladdin Electric has quoted a price of \$5,000 to relamp the
49 tower which does not include the cost of the ceramic metal halide bulbs.
50

51 Ms. Schwartz suggested the recent bequest by Elva Greeson for clock and tower maintenance as a
52 possible funding source. Mr. James wondered if the fixtures could be retrofitted for LED bulbs. Mr.
53 Reinhart explained that the engineers involved in the restoration project tried LED lights but found that
54 they did not have enough power to illuminate the tower. Mr. James stated that if the County is going to

1 pay for a crane to do this project, all the light bulbs should be changed at the same time. Mr. Esry asked
2 if ballast kits would also need to be replaced. Mr. Reinhart replied that the ballasts are located inside the
3 tower and are periodically checked by County maintenance employees. Mr. Kibler inquired if lights could
4 be located on the ground and aim them up. Mr. Reinhart thought the distance would be too great to
5 illuminate the tower.
6

7 **X. Other Business**

8 None
9

10 **XI. Chair's Report**

11 Mr. James noted that Mr. Reinhart is in the process of collecting information on past clients of the
12 Illinois Green Business Association (IGBA). He has contacted Don Schlorff from Busey Bank and will
13 contact Cynthia Johnson of the Urbana Business Association.
14

15 Mr. James is hopeful that Mr. Reinhart will have information on potential replacement and maintenance
16 costs for the HVAC systems, painting and parking lots at the next meeting.
17

18 **XII. Designation of Items to be Placed on the Consent Agenda**

19 None
20

21 **XIII. Determination to Cancel July Facilities Committee Meeting**

22 The majority of Committee members agreed to cancel the July Committee Meeting. This will be voted
23 on at the County Board meeting once all the Committees have made their decisions.
24

25 **XIV. Adjournment**

26 **MOTION** by Mr. Kibler to adjourn the meeting; seconded by Mr. Hartke. Upon vote, the **MOTION**
27 **CARRIED unanimously.**
28

29 There being no further business, Mr. James adjourned the meeting at 6:52 p.m.
30
31
32

File: 1328

July 29, 2013

Mr. Alan Reinhart, Facilities Director
Champaign County Administrative Services
Brookens Administrative Center
1776 E. Washington
Urbana, IL 61802

Re: Progress Report
Exterior Masonry Repairs and Maintenance
Champaign County Courthouse

Dear Alan:

IGW Architecture (IGW) has completed the preliminary design phase of the project at the Champaign County Courthouse which includes both repair of the cracking recently observed at the old, historic portion of the courthouse and the needed maintenance at the new addition. As part of this phase of the project on-site inspections using a man lift were conducted of the exterior of the Courthouse and detailed photographs of the building were taken in order to more closely examine existing conditions.

Old Champaign County Courthouse (Historic West Portion)

1. Face Brick Masonry

Work includes the replacement of cracked brick, grinding and repointing of the failed mortar joints. In addition, expansion joints will be sawcut into the face brick on the south and west facades where we see the most evidence of cracking due to thermal movement. These joints will then be sealed with a polyurethane joint sealant.

2. Sandstone Masonry:

Work includes grinding and sealing minor cracks and grinding and repointing open mortar joints. In addition, expansion joints will be sawcut into the stone on the south and west facades to align with joints above in the face brick where we see the most evidence of cracking due to thermal movement. These joints will then be sealed with a polyurethane joint sealant. Vertical joints in the stone bands will be ground out and sealant installed in lieu of mortar to allow for expansion and contraction as well as better resistance to water penetration.

New Champaign County Courthouse Addition (East Portion)

1. Remove and Replace Joint Sealant:

Work includes the complete removal and replacement of the existing backing rods and sealant at all expansion joints, relief angles, cast stone caps, doors, windows and louvers on the north, south, east and west elevations of the new addition.

2. Minor Repair, Clean and Seal Masonry

Work includes repair of some minor defects in the masonry after which a low-pressure spray washing of the north, south, east and west elevations of the new addition with a multi-purpose masonry cleaner and de-greaser will be provided. Following the spray wash, the application of a vapor permeable water repellent is proposed to provide extended resistance against future staining and masonry deterioration. Following the completion of the exterior cleaning and water-proofing all the exterior windows will be washed and disturbed lawn areas will be repaired.

Opinion of Probable Project Costs

Work at Old Courthouse	\$ 83,340.
Work at Addition	<u>\$ 140,000.</u>
Subtotal Construction	\$ 223,340.
15% Construction Contingency	<u>\$ 33,500.</u>
Total Construction	\$ 256,840.
Other Owner's Costs	
A/E Fees Maximum not-to-exceed	\$ 41,330.
Bidding Document Printing	<u>\$ 5,000.</u>
Total Project	\$ 303,170.

Project Schedule

Report to Facilities	August 6, 2013
Issue Documents for Bidding	August 21, 2013
Receive Bids	September 11, 2013
Board Approval of Bids	September 26, 2013
Construction	Spring 2014 (4-5 Months)

If you have any questions or require additional information, please call or write.

Sincerely:

ISAKSEN GLERUM WACHTER . LLC

Scot W. Wachter
Principal/President

**Champaign County Administrative Services Physical Plant
Capital Improvements Projections – Primary Building Equipment
Overview**

Primary Building Equipment

The primary building equipment was selected for each building by considering several issues: The estimate replacement value would be a large capital expenditure. Planning and design for a replacement would be required by professional services. A long lead time for the replacement equipment before installation could start. A failure of the equipment would cause the building or a large part of the building to become non-usable for an extended length of time.

All the primary equipment listed does have ancillary systems which could be something as simple as pumps or associated piping but some may have larger more complex items that will compound the cost and the complexity of the design and/or installation. Every building also has smaller mechanical equipment that is not listed as primary equipment. An example is the Brookens Administration Building Pod 100. This Pod has 10 smaller roof top HVAC units varying in age and size. Because of the ages and sizes they were not considered as primary equipment as a failure of all units at the same time is highly unlikely and could be addressed individually as needed.

This information of the primary building equipment is to give us a look into what could be considered as a replacement guidelines for these items. It should not be considered the same as the "Capital Equipment Replacement Fund" that is already in place and funded in the County's annual budget.

Manufacture, Description & Year Installed

The information supplied for these items was taken directly from the Physical Plant records. As the building have been designed, built or remodeled, all items have been documented in the Operations and Maintenance Manuals. These have been supplied by the Contractors with their closeout documents. This gives us an accurate starting point to build on.

Original Installation Value (OIV)

As much information as could be found in the Physical Plant records was used in determining the OIV of each piece of equipment to try and give an accurate value before the estimated replacement cost was calculated. If recent information was available for a

**Champaign County Administrative Services Physical Plant
Capital Improvements Projections – Primary Building Equipment
Overview**

particular item from a specific project, this information was used to give a comparable piece of equipment with a non-documented value their ERV. Other information available was used to supply the OIV for items taken from studies supplied by outside contractors. The 2009 GHR Energy Grant Reduction Survey which reviewed several of our building systems supplied some of the missing information.

There are multiple items that were comparable in type, size, age and life expectancy and all shown with the same estimated replacement value. Once again, even though these items look identical in this report, each will have an individual situation with different ancillary systems that will affect the final replacement value.

Estimated Life Expectancy

The life expectancy of any piece of equipment is determined by many things. The original quality of the item, either high end or lesser quality, the planning and care taken during the design and installation, the type of environment it lives in and the care (maintenance) it receives during its useful life span. Without a complete Facility Condition Assessment for each building and each piece of equipment to tell us what we have exactly, I have used a global life expectancy following the actual equipment replacement timeline over the last 20 years with Champaign County. This life expectancy is arguably longer than other entities have used. An example would be from the Wheaton Park District, Illinois that has published a document showing this schedule of some of their items:

- Buildings - 50 years
- HVAC - 10/20 years
- Flooring - 10 years
- Lighting - 40/60 years
- Roofs - 20 years

It is important to stress again that this is simply a tool for budgeting and assessing our needs rather than a specific reason to replace an item.

Estimated Replacement Value (ERV)

The ERV is calculated by using a straight 3% per year increase. For most items, this is a relatively safe assumption. However, this approach may place some items way above the actual replacement cost due to new technologies, improved manufacturing processing and other items. It may also place some items way below the actual replacement cost if they are associated with items like petroleum products, fluorocarbons or something else that is affected globally.

Champaign County Administrative Services Physical Plant
Capital Improvement Projects - Primary Building Equipment

Buidling	Manufacturer	Description	Year Installed	Original Installation Value	Estimated Life Expectancy	Estimated Replacement Year	Estimated Replacement Value
Courthouse							
101 E. Main	Kewanee	L3S-125/125G Boilers 1	2002	45,000.00	35	2037	\$126,600
	Kewanee	L3S-125/125G Boilers 2	2002	45,000.00	35	2037	\$126,600
	Trane	RTAC-200 Chiller 1	2002	150,000.00	25	2027	\$314,000
	Trane	RTAC-200 Chiller 2	2002	150,000.00	25	2027	\$314,000
	A/O Smith	BTR 400 - 100 Gal. Water Heater	2002	36,000.00	15	2017	\$56,000
	Alpha	Building Automation System (U)	2009	53,927.00	10	2019	\$72,500
	Onan	DGFB-4958262 Emerg. Generator	2002	75,000.00	30	2032	\$182,000
Sheriff's Office							
204 E. Main	Johnson Controls	Pnuewmatic HVAC control (D)	1980	42,000	25	2005	164,450.00
	Cleaver Brooks	CB 200-60 (#1) - Boiler	1980	45,000.00	35	2015	\$126,600
	Cleaver Brooks	CB 200-60 (#2)-Boiler	1980	45,000.00	35	2015	\$126,600
	Marley	Cooling Tower	1980	0.00	30	2010	\$0
	Bohn	HWDC-75 water cooled chiller	1984	90,000.00	25	2009	\$188,500
	Joy Manufacturing	Vanaxial Return Fans	1980	24,000.00	25	2005	\$50,250
	Trane	Rotary Chiller & Condenser	2010	150,000.00	25	2035	\$314,000
	Allis-Chalmer	750DYC 75 KW Emerg. Generator	1980	50,000.00	30	2010	\$121,000
	Thompson	Detention Door Control System	2000	148,000.00	20	2020	\$267,300
E.O.C.							
1905 E. Main	Lochinvar	CHN0401 Boiler - Water Heater	2002	25,000.00	20	2022	\$45,000
	Lochinvar	CHN0501 Boiler - Water Heater	2002	25,000.00	20	2022	\$45,000
	Liebert	VH114A Enviromental Heat & A/C	2002	25,000.00	20	2022	\$45,000
	Carrier	A/C Condensor	2002	18,000.00	20	2022	\$32,500
	Liebert	MM*60E Enviromental Heat & A/C	2002	25,000.00	20	2022	\$45,000
	Carrier	AKS016-5 Condensor (Lower Level)	2005	16,115.00	20	2025	\$28,800
	Olympian	D200P4 Emerg. Generator	2002	120,000.00	30	2032	\$291,200
	Honeywell	Pneumatic HVAC Climate Control	1965	53,000.00	25	1990	\$110,900
	Alpha	Building Automation Control System (U)	2002	7,150.00	10	2012	\$9,600
	Olympian	D200P4 200 KW Emerg. Generator	2002	84,000.00	30	2032	\$203,800
J.D.C.							
400 S. Art Bartell Drive	Aaon Corp.	RTU#1 RK-04-2-322	1999	25,000.00	20	2019	\$45,000
	Aaon Corp.	RTU#2 RK-25-2-EO-337	1999	25,000.00	20	2019	\$45,000
	Aaon Corp.	RTU#3 RK-15-2-EO-327	1999	25,000.00	20	2019	\$45,000
	Aaon Corp.	RTU#4 RK-16-2-FO-337	1999	25,000.00	20	2019	\$45,000
	Aaon Corp.	RTU#5 RK-16-2-FO-337	1999	25,000.00	20	2019	\$45,000
	Aaon Corp.	RTU#6 RK-96-2-RO-332	1999	25,000.00	20	2019	\$45,000
	Aaon Corp.	RTU#7 RK-10-2-EO-222	1999	25,000.00	20	2019	\$45,000
	Delta	Building Automation System (U)	1999	11,400.00	10	2009	\$15,300
	Rheem	Powervent Water Heater #1	1999	30,000.00	15	2014	\$46,700

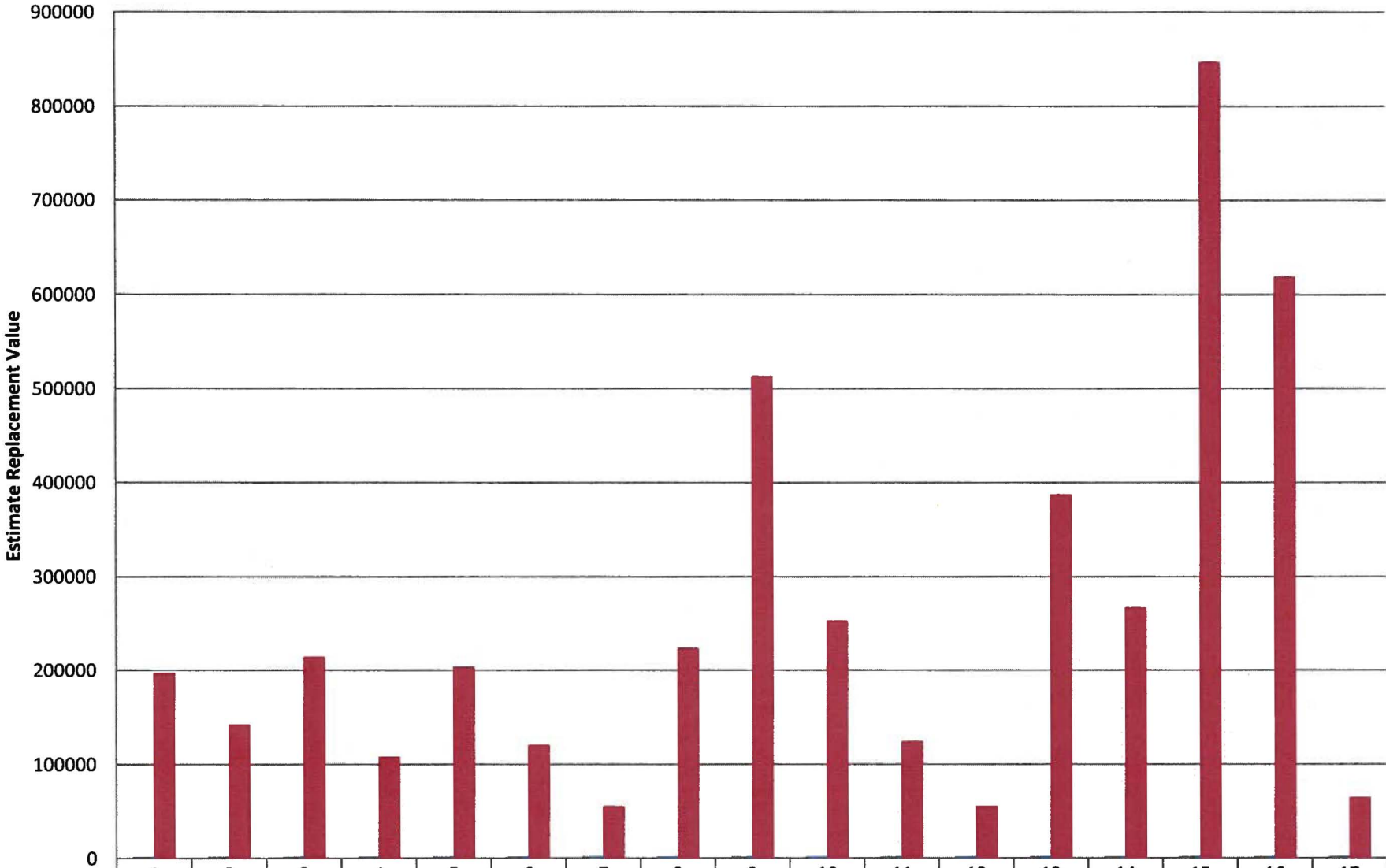
Champaign County Administrative Services Physical Plant
Capital Improvement Projects - Primary Building Equipment

Buidling	Manufacturer	Description	Year Installed	Original Installation Value	Estimated Life Expectancy	Estimated Replacement Year	Estimated Replacement Value
	Rheem	Powervent Water Heater #2	1999	30,000.00	15	2014	\$46,700
	Caterpillar	SR4B 250 KW Emerg. Generator	1999	120,000.00	30	2029	\$291,200
Adult Dent. Facility							
502 Lierman Av.	Landis	Pnuewmatic HVAC control	1996	65,000.00	25	2021	\$136,000
	Burnham	Series 4F Firebox Boiler (N)	1996	45,000.00	35	2031	\$126,600
	Burnham	Series 4F Firebox Boiler (S)	1996	45,000.00	35	2031	\$126,600
	Carrier	M# 38AH-074-6 ACCU-1	1996	85,000.00	25	2021	\$177,900
	Carrier	M# 38AH-074-6 ACCU-2	1996	85,000.00	25	2021	\$177,900
	Carrier	M# 38AH-074-6 ACCU-3	1996	85,000.00	25	2021	\$177,900
	Carrier	M# 38AH-064 6 ACCU-4	1996	85,000.00	25	2021	\$177,900
	PVI	M#30000P600A-TP Water Heater (S)	1996	36,000.00	15	2011	\$56,000
	A.O. Smith	M# GW 1300-400 Water Heater (N)	2007	25,000.00	15	2022	\$38,900
	A.O. Smith	M# GW 1300-400 Water Heater (N)	2007	25,000.00	15	2022	\$38,900
	Southwest	Detention Door Control System	1996	69,000.00	20	2016	\$124,600
	Cummins	Onana - 350 KW Emerg. Generator	1996	135,000.00	30	2026	\$327,600
Brookens Admin.							
1776 E. Washington	Johnson Controls	Pnuewmatic HVAC control	1987	60,000.00	25	2012	\$125,600
	Locknvair	Hot Water Heater/Boiler	2003	36,000.00	20	2023	\$65,000
Pod 100	(No primary equip)						\$0
Pod 200	Carrier	M# 30GB090-Chiller	1987	76,000.00	25	2012	\$159,100
	Weil-McLain	BG-588-WF-PF-LO-IRI Boiler	1987	36,000.00	35	2022	\$101,300
	Mammoth	Roof Top AHU	1987	30,000.00	20	2007	\$54,100
	Mammoth	Roof Top AHU	1987	30,000.00	20	2007	\$54,100
Pod 300	Carrier	M# 30GB100-Chiller	1987	76,000.00	25	2012	\$159,100
	Weil-McLain	BG-588-WF-PF-LO-IRI Boiler	1987	36,000.00	35	2022	\$101,300
	Hays Manuf.	Air Handling Unit	1970	24,000.00	20	1990	\$43,300
	Hays Manuf.	Air Handling Unit	1970	24,000.00	20	1990	\$43,300
Pod 400	Mammoth	Roof Top AHU Heater/AC (N)	2002	35,000.00	20	2022	\$63,200
	Mammoth	Roof Top AHU Heater/AC (N)	2002	35,000.00	20	2022	\$63,200
ILEAS							
1701 E. Main	Weil-McLain	BG-1488-SF-PF-MO-CSD1-UL Boiler	2008	18,000.00	35	2043	\$50,600
	Cleaver-Brooks	CFC-750 Condensing Boiler-1	2008	45,000.00	20	2028	\$81,200
	Cleaver-Brooks	CFC-750 Condensing Boiler-2	2008	45,000.00	20	2028	\$81,200
	Cleaver-Brooks	CFC-750 Condensing Boiler-3	2008	45,000.00	20	2028	\$81,200
	Cleaver-Brooks	CFC-750 Condensing Boiler-4	2008	45,000.00	20	2028	\$81,200
	York	YCAV0227PA46VAC - Chiller	2008	124,500.00	25	2033	\$260,675
	Honeywell	Pneumatic HVAC Climate Control	1971	68,000.00	25	1996	\$142,300
	Onan	175 D6FB Emerg. Generator	1999	75,000.00	30	2029	\$182,000

Champaign County Administrative Services Physical Plant
Capital Improvement Projects - Primary Building Equipment

Building	Manufacturer	Description	Year Installed	Original Installation Value	Estimated Life Expectancy	Estimated Replacement Year	Estimated Replacement Value
Coroner, Clerk, PP							
202 Art Bartell Rd.	Carrier	48TC*D RTU-1	2010	18,000.00	20	2030	\$32,500
		48TC*D RTU-1	2010	18,000.00	20	2030	\$32,500
Animal Shelter							
1909 E. Main	Aaon	RM-008 RTU Energy Recovery Heater	2005	13,000.00	20	2025	\$23,400
	Sterling	RT20C1B RTU	2005	13,000.00	20	2025	\$23,400
Sheriff/ILEAS Bldg.	(No primary equip)						
1705 E. Main	(storage)						
Highway Storage Bld	(No primary equip)						
1701 E. Main	(storage)						
E.S.D.A. Garage	(No primary equip)						
1709 E. Main	(storage)						
Highwy Salt Dome	(No primary equip)						
301 Art Bartell Rd.							
Highway Fleet Maint.							
1605 E. Main St.	(Highway funding)						
Nursing Home							
500 Art Bartell Rd.	(NH funding)						

1990 Through 2023



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Series1	1990	1996	2005	2007	2009	2010	2011	2012	2014	2015	2016	2017	2019	2020	2021	2022	2023
Series2	\$197,50	\$142,30	\$214,70	\$108,20	\$203,80	\$121,00	\$56,000	\$224,00	\$513,70	\$253,20	\$124,60	\$56,000	\$387,50	\$267,30	\$847,60	\$619,30	\$65,000



CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

1776 East Washington Street, Urbana, Illinois 61802-4581

*ADMINISTRATIVE, BUDGETING, PURCHASING, & HUMAN RESOURCE
MANAGEMENT SERVICES*

Deb Busey, County Administrator

MEMORANDUM

TO: Stan James, Chair – and Members of the County Facilities Committee

FROM: Deb Busey, County Administrator

DATE: August 1, 2013

RE: Funding for County Facilities Primary Building Equipment

ISSUE:

Champaign County does not have a formal Capital Improvement Plan. The County Facilities Committee is initiating the development of such a plan, and has received from the Facilities Director planning documentation for the timely replacement of primary equipment systems for county facilities, with the exception of the Nursing Home. This Memorandum is to provide the County Facilities Committee with an overview of the budgetary impact of development of a plan to fund these facility primary building equipment systems.

ANALYSIS:

Attached to this Memorandum is the Capital Improvement Projects - Primary Building Systems listing as identified by the Facilities Director, with additional analysis for funding. The projects identified in the attached plan currently have two potential funding sources:

- There is a balance of approximately \$517,000 in the Courts Construction Fund, available for capital projects related to the Courthouse. The allocation of reserve for capital improvement projects for the Courthouse could be appropriated from this remaining balance until it is exhausted. Currently, the identified need for roof replacements for the Courthouse requires an annual reserve of \$54,723. The annual reserve required for primary building systems for the Courthouse is \$49,404. The combined total annual reserve of \$104,127 for the Courthouse roofs and primary building systems can be funded by the Courts Construction Fund through FY2018 (if those funds are not used for any other projects), at which time the General Corporate Fund would then be required to assume that additional annual funding.
- All remaining primary building systems documented in the attached plan are funded by the General Corporate Fund.

From a budgeting perspective for these systems, please be advised as follows:

1. If annual reserve funding were appropriated each year for these primary building equipment items, based on current cost estimates and life cycle of the equipment, the annual reserve requirement would be \$318,185. (*Blue column on Attachment A*)

2. Because we have never appropriated reserve funds for these items, to initiate an annual reserve fund to provide timely replacement of all items on the schedule would require funding of \$2,265,791 in FY2014. *(Green column on Attachment A)*
3. If we fund only those items that are overdue for replacement, or scheduled to be replaced in FY2014 – with no additional annual reserve for any items to be replaced in FY2015 and beyond – the required funding is \$1,590,300 for FY2014. *(Yellow column on Attachment A)*
 - a. If all items as identified in #3 were funded and replaced in FY2014, the annual reserve requirement to get the rest of the items on an annual reserve funding schedule would be \$959,484 in FY2015. This would decrease incrementally each year, until we get down to the point where we are amortizing and reserving funding based on the life expectancy of each piece of equipment documented. *(Purple column on Attachment A)*

SUMMARY:

As documented here, delayed action in funding the capital needs of the County has resulted in a substantial budgeting liability. The difference between the annual cost of amortization when appropriately budgeted and reserved, and the County’s current liability is significant:

Fully Amortized Plan based on Current Equipment -	\$ 318,185/year
Catch up to fully amortize Plan beginning in FY2014 -	\$2,265,791
Fund only Items scheduled to be replaced no later than FY2014 -	\$1,590,300
Continuing Annual Reserve in FY2015 if items up to FY2014 are Replaced in FY2014	\$ 959,484

RECOMMENDATION:

At the earlier request of the County Facilities Committee, the Finance Committee has directed the inclusion of an additional \$313,908 in the FY2014 budget to initiate and implement appropriate funding for roof replacements of the County’s facilities.

At this point in the FY2014 budget preparation process, I do not believe it is realistic to assume that the General Corporate Fund could appropriate the additional \$2.3 million in funds required to bring the capital amortization schedule for primary building equipment up to date, or the \$1.6 million required to appropriate only for those items which should have been replaced by FY2014. The equipment replacements considered highest priority for FY2014 and considered to be at critical risk of failure if not addressed in the next year are the following:

#1 – Brookens Pod 300 Chiller	\$159,100
#2 – Brookens Pod 200 Chiller	\$159,100
#3 – Satellite Jail Water Heater	\$ 56,000
#4 – Juvenile Detention Center Building Automation System	\$ 15,300
#5 – Juvenile Detention Center Water Heater #1	\$ 46,700
TOTAL	\$436,200

I recommend the appropriation of \$436,200 from the General Corporate Fund to the Capital Asset Replacement Facilities Fund in FY2014 to cover the replacement of these at-risk pieces of equipment.

When added to the appropriation for roof replacements already designated by the County Facilities Committee for FY2014, this will create new expenditure for capital infrastructure needs in the General Corporate Fund FY2014 Budget in the amount of \$750,108. As demonstrated with the information presented here regarding the primary building equipment, and the information previously presented regarding the replacement of roofs on county facilities, this appropriation provides a starting point upon which additional funding will need to be added in future fiscal years - until the County has adopted a comprehensive and fully funded Capital Improvement Plan for its facilities.

REQUESTED ACTION:

The County Facilities Committee recommends to the Finance Committee that direction be given in the preparation of the FY2014 budget, that \$463,200 be budgeted in the General Corporate Fund as a Transfer to the Capital Asset Replacement Fund Facilities Budget to provide funding for a County Capital Improvement Plan, specifically for the replacement of primary equipment at the Juvenile Detention Center and Brookens Administrative Center in FY2014.

Attachment

Capital Improvement Projects - Primary Building Equipment
Funding Overview

Buidling	Description	Life Expectancy	Estimated Replacement Year	Estimated Replacement Value	Required Annual Reserve for Timely Amortization Schedule	FY2014 Annual Reserve to Replace	FY2014 Reserve for Current Only	FY2015 Annual Reserve to Replace
Courthouse								
101 E. Main	L3S-125/125G Boilers 1	35	2037	\$126,600	\$3,617	\$5,275		\$5,504
	L3S-125/125G Boilers 2	35	2037	\$126,600	\$3,617	\$5,275		\$5,504
	RTAC-200 Chiller 1	25	2027	\$314,000	\$12,560	\$22,429		\$24,154
	RTAC-200 Chiller 2	25	2027	\$314,000	\$12,560	\$22,429		\$24,154
	BTR 400 - 100 Gal. Water Heater	15	2017	\$56,000	\$3,733	\$14,000		\$18,667
	Building Automation System (U)	10	2019	\$72,500	\$7,250	\$12,083		\$14,500
	DGFB-4958262 Emerg. Generator	30	2032	\$182,000	\$6,067	\$9,579		\$10,111
Sheriff's Office								
204 E. Main	Pneumatic HVAC control (D)	25	2005	164,450.00	\$6,578	164,450.00	164,450.00	\$6,578
	CB 200-60 (#1) - Boiler	35	2015	\$126,600	\$3,617	\$63,300		\$126,600
	CB 200-60 (#2)-Boiler	35	2015	\$126,600	\$3,617	\$63,300		\$126,600
	Cooling Tower	30	2010	\$0	\$0		\$0	
	HWDC-75 water cooled chiller	25	2009	\$188,500	\$7,540	\$188,500	\$188,500	\$7,540
	Vanaxial Return Fans	25	2005	\$50,250	\$2,010	\$50,250	\$50,250	\$2,010
	Rotary Chiller & Condenser	25	2035	\$314,000	\$12,560	\$15,700		\$16,526
	750DYC 75 KW Emerg. Generator	30	2010	\$121,000	\$4,033	\$121,000	\$121,000	\$4,033
	Detention Door Control System	20	2020	\$267,300	\$13,365	\$38,186		\$44,550
E.O.C.								
1905 E. Main	CHN0401 Boiler - Water Heater	20	2022	\$45,000	\$2,250	\$5,000		\$5,625
	CHN0501 Boiler - Water Heater	20	2022	\$45,000	\$2,250	\$5,000		\$5,625
	VH114A Enviromental Heat & A/C	20	2022	\$45,000	\$2,250	\$5,000		\$5,625
	A/C Condensor	20	2022	\$32,500	\$1,625	\$3,611		\$4,063
	MM*60E Enviromental Heat & A/C	20	2022	\$45,000	\$2,250	\$5,000		\$5,625
	AKS016-5 Condensor (Lower Level)	20	2025	\$28,800	\$1,440	\$2,400		\$2,618
	D200P4 Emerg. Generator	30	2032	\$291,200	\$9,707	\$15,326		\$16,178
	Pneumatic HVAC Climate Control	25	1990	\$110,900	\$4,436	\$110,900	\$110,900	\$4,436
	Building Automation Control System (U)	10	2012	\$9,600	\$960	\$9,600	\$9,600	\$960
	D200P4 200 KW Emerg. Generator	30	2032	\$203,800	\$6,793	\$10,726		\$11,322
J.D.C.								
400 S. Art Bartell Drive	RTU#1 RK-04-2-322	20	2019	\$45,000	\$2,250	\$7,500		\$9,000
	RTU#2 RK-25-2-EO-337	20	2019	\$45,000	\$2,250	\$7,500		\$9,000
	RTU#3 RK-15-2-EO-327	20	2019	\$45,000	\$2,250	\$7,500		\$9,000
	RTU#4 RK-16-2-FO-337	20	2019	\$45,000	\$2,250	\$7,500		\$9,000
	RTU#5 RK-16-2-FO-337	20	2019	\$45,000	\$2,250	\$7,500		\$9,000

Capital Improvement Projects - Primary Building Equipment
Funding Overview

Buidling	Description	Life Expectancy	Estimated Replacement Year	Estimated Replacement Value	Required Annual Reserve for Timely Amortization Schedule	FY2014 Annual Reserve to Replace	FY2014 Reserve for Current Only	FY2015 Annual Reserve to Replace
	RTU#6 RK-96-2-RO-332	20	2019	\$45,000	\$2,250	\$7,500		\$9,000
	RTU#7 RK-10-2--EO-222	20	2019	\$45,000	\$2,250	\$7,500		\$9,000
	Building Automation System (U)	10	2009	\$15,300	\$1,530	\$2,550	\$15,300	\$3,060
	Powervent Water Heater #1	15	2014	\$46,700	\$3,113	\$46,700	\$46,700	\$3,113
	Powervent Water Heater #2	15	2014	\$46,700	\$3,113	\$46,700	\$46,700	\$3,113
	SR4B 250 KW Emerg. Generator	30	2029	\$291,200	\$9,707	\$18,200		\$19,413
Adult Dent. Facility								
502 Lierman Av.	Pnuewmatic HVAC control	25	2021	\$136,000	\$5,440	\$17,000		\$19,429
	Series 4F Firebox Boiler (N)	35	2031	\$126,600	\$3,617	\$7,033		\$7,447
	Series 4F Firebox Boiler (S)	35	2031	\$126,600	\$3,617	\$7,033		\$7,447
	M# 38AH-074-6 ACCU-1	25	2021	\$177,900	\$7,116	\$22,238		\$25,414
	M# 38AH-074-6 ACCU-2	25	2021	\$177,900	\$7,116	\$22,238		\$25,414
	M# 38AH-074-6 ACCU-3	25	2021	\$177,900	\$7,116	\$22,238		\$25,414
	M# 38AH-064 6 ACCU-4	25	2021	\$177,900	\$7,116	\$22,238		\$25,414
	M#30000P600A-TP Water Heater (S)	15	2011	\$56,000	\$3,733	\$56,000	\$56,000	\$3,733
	M# GW 1300-400 Water Heater (N)	15	2022	\$38,900	\$2,593	\$4,322		\$4,863
	M# GW 1300-400 Water Heater (N)	15	2022	\$38,900	\$2,593	\$4,322		\$4,863
	Detention Door Control System	20	2016	\$124,600	\$6,230	\$41,533		\$62,300
	Onana - 350 KW Emerg. Generator	30	2026	\$327,600	\$10,920	\$25,200		\$27,300
Brookens Admin.								
1776 E. Washington	Pnuewmatic HVAC control	25	2012	\$125,600	\$5,024	\$125,600	\$125,600	\$5,024
	Hot Water Heater/Boiler	20	2023	\$65,000	\$3,250	\$6,500		\$7,222
Pod 100				\$0				
Pod 200	M# 30GB090-Chiller	25	2012	\$159,100	\$6,364	\$159,100	\$159,100	\$6,364
	BG-588-WF-PF-LO-IRI Boiler	35	2022	\$101,300	\$2,894	\$11,256		\$12,663
	Roof Top AHU	20	2007	\$54,100	\$2,705	\$54,100	\$54,100	\$2,705
	Roof Top AHU	20	2007	\$54,100	\$2,705	\$54,100	\$54,100	\$2,705
Pod 300	M# 30GB100-Chiller	25	2012	\$159,100	\$6,364	\$159,100	\$159,100	\$6,364
	BG-588-WF-PF-LO-IRI Boiler	35	2022	\$101,300	\$2,894	\$11,256		\$12,663
	Air Handling Unit	20	1990	\$43,300	\$2,165	\$43,300	\$43,300	\$2,165
	Air Handling Unit	20	1990	\$43,300	\$2,165	\$43,300	\$43,300	\$2,165
Pod 400	Roof Top AHU Heater/AC (N)	20	2022	\$63,200	\$3,160	\$7,022		\$7,900
	Roof Top AHU Heater/AC (N)	20	2022	\$63,200	\$3,160	\$7,022		\$7,900
ILEAS								
1701 E. Main	BG-1488-SF-PF-MO-CSD1-UL Boiler	35	2043	\$50,600	\$1,446	\$1,687		\$1,745
	CFC-750 Condensing Boiler-1	20	2028	\$81,200	\$4,060	\$5,413		\$5,800

Capital Improvement Projects - Primary Building Equipment
Funding Overview

Buidling	Description	Life Expectancy	Estimated Replacement Year	Estimated Replacement Value	Required Annual Reserve for Timely Amortization Schedule	FY2014 Annual Reserve to Replace	FY2014 Reserve for Current Only	FY2015 Annual Reserve to Replace
	CFC-750 Condensing Boiler-2	20	2028	\$81,200	\$4,060	\$5,413		\$5,800
	CFC-750 Condensing Boiler-3	20	2028	\$81,200	\$4,060	\$5,413		\$5,800
	CFC-750 Condensing Boiler-4	20	2028	\$81,200	\$4,060	\$5,413		\$5,800
	YCAV0227PA46VAC - Chiller	25	2033	\$260,675	\$10,427	\$13,034		\$13,720
	Pneumatic HVAC Climate Control	25	1996	\$142,300	\$5,692	\$142,300	\$142,300	\$5,692
	175 DGFB Emerg. Generator	30	2029	\$182,000	\$6,067	\$11,375		\$12,133
Coroner, Clerk, PP								
202 Art Bartell Rd.	48TC*D RTU-1	20	2030	\$32,500	\$1,625	\$1,912		\$2,031
	48TC*D RTU-1	20	2030	\$32,500	\$1,625	\$1,912		\$2,031
Animal Shelter								
1909 E. Main	RM-008 RTU Energy Recovery Heater	20	2025	\$23,400	\$1,170	\$1,950		\$2,127
	RT20C1B RTU	20	2025	\$23,400	\$1,170	\$1,950		\$2,127
TOTALS				\$7,660,475	\$318,185	\$2,265,791	\$1,590,300	\$959,484
						\$436,200		



ILLINOIS GREEN
BUSINESS ASSOCIATION

Business Certification Program Application

Name of Business: _____ Industry Type: _____

Point of Contact and Title: _____

Address: _____ Website: _____

City: _____ Zip: _____

Phone Number: _____ Fax Number: _____

Email Address: _____ Preferred method of contact: _____

Founding Date: _____ Time Spent in Current Building: _____

Square Footage: _____ No. of Employees: _____ Year Built (Bldg.): _____

No. of Locations (if applicable): _____ Rent/Own Space: _____

Hours of Operation: _____ Electric/Gas Company: _____

Electricity Account Number: _____ Gas Account Number: _____

If your business is above 5,000 sq. ft., would you like the IGBA to fill out your application for a free comprehensive energy audit performed by the Smart Energy Design Assistance Center? Yes / No

If you answered "yes" to the previous question, are preliminary design drawings or as-builts available?
Yes ___ | No ___

Sustainable Goal(s) of Business: _____

Notes or Concerns: _____



ILLINOIS GREEN
BUSINESS ASSOCIATION

Certification Program: Fee Schedule and Services

Certification Program: Fee Schedule and Services

The IGBA certification program fee includes the following services:

- **A guided checklist assessment**
 - In person or over the phone
- **A customized implementation plan**
 - Helps organize the steps needed to achieve certification
- **Assistance with implementation and certification management**
 - Answer to all of your certification questions, provide access to targeted resource documents and hands-on assistance when applicable
- **Verification Assistance**
 - Assist with organizing and, in some cases, collecting verification materials for green management practices
- **Marketing Services**
 - Customized post-certification packet: A certified green business window decal, certificate of completion, informational posters & handouts to explain your green practices to customers, press release, and individualized posts to social media platforms.
 - Custom marketing for your green business
- **Energy audit connectivity and/or an energy assessment (as needed)**

Office/Retail

Find your price by FTE Employees

Note: Full-Time Equivalent Employees equal the number of employees on full-time schedules plus the number of employees on part-time schedules (part-time counts for ½ FTE).

1-10

- <10,000 sq ft. = \$375
- 10,000-19,999 sq ft. = \$575
- 20,000-29,999 sq ft. = \$875
- >30,000 sq ft. = \$1,175

11-30

- <10,000 sq ft. = \$500
- 10,000-19,999 sq ft. = \$700
- 20,000-29,999 sq ft. = \$1,000
- >30,000 sq ft. = \$1,300

31-70

- <10,000 sq ft. = \$700
- 10,000-19,999 sq ft. = \$900
- 20,000-29,999 sq ft. = \$1,200
- >30,000 sq ft. = \$1,500

71-120

- <10,000 sq ft. = \$900
- 10,000-19,999 sq ft. = \$1,100
- 20,000-29,999 sq ft. = \$1,400
- >30,000 sq ft. = \$1,700

(Restaurant/Café pricing on the next page)

Restaurant (wait service)

Find your price by FTE Employees

Note: Full-Time Equivalent Employees equal the number of employees on full-time schedules plus the number of employees on part-time schedules (part-time counts for ½ FTE).

1-10

- <1,000 sq ft. = \$475
- 1,000-9,999 sq ft. = \$675
- >10,000 sq ft. = \$1,275

11-30

- <1,000 sq ft. = \$600
- 1,000-9,999 sq ft. = \$800
- >10,000 sq ft. = \$1,400

31-70

- <1,000 sq ft. = \$800
- 1,000-9,999 sq ft. = \$1000
- >10,000 sq ft. = \$1,600

71-120

- <1,000 sq ft. = \$1000
- 1,000-9,999 sq ft. = \$1,200
- >10,000 sq ft. = \$1,800

Café (non-wait service)

Find your price by FTE Employees

Note: Full-Time Equivalent Employees equal the number of employees on full-time schedules plus the number of employees on part-time schedules (part-time counts for ½ FTE).

1-10

- <1,000 sq ft. = \$375
- 1,000-9,999 sq ft. = \$575
- >10,000 sq ft. = \$1,175

11-30

- <1,000 sq ft. = \$500
- 1,000-9,999 sq ft. = \$700
- >10,000 sq ft. = \$1,300

31-70

- <1,000 sq ft. = \$700
- 1,000-9,999 sq ft. = \$900
- >10,000 sq ft. = \$1,500

71-120

- <1,000 sq ft. = \$900
- 1,000-9,999 sq ft. = \$1,100
- >10,000 sq ft. = \$1,700

CHAMPAIGN COUNTY PHYSICAL PLANT

1776 EAST WASHINGTON STREET, URBANA, ILLINOIS 61802-4581

FACILITIES & GROUNDS MANAGEMENT SERVICES



Alan Reinhart, Facilities Director

MEMORANDUM

DATE: July 29, 2013

TO: Stan James, Chair – and Members of the County Facilities Committee

FROM: Alan Reinhart, Facilities Director

RE: ILEAS Lease Renewal

ILEAS is leasing the County property located at 1701 E. Main Street. This current lease agreement will expire on December 31, 2013. The current lease includes:

- 120,000 total Sq. Ft. of the main building
 - Approximately 52,620 Sq. Ft. of the 1971 addition to the complex, of which approximately 32,120 sq. Ft. of newly remodeled office and conference area
 - Approximately 74, 600 Sq. Ft. of training area
- 2 west heated bays of the 1705 E. Main St. storage building.
- 1 west heated bay of the 1709 E. Main St. storage building
- Approximately 3,600 Sq. Ft. of storage at the 1707 E. Main St. storage building.

This lease was designed so the heated and air conditioned area, approximately 52,620 sq. ft. was leased at \$5 per sq. ft.

The remaining areas, 74,600 sq. ft., used for storage or training was leased at a lesser amount of approximately \$2.08 per sq. ft.

During discussion with Jim Page, Executive Director of ILEAS, he has expressed a desire to renew his lease agreement with Champaign County. He also expressed a serious concern about the condition of the east section of the Annex building. This particular area has never been used as a training area, has had repeated multiple roof leaks, loose floor tiles and is deteriorating rapidly. He has asked if we would consider demolishing this section of the Annex.

The east part of the Annex is approximately 5,650 sq. ft. in size. It was an addition to the west section of the Annex and it has no structural dependency between the connecting links on each side. To repair this section of the building and bring it up to usable standards, the roof will have to be replaced and the entire interior will need to be remodeled. Based on actual roofing estimates and the County's historical price for remodeling interior spaces of \$80 to \$90 a square foot, it is anticipated this would cost approximately \$575,000 to \$600,000.

After consultation with a local Excavation & Demolition Contractor and Architectural & Engineering Firms it was determined that we could complete the demolition of this section after

the separation of the electrical, mechanical and life safety systems, and enclose the open ends of the adjacent building for a range of \$18 to \$25 per square foot. This would give us an Estimated Demolition Package Complete for approximately \$101,000 to \$141,250.

RECOMMENDATION #1

The County Facilities Committee directs the Facilities Director and the County Administrator to negotiate a new contract with ILEAS.

RECOMMENDATION #2

The County Facilities Committee directs the Facilities Director and the County Administrator to negotiate the scope of services and contract with IGW Architecture for the design, bid and construction phases of the demolition of the west section of the Annex complex located at 1701 E. Main.

LEASE
FOR
REGIONAL LAW ENFORCEMENT TRAINING CENTER

BETWEEN

CHAMPAIGN COUNTY, ILLINOIS
AS LANDLORD

AND

ILLINOIS LAW ENFORCEMENT ALARM SYSTEM
AS TENANT

1701 EAST MAIN STREET
URBANA, ILLINOIS

LEASE SCHEDULE

1. Landlord and Address: Champaign County, Illinois
1776 E. Washington
Urbana, IL 61802
Attention: Denny Inman
2. Tenant and Address: Illinois Law Enforcement Alarm System
1905 East Main Street
Urbana, Illinois 61802
Attention: James Page
3. Date of Lease: September 1, 2007
4. Premises: Approximately twenty-three (23) acres, including a one hundred twenty thousand (120,000) square foot building (the "Building") and a five (5) bay garage (the "Garage"), commonly known as 1701 East Main Street, Urbana, Illinois, 61802, and further depicted on Exhibit A attached hereto and incorporated by this reference herein
5. Term: September 1, 2007 to December 31, 2010
6. Commencement Date: September 1, 2007
7. Expiration Date: December 31, 2010
8. Rent: Two Million Eight Hundred Thirty Thousand Dollars (\$2,830,000)
9. Options: Two (2) options of three (3) years each upon the same terms as provided for in this Lease (with certain exceptions listed in Lease) exercisable at any time during the Term (as the same may be extended) upon ninety (90) days prior written notice
10. Broker(s): No Broker
11. Landlord Agent: For purposes of this Lease, Champaign County Administrator of Facilities and Procurement shall be the Agent of Landlord.
12. Tenant Agent: For purposes of this Lease, the ILEAS Executive Director shall be the Agent of Tenant.

EXHIBITS

A - PLAN OF PREMISES

B - WORK LETTER AGREEMENT

C - JANITORAL SERVICES

LEASE

THIS LEASE, made this 1st day of September, 2007 between CHAMPAIGN COUNTY, ILLINOIS ("Landlord") and ILLINOIS LAW ENFORCEMENT ALARM SYSTEM ("Tenant").

WITNESSETH:

That Landlord hereby leases to Tenant the premises (the "Premises") described in Paragraph 4 of the Lease Schedule. This Lease begins on September 1, 2007 and terminates on December 31, 2010, with the options set forth in Section 2 of this Lease. This Lease supersedes and replaces any previous lease agreement between Landlord and Tenant.

IN CONSIDERATION THEREOF, THE PARTIES COVENANT AND AGREE:

1. **RENT.** Tenant shall pay to Landlord rent ("Rent") in a lump sum amount of Two Million Eight Hundred Thirty Thousand Dollars (\$2,830,000) on September 1, 2007. Included in this Rent is \$30,000 which the Landlord shall distribute into the budget for 1701 E. Main St. as a maintenance line item for the said lease premises to pay for any necessary repairs to the said premises which are not anticipated by either party at the commencement of this lease term. Should this \$30,000 not be expended in its entirety for such repairs during the lease term for the said premises, the Landlord shall be allowed to transfer the remaining balance to its general corporate fund.
2. **OPTION TO REOPEN.** As set forth in paragraph 9 of the Lease Schedule, upon Expiration of this Lease, Tenant shall have two (2) options of three (3) years each to enter into a new lease agreement for the same Premises ("Option"). To exercise each Option, Tenant must inform the Landlord of its intent in writing not less than ninety (90) days of the Expiration of the then current Lease. The conditions of such new lease will be identical to this Lease with the following exceptions:
 - A. **Rent.** At the time Tenant exercises the Option to Reopen, it is anticipated the annual rent shall be based upon a charge of \$5 per square foot for the total square footage occupied by the Tenant as office space.
 - B. **Term.** Lease term shall be for three (3) years.
 - C. **Tenant Duties.** Tenant shall take over payment of all gas, electric, and water/sewage expenses upon commencement of the first Option.
3. **UTILITIES AND SERVICES.**
 - A. **Landlord's Obligations.** Landlord shall provide the following services at Landlord's sole expense:
 - (1) Heating and air conditioning of those portions of the Building as are further identified on Exhibit A (the "Office Area") during dates and times the Office Area is used by Tenant.
 - (2) Lighting of the Building, the Garage and parking lot during appropriate hours, depending upon seasons of the year.
 - (3) Hardwired access to the Champaign County fiber network.
 - (4) Emergency generator maintenance and routine testing to assure its reliability.
 - (5) Potable water and sanitary sewer service in such amounts within the Building as Tenant may reasonably require.

(6) Outdoor parking facilities consisting of at least one hundred twenty-five (125) improved surface parking spaces as set forth in Exhibit A – “Parking Area”. Upon a showing of a need for additional temporary parking and upon approval of the Landlord’s Agent, Tenant may use the parking areas set forth in Exhibit A – “Overflow Parking” provided such Overflow Parking does not inhibit the flow of traffic of the Landlord.

(7) Snow removal of parking lot and sidewalks on the Premises whenever snowfall accumulates to more than one (1) inch.

(8) Ice removal of the parking lot and sidewalks on the Premises whenever ice accumulates on said parking lot or sidewalks.

(9) Landscaping of the Premises, including maintenance of outdoor furniture, tree trimming, flower and shrub maintenance, and grass cutting.

(10) Janitorial services of the Office Area under the conditions set forth in Exhibit C.

(11) General cleaning of the entire Building upon completion of the renovations set forth in Appendix B. “General cleaning” includes, but is not limited to, removal of all garbage, clean and mop all restrooms, wash and clean all floors and carpets, wash windows (inside and out), clean and repair any gutters and downspouts, and pest abatement.

(12) Until such time as the renovations set forth in Exhibit B are completed and Tenant can occupy the Premises, Landlord agrees that Tenant may use the facilities located in the basement of 1905 E. Main Street, Urbana, IL 61802.

B. Tenant's Obligations. Tenant shall provide the following duties and utilities at its expense:

(1) Telephone, communication systems, and cable usage.

(2) Janitorial services in the areas designated in Exhibit A as the “Training Areas” and the “Garage”.

(3) Internet and network wiring internal to the Premises.

(4) Security system installation and maintenance.

(5) Furniture for offices and classrooms.

(6) Training equipment and supplies.

(7) Daily management oversight of the entire Premises, including management of sublease accounts and room rentals.

4. USE.

A. Use. Tenant shall use and occupy the Premise as a training center for homeland security education activities including classroom training, live-action scenarios and related and ancillary activities for law enforcement officers, emergency responders, security personal and or other persons requesting such training. Tenant may also use the Premises as part of an Emergency Response Center in the advent of a national, state, or local emergency. Landlord warrants the Premises has all necessary zoning requirements to permit said use. Tenant is allowed to use firearm simulators on the lease premises, but is absolutely prohibited from the use of live ammunition on the said premises at any time during this Lease.

B. Fixtures. Any furniture, fixtures and equipment remaining at the facility when Tenant takes possession, may be utilized by the Tenant for the duration of the Lease. The Tenant and the Landlord will mutually develop a list of said remaining furniture, fixtures and equipment upon Tenant taking possession of the Premises.

C. No Violation of Laws. Tenant shall not occupy or use the Premises or permit the use or occupancy of the Premises for any purpose or in any manner which would violate any present or future federal, state or local law, ordinance or regulation.

D. Environmental Protection. Tenant shall not cause any violation of any present or future federal, state or local law, ordinance or regulation related to environmental conditions in or about the Premises, including, but not limited to, the illegal: use, generation, release, manufacture, refining, production, processing, or disposal of any "Hazardous Substances" (as defined in Paragraph 4E) in or about the Premises. Landlord represents and warrants to Tenant that no Hazardous Substances are present on, under or at the Premises upon the commencement of this Lease. Tenant is allowed to utilize exercise simulations which would simulate the use of hazardous substances, as defined in Paragraph 4E.

E. Hazardous Substances. As used in this Section 3, "Hazardous Substances" shall mean and include, without limitation, flammables, explosives, radioactive materials, asbestos containing materials (ACMs), polychlorinated byphenyls (PCBs), chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic substances, petroleum and petroleum products, chlorofluorocarbons (CFCs) and substances declared to be hazardous or toxic under any present or future federal, state or local law, ordinance or regulation.

5. ALTERATIONS.

A. Approvals. Tenant may make alterations to the Premises upon receiving written consent of the Landlord's Agent. Upon receiving a written request for alterations, the Landlord's Agent must provide Tenant with written acceptance, rejection, or request for more information within thirty (30) days of said request. Failure to provide a written acceptance, rejection, or request for more information within thirty (30) days will be deemed acceptance of Tenant's request for alteration.

B. Consent. As a condition to granting its consent to any alteration, Landlord may impose reasonable requirements, including, without limitation, requirements as to the manner and time for the performance of such alteration and the type and amount of insurance and bonds Tenant must acquire and maintain during the course of performance of such alteration.

C. Expenses. Tenant shall pay the entire cost of any alteration (except such alterations as are further provided for in the Work Letter Agreement). If both parties can come to an agreement, Landlord may pay the alteration expenses and recoup those expenses from Tenant with a monthly lease payment. If Landlord pays for the alterations, the alterations become permanent and the property of Landlord.

D. Compliance with Laws. Each alteration shall be performed in a good and workmanlike manner using new grades of materials; in full compliance with all applicable laws, ordinances and governmental regulations, rules and requirements; and in full compliance with all insurance rules, orders, directions, regulations and requirements.

6. CONDITION OF PREMISES. Tenant shall notify Landlord in writing within ninety (90) days upon completion of the renovations set forth in Appendix B of any defects in the Premises claimed by Tenant. Landlord shall repair and/or replace any and all defects in the Premises claimed by Tenant within ninety (90) days from Landlord's receipt of Tenant's written notice as aforementioned. Except for defects stated in such notice, Tenant shall be conclusively presumed to have accepted the Premises in the condition existing on the date Tenant first takes possession and to have waived all claims relating to the condition of the Premises. No agreement of Landlord to alter, remodel, decorate, clean or improve the Premises (including the Building or the Garage), and no representation

regarding the condition of the Premises (including the Building or the Garage) has been made by or on behalf of Landlord to Tenant, except as stated in this Lease and its attachments.

7. MAINTENANCE.

A. Landlord's Obligations. Landlord agrees to maintain and to make all necessary repairs, replacements or alterations to the Premises including, but not limited to, the (i) foundations, roofs, gutters and downspouts, exterior walls, structural columns and structural beams of the Building and the Garage; (ii) the mechanical, electrical and plumbing equipment and lines serving the Building and the Garage; and (iii) to keep the parking areas, sidewalk and landscaping on the Premises in good order and repair. As used in this Lease, "roof" and "exterior walls" include glass, windows, doors, window sashes or frames, door frames and office fixtures. Tenant shall give Landlord written notice of any defects, necessary repairs or maintenance of which Tenant has knowledge in connection with the Premises.

(1) If Landlord does not respond within 30 days of said written notice from Tenant about necessary repairs and/or replacements, Tenant may contract with an agent to make the necessary repairs. Landlord shall promptly compensate Tenant in full for costs of said repairs and/or replacements.

B. Tenant's Obligations. Tenant, at its expense, shall perform such maintenance and repairs to the Premises as is required as a result of Tenant's training activities or resulting from the use of the Premises as an Emergency Response Center.

8. UNTENANTABILITY. If the Premises are substantially destroyed or rendered untenable by fire or other casualty, Landlord shall repair and rebuild the Premises with reasonable diligence, but in any event within one hundred twenty (120) days of such casualty. If any such fire or other casualty renders the Premises or any portion thereof untenable, the rent paid by Tenant hereunder shall be rebated by Landlord to Tenant in an amount bearing the same ratio to the total amount of rent for the period of untenability as the untenable portion of the Premises bears to the entire Premises during the period beginning with the date of such fire or other casualty and ending with the date when the Premises are again rendered tenantable. In the event the Premises cannot be repaired and/or rebuilt within one hundred twenty (120) days of such casualty, Tenant shall have the right to terminate this Lease and all rent paid by Tenant (minus such amount of prorated rent during Tenant's possession of the Premises) hereunder shall be returned to Tenant within thirty (30) days from Landlord's receipt of Tenant's notice to terminate this Lease.

9. ASSIGNMENT AND SUBLETTING.

A. Consent. Tenant shall not without the prior written consent of the Landlord's Agent in each instance (which consent will not be unreasonably withheld):

- (1) assign, mortgage, pledge, hypothecate or otherwise transfer or permit the transfer of this Lease or the interest of Tenant in this Lease, in whole or in part, by operation of law or otherwise; or
- (2) sublet all or any part of the Premises.

Additionally, Tenant is specifically prohibited from asking for the written consent of Landlord's Agent for permission to assign or sublet any portion of this Lease to another entity unless they are a not-for-profit corporation whose primary purpose is public safety. Moreover, any prospective assignee or sublessee must provide the Landlord with a Certificate of Insurance acceptable to the Landlord before permission to assign or sublet any portion of this Lease can be granted by the Landlord.

10. LANDLORD'S AND TENANT'S RIGHTS AND REMEDIES.

A. Tenant Default. If Tenant defaults in any part of this Lease, and such default continues for more than thirty (30) days after Landlord provided written notice of said default, Landlord may terminate this

Lease agreement and order Tenant to vacate the Premises within thirty (30) days. In the event of a default by Tenant hereunder, Landlord may seek any legal or equitable remedies allowable under the laws of the State of Illinois including, but not limited to (a) the right to sue for damages incurred by Landlord as a result of Tenant's default; and (b) the right to an injunction or specific performance.

B. Landlord Default. If Landlord defaults in any part of this Lease, and such default continues for more than thirty (30) days after Tenant provided written notice of said default, Tenant may terminate this Lease agreement and vacate the Premises within thirty (30) days. In the event of a default by Landlord hereunder, Tenant may seek any legal or equitable remedies allowable under the laws of the State of Illinois including, but not limited to (a) the right to sue for damages incurred by Tenant as a result of Landlord's default; and (b) the right to an injunction or specific performance.

C. Additional Damages: Termination of this Lease agreement under this paragraph 10 does not prohibit either party from seeking full compensation for damages, actual or perceived, through other legal means that resulted from the default of this Lease. Nor is termination of this Lease agreement necessary to seek full compensation for damages, actual or perceived, through other legal means that resulted from the default of this Lease.

11. **RIGHTS RESERVED TO LANDLORD.** Landlord shall have the following rights:

A. Pass keys. To have pass keys to the Premises.

B. Inspections. To enter the Premises for the purpose of making inspections, repairs, alterations or improvements relating to any portion of the Building or the Garage during reasonable hours, and at any time in the event of an emergency. However, Landlord must provide prior notice to Tenant of any entry into the Premises designated as "Training Area" in Exhibit A at any time the "Training Area" is in use.

C. Janitorial. To enter the Premises for the purpose of janitorial services set forth in Exhibit C. Landlord agrees to provide Tenant with a list of prospective janitorial personnel, along with the necessary identifying information, so Tenant can perform a background check on the personnel. Landlord and Tenant agree that any janitorial personnel who does not meet the security needs of Tenant (as determined by Tenant), shall not be given access to the Premises. Landlord agrees to replace said janitorial personnel with someone who meets Tenant's security needs.

12. **NOTICES.** All notices to be given by one party to the other under this Lease shall be in writing, mailed or delivered as follows: If to Landlord, at the place where rent is payable; if to Tenant, at the Premises; provided that either party may, by notice to the other, from time to time designate another address to which notice shall thereafter be addressed. Mailed notices shall be sent by United States Certified or Registered Mail, postage prepaid. Such notices shall have been deemed to have been given by posting in the United States Mails.

13. **MISCELLANEOUS.**

A. Remedies Cumulative. All rights and remedies of Landlord and Tenant under this Lease shall be cumulative and none shall exclude any other rights and remedies allowed by law or statute.

B. Landlord's Title. Landlord's title to the lease premises herein is and always shall be paramount to any interest of the Tenant by virtue of this Lease, and nothing herein contained shall empower the Tenant to do any act which can, shall or may encumber the title of Landlord to these lease premises.

C. No Personal Liability. No person, partnership, corporation or other organization executing this Lease in a representative capacity for Landlord or Tenant shall be held individually liable hereunder in the absence of fraud, provided such person, partnership, corporation or other organization acted with due authority and the intended principals are bound.

D. No Waiver. No waiver of any default of Tenant hereunder shall be implied from any omission by Landlord to take any action on account of such default, if such default persists or be repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated.

E. Entire Agreement. This Lease and the Exhibits attached to this Lease set forth all the covenants, promises, assurances, agreements, representations, conditions, warranties, statements and understandings (the "Representations" collectively) between Landlord and Tenant concerning the Premises, and there are no Representations, either oral or written, between them other than those in this Lease. This Lease supersedes and revokes all previous negotiations, estimates of the initial and/or future amounts of Rent, arrangements, letters of intent, offers to lease, reservations of space, lease proposals, brochures, Representations and information conveyed, whether oral or in writing, between the parties or their respective representatives, agents, brokers, salespersons or any other person purporting to represent Landlord or Tenant. Landlord and Tenant acknowledge that they have not been induced to enter into this Lease by any Representations not set forth in this Lease, they have not relied on any such Representations, and no such Representations shall be used in the interpretation or construction of this Lease. No subsequent alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless in writing signed by both parties.

F. Force Majeure. Neither Landlord nor Tenant shall be responsible for delays in either party's performance hereunder caused by war, insurrection, civil commotion, riots, acts of God or the enemy, governmental action, failure of power or reduction or interruption in the furnishing of power, water, sewer, electricity, gas or other services or utilities, strikes, material shortages, lockouts, picketing, either legal or illegal, fuel shortages, accidents or other cause or causes beyond the reasonable control of such party. Any such failure shall never be deemed an eviction or disturbance of Tenant's use and possession of the Premises, or any part thereof, or render Landlord liable to Tenant for damages or relieve Tenant from performance of its obligations under this Lease.

G. Counterparts. This Lease may be executed in any number of counterparts. Each such executed counterpart shall be deemed an original hereof and all such executed counterparts shall together constitute but one and the same instrument, which instrument shall for all purposes be sufficiently evidenced by such executed counterpart.

H. Governing Law. The laws of the State of Illinois shall govern this Lease.

I. Severability. If any term, covenant or condition of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

J. Sections. The section, paragraph and subparagraph headings of this Lease are for convenience only and in no way limit or enlarge the scope or meaning of the language contained in the body of this Lease.

K. Brokers. Tenant represents that Tenant has not dealt with any broker in connection with this Lease, and that insofar as Tenant knows no broker negotiated this Lease or is entitled to any commission in connection therewith. Tenant indemnifies and holds harmless Landlord, and their respective agents and employees, from all claims of any broker or brokers claiming to have worked with or at the direction of Tenant in connection with this Lease.

L. Authority. If Tenant is a corporation, it represents and warrants that this Lease has been executed in its name by its authorized officers pursuant to resolutions duly adopted by its Board of Directors.

M. Time. Time is of the essence of this Lease and the performance of all obligations under this Lease.

N. Federal Funding. The parties acknowledge Tenant receives a significant portion of its annual budget from federal funding. In the event Tenant fails to receive at any time federal funding for Tenant's use provided for in Section 3 of this Lease in amounts acceptable to Tenant, in Tenant's sole discretion, Tenant may terminate this Lease and, upon such termination, Landlord and Tenant shall be relieved of any and all further obligations hereunder.

O. Signage. Tenant may place on the Premises a sign or signs designating the Premises as the ILEAS Training Center with approval of Landlord's Agent.

P. Attorneys' Fees. If either party should prevail in any litigation, arbitration or other legal proceeding instituted by or against the other related to this Lease, the prevailing party shall receive from the non-prevailing party all costs and reasonable attorneys' fees incurred in such proceeding, including costs on appeal.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Lease the day and year first above written.

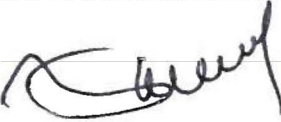
TENANT:

LANDLORD:

ILLINOIS LAW ENFORCEMENT ALARM SYSTEM

CHAMPAIGN COUNTY, ILLINOIS

By:



By:



C. Plus Weibel

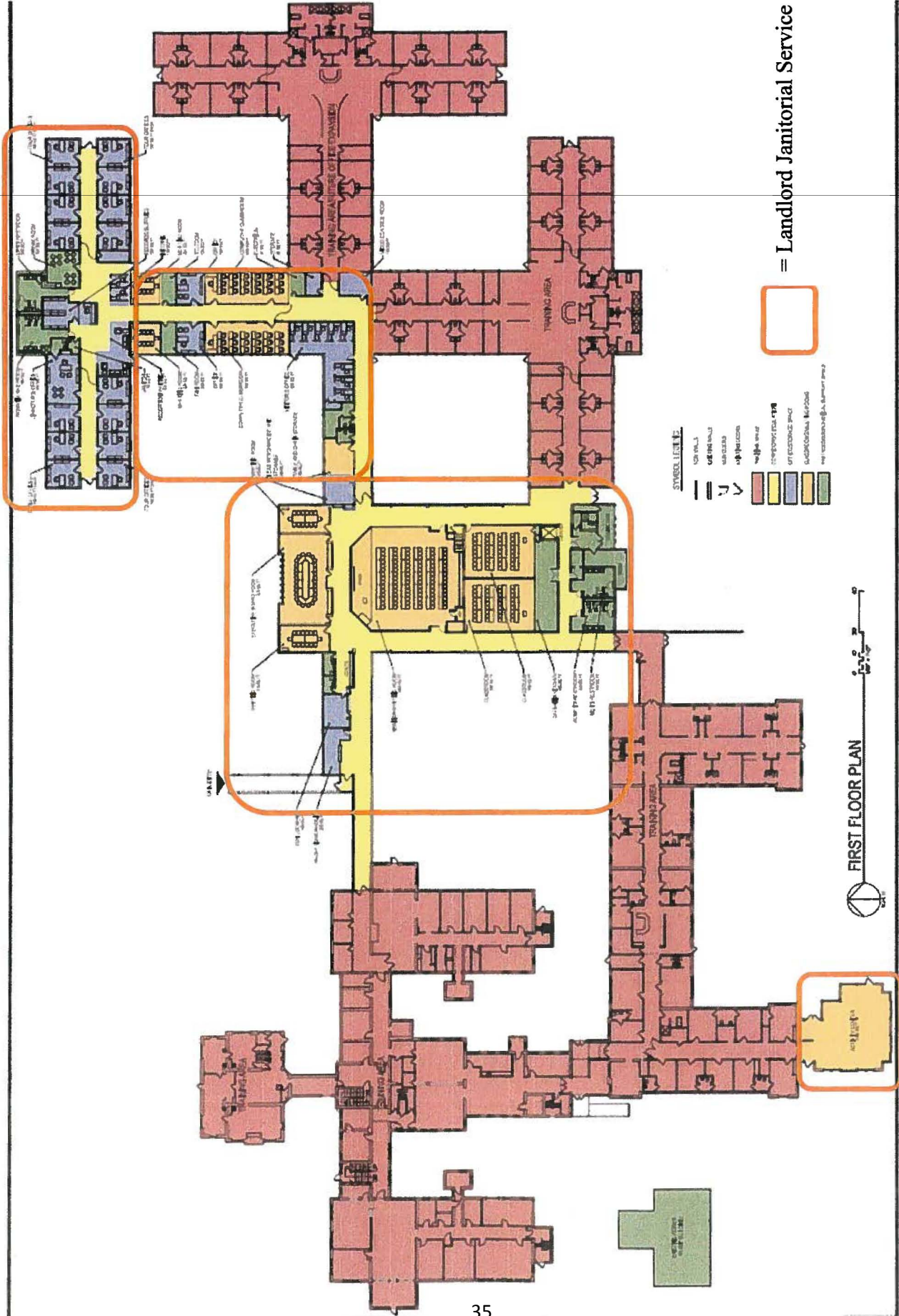
Title:

08/29/07 Executive Director

Title:

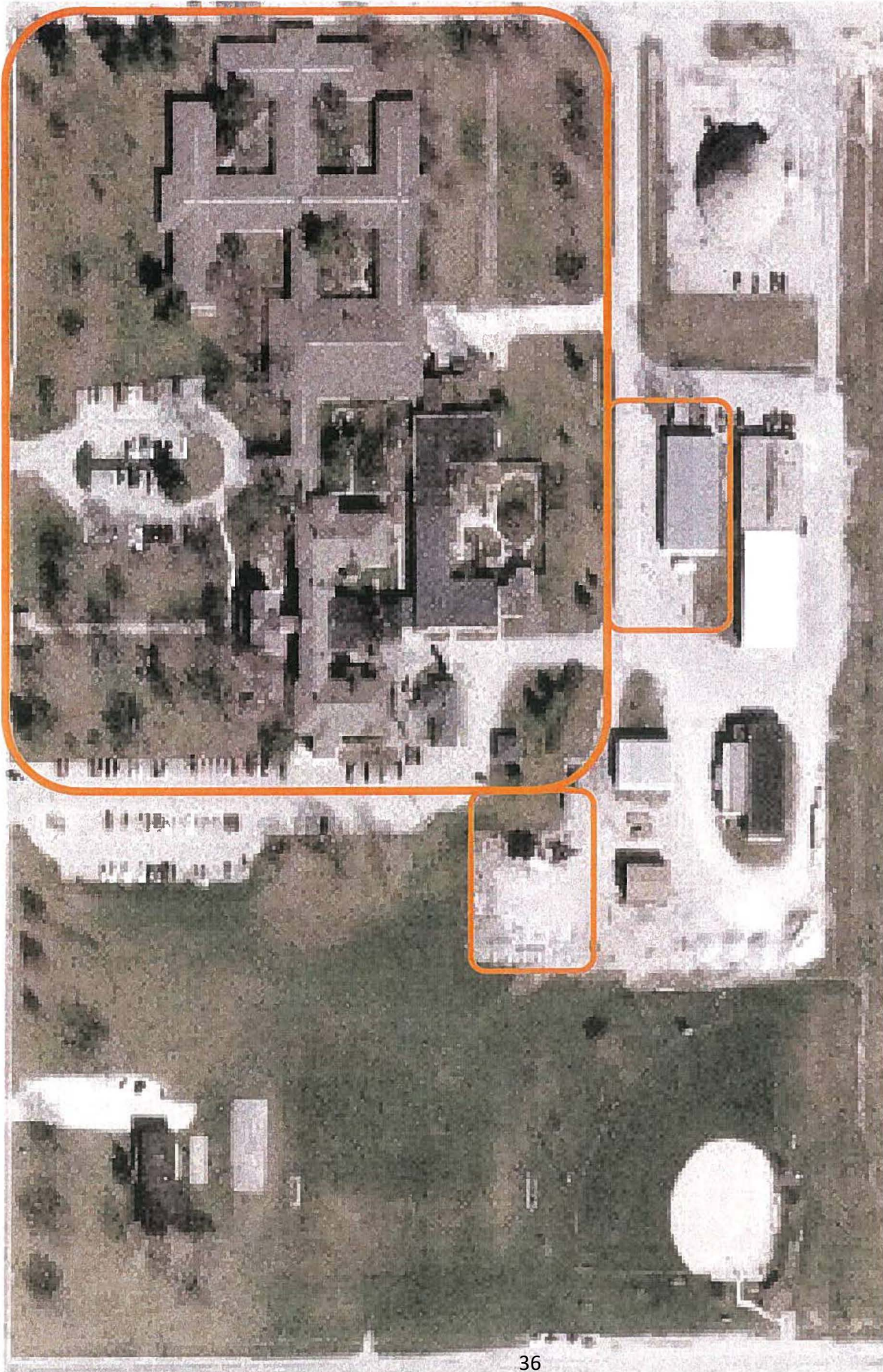
County Board Chair
Champaign County, Illinois

EXHIBIT A
PLAN OF PREMISES



Legend: [Yellow Box] = Landlord Janitorial Service Areas

		PRELIMINARY CONCEPT FLOOR PLAN LEAS Training Center CHAMPAIGN COUNTY ALIENHOUSING FACILITY URBANA, ILLINOIS	
		CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES	
15 CASPER G. LEACH MAGNIFIER AVE 114 WEST MAIN STREET URBANA, ILLINOIS 62501		217.225.4331 217.279.1431	



= Site Area Utilized by ILEAS

Exhibit B

08/14/07

EXHIBIT C

JANITORIAL SERVICES AGREEMENT

Landlord is responsible for janitorial support in the areas identified in Exhibit A as the "Office Area".

Landlord will provide 20 hours a week of interior janitorial service, to include supplies, to the Tenant to cover the improved areas of the building. The schedule will be mutually agreed upon by Landlord and Tenant. Interior janitorial service will consist of the following:

1. Empty Garbage – daily
2. Dust – twice weekly
3. Vacuum all carpets and rugs – twice weekly
4. Mop all tile or vinyl floors – twice weekly
5. Clean bathrooms (this includes, but is not limited to, sinks, floors, toilets, mirrors, refill paper supplies and soaps) – daily
6. Wash windows (inside and out) - bi-annually
7. Carpet cleaning – annually
8. Clean light fixtures – as required by Tenant
9. Pest abatement – as required by Tenant

EXHIBIT B

WORK LETTER AGREEMENT

1. **Tenant's Plans.** Tenant has furnished to Landlord a plan ("Tenant's Plans") prepared by Isaksen Glerum Wachter, LLC for leasehold improvement work (the "Work") which Tenant desires to be made to the Premises, a copy of which is attached hereto as Schedule 1. Not later than October 15, 2007, Tenant shall furnish to Landlord such additional plans, drawings and specifications for the Work in sufficient detail as shall be necessary to enable Landlord's architects and engineers to prepare the "Working Drawings" (as hereinafter defined), including a final telephone layout and special electrical connection requirements, if any. The Work and Tenant's Plans have been approved by Landlord, but approval by Landlord of the Work and Tenant's Plans shall not constitute any warranty by Landlord to Tenant of the adequacy of the design for Tenant's intended use of the Premises.

2. **Working Drawings.** If necessary, Landlord shall prepare at Landlord's expense final working drawings and specifications for the Work (the "Working Drawings") based upon and consistent with Tenant's Plans.

3. **Performance of the Work.** Except as otherwise provided below, Landlord at its expense, shall perform all of the Work shown on Tenant's Plan and the Working Drawings, utilizing, to the extent required, Landlord's standard building materials. Tenant shall be entitled to payment or credit from Landlord for any changes in the Work or Tenant's Plan hereafter requested by Tenant which reduces the scope or cost of the Work.

4. **Additional Work.** Upon Tenant's request and submission by Tenant of the necessary information and/or plans and specifications for work other than the Work specified in Tenant's Plan and the Working Drawings (the "Additional Work"), Landlord shall perform the Additional Work. Prior to commencing any Additional Work requested by Tenant, Landlord shall submit to Tenant a written statement of the cost of such Additional Work. If Tenant agrees the costs are appropriate, Tenant shall pay such costs to Landlord upon completion of the Work or at such time as agreed upon by the parties. If Tenant does not agree with the proposed costs for the Additional Work, Landlord need not perform the Additional Work.

5. **Substantial Completion.** Landlord shall use reasonable efforts to cause the Work to be "substantially completed" on or before May 15, 2008, subject to delays attributable to any cause described in Section 14G of the Lease. The Work shall be considered "substantially completed" for all purposes under this Work Letter Agreement and the Lease if and when the architect of Landlord who prepares the Working Drawings issues a written certificate to Landlord and Tenant, certifying that the Work has been completed (except for minor finish-out and "punchlist" items) in substantial compliance with the Working Drawings. If the Work is not substantially completed on May 15, 2008 by reason of any delay (other than a delay described in Section 14G of the Lease), the Lease shall remain in effect, but Landlord shall have liability to Tenant for Tenant's actual damages arising out of or related to such delay.

6. **Tenant's Access.** Landlord grants to Tenant and Tenant's agents a license to enter the Premises prior to the date that the Work is substantially completed so that Tenant may perform other work required by Tenant to make the Premises ready for Tenant's initial use and occupancy. It shall be a condition precedent to the right to exercise such license that Tenant give to Landlord not to interfere with the performance of the Work. Tenant's agents, contractors, workmen, mechanics and suppliers shall work in harmony and not interfere with Landlord and Landlord's agents in the performance of the Work in the Premises or the general operation of the Building or the Garage.

Amendment to the Lease for Regional Law Enforcement Training Center between CHAMPAIGN COUNTY, ILLINOIS as Landlord and ILLINOIS LAW ENFORCEMENT ALARM SYSTEM as Tenant

**1701 E. Main Street
Urbana, Illinois 61802**

This Lease Amendment is made this 1st day of April, 2009 between Champaign County, Illinois ("Landlord") and the Illinois Law Enforcement Alarm System ("Tenant").

IN CONSIDERATION THEREOF, THE PARTIES COVENANT AND AGREE:

1. Pursuant to Section 2 of the original LEASE, entitled, OPTION TO REOPEN, and the LEASE SCHEDULE Sections Five (5), Six (6), Seven (7), Eight (8) and Nine (9), the parties hereby agree to extend the lease as follows:
 - a. The original three year lease period from September 1, 2007 through December 31, 2010 is hereby extended until December 31, 2011.
 - b. In consideration for the Lease extension, Tenant will pay rent to the Landlord of \$300,000 to be paid in full by May 15th, 2009.
2. The original OPTION TO REOPEN will continue in force starting with two three-year options to reopen; the first three year option beginning on January 1st, 2012.
3. Pursuant to Section 4 of the Lease Schedule and Exhibit B of the original LEASE, the Landlord and the Tenant agree that the following modifications be made:
 - a. The Landlord shall provide at least three heated garage bays on site at 1701 E. Main, Urbana, Illinois. These bays are identified as:
 - i. The two west heated bays of the north Champaign County Highway garage building
 - ii. The west bay of the Champaign County Emergency Management Agency garage
 - iii. The Landlord shall also provide 3,600 square feet of storage space to ILEAS, at a site selected by the Landlord.
 - b. The Tenant shall provide alarm service for the three heated bays on site.
 - c. The parties agree to the amended Exhibit B as attached herein.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS LEASE THE DAY AND YEAR FIRST ABOVE WRITTEN.

TENANT:
Illinois Law Enforcement Alarm System

By: 

Title: Ex. Director

LANDLORD
Champaign County, Illinois

By: 

Title: Champaign County Board Chair

Amendment to the Lease for Regional Law Enforcement Training Center between CHAMPAIGN COUNTY, ILLINOIS as Landlord and ILLINOIS LAW ENFORCEMENT ALARM SYSTEM as Tenant

**1701 E. Main Street
Urbana, Illinois 61802**

This Lease Amendment is made this 1st day of November, 2009 between Champaign County, Illinois ("Landlord") and the Illinois Law Enforcement Alarm System ("Tenant").

IN CONSIDERATION THEREOF, THE PARTIES COVENANT AND AGREE:

1. Pursuant to Section 2 of the original LEASE, entitled, OPTION TO REOPEN, and the LEASE SCHEDULE Sections Five (5), Six (6), Seven (7), Eight (8) and Nine (9), the parties hereby agree to extend the lease as follows:
 - a. The original three year lease period was from September 1, 2007 through December 31, 2010
 - b. On April 9, 2009 the original lease was amended and extended to December 31, 2011.
 - c. This Amendment extends the lease until December 31, 2012.
 - d. In consideration for the Lease extension, Tenant will pay rent to the Landlord of \$419,000 to be paid in full by November 30, 2009.
 - e. The \$419,000 lease payment for 2012 shall be discounted by \$3,000 to accommodate the annual \$1,000 membership fee for the Champaign County Sheriff's Office to have access to the ILEAS training facility for FY2010, FY2011 and FY2012, resulting in a total payment of \$416,000 by ILEAS.
2. The original OPTION TO REOPEN will continue in force starting with two three-year options to reopen; the first three year option beginning on January 1st, 2013.
3. Pursuant to Section 3 of the Lease Schedule of the original LEASE, the Landlord and the Tenant agree that the following modifications be made:
 - A. Landlord's Obligations. Landlord shall provide the following services at Landlord's sole expense:
 - (3) Hardwired access to the Champaign County fiber network and access and completion of a redundant fiber loop on the Champaign County Campus.


IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS LEASE THE DAY AND YEAR FIRST ABOVE WRITTEN.

TENANT:
Illinois Law Enforcement Alarm System

By: 

Title: Executive Director

LANDLORD
Champaign County, Illinois

By: 

Title: County Board Chair