



## CHAMPAIGN COUNTY BOARD FACILITIES COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Tuesday, June 6, 2017 - 6:30 p.m.

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Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

### Committee Members:

Josh Hartke – Chair

Jon Rector

Stan Harper – Vice-Chair

Giraldo Rosales

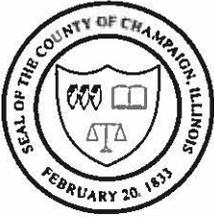
Jack Anderson

James Tinsley

Shana Crews

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
  - A. Facilities meeting – May 2, 2017 1 - 2
- V. Public Participation
- VI. Communications
- VII. **For Information Only**
  - A. Discussion of Sheriff's Office/Downtown Jail Master Plan
- VIII. **Items for Facilities Committee Approval**
  - A. None
- IX. **Items to be Recommended to the County Board**
  - A. Intergovernmental Lease with City of Urbana for storage space at Brookens for city of Urbana back-up IT server 3 - 8
  - B. RPC Lease Agreement beginning January 1, 2017 through December 31, 2021 9 - 14
  - C. Contract for ITB #2017-001 CCNH Chiller Compressor Project
    - i. Bid opening composite 15 - 16
    - ii. GHR Engineering recommendation 17
    - iii. Facilities Director recommendation 18 - 19
  - D. Contract for ITB #2017-002 Brookens 2-RUT's POD #200 Replacement Project
    - i. Bid opening composite 20
    - ii. GHR Engineering recommendation 21
    - iii. Facilities Director recommendation (to be distributed)

E.	Contract for ITB #2017-003 CCNH Coroner’s Office, Election Storage and Physical Plant Generator Project	
i.	Bid opening composite	22
ii.	GHR Engineering recommendation	23
iii.	Facilities Director recommendation	(to be distributed)
X.	Facilities Director’s Report	
A.	METCAD main power panel issue - emergency repair project	24 – 32
B.	Sewer leak adjacent to Animal Control - emergency repair project	33 - 49
XI.	Other Business	
XII.	Chair’s Report	
A.	Future Meeting – Wednesday, July 5, 2017 at 6:30 p.m.	
XIII.	Designation of Items to be Placed on Consent Agenda	
XIV.	Adjournment	



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

*MINUTES – SUBJECT TO REVIEW AND APPROVAL*

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**DATE:** Tuesday, May 2, 2017  
**TIME:** 6:30 p.m.  
**PLACE:** Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington, Urbana, IL 61802

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**Committee Members**

**Present:** Shana Crews, Stan Harper, Josh Hartke, Jon Rector, Giraldo Rosales, James Tinsley  
**Absent:** Jack Anderson

**County Staff:** Rick Snider (County Administrator), Dana Brenner (Facilities Director), Tammy Asplund (Recording Secretary)

**Others Present:** C. Pius Weibel (County Board Chair), Patsi Petrie (County Board)

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**MINUTES**

**I. Call to Order**

Committee Chair Hartke called the meeting to order at 6:30 p.m.

**II. Roll Call**

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

**III. Approval of Agenda**

**FRIENDLY MOTION** by Mr. Rosales to amend the agenda; seconded by Mr. Tinsley. Upon vote, the **Motion Carried Unanimously.**

Item IX should state ITB #2017-003 Coroner's Office, Election Storage and Physical Plant Generator Project Bid Document.

**IV. Approval of Minutes – April 3, 2017**

**MOTION** by Mr. Harper to approve the minutes of the April 3, 2017 meeting; seconded by Mr. Tinsley. Upon vote, the **Motion Carried Unanimously.**

Mr. Rector arrived at 6:35 p.m.

**V. Public Participation**

None

**VI. Communications**

None

**VII. Approval for Authorization of ITB #2017-001 CCNH Chiller Compressor Replacement Project Bid Document**

Dana Brenner noted this project is to add a fourth compressor. According to Mr. Brenner, the Nursing Home lost a compressor roughly 3 years ago. He stated that running without the fourth compressor stresses the system. Mr. Brenner expressed concern that an additional compressor breaking down could cause significant problems.

**MOTION** by Mr. Harper to approve the bid document; seconded by Mr. Rosales. Upon vote, the **Motion Carried Unanimously.**

**VIII. Approval for Authorization of ITB #2017-002 Brookens POD 200 – 2 Multi-Zone RTU Replacement Project Bid Document**

Mr. Brenner commented this is to replace two rooftop units. He stated the two existing units are original (to the Brookens building). Mr. Brenner stated he will attend an Ameren meeting in June to learn about grants and rebate programs available.

**MOTION** by Mr. Rector to approve the bid document; seconded by Mr. Tinsley. Upon vote, the **Motion Carried Unanimously.**

**IX. Approval for Authorization of ITB #2017-003 Coroner's Office, Election Storage and Physical Plant Generator Project Bid Document**

Mr. Brenner noted the Coroner does not have a generator for backup power.

**MOTION** by Mr. Harper to approve the bid document; seconded by Mr. Tinsley. Upon vote, the **Motion Carried Unanimously.**

**X. Facilities Director's Report**

**A. Update on ADA Interior Project – ITB #2016-009**

Mr. Brenner noted this was specific to the Courthouse. According to Mr. Brenner, this was to provide ADA compliance for the staff and jurors. He reminded the committee that per the Department of Justice agreement, the County must be in compliance by March 2018. Mr. Brenner stated the next report is due to the DOJ in July.

**B. Update on remaining ADA issues in County Facilities**

Mr. Brenner reviewed the three documents provided regarding remaining ADA issues. He noted the total estimated amount for all the remaining work is approximately \$250,000.

Mr. Harper questioned whether this is a good time to suggest to the full board the downtown jail be sold. Mr. Hartke recommended creating an RFI to sell the property. He stressed the need for a plan for the Sheriff's office.

Ms. Crews suggested a package be developed, to address several County properties at once. Ms. Petrie asked what the timing for the ADA compliance work is, with respect to the RFI. Mr. Brenner responded the Department of Justice has been open to make exceptions, when provided with alternate plans with timelines.

**MOTION** by Mr. Rector to develop an RFI for disposition of the building and migration of the operations housed there; seconded by Ms. Crews. Upon vote, the **Motion Carried Unanimously.**

**XI. Other Business**

None

**XII. Chair's Report**

Mr. Hartke stated the next Facilities Committee meeting is Tuesday, June 6, 2017. No tour is scheduled.

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

None

**XIV. Adjournment**

Mr. Hartke adjourned the meeting at 7:03 p.m.

*\*\*Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*

## INTERGOVERNMENTAL LEASE AGREEMENT

This Intergovernmental Lease Agreement (“Lease”) is made and entered into on the date it is first fully executed by the parties hereto, by and between the City of Urbana, Illinois, a municipal corporation, hereinafter referred to as the “City”, and Champaign County, Illinois, hereinafter referred to as the “County” (collectively, the “Parties”).

WHEREAS, the County is a unit of local county government within the State of Illinois;

WHEREAS, the City is a municipal corporation, a body politic, and a home rule unit of government pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, Section 10 of Article VII of the Constitution of the State of Illinois, 1970 and , the Intergovernmental Cooperation Act (5ILCS220/1-220/9) provide authority for local governments to contract or otherwise associate among themselves to obtain and share services and the exercise, combined or transfer any power or function in any manner not prohibited by law or ordinance; and

WHEREAS, The County and the City desire to cooperate in the storage of the City’s back-up computer servers in the upper level of the Brookens facility, a location that provides a desirable degree of security and protection for said servers in the event that the City’s computers servers at the City Building at are incapacitated by a severe storm or other catastrophic event; and

WHEREAS, the City and the County desire to enter into this Lease with the for the purpose of memorializing the respective Party’s rights and responsibilities with regards to said use of the Brookens facility, including identifying a reasonable amount of consideration to be paid by the City to the County for the use of said space.

NOW THEREFORE, in exchange of good, valuable and mutual consideration which the Parties hereto acknowledge as having in hand received and for the exchange of the terms, conditions and covenants contained in this Lease, the City and the County hereby agree as follows:

Section 1. Recitals The recitals set forth above are hereby incorporated by reference in this section.

Section 2. Premises subject to the lease. The portion of the Brookens facility that is the subject of this Lease is a portion of a room located in the upper level of said facility in the balcony overlooking the gym, which room is depicted in Exhibit "A" attached hereto and incorporated by reference herein, having an area of approximately twenty-five square feet.

Section 3. Use of the premises. The City shall use the premises for the purpose of storing, operating and maintaining one Power 7 computer server, one Uninterruptible Power Supply (UPS) and other computer back-up equipment to function as an emergency back-up for computer servers operated and maintained by the City at the City Building. Employees of the City shall have access to all common areas in the Brookens facility as necessary to access and use the premises described in Section 2 of this Agreement for operating, maintaining and repairing the said computer servers, and shall have access to restroom facilities in said facility when present at that facility for purposes of operating, maintaining and repairing said computer servers.

Section 4. Term of Lease. The term of this Lease shall commence on the date it is first fully executed by the parties hereto, and shall end ten years thereafter, unless otherwise terminated at an earlier date as provided in this Lease.

Section 5. Rent for the premises. The City agrees to pay the County three hundred and no/hundredths dollars (\$300.00) annual which sum shall be paid by the City upon execution of this Lease, and on or before each anniversary date of this Lease, for so long as this Lease remains in full force and effect.

Section 6. Utilities for the premises. The County shall be responsible at the County's sole expense for providing the utilities necessary to maintain the functionality of the premises, including heat, air conditioning and electricity necessary to operate the City's computer servers.

Section 7. Condition of Premises . The City has inspected the premises just prior to executing this Lease, and accepts said premises in their "As Is" condition.

Section 8. Personnel Security Controls. The area where the City server is located must follow personnel security controls consistent with the FBI CJIS Security Policy for all persons with unescorted access, including janitorial staff. (The current FBI CJIS Security Policy, which may be amended from time to time, may be found here: <https://www.fbi.gov/services/cjis/cjis-security-policy-resource-center> )

Section 9. Janitorial Services. Janitorial services will be made available by the County as necessary to maintain the premises, at no charge to the City.

Section 10. Maintenance and Repairs.

(a) Maintenance of Premises. During the term of this Lease, the County shall be responsible for the any and all maintenance of the premises.

(b) Repairs to Premises. The County shall be responsible for any and all repairs to the heating, sewer, plumbing, mechanical, electrical, and air conditioning systems serving the leased premises. The County shall not be responsible for any repair to the City's computer servers maintained in the premises.

Section 11. Surrender Upon Expiration. Upon the expiration of the term of this Lease, or upon the date of termination by other means authorized herein, the City shall surrender the premises to the County immediately without further notice or legal process in good condition and repair, ordinary wear and tear excepted and remove all City personal property from the Premises.

Section 12. Insurance. All insurance policies pertaining to operations of the County at the Brookens facility shall continue to be maintained by the County. The City shall maintain insurance coverages, including but not limited to Worker's Compensation, General Liability and Property Insurance related to the operations conducted by the City personnel, personal property, and the computer servers maintained in the premises by the City.

Section 13. Default.

In the event a Party to this Lease shall default (the "Defaulting Party") on any term, provision or covenant of this Lease, the other Party (the "Non-Defaulting Party") shall give written notice to the Defaulting Party which describes the nature of the alleged default and the section of this Lease which is believed to be in default. The Defaulting Party shall have twenty-one (21) days in which to (i) cure such default; (ii) provide a written response to the Non-Defaulting Party stating why the Defaulting Party believes it is not in default; or (iii) provide a timetable for curing the said default if the same cannot be cured within the aforesaid twenty-one (21) day period. In the event that the Defaulting Party is unable to demonstrate that no default has occurred or fails to cure the default within a time provided in this section, this Lease shall be deemed automatically terminated fifty-one (51) days following the date of the notice of default.

Section 14. Termination.

(a) Destruction of Premises or Building. In the event that the premises are rendered unusable for the City's purposes by reason of fire, explosion or other casualty or reason, natural

or otherwise, the City or the County shall each have the option to terminate this Lease with thirty (30) days prior written notice to the other party.

(b) Right to Terminate Lease. In addition to the Parties' respective rights to terminate this Lease upon a Party's failure to correct a default as provided in Section 13 of this Lease, either Party may terminate this Lease with or without cause upon the giving of the other Party hereto ninety (90) days prior written notice of the said Party's intent to terminate this Lease.

(c) Abatement of rent. In the event of termination by either party pursuant to the terms of this Section, the parties shall make an adjustment to the annual rent by prorating the rent by the number of days in the year which the City maintains its computers and related equipment at Brookens divided by the number of days in the year in which notice of termination is given.

Section 15. Indemnification. Each Party to this Agreement shall indemnify, defend and hold harmless the other Parties from any and all causes, actions, causes of action, claims, judgments, decrees, judgments, rights, remedies, defenses, and damages, whether bodily, personal or property, of every nature which arise out of or which are directly or proximately caused by the Party's intentional, willful, wanton, grossly negligent, or negligent breach of this Lease.

Section 16. Notices. Any and all notices, demands or communications required to be given hereunder shall be in writing and sent by certified mail, return receipt requested:

a. To the County as follows: County Administrator, Champaign County, 1776 East Washington Street, Urbana, Illinois 61802, or at such other place as the County may designate hereafter in writing.

b. To the City as follows: Mayor of the City of Urbana, 400 S. Vine St., Urbana, IL 61801.

Notices shall be deemed effective and received by the Party to whom the notice is given four (4) business days after placing the written notice in a properly addressed and stamped envelope and placing the same with the United States Postal Service.

IN WITNESS WHEREOF, the parties hereto, pursuant to authority given by their respective governing bodies, have caused these presents to be executed by their duly authorized officers, duly attested, on the dates set forth below.

CITY OF URBANA, ILLINOIS

By: \_\_\_\_\_ Date of \_\_\_\_\_ Signature: \_\_\_\_\_

Approved as to form: \_\_\_\_\_  
Assistant City Attorney

CHAMPAIGN COUNTY, ILLINOIS

By: \_\_\_\_\_ Date : \_\_\_\_\_  
Pius Wiebel County Board Chair

**LEASE AGREEMENT BETWEEN THE COUNTY OF CHAMPAIGN  
AND THE REGIONAL PLANNING COMMISSION**

THIS LEASE AGREEMENT is and entered into this first day of January, 2017, by and between the County of Champaign, Illinois, (hereinafter referred to as "LANDLORD") and the Champaign County Regional Planning Commission, (hereinafter referred to as "TENANT"),

**ARTICLE I**

**Premises**

Landlord does hereby lease to Tenant office space located Pod 100 of the Champaign County Brookens Administrative Center, which is located at 1776 East Washington Street, Urbana, Illinois. The Tenant will lease 15,950 square feet of office space during the period of January 1, 2017 – December 31, 2021. The office space leased is identified in the floor plan of the Brookens Administrative Center, which is attached as Exhibit "A".

**ARTICLE II**

**Term**

This lease shall be for a five-year period commencing on January 1, 2017 and ending on December 31, 2021. The lease term shall automatically renew for one year periods thereafter, commencing January 1, 2022, unless the Tenant gives Landlord at least ninety (90) days prior to the end of each lease period that the Tenant does not wish to renew the lease.

**ARTICLE III**

**Rent**

Rent for said premises shall be at the following rates:

- a) From January 1, 2017 – December 31, 2017 – The rent for this term shall be \$92,726.50 with a monthly payment of \$7,727.21 due on the first day of each calendar month.
- b) From January 1, 2018 – December 31, 2018 – The rent for this term shall be \$102,037.00 with a monthly payment of \$8,503.08 due on the first day of each calendar month.
- c) From January 1, 2019 – December 31, 2019 – The rent for this term shall be \$112,304.50 with a monthly payment of \$9,358.71 due on the first day of each calendar month.
- d) From January 1, 2020 – December 31, 2020 – The rent for this term shall be \$123,529.00 with a monthly payment of \$10,294.08 due on the first day of each calendar month.
- e) From January 1, 2021 – December 31, 2021 – The rent for this term shall be \$135,870.00 with a monthly payment of \$11,322.50 due on the first day of each calendar month.

**ARTICLE IV**

**Utilities**

Landlord shall provide electric current, plumbing, and heat and air conditioning, during the appropriate seasons. Tenant agrees to pay for all utilities utilized at a cost to be pro-rated monthly based on the square footage occupied by Tenant as compared to the total monthly utility cost for the Brookens

Administrative Center. Landlord shall not be liable for failure to furnish or for suspension or delays in furnishing any utilities caused by breakdown, maintenance or repair work, strike, riot, civil disturbance, or any cause or reason whatsoever beyond the control of the Landlord.

#### **ARTICLE V**

##### **Use of Premises**

- a) Tenant shall use and occupy the leased premises as a business office for the Regional Planning Commission and for no other purpose whatsoever without the prior written consent of Landlord. Tenant shall not use or permit the leased premises or any part thereof to be used for any disorderly, unlawful, or extra hazardous purpose.
- b) Tenant shall commit no act of waste and shall take good care of the leased premises and the fixtures and appurtenances therein, and shall, in the use and occupancy of the leased premises, conform to all laws, orders, and regulations of the federal, state, and municipal or local governments or any of their departments. Tenant further agrees to save Landlord harmless from all fines, penalties and costs for violations of or noncompliance with the same.
- c) Tenant shall not use or permit the use of machinery or equipment which shall cause an unreasonable consumption of utilities within the leased premises beyond that made known to Landlord at the time of execution of this lease.
- d) Tenant shall not use any equipment or engage in any activity on the leased premises which shall cause an increase in the insurance rate of the Brookens Administrative Center or which shall create or cause undue expense to Landlord for maintenance and/or utilities.
- e) At the expiration or other termination of this lease, Tenant shall surrender and deliver the leased premises in as good a condition as when Tenant first received possession of the leased premises, ordinary wear and tear and damage by the elements, fire, and other unavoidable casualty excepted.

#### **ARTICLE VI**

##### **Subletting and Assignment**

Tenant shall not, without first obtaining the written consent of Landlord, assign, mortgage, pledge, or encumber this lease, or sublet the leased premises or any part thereof.

#### **ARTICLE VII**

##### **Alterations**

- a) Tenant will not make any alterations, installations, changes, replacements, additions or improvements (structural or otherwise) in or to the leased premises or any part thereof, without the prior written approval of Landlord of the design, plans and specifications therefore, which approval shall not unreasonable be withheld. Tenant shall keep the leased premises and the building and grounds of which it is a part free and clear of liens arising out of any work performed, materials furnished, or obligations incurred by Tenant, including mechanic's liens.
- b) It is distinctly understood that all alterations, installations, changes, replacement, additions, or improvements upon the leased premises made by the Tenant pursuant to (a) herein, shall at the election of Landlord, remain upon the leased premises and be surrendered with the leased premises at the expiration of this lease without disturbance or injury. Should Landlord elect that same be

removed upon termination of this lease or any extension thereof, Tenant hereby agrees to cause same to be removed at the sole cost and expense of Tenant. Should Tenant fail to remove same, then Landlord may cause same to be removed, and Tenant hereby agrees to reimburse Landlord for the cost of such removal together with any and all damages which Landlord may suffer and sustain by reason of the failure of Tenant to remove the same.

- c) Maintenance and repair of any items installed pursuant hereto shall be the sole responsibility of Tenant, and Landlord shall have no obligation in connection therewith.
- d) Tenant shall promptly repair any and all damage caused to the leased premises or to the building and grounds of which the leased premises are a part occasioned by the installation or removal of any alteration made pursuant hereto.

#### **ARTICLE VIII**

##### **Parking**

- a) At no additional cost to Tenant, Tenant's employees may park in the rear parking lot, located at the northern and northeastern portion of the property. Parking spaces shall be available on first-come-first-served basis.
- b) Tenant's temporary business guests and visitors will be permitted to use the visitors' reserved parking spaces available off Washington Street and in the northeast parking lot off of Lierman Avenue. Parking spaces shall be available on a first-come-first-served basis.

#### **ARTICLE IX**

##### **Signs, Notices, Advertisements, Etc.**

- a) Landlord shall place a sign with Tenant's name on the exterior of the building of which the leased premises is a part.
- b) Tenant shall not inscribe, print, affix, or otherwise place any sign, advertisement, or notice on the grounds, or the exterior or interior of the building of which the leased premises is a part, except on the doors of leased premises and only in a size, color and style approved by Landlord.

#### **ARTICLE X**

##### **Services**

- a) Landlord agrees to furnish custodial services that are customary in the building of which the leased premises are a part. Landlord shall furnish adequate lavatory supplies, and normal and usual maintenance, Mondays through Fridays, except that, during weeks having a legal holiday during the normal work week, such services shall not be available on such holidays.
- b) Tenant agrees to pay for custodial services utilized at a cost to be pro-rated monthly based on the square footage occupied by Tenant as compared to the total monthly custodial services cost for the Brookens Administrative Center.
- c) Tenant agrees to pay for any requested maintenance work above and beyond normal building maintenance at the hourly rate of the employee fulfilling such request.

## **ARTICLE XI**

### **Damage to Premises**

If, without the fault of Tenant, the leased premises is damaged by fire or other casualty to such extent that the leased premises is totally destroyed or if the damage occurs during the last six (6) months of the term of this lease, this lease shall cease and rent shall be apportioned to the time of the damage. In all other cases when the leased premises is damaged by fire or other casualty, without the fault of Tenant, Landlord shall repair the damage with reasonable dispatch, and if the damage has rendered the leased premises untenable, in whole or in part, there shall be an apportionment of the rent until the damage has been repaired. However, should the leased premises not be restored to tenantable condition within three (3) months from the date of said damage, then Tenant may, at its option, cancel and terminate this lease in its entirety. In determining what constitutes reasonable dispatch, consideration shall be given to delays caused by strikes, adjustment of insurance, and other causes beyond Landlord's control. If the damage results from the fault of Tenant, or Tenant's agents, servants, visitors, or licensees, Tenant shall not be entitled to any abatement or reduction of rent.

No compensation, claim, or diminution of rent shall be allowed or paid by Landlord, by reason of inconvenience, annoyance, or injury to business, arising from the necessity of repairing the leased premises or any portion of the building of which it is a part, however, the necessity may occur.

Landlord shall not be liable for damages for, nor shall this lease be affected by, conditions arising or resulting from construction on contiguous premises which may affect the building of which the leased premises is a part.

## **ARTICLE XII**

### **Landlord's Remedies on Default**

Landlord, its agents and employees, shall have the right to enter the leased premises at all reasonable hours and necessary times to inspect the premises and to make necessary repairs and improvements to the premises and the building in which the premises is located.

## **ARTICLE XIII**

### **Landlord's Remedies on Default**

If Tenant defaults in the payment of rent or defaults in the performance of any of the other covenants or conditions of this lease agreement, Landlord may give Tenant notice of the default. If Tenant does not cure any rent default within fifteen (15) days, or other default within twenty-one (21) days, after the giving of the notice, or if such other default is of such nature that it cannot be completely cured within such period, and Tenant does not commence such curing within fifteen (15) days and thereafter proceed with reasonable diligence and in good faith to cure such default, then Landlord may terminate this lease on not less than fifteen (15) days' notice to Tenant. On the date specified in the notice, the term of this lease will terminate and Tenant will then quit and surrender the premises to Landlord, but Tenant will remain liable for any deficiencies in rent or damage to the property. If this lease is so terminated by Landlord, Landlord may at any time thereafter resume possession of the premises by any lawful means and remove Tenant or other occupants and its or their effects.

**ARTICLE XIV**

**Cumulative Remedies and Waiver**

The specified remedies to which Landlord may resort under the terms of this lease are cumulative and are not intended to be exclusive of any other remedies or means of redress to which Landlord may be lawfully entitled in case of any breach or threatened breach by Tenant of any provision of this lease. The failure of Landlord to insist on strict performance of any covenant or condition of this lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance. No waiver by Landlord of any provision of this lease shall be deemed to have been made unless expressed in writing and signed by Landlord.

**ARTICLE XV**

**Partial Invalidity**

Should any provision of this lease be or become invalid or unenforceable, the remaining provisions shall be and continue to be fully effective.

**ARTICLE XVI**

**Successors**

All of the terms and provisions of this lease shall be binding upon and inure to the benefit of and be enforceable by and upon the representatives, successors and assigns of Landlord and Tenant.

**ARTICLE XVII**

**Notices and Payments**

All rent or other payments under this lease shall be paid to Landlord at Champaign County Treasurer's Office, 1776 East Washington Street, Urbana, Illinois, 61802, or at such other place as Landlord may from time to time designate by written notice to Tenant. All notices required or desired to be furnished to Landlord by Tenant shall be in writing and shall be furnished by mailing the same by certified mail to Landlord addressed to Champaign County Administrator/Facilities & Procurement, 1776 East Washington Street, Urbana, Illinois 61802. All notices to Tenant shall be in writing and shall be furnished by Landlord by mailing the same by certified mail addressed to Regional Planning Commission, 1776 East Washington Street, Urbana, Illinois 61802.

**ARTICLE XVIII**

**Governing Law**

This lease shall be construed, enforced, and considered made in accordance with the laws of the State of Illinois.

**ARTICLE XIX**

**Titles**

All titles, captions and headings contained in this lease are for convenience only and shall not be taken into consideration in any construction or interpretation of this lease or any of its provisions.

**ARTICLE XX**

**Entire Agreement**

The terms of this lease constitute the whole and entire agreement between the parties and supersede any and all prior understandings, discussions, agreements or otherwise between the parties hereto with respect to the subject matter hereof.

**ARTICLE XXI**

**Amendment**

No amendment to this lease shall be effective unless it is in writing and signed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written, in duplicate documents, each of which shall be considered to be an original.

**Landlord:**

**COUNTY OF CHAMPAIGN, ILLINOIS**

By: \_\_\_\_\_ Date: \_\_\_\_\_

C. Pius Weibel, Chair  
Champaign County Board

ATTEST: \_\_\_\_\_

Gordy Hulten, County Clerk and *Ex-Officio* Clerk of the County Board

**Tenant:**

**REGIONAL PLANNING COMMISSION**

By: \_\_\_\_\_ Date: 5-16-11

ATTEST: \_\_\_\_\_

GHR Engineers and Associates, Inc.  
 Mechanical & Electrical Consulting Engineers  
 1615 South Neil Street • Champaign, IL 61820  
 Phone: 217-356-0536 Fax: 217-356-1092

# BID TABULATION

## PROJECT

PROJECT NO. 7059

TITLE / DESCRIPTION Champaign County Nursing Home

SECTION OF WORK Chiller Compressor Replacement

ARCHITECT/ENGINEER GHR Engineers and Associates, Inc.

## BID OPENING

DATE June 1, 2017

TIME 3:00 pm

LOCATION Lyle Shields Conference Room - Brookens

CONSTRUCTION ESTIMATE \$79,695

BIDDER	ADD REC'D	BID INFORMATION			REMARKS
		BASE BID AMOUNT	ALTERNATE BID	PERFORMANCE BOND	
Davis-Houk Mechanical, Inc. Urbana, Illinois	No. 1 ✓	\$31,882	\$4,266	✓	
Mechanical, Inc. Freeport, Illinois	✓	\$28,927	\$3,700	✓	
Johnson Controls, Inc. Champaign, Illinois	✓	\$27,500	\$3,800	✓	
Entec Services, Inc. Peoria, Illinois	✓	\$46,340	\$4,500	✓	

BIDDER	ADD REC'D	BID INFORMATION			REMARKS
		BASE BID AMOUNT	ALTERNATE BID	PERFORMANCE BOND	
Reliable Plumbing and Heating Company Champaign, Illinois	No. 1	\$27,950	\$3,900	✓	

Bid Tabulation.wpd



JN Gleason, PE, LEED AP  
Chief Executive Officer

JW Aquino, AIA  
President

KM Siuts  
Secretary-Treasurer

**Associates**  
GW Gaither, CET  
TL Hinton, EIT, LEED AP  
LR Kenzler, PE  
DB White, CDT/CCCA

June 2, 2017

Mr. Dana Brenner  
Champaign County Facilities Director  
1776 East Washington  
Urbana, IL 61802-4578

**SUBJECT: 7059 Chiller Compressor Replacement  
Champaign County Nursing Home  
ITB #2017-001**

Dear Dana,

Bids were opened on June 1, 2017 at 3:00 pm for the referenced project. Five Contractor Bids were received for this project. Submitted bid documentation was signed, sealed and included acknowledgment that Contractors received Addendum No. 1. Their Performance Bond information as specified was included with their bids.

The apparent low bidder is Johnson Controls, Inc. of Champaign, Illinois with a base bid of \$27,500.00 and an alternate bid of \$3,800. This compares to a construction price estimate of \$79,695.00 for the base bid.

We have spoken to Johnson Controls, Inc. and they are comfortable with their bid and pricing. The bid results are attached. Based on our review of the ITB #2017-001 chiller compressor replacement project bids, we recommend that the Facilities Committee and County Board award a contract to Johnson Controls, Inc. for the base price of \$27,500.00 plus the alternate price of \$3,800.

If you have any questions, please feel free to contact me.

Sincerely,

GHR ENGINEERS and ASSOCIATES, Inc.

John Meerdink

JGM/smh

Attachment

cc: Jim Gleason - GHR

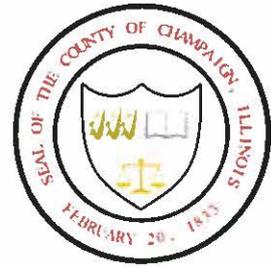
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## **CHAMPAIGN COUNTY PHYSICAL PLANT**

1776 EAST WASHINGTON STREET, URBANA, ILLINOIS 61802-4581

FACILITIES & GROUNDS MANAGEMENT SERVICES

DANA BRENNER, FACILITIES DIRECTOR



**To:** Chair Josh Hartke and Members of the County Facilities Committee  
**CC:** Rick Snider, County Administrator  
Tami Ogden, Deputy County Administrator of Finance  
**Date:** 6/05/2017  
**RE:** ITB #2017-001 Champaign County Nursing Home Chiller Compressor Replacement Project

### **Project**

To replace the failed York refrigeration compressor with a new York compressor. The scope of the work includes the reclamation, if possible, of the existing refrigerant from the affected refrigeration circuit, removal of the failed compressor and installation of the new York Compressor. The refrigerant system is to be cleaned and pressure tested. Once the system is cleaned and pressure testing complete, the system will be charged with refrigerant. Contractor will test to verify if chiller is operating within normal operating parameters.

### **GHR**

GHR was retained by the Physical Plant to provide professional engineering services to design, bid and administer work associated with replacing the failed York compressor. GHR agreed to perform this work for a Fixed Fee of \$7,970.00, plus reimbursable expenses for \$400.00 for advertising and \$700.00 for printing bid material.

### **Invitation-To-Bid**

The County's Facility Committee, at eh May 2, 2017 meeting, authorized the Facilities Director to proceed with the posting and advertisement for Invitation-To-Bid #2017-001 Champaign County Nursing Home Chiller Compressor Replacement Project. The bid documents were posted on the Champaign County's web site and advertised in the News Gazette. Additionally, GHR and the Facilities Director contacted numerous different mechanical contractors to notify them of posted work and bid information.

### **Pre-Bid Meeting**

On Wednesday, May 17, 2017 at 3:00pm, a pre-bid meeting was held to provide potential respondents with an overview of the project. GHR presented the project to six different Mechanical Contractors: Davis-Houk, E. L. Pruitt, A & R, Henson Robinson, Mechanical Inc., and Johnson Controls Inc. Attendees were given an opportunity to ask questions of GHR and Physical Plant and tour the Chiller and surrounding area.

### **Addenda**

Any bid addenda shall become part of the bidding and contract documents and modifies the original bidding document, dated May 4, 2017. Bidders shall acknowledge receipt of any addendum in the space provided on the bid form. Failure to do so may subject the bidder to disqualification.

Addendum #1 was issued May 30, 2017, posted on the County's web site that same day and the six contractors, whom attended the pre-bid meeting, were made aware. Addendum #1 added specifications for Section 00 4113 – Bid Form – deleted previous bid form and substituted a corrected bid form document. Additionally, addendum #1 changed Sheet ME 1 – Demolition and New Work be adding some clarification comments.

**Bid Opening**

At 3:00pm on June 1, 2017, the County Facilities Director and John Meerdink of GHR gathered in Lyle Shields Meeting Room at the Brookens Administrative Center to open, read and record the five (5) bid proposals that had been received. Representatives from the most of the five companies were present. The bid summary is as follows:

**ITB #2017-001 CCNH Chiller Compressor Replacement Project**

<b><u>Bidder's Company</u></b>	<b><u>Add' #1</u></b>	<b><u>Signed and Sealed</u></b>	<b><u>Insurance</u></b>	<b><u>Performance Bond</u></b>	<b><u>Base Bid Amount</u></b>	<b><u>Alternate Bid Amount</u></b>
Davis Houk Mechanical, Inc. Urbana, Illinois	Yes	Yes	Yes	Yes	\$31,882.00	\$4,266.00
Mechanical, Inc. Freeport, Illinois	Yes	Yes	Yes	Yes	\$28,927.00	\$3,700.00
Johnson Controls, Inc. Champaign, Illinois	Yes	Yes	Yes	Yes	\$27,500.00	\$3,800.00
ENTEC Services, Inc. Peoria, Illinois	Yes	Yes	No	No	\$46,340.00	\$4,500.00
Reliable Plumbing and Heating Company Champaign, Illinois	Yes	Yes	Yes	Yes	\$27,950.00	\$3,900.00

It was determined after bids that four out of five bids were viable and four out of five attached the required bid submittal information and documentation. Further, GHR reviewed the low bidder's (Johnson Controls) submission via telephone with Johnson Controls and GHR determined their submission of materials and price to be valid and acceptable.

**Recommendation**

Based on the review of the submitted bids in response to ITB #2017-001, it is recommended that the County Facilities Committee recommend to the County Board awarding or ITB #2017-001 to Johnson Controls, Inc. of Peoria, Illinois for the CCNH Chiller Replacement Project.

GHR Engineers and Associates, Inc.  
 Mechanical & Electrical Consulting Engineers  
 1615 South Neil Street • Champaign, IL 61820  
 Phone: 217-356-0536 Fax: 217-356-1092

# BID TABULATION

## PROJECT

## BID OPENING

PROJECT NO. 7058 DATE June 1, 2017

TITLE / DESCRIPTION Brookens Pod 200 2 Multi-Zone RTU TIME 2:00 pm

SECTION OF WORK Replacement Project - CCAS LOCATION Lyle Shields Conference Room - Brookens

ARCHITECT/ENGINEER GHR Engineers and Associates, Inc. CONSTRUCTION ESTIMATE \$247,401

BIDDER	CONTRACTOR NAME	ADD REC'D	BID INFORMATION		REMARKS
			BASE BID AMOUNT	PERFORMANCE BOND	
		No. 1			
Reliable Plumbing and Heating Company Champaign, Illinois		✓	\$248,500	✓	
X-Treme Mechanical, Inc. Champaign, Illinois		✓	\$272,000	✓	
EL Pruitt Company Springfield, Illinois		✓	\$293,747	✓	
A & R Mechanical Contractors, Inc. Urbana, Illinois		✓	\$316,900	✓	



JN Gleason, PE, LEED AP  
Chief Executive Officer

JW Aquino, AIA  
President

KM Sluts  
Secretary-Treasurer

Associates  
GW Gailther, CET  
TL Hinton EIT, LEED AP  
LR Kienzler, PE  
DB White, CDT/CCCA

June 2, 2017

Mr. Dana Brenner  
Champaign County Facilities Director  
1776 East Washington  
Urbana, IL 61802-4578

SUBJECT: 7058 Brookens Pod 200  
2 Multi-Zone RTU Replacement Project  
ITB #2017-002

Dear Dana,

Bids were opened on June 1, 2017 at 2:00 pm for the referenced project. Four Contractor Bids were received for this project. Submitted bid documentation was signed, sealed and included acknowledgment that Contractors received Addendum No. 1. Their Performance Bond information as specified was included with their bids.

The apparent low bidder is Reliable Mechanical of Champaign, Illinois with a bid of \$248,500.00. This compares to a construction price estimate of \$247,401.00 for the base bid.

We have spoken to Reliable Mechanical and they are comfortable with their bid and pricing. The bid results are attached. Based on our review of the ITB #2017-002 multi-zone RTU replacement project bids, we recommend that the Facilities Committee and County Board award a contract to Reliable Mechanical for the base price of \$248,500.00.

If you have any questions, please feel free to contact me.

Sincerely,

GHR ENGINEERS and ASSOCIATES, Inc.

John Meerdink

JGM/smh

Attachment

cc: Jim Gleason - GHR

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GHR Engineers and Associates, Inc.  
 Mechanical & Electrical Consulting Engineers  
 1615 South Neil Street • Champaign, IL 61820  
 Phone: 217-356-0536 Fax: 217-356-1092

# BID TABULATION

## PROJECT

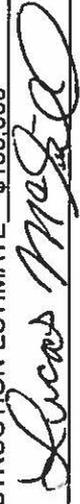
## BID OPENING

PROJECT NO. 7060 DATE June 1, 2017

TITLE / DESCRIPTION New Generator for Physical Plant, Coroner's TIME 2:30 pm

LOCATION Office and Election Storage LOCATION Lyle Shields Conference Room - Brookens

SECTION OF WORK Electrical CONSTRUCTION ESTIMATE \$150,000

ARCHITECT/ENGINEER GHR Engineers and Associates, Inc. 

BIDDER	BID INFORMATION		REMARKS
	BASE BID AMOUNT	PERFORMANCE BOND	
Bodine Electric Decatur, Illinois	\$96,200	✓	
Tom Davis Electric Urbana, Illinois	\$84,710	✓	
Pais Electric, Inc. Teutopolis, Illinois	\$83,217	✓	
Glesco Electric, Inc. Urbana, Illinois	\$104,375	✓	



June 2, 2017

JN Gleason, PE, LEED AP  
Chief Executive Officer

JW Aquino, AIA  
President

KM Siuts  
Secretary-Treasurer

Associates  
GW Gaither, CET  
TL Hinton, EIT, LEED AP  
LR Kienzler, PE  
DB White, CDT/CCCA

Mr. Dana Brenner  
Champaign County Facilities Director  
1776 East Washington  
Urbana, IL 61802-4578

SUBJECT: 7060 New Generator for Physical Plant, Coroner's Office  
And Election Storage Project  
ITB #2017-003

Dear Dana,

Bids were opened on June 1, 2017 at 2:30 pm for the referenced project. Four Contractor Bids were received for this project. Submitted bid documentation was signed and sealed. Their bids included a combined bid price for the work. Their Performance Bond information as specified was included with their bids.

The apparent low bidder is Pals Electric, Inc. of Teutopolis, Illinois with a bid of \$83,217. This compares to a construction price estimate of \$150,000.00 for the base bid.

We have spoken to Pals Electric, Inc. and they are comfortable with their bid and pricing. The bid results are attached. Based on our review of the ITB #2017-003 new generator for Physical Plant, Coroner's Office and Election Storage project bids, we recommend that the Facilities Committee and County Board award a contract to Pals Electric, Inc. for the base price of \$83,217.00. We would also recommend the County budget at least 10% for a construction contingency or \$8,321 to cover unforeseen items during construction.

If you have any questions, please feel free to contact me.

Sincerely,

GHR ENGINEERS and ASSOCIATES, Inc.

Lucas McGill  
LEM/smh

cc: Jim Gleason - GHR

20170602 DB.LEM.wpd



