



**CHAMPAIGN COUNTY BOARD
FACILITIES COMMITTEE AGENDA
County of Champaign, Urbana, Illinois**

Tuesday, January 6, 2026, at 6:30p.m.

Shields-Carter Meeting Room
Bennett Administrative Center
102 E. Main St., Urbana, IL 61801

Committee Members:

Jenny Lokshin – Chair
Jeff Wilson – Vice Chair
Dennise Arres
Ben Crane

Stephanie Fortado
Elly Hanauer-Friedman
Bethany Vanichtheeranont
Daniel Wiggs

Agenda

Page #

- I. Call to Order and Roll Call
- II. Approval of Agenda/Addenda
- III. Approval of Minutes –
 - A. December 2, 2025 – Regular Meeting 1 - 3
 - B. December 2, 2025 – Closed Session (*to be distributed*)
- IV. Public Input
- V. Communications
- VI. New Business
 - A. Discussion and Approval of ILEAS AHU RFP - Michelle Jett
 - B. Discussion and Approval of recommendation of award of contract pursuant to RFP 2025-014 for Mechanical, Electrical, Plumbing and Engineering Services – Michelle Jett 4 - 26
 - C. Discussion and Approval of recommendation of award of contract(s) pursuant to RFP 2025-015 for Architectural Services - Michelle Jett 27 – 129
 - D. Brookens Update – Michelle Jett (*information only*)
 - E. ARPA Spending Update – Michelle Jett (*information only*)
 - F. Department Structure Update – Michelle Jett (*information only*)
- VII. Other Business
- VIII. Presiding Officer's Report
 - A. Future Meeting – **February 3, 2026 @ 6:30 pm**
- IX. Designation of Items to be Placed on the Consent Agenda
- X. Adjournment

All meetings are at the Bennett Administrative Center – 102 E. Main Street in Urbana – unless otherwise noted. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.



**CHAMPAIGN COUNTY BOARD
FACILITIES COMMITTEE AGENDA
County of Champaign, Urbana, Illinois**

8 **MINUTES – *Subject to Approval***

9 **DATE:** Tuesday, December 2, 2025
10 **TIME:** 6:30 p.m.
11 **PLACE:** Shields-Carter Meeting Room
12 Bennett Administrative Center
13 102 E. Main St., Urbana IL 61801

14 **Committee Members**

15 **Present:** Stephanie Fortado, Elly Hanauer-Friedman, Jenny Lokshin, Bethany Vanichtheeranont, Jeff
16 Wilson, and Daniel Wiggs, Dennise Arres

17
18 **Absent:** Ben Crane

19
20 **County Staff:** Michelle Jett (Acting Facilities Director), Steve Summers (County Executive), Jennifer Locke
21 (Board Chair), and Kait Kuzio (Recording Clerk)

22
23 **Others Present:** Chris Smith (Building and Grounds Supervisor)

24 **Agenda**

25 I. Call to Order and Roll Call

26
27 Chair Lokshin called the meeting to order at 6:33 p.m. Roll call was taken, and a quorum was
28 declared present.

29
30 II. Approval of Agenda/Addenda

31
32 **MOTION** by Mr. Wilson to approve the agenda; seconded by Mr. Wiggs. Upon voice vote, the
33 **MOTION CARRIED** unanimously.

34
35 III. Approval of Minutes – November 4, 2025

36
37 **MOTION** by Mr. Wilson to approve the November 4, 2025 minutes; seconded by Mx. Arres. Upon
38 voice vote, the **MOTION CARRIED** unanimously.

39
40 IV. Public Input

41
42 There was no public input.

43
44 V. Communications

45
46 Mr. Wilson identified that Post 559 is hosting a Pearl Harbor Remembrance Day event at which
47 he and others will be speaking. It is 83 years since the attack on Pearl Harbor.

48

Ms. Vanichtheeranont reminded everyone that it is Giving Tuesday and to donate to Champaign County Humane Society if you're able.

VI. New Business

Call to recess for ten (10) minutes by Chair Lokshin at 6:41p.m.

Return from recess at 6:51p.m.

A. Discussion and Approval of ILEAS AHU RFP – Michelle Jett

Director Jett presented a request for proposals prepared by the County's contracted engineering firm for the ILEAS AHU work, GHR Engineers and Associates, Inc. Ms. Jett explained that this draft was developed by GHR as a contracted consultant for the RFP development process as previously entered into by the County.

Mr. Wilson raised questions regarding the absence of standard County procurement language, including prevailing wage and skilled workforce requirements. Discussion followed regarding whether the consultant-prepared draft was required to adhere to County procurement standards at this stage of development.

Ms. Jett stated that the document presented was not the final RFP but a consultant-prepared draft, and therefore did not yet include all standard County language. Ms. Fortado agreed that she would like to see all of the components that they would be voting on prior to voting and that any RFP issued on behalf of the County should comply with County requirements regardless of who prepares it.

Additional discussion occurred regarding whether Board approval of the consultant's RFP documentation was required at this time, or whether the item was informational in nature.

Director Jett clarified that she will get the additional documentation from GHR and will provide it at the next Facilities meeting. No action was taken.

VII. Other Business

A. Closed Session pursuant to 5 ILCS 120/2(c)2 to consider salary schedules for one or more classes of employees.

MOTION by Ms. Lokshin at 7:36 pm to enter into closed session pursuant to 5 ILCS 120/2(c)2 to consider salary schedules for one or more classes of employees. She furthered moved that the following remain present: the County Executive, County Board Chair, Interim Facilities Director, and the recording clerk, seconded by Mr. Wilson. **MOTION CARRIED by roll call vote with Fortado, Hanauer-Friedman, Lokshin, Vanichtheeranont, Wilson, Wiggs, and Arres voting yes.**

The Facilities Committee entered closed session at 7:38 p.m.

96 The Facilities Committee resumed open session at 8:29 p.m.
97
98 VIII. Presiding Officer's Report
99
100 There was no presiding officer's report.
101
102 A. Future Meeting – **January 6, 2026 @ 6:30 pm**
103
104 Ms. Lokshin announced the date of the next meeting as Tuesday, January 6, 2026 at 6:30 p.m.
105
106 IX. Designation of Items to be Placed on the Consent Agenda
107
108 There were no items for the Consent Agenda.
109
110 X. Adjournment
111
112 Ms. Lokshin adjourned the meeting at 8:29 p.m.
113



OFFICE OF THE CHAMPAIGN COUNTY EXECUTIVE

102 E. Main Street, Urbana, Illinois 61801-2744

Steve Summers, County Executive

MEMO

To: Jenny Lokshin, Facilities Committee Chair and County Board Members

From: Michelle Jett, Director of Administration

Date: Friday, January 2, 2026

RE: Architect & Engineering and Mechanical, Electrical, and Plumbing RFPs

The Facilities Department is recommending to the County Board approval of the following bids for Mechanical, Electrical, Plumbing, and Engineering Services (RFP 2025-014) and Architectural Services (RFP 2025-015).

Mechanical, Electrical, Plumbing, and Engineering Services (RFP 2025-014)

- GHR
 - The County has been working with GHR since at least the 90s. Their work has been professional and comprehensive, and their rates are competitive.

Architectural Services (RFP 2025-015)

- Reifsteck Wakefield Fanning & Company
 - The County has been working with Reifsteck Wakefield Fanning & Company for decades. Their work has been professional and comprehensive, and their rates are competitive.
- IGW Architecture
 - The County has been working with IGW Architecture for almost 30 years. Their work has been professional and comprehensive, and their rates are competitive.
- Bailey Edward
 - The County has been working with Bailey Edward for over 30 years. Their work has been professional and comprehensive, and their rates are competitive.

RFP NO. 2025-14

**Mechanical, Electrical, Plumbing and
Engineering**

For

County of Champaign



DECEMBER 4

**GHR Engineers and Associates, Inc.
Authored by: Richard C. Van Note, PE**



Introduction

GHR Engineers and Associates, Inc. is pleased to present this statement of interest in response to the County's request.

GHR Engineers and Associates, Inc. is a Professional Consulting Firm practicing mechanical and electrical engineering. The firm has been in existence under various names since 1951. As a local firm, GHR is now, and has always been, located in Champaign County.

The firm is licensed in the State of Illinois to practice engineering and exhibits the highest standards of professional ethics.

The firm's Principal Officers are:

- Lucas E. McGill President
- John W. Aquino Executive Vice President
- James N. Gleason Vice President
- Richard C. Van Note Vice President
- Sophie M. Shorish Vice President

GHR is in full compliance with the Drug-Free Workplace Act and will comply with the Illinois Drug-Free Workplace Act.

GHR is in full compliance with the Illinois Human Rights Act.

GHR or any member of the firm has not been involved in any litigation, outstanding judgements in the past five (5) years.

The qualifications of GHR Engineers and Associates, Inc. to provide the highest level of requested services are enumerated in the material to follow.

Professional service is a hallmark of GHR. The proximity of GHR and all of its Staff to all the County Facilities allows GHR to respond in a manner of minutes to the County's needs. This high level of service extends to the post-completion phase of projects. GHR stands behind our work and gladly assists our Clients in the years after completion.

Any questions regarding GHR Engineers and Associates, Inc. or the response should be directed to Richard Van Note.

Responsiveness of Proposal

The critical factors in selection of an engineering firm are listed in the RFQ as the following:

- Responsiveness of the proposal to the RFQ.
- Relevant project experience.
- Qualifications of the firm and assigned Staff.
- Track record obtaining Act-On-Energy incentives.
- Knowledge and understanding of County Facilities.
- Readiness to undertake the required services.
- Ability to execute an acceptable written contract.
- Client references.

Each one of these factors is addressed in detail in this proposal.

Also attached are resumes of the pertinent GHR Staff Members who would be assigned to the County Projects.

Description of Approach

GHR's biggest asset is communication. To ensure a successful project the needs and desires of the Client need to be discussed and codified. This is typically done via detailed written meeting notes that are very quickly produced after key discussion.

GHR makes every effort to involve facilities staff as well as the end users in project discussions and decisions. This is key to GHR's understanding of project needs. It's also important in terms of providing designs that fit within the framework of the County's other facilities. Once again, these interactions are documented in writing in the interests of fostering good communication.

Once armed with an understanding of any given project and its unique needs, GHR typically proceeds through the normal design phase of:

- Schematic Design
- Design Development
- Contract Documents
- Bidding / Award
- Contract Administration

Estimating is a key ingredient for success. The many years of experience by GHR Senior Staff translates to responsible, detailed and reliable estimates. Further, as a local firm, GHR routinely does “reality checks” on estimates. This focus on good estimating practices helps to avoid surprises on bid day.

The design phases are accompanied by updated estimates and ever-increasing levels of detail in the technical specifications as well as front end specifications that incorporate the needs of the County. Normal procedure involves sit down reviews with the stakeholders.

Act On Energy opportunities are typically identified at the Schematic Design Phase as they can affect the budget.

The design phases are typically done electronically as is the issuance of bid documents. GHR reviews all bids and has detailed discussions with the apparent low bidder(s) before making formal recommendations to the County.

Once project construction begins, GHR will establish a routine schedule for on-site meetings with the Contractor to review progress and keep the project on schedule and the costs under control.

Description of Approach (Continued)

With regard to Commissioning, there are varying levels of this process. Full blown Commissioning (Cx) is commonly employed on LEED certified projects with services running from programming all the way to post-completion of the work. This level of service involves a third-party Cx Agent. GHR has done numerous LEED projects using this level of Commissioning.

Another option for commissioning is "continuous commissioning" using the digital control system to self-diagnose the systems performance. This has been used on several major recent projects.

Yet another option involves functional performance testing conducted in a systematic manner by the Contractor, Engineer and Facilities Staff. This is more common than other methods. The point here is that Cx is important. In fact, commissioning is required by the Energy Code for projects beyond a certain size. The level at which it is conducted is a matter of discussion with the stakeholders.

Relevant Project Experience

Satellite Jail HVAC Upgrade

GHR provided a comprehensive upgrade and replacement of the central HVAC heating and cooling plants at the Satellite Jail. The scope included constructing a new penthouse, installing two new roof-mounted chillers, adding new boilers, and replacing four existing air-handling units. All work was carefully sequenced and coordinated to maintain full jail operations throughout construction.

Pope County Jail – MEP/Technology Design

For the County Jail project, GHR designed the complete mechanical, electrical, plumbing, and technology systems. The team actively participated in meetings with jail staff and administration to ensure that all system designs aligned with operational requirements and the needs of future occupants.

Bennett Administration Center – Systems Design

GHR designed the mechanical, electrical, plumbing, and technology systems for the Bennett Administration Center. System planning was closely coordinated with the program's requirements to ensure that the needs of all future building users were fully addressed during the design phase.

Hail Damage Project

The hail damage inflicted on County properties late afternoon on July 11, 2020 was first discovered at Brookens Administration Center a few days later. As it became apparent the damage was not limited to Brookens, GHR quickly entered into an agreement to survey and document the damage in anticipation of a settlement with the insurer.

GHR surveyed and photographed each and every piece of mechanical equipment at these locations for damage and documented the equipment manufacturer, model number and serial number.

GHR contacted the equipment manufacturers and obtained quotes for replacement units and materials as part of the costs to repair / replace the damaged equipment. GHR then prepared comprehensive estimates for the work and vetted them with a local contractor who has worked at all of these buildings.

The final product from GHR was presented to the insurer by the County. The insurer accepted the GHR report in lieu of a report prepared by the insurer's own third party consultant.

The point is made above that GHR has recent extensive, detailed and documented experience with the relevant projects.

Qualifications of Firm and Assigned Staff

GHR Engineers and Associates, Inc. is a professional consulting firm specializing in a range of services, including Mechanical, Electrical, Plumbing, Fire Protection, and Technology systems design.

Operating previously under the names Brown Davis Mullins and later Gleason Hagen Ramshaw, the firm has a long history of engineering excellence since 1951. As a locally based company in Champaign, Illinois, GHR proudly serves clients throughout Champaign County and the surrounding region.

In any given year, clients will be:

- Government entities (city, county state)
- Educational (K-12, colleges and universities)
- Institutional
- Health care (hospitals, clinics, medical offices)
- Private (office, factory, lab)

This depth of experience allows GHR to bring a wealth of experience to County projects. Under "Knowledge of County Facilities", this experience is documented on a building-by-building basis.

One of the key qualifications of GHR is the documented ability to present technical projects to the Facilities Committee and to the County Board in a manner that can be understood by non-technical people.

GHR Staff members assigned to County Projects:

- Lucas McGill, PE
- Richard Van Note, PE
- Sophie Shorish, PE
- Jim Gleason, PE
- Troy Hinton, PE
- Dylan Royer
- Kyle Wikoff

Resumes of these individuals are attached. Should additional staff be necessary to meet the schedules, these professionals can be brought to bear as necessary.

GHR is fully committed to producing documents using cutting edge REVIT modeling programs and six-digit Master Specs.

Track Record with Incentive Programs

Incentive programs are intended to encourage Owners to invest in energy-saving measures and features. GHR has been heavily involved in numerous incentive programs through the years for Champaign County and our other clients.

These incentives can be based upon a simple standard tied to the energy efficiency and size of equipment installed in a new project.

Other incentives involve complicated energy modeling to identify the energy savings from implementing certain measures. These energy savings are then placed into a calculation to assess a rebate that comes back to the owner. GHR has extensive experience in the use of modeling software to perform these calculations and submit the required documents.

These incentive programs are laden with very specific requirements related to documentation as well as requiring rigorous adherence to program milestones.

GHR has a lot of experience with programs for an ever-expanding list of clients. Some examples:

- Danville Public Building Commission
- Danville School District 118
- Champaign School District 4
- Consolidated Communications
- Paris Union School District 95
- County of Champaign
- Blue Ridge School District 18
- Bloomington School District 87
- McLean County District 5
- Champaign-Urbana Mass Transit District
- Carle Foundation Hospital
- Champaign County

Track Record with Incentive Programs (Continued)

Over the years, GHR has successfully utilized numerous incentive programs, resulting in substantial financial returns to the County. Notable incentive awards include:

- **Satellite Jail Consolidation – Geothermal Incentive:** \$880,000
- **Satellite Jail HVAC Upgrade:** \$98,000
- **Satellite Jail Boilers:** \$23,000
- **Courthouse Burner Replacement:** \$25,000

GHR pursues incentive opportunities on every project, ensuring that these dollars are reinvested directly into improving County facilities.

Knowledge Of County Facilities

GHR has a long history with virtually all the buildings in the County inventory. The following outlines GHR's extensive experience in numerous County buildings over the years.

With regard to Brookens, GHR's predecessor firm designed the original school building and GHR has been working on the building ever since - from its evolution to private ownership by Electronic Decisions, Inc. to its current ownership by the County. GHR also worked extensively with the county to provide design for equipment replacement in conjunction with the Hail Damage study.

GHR designed the Courthouse remodeling and addition project. This was a phased project with a very successful outcome.

GHR designed the Fleet Maintenance Facility with its cutting edge heated slab and geothermal heating / cooling.

GHR provided numerous projects in the 1905 East Main Building for METCAD and other occupants. This includes a recent mechanical upgrade that improved efficiency and eliminated the last vestiges of the original bomb shelter systems.

GHR has done all the ILEAS conversion projects in the old Champaign County Nursing Home.

GHR has conducted studies on the Downtown Facility (aka Sheriff's Office) and the Satellite Jail. GHR has done projects in both buildings.

GHR has done a number of generator projects in various buildings on the east campus as well as current security projects in both the Juvenile Detention Center and the Courthouse.

GHR developed the Hail Damage Repair Scope as well as the Satellite Jail Mechanical Upgrade Scope.

GHR provided design for the HVAC upgrade project at the Satellite Jail. Shortly after the firm provided the design of various systems for the Pope Jail project.

GHR provided design for the redesign and retrofit of the new MEP systems at the Bennett Administration Center.

Sustainable Design

GHR is committed to leading the industry in sustainable engineering design. The staff continually works to expand and refine our system design capabilities, with a strong focus on reducing energy consumption wherever possible. Mechanical systems are engineered to maximize efficiency through solutions such as geothermal systems, heat recovery technologies, and advanced building automation to minimize utility waste. Electrical designs incorporate strategies like occupancy sensing, daylight harvesting, and the integration of on-site solar arrays to further reduce environmental impact and enhance overall building performance.

GHR also strives to provide the highest-quality environments for the occupants of our projects. This is accomplished through thorough review and enforcement of all applicable codes, as well as a deep understanding of each space's intended use and specific functional requirements. We work closely with owners to ensure our systems fully support their needs while remaining unobtrusive within the occupied environment.

References

Mr. Randy Ashman, Director of Facility Services
Urbana School District #116
812 South Glover
Urbana, IL 60802
Business (217) 384-3662
Business: rashman@usd116.org

Ms. Elizabeth Stegmaier, PE
Director of Capital Projects and Planning
Champaign Unit 4 Schools
Administrative Center On Windsor
502 West Windsor Road
Champaign, IL 61820
Direct Line (217) 531-0372
Business: stegmaja@u4sd.org

Mr. Richard McQueen
Transportation Building
Champaign Unit 4 Schools
1301 Hagan Street
Champaign, IL 61820
Business (217) 351-3996
Business: mcqueeri@u4sd.org

Mr. David Thornton
Assistant Director of Facilities
Champaign-Urbana Mass Transit District
803 East University, Second Floor
Urbana, IL 61801
Business (217) 377-0705
Business: dthornton@mtd.org

Mr. Nick Feit
Manager Facilities Operations
Illinois Farm Bureau
1701 Towanda Avenue
Bloomington, IL 61701-2090
Business (309) 557-3134
Business: nlfeit@ilfb.org

Ms. Michelle Jett
Facility Director
Champaign County Administrative Services
Champaign County Physical Plant
Bennett Administrative Center
102 East Main Street
Urbana, IL 61801
Business (217) 384-3765
Business: mjett@champaigncountyil.gov

Category Rate Schedule

All rates include direct payroll expense, overhead and profit.

PRINCIPALS	220.00
PROJECT MANAGER 1	190.00
PROJECT MANAGER 2	200.00
ENGINEER 1	130.00
ENGINEER 2	135.00
ENGINEER 3	170.00
ENGINEER 4	175.00
TECHNICIAN 1	90.00
TECHNICIAN 2	100.00
TECHNICIAN 3	105.00
TECHNICIAN 4	120.00
CLERICAL 1	50.00
CLERICAL 2	65.00
CLERICAL 3	75.00
CLERICAL 4	135.00
OBSERVER 1	85.00
OBSERVER 2	110.00
OBSERVER 3	140.00
OBSERVER 4	200.00
Mileage rate	70.0 cents per mile

Resumes



LUCAS E. MCGILL, PE, LEED AP, BD+C, ELECTRICAL
ENGINEER, PRESIDENT

OBJECTIVE

Mr. McGill offers more than 15 years of experience in the design and engineering of advanced electrical distribution systems, energy-efficient lighting, and low-voltage technology systems—including data networks, fire alarm systems, intercom/public address systems, security surveillance, and door access controls—specifically tailored to the needs of K–12 educational facilities. He has led numerous school district projects, successfully managing construction budgets of up to \$50 million.

With a career foundation in mechanical design, Mr. McGill brings a well-rounded understanding of both electrical and mechanical systems, which makes him an effective and insightful project manager for complex renovation and new construction projects. His interdisciplinary expertise ensures thoughtful coordination across trades, contributing to functional, maintainable, and cost-effective building systems that serve students, staff, and facility operators.

Mr. McGill consistently delivers projects on time, within budget, and is experienced in navigating the expectations of school administrators, school boards, and community stakeholders.

PROFESSIONAL ACHIEVEMENTS

Registered Professional Engineer / Illinois / 2013
LEED Accredited Green Building Design Professional / 2011
Illinois Society of Professional Engineers

SKILLS

- Highly experienced Project Manager with a robust background in electrical engineering.
- Extensive experience with a variety of mechanical and electrical systems specifically in the education sector.
- Proficient in guiding owners to make informed decisions regarding engineering design choices.

KEY PROJECTS

- Champaign Unit 4 International Prep Academy
- Champaign County Satellite Jail Consolidation
- Mahomet School District No. 3 Fire Alarm Upgrade
- Rochester CUSD 3A High School Science Wing and Sports Complex
- Edwardsville CUSD No. 7 High School Media Center Addition

EDUCATION

University of Illinois / BS Mechanical Engineering / 2007
University of Illinois / MS Mechanical Engineering / 2009

YEARS OF EXPERIENCE

With this Firm	15 years
Years with Other Firms	3 years



**RICHARD VAN NOTE, PE, MECHANICAL ENGINEER,
VICE PRESIDENT**

OBJECTIVE

Mr. Van Note is one of GHR's most dependable mechanical engineers. Having primarily designed systems for the K-12, healthcare, and commercial sectors, Mr. Van Note is a proficient designer of many HVAC system types especially large, complex VAV reheat systems. Mr. Van Note spends a bulk of his time, however, designing HVAC control systems – mostly upgrading antiquated pneumatic control systems to digital. In addition, Mr. Van Note is very well versed in the latest energy codes and frequently assists our clients with obtaining grant money for their energy conservation efforts. In fact, in the last two years, Mr. Van Note has been responsible for obtaining over \$1 million of DCEO incentives for our Clients.

**PROFESSIONAL
ACHIEVEMENTS**

Registered Professional Engineer / Illinois / 2018
American Society of Mechanical Engineers

SKILLS

- Experienced Mechanical Engineer.
- Experience with K-12, specifically Blue Ridge School District.
- Team player attitude.
- Experience with many types of mechanical and electrical systems.
- Coordinate proposed systems with Architect and Owner.

KEY PROJECTS

- Champaign County Satellite Jail HVAC Upgrade
- Champaign County Satellite Jail Consolidation
- Champaign Community Unit School District 4 Southside Elementary School
- Illinois Farm Bureau Buildings A & B Remodel
- Pana CUSD No. 8 Pana Elementary School

EDUCATION

University of Illinois / BS Mechanical Engineering / 2007

**YEARS OF
EXPERIENCE**

With this Firm 12 years



JIM GLEASON, PE, LEED AP, PROJECT ENGINEER

OBJECTIVE

With over 50 years of mechanical design experience, Mr. Gleason has demonstrated his success in both leadership and designer roles. Mr. Gleason is a proficient designer of practically all mechanical system types and has a very in-depth knowledge of HVAC system control. Mr. Gleason has a great deal of experience in construction within the education, commercial, health care and institutional sectors from both a design and construction administration standpoint. Mr. Gleason believes the success of a project is directly related to the degree of communication between all parties involved in the construction process.

PROFESSIONAL ACHIEVEMENTS

Registered Professional Engineer / Illinois / 1978
LEED Accredited Green Building Design Professional / 2003
Illinois Society of Professional Engineers
National Society of Professional Engineers
ASHRAE

SKILLS

- Experienced Project Manager and Principal-In-Charge.
- Experience with K-12, specifically Blue Ridge School District.
- Team player attitude.
- Experience with many types of mechanical and electrical systems.
- Coordinate proposed systems with Architect and Owner.

KEY PROJECTS

- Champaign County Hail Damage Project
- Champaign County Bennett Administration Building
- Champaign County Satellite Jail HVAC Upgrade
- Champaign County Satellite Jail Consolidation

EDUCATION

University of Illinois / BS Mechanical Engineering / 1973

YEARS OF EXPERIENCE

With this Firm	42 years
Years with Other Firms	10 years



**SOPHIE SHORISH, PE, MECHANICAL ENGINEER,
VICE PRESIDENT**

OBJECTIVE

Ms. Shorish is one of two Vice Presidents of GHR Engineers & Associates, Inc.. She leads mechanical engineering projects to provide technically sound, cost-conscious solutions that meet aggressive project schedules. Her extensive repertoire includes complex renovations and student housing. She excels in strategic planning and decisive problem-solving. Ms. Shorish brings sharp technical judgment, rigorous attention to detail, and a command of code compliance and energy efficiency standards. Her leadership ensures that systems are designed not only to perform, but to support long-term institutional goals across a range of occupancy types.

**PROFESSIONAL
ACHIEVEMENTS**

Registered Professional Engineer / Illinois / 2022

SKILLS

- Broad experience designing, upgrading, and integrating a wide range of mechanical systems, including those for student housing and large-scale renovations.
- Lead coordination and quality control of mechanical drawings and specifications to ensure clarity, constructability, and alignment with fast-paced schedules.
- Proactively address long-term maintenance needs and end user priorities, especially in occupied, budget-conscious environments.
- Navigate and secure energy incentives, grants, and rebates to support client funding strategies and maximize project value.

KEY PROJECTS

- First Christian Church Renovation
- University of Illinois Farmhouse Fraternity Renovation and Addition
- Alpha Delta Pi Sorority Renovation
- Sullivan High School New Addition

EDUCATION

Southern Illinois University / BS Mechanical Engineering / 2017
University of Colorado / Bachelors Environmental Design / 2009

YEARS OF EXPERIENCE

With this Firm 8 years



TROY L. HINTON, PE, LEED AP, ELECTRICAL ENGINEER

OBJECTIVE

Mr. Hinton has amassed significant experience during his tenure with the firm. His expertise in the design profession is enhanced by his collaborative approach, working alongside the Owner, Architect, and Contractor. He possesses a comprehensive skill set, ranging from high voltage distribution and transformation to lighting design and telecommunications systems (including fiber optics, data networks, and voice communications). Mr. Hinton excels in communication, particularly with other members of the design team.

**PROFESSIONAL
ACHIEVEMENTS**

Registered Professional Engineer / Illinois / 2018
LEED Accredited Green Building Design Professional / 2009

SKILLS

- Possesses an in-depth understanding of the nuanced details related to electrical engineering and construction.
- Demonstrates a unique ability to effectively convey complex information to architects, owners, and contractors.
- Holds an unmatched understanding of the construction process.

KEY PROJECTS

- Champaign County Generator Assessment Study
- Champaign County Bennett Administrative Services Center
- Champaign County Metcad Building 1905 East Main Mechanical and Electrical
- Champaign County Courthouse Energy Reduction Grant Opportunities

EDUCATION

Southern Illinois University / BS Mechanical Engineering / 1990

YEARS OF EXPERIENCE

WITH THIS FIRM	35 YEARS
YEARS WITH OTHER FIRMS	3 YEARS



DYLAN M. ROYER, MECHANICAL DESIGNER

OBJECTIVE

Mr. Royer is a mechanical designer whose work reflects a depth of knowledge and technical fluency exceeding expectations for his time in the field. He is highly detail-oriented and an effective communicator, known for his responsiveness and proactive coordination with other consultants, contractors, and clients. On the forefront of HVAC design and modeling technologies, Mr. Royer leverages advanced software tools to optimize energy performance, right-size systems, and generate clear, high-quality construction documents. His disciplined approach, sound judgment, and technical agility make him a key contributor from concept through construction.

SKILLS

- Skilled and well-rounded Mechanical Designer.
- Adept with a wide variety of technical software.
- Excellent writer and communicator.
- Personable, works well with many different personalities both in the office and in the field.

KEY PROJECTS

- Cunningham Children's Home – Kitchen Remodel
- Cunningham Children's Home – Toilet Remodel
- Champaign Police Dept Office Remodel
- ILEAS Training Center Renovation

EDUCATION

- University of Illinois at Urbana-Champaign / BS mechanical engineering / 2021

YEARS OF EXPERIENCE

With this Firm	4 years
Years with Other Firms	0 years



KYLE P. WIKOFF, CTS-D, CTS-I, CQT, ELECTRICAL DESIGNER

OBJECTIVE Mr. Wikoff comes to GHR with over a decade of high-level audio-visual design and integration experience. Prior to taking a position as electrical designer at GHR, Mr. Wikoff worked on large-scale audio-visual system integration projects: large places of worship, division one athletic arenas, sophisticated performance theaters, etc. This background gives him valuable insight into how contractors approach projects—how they sequence work, interpret plans, and respond to on-site conditions. As a result, his design work is not only technically sound but also highly constructible, with an emphasis on clear documentation and practical installation strategies. His contractor-informed approach fosters smoother coordination in the field and supports more efficient project delivery. Since coming on at GHR, Mr. Wikoff has been integral in pushing GHR's low-voltage design capabilities to the next level.

PROFESSIONAL ACHIEVEMENTS

CERTIFIED TECHNOLOGY SPECIALIST / CERTIFIED TECHNOLOGY SPECIALIST DESIGN / CERTIFIED TECHNOLOGY SPECIALIST INSTALL

SKILLS

- Understanding of audio-visual system design and installation.
- Understanding of building network design and installation.
- Experienced with detailed and thorough field surveys.

KEY PROJECTS

- Triangle Fraternity Renovation
- Alpha Delta Pi Sorority Renovation
- Paxton Buckley Loda HS Fire Alarm Replacement
- Illinois Wesleyan University The Petrick Idea Center Renovation

EDUCATION

Parkland Community College / 2007

YEARS OF EXPERIENCE

WITH THIS FIRM	3 YEARS
YEARS WITH OTHER FIRMS	10 YEARS

Qualifications for Architectural Services



COUNTY OF CHAMPAIGN

**CHAMPAIGN COUNTY EXECUTIVE'S OFFICE
BENNETT ADMINISTRATIVE CENTER
102 EAST MAIN STREET
URBANA, IL 61801**

December 5, 2025

29,200 SF
3-STORY ANNE

bailey edward

Qualifications for Architectural Retainer

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t 312.440.2300
f 312.440.2303
www.baileyedward.com

1103 S Mattis Avenue
Champaign, Illinois
61821

bailey edward

Firm Profile

TEAM INFORMATION

BAILEY EDWARD DESIGN, INC.

Planning | Architecture | MEP Engineering | Interiors

WBE

By listening to the needs of people, places, and the planet, we collaborate with communities to improve the built environment for the social good. Established in Chicago as a woman-owned firm in 1991, Bailey Edward has become one of the region's most reputable architectural, engineering, and interior design (a/e/i) practices committed to public service clients. We have actively cultivated a responsive a/e/i practice valuing client success above all else. Our depth of experience with clients with social purposes has afforded us a solid understanding of the tools and processes required to consistently achieve this goal. Our firm employs 45 people with professionals licensed by the Illinois Department of Financial and Professional Regulation. In addition, we currently have 11 LEED certified staff members.

Office Locations

Chicago

35 E. Wacker Drive
Suite 2800
Chicago, Illinois
60601

Champaign

1103 South Mattis Ave.
Champaign, Illinois
61821

Fox River Grove

104 Northwest Highway,
Fox River Grove, Illinois,
60021



AREAS OF SPECIALIZATION

GOVERNMENT

Public facilities, courthouse, training centers, research facilities, agricultural facilities, & armories

COMMUNITY

Park and recreation facilities, faith-based institutions, healthcare clinics, & hospitals, & event/performance venues

EDUCATION

PreK-12 education, higher education, life-long learning, active-learning classrooms, libraries, & auditoriums

RESIDENTIAL

Affordable housing, senior living, multi-family, & mixed-use

COMMERCIAL

Offices, restaurants, & retail

SERVICES

Architecture
MEP / FP Design
Interior Design
Historic Preservation
Facilities Condition Assessment
Master Planning
Space Planning
Peer Review
Sustainable Design
Health & Life Safety Compliance
LEED Certification & Sustainable Design

LICENSES

Architects - 15
Engineers - 2
Interior Designers - 3
Certified Construction Managers - 1
Unlicensed / Interns / CAD
Technicians - 13

YEARS IN BUSINESS

34

GHR ENGINEERS AND ASSOCIATES (GHR)

MEP/FP Engineering

GHR Engineers and Associates, Inc. is a professional consulting firm specializing in mechanical and electrical engineering. With a staff of 20, we provide a comprehensive range of services, including Mechanical, Electrical, Plumbing, Fire Protection, and Technology systems design.

Operating previously under the names Brown Davis Mullins and later Gleason Hagen Ramshaw, the firm has a long history of engineering excellence since 1951. As a locally based company in Champaign, Illinois, GHR proudly serves clients throughout Champaign County and the surrounding region.

Experience with Champaign County

GHR has a long history with virtually all the buildings in the County inventory. GHR designed the Mechanical and Electrical systems for the consolidation project at the Satellite Jail as well as the HVAC system upgrade on the original portion of the building. The firm also designed the systems for the recent remodel of the Bennett Administration Building.

With regard to Brookens, GHR's predecessor firm designed the original school building and GHR has been working on the building ever since - from its evolution to private ownership by Electronic Decisions, Inc. to its current ownership by the County. GHR was part of the design team for the Courthouse remodeling and addition project. Various other design and support projects have been performed throughout the other buildings owned by the County.

Office Locations

Champaign

1615 South Nell Street,
Champaign, Illinois
61820



GHR ENGINEERS SERVICES

- Master Planning & Studies
- Construction Drawings & Specs
- Contract Close-Out and Follow-Up
- Development of Preliminary Designs & Budgets
- Construction Contract Administration
- Administration of Budget Control
- Review of Shop Drawings
- Construction Observation

SYSTEMS

- Emergency Systems
- Electrical Lighting
- Electrical Power
- Heating
- Air Conditioning
- Sprinkler Fire Suppression
- Power Plants
- Ventilating
- Process Piping
- District Utilities
- Communication & Signal Systems
- Temperature Control
- Plumbing
- Refrigeration



ENGINEERING RESOURCE ASSOCIATES (ERA)

Structural Engineering

Engineering Resource Associates, Inc. (ERA) is a consulting firm providing civil engineering, structural engineering, environmental science and surveying services to clients throughout Illinois, Indiana, and Wisconsin. Our diverse clientele includes municipalities, park districts, forest preserves, sanitary districts, county agencies, state agencies, and private development. We have more than 33 years of experience identifying and working with a wide variety of local, state and federal funding sources. Our staff of professionals includes licensed engineers, structural engineers, surveyors, environmental scientists, certified floodplain managers, and CAD/GIS specialists.

Our firm specializes in providing comprehensive services throughout the planning, design and construction phases of engineering and environmental assignments.

Experience with Champaign County

ERA has been fortunate to work on a wide variety of projects for the various departments within the Champaign County government over the past 3 decades. Most recently, we completed the parking garage rehabilitation for the Champaign County Plaza in downtown Urbana and assisted Bailey Edward on the remodeling of the Bennett Administrative Center.

Previous projects include an investigation of cracking in the precast concrete wall panels at the Satellite Jail and Champaign County Highway Department, building safety inspections for the Champaign County Planning and Zoning Department, a feasibility study for an expansion of the Downtown Jail facility, and bridge replacement projects for the County Highway Department.

Similar services are provided by ERA staff to the City of Champaign, City of Urbana, Village of Rantoul, and surrounding communities. Our home office in Warrenville expands our service area to include the completion of projects with numerous municipalities in the suburbs of Chicago, including the City of Naperville, Village of Carol Stream, and the City of West Chicago.

Office Locations

Warrenville*

3s701 West Avenue,
Suite 150
Warrenville, Illinois
60555

Chicago

10 South Riverside Plaza
Suite 875
Chicago, Illinois
60606

Champaign

2416 Galen Drive
Champaign, Illinois
61821

Milwaukee

342 North Water Street
Suite 600
Milwaukee, Wisconsin
53202

ERA PROJECT TYPES TRANSPORTATION

Design & Rehabilitation of Roadways,
Parking Facilities, Intersections, Traffic
Signals, Lighting, & Streetscape

MUNICIPAL

In-House Government Agency
Assistance including Plan Review,
Capital Project Management, and
General Assistance, Infrastructure
Planning and Design

CONSTRUCTION

Construction Management, Bidding
Assistance, Construction Layout
Observation, IDOT Documentation
and Construction Administration

STRUCTURAL

Phase I & Phase II Engineering for
Design & Rehabilitation of Highway
Bridges, Culverts, Retaining Walls,
Dams & NBIS Bridge Inspections

SURVEYING & MAPPING

Topographic Surveys, Boundary Sur-
veys, UAV & Drone Surveys, Construc-
tion Layout & Geographic Information
Services (GIS) Services

PARKS & RECREATION

Riverwalks, Sports Complexes, Golf
Courses, Regional Trails & Paths,
Community Parks, Open Spaces, Dog
Parks, & State Park Improvements

STORMWATER

Hydrologic & Hydraulic Analyses,
Master Plans, Watershed Studies,
Ordinance & Guidance Manuals,
Storm & Sanitary Modeling, Floodplain
Mapping, Stream Restoration, Levee
Certification, Civil/Site Plan Reviews,
Permitting Assistance & CRS Services

ENVIRONMENTAL

Wetland Mitigation & Enhancement,
Stream Bank & Shoreline Stabilization,
Best Management Practices (BMPs),
Natural Area Restoration, NPDES
Assistance & Grant Assistance

BACON FARMER WORKMAN

Civil Engineering

Bacon Farmer Workman Engineering & Testing (BFW) is a multi-disciplinary engineering firm headquartered in Paducah, Kentucky. We provide a comprehensive suite of engineering services, addressing every project need with precision and expertise. At BFW, we are committed to delivering exceptional solutions. By leveraging the expertise of our highly skilled and knowledgeable team, we uphold a standard of excellence and a dedication to outstanding service on every project. Our client-centered approach is rooted in utilizing the latest technologies, building strong relationships with clients and communities, and ensuring full accessibility for both customers and end users.

Experience with Champaign County

For more than 13 years, BFW has proudly served Champaign County from our local office, delivering comprehensive engineering solutions to a wide range of clients. Our work includes significant contributions to area schools, such as the Edison Middle School Addition and Renovation, the new Dr. Howard School, and pavement assessment and management across eight campus locations. We have also provided pavement replacement/repair, drainage improvements, and numerous structural evaluations to ensure long-term safety and functionality.

Beyond educational facilities, BFW has partnered with organizations such as the Urbana Park District, Urbana Country Club, Champaign Co Nature Preserve Nature Center and Atkins Golf Club to highlight a few. Our team has completed structural engineering services for more than twenty University of Illinois projects and over ten fraternity and sorority facilities throughout the community. In the healthcare sector, we provide structural engineering expertise to Christie Clinic and Carle Foundation Hospital.

We have provided services for countless commercial projects in Champaign Co. Our experience includes structural assessments of existing buildings, forensic engineering to identify causes of structural failures or fire-related damage, and the design of effective remediation solutions.

BFW has extensive IDOT & CDB experience and some of those state projects have been in Champaign Co which include Pump Station Rehabilitation in Rantoul and Tolono. Our largest Champaign Co projects has been the design of the new I-57/I-74 interchange which is nearing completion.

At BFW, we are deeply committed to the community we call home. We take pride in delivering innovative, reliable solutions that protect public safety and enhance the quality of life for those we serve.

Office Locations (IL)

Champaign

907 Arrow Road
Suite 2
Champaign, Illinois
61821

Belleville

521 West Main Street
Suite 200
Belleville, Illinois
62220

Marion

403 North Court Street
Marion, Illinois
62959

Springfield

421 S. Grand Avenue West
Suite 1A West
Springfield, Illinois
62704

BFW

CAPABILITIES

Asset & Infrastructure Management
Aviation
Civil Engineering & Site Development
Electrical
Environmental
Geospatial Technologies
Geophysical
Geotechnical
Grant Coordination
Historic Preservation
Industrial
Landscape Architecture & Urban Planning
Mechanical
Parks & Recreation
Inland Waterways
Renewable Energy
Strategic Energy
Structural Engineering
Surveying
Technology
Testing & Inspections
Transportation Engineering
Stormwater & Wastewater Resources

PROFESSIONALS

Aviation Engineers
Aviation Planner
Civil/Site Engineers
Ecologists
Electrical Engineers
Environmental Managers
Geologists Geophysicists
Geotechnical Engineers
Grants Administrator
Historic Preservation Specialist
Land Surveyors
Landscape Architect/Arborist
LEED Accredited
Legal Counsel/Attorney at Law
Mechanical Engineers
OSHA Authorized Construction Trainer
Park Specialist
Professional Wetland Scientist (PWS)
Project Management Professionals (PMP)
Professional Transportation Operations Engineer (PTOE)
Safety Professional (CSP)
Structural Engineers
Transportation Engineers
Water Distribution Operator

RELIABLE ENVIRONMENTALS

Environmental Engineering

WBE

Reliable Environmental Solutions, Inc. is a Women Business Enterprise (WBE) providing environmental consulting services associated with asbestos, lead-based paint and indoor air quality issues. Established in 2009, RES has a staff of qualified professionals who serve as an invaluable resource in the ever-changing environmental industry. The strength of the firm not only lies in the quality of its work but also in the level of experience of its technical staff and the length of time they have worked together. The seasoned staff has over 125 years of combined environmental experience and a working relationship that exceeds 37 years in duration. This experience coupled with our vast knowledge of environmental regulations equates to successful projects for every client.

Experience with Champaign County

Reliable Environmental has provided services like asbestos and lead-based paint inspection, asbestos project design, project management, and air monitoring services to Champaign County and other public entities like Champaign Park District and Champaign Unit 4 Schools. Projects include:

- ILEAS Building (2023)
- Champaign County Jail (2022)
- Dodds Park Three Plex Concession Building (2020)
- Spaulding Recreation Center (2018)
- Champaign Unit 4 School Renovations (2017-2022)

In addition, Reliable Environmental has provided asbestos and lead-based inspection services to municipal agencies like the Fulton County Housing Authority, Morgan County Housing Authority, Peoria County Housing Authority, City of Springfield Building & Zoning, and City of Jacksonville Building & Zoning.

Office Locations

Springfield

2760 W. Jefferson Street
Springfield, Illinois
62702



RELIABLE ENVIRONMENTAL LICENSES

Illinois Registered Architect (1)
IDPH Licensed Asbestos Project Designer (1)
IDPH Licensed Asbestos Project Managers (7)
IDPH Licensed Air Sampling Professionals (7)
IDPH Licensed Asbestos Building Inspectors (6)
IDPH Licensed Asbestos Management Planners (3)
IDPH Licensed Lead Inspector/Risk Assessor (3)
IDPH Asbestos & Lead Training Provider (2)

MARKETS

Government, Municipal, Institutional, Primary Education, Higher Education, Industrial, Residential, Public & Commercial

SERVICES

Asbestos Building Inspections
Asbestos Project Design
Asbestos Project Management
Asbestos Air Monitoring
Asbestos Management Planning
Lead-Based Paint Inspections
Lead-Based Paint Risk Assessments
Lead-Based Paint Project Design
Lead-Based Paint Project Observation
Microbiological Inspections
Legionella Testing

NAICS CODES

541350 Building Inspection Services
541380 Environmental Testing Laboratories
541620 Environmental Consulting Services
611430 Professional and Management Development Training



Karla J. Smalley, AIA, LEED AP, NCARB

Principal-in-Charge

Karla is a design professional with 20+ years experience collaborating on a variety of multi-million dollar projects. Karla is committed to providing quality design documents and has extensive knowledge of building codes. As Principal-in-Charge, she oversees the overall team goals, coordinates team efforts, oversees project communication, and does final document checks for quality control. She understands how to successfully manage and review the design team documents from the preliminary planning stages through construction.

Years Experience

Total: 30 years
With Firm: 16 years

Education

Graduate Certificate in Historic Preservation | University of Kentucky
Bachelor of Architecture | University of Oklahoma

Current Professional Registration

Licensed Architect | IL, AL, ND, OK, PA

Select Professional Qualifications

Certifications

LEED Accredited Professional
National Council of Architectural Registration Board Certified

Firm Leadership

Principal
Education Sector Leader
Historic Preservation Sector Leader

Organizations

Association for Preservation Technology
American Institute of Architects

Office Address

1103 S Mattis Avenue
Champaign, IL 61821

Key Experience

Scott M. Bennett Administrative Center, Champaign County Administrative Services, Urbana, IL | Programming, Building Assessments, Feasibility Study, and Renovation of an existing building to enable the County to consolidate eight departments under one roof. Renovations addressed the interconnectivity of the departments, interior upgrades, exterior upgrades, rehabilitation, and wayfinding to create a true civic center for the community. | Cost: \$18.7M • Size: 88,000 sf | *Project Manager*

Executive Mansion Roof Restoration, Illinois Executive Mansion Association, Springfield, IL | Intense collaboration with the Illinois Historic Preservation Agency was required to maintain the integrity of the building and the public exhibit portions of this landmark structure. Provided professional architecture and historic preservation services such as HVAC upgrades, new chiller, emergency generator systems, replacement of two roofs including other exterior architectural details and abatement of asbestos containing materials. | Cost: \$3.7M • Size: 50,000 sf | *Project Manager*

Lake Land College Master Plan and Facility Condition Assessment, Mattoon, IL | To continue to provide for their students, teachers, and staff, the 2017 Facilities Master Plan for the main campus needed to be updated and expanded. BE divided the work into two parts—the Master Plan and the Campus Facility Condition Assessment. The new master plan provides a guideline for future work and ensures their desires for new technologies, healthy buildings, and sustainable design. | Cost: N/A • Size: 24 buildings | *Principal-in-Charge*

Other Relevant Projects

ADA Assessments, Champaign County Administrative Services, County-wide, Champaign, IL | Cost: \$43,018 • Size: N/A | *Design QC Reviewer*

Facility Condition Assessments, Champaign County Administrative Services, County-wide, IL | Cost: N/A • Size: 37 buildings | *Project Manager*

Juvenile Detention Center Roof Replacement, Champaign County Administrative Services, IL | Cost: \$53,900 • Size: N/A | *Project Manager*

Champaign County Courthouse Parking Access, Champaign County Administrative Services, Champaign, IL | Cost: \$444,700 • Size: N/A | *Project Manager*

Kenwood Elementary School Renovation and Addition, Champaign Community School District Unit 4, Champaign, IL | Cost: \$6M • Size: 54,300 sf | *Architectural Team*

Madison County Museum Needs Assessment and Roof Replacement, Madison County Historical Society, Edwardsville, IL | Cost: \$244,000 • Size: N/A | *Project Manager*



Todd Higginbotham, AIA, LEED AP

Project Manager

Todd has nearly 40 years of architectural experience including knowledge of a wide range of diversified construction types. Todd designs for discerning municipal, federal, higher education, and military clients on highly sensitive projects. He is a thoughtful designer who is able to harmoniously balance the needs of client and user. He is committed to achieving the highest standards of architecture through acquired experience in communication, effective management, and implementation of building technology by being sensitive to the social and environmental aspects of design, along with attention to detail.

Years Experience

Total: 39 years
With Firm: 12 years

Education

Bachelor of Architecture |
University of Illinois Urbana-
Champaign
Associates in Applied Science |
Illinois Central College

Current Professional Registration

Licensed Architect | IL

Select Professional Qualifications

Firm Leadership
Senior Associate
Justice Sector Leader
Military Sector Leader

Certifications

LEED Accredited Professional

Organizations

AIA Prairie | President 2020-
2023

Office Address

1103 S Mattis Avenue
Champaign, IL 61821

Key Experience

Champaign County Roofing Replacements, Champaign County Administrative Services, Champaign County, IL | Roof replacements of nine buildings on a variety of roofing types that include asphalt, shingles, metal, and EPDM. Roof cores will be done to determine the condition and depth of existing insulation and roofing systems where applicable. | Cost: \$15M • Size: 9 buildings | *Project Architect*

Facility Condition Assessment and Roof Repairs, Urbana & Champaign Sanitary District, Urbana, IL | Completed a facility condition assessment for 23 sanitary district buildings, identifying deficiencies and necessary repairs. The successful assessment report led to the repair/replacement at multiple buildings. | Cost: \$500,000 • Size: 23 buildings | *Project Manager*

City Hall ADA Evaluation and Office Renovation, City of Bloomington, Bloomington, IL | Assessed the City Hall building, documenting ADA compliance issues as well as client concerns. Used the findings to evaluate proposed expansion plans relative to needed ADA and other applicable local, state, and federal regulations. Prepared budget estimate and final report to consolidate all findings and assist the city in scheduling their funding and renovation schedule. | Cost: \$2.2M • Size: N/A | *Project Manager*

Other Relevant Projects

Facility Condition Assessment and Capital Planning Study, Champaign County, Urbana, IL | Condition Assessment and Planning Study | Cost: \$15M (est) • Size: 27 buildings | *Project Manager*

Health-Life and ADA Survey, City of Urbana, Urbana, IL | Construction Cost: \$34,915 • Size: 9 facilities | *Project Manager*

IDOT Hanley Building Renovations, Capital Development Board, Springfield, IL | Cost: \$12.4M • Size: 58,000 sf | *Project Architect*

Assess Security Doors, Department of Military Affairs / Illinois Capital Development Board Multiple Locations Statewide | Cost: N/A • Size: 21 Facilities | *Project Manager*

Paul Findley Federal Building and U.S. Courthouse - 3rd Floor United States Marshals Service (USMS) Detention Area and U.S. Courts Renovation, General Services Administration, Springfield, IL | Construction Cost: \$5.4M • Size: 9,000 sf | *Project Manager*

City Building Reconfiguration & Wayfinding, City of Urbana Department of Public Works, Urbana, IL | Cost: \$1.28M • Size: 32,000 sf | *Project Manager*



Shawn Ankenbrandt, AIA

Project Architect

Shawn brings experience across various sectors including municipal, commercial office, higher education, and residential projects. His expertise extends to Building Information Modeling and consultant coordination throughout all design phases. Shawn is well experienced in construction administration, coordinating with both owners and contractors to guarantee the design intent is met. Additionally, he holds strong capabilities in 3D facility scanning and building surveys, showcasing a comprehensive skill set contributing to the success and efficiency of projects under his purview.

Years Experience

Total: 7 years
With Firm: 5 years

Education

Master of Architecture |
University of Illinois Urbana-
Champaign
Bachelor of Science
(Architectural Studies) |
Southern Illinois University

Current Professional Registration

Licensed Architect | IL

Office Address

1103 S Mattis Avenue
Champaign, IL 61821

Key Experience

Scott M. Bennett Administrative Center, Champaign County Administrative Services, Urbana, IL | Programming, Building Assessments, Feasibility Study, and Renovation of an existing building to enable the County to consolidate eight departments under one roof. Renovations addressed the interconnectivity of the departments, interior upgrades, exterior upgrades, rehabilitation, and wayfinding to create a true civic center for the community. | Cost: \$18.7M • Size: 88,000 sf | *Architectural Team*

City Building Reconfiguration & Wayfinding, City of Urbana Department of Public Works, Urbana, IL | After completing a city-wide facility condition and health-life safety assessment, BE improved layouts, wayfinding including indoor and outdoor signage, security, and accessibility at the City Hall building to create a more accessible and welcoming environment for both city employees and residents. | Cost: \$965,000 • Size: 32,000 sf | *Architectural Team*

Champaign County Roofing Replacements, Champaign County Administrative Services, Champaign County, IL | Roof replacements of nine buildings on a variety of roofing types that include asphalt, shingles, metal, and EPDM. Roof cores will be done to determine the condition and depth of existing insulation and roofing systems where applicable. | Cost: \$15M • Size: 9 buildings | *Architectural Team*

Other Relevant Projects

Government Center 2nd Floor Improvements, City of Bloomington, Bloomington, IL | Cost: \$577,550 • Size: 16,300 sf | *Architectural Team*

Homer Lake Interpretive Center Facility Assessment and Addition Concept Design, Champaign County Forest Preserve District, Homer, IL | Cost: \$1.3M (est) • Size: 3,600 sf | *Project Architect*

Felmley Science Annex Mechanical Systems & Building Envelope Assessment & Improvements, Illinois State University / Capital Development Board, Normal, IL | Cost: \$14.5M • Size: 75,000 sf | *Project Architect*

Historic Clock Tower Center and Ornamental Horticultural Building Remodel, Danville Area Community College / Capital Development Board, Danville, IL | Cost: \$3.4M • Size: 32,500 sf | *Project Architect*

Logan Correctional Center Vocational Roof Replacement, Capital Development Board, Lincoln, IL | Cost: \$911,000 • Size: 12,400 sf | *Architectural Team*

Office Buildout, Confidential State Client, Champaign, IL | Cost: \$1.9M • Size: 15,000 sf | *Project Architect*



Lauren Garriott, AIA, NOMA

Project Architect

Lauren has over 5 years' experience in public facing projects. She is passionate about design within the intersection of sustainability and diversity, equity, and inclusion, seen through her active involvement both as a leader of Bailey Edward's Culture Club and the National Organization for Minority Architects (NOMA). As Project Architect, Lauren will lead AutoCAD/Revit production and coordinate with consultants. Through Construction Observation, she will coordinate, log, and process construction shops and submittals.

Years Experience

Total: 7 years

With Firm: 7 years

Education

Master of Architecture |
University of Illinois Urbana-
Champaign

Bachelor of Science
(Architectural Studies) |
University of Illinois Urbana-
Champaign

Current Professional Registration

Licensed Architect | IL

Select Professional Qualifications

Firm Leadership
Culture Club Leader

Organizations

American Institute of
Architects
National Organization for
Minority Architects

Office Address

1103 S Mattis Avenue
Champaign, IL 61821

Key Experience

City Hall ADA Evaluation and Office Renovation, City of Bloomington, Bloomington, IL |
Assessed the City Hall building, documenting ADA compliance issues as well as client concerns. Used the findings to evaluate proposed expansion plans relative to needed ADA and other applicable local, state, and federal regulations. Prepared budget estimate and final report to consolidate all findings and assist the city in scheduling their funding and renovation schedule. | Cost: \$2.2M • Size: N/A | *Project Architect*

Assess Security Doors, Department of Military Affairs / Capital Development Board, Statewide, IL |
Surveyed 21 National Guard facilities to establish funding for upgrading security features of exterior doors for compliance with AT/FP requirements set forth in the Unified Facilities Criteria (UFC) 4-023-07. The survey includes recommendations for removal and replacement or upgrades to doors, frames, hardware, and walls in which doors are located, plus selectively providing electronic locking hardware and supporting electrical components as required by the UFC. | Cost: \$100,000 • Size: 21 facilities | *Architectural Team*

Birch Bayh Federal Building And US Courthouse US Marshals Service Lobby Security Renovation, General Services Administration, Indianapolis, IN |
Prepared concept designs based upon the needs and goals of the USMS and USDC security while taking into account the historical first impression programs. Conducted site investigations and prepared construction documents. | Cost: \$689,000 • Size: 2,600 sf | *Architectural Team*

Other Relevant Projects

Public Works Center Office & Bathroom Renovation, City of Champaign, IL | Cost: \$116,000 • Size: 500 sf | *Project Architect*

Paul Findley Federal Building and U.S. Courthouse - Grand Jury Renovation, General Services Administration, Springfield, IL | Construction Cost: \$200,000 • Size: 600 sf | *Project Architect*

Potter Stewart Courthouse Exterior Envelope Assessment, General Services Administration, Cincinnati, OH | Cost: \$7.8M • Size: 500 sf | *Architectural Team*

IDOT Hanley Building Renovations, Capital Development Board, Springfield, IL | Cost: \$12.4M • Size: 58,000 sf | *Architectural Team*

Historic Clock Tower Center and Ornamental Horticultural Building Remodel, Danville Area Community College / Capital Development Board, Danville, IL | Cost: \$3.4M • Size: 32,500 sf | *Architectural Team*

Master Plan and Facilities Condition Assessment, Lake Land College, Mattoon, IL | Cost: \$911,000 • Size: 12,400 sf | *Architectural Team*



Ania Breau, NCIDQ, IIDA, WELL AP Interior Design

Ania is an accomplished interior designer with history of collaborating effectively with clients, architects, engineers, project managers, vendors, and colleagues. She is a detail-focused contributor with proven ability to manage multiple projects simultaneously and produce high-quality deliverables on time and within budget. Her specialties include working in higher education buildings, residential, office suites, community buildings, and government facilities, ranging from small renovations to large new construction.

Years Experience

Total: 19 years
With Firm: 7 years

Education

Bachelor of Art - Interior
Design | Harrington College
of Design
Associate of Art - Fine Arts |
College of DuPage

Current Professional Registration

Licensed Interior Designer | IL

Select Professional Qualifications

Firm Leadership
Environmental Stewardship
Group Leader

Certifications

NCIDQ Certification
WELL Accredited Professional

Office Address

35 East Wacker Drive
Suite 800
Chicago, Illinois 60601

Key Experience

City Building Reconfiguration & Wayfinding, City of Urbana Department of Public Works, Urbana, IL | After completing a city-wide facility condition and health-life safety assessment, BE improved layouts, wayfinding including indoor and outdoor signage, security, and accessibility at the City Hall building to create a more accessible and welcoming environment for both city employees and residents. | Cost: \$965,000 • Size: 32,000 sf | *Interior Designer*

Readiness Center Addition and Renovation, Boer Architects / Wisconsin National Guard, Appleton, WI | By wrapping the existing building on three sides, the design created a new identity, resolved AT/FP issues, and minimized the impact on the wetlands allowing the National Guard to better serve its mission while honoring the soldier. | Cost: \$15M • Size: 26,370 sf | *Interior Designer & Environmental Stewardship*

Doris Kelley Christopher Illinois Extension Center, University of Illinois Urbana-Champaign, Urbana, IL | Bringing together nine departments within the College of ACES Extension program into one facility that will enhance collaborative work, increase synergy between programs, and expose program participants to multiple levels of education and outreach. The building integrates itself figuratively and literally into the fabric of the UIUC Arboretum. | Cost: \$30M • Size: 37,215 sf | *Interior Designer & Environmental Stewardship*

Other Relevant Projects

Winfield Denton U.S. Post Office and Federal Building - Grand Jury Suite, General Services Administration, Evansville, IN | Cost: \$353,000 • Size: 1,710 sf | *Interior Designer*

Paul Findley Federal Building and U.S. Courthouse - 3rd Floor United States Marshals Service (USMS) Detention Area and U.S. Courts Renovation, General Services Administration, Springfield, IL | Cost: \$5.4M • Size: 9,000 sf | *Interior Designer*

Alcott Center Master Planning, Renovation and Addition, Buffalo Grove Park District, Buffalo Grove, Illinois | Phased renovation and addition to the community center to improve operations for all. | Cost: \$40M (est.) • Size: 16,300 sf | *Interior Designer*

Gompers Park - Building Rehabilitation & Accessibility Upgrades, Chicago Park District, Chicago, IL | Cost: \$2.7M • Size: 25,000 sf | *Interior Designer*

Office Buildout, Confidential State Client, Champaign, IL | Cost: \$1.9M • Size: 15,000 sf | *Interior Designer*

Office Buildout, Confidential Corporate Client, Bloomington, IL | Cost: N/A • Size: 25,348 sf | *Interior Designer*



Kent Locke, PE, NCEES

Engineering Principal

Kent Locke is Branch Manager of Bailey Edward's Fox River Grove office. With over 40 years of experience, Kent is well-versed in a broad variety of mechanical systems including chilled and hot water distribution, plumbing, fire protection, piping, heat recovery, humidification, and building controls. He has managed the facility assessment and master planning of many projects from commercial offices to higher education campuses. Day-to-day, Kent provides quality control reviews, oversees the coordination of engineering disciplines, and ensures the quality of documents.

Years Experience

Total: 41 years
With Firm: 13 years

Education

Bachelor of Science |
Mechanical Engineering |
Iowa State University | 1985
Associate of Science |
Engineering | William Rainey
Harper College | 1982

Current Professional Registration

Professional Engineer | IL

Select Professional Qualifications

Certifications
NCEES Certified
Chicago Registered Energy
Professional

Memberships

ISPE- Illinois Society of
Professional Engineers
HESNI - Healthcare Engineers
Society of Northern IL
ASHE - American Society for
Healthcare Engineering

Office Address

104 Northwest Highway
Fox River Grove, Illinois 60021

Key Experience

City Building Electrical & HVAC Upgrades Study, City of Champaign, Champaign, IL | The City of Champaign acquired a 1980's commercial building to provide new office space for city departments. Our team assessed the building's electrical and mechanical systems to understand the building's current functions and developed a phased approach to address electrical and mechanical improvements, coordinating closely with the city, the power company, and the bank occupying the first floor. | Cost: N/A (Study) • Size: 30,360 sf | *Engineering Principal*

City Building Reconfiguration & Wayfinding, City of Urbana Department of Public Works, Urbana, IL | After completing a city-wide facility condition and health-life safety assessment, BE improved layouts, wayfinding including indoor and outdoor signage, security, and accessibility at the City Hall building to create a more accessible and welcoming environment for both city employees and residents. | Cost: \$965,000 • Size: 32,000 sf | *Engineering Principal*

Drivers Facility Chicago South - HVAC Repair, State of Illinois Office of the Secretary of State, Chicago, IL | Work consisted of the renovation, upgrade and/or replacement of the current HVAC systems, including but not limited to the replacement of chillers and air handlers, the addition of a new boiler, and the addition of all new direct digital controls, along with all associated electrical and piping work. | Cost: \$1.94M • Size: 28,000 sf | *Engineering Principal*

Other Relevant Projects

Public Works Center Office & Bathroom Renovation, City of Champaign, IL | Cost: \$116,000 • Size: 500 sf | *Engineering QA/QC*

Homer Lake Interpretive Center Facility Assessment and Addition Concept Design, Champaign County Forest Preserve District, Homer, IL | Cost: \$1.3M (est) • Size: 3,600 sf | *Engineering Principal*

City Hall ADA Evaluation and Office Renovation, City of Bloomington, Bloomington, IL | Cost: \$2.2M • Size: N/A | *Engineering Principal*

Kankakee Armory HVAC System Upgrade - Study, Capital Development Board / Illinois National Guard, Kankakee, IL | HVAC, plumbing, and interior upgrades to the Kankakee Armory. | Cost: \$1.5M • Size: 36,000 sf | *Engineering Principal*

Army Aviation Support Facility - Secure Entry Point, Capital Development Board / Hanson Professional Services, Peoria, IL | Cost: \$1.8M • Size: N/A | *Engineering Project Manager*

HVAC Central Plant System Replacement, Illinois Mathematics & Science Academy, Aurora, IL | Cost: \$2.4M • Size: N/A | *Engineering Principal*



LUCAS E. MCGILL, PE, LEED AP, BD+C, ELECTRICAL
ENGINEER, PRESIDENT

OBJECTIVE

Mr. McGill offers more than 15 years of experience in the design and engineering of advanced electrical distribution systems, energy-efficient lighting, and low-voltage technology systems—including data networks, fire alarm systems, intercom/public address systems, security surveillance, and door access controls—specifically tailored to the needs of K–12 educational facilities. He has led numerous school district projects, successfully managing construction budgets of up to \$50 million.

With a career foundation in mechanical design, Mr. McGill brings a well-rounded understanding of both electrical and mechanical systems, which makes him an effective and insightful project manager for complex renovation and new construction projects. His interdisciplinary expertise ensures thoughtful coordination across trades, contributing to functional, maintainable, and cost-effective building systems that serve students, staff, and facility operators.

Mr. McGill consistently delivers projects on time, within budget, and is experienced in navigating the expectations of school administrators, school boards, and community stakeholders.

PROFESSIONAL ACHIEVEMENTS

Registered Professional Engineer / Illinois / 2013
LEED Accredited Green Building Design Professional / 2011
Illinois Society of Professional Engineers

SKILLS

- Highly experienced Project Manager with a robust background in electrical engineering.
- Extensive experience with a variety of mechanical and electrical systems specifically in the education sector.
- Proficient in guiding owners to make informed decisions regarding engineering design choices.

KEY PROJECTS

- Champaign Unit 4 International Prep Academy
- Champaign County Satellite Jail Consolidation
- Mahomet School District No. 3 Fire Alarm Upgrade
- Rochester CUSD 3A High School Science Wing and Sports Complex
- Edwardsville CUSD No. 7 High School Media Center Addition

EDUCATION

University of Illinois / BS Mechanical Engineering / 2007
University of Illinois / MS Mechanical Engineering / 2009

YEARS OF EXPERIENCE

With this Firm	15 years
Years with Other Firms	3 years



JIM GLEASON, PE, LEED AP, PROJECT ENGINEER

OBJECTIVE

With over 50 years of mechanical design experience, Mr. Gleason has demonstrated his success in both leadership and designer roles. Mr. Gleason is a proficient designer of practically all mechanical system types and has a very in-depth knowledge of HVAC system control. Mr. Gleason has a great deal of experience in construction within the education, commercial, health care and institutional sectors from both a design and construction administration standpoint. Mr. Gleason believes the success of a project is directly related to the degree of communication between all parties involved in the construction process.

PROFESSIONAL ACHIEVEMENTS

Registered Professional Engineer / Illinois / 1978
LEED Accredited Green Building Design Professional / 2003
Illinois Society of Professional Engineers
National Society of Professional Engineers
ASHRAE

SKILLS

- Experienced Project Manager and Principal-In-Charge.
- Experience with K-12, specifically Blue Ridge School District.
- Team player attitude.
- Experience with many types of mechanical and electrical systems.
- Coordinate proposed systems with Architect and Owner.

KEY PROJECTS

- Champaign County Hail Damage Project
- Champaign County Bennett Administration Building
- Champaign County Satellite Jail HVAC Upgrade
- Champaign County Satellite Jail Consolidation

EDUCATION

University of Illinois / BS Mechanical Engineering / 1973

YEARS OF EXPERIENCE

With this Firm	40 years
Years with Other Firms	10 years



Education

BS, Civil Engineering
Southern Illinois University, 1993



Registrations

Professional Engineer (PE):

KY #21911

IL #062052463

LEED AP

Certified CDB Project Manager

Kenneth McDaniel, PE, LEED AP

Civil Engineer

Professional Practice

Kenny is a licensed professional engineer with over 30 years of experience as a project manager for various civil and site design projects. He is responsible for project coordination, cost estimation, production of general and technical specifications, creating design schedules, maintaining budgets, project billing, engineering reports, progress reports, and quality control deliverables. His experience includes the following:

- Wetland and stream delineation
- Closed conduit forced flow design
- Hydrology analysis for detention/ retention structures
 - Rational method with critical duration analysis modification
 - SCS method for varying duration and frequencies
- Hydraulic analysis for storm sewer systems and culverts
 - Rational method w/FHWA computations for HGL/EGL
 - Gutter spread calculations for inlet spacing along roadways
- EPSC plan development
- Land developments layout and grading
- ADA standards for accessible design
- Project specifications and procurement documents development
- Construction services procurement
- Permit requirements
- Local, state, and federal funding processes
- Retaining wall analysis

Relevant Project Experience

- Mayfield New City Hall & Police Station: Mayfield, Kentucky
- Carlisle County Judicial Center-New Facility: Bardwell, Kentucky
- Livingston County Judicial-New Facility: Smithland, Kentucky
- Livingston County Administration Building-New Facility: Smithland, Kentucky
- Whitley County Judicial Center-New Facility: Williamsburg, Kentucky
- Hancock County Judicial Center-New Facility: Hawesville, Kentucky
- Morgan County Judicial Center-New Facility: West Liberty, Kentucky
- Williamson County Administration Building-New Facility: Marion, Illinois
- Comprehensive Master Plan: Lawrenceville, Illinois
- City of Paducah BUILD Grant Project: Paducah, Kentucky



Project Experience:

Atkins Tennis Center Addition, University of Illinois, Urbana, IL – Project Engineer - Designed the foundation and roof framing for the precast wall addition of the Atkins Tennis Center Addition on the University of IL campus.

Eastern Illinois University Site Civil Engineering, Charleston, IL - Project Engineer to provide civil engineering for the new Energy R&D Facility which is anticipated to have a 5400 s.f. footprint. Site elements include a paved loading area, parking stalls, pedestrian sidewalks and public and private utility connections. Area lighting may also be required but is anticipated to be provided through exterior wall lighting.

University of Illinois Aerospace Building - Urbana / Champaign, IL - Project Engineer to provide civil and structural engineering, and Structural for the design, bid/award, and construction administration services for a proposed 4200 GSF addition to the Aerodynamics Research Laboratory for the Department of Aerospace Engineering. The new addition will need laboratory spaces, wind tunnel, an asymmetrical wind tunnel, a 5 x 5 tunnel, and an Anechoic Chamber which will be relocated and installed.

Unit 4 School District Transportation Facility, Champaign, IL - ERA performed structural engineering design services for the new \$4 million transportation facility to be built on the existing site following demolition of the former structures. Features of the new facility include offices, conference rooms, a training room and common areas for transportation, food service, and graphic services staff members. In addition, the facility includes a bus wash area and four maintenance bays to increase the department's ability to service the District's fleet. Construction was completed in March 2017.

Countryside Elementary School Gymnasium Addition, Champaign, IL - ERA completed the structural design of the new 13,000 square foot addition to the existing school, including the building foundation, exterior and interior bearing walls, and all roof supporting elements of construction. Design details were developed for fabricated structural steel, masonry, and concrete elements within the building in coordination with the architectural and mechanical design requirements.

Columbia School Elevator Addition, Champaign, IL - ERA completed structural design and drawings for an enclosed elevator addition to provide accessibility between the original building and the building addition. The 2 story addition, with basement level entry, included access floors at differing elevations requiring multiple levels of floor framing. Due to the poor soil conditions and close proximity to existing foundations, underpinning was designed to prevent settlement of the new and existing structure. Construction began in Fall 2023 and is expected to continue through the summer of 2024.

Urbana High School Chiller Replacement, Urbana, IL - ERA designed reinforcement for the existing roof to support a new heavier, roof top chiller unit to replace an existing roof top unit.



Education/Certifications:

- Master of Science
Geotechnical and Structural
Engineering, University of Illinois
– 2001
- Bachelor of Science
Civil Engineering
University of Illinois – 1996
- PE - IL - 062-055444, 2002
- PE - TN - 110060

Professional Training:

- IDOT Element Inspection
Training Class -2018
- FHWA-NHI Safety Inspection
of In-Service Bridges Training
Course - 2010
- FHWA-NHI Bridge Inspection
Calibration Class - 2015
- IDOT Calculating Section Loss in
Steel Members
- SEAOL-Load Rating of Highway
Bridges
- IDNR Dam Safety Inspections -
2005

Areas of Expertise:

- NBIS Program Manager
- NBIS Inspection Reports
- Phase I/II Engineering Design
- Project Management

Years of Experience:

- 27 years, 27 with ERA

Project Experience:

Various IDOT Bridge Projects - John has been performing bridge inspection, repair, rehabilitation, and replacement designs for the past 30 years. Numerous projects that have been completed for the Illinois Department of Transportation include:

- Rehabilitation of 3 Bridges on Route 1 – District 3
- Project Report for Route 26 over Ten Mile Creek – District 4
- Route 180 over Caldwell Creek – District 4
- I-74 over the Sangamon River – District 5
- FAP 332 Bridges over Coffee Creek and Mud Creek – District 7
- Route 14 Bridge over Seven Mile Creek – District 7
- Route 51 Bridge over Flat Creek – District 7
- Route 45 over CSX Railroad in Enfield – District 7
- Section 21BR over Drainage Ditch – District 7
- Section 22BR-1 over Drainage Ditch – District 7
- Section 1BR-3 over Drainage Ditch – District 7
- Route 33 over Drainage Ditch – District 7
- Route 40 Culverts – District 7

County Highway 2 over Tater Creek, Fulton County Highway Department, IL – Senior Structural Engineer provided Phase I and II engineering services for the bridge replacement of County Highway 2 over Laswell Creek (SN 029-3505). The existing structure was a two-cell concrete box culvert. The new bridge consisted of a 92'-0" single-span 42" deep PPC deck beams supported on integral abutments on steel H-piles. Roadway improvement totaling 2,400-ft were completed on each side of the bridge to raise the roadway profile to allow 1-ft vertical clearance over the 30-yr flood elevation. Phase I engineering consisted of the Preliminary Bridge Design and Hydraulic Report, Environmental Survey Report (ESR), Bridge Condition Report (BCR), Type, Size & Location (TS&L) drawing and the Project Development Report (PDR). Phase II engineering consisted of the Plans, Specifications and Estimates (PS&E).

County Highway 2 over Laswell Creek Bridge Replacement, Fulton County Highway Department, IL - Senior Structural Engineer completed Phase I and II design services for the federally funded bridge replacement of County Highway 2 over Laswell Creek (SN 029-3214). The existing bridge was a single-span concrete deck beam bridge. The new bridge was a three-span simply supported PPC deck beam bridge supported on concrete abutment and piers on steel H-piles. The new bridge length is 109'-5' Back to back abutments and a width of 30'-0" out to out. This new opening significantly improved the drainage in the area which was constricted by the existing bridge. Phase I engineering consisted of the Preliminary Bridge Design and Hydraulic Report, Environmental Survey Report (ESR), Bridge Condition Report (BCR), Type, Size & Location (TS&L) drawing and the Project Development Report (PDR). Phase II engineering consisted of the Plans, Specifications and Estimates (PS&E).

Ellisville Bridge County Highway 17, Fulton County Highway Department, IL - Senior Structural Engineer for Phase I and II engineering services for County Highway 17 (SN029-3003) bridge rehabilitation. This 5-span bridge had a deteriorating concrete deck which was supported on continuous steel plate girders. Repair plans included replacing the bridge deck and rehabilitating the bearings, cross frames, and cross braces provided a safe structure with a longer service life than the existing structure. This project was completed in 2012.



Education/Certifications:

- Master of Science
Structural Engineering
University of Illinois – 1979
- Bachelor of Science
Civil Engineering
University of Illinois – 1975
- PE - IL - 062-036768
- SE - IL - 081-004192
- Also licensed in:
PA, MO, NY

Areas of Expertise:

- Structural rehabilitation projects
- QA/QC reviews
- Structural forensic investigations

Professional Affiliations:

- National Society of Professional Engineers
- American Society of Civil Engineers
- Illinois Society of Professional Engineers
- Technical Council on Forensic Engineering
- City of Champaign Building Code Review Committee
- Champaign Parks Foundation, Director

Years of Experience:

- 43 years, 38 with
ERA/Frauenhoffer

Project Experience:

Parking Lots Pavement Resurfacing, Phase I, II and III Engineering Project, McHenry County Government Center, IL – Project Manager and Lead Lighting Engineer prepared plans for Phase I, II and III for the rehabilitation of a 1100 space parking lot, located at 2200 N. Seminary Avenue, Woodstock, IL. ERA provided tasks including site evaluation of existing conditions indicating boundary, topographic and utility information. Additionally, ERA provided survey, environmental, 3 alternative concept design options, designs, bid document preparation, construction administration, and permitting services.

College of Dupage Ponds, Glen Ellyn, IL, Illinois Capital Development Board, - Project Manager for the College of DuPage Campus Pond Enhancements Project including civil and structural engineering, environmental, surveying, geotechnical and landscape architectural services for the planning, design, permitting and construction of the project. The project includes the installation of a structural overlook, two outdoor classroom features at the water's edge, native plantings, bank stabilization and pedestrian walkways and lighting.

Illinois Youth Center Parking & Drainage Improvements, Warrenville, IL - ERA provided engineering services for the redevelopment of an existing parking lot and entrance drive to the Illinois Youth Center. The project included a reconfiguration of the lot to expand from 74 stalls to 96 stalls. The site was designed to drain to a new storm sewer system to remove standing water next to the facility entrance. The site was upgraded to meet all state and federal ADA standards. A new sanitary service extension and water line extension were designed to improve an existing maintenance building. The site was designed according to the requirements for administration by the Capital Development Board of Illinois. ERA will provide part-time construction observation for the project in summer 2021.

Northern Illinois University – Phase I / II / III Campus Parking Lot, Naperville, IL - Project Manager for survey and Phase I, II, III engineering services for the 550 space NIU Naperville Campus Parking Lot Resurfacing Project. The schematic plan divided the project into three construction stages to be completed over a two-year period. The project included pavement resurfacing, pavement reconstruction, curb and sidewalk replacement and drainage structure replacement repairs.

Nash Recreation Center Parking Lot Improvement Project, Oregon Park District, IL – Project Manager for the survey, design and construction engineering services for the Nash Recreation Center Parking Lot Improvement Project. This is the primary facility for the Park District District's Administration Staff, Aquatic Center, recreational courts and classroom programing. The improvements included the construction of a new 25-space parking lot, the reconstruction of a 58-space lot, permeable pavers, new drainage, new area and bollard LED lighting, structural modifications, and an electronic message board. To minimize impacts, major coordination was required during construction.

Ackerman Parking Lot Renovation, Glen Ellyn Park District, IL- John was the Lead Design Engineer for this project. This signature park district building was served by an aging asphalt parking lot containing 150 parking stalls. The project included new permeable brick pavers, updated area lighting, new curb and gutter and paved areas, rain garden islands and ADA accommodations. ERA applied for a DuPage County water quality grant to convert half the parking lot from asphalt to permeable pavers and was successful in securing approximately \$50,000 for the improvements.



Education/Certifications:

- Bachelor of Science
Civil Engineering
University of Wisconsin –
Milwaukee – 1986
- PE – IL – 062-047345, 1992
- PE – IN – PE10708044
- PE – WI – E27723-6, 2007
- Certified Floodplain Manager
IL - 06-00257
- Kane County Qualified Review
Specialist
- Remote Pilot Certificate -
4095328

Areas of Expertise:

- Lead projects with various
funding sources including:
ARRA, ITEP, MFT, 319(h), IGIG,
SAFETEA-LU, AASHTO, CMAP,
STP, CMAQ, TCM and OSLAD
- Lead Designer for recreational
trails, watershed management,
transportation, street lighting,
downtown streetscape,
stormwater and infrastructure
projects
- Hydraulics and hydrology design,
permitting, and modeling

Years of Experience:

- 37 years, 26 with ERA

William S. Williams

2760 W. Jefferson Street
Springfield, IL 62702

Office: (217) 787-9800

Cell: (217) 248-8052

Email: Bill.Williams@ReliableEnv.com

CORPORATE TITLE

Vice-President

EDUCATION

Bachelor of Science, Industrial Technology, May 1986
Eastern Illinois University, Charleston, Illinois

RESPONSIBILITIES

Mr. Williams is a managing principal of Reliable Environmental Solutions, Inc. (RES). His primary responsibilities include the field design and coordination of environmental remediation projects, client relations management and instructing environmental training courses. He also supervises a field staff of six environmental consultants and coordinates project schedules and deadlines.

RELEVANT PROJECTS

Pike County Courthouse, Pittsfield, IL – Courtroom Renovation (2023)
Pike County Commissioners
Conducted asbestos and lead-based paint inspections prior to renovation

Morgan County Courthouse, Jacksonville, IL – Window Replacement (2023)
White & Borgognoni Architects
Conducted asbestos and lead-based paint inspections prior to window replacement

Champaign County Jail, Urbana, IL - Interior Renovations, (2022)
Reifsteck, Wakefield, Fanning & Company
Conducted asbestos and lead-based paint inspections prior to renovation

PROFESSIONAL CERTIFICATIONS

IDPH Licensed Asbestos Project Manager (1987 – Present)
IDPH Licensed Air Sampling Professional (1987 – Present)
IDPH Licensed Asbestos Building Inspector (1988 – Present)
IDPH Licensed Asbestos Management Planner (1988 – Present)
IDPH Licensed Lead Inspector (1993 – Present)
IDPH Licensed Lead Risk Assessor (1998 – Present)
IDPH Approved Lead Training Instructor (1999 – Present)
IDPH Approved Asbestos Training Instructor (1999 – Present)
EPA Approved Lead Renovation, Repair and Painting Training Instructor (2010 - Present)

PROFESSIONAL MEMBERSHIPS

Indoor Air Quality Association, Inc.

Thomas J. Hyde, AIA

2760 W. Jefferson Street
Springfield, IL 62702

Office: (217) 787-9800
Cell: (217) 341-5235
Email: Tom.Hyde @ReliableEnv.com

CORPORATE TITLE

Project Designer

EDUCATION

Bachelor of Arts, Architecture, May 1971
University of Illinois at Urbana-Champaign

RESPONSIBILITIES

Mr. Hyde is the Asbestos Project Designer for Reliable Environmental Solutions, Inc. (RES). His primary responsibilities include the development of remediation project specifications and drawings and the oversight of contract administration for all environmental remediation projects.

RELEVANT PROJECTS

Morgan County Courthouse – HVAC Replacement (2023)
White & Borgognoni Architects
Developed project specifications and drawings for asbestos abatement.

Cass County Courthouse – Flooring Replacement (2021)
Hinds Environmental, Inc.
Developed project specifications and drawings for asbestos abatement.

Ford County Courthouse – Elevator Repairs (2019)
Reifsteck Reid & Company Architects
Developed project specifications and drawings for asbestos abatement.

PROFESSIONAL CERTIFICATIONS

Illinois Licensed Architect (1974 – Present)
IDPH Licensed Asbestos Project Designer (1988 – Present)
IDPH Licensed Asbestos Building Inspector (1988 – Present)
IDPH Licensed Asbestos Management Planner (1988 – Present)

PROFESSIONAL MEMBERSHIPS

Environmental Information Association
American Institute of Architects
Construction Specification Institute

Firm Experience

WORKING WITH GOVERNMENT AGENCIES

Bailey Edward (BE) is well experienced with a wide-array of government clients ranging from county governments to public research universities to large federal institutions. Whether it's conducting facility condition and ADA assessments across Champaign County, performing maintenance projects for the City of Urbana, or multiple feasibility studies and office/courthouse renovation projects for the General Services Administration, BE is adept at providing high-quality services to all levels of government.

Public service clients demand exceptional skill at building consensus among complex constituent networks and our ability to understand and integrate the needs of various stakeholder groups results in responsive, award-winning project solutions. Communication and transparency are integral to our client relationships, minimizing costly surprises and ensuring envisioned outcomes. Project management is professional and rigorous, emphasizing measurable results, efficiency and value.

Trusted Partners: Bailey Edward's work with municipal, state, and Federal government clients results in repeat work. Our ability to work with the government, the using agencies, and the public on both existing and new facilities makes us a trusted partner for many government clients.

MUNICIPAL CLIENTS

Champaign County
City of Champaign
City of Urbana
Urbana and Champaign Sanitary District
City of Aurora
City of Bloomington
City of Evanston
City of Naperville
City of Paxton
City of Rhinelander
Deerfield Village
Cook County
Madison County
Public Building Commission of Chicago
Village of Cissna Park
Village of Glenview
Village of Niles
Village of Oak Park
Village of Riverside
Village of Winnetka

STATE AGENCIES

Capital Development Board
Department of Military Affairs - IL
Department of Natural Resources - IL
Illinois National Guard
Illinois Secretary of State
Wisconsin National Guard



Not all of our government clients provide formal reviews. However, for the Capital Development Board, our current ranking is 4.3/5 ranking us as "Excellent" or "Good." Similarly, we consistently rank "Very Good," "Excellent" or "Outstanding" by our Federal clients. We achieve these ratings by our effective project management strategies to provide beautiful design while staying on budget and schedule.

We continually strive to improve the quality of work we provide our clients. For example, out of 71 ACASS ratings, we received four satisfactory ratings for site investigation. We remedied this issue by now conducting a follow-up walk-through of the site at 95% to catch any final scope of work changes that may be more obvious once the renovation design is finalized and details have been developed.

As a testament to the importance we place on delivering quality work and superior customer service, we have received "Excellent" ratings from our federal clients and hold a Dun & Bradstreet Open Rating of 93/100.

Through our work on both large and small projects, various government agencies have commended BE for our work, including:

"Well done by everyone at Bailey Edward, you guys have a great team and have been a valuable resource for me throughout this entire project. I look forward to working with you again on more City Facility improvements." - Troy Richmond, Public Facilities Supervisor at the City of Urbana

"Bailey Edward is, by far, my first choice for historic preservation." -Daniel Grove of The Lakota Group regarding work on the City of Naperville Historic Building Design Guidelines

"Your firm did very good work for us and we will definitely consider you for future assignments." - Rich Monocchio | Executive Director of the Housing Authority of Cook County

"I generally like to throw everything we have at Bailey Edward and let them sort out what they need. BE is amongst our top consulting firms with extensive expertise & experience (especially on State Historic Sites throughout the State)." - Erick O. Huck, PLA - Office of Realty & Capital Planning for the Capital Development Board

"The architect/client/DNR have done a good job designing a highly compatible addition that will blend well with the historic building" - Rachel Leibowitz, Deputy State Historic Preservation Officer

"Many thanks for your hard work and diligence on our GSA projects this year - this is very much appreciated." - Paul Machalek, General Services Administration Region 5 Chicagoland IDIQ for AE Services

COORDINATING PROJECTS WITH REGULATORY & OTHER GOVERNMENT AGENCIES

Through our work with various levels of Government, we have experience working directly with government clients, but also with using agencies. Examples of these working relationships include:

- The City of Urbana & the Urbana Police Department
- The Capital Development Board & University of Illinois

FEDERAL GOVERNMENT

Argonne National Laboratory
Customs & Border Patrol*
Department of Housing & Urban Development*
Department of Transportation Motor Carrier Safety Administration*
Department of Veterans Affairs
Environmental Protection Agency
Federal Bureau of Investigation*
Federal Trade Commission*
General Services Administration
Immigration & Customs Agency*
National Park Service
Office of the Assistant Secretary for Administration & Management*
Office for Civil Rights*
Railroad Retirement Board*
Social Security Administration*
US Bankruptcy Court*
US Department of Agriculture
US District Courts*
US Geological Survey
US Marshals Service*
US Probation Office*
US Trustee Program

*Using agency under our several GSA retainer contracts



- Capital Development Board & Illinois Department of Natural Resources

Further examples of our GSA Agency / User relationships are marked with an asterisk in the list on the previous page.

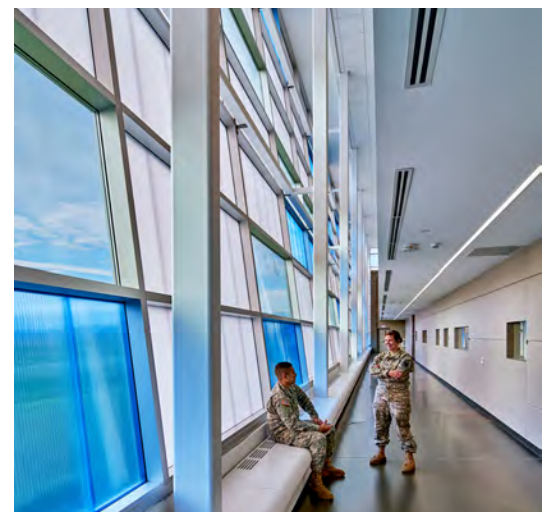
Additionally, our experience includes coordinating, submitting applications or getting formal reviews to ensure our design complies with the standards of the following agencies or Authorities Holding Jurisdiction (AHJs). Examples include:

- Accessibility Guidelines (ADAAG)
- Association for Assessment and Accreditation of Laboratory Animal Care (AAALAC)
- Department of Public Health
- Department of Interiors Guidelines for Historic Preservation
- Federal Aviation Administration Advisory Circular 150
- Leadership in Energy and Environmental Design (LEED)
- Local sanitary districts
- National Fire Protection Association (NFPA) including laboratory design standards
- National Institutes for Health (NIH)
- National, state and local energy codes and guidelines
- Occupational Safety and Health Administration (OSHA)
- Public Building Services Whole Building Design Guidelines (GSA -PBS-P100)
- Standards for General Facilities Information Design Guide (Army National Guard)
- State and local fire marshals
- State Historic Preservation Officers (SHPO)
- Unified Facilities Criteria (UFC)
- US Courts Design Guide
- VA Technical Information Library
- WELL Building Standard

SUSTAINABILITY

At all levels, we are committed to sustain our environment and provide social good, having always designed with positive change in mind. Regardless of certification, project budget, or type, Bailey Edward incorporates sustainability and well-being values as an intrinsic part of design for the construction and operation of a building. With our clients and interdisciplinary teams, we dive deep into each project to understand our sustainable goals and provide a holistic response interconnecting design on all levels: site, place, and people.

Goals are measured through a systematic approach to analyze design performance through modeling and simulation, a robust practice of material research and evaluation, and a strong



Understanding Regulatory Compliance:

Our diverse portfolio of work with government agencies results in a thorough knowledge of regulations and codes applicable to any specialty spaces Champaign County may have.

understanding of client's needs and operations. Collectively, we look to reduce the use of resources including energy use and greenhouse gas emissions.

Bailey Edward is a signatory to the AIA 2030 Commitment, having submitted our project data to the DDx Database since 2019. In 2024, our building projects saw on average a 50.65% reduction of energy use and our interior projects a 56.31% reduction of lighting power density from the baselines set by the 2030 Challenge.

Sustainable Systems Design

GHR is committed to leading the industry in sustainable engineering design. The staff continually works to expand and refine our system design capabilities, with a strong focus on reducing energy consumption wherever possible. Mechanical systems are engineered to maximize efficiency through solutions such as geothermal systems, heat recovery technologies, and advanced building automation to minimize utility waste. Electrical designs incorporate strategies like occupancy sensing, daylight harvesting, and the integration of on-site solar arrays to further reduce environmental impact and enhance overall building performance.

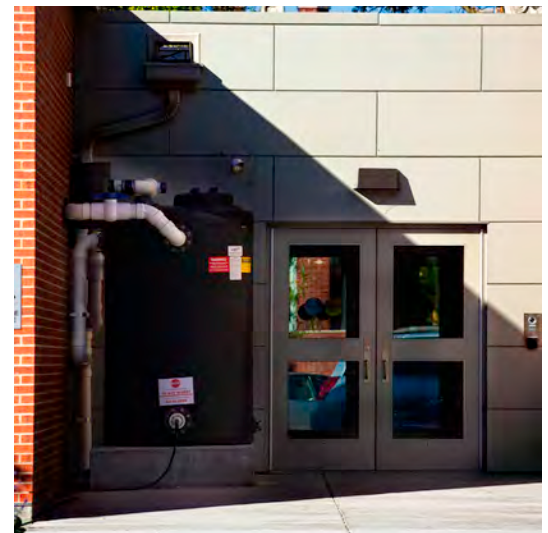
GHR also strives to provide the highest-quality environments for the occupants of our projects. This is accomplished through thorough review and enforcement of all applicable codes, as well as a deep understanding of each space's intended use and specific functional requirements. We work closely with owners to ensure our systems fully support their needs while remaining unobtrusive within the occupied environment.

Pollution Prevention

The Bailey Edward team views pollution prevention as the most vital means to the source reduction of contamination. Our efforts in pollution prevention center on the reduction of contamination of air, land, or water by eliminating or reducing the discharge of harmful substances. Source reduction practices involve eliminating the creation of pollutants through increased efficiency in the use of raw materials, energy, water, or other resources, or protecting resources through conservation. Source reduction allows for the greatest and quickest improvements in environmental protection by avoiding the generation of waste and harmful emissions. We have the expertise to identify the most efficient method for adopting pollution prevention practices and techniques that lead to lowering operational and environmental compliance costs. By preventing the generation of waste, we also reduce or eliminate long-term liabilities and clean-up costs. Furthermore, disposal costs are reduced when the volume of waste is decreased. We believe that pollution prevention has wide-ranging environmental and economic benefits, because it gets at the waste and inefficiencies that are the root causes of pollution. We can help identify the inefficiencies and come up with inventive ways to provide you with the benefits.

Waste Reduction

We are committed – through all levels of our team – to sustain our environment by designing building systems for our clients that use material, energy and water efficiently, and reduce the impact of construction and demolition on the environment through diverting



Commitment to Sustainability & Wellbeing: BE's focus on people-first places inspires sustainable and healthy building design on every project.

construction waste from landfills. We begin early on in a project to understand the new construction materials and any materials to be removed. Once we have quantified the materials we set goals for the project and take a triage approach and first seek to identify removed materials that can be recovered and reused. The next priority is to ensure that waste generated by new construction activities is minimized through design, in some instances as simply as utilizing standard building component modules.

We incorporate the best practices of waste reduction in all of our projects, including specifying requirements during the construction phase for separation of waste by type and recycling. We follow up with the contractors by ensuring they submit the proper paper work identifying the specifications were complied with.

Use of Recovered Materials

A component of our comprehensive approach to waste reduction is the utilization of recovered materials in our construction projects. We first identify the materials being removed and classify them. Once we identify the materials will be safe for reuse and meet Champaign County's design guidelines, our design team then takes a creative what if approach to utilizing recovered materials prior to specifying new. Examples of past materials reuse are wood flooring used as a decorative wall finish, slate roofing shingles were crushed for use as landscape mulch, and concrete has been crushed and used as a sub-base material for paving.

In addition, our team is adept at identifying the current condition of common building elements such as door frame and hardware and ceiling tile. Detailed surveys are conducted on all our repair or renovation projects, while more labor intensive for the design team reuse of these common building elements results in lower first costs and diversion from the landfill.

Historic Preservation

Historic preservation projects such as the restoration of Altgeld Hall play an important role in a more sustainable future. By maintaining or reusing existing construction, we eliminate much of the carbon emissions associated with new construction. At Bailey Edward, nearly 60% of our work involves the restoration, renovation, or rehabilitation of existing structures for both new and continued use.

Interior Design

Our Interiors Team is also committed to the inclusion of sustainable materials in their designs. We ensure the finishes and materials we choose are not only manufactured in a way which minimizes carbon emissions, but also eliminates harmful chemicals through exposure. In our practice, we have made it a Bailey Edward Standard to use finishes and furniture with low or no volatile organic compounds (VOC) and are Red List-free, ensuring healthier environments for both humans, animals, and the environment.

ENERGY REBATES

GHR is committed to partnering closely with owners to secure all available energy efficiency incentive funding. Over the years, the firm has successfully utilized numerous incentive programs,



Environmental Stewardship Leadership:

BE staff includes 11 LEED professionals, 1 FitWel Ambassador, and 1 WELL Accredited Professional.

resulting in substantial financial returns to the County. Notable incentive awards include:

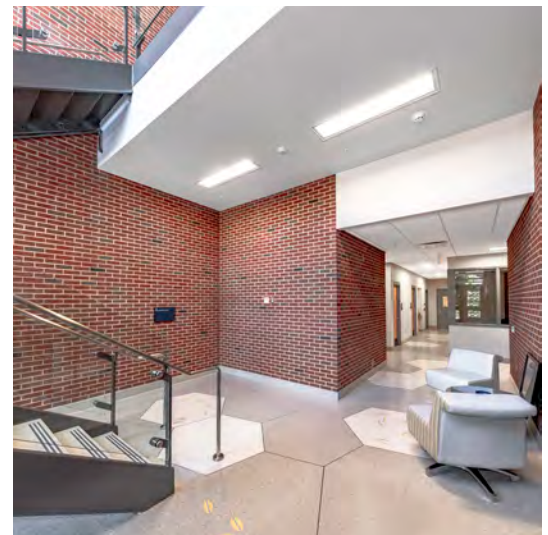
- Satellite Jail Consolidation – Geothermal Incentive: \$880,000
- Satellite Jail HVAC Upgrade: \$98,000
- Satellite Jail Boilers: \$23,000
- Courthouse Burner Replacement: \$25,000

GHR pursues incentive opportunities on every project, ensuring that these dollars are reinvested directly into improving County facilities.

KNOWLEDGE & UNDERSTANDING OF CHAMPAIGN COUNTY FACILITIES

Bailey Edward is proud to have served Champaign County's design needs since 2015. Our work has included two retainer contracts providing pre-design evaluations, cost estimating, condition survey and reports, architectural design from conceptualization through construction documentation, preparing contract documents, construction administration, and commissioning. In addition to providing design services to several of the County's facilities, we also conducted a Facility Condition Assessment in 2016 and reviewed each building owned by Champaign County at the time.

A list of our work within Champaign County is provided on the next page. Projects marked with an asterisk include full descriptions on the following pages.



Local Firm, Nationally Recognized: BE's Champaign office allows us to provide award winning designs to local, state, and federal clients in the area.

Project List

CHAMPAIGN COUNTY

A/E Retainer Contract (2)
ADA Assessments
ADA Interior Improvements
ADA Parking Lots
Additional Services
Art Bartell Sidewalk Study
Bennett Administration Center Renovation*
Bennett Administration Center Parking Structure
County Courthouse Parking Access
County Courthouse Planning Study*
Courtroom F Feasibility Plan*
Facility Assessments
Highway Department
Juvenile Detention Center Roof Replacement
Regional Planning Commission ADA Assessment
Regional Planning Commission ICRT Facility Condition Assessment
Roofing Projects*
Satellite Jail Parking Lot
Select Building Demolition
Ten Year Plan

OTHER LOCAL ENTITIES

City of Champaign • 3 Projects
City of Urbana • 9 Projects
Urbana-Champaign Sanitary District • 8 Projects
University of Illinois Urbana-Champaign • 85 Projects
Champaign Community School District Unit 4 • 13 Projects
Capital Development Board • 6 Projects^

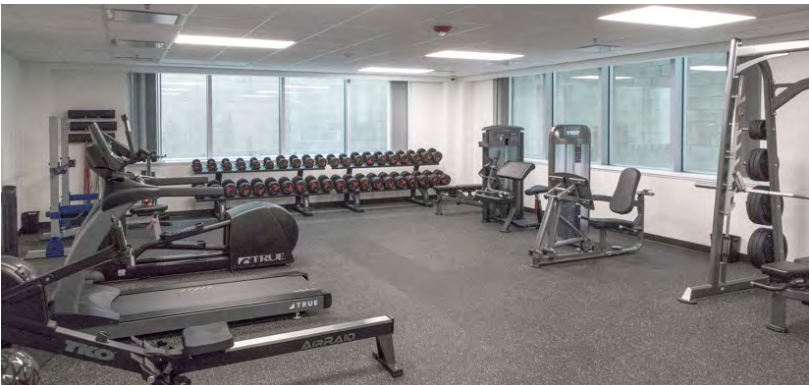
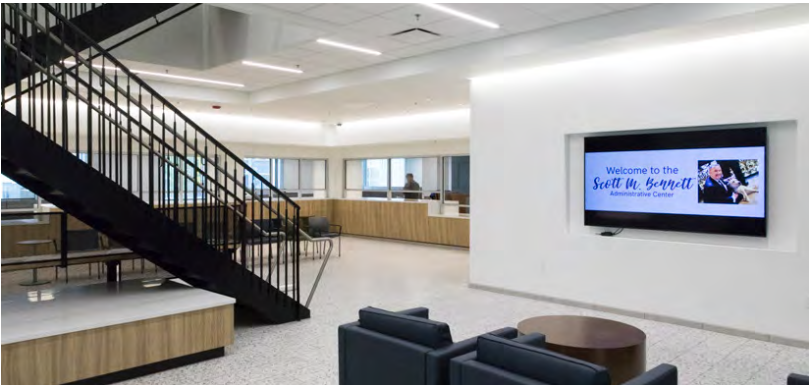


* Included as project page

^ CDB Projects in Champaign or Urbana

Champaign County Plaza Renovation

Champaign County Administrative Services • Urbana, Illinois



CHALLENGE As an adapted elementary school, the Brookens Administrative Center is disjointed, difficult to navigate, and did not function well as the hub for the Champaign County government. The County purchased the Plaza, an 88,000 sq ft building with elevated parking structure, located across from the County Courthouse to replace the Brookens building. While the new building would allow the County to consolidate departments under one roof, the Plaza was not move-in ready and in need of interior renovations, roof repairs, and structural improvements to the parking garage. To ensure the project would move forward, the County wanted the project designed and contracted before the November elections.

STRATEGY With a short timeline, the Bailey Edward team completed programming and building assessments concurrently. Our team worked with all eight departments, including Sheriff Office, Public Defenders Offices, County Clerk, Treasures Office, Auditor’s Office, Board of Review and Assessor’s Office, Recorder’s Office, County Executive and Administrative Offices, to understand their needs and the interconnectivity between departments. A full assessment of the building, as well as destructive and non-destructive testing, occurred to understand the existing conditions of the building materials. It was also found that the building’s sprinkler system and bathrooms were not up to code.

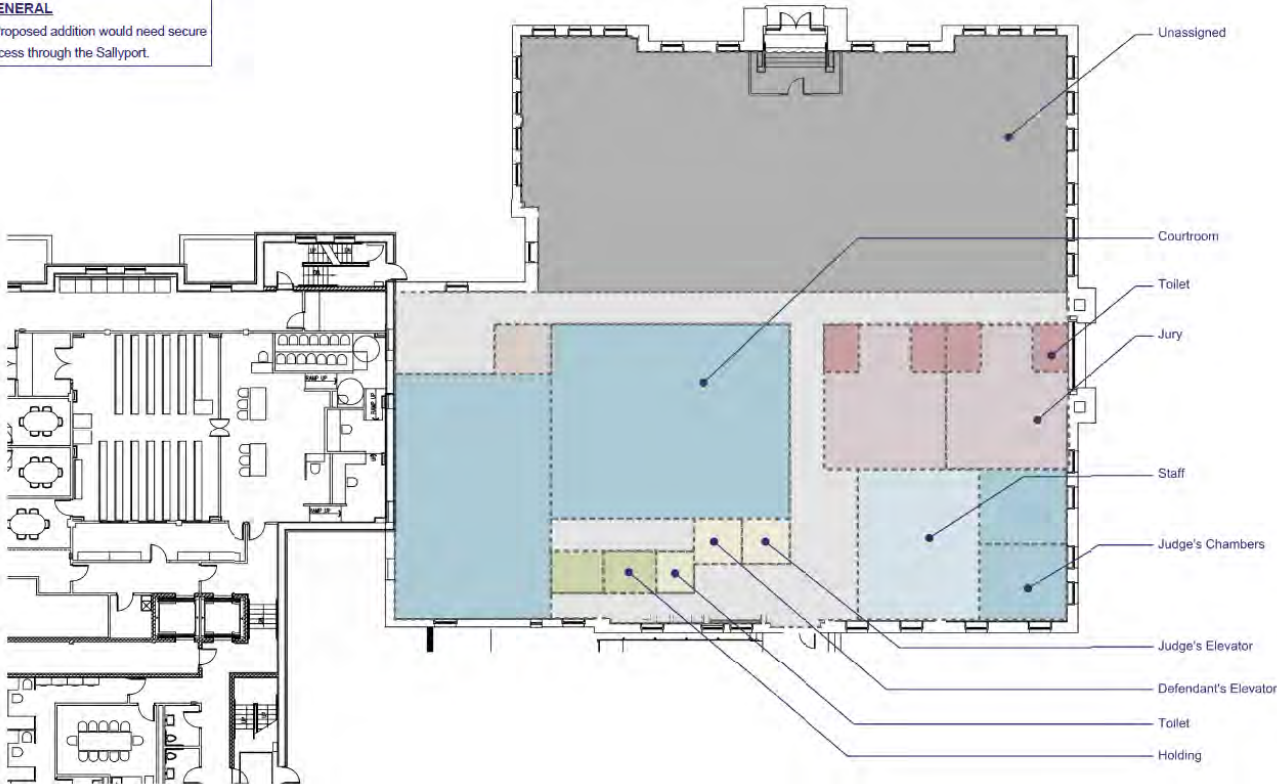
IMPACT By improving visibility, transparency, and ease of use, the new Champaign County Plaza Center will create a true civic center for the community. As the County’s government hub, the Plaza Center will be a place where all County citizens are welcome and feel proud to call their own. The Brookens Administrative Center can now be used by the County to generate income, either through lease or sale, to further their future community initiatives.

Services	Space Types
Architecture, Interior Design, Planning	Administration
Contact Information	Civic Building
Eric Hoene	Offices
Champaign County	Parking
Administrative Services	Roof
p 271.493.8547	Relevance
Completion Date	Adaptive Reuse
2025	Charrette
Project Cost	Civic Departments
\$20 million	Cost Estimates
Project Size	Municipal
88,000 sf	Public Safety Facility
	Retainer Project

County Courthouse Planning Study

Champaign County • Urbana, Illinois

GENERAL
Proposed addition would need secure access through the Sallyport.



CHALLENGE As part of Bailey Edward’s initial plans to create a new civic center for Champaign County, the Public Defender’s office was slated to move out of the Champaign County Courthouse, vacating a large portion of the historic building’s first floor. Champaign County sought a study to determine the best use of the newly vacated space.

STRATEGY Bailey Edward coordinated programming efforts with all departments that were to remain in the facility to understand how they currently use their space, including administrative and storage areas, as well as where departments could benefit from more. Our team determined Jury Assembly, Court Security, and the State’s Attorney could all benefit from added space on the first floor, including break rooms, multipurpose space, and shared amenities. However, when plans changed and the Public Defender’s office decided to stay in the Courthouse, Bailey Edward was able to quickly switch gears to recommend a potential addition to accommodate all the departments in the building.

IMPACT The study provides the County with thorough documentation of each department’s current and future needs, allowing for clear justification of a new addition. The final report provides graphic recommendations that can be used to justify further study of building an addition to the historic Courthouse.

Services
Planning, Architecture

Contact Information
Michelle Jett
Champaign County
1776 E. Washington St.
Urbana, IL 61802
p 217.384.3888

Completion Date
2024

Project Cost
\$14 million (Renovation)
\$47 million (Addition)

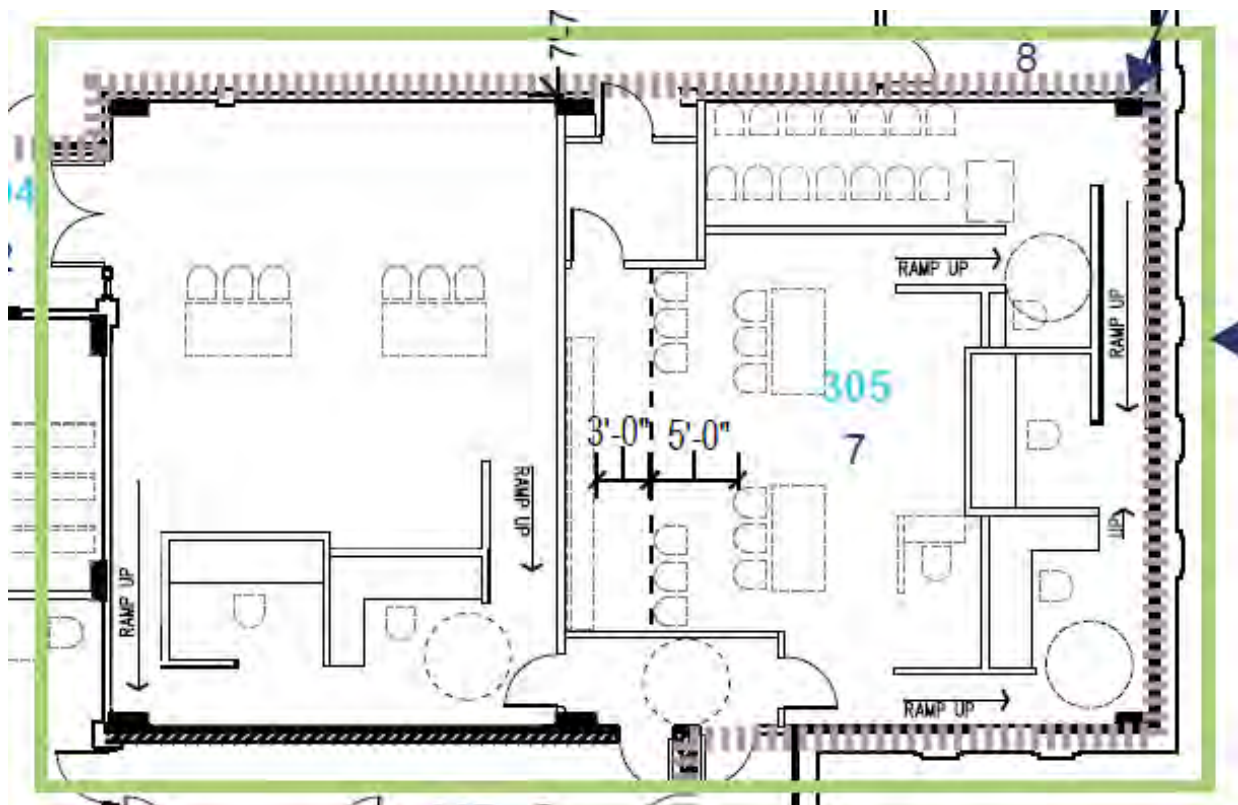
Project Size
85,000 sf (Existing)
43,000 sf (Addition)

Space Types
Offices
Courtrooms
Shared Amenities
Multipurpose Spaces

Relevance
Courthouse
Feasibility Study
Historic Building
Municipal
Programming
Retainer Project
Site Survey & Evaluation

Courtroom F Feasibility Study

Champaign County • Urbana, Illinois



CHALLENGE To support additional judges, Champaign County required more courtrooms to allow each judge their own dedicated space to more efficiently see cases and trials. Due to project limitations, the county sought to transform an existing, oversized courtroom into two separate courtrooms, each with its own chambers and associated spaces. Bailey Edward performed a feasibility study to confirm these renovations are the best route forward for both the historic courthouse and the county.

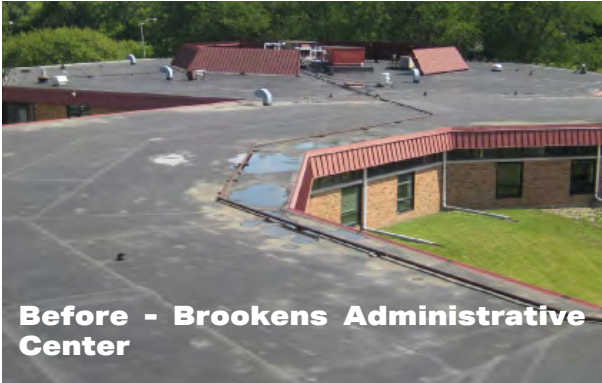
STRATEGY Bailey Edward worked closely with the judges to understand the needs of both potential new courtrooms, including observation spaces, access to and from secure areas, chambers, benches, court reporter spaces, and more. The two courtrooms need to operate simultaneously without disrupting one another, posing further acoustic challenges. To better understand the space available, Bailey Edward performed a Matterport scan to document the sizes and finishes of the existing space. Our team carefully reviewed codes and standards for the Illinois Supreme Courts, including security and accessibility concerns. After compiling the data into a comprehensive report, Bailey Edward determined the renovation to be feasible.

IMPACT The resulting report, with detailed plans and a cost estimate, allow the County the necessary information to incorporate the renovation into future fiscal plans.

Services Planning, Architecture	Space Types Courtroom Secure Areas Judges Chambers
Contact Information Michelle Jett Champaign County 1776 E. Washington St. Urbana, IL 61802 p 217.384.3888	Relevance Cost Estimates Courthouse Feasibility Study Municipal Retainer Project
Completion Date 2025	
Project Cost \$1 million (est.)	
Project Size 2,220 sf	

Brookens Administrative Center & County Courthouse Roof Assessment & Repairs

Champaign County • Urbana, Illinois



CHALLENGE Our initial 2015 assessment study, we surveyed the buildings throughout the County to determine their conditions and identify deficiencies. The overall current and five-year conditions were determined to be “Fair to Good” in our report, requiring the County to provide funding for some repairs. Using information compiled from our study, the County asked Bailey Edward to repair defective roofs at various buildings throughout the County.

STRATEGY At the historic Champaign County Courthouse, its asphalt shingles were in good condition and require minimal repairs. Heavily deteriorated wood steps and platform located on the roof are being replaced along with roof ballasts that were missing and uneven. Additionally, EPDM roofing systems are being repaired.

At the Brookens Administrative Center, the EPDM roof was damaged by a previous hail storm and needed to be replaced. Roof cores were done to determine the condition and depth of existing insulation. We corrected flashing issues and put a coverboard on top of the insulation and under the membrane to protect against future punctures.

IMPACT The County will now have better roofs that can withstand damage and have increased longevity, saving money on maintenance repairs in the future.

Services	Space Types
Architecture	Flat Roof
	Sloped Roof
Contact Information	Relevance
Eric Hoene	Asphalt Roof
1776 E. Washington Street	Design / Bid / CA
Urbana, IL 61802	EPDM Roof
p 217.384.3765	Exterior Envelope
Completion Date	Facility Condition
2021 - Brookens	Assessment
2023 - County	Historic Building
Courthouse	Site Survey & Evaluation
Project Cost	Window / Curtain Wall
\$1.25 million	Assessment
Project Size	
43,637 sf - Brookens	
17,160 sf - County	
Courthouse	

Approach to Scope of Services

FIRM STRUCTURE

The basis of our structure is having specialists who focus on either the management process or the technical processes. We identified in our experience with retainer contracts that to ensure compliance with various agency standards and to ensure timely and accurate submittal of contracting documents, we needed a team devoted to producing proposals, soliciting contract documentation from our consultants, including invoicing. We call them the "Paperwork Team." The Paperwork Team coordinates their efforts through the project and the project principal with the "Technical Team": the architects, designers, engineers, and specialists who will collaborate with the Project Manager (PM) on the design of our projects.

By having a Paperwork Team, the Technical Team can focus on the needs of the stakeholders, provide high quality client service, and design technically-excellent spaces. The PM will provide leadership in selecting the appropriate team members and maintaining the design direction, project budget, and coordinating the entire A/E team for each task order. The PM will act as the main point-of-contact for any questions that either Champaign County or consultants have for the duration of a task order.

PRE-DESIGN EVALUATION

We create the infrastructure for the design by identifying the requirements and standards baseline for the project. We establish open communication with the client and users to ensure a strong vision and program are developed and supported. This collaborative, integrated process establishes project context and desired outcomes while fostering the open dialogue we will use throughout the entire project. Together we define the project scope, prepare schedules, set milestones, and establish communication channels and an approval framework.

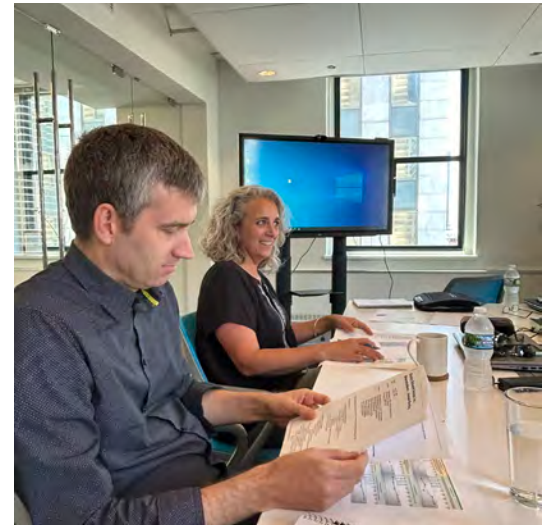
Pre-design evaluations involve:

- Understanding the existing building through drawings, plans, site survey, and interviews with facilities personnel and discussing with the County issues of concern regarding design, material selection, cost estimation, and life-cycle cost analysis
- Understanding the needs of the County, associated users, AHJs, and community to ascertain project requirement and/or review previously prepared program

COST ESTIMATING / CONDITION SURVEY AND REPORT

Cost Estimating

Controlling cost is one of the most important project parameters. We understand there is a balance to be maintained between initial cost and life-cycle cost and we will work to provide you with the highest quality project your budget will allow.



UNDERSTANDING: Our team seeks to learn as much as possible about the needs for a space - whether new construction or an existing building. Understanding the "why" leads to better designs.

Bailey Edward employs a proactive approach to cost estimating. We establish baselines from past historical data and we continually meet and verify design and construction documents with consultants, vendors and contractors throughout the design and building process. Reviewing cost opinions early and often ensures that decisions affecting project scope can be discussed and resolved, which helps eliminate "emergency decisions" late in the project. This helps keep the project on schedule, within budget, and minimizes costly change orders or time-consuming value engineering exercises after the bids are received.

To accurately assess cost, we meet with clients in the first stages of the project to fully understand the project parameters and goals. From these informed design guidelines, we do a cost estimate using a "systems" approach. This type of estimate allows us to see systems that heavily influence the project cost and gives us an opportunity to test how different systems will impact the project cost. During the design development and construction documents phases, we expand the systems approach into an itemized take-off of the building, similar to the method used by contractors. As a result of our staff's experience in all available construction delivery methods and cost estimating, we have out-performed the standards set in our industry by maintaining a track record of our estimates being within 5.6% of the final bid and by maintaining a five year average change order rate of less than 2% of the final bid.

Condition Survey & Report

Truly understanding a building through thorough, in-depth survey and analysis of an existing building leads to more accurate drawings and cost estimates. Experts in assessing building and material deterioration from historic to contemporary structures, BE will follow our proven process to obtain accurate information about the existing conditions of the site, building, and systems prior to design.

Plan • Following project initiation, the design team will schedule and plan inspection phase activities. Pertinent information regarding the building's service history, including original drawings, recent modifications, and maintenance records, will be obtained.

Survey • Visual surveys of the buildings will be conducted, utilizing photographs, sketches, and existing drawings to document distress conditions such as cracked brick and corroded metal materials. Digital laser scanning will accurately capture the buildings' exterior, with the primary objective of cataloging distress types.

Test • Specialized testing, including infrared thermography and non-destructive methods, can be employed to further evaluate distress types and investigate substrate conditions. Probing methods, such as fiber optic borescope insertion or selective material cutting, may be used if required, with samples taken for laboratory analysis.

Analyze • Data collected from on-site and laboratory testing will be analyzed for inclusion in a report to Champaign County, summarizing distress types, likely causes, and recommended options. A preliminary construction cost estimate for each option and a master plan for execution will also be provided in the summary report.

BE's extensive experience with existing conditions also includes more than 135 facility condition assessments, including assessments



INVESTIGATE: BE's technological capabilities and forensic abilities allow us to jumpstart projects faster.

and master planning for complex interconnected infrastructure at Champaign County.

DESIGN PROCESS

Schematic Design

Using information gathered during pre-design and condition survey, Schematic Design graphically implements the County's program into several preliminary layouts to test and refine the design. Deliverables during this phase include:

- Preparing schematic designs showing project design features for review and approval by the County
- Providing a detailed cost estimate separating labor and materials to accompany the schematic drawings for each design option developed
- Supplying life-cycle cost estimates, upon request

Design Development

Design Development only begins after County review of report, comments, and Notice-to-Proceed from the Schematic Design phase. A transitional phase from Schematic to Contract Document phase, Design Development crystallizes the design concept and involves the development of drawings and specifications that show in graphic and quantitative form the extent, design, relationships and dimensions of the work to be performed. Deliverables during this phase include:

- Preparing detailed design drawings showing the general design, outline specifications, revised cost estimates, material cutsheets, and material selection
- If they exist, prioritize alternates with recommendations and rationale for the best option
- Compile list of all necessary permits, licenses, review, and approvals, as required

Contract Documents

Contract Documents only begin after County review of report, comments, and Notice-to-Proceed from the Design Development phase. To communicate the design for construction, a detailed set of drawings with drawing-noted specifications will be produced. Good documentation enables competitive bidding, permitting and a smooth construction phase.

The Contract Documents, often called Construction Drawings, detail what is to be built. Drawn to scale, the drawings include floor plans, site plans, elevations, sections, and details, as well as plans for each major trade (mechanical, electrical, plumbing, structural, etc.). Good construction drawings are complete, clear, and cross-referenced and provide the road map for the contractor. In conjunction with the Contract Documents, written documentation describing in detail the scope of work, materials to be used, methods of installation, and quality of workmanship for a parcel of work are created. The clearer the specifications, the more likely construction will be completed correctly.

Deliverables during this phase include:



CHAMPAIGN COUNTY'S FACILITIES:
BE's thorough FCA in 2016 has served as a roadmap for our renovations and planning work across the County this past decade.

- Perform the final design and the preparation of detailed contract documents in accordance with applicable City, County, State and Federal regulations (“codes”) for all elements of work including architectural plans, custom details, phasing plans and structural and/or engineering modifications, as needed.
- Provide design progress reviews with the County and other authorities as required (typically at 50% and 95% completion).
- Provide progress prints, specifications and revised cost estimates at specified intervals for the County’s review and/or approval.
- Prepare for approval, by the County, the following documents: bid forms; project specifications and working drawings for the project; and, contract agreement.

Bidding / Award

We create thorough documents to get accurate bids from qualified contractors and we suggest mandatory pre-bid meetings to identify any unknown, or potentially undesirable contractors, early. Constructing a good set of bidding documents that clearly articulate the expectations for a successful contractor cannot be an after-thought.

Ways to investigate bidders include:

- Reference checks on contractors and proposed project superintendent by the architect, owner and a CM if involved.
- Requesting a preferred site superintendent.
- Modify the standard Contractors Qualification Statement to provide more comprehensive and project specific requirements.
- Require additional schedule and staffing submittals to understand their responsiveness and project understanding.
- Project scope review meetings to determine if the contractor has included major work components as specified.
- Financial statements for review by the client.
- Post-bid submittals to allow for a complete review of a prospective contractor, and sufficient time in the schedule to complete this review process.

During Bidding / Award, we expect to assist the County in pre-bid and pre-award meetings, obtaining bids, and reviewing and recommending awards, evaluating alternate bids and preparing a construction contract and assist in the evaluation of product or system substitutions.

Construction Administration

Moving from a design vision to a physical building requires an attentive team managing the process. The same design team is responsible for ensuring a smooth construction phase through planning, permitting, bidding, and construction administration.

We convey to the Owner and Contractor the project expectations when it comes to submittals, shop drawings and all construction phase documents – how we need to receive them, what input they need to have, expected processing times – this helps the contractor to manage the documents more effectively and make construction successful. To provide the standard of care a project deserves, our



DESIGNED TO BE BUILT: From feasibility study to reality, BE's designs are made to be constructed.

staff reviews the construction process to ensure the final product matches the construction documents and design intent. Our involvement includes site visits, construction schedule review, pre-installation meetings, mock-up, shop drawing and submittal review, approvals of applications for payment, and other on-site services.

Expectations for work in this phase include:

- Observe that all necessary permits and licenses have been obtained prior to work commencement.
- Raise for discussion and decision the manner in which the construction will be administered by itself and the County, the scheduling of construction, and any and all other issues or questions which in the opinion of the Consultant or the County must be settled before the start of construction.
- Prepare and distribute minutes within 48-hours following the pre-construction meeting.
- prepare and update on an interval that is mutually agreed upon, an estimate of construction cost consistent with the County's funding requirements in a format acceptable to the County. The estimate of construction costs shall document approved change orders (CO's) and all anticipated changes to the construction cost on an individual contract basis and indicate contingency balance.
- Recommend necessary or desirable changes (additions and credits) to the County, review requests for changes, assist in negotiating Contractor's proposals, submit recommendations to the County, if they are accepted, review change orders for the County's authorization.
- Determine, based on the Consultant's inspections and the contractor's applications for payment, the amount owing to the contractor and will issue certificates for payment in such amounts.
- Make visits to the jobsite during power service cut and re-routing for the purpose of clarifying or interpreting any phase of the work and monitoring job progress, where necessary and/or requested.
- Conduct and attend on-the-job field meetings to review procedures, progress, scheduling, contractor compliance and other issues. Provide and distribute minutes of these meetings to the County and to parties designated by the County within 48-hours of the meeting.
- Resolve issues where field condition differs from contract documents in manner satisfactory to the County.
- Issue punch list(s) and re-inspect as necessary, and coordinate warranty submissions with manufacturers.
- Following the contractor's completion of the punch list, conduct final inspections in conjunction with the County.
- Create a "closeout" checklist for each contract and shall monitor the closeout process as part of the Certificate of Substantial Completion of the work and get appropriate approval of the County or other required Agency approvals.
- Furnish to the County, based on marked up prints, drawings and other data furnished by the contractor, a set of reproducible



ON-SITE: All BE team members are trained to provide construction administration services. Regular on-site visits ensure quality of product and on-time delivery to the client.

drawings showing all construction (elements/systems) as actually built. Provide the County with AutoCAD files in a format acceptable to the County and one set of reproducible drawings. Secure and transmit to the County all required guarantees, affidavits, releases, bonds, and waivers and other closeout documents.

Commissioning

Commissioning is best performed as a collaboration of all team members – from owner user groups to designers, construction managers, installers, and commissioning agent. The process involves documentation, testing and training and is customized to the unique goals, budget and priorities of the project. Commissioning planning begins at the start of the project and is integrated with the design and construction process. The plan involves the following; list of systems to be commissioned; level of involvement and scope; responsibilities of all team members in the commissioning process at each stage; testing strategies; consequences for testing failures; and, final deliverables.

Commissioning is a value-added process to the quality control function typically implemented during construction. It goes beyond the traditional construction observation scope of work regarding installation. We approach commissioning as an integrated system and not a piece of equipment. After contractors have installed equipment and construction observation has assured performance to specifications, our commissioning agent will assure the individual pieces of equipment operate as an integrated system.

Both BE and GHR have experience with commissioning. Our team can complete commissioning for work completed by our team members or collaborate with a third-party entity hired by the County.



BETTER INTEGRATION: The bulk of BE's commissioning work is for Federal clients, like the GSA, USDA, and Argonne National Laboratory, on similar office and public buildings to Champaign County.

References

VINCE GUSTAFSON

Public Facilities Supervisor

City of Urbana - Public Works

City Building Reconfiguration and Wayfinding | After city-wide facility condition and health-life safety assessments, the disjointed City Hall was identified as needing improved layouts, wayfinding, security, and accessibility. Our team tackled the highly divided spaces on the first floor by performing a Matterport scan, which provides an accurate and quick start to our BIM model and allowed us to meet the City's tight schedule.

m: 217.384.2318

e: vhgustafson@urbanailinois.us

BRAD BENNETT

Director of Engineering

Urbana and Champaign Sanitary District

Retainer | After successfully providing a facility condition assessment for 23 building roofs, Bailey Edward was tasked with providing bid documents for Building R and fully replacing the roofs at Station S and Station T at the Northwest Facility and Station T at the Southwest Facility.

p: 217.367.3409

e: bbennett@u-csd.com

MARCELLO GRADDY

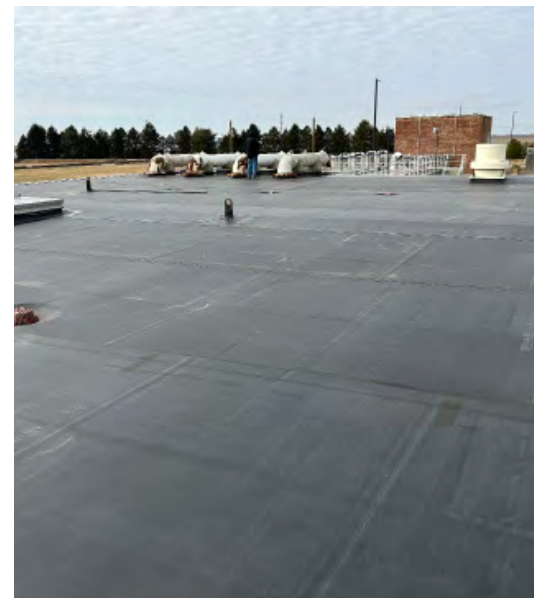
Civil Engineer III

City of Champaign

Retainer | The City of Champaign needed a locally based architecture firm to perform assessments, planning, design, bidding, and construction oversight on various projects deemed to be in the interest to the City. Awarded the contract in 2024, BE is currently working on the Public Works Center Office and Bathroom Design and Electrical and HVAC Upgrades projects.

p: 217.403.4700

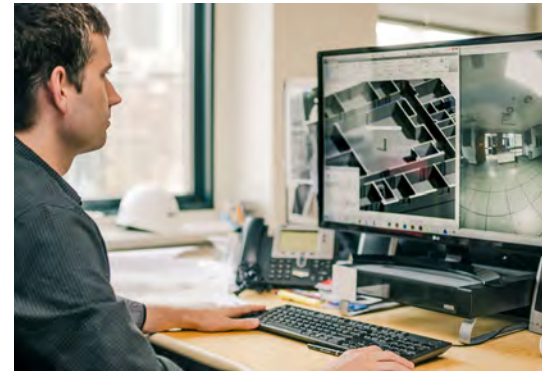
e: marchello.graddy@champaignil.gov



Legal

LITIGATION, OUTSTANDING JUDGMENTS, & LIENS

Bailey Edward has not been involved in any litigation, termination, conflicts of interest, arbitration or alternative dispute resolution within the last 10 years, arising out of any design work. We have not been terminated within the last five years from a project by any client. Our firm retains O'Hagan Meyer as our legal counsel.



QA/QC: Quality of product and service is a core value at Bailey Edward. We have well-established quality assurance and quality control programs in place to keep projects on schedule and in budget.

Billing Title	Rate
CEO/President	300
Managing Principal	290
Director of Operations	260
Director of Design	260
Senior Project Designer	195
Project Designer	145
Senior Project Manager	170
Project Manager	160
Senior Architect/Interior Designer	170
Senior Architectural staff/Interior Designer	160
Architect Level III	150
Architect Level II	140
Architect Level I	130
Architectural staff Level III	130
Architectural staff Level II	125
Architectural staff Level I	115
Recent College Graduate (Non-licensed)	95
Architectural Intern (non-graduate)	55
Senior Interior Designer	170
Interior Designer Level III	140
Interior Designer Level II	115
Interior Designer Level I	90
Entry-Level Interior Design Associate	75
Specifications Writer	174
Sepecification Coordinator	100
Design Technology Manager	175
Design Technology Specialist II	130
Design Technology Specialist I	105
Director of Engineering	250
Electrical Engineer	175
Mechanical Engineer	165
Electrical Designer	135
Mechanical Designer W/Cert	140
Mechanical Designer	90
Mech Engineer Drafter	55
Branch Manager	175
Accounting & Contracts Specialist	85
Contracts Manager	120
Contracts Specialist	85
Administrative Assistant	75

Confirmations

ILLINOIS DRUG-FREE WORKPLACE ACT

Bailey Edward will comply with the Illinois Drug-Free Workplace Act. The following text is an excerpt of our policy in our Employee Handbook, which is distributed firm-wide

To help ensure a safe, healthy and productive work environment for our employees and others, to protect Company property, and to ensure efficient operations, Bailey Edward has adopted a policy of maintaining a workplace free of drugs and alcohol. This policy applies to all employees and other individuals who perform work for the Company.

ILLINOIS HUMAN-RIGHTS ACT

Bailey Edward will comply with the Illinois Human-Rights Act. The following text is an excerpt of our commitment from our Employee Handbook:

In compliance with the Illinois Human Rights Act (Act), the City of Chicago Human Rights Ordinance (Ordinance) (as applicable) and any other related federal or local law/ordinance, all employees have the right to be free from unlawful discrimination or harassment (including sexual harassment). This means that employers may not treat people differently based on race, age, gender, pregnancy, disability, sexual orientation or any other protected class named in the Act, Ordinance (as applicable) or any other related federal or local law/ordinance. This applies to all employer actions, including hiring, promotion, discipline and discharge.

It is Bailey Edward's policy to prohibit intentional and unintentional discrimination or harassment (including sexual harassment) of or against job applicants, contractors, interns, volunteers or employees by another employee, supervisor, manager, vendor, customer or any third party on the basis of actual or perceived race, color, creed, religion, national origin, ancestry, citizenship status, age, sex or gender (including pregnancy, childbirth and pregnancy-related conditions), gender identity or expression (including transgender status), sexual orientation, marital status, military service and veteran status, physical or mental disability, genetic information or any other characteristic protected by applicable federal, state or local laws (referred to as "protected characteristics"). The Company also prohibits retaliation. All such conduct will not be tolerated by Bailey Edward.

OTHER INFORMATION

Equal Opportunity Employer

BE is an Equal Opportunity Employer and the following is an excerpt from our Employee Handbook:

Bailey Edward is an Equal Opportunity Employer that does not discriminate on the basis of actual or perceived race, color, creed, religion, national origin, ancestry, citizenship status, age, sex or gender (including pregnancy, childbirth and pregnancy-related conditions), gender identity or expression (including transgender



status), sexual orientation, marital status, military service and veteran status, physical or mental disability, genetic information, or any other characteristic protected by applicable federal, state or local laws and ordinances. Bailey Edward's management team is dedicated to this policy with respect to recruitment, hiring, placement, promotion, transfer, training, compensation, benefits, employee activities, access to facilities and programs and general treatment during employment.

The Company will endeavor to make a reasonable accommodation of an otherwise qualified applicant or employee related to an individual's: physical or mental disability; sincerely held religious beliefs and practices; and/or any other reason required by applicable law, unless doing so would impose an undue hardship upon the Company's business operations.

MBE / WBE / VBE

As a woman-owned firm ourselves, we understand the importance of a team with diverse backgrounds both within the hiring practices of our firm and the consultants with whom we choose to work. Rather than meet minimum requirements we strive to include as many woman-, minority-, veteran-, and disabled person-owned businesses on our team whenever possible.

Company Certification

Bailey Edward holds national, regional, and local Women's Business Enterprise (WBE) certifications recognizing our status as a Woman-Owned Small Business (WOSB). In addition, the company is licensed in 24 states.

Corporate Culture

Our Diversity, Equity, & Inclusion Team aims to ensure not only our team is fair and equitable, but also the spaces we design. We strive to empower our staff to foster equity and diversity in the workplace, in our professional relationships, and in our communities through advocacy, outreach, professional development and design excellence.

Corporate Transparency

Bailey Edward proudly became the fourth Chicago-based firm—and the second woman-owned firm in the city—to earn a JUST 2.0 Label in 2024. Though we are a small business, we are the largest firm in Chicago to receive this recognition. We're committed to leading by example and creating a more equitable and socially just environment, not only in the spaces we design but also in our own workplace. By using this transparency framework, we can show our peers, clients, consultants, and potential recruits our core values and commitment to Diversity, Equity, and Inclusion, crucial elements in our firm's success and recognition as number 25 on Crain's The Best Places to Work in Chicago for 2025 list.



Social Justice & Equity: The Just label invites organizations to evaluate themselves through this social justice and equity lens. The goal to optimize company policies that improve social equity and enhance employee engagement. Building upon our current label, BE will be seeking a Just 3.0 label in 2026.



Architectural Services RFQ 2025-15

Champaign County
Urbana, Illinois

Statement of Interest and Qualifications

Contact: Scot Wachter, AIA
114 West Main Street
Urbana Illinois 61801
T / 217 328 1391 x19
E / swachter@igwarchitecture.com

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Champaign County, Illinois

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Champaign County, Illinois



114 WEST MAIN STREET
URBANA, ILLINOIS 61801

T / 217 328 1391
F / 217 328 1401

ISAKSEN GLERUM WACHTER . LLC

IGW Architecture is an architectural, planning and interior design firm with corporate headquarters in Urbana, Illinois. Founded in 1967, as Isaksen Matzdorff, changing to Isaksen Glerum and then Isaksen Glerum Wachter LLC dba IGW Architecture, the firm has grown and diversified through the years building upon the knowledge and experience gained through the successful completion of over 2,000 projects. With a current staff of seven (7) in Urbana, the company provides a broad range of professional design services to governmental, educational, corporate, industrial and religious clients.

IGW emphasizes a collaborative effort by the client and architect to study, communicate and understand all project goals and objectives prior to the start of design. By working closely and responsively with the client from project inception through occupancy, the identified goals are consistently achieved within the parameters of program, design, budget and schedule. This method has enabled our senior professionals to develop working relationships with public and private organizations which span years and even decades of continued service.

The firm principals have experience collaborating with governmental officials, regulatory agencies, legal/financial experts, various boards as well as other specialty design consultants. Exclusively engaged in architecture, IGW prefers to retain the best engineers and other needed consultants based on specific project requirements and client preferences.

With our design talent, depth of experience, organizational skills and client-focused approach, IGW can consistently provide superior service and optimum facility quality within each project's established functional, aesthetic, environmental, and financial requirements.

Overview of General Services Provided:

- Programming/Master Planning
- Existing Building Assessment
- Financial Feasibility Studies
- Project Scheduling/Budgeting
- Site Evaluation and Analysis
- Sustainable Building Design
- Construction Documentation
- Bidding and Negotiation
- Construction Administration
- On-Site Observation
- Post Occupancy Services
- Interior Space Planning/Design
- Historic Restoration
- Life Safety and ADA Planning

Website: igwarchitecture.com



C-U MTD Illinois Terminal



Memorial Stadium Expansion



Urbana Early Childhood School



Champaign County Courthouse



Parkland College Student Union

Champaign County, Illinois

Should IGW be fortunate enough to be selected as Architect for the County's upcoming work, identified below are the personnel assignments to be made and respective roles to be played during the course of the project(s).

Scot W. Wachter, AIA, President/CEO

swachter@igwarchitecture.com

Telephone: (217) 328-1391 x19

Mobile: (217) 621-4052

Role: Project Manager and Design Principal

Cynthia Gilliam, Staff Architect

cgilliam@igwarchitecture.com

Telephone: (217) 328-1391 x15

Role: Project Architect, CA, On-Site Observation

Sharada Panditi, Senior Staff Designer

spanditi@igwarchitecture.com

Telephone: (217) 328-1391 x12

Role: Drawings/Specification Production, Interior Design

Christina Mooney, Senior Staff Designer

cmooney@igwarchitecture.com

Telephone: (217) 328-1391 x14

Role: Drawings Production, Energy Analysis, Revit Coordination

Matt Hiser, Intern Architect

mhiser@igwarchitecture.com

Telephone: (217) 328-1391 x17

Role: Drawings/Specification Production

Riley D. Glerum, Senior Consultant

rglerum@igwarchitecture.com

Telephone: (217) 328-1391 x21

Role: Project Planning Assistance, Quality Control

For project continuity, the assigned individuals will remain engaged throughout all phases of project development. i.e., the schematic design, design development, construction documents, bidding, construction administration, on-site observation, and warranty phases of work.

Please see the following resumes for key team members including examples of their relevant work experience.

Champaign County, Illinois

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URBANA, ILLINOIS 61801 F / 217 328 1401

**Scot W. Wachter**, Principal – Project Design and Management

Mr. Wachter, President and CEO of IGW Architecture, has performed as the lead architect on a wide variety of governmental and educational facilities. His primary focus is in the areas of detailed site and architectural design, materials and systems research and evaluation, preparation and coordination of design and construction documents, and the technical coordination between architectural, engineering, and other disciplines. Project management responsibilities include working directly with the client to monitor and control project scope, budget, and schedule. Mr. Wachter brings extensive past planning, design, and construction phase experience on numerous projects with Champaign County.

Education

University of Illinois at Urbana-Champaign
Bachelor of Architectural Studies - 1983

Registrations and Affiliations

Licensed Architect (Illinois-1988) 001-012558

Professional History

IGW Architecture (Isaksen Glerum Wachter, LLC), Urbana, Illinois	1986-
Present	
Schiller & Frank, Architects, Wheeling, Illinois	1983-
1985	

Project Experience

Urbana Sixth Grade Center Expansion and Renovation, USD #116, Urbana, Illinois
 Centennial High School Expansion and Renovation, Unit 4, Champaign, Illinois
 McKinley Field Development, Unit 4, Champaign, Illinois
 Thomas Paine Expansion and Renovation, USD #116, Urbana, Illinois
 AGCO Agricultural Education Building, Parkland College, Champaign, Illinois
 Champaign County Animal Control Relocation Study, Urbana, Illinois
 Driver Training Facility, Mass Transit District, Urbana, Illinois
 Education and Recreation Center, Cunningham Children's Home, Urbana, Illinois
 Community Blood Services of Illinois, Addition and Renovation, Urbana, Illinois
 Phillips Recreation Center Remodeling, Urbana Park District, Urbana, Illinois
 Champaign County Courthouse Expansion/Renovation, Champaign County, Urbana, IL
 Brookens Remodeling Projects, Champaign County, Urbana, IL
 METCAD 9-1-1 Operations Center Renovation, Champaign County, Urbana, IL
 Courthouse Clock/Bell Tower Restoration, Champaign County, Urbana, IL
 Courthouse Masonry Stabilization, Champaign County, Urbana, IL
 ILEAS Training Center Renovation of Old CCNH, Champaign County, Urbana, IL
 Roof Replacement ILEAS (Old CCNH - 1971 Addition), Champaign County, Urbana, IL
 County Clerk Storage Remodeling - Sheriff's Garage, Champaign County, Urbana, IL
 New Nursing Home Life Safety Assistance, Champaign County, Urbana, IL

Champaign County, Illinois

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**Cynthia K. Gilliam, Project Architect**

As a Senior Project Architect for IGW, Ms. Gilliam brings over twenty years of experience in all phases of project development from design through construction. Adept at both new construction and renovation projects, her responsibilities include field survey work, analysis of existing site and building conditions, architectural and interior design, construction document preparation including drawings and technical specifications. She remains actively involved during the bidding phase, administrates the construction phase of projects, observes construction in the field for design compliance, and generally endeavors to provide the Owner protection against lack of coordination, defects and deficiencies in the work.

Education

Southern Illinois University at Carbondale

School of Architecture and Interior Design

Bachelor of Science, Advanced Technical Studies, Specialization Architecture

Associates Degree, Advanced Technical Studies, Specialization Architecture

Registrations and Affiliations

Licensed Architect (Illinois - 2009)

001-020741

Professional History

Isaksen Glerum Wachter, LLC

2020-

Present

Rivian (In-House Facility Architect/Design Manager)

2019-2020

American Buildings Co. (In-House Design/Build Architect)

2016-2019

Cynthia K. Williams, Consulting Architect

2013-2016

Ideal Environmental Engineering

2011-2013

Middleton Associates Incorporated

2001-2010

Farnsworth Group, Inc.

1995-2001

Project Experience

Urbana Sixth Grade Center Expansion and Renovation, USD #116, Urbana, Illinois

Urbana High School Band Room Addition, USD #116, Urbana, Illinois

Thomas Paine Expansion and Renovation, USD #116, Urbana, Illinois

Livingston County Jail and Sheriff's Dept., Livingston County, Pontiac, Illinois

Master Plan for Brock Lake Recreational Facility Upgrades, Mackinaw, Illinois

Eastside Center Recreational Complex, East Peoria, Illinois

Automotive Showroom-Service Center Expansion/Renovation, Brad Barker, Bloomington, Illinois

KMOS TV Transmitter Building, Central Missouri State University, Warrensburg, MO

Stroud Auditorium Renovations, University High School, Normal Illinois

Deer-Creek Mackinaw Primary/Junior High School Addition, Mackinaw Illinois

Metcalf Laboratory School Renovation, Normal Illinois

Champaign County, Illinois

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**Sharada Panditi, Senior Staff Designer**

As a senior Staff Designer for IGW, Ms. Panditi has a very active role providing architectural and interior design, documentation, and construction administration services on a variety of project types and scopes. Focused primarily on the assessment, repair, and remodeling of existing facilities, she brings over twenty years of renovation experience on governmental, educational, and numerous other facility types. In addition, Ms. Panditi applies her highly developed interior architecture skills on many of the firm's projects including space planning, casework, materials and finish design, and the selection, specification, and procurement of furniture, fixtures, and equipment (FF&E).

Education

JNTU, India / 1984 / Bachelor of Architecture
 University of Akron, Ohio / 1987 / Masters in Urbana Planning

Professional History

IGW Architecture (Isaksen Glerum Wachter, LLC), Urbana, Illinois	2000 - Present
Architectural Spectrum, Champaign, Illinois	1998 - 1999
Olsen and Associates, Champaign, Illinois	1997 - 1998
DuPage County Planning Department, Wheaton, Illinois	1988 - 1996

Project Experience

Centennial High School Expansion and Renovation, Unit 4, Champaign, Illinois
 Thomas Paine Expansion and Renovation, USD #116, Urbana, Illinois
 AGCO Agricultural Education Building, Parkland College, Champaign, Illinois
 Education and Recreation Center, Cunningham Children's Home, Urbana, Illinois
 Life Safety Work & Building Improvements, USD #116, Urbana, Illinois
 Student Union Furniture and Equipment, Parkland College, Champaign, Illinois
 Headquarters Remodeling, Mass Transit District, Urbana, Illinois
 Brookens Pod 400 Remod for Highway Dept, Champaign County, Urbana, Illinois
 Brookens Pod 400 Remodeling for Park District, Champaign County, Urbana, Illinois
 Brookens Pod 100 RPC Remodeling, Champaign County, Urbana, Illinois
 Courthouse Expansion/Renovation, Champaign County, Urbana, Illinois
 Courthouse State's Attorney Offices Remodeling, Champaign County, Urbana, Illinois
 Courthouse Exterior Masonry Repairs, Champaign County, Urbana, Illinois
 METCAD 911 Emergency Communication Center, Champaign County, Urbana, Illinois
 ILEAS Training Center Renovation of Old CCNH, Champaign County, Urbana, Illinois
 Spiritual Life Center Furniture/Equipment, Cunningham Children's Home, Urbana, Illinois
 Urbana Free Library Addition and Renovation, City of Urbana, Urbana, Illinois
 Illinois Terminal Tenant Fit-outs, Mass Transit District, Champaign, Illinois

Champaign County, Illinois

ISAKSEN GLERUM WACHTER . LLC

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**Christina Mooney, Senior Staff Designer**

Ms. Mooney's professional role at IGW encompasses a diverse group of responsibilities drawn from her twenty-year involvement on numerous projects and building types. She has provided comprehensive architectural services on educational, governmental, and many other building types within the Champaign-Urbana, Milwaukee, and Madison metro areas. Ms. Mooney applies her extensive Autodesk Revit knowledge to every aspect of the firm's design services including photorealistic still and animated presentations while also being responsible for design software management and staff training. Additionally, she contributes advanced skills in building energy analysis, space planning, and interior design.

Education

University of Wisconsin-Milwaukee / 2003 / B.S. in Architectural Studies

University of Illinois at Urbana-Champaign / 2008 / Master of Architecture

Registrations and Affiliations

American Institute of Architects - Associate

Professional History

Isaksen Glerum Wachter, LLC	2009-Present
Moorhead-Gruber Architects, Inc.	2007-2009
Potter Lawson, Inc.	2003-2006
Tavarez & Associates Architects, Inc.	2003
Arquitectura, Inc.	2002
MBA Architects, Inc.	2000

Project Experience

Urbana Sixth Grade Center Expansion and Renovation, USD #116, Urbana, Illinois
 Centennial High School Expansion and Renovation, Unit 4, Champaign, Illinois
 Thomas Paine Expansion and Renovation, USD #116, Urbana, Illinois
 AGCO Agricultural Education Building, Parkland College, Champaign, Illinois
 Clubhouse Renovation, UG&CG, LLC, Urbana, Illinois
 Urbana Early Childhood School, USD #116, Urbana, Illinois
 Public Works Facility, Village of Savoy, Savoy, Illinois
 Brookens Administrative Center Re-Roof Pod 200, Champaign County, IL
 Fine & Applied Arts Additions, Parkland College, Champaign, IL
 Partial Demolition Old CCNH Annex Building, Champaign County, Urbana, IL
 County Clerk Storage Remodeling - Sheriff's Garage, Champaign County, Urbana, IL
 Champaign County Pod 300 Remodeling, Champaign County, Urbana, IL
 Courthouse Exterior Masonry Stabilization, Champaign County, Urbana, IL
 Courthouse Window Replacement, Champaign County, Urbana, IL

Champaign County, Illinois

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**Matt Hiser, Intern Architect**

Mr. Hiser came to his role at IGW via a second career after spending four years as an elementary school classroom teacher in local schools. That experience has followed Mr. Hiser and is expressed in the value he puts into the input of the users of the designed space.

Mr. Hiser has a diverse set of responsibilities at IGW over a varied list of projects. While his primary role has been drafting and modeling, he has also spent time surveying sites, monitoring construction, and working with users during the design process.

Mr. Hiser has also spent considerable time working to make the design and documentation processes more efficient and consistent, developing multiple workflows, asset libraries, and templates within Autodesk's Revit and AutoCAD software.

Education

University of Illinois at Urbana-Champaign / 2012 / B.S. in Elementary Education
 University of Illinois at Urbana-Champaign / 2021 / Master of Architecture

Registrations and Affiliations

American Institute of Architects - Associate

Professional History

Isaksen Glerum Wachter, LLC	2021-Present
Parkland College – Adjunct Faculty	2025-Present
Urbana School District #116 - Teacher	2015-2017
Danville School District #118 - Teacher	2013-2015

Project Experience

Champaign County ILEAS Building Renovation, Urbana, Illinois
 Urbana School District #116 Sixth Grade Center, Urbana, Illinois
 Parkland College-AGCO Agricultural Education Building, Champaign, Illinois
 Champaign County Animal Control Relocation Study, Urbana, Illinois
 Okaw Valley High School Gym Addition, Bethany, Illinois
 Blue Ridge CUSD #18 Concessions and Restroom Building, Farmer City, Illinois
 Parkland College Athletic Office Remodel, Champaign, Illinois
 Urbana School District #116 High School Band Room Addition, Urbana, Illinois
 Urbana School District #116 Adult Education and Tiger Academy Renovation, Urbana, Illinois
 Illinois Capitol Development Board – Parkland College Door Replacement, Champaign, Illinois
 Urbana School District #116, Thomas Paine Elementary Expansion and Renovation, Urbana, Illinois

Champaign County, Illinois

ISAKSEN GLERUM WACHTER, LLC

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**Riley D. Glerum, Senior Planning and Design Consultant**

As a senior consultant with over 40 years of experience, Mr. Glerum continues to support the firm by assisting with business development activities as well as the provision of professional services on select projects. He brings extensive knowledge and expertise on publicly funded projects, especially those with complex expansion and renovation components. His project responsibilities remain focused on the early needs assessment, program definition, design conceptualization, budget analysis, scheduling and phasing critical to a project's success. The collaborative planning and design approach that Mr. Glerum has advanced throughout his career ensures that the design team closely meshes with client representatives at every stage of the project. In this way, client objectives and goals are made integral to project development and the talents and insights of all participants help optimize outcomes.

Education

University of Illinois at Urbana-Champaign

Bachelor of Architecture - 1974 (5-Year Professional Degree)

Registrations and Affiliations

Licensed Architect (Illinois-1979) 001-009488

Licensed Architect (Wisconsin-1978) 005-0047985

Leadership in Energy & Environmental Design (LEED) Accredited Professional

State of Illinois CDB Certificate of Training - Project Manager

American Institute of Architects

Professional History

IGW Architecture (Isaksen Glerum Wachter, LLC), Urbana, Illinois 1979-Present

Architectural Spectrum, Inc., Champaign, Illinois 1977-1978

Richardson, Severns, Scheeler, Greene & Associates, Champaign, Illinois 1975-1977

Project Experience (Roof and Other Relevant Work)

East Campus Master Plan, Champaign County Illinois, Urbana, IL

Brookens Administrative Center Feasibility Study, Champaign County, Urbana, IL

Court Facility Needs Study, Champaign County, Urbana, IL

Champaign County Courthouse Expansion/Renovation, Champaign County, Urbana, IL

Courthouse Exterior Masonry Repairs and Maintenance, Champaign County, Urbana, IL

Old Nursing Home Reuse/Conversion Study, Champaign County, Urbana, IL

ILEAS Training Center at Old CCNH Feasibility Study, Champaign County, Urbana, IL

ILEAS Training Center Renovation of Old CCNH, Champaign County, Urbana, IL

METCAD 9-1-1 Operations Center Feasibility, Champaign County, Urbana, IL

METCAD 9-1-1 Operations Center Renovation, Champaign County, Urbana, IL

Champaign County Storage Building, RFP for Design-Build Project Procurement/Delivery

Champaign County, Illinois

a. Services for Government Agencies

IGW Architecture is an architectural, planning and interior design firm with corporate headquarters in Urbana, Illinois. The firm is recognized for its ability to help our clients accomplish challenging projects utilizing a multi-disciplinary team approach to facility design combined with thorough project management. The size and structure of the firm allow “hands-on” participation by the principals, who along with the project architect and support team, will guide a commission from start to finish. The technical staff include seasoned construction administrators and on-site observers to monitor design compliance in the field. Firm members also have extensive experience working with governmental officials, regulatory agencies, legal/financial experts, various boards as well as other specialty design consultants.

The majority of our experience is working with government agencies including Urbana School District 116, Champaign School District Unit 4, City of Urbana, City of Champaign, Champaign-Urbana Mass Transit District, Village of Savoy, Parkland College, Blue Ridge School District, University of Illinois and Champaign County. Many of these clients are long term clients and our work for them includes a full range and size of projects including existing building assessment, programming and master planning, feasibility studies, life safety and accessibility evaluation, building remodeling, building additions and new buildings.

The following completed projects provide a sampling of the depth and breadth of IGW’s qualifications, technical capabilities, and areas of expertise.

Champaign County, Illinois



**Expansion/Renovation
Urbana Free Library
Urbana, Illinois**

Completion Date: 2005

Cost: \$8.0M

City of Urbana
401 S. Vine Street
Urbana, IL 61801

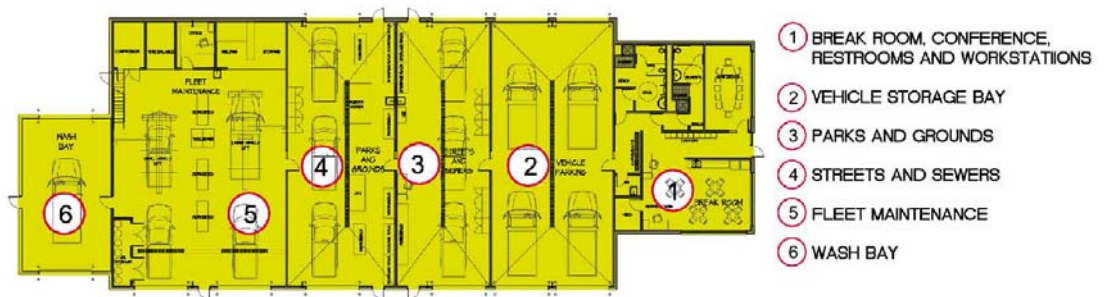
IGW provided comprehensive design and construction phase services to the City of Urbana for the expansion and renovation of the Urbana Free Library. The project involved a 27,000 square foot addition to and remodeling of the 1918 Samuel T. Busey building and its mid-70's addition. The new addition houses the expanded Adult, Children's and Archive departments which allowed 30,000 square feet of existing building space to be reorganized for better delivery of library services and enhanced user amenities.

The scale, materiality and detailing of the addition were compatible with the original landmark structure including the limestone cladding and signature arched windows. Site work included new utilities, expanded parking, drive-up book drop and accessible entrance linked to downtown Urbana via a pedestrian plaza framed by an architectural gateway. The work was phased to allow continuous use of the library during construction.

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Champaign County, Illinois



**Public Works Facility
Village of Savoy
Savoy, Illinois**

Completion Date: 2014

Cost: \$3.2M

Village of Savoy
Savoy Municipal Center
611 North Dunlap
Savoy, IL 61874

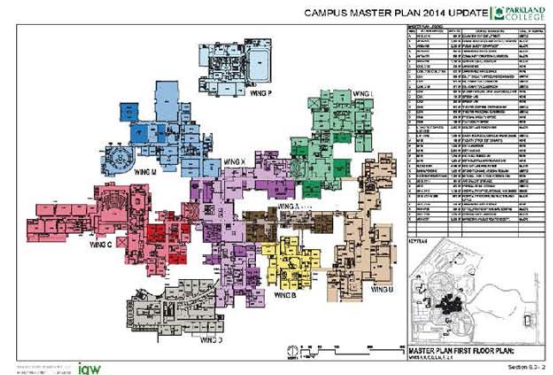
Following the development of a program of facility requirements and master planning of the Village of Savoy's Municipal Center site, IGW provided comprehensive design, bid and construction administration services for their new public works building. This project consolidated Public Works functions onto a single site which were previously housed in several deficient structures on scattered sites.

The new single-story, 12,400 square foot facility provides space for the three Public Works divisions including Fleet Maintenance, Parks and Grounds and Streets and Sewers. In addition, a manual wash bay, heated vehicle storage and staff support space were included in the project. The design incorporated drive-thru bays, an in-floor heating system and epoxy floor finish to enhance building functionality. A pre-engineered, rigid frame steel structure was utilized to eliminate interior columns and for its cost effectiveness and speed of construction.

Site improvements included grading, utilities, building services, walks, drives, and parking associated with the new building as well as paving and parking upgrades for other existing buildings on the site.

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[illegible][illegible]

Parkland College
2400 West Bradley Ave.
Champaign, IL 61820

The planning process involved interviews with the campus administration, various user groups and maintenance personnel, preliminary facility programming, location and fit analyses, project budgeting and scheduling, identification of funding sources, and the prioritization of projects within the planning horizon. Detailed findings were presented in a series of comprehensive project data spreadsheets and campus plan graphics.

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Champaign County, Illinois



Urbana Tigers Athletics Complex
Urbana High School
Urbana, Illinois

Completion Date: 2011

Cost: \$5.0M

Urbana School District #116
 205 N. Race Street
 Urbana, IL 61801

IGW Architecture provided comprehensive services for the recently completed, state-of-the-art, Urbana Tigers Athletics Complex. The existing grass football, soccer and track fields at the high school campus have been reconceived as a multi-use outdoor activity and event center including a new athletics gateway and walk of fame.

This weather resistant, extended-use outdoor facility includes new synthetic turf field surfaces, spectator seating and press box, ticketing, concessions and restroom facilities, site lighting, and storage for both athletic and maintenance equipment. The new venue provides physical education space for both the middle and high schools, practice and performance fields for the high school athletic teams and outdoor activity space for a number of extracurricular groups. Improvements to pedestrian and vehicular access to the site and expanded parking were included as part of the project.

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Champaign County, Illinois



Ten-Year Safety Survey Urbana School District 116 Urbana, Illinois

Completion Date: 2014

Cost: N/A

Urbana School District 116
205 North Race Street
Urbana, IL 61801

IGW Architecture prepared the required Ten-Year Safety Survey Report for Urbana School District #116 in conformance with the requirements of Section 2-3.12 of the Illinois School Code and the Illinois Administrative Code, Title 23; Subtitle A, Chapter 1, subchapter d, Part 180: Health/Life Safety Code for Public Schools. This report included the district boundary map, facilities locations map, existing condition description and updated safety reference plans for all District schools. Spreadsheet based violation and recommendation schedules were also prepared for all schools citing the non-compliant items/conditions within the various categories and priorities of work. Estimated project costs for the needed life safety work were also prepared to assist the District in their facility maintenance planning. Following the survey, IGW provided the needed planning and design services to address the urgent, required, and recommended life safety improvements identified in the report using successive summer break periods to deliver the needed construction.

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Champaign County, Illinois



Expansion/Renovation Champaign County Courts Urbana, Illinois

Completion Date: 2005

Cost: \$20.0M

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

This project involved the planning and design of the new Champaign County Courts Facility. At the core of the design concept was the recognition of the existing turn-of-the-century county courthouse as a prominent landmark within downtown Urbana. The intent was to maintain that landmark status and not allow either the massing or character of the new addition to overshadow or upstage the existing courthouse. The new construction was set well back from Main Street and scaled properly so that views of the existing courthouse were not blocked from its Main Street approaches.

At the same time, it was essential to incorporate all of the required space standards and organize the various program components and movement patterns in a manner which would provide the necessary security features and support of efficient court operations. This translated into placement of the prisoner holding/staging areas, courtrooms and judicial support facilities in the new 90,000 square foot addition and the renovation of the existing 39,000 square foot Courthouse for court support offices. On-site parking for 110 cars and land for the future expansion of court facilities were provided through the acquisition of additional property to the east. A later project involved the stabilization and restoration of the existing exterior masonry and clock and bell tower at the historic courthouse.

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Champaign County, Illinois



**Expansion/Renovation
Memorial Stadium
University of Illinois
Champaign, Illinois**

Completion Date: 2008

Cost: \$120.0M

UIUC Division of Intercollegiate Athletics
Bielfeldt Athletic Administration Building
1700 South Fourth Street
Champaign, IL 61802

IGW Architecture performed as associate architect for HNTB Sports in Kansas City on the Memorial Stadium expansion and renovation project. Comprehensive programming, master planning, design and construction phase services were provided over a two-year period. The project included new north end zone seating, new west side luxury suites, indoor and outdoor club seating and a new press level. All of the fan concourses were updated with new concessions, restrooms, amenities and increased circulation.

The unique design approach allowed for expansion of the existing building both vertically and horizontally toward the playing field while preserving all of the historic elements. This design resulted in an unusually intimate spectator viewing experience for a stadium of this size. Work was phased and continued year-round to minimize the construction period and bring revenues on-line sooner. Owner-advocate construction management and multiple bid packages were employed for fast-tracking this complex project to a successful opening for the 2008 football season.

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URBANA, ILLINOIS 61801 F / 217 328 1401

Champaign County, Illinois



**Fine and Applied Arts Additions
Parkland College
Champaign, Illinois**

Completion Date: 2014

Cost: \$7.0M

Parkland College
2400 West Bradley Ave.
Champaign, IL 61821

IGW led a team of architects, engineers and other specialty consultants in the design and construction of two additions to the Parkland College Theater. The project involved a visual arts addition west of the theater and performing arts addition east of the theater to expand and consolidate arts programming on the main campus. The single-story visual arts addition consists of 8 new art studios with needed support space and faculty offices. The studios include 3D studios (ceramics, sculpture, woodworking and metal working) with access to an outdoor work area and 2D studios (painting, drawing, design and a Mac lab) provided with generous north light. Exhibition space and storage lockers are provided along the corridor serving the studios. The three-story performing arts addition consists of a 2000 square foot black box performance venue with an upper level control booth/gallery, main level lobby with ticket office, restrooms, and a basement storage area with a trap to the stage above. The new lobby connects directly to the existing theater lobby to permit crowd overflow between the two venues.

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Champaign County, Illinois



Expansion/Renovation Centennial High School Champaign, Illinois

Completion Date: 2021

Cost: \$63.0M

Champaign Unit School District #4
502 W Windsor Road
Champaign, IL 61801

Ms. Elizabeth Stegmaier
Director of Capital Projects and Planning
Ph: (217) 531-0374

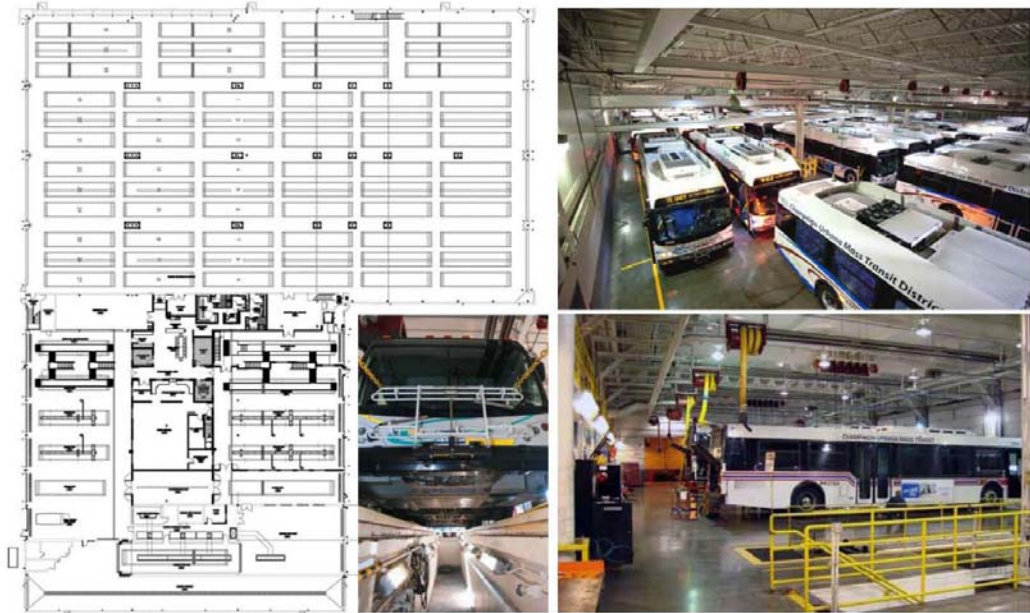
Following a successful referendum, the Centennial High School underwent a significant expansion and renovation. IGW collaborated with the District to reinvent the 1960's vintage building to better support a multifaceted curriculum serving a diverse community. The expansion and renovation touched all areas of school and increased the size of the facility by about 56 percent.

Approximately 114,000 square feet of new space was added including a second Gymnasium, CTE workshops, administrative and student services offices, new main entry lobby and classrooms for science and general education. An elevator addition and an infill of a breezeway between wings enhanced the overall building circulation and accessibility.

The remaining 203,000 square feet of existing building was completely renovated including the functional reassignment of instructional, administrative and support space as well as the upgrade of all building finishes and mechanical and electrical systems.

Site improvements included increased parking for visitors, faculty and staff, reconfiguration of the bus and student drop-offs, and separation of pedestrian and vehicular traffic. The project was phased to allow continuous occupancy during the construction period.

Champaign County, Illinois



**Bus Storage/Maintenance Facility
C-U Mass Transit District
Urbana, Illinois**

Completion Date:
Bus Storage - 2001
Maintenance Facility - 2003

Cost: \$7.5M
Bus Storage - \$3.4M
Maintenance Facility - \$3M

Champaign-Urbana Mass Transit District
1101 E. University Avenue
Urbana, Illinois

Mr. Karl Gnad
Managing Director
Ph: (217) 384-8188

Mr. Josh Berbaum
Maintenance Director
Ph: (217) 384-5450

IGW expanded and converted an existing warehouse building into a state-of-the-art bus storage and maintenance facility. 28,000 square feet of new construction was added and 42,000 square feet of existing building was totally renovated to meet the needs of the Mass Transit District's maintenance department.

The first phase of the project involved an east addition to and remodeling of the north of the existing building for bus storage. The second phase renovated the south half of the existing building to provide offices, maintenance bays, staff break room, staff locker facilities, workshop and storage areas. In addition to the building construction, new vehicle lifts, maintenance pits, high speed overhead doors and vehicle lubricant systems were added to provide a safe, functional facility for maintaining the District's fleet.

Site improvements included storm water detention, new site utilities and building services, revisions to site traffic patterns, concrete parking and drives and landscaping along University Ave.

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114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401

Champaign County, Illinois



**AGCO Agricultural Education
Parkland College
Champaign, Illinois**

Completion Date: 2024

Construction Cost: \$5.2M

Parkland College
2400 West Bradley Ave.
Champaign, IL 61820

Mr. Troy Burns
Physical Plant Director
Ph: (217) 353-2322

Parkland College and AGCO Corp. announced expansion of the company's technician training program and construction of a \$5 million training center on the Parkland Champaign campus. The 22,732-square-foot center will be home to a new AGCO agriculture service technician associate's degree program.

Project includes a pre-engineered metal building with offices, classrooms, restrooms and a large shop/lab space. Site development for the project includes concrete pavement, site lighting, utility modifications and extensions. The super structure of the building is primarily a pre-engineered structure with metal siding and standing seam metal roof. Aluminum storefront system entries and windows, sectional overhead doors and hollow metal doors are provided. New fire protection, plumbing, electrical systems, HVAC and exhaust systems serve the building.

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114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401

Champaign County, Illinois

b. Sustainable Design

At IGW, we are sensitive to the substantial impact that buildings have on the environment and search for solutions which contribute to both human well-being and the continuing health of our global ecosystem. For the planet, green building offers the promise of dramatically lower air pollution, improved surface water quality, and the preservation of habitat and natural resources for future generations. For the built environment, sustainable design means ecologically based site selection and development, minimizing non-renewable energy consumption, conserving, and protecting water, reducing construction waste, using environmentally preferred materials, enhancing indoor environmental quality, and optimizing operational and maintenance practices.

Sustainable design strategies and green building techniques are routinely applied to every project at IGW and result in a range of benefits to owners and occupants from lower operational costs to a more comfortable, healthy, and productive environment. First costs of green buildings are not necessarily higher than conventional construction as sustainable design involves a range of choices that can be evaluated against project criteria. Some strategies, like building orientation, cool roofs, the use of recycled materials or native landscaping cost the same or less than conventional choices and can easily be incorporated. Other strategies, such as permeable paving, improved mechanical system efficiency or renewable energy systems, may involve higher capital costs but provide significant longer-term operational paybacks and can be evaluated on that basis.

IGW's experience in sustainable design includes both the retrofit of existing construction as well as new facilities as represented in part by the following projects.

Champaign County, Illinois

C-U MTD Headquarters - Site and Building Sustainable Retrofit Urbana, Illinois

- | | | | |
|---|---|--|--|
| 1 PERMEABLE PAVING
(ROADS, PARKING AREA & FIRE ROUTE) | 5 PERIMETER SCREENING
(EVERGREEN & SHADE TREES) | 9 SITE LIGHTING
(CONVERT SITE LIGHTING TO LED AND/OR SOLAR, WIND) | 13 SHADE TREES
(REDUCE HEAT ISLAND EFFECT AT PARKING LOT PERIMETER) |
| 2 FRONT DOOR IMAGE INDIGENOUS (NATIVE) LANDSCAPE
(LOW MAINTENANCE, LOW IRRIGATION ENVIRONMENTALLY SENSITIVE) | 6 DETENTION BASIN
(CREATE NATURAL LOW MEADOW HABITAT) | 10 ROOF RUNOFF
(RECAPTURE FOR IRRIGATION IN EX. CISTERN AND CISTERN PROPOSED) | 14 ROOF RUN OFF
(USE FOR IRRIGATION AND/OR BUS WASH) |
| 3 SHADE GARDENS
(NORTH SIDE OF BUILDING) | 7 RAIN GARDENS & BIO FILTERS
(STORM WATER QUALITY IMPROVEMENT PLANT MATERIALS) | 11 CREATE NATIVE HABITAT PLANTINGS
(EDUCATION SUSTAINABLE COMMUNITY MESSAGE) | 15 RECYCLING
(LANDSCAPE AND SITE MATERIAL) |
| 4 DECIDUOUS TREES
(SOUTH SIDE OF BUILDING) | 8 ROOF GARDEN
(TRAY SYSTEM AND/OR HIGH ALBEDO ROOFING MATERIAL) | 12 MEDIAN PLANTINGS
(MESSAGE COMMUNITY WITH NATIVE PLANTINGS) | 16 LOCAL SOURCES
(MATERIALS & SUPPLIES) |



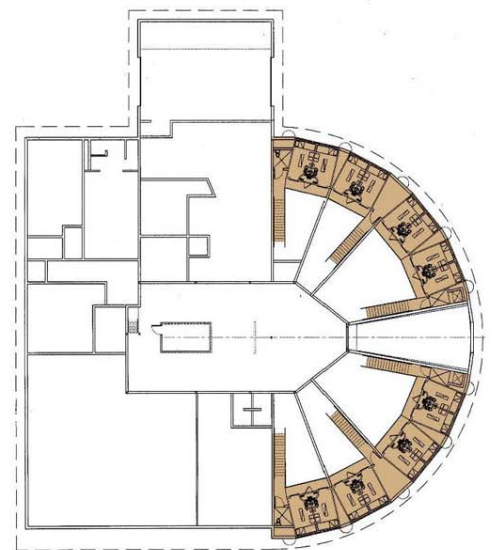
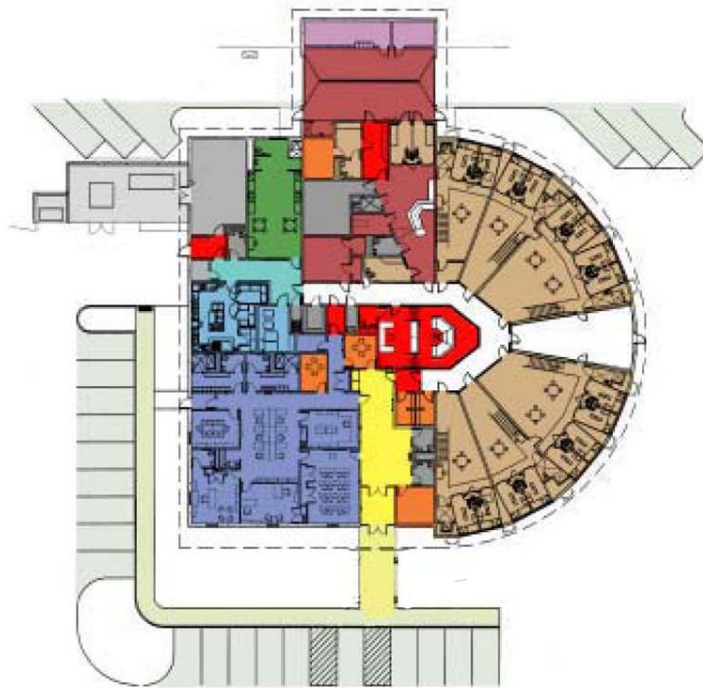
- | | | |
|--|---|--|
| 1 REPLACE EXISTING HVAC SYSTEM AT ORIGINAL BUILDING WITH GEO-THERMAL GROUND SOURCE HEAT PUMP SYSTEM WITH DOAS, ENERGY RECOVERY AND ULTRA HIGH EFFICIENCY EQUIPMENT. COORDINATE WITH PERMEABLE PAVING PROJECT | 2a REMOVE EXISTING ASPHALT PAVING AND REPLACE WITH PERMEABLE PAVING - EAST LOT, WEST SIDE OF BUILDING | 3a REPLACE EXISTING ROOF WITH HIGH ALBEDO, SINGLE-PLY, FULLY ADHERED TPO ROOF SYSTEM - ORIGINAL BUILDING |
| | 2b REMOVE EXISTING ASPHALT PAVING AND REPLACE WITH PERMEABLE PAVING - EAST SIDE OF BUILDING | 3b REPLACE EXISTING ROOF WITH HIGH ALBEDO, SINGLE-PLY, FULLY ADHERED TPO ROOF SYSTEM - POD A ADDITION |
| | 2c FUTURE PERMEABLE PAVING PROJECT - WEST LOT, WEST SIDE OF BUILDING | 3c FUTURE ROOF REPLACEMENT PROJECT - POD B ADDITION |
| | 2d FUTURE PERMEABLE PAVING PROJECT - WEST LOT, WEST SIDE OF BUILDING AND FIRE LANE | 3d FUTURE ROOF REPLACEMENT PROJECT - POD C ADDITION |

IGW conducted a feasibility study to assess potential improvements to the sustainability of C-U MTD's Headquarters facility. The study resulted in a number of recommendations for reducing the environmental impact of both the site and building and maximizing operational efficiencies. Following the study, IGW provided comprehensive design and construction phase services for several of the identified improvements. The scope of work included replacement of the existing HVAC system at the Headquarters building with a new, geo-thermal ground source heat pump system. The new well field was located adjacent to the building under the parking lot with a permeable paver system replacing the old asphalt parking surface. Storm drainage from the parking lot flows to a new, on-site detention basin. The existing roof at the Headquarters building was also replaced with a white TPO (high albedo), single-ply, fully adhered membrane roof system.

Champaign County, Illinois

Moultrie County Jail and Sheriff's Headquarters

Sullivan, Illinois

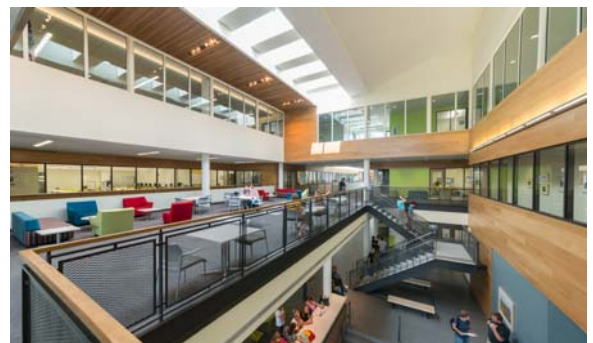


IGW provided comprehensive services for the 21,000 square foot Moultrie County jail and law enforcement administration facility. The LEED Silver design incorporated recycled modular cell construction and was developed to provide maximum staffing efficiency within a very compact floor plan. Perhaps the most pivotal design consideration was the semi-circular organization of the prisoner housing, booking areas, and lobby around the security control center. With this arrangement, the control center and adjacent dispatch area have direct observation of the booking and prisoner processing area on one side, the prisoner housing straight ahead, and direct observation and service access to the public lobby on the other. This met the project objective of minimizing the staff needed for facility operations and maximizing their effectiveness.

Champaign County, Illinois

Parkland College Student Union

Champaign, Illinois



IGW partnered with Perkins + Will Chicago on the new 108,000 square foot Student Union at Parkland College in Champaign, Illinois. The building consolidates student and administrative services that were formerly scattered around campus into one convenient location. The Student Union is a welcoming, open place filled with natural light, improved campus amenities, and flexible spaces for students, staff and visitors to meet and gather. The glass-walled entry pavilion serves as the focal point for the new building which also provides interior connections to the other existing campus wings.

This project is certified LEED Silver and will usher in a new standard of environmental stewardship for the College. From the responsible use of natural materials to energy efficient building systems, the design respects the educational village it serves and minimizes the Union's environmental impact on the local and global community.

Champaign County, Illinois

c. Coordinating Projects with Regulatory and other Government Agencies.

Timely and accurate communications between all project team members provide the foundation for a successful project and will be accomplished through immediate documentation and distribution. Daily communication between consultant team members and with designated County representatives will be handled by the project architects. Written records of all discussions, issues raised and decisions made will be maintained in the form of emails, meeting reports, etc. with essential correspondence distributed to all parties. At key stages of the work, those times when critical decisions are reviewed and made and delivered to various groups, the consultant team will incorporate written and graphic materials into presentations to convey findings and recommendations.

This communication extends from the project team to regulatory agencies as required. These would include city building officials, fire department, city engineering department, local and state public health offices, state environmental protection agency and state historical preservation division. IGW has worked extensively with all of these organizations and understands the processes and timelines required for successful completion of a project. We find that early design meetings with regulatory agencies can help shorten the review and approval time and help the projects stay on schedule.

By working closely and responsively with the client from project inception through occupancy, the identified goals are consistently achieved within the parameters of program, design, budget and schedule. This method has enabled our senior professionals to develop working relationships with numerous public organizations spanning years and even decades of continued service.

Champaign County, Illinois

d. Energy Rebates and Grants

IGW Architecture (IGW) has made a commitment to improving environmental performance by incorporating green building techniques into every project we design. All members of our staff are committed to continuing training in green building techniques. We are sensitive to the substantial impact of buildings on the environment and are always searching for solutions which contribute to human well-being and the continuing health of our ecosystems.

Energy efficient buildings do not necessarily cost more to design or build than conventional buildings. Some strategies, such as improved mechanical system efficiency, may involve higher costs, but will have significant long-term strategic or operational paybacks. These strategies can also allow for potential energy rebates and other grant opportunities.

Sample Projects:

Cunningham Children's Home, Noel Education and Recreation Center, Grant for solar panel installation on roof, Solar panels installed at no cost with minimum 50% of the power generated being credited to the Owner and Ownership of the complete system after 15 years.

Champaign Community School District #4, Champaign Central High School and Champaign Centennial High School, Ameren Act on Energy Grant for energy efficient systems. \$250,000.

Urbana School District #116, Leal and King Elementary Schools, Boiler replacements, Ameren Act on Energy Grant, \$20,000.

Mahomet School District #3, Lighting Grants for energy efficient lighting replacement, Junior High School and Sangamon elementary, \$50,000.

Urbana School District #116, Thomas Paine Elementary Schools, Geo-thermal mechanical system, Tax Credit, \$1,088,767.

Urbana School District #116, Thomas Paine Elementary Schools, Solar panel electrical system and related roofing, Estimated Tax Credit, \$1,000,000.

Urbana School District #116, Sixth Grade Center, Geo-thermal mechanical system, Estimated Tax Credit, \$1,000,000.

Urbana School District #116, Sixth Grade, Solar panel electrical system and related roofing, Estimated Tax Credit, \$1,000,000.

Champaign County, Illinois

e. Champaign County Facilities

Aside from firm qualifications and related experience, probably the most significant attribute brought by the IGW team to these potential projects is our depth of familiarity and knowledge regarding the existing site and building conditions throughout Champaign County's East Campus and downtown Urbana facilities.

Our firm and individuals have been providing professional planning, design and construction phase services to the County for almost thirty (30) years. Based on this accumulated experience and knowledge, which has involved work at every current County facility (and even some that no longer exist), our team brings an unparalleled institutional memory to this work.

It should also be noted that, because of our team's familiarity with County facilities, there will no learning curve and a much quicker project start-up can take place. In addition, the local presence of our team allows increased flexibility in scheduling tasks associated with the work and provides immediate availability for any emerging needs.

f. Former Projects for Champaign County**BROOKENS ADMINISTRATION CENTER:**

- Feasibility Study
- Regional Planning Commission Facility Remodeling
- Additional Administrative Offices - POD 200/300
- Remodel POD 400
- Highway Department & Coroner Remodel
- Urbana Park District – POD 400 Remodel
- Roof Replacement
- Exterior Improvements
- Parking Study
- Departmental/Directional Signage for Admin. Center
- Remodel County Clerk Election Space
- POD 200 Assessment Office Remodel
- POD 100 Regional Planning Commission Remodel
- County Clerk Storage Facility Remodel
- POD 300 – County Clerk Offices Remodeling
- POD 400 – Code Review
- Shields Meeting Room Improvements
- POD 200 – Re-Roof
- POD 100 – Re-Roof

Champaign County, Illinois

CORONER'S OFFICE/ PHYSICAL PLANT/ELECTION SUPPLY BUILDING:

- Programming/Consultation for Design/Build Delivery by Developer

CHAMPAIGN COUNTY COURTHOUSE:

- Downtown Courts Study
- Court Room B Remodeling
- New Court Room #139
- South Entry – Door Remodeling
- Sheriff's Residence – Due Diligence Study
- Temporary Ramp
- Champaign County New Courts Building/Renovation
- Clock and Bell Tower Restoration
- State's Attorney Office Remodeling
- Remodel State's Attorney's Office
- Preliminary Analysis of Exterior Masonry
- Exterior Masonry Repairs & Maintenance-Historic West
- Public Defender/Jury Assembly Remodeling
- Courthouse Masonry Stabilization & Restoration
- State's Attorney File Storage Modifications
- Window Replacement – Original Courthouse
- Column Base Modifications
- Intercom Conduit at Sallyport
- County Clerk Carpet Replacement

EMERGENCY MANAGEMENT AGENCY (ORIGINAL CC OFFICE BLDG.):

- Champaign County Office Building – Measured Drawings
- METCAD 9-1-1 Feasibility Study
- METCAD 9-1-1 Project Budget
- METCAD 9-1-1 Project Description/Estimate Update
- METCAD 9-1-1 @ Champaign Police Facility Feasibility Study
- METCAD 9-1-1 1st Floor Champaign County Building
- Emergency Communications Center Remodeling
- Emergency Generator – Feasibility Study
- Emergency Generator at Champaign County EOC
- Interior Space Upgrades – EOC

ILEAS (ORIGINAL NURSING HOME):

- Champaign County Nursing Home Conversion Study
- ILEAS Offices and Training Center Feasibility Study
- ILEAS Training Center
- ILEAS - Training Center –Security, AV, FF&E Consulting
- New Generator @ ILEAS Training Center-Feasibility Study
- Nursing Home Life Safety Survey Assistance (Smoke Barrier)

Champaign County, Illinois

- ILEAS Training Center-Telecom Rm. Cooling & Server Rm.
 - Emergency Power
- ILEAS – Wings B & C Feasibility Study
- Reroof 1971 Addition (ILEAS)
- Nursing Home - Wing 4 Remodel
- Partial Demolition Annex Building
- Partial Demolition ILEAS/Nursing Home Link (Utilities Disconnect)
- ILEAS Training Center Feasibility Study
- ILEAS Renovation Phase 1 – Wing B

SATELLITE JAIL:

- Emergency Egress/Inmate Control Fencing

SHERIFF'S OFFICE/JAIL:

- Sheriff's Office to ILEAS Study
- Sheriff's Office to Brookens Pod 400 Study

MISCELLANEOUS/OTHER:

- East Campus Master Plan
- New Nursing Home – Life Safety Survey Assistance/Smoke Barriers
- New Nursing Home – Kitchen Leak Investigation
- Champaign County Animal Control Relocation Study

Champaign County, Illinois

Outline of Services

The RFQ issued by Champaign County and the professional services which it requests in the Scope of Services describes in detail what IGW Architecture does....and has been doing for the past 40+ years. We regularly and successfully deliver services just as described in the RFQ - that is by following the sequential basic services phases for proper project development and performing all of the tasks (and more) that are delineated within each phase. We understand that this potential engagement is akin to a retainer contract and the type and level of service may vary based on the scope of any individual project. Having had experience on retainer contracts at UIUC and elsewhere, IGW has the capacity and flexibility to adapt quickly to changing service needs at the County.

IGW has well-developed design and engineering consultant relationships who can be quickly assembled into teams with the appropriate level of diversity as required to address larger, more complex County projects and/or issues. IGW has successfully worked with and coordinated various types of consultants on past projects with a partial list of firms provided below:

Clark Dietz, Inc. 125 West Church Street Champaign, Illinois 61820	Land Surveying, Site/Civil/Storm Water Planning, Design and Engineering	
Fehr Graham 1610 Broadmoor Drive Champaign, Illinois 61821	Land Surveying, Site/Civil/Storm Water Planning, Design and Engineering	
Berns Clancy and Associates PC 405 East Main Street Urbana, Illinois 61803	Land Surveying, Site/Civil/Storm Water Planning, Design and Engineering	
MSA Prof. Services – Champaign LLC 210 West Springfield Avenue, #400 Champaign, Illinois 61820	Land Surveying, Site/Civil/Storm Water Planning, Design and Engineering	
TFRWA LLC 600 West Van Buren Street, #900 Chicago, Illinois 60607	Structural Planning, Design and Engineering	
Henneman Engineering, Inc. 1605 South State Street, #101 Champaign, Illinois 61820	Structural Planning, Design and Engineering	
Thornton Tomasetti, Inc. 330 North Wabash Avenue, #1500 Chicago, Illinois 60611	Structural Planning, Design and Engineering (Specializing in Forensic Investigation)	
Webb Engineering Services, Inc. 2919 Crossing Court, #11 Champaign, Illinois 61822	HVAC, Electrical, Plumbing and Fire Protection Planning, Design and Engineering	MBE

Outline of Services 4.0

Champaign County, Illinois

GHR Engineers and Associates, Inc. 1615 South Neil Street Champaign, Illinois 61820	HVAC, Electrical, Plumbing and Fire Protection Planning, Design and Engineering	
Environmental Systems Design, Inc. 233 South Wacker Drive, #5350 Chicago, Illinois 60606	HVAC, Electrical, Plumbing and Fire Protection Planning, Design and Engineering	MBE
IMEG Corporation 623 26 th Avenue Rock Island, Illinois 61201	HVAC, Electrical, Plumbing and Fire Protection Planning, Design and Engineering	
Ideal Environmental Engineering, Inc. 2904 Tractor Lane Bloomington, Illinois 61704	Hazardous Materials Inspection, Analysis and Abatement Planning and Design, Phase 1 and 2 Environmental Surveys	WBE
MSA Prof. Services-Champaign LLC 210 West Springfield Avenue, #400 Champaign, Illinois 61820	Hazardous Materials Inspection, Analysis and Abatement Planning and Design, Phase 1 and 2 Environmental Surveys	
Midwest Engineering and Testing, Inc. 501 Mercury Drive Champaign, Illinois 61822	Geotechnical/Materials Engineering – Soil Borings, Foundation Analysis, Materials Testing	
ERI International, Inc. 1401 Regency Drive East Savoy, Illinois 61874	Geotechnical/Materials Engineering – Soil Borings, Foundation Analysis, Materials Testing	
SmithGroup, Inc. (Prev. SmithGroupJJR) 35 East Wacker Drive, #900 Chicago, Illinois 60601	Land development Planning, Design and Engineering and Landscape Architecture	
Terra Engineering, Ltd. 225 West Ohio Street, 4 th Floor Chicago, Illinois 60654	Land development Planning, Design and Engineering and Landscape Architecture	
CYLA Design Associates, Inc. 412 Madison Street Oak Park, Illinois 60303	Land development Planning, Design and Engineering and Landscape Architecture	WBE
Concord Consulting Group of Illinois, Inc. 55 East Monroe Street, #2850 Chicago, Illinois 60603	Independent Construction Cost Planning, Estimating, and Control	
CCS International, Inc. 1815 South Meyers Road #1070 Oakbrook Terrace, Illinois 60181	Independent Construction Cost Planning, Estimating, and Control	MBE
Schuler Shook 750 North Orleans, #400 Chicago, Illinois 60654	Theater Planning and Lighting Design	
Threshold Acoustics, LLC 114 West Jackson Boulevard, #2080 Chicago, Illinois 60604	Acoustics/AV Planning and Design	

Outline of Services 4.0

Champaign County, Illinois

The Talaske Group, Inc. 1033 South Boulevard, #101 Oak Park, Illinois 60302	Acoustics/AV Planning and Design	
Clevenger Assoc. Midwest (prev. MVP) 5900 Saratoga Road, #2A Dubuque, Iowa 52002	Food Service Planning and Design	
Reitano Design Group 302 North east Street, Studio One Indianapolis, Indiana 46202	Food Service Planning and Design	
KEC Design 301 Mercury Drive, #2 Champaign, Illinois 61822	Food Service Planning and Design	
Mechanical Services Associates 780 McArdle Drive, A Crystal Lake, Illinois 60014	Low Voltage Building Technologies Planning and Design (IT, AV, Security)	
IMEG Corporation 623 26 th Avenue Rock Island, Illinois 61201	Low Voltage Building Technologies Planning and Design (IT, AV, Security)	
Shen Milson & Wilke, LLC 2 North Riverside Plaza, #1460 Chicago, Illinois 60606	Low Voltage Building Technologies Planning and Design (IT, AV, Security)	MBE
ASSA ABLOY Door Security Solutions 25 Lies Road East Carol Stream, Illinois 60188	Door Security and Hardware Planning, Design and Specifications Consultant	
Bondy Studio 1514 Chapel Court Northbrook, Illinois 60062	Architectural Illustration – Hand Drawn Images In mixed Media (Pen and Ink, Color Pencil and Pastels)	
McGuire Igleski & Associates, Inc. 1330 Sherman Avenue Evanston, Illinois 60201	Architectural Preservation Planning and Design Specialist	
RDG Planning & Design 301 Grand Avenue Des Moines, Iowa 50309	Sports and Recreation Facilities Specialists	
HNTB Corporation 715 Kirk Drive Kansas City, Missouri 64105	Sports and Recreation Facilities Specialists	
Perkins + Will 410 North Michigan Avenue #1600 Chicago, Illinois 60611	Educational Facility Specialists	

Champaign County, Illinois

References

Urbana School District 116 – client contact Randall Ashman, Director of Facility Services, phone 217-384-3662, email rashman@usd116.org



1. **Thomas Paine Elementary School Expansion and Renovation**, the project includes two additions totaling 26,599 square feet to the existing elementary school and extensive renovation of the existing buildings 42,580 square feet. Completed in 2023. Project was bid and constructed by a General contractor Broeren-Russo Construction. Project costs of \$19.4 million.

Champaign Unit 4 School District – client contact Elizabeth Stegmaier, Director of Capital Projects and Planning, phone 217-531-0374, email stegmaja@u4sd.org



2. **Centennial High School**, the project included three additions totaling 114,400 square feet to the existing high school and extensive renovation of the existing buildings 203,000 square feet. Completed in 2021 in association with Perkins & Will. Project constructed with O'Shea builders as construction manager. Project costs of \$76.4 million.

Champaign County, Illinois

Parkland College – client contact Troy Burns, Physical Plant Director, phone 217-353-2322, email tburns@parkland.edu



3. **Parkland AGCO Agricultural Education Building**, the project included construction of a new training center on the Parkland Champaign campus. The 22,732-square-foot center will be home to a new AGCO agriculture service technician associate's degree program. Completed in 2024 the project was constructed with Petry-Kuhne as General Contractor. Project costs of \$6.0 million.

Litigation, Outstanding Judgements and Liens 6.0

Champaign County, Illinois

Litigation, Outstanding Judgements and Liens

None in the last 20 years and none pending.

Champaign County, Illinois



Hourly Rate Schedule

Principals	\$ 170.00 - 215.00
Project Architect 1.....	\$ 155.00 - 170.00
Project Architect 2.....	\$ 120.00 - 155.00
Architect/Designer 1	\$ 105.00 - 120.00
Architect/Designer 2	\$ 85.00 - 105.00
Architectural Intern.....	\$ 75.00 - 85.00
Construction Administrator/Observer	\$ 105.00 - 170.00
Account/Contract Administrator.....	\$ 85.00
Clerical/Data Processing	\$ 60.00
Reimbursables.....	@ Cost x 1.1
Consultants.....	@ Cost x 1.1
Mileage Rate.....	.67 cents/mile

Effective **1 January 2025**, subject to annual adjustment.

ISAKSEN GLERUM WACHTER . LLC

114 WEST MAIN STREET T / 217 328 1391
 URBANA, ILLINOIS 61801 F / 217 328 1401

Champaign County, Illinois

Isaksen Glerum Wachter, LLC Drug-Free Workplace Policy

To comply with the Illinois Drug-Free Workplace Act and due to the dangers of drug-use, it is the policy of this firm to maintain a drug-free workplace. Unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in this firm's workplace or while officially representing the firm off-site.

Any criminal drug statute conviction for a violation occurring in the workplace or while officially representing the firm may result in termination of the employee. The employee shall inform the employer of any such conviction no later than five (5) days after such conviction. The firm may assist the employee in selecting a course of action in the event drug-counseling, treatment, and/or rehabilitation is required.

Isaksen Glerum Wachter LLC Sexual Harassment Policy

In compliance with the Illinois Human Rights Act the company is committed to providing a workplace that is free from all forms of discrimination, including sexual harassment. Any behavior that fits the definition of sexual harassment is considered misconduct and may result in disciplinary action up to and including termination.

The company's policy on sexual harassment is part of its overall affirmative action efforts pursuant to federal and state laws prohibiting discrimination based on age, race, color, religion, national origin, citizenship status, unfavorable discharge from the military, marital status, disability and gender. Specifically, sexual harassment is prohibited by Title VII of the Civil Rights Act of 1964 and the Illinois Human Rights Act.

Each employee must refrain from sexual harassment in the workplace. No employee should be subjected to unsolicited or unwelcome sexual overtures or conduct in the workplace. It is the responsibility of the principals and manager to make sure the work environment is free from sexual harassment. Instances of sexual harassment must be investigated in a prompt and efficient manner.

Definition of Sexual Harassment

According to the Illinois Human Rights Act, sexual harassment is defined as:

Any unwelcome sexual advances, requests for sexual favors or any conduct of a sexual nature when:

1. Submission to such conduct is made, either explicitly or implicitly, a term or condition of an individual's employment;
2. Submission to or rejection of such conduct by an individual is used as the basis for employment decisions affecting such individual; or
3. Such conduct has the purpose or effect of substantially interfering with an individual's work performance or creating an intimidating, hostile, or offensive working environment.

The courts have determined that sexual harassment is a form of discrimination under Title VII of the U.S. Civil Rights Act of 1964, as amended in 1991.

One example of sexual harassment is a case where a qualified individual is denied employment opportunities and benefits after rejecting the supervisor's sexual advances or request(s) for sexual favors or the individual is terminated. Another example is when an individual is subjected to unwelcome sexual conduct by co-workers because of his or her gender which makes it difficult for the employee to perform his or her job.

Other conduct, which may constitute sexual harassment, includes:

- Verbal: Sexual innuendos, suggestive comments, insults, humor and jokes about sex, anatomy or gender-specific traits, sexual propositions, threats, repeated requests for dates, or statements about other employees, even outside of their presence, of a sexual nature.
- Non-Verbal: Suggestive or insulting sounds (whistling), leering, obscene gestures, sexually suggestive bodily gestures, “catcalls”, “smacking” or “kissing” noises.
- Visual: Posters, signs, pin-ups or slogans of a sexual nature, viewing pornographic material or websites.
- Physical: Touching, unwelcome hugging or kissing, pinching, brushing the body, any coerced sexual act, or actual assault.
- Electronic: “Sexting” (electronically sending messages with sexual content, including pictures and video), the use of sexually explicit language, harassment, cyber stalking and threats via all forms of electronic communication (e-mail, text/picture/video messages, intranet/on-line postings, blogs, instant messages and social network websites like Facebook and Twitter).

While the most commonly recognized forms of sexual harassment involve the types of conduct described above, non-sexual conduct can also constitute a violation of the applicable laws when that conduct is directed at the victim because of his or her gender (for example, a female employee who reports to work every day and finds her tools stolen, her work station filled with trash and her equipment disabled by her male co-workers because they resent having to work with a woman).

Some sexual harassment is more subtle and depends, to some extent, on the individual perception and interpretation. The courts will assess sexual harassment by a standard of what would offend a “reasonable person.”

For this reason, every employee must remember that seemingly harmless and subtle actions may lead to sexual harassment complaints. For example, the use of terms such as “honey”, “darling” and “sweetheart” is objectionable to many women. To avoid the possibility of offending an employee, it is best to err on the side of caution.

Sexual harassment is unacceptable misconduct, which affects both genders. Each employee has the responsibility to refrain from sexual harassment in the workplace.

The courts and the Illinois Human Rights Commission have found that organizations as well as supervisors can be held liable for damages related to sexual harassment. Supervisors must investigate an observed incident of sexual harassment or complaint immediately and confidentially. Supervisors must ensure that no retaliation will result against an employee for making a sexual harassment complaint or against any witnesses to the incident.

Procedures for Filing a Complaint

An employee who either observes or believes herself/himself to be the object of sexual harassment should report the situation to either a principal or manager. The incident(s) should be documented (what was done or said, the date, the time, the place). Include any written notes, letters, memos, telephone messages if applicable.

Proper responses to conduct which is believed to be sexual harassment may include the following:

- **Electronic/Direct Communication:** If there is sexual harassing behavior in the workplace, the harassed employee should directly and clearly express her/his objection that the conduct is unwelcome and request that the offending behavior stop. The initial message may be verbal. If subsequent messages are needed, they should be put in writing in a note or a memo.
- **Contact with Supervisory Personnel:** At the same time direct communication is undertaken, or in the event the employee feels threatened or intimidated by the situation, the problem must be promptly reported to the principal or manager.
- **Formal Written Complaint:** An employee may also report incidents of sexual harassment directly to the principal or manager. The principal or manager will assist the reporting employee with filing a formal complaint. The company will fully investigate the complaint and advise the complainant and the alleged harasser of the results of the investigation.
- **Resolution Outside Company:** The purpose of this policy is to establish prompt, thorough and effective procedures for responding to every complaint and incident so that problems can be identified and remedied internally. However, an employee has the right to contact the Illinois Department of Human Rights (IDHR) or the Equal Employment Opportunity Commission (EEOC) about filing a formal complaint. An IDHR complaint must be filed within 180 days of the alleged incident(s) unless it is a continuing offense. A complaint with the EEOC must be filed within 300 days. In addition, an appeal process is available through the Illinois Human Rights Commission, (IHRC) after IDHR has completed its investigation of the complaint. Where the employing entity has an effective sexual harassment policy in place and the complaining employee fails to take advantage of that policy and allow the employer an opportunity to address the problem, such an employee may, in certain cases, lose the right to further pursue the claim against the employer.

Administrative Contacts

- Illinois Department of Human Rights (IDHR)
Chicago: 312-814-6200 or 800-662-3942
Chicago TTY: 866-740-3953
Springfield: 217-785-5100
Springfield TTY: 866-740-3953
Marion: 618-993-7463
Marion TTY: 866-740-3953

Champaign County, Illinois

- Illinois Human Rights Commission (IHRC)
Chicago: 312-814-6269
Chicago TTY: 312-814-4760
Springfield: 217-785-4350
Springfield TTY: 217-557-1500
- United States Equal Employment Opportunity Commission (EEOC)
Chicago: 800-669-4000
Chicago TTY: 800-869-8001

An employee who is suddenly transferred to a lower paying job or passed over for promotion after filing a complaint with IDHR or EEOC, may file a retaliation charge, also due within 180 (IDHR) or 100 days (EEOC) of the alleged retaliation.

An employee who has been physically harassed or threatened while on the job may also have grounds for criminal charges, such as battery or assault.



114 WEST MAIN STREET
URBANA, ILLINOIS 61801

T / 217 328 1391
F / 217 239 1172



QUALIFICATIONS OF REIFSTECK WAKEFIELD FANNING & COMPANY
COUNTY OF CHAMPAIGN
ARCHITECTURAL SERVICES
RFP NO. 2025-15
05DEC25



04DEC25

Ms. Michelle Jett
Champaign County Facilities Director
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

RE Request for Proposals: Architectural Services RFQ #2025-15

Dear Ms Jett:

Reliable. Versatile. Creative. Dedicated, Energetic. Organized.

We feel these words MUST describe the retainer architect for Champaign County. There may be great diversity in the projects you entrust to us, so you must have confidence in our ability to solve a variety of design problems. Reifsteck Wakefield Fanning & Company (RWF) is that firm – a firm with a vast amount of experience in many project types and a history of being responsive and client-focused.

Reliable. RWF meets schedule requirements time after time. Our in-office procedures continually monitor overlapping schedules and submission dates to ensure we meet schedule milestones. Meeting project schedules first requires setting realistic schedule milestones from the beginning, so we agree to schedule dates after reviewing other commitments. At times we also understand the emergency nature of some projects and will make every effort to meet your needs.

Versatile. We have completed a wide range of work from preliminary design and master plan studies to roof replacements, elevator upgrades, office renovations and correctional work. We also have a large pool of consultants that can assist us when a project requires the input of a specialist.

Creative. Our design creativity is demonstrated in work we've done for Champaign County Head Start, the work we do for secondary and higher education clients, our master plan study and renovation work for the Champaign County Jail and Sheriff's office, and office buildings for private clients. But creative effort is also required when we solve life safety issues in buildings. For example, we recently saved Ford County money with creative solutions for an elevator upgrade in their Courthouse – campaigning the State Elevator Inspector for an acceptable, and less costly, solution.

Dedicated. RWF will commit senior staff to your projects. Our firm owners and senior project managers will be involved in each project. Our entire staff understands the importance of our relationship with Champaign County.

Energetic. We will work hard to meet the County's needs. We bring positive energy to each project and strive to find cost-effective solutions that maximize your investment. We recognize that every project is important, and we are always excited with each new project that is entrusted to us.

Organized. You will award many projects to your retainer Architect with overlapping schedules, different building users, and divergent needs. RWF has demonstrated ability to manage multiple projects at a time and will bring

an organized effort to each project. As an example, for one east-Central Illinois School District we are currently replacing the water utility service to the high school, installing a new fire alarm system in the middle school, replacing the track at the high school, relocating the electrical service to the high school, and helping the district plan for an upcoming referendum. These are separate projects and the non-planning projects were bid and administered with different contractors.

We have been fortunate to have long term clients. This is a result of building relationships built on respecting, listening, responding, and delivering. We would be honored to continue building that relationship with Champaign County.

Best wishes,

Elsa K Reifsteck, President
REIFSTECK REID & COMPANY ARCHITECTS
dba REIFSTECK WAKEFIELD FANNING & COMPANY

FIRM PROFILE

REIFSTECK REID & COMPANY ARCHITECTS DBA REIFSTECK WAKEFIELD FANNING & COMPANY

909 Arrow Road
Champaign, IL 61821
PH 217.351.4100
ereifsteck@rwf-arch.com
www.rwf-arch.com

FIRM CONTACT

Elsa K Reifsteck, President
909 Arrow Road
Champaign, IL 61821
email: ereifsteck@rwf-arch.com
phone: 217.351.4100 ext. 106

FIRM'S QUALIFICATIONS & CAPABILITIES

Reifsteck Reid & Company Architects dba Reifsteck Wakefield Fanning & Company (RWF), founded in 1985, is an S-Corporation headquartered in Champaign. RWF provides architectural, interior design and construction observation services on a regional basis. We have completed over 2500 projects.

Our focus is to develop and maintain long-term relationships. We do this by being responsive, fair, collaborative, and consistently exceeding our client's expectations. Our firm continues as a partner during construction and remains a resource long after a project's completion.

RWF currently has 11 full-time employees in three disciplines: **architecture**, **interior design**, and **construction observation**.

Architectural Staff - 8 employees
Interior Design Staff - 1 employee
Construction Observation Staff - 1 employee
Business Administration - 1 employee

Reifsteck Wakefield Fanning is a State-Certified WBE business. We have previously operated as Reifsteck Reid & Company Architects and Gorski Reifsteck Architects.

PERSONNEL ASSIGNED TO PROJECTS



ELSA K REIFSTECK, AIA

Elsa has been an owner and principal of Reifsteck Wakefield Fanning & Company since 2021 and a designer and architect at RWF since 2012. She has worked on a variety of project types which include educational, athletic, municipal, religious, and residential. Elsa has gained experience in all phases of the design process.

With a creative mindset, Elsa enjoys finding a unique solution to any design challenge. As a firm principal, she will engage with the client in initial meetings, prepare proposals, and maintain general oversight to ensure projects are on-schedule and meeting client expectations.

PROJECT ROLE

PRINCIPAL

REGISTRATION

LICENSED ARCHITECT, IL

EDUCATION

MASTERS OF ARCHITECTURAL
STUDIES
UNIVERSITY OF ILLINOIS

BS ARCHITECTURAL STUDIES
UNIVERSITY OF ILLINOIS

RELEVANT PROJECT EXPERIENCE

Champaign County Sheriff Facilities & Jail Master Plan, and Jail Consolidation, Urbana IL

Developed a facility Master Plan to accommodate current and future operations. Worked with Champaign County to determine the best solution to accommodate the needs of the County. Developed the design and construction documents to consolidate jail facilities into the satellite jail by adding an addition.

City of Champaign Projects, Champaign IL

Various projects for the City including space studies and renovations.

Champaign County Regional Planning Commission Space Needs and Fit Analysis

Met with project stakeholders to establish space needs for relocating to a new facility. Once a potential location was selected, we produced schematic layouts to determine if the selected space would adequately meet the CCRPC's needs.



DAN WAKEFIELD

Dan brings more than 20 years of experience in K-12 Schools, Higher Education, Municipalities' Facilities, Religious, and Multifamily Housing design. Dan wants to make a difference in the community we are part of, so as a Planning Commissioner for a local municipality he helps plan for the future success of the environment in which we live.

Dan will be responsible for leading the project in all aspects including client and staff communications, technical oversight, and will consistently monitor the project goals, schedule and budget.

PROJECT ROLE

PROJECT MANAGER

REGISTRATION

LICENSED ARCHITECT, IL

EDUCATION

MASTERS OF ARCHITECTURAL
STUDIES
UNIVERSITY OF ILLINOIS

BS ARCHITECTURAL STUDIES
UNIVERSITY OF ILLINOIS

RELEVANT PROJECT EXPERIENCE

Champaign County Fleet Maintenance Building, Champaign IL (working at former firm)

Project Architect for a new 40,600 SF facility to house the County's Engineering and Highway Department. It includes engineering and administration offices space, conference room, support spaces, and a public meeting room. Contains spaces for the Highway Department's crew room, locker rooms, soils lab, and a break room. In addition, the facility houses areas for Highway Department's vehicle storage, sign shops, equipment and parts, wash bays, welding bay, oil distribution system, and vehicle maintenance bays. The building utilized many green features including geo thermal heating, natural lighting in vehicle areas, insulated precast walls, and reuse oil burning furnace.

Champaign County -Various Projects

Completed various facility assessments, audits and planning studies for the CCRPC. Completed various improvements to the Juvenile Detention Center. Completed roof replacements at the Highway Department and ILEAS

City of Champaign Projects, Champaign IL

Various projects for the City including space studies and renovations.



CHRIS BIESER

Chris has been with RWF for over 20 years. While with the firm he has risen through many positions - starting as a drafter and progressing to project manager. Currently, Chris is RWF's production manager and site specialist. He oversees the design process to ensure codes are met and drawings meet client and RWF standards.

During construction Chris will attend progress and coordination meetings; monitor the construction schedule; and review progress of work to assure conformance with construction documents. At project completion, Chris will conduct a project review and produce punch lists for items needing correction.

PROJECT ROLE

PRODUCTION MANAGER &
SITE SPECIALIST

EDUCATION

BS ARCHITECTURAL STUDIES
UNIVERSITY OF ILLINOIS

RELEVANT PROJECT EXPERIENCE

Champaign County Sheriff Facilities & Jail Master Plan & Jail Consolidation, Urbana, IL

Developed a facility Master Plan to accommodate current and future operations. Worked with Champaign County to determine the best solution to accommodate the needs of the County. Developed the design and construction documents to consolidate jail facilities into the satellite jail by adding an addition.

Cornbelt Fire Protection District, New Apparatus Building, Mahomet, IL

Designed a new seven bay, back-in, apparatus building to accommodate department equipment. The facility also included a tool room and new showers. The building was built following "essential building" guidelines.

Champaign Unit 4 School District, New Transportation Building, Champaign, IL

Worked with the district to complete a facility study and needs assessment for its transportation facilities. Designed a new building for transportation, food, and graphic services staff. It features maintenance and wash bays designed specifically for the upkeep of the district's buses and vehicles. The building includes a conference room, training room, break room, lockers, and office spaces, catering to the diverse needs of the staff and enhancing operational efficiency.



KRISTEN FANNING

Kristen has been with RWF for over 20 years. She is an owner and our Senior Interior Designer and is very organized and detail oriented.

Through the years Kristen has provided design support and coordination while assisting in construction documents and specifications. Kristen is in charge of the furniture design and layouts, and final finish selections for every project.

Her current job related responsibilities extend to all areas of design. Due to her organizational skills she evolved into the office scheduling manager. Kristen maintains and continuously updates the office scheduling calendar. She coordinates deadlines with the office staff and our consultants to ensure our team meets all of our project milestones.

PROJECT ROLE

INTERIOR DESIGNER

REGISTRATION

REGISTERED INTERIOR
DESIGNER, IL

EDUCATION

ILLINOIS STATE UNIVERSITY
MASTER IN INTERIOR AND
ENVIRONMENTAL DESIGN

ILLINOIS COLLEGE
BS SOCIOLOGY - SOCIAL WORK

RELEVANT PROJECT EXPERIENCE

Paxton-Buckely-Loda CUSD 10 - Clara Peterson Elementary Addition and Renovation, Paxton, IL

Faced with continual maintenance repairs of an old school building, RWF worked with the district and community members to determine the space needs of the district. The study showed the old Eastlawn Elementary School should be retired and spaces replaced in an addition to the Clara Peterson Elementary School. With a 65,000 SF addition, this facility becomes a Pre-K through 5th grade building

University of Illinois Urbana-Champaign, Richmond Studio Remodel, Urbana, IL

RWF was asked to design a state-of-the-art working newsroom for student work and broadcasts. The newsroom was equipped with computer stations, multiple monitors, interview/collaboration areas, a sound studio/podcast studio, and ticker tape. The new control room and office was designed for the studio along with a large look-through window to connect the two newly designed spaces

FIRM'S EXPERIENCE WITH SIMILAR SIZE ENTITIES

SERVICES PROVIDED FOR GOVERNMENT AGENCIES

Reifsteck Wakefield Fanning is considered a "full-service" firm. We provide a wide range of services to our clients, allowing us to see the project from conception to conclusion, and often times, being retained to complete subsequent projects. Below, you will find a detailed description of the services we can provide in-house.

Architecture

At the core of creating successful built spaces is our depth of academic training, industry knowledge and years of acquired expertise. Surrounding this core is our client-focused approach to architecture that encompasses listening to your ideas and concerns, collaborating, respecting tradition, preserving the local and global environments, and relying on our experience and research to offer creative and effective architectural solutions.

Master Planning

Establishing an architectural master plan creates a logical pattern of identifying and completing the entire spectrum of services needed in realizing a significant, multi-phase building project. Such a plan encompasses not only a feasibility study with financial projections, but also the social and ecological impacts on the site's surrounding areas, as well as zoning and other regulatory considerations.

Planning/Feasibility Studies

What is the viability of your building or renovation project? Will it fit within budget and meet long-range goals? What are the issues that might require special attention? To address these and other concerns, our planning and feasibility studies provide comprehensive financial projections and an exhaustive overview of your project requirements. Once these initial plans are on the table, we can offer suggestions for modifications or advise you about cost-saving measures.

Interior Design

We understand that carrying out the interior vision for a designed space gives vibrancy to its unique characteristics. That is why we combine technical and creative talent to capture the nuances of colors, finishes, textures and lighting while also recommending appropriate selections in windows, doors, and furnishings.

Site Representation

RWF is with you until the project is complete. We offer site representation and observation services to ensure outlined deliverables are being met. In instances when time or distance make it difficult or impossible for lead architects to oversee projects, our site representation services ensure the project is completed to an exacting degree of satisfaction.

Preservation

A different set of parameters exists when a historic structure needs architectural enhancement. Using established guidelines for upholding the integrity of historic buildings, we combine our knowledge of building materials, techniques, and systems with an understanding of how to seamlessly incorporate cutting-edge improvements.

EXPERIENCE IN SUSTAINABLE DESIGN

RWF has been certified as an IGBA Green Business. We embraced the concept of "Green Design" many years ago completing the first LEED certified facility in Champaign County, gaining a silver rating. We are currently completing three LEED-Silver projects at the University of Illinois: an Addition to the Civil Engineering Hydrosystems Laboratory, the new Baseball Training Complex and the new Softball Training Complex. We were part of the team to complete the LEED-Gold Everitt Laboratory Renovation at the University of Illinois. We also devised a strategy to replace and supplant sustainable elements on an addition to the UI's LEED-Platinum Business Instructional Facility. Whether LEED certified or not, our projects typically include features that make them better partners with the environment and the community.

FIRM'S UNDERSTANDING & EXPERIENCE IN COORDINATING PROJECT w/ REGULATORY & OTHER GOVERNMENTAL AGENCIES

RWF is well equipped to coordinate with regulatory and governmental agencies. Adherence to building codes, zoning ordinances, and various other standards and regulations are required on all projects.

RWF is currently a retainer architect for the City of Champaign, Village of Savoy, University of Illinois, Eastern Illinois

University, Danville Area Community College, and several central Illinois public school districts. We have worked on several projects for the Capital Development Board, Danville Housing Authority, the Village of Rantoul and other municipalities. Our relationships with governmental agencies is excellent and we understand the process in which these types of projects are delivered to meet governmental policies and procedures.

LIST OF PROJECTS SUCCESSFULLY ATTAINING ENERGY REBATES

Blue Ridge School District (2014)

Blue Ridge High School:

1. Add reset algorithms and update the control head-end. Yearly energy savings \$23,859. Payback 2.3 years.
 2. Recommission VFD's after controls are upgraded to provide positive building pressure. Yearly energy savings \$4,772. Payback 1.7 years.
 3. Add carbon-dioxide controlled ventilation after controls are upgraded. Yearly energy savings \$7,158. Payback 1.7 years.
- Estimated cost: \$75,000
 - Estimated energy savings: \$35,789
 - Total requested grant amount: \$37,500

Blue Ridge School District (2011)

Blue Ridge Junior High School: Existing roof system is a built-up tar-and gravel system directly adhered to a wood structural deck with felts and thin recovery board. There is no roof insulation present. The classroom wing will be completely re-roofed, with the new EPDM membrane system adding 4-inches of base poly-iso cyanurate insulation to the entire roof area. At this time without insulation, there are substantial 'stack effect' heat loss in the attic and the new insulation will substantially reduce heat loss through the roof system.

- Estimated cost: \$155,000
- Estimated energy savings: \$2,500
- Total requested grant amount: \$77,500

Momence School District (2011)

Range Elementary School: Replace steam heating system with a hot water heating system.

- Estimated cost: \$499,998
- Estimated energy savings: \$6952
- Total requested grant amount: \$249,999

Reifsteck Wakefield Fanning & Company Office: In 2020 RWF replaced all fluorescent lighting with LED. Our rebate consisted of the public utility paying a portion of the replacement cost.

Faith United Methodist Church: This was the first LEED certified building in Champaign County. An energy grant was given for a solar array on the building for heating water.(Illinois Clean Energy Foundation Grant)

Reifsteck Residence: A 9.9kVa solar array was added and carbon credits are applied which more than negate the electrical utility bills.

BRIEF NARRATIVE OF OUR UNDERSTANDING OF CHAMPAIGN COUNTY FACILITIES

As a current retainer for the County, and the fact that most of our staff are Champaign County residents, we are familiar with many Champaign County facilities simply as users of those facilities. We have deep knowledge of the County's correctional facilities having completed facility audits, studies and renovations of those buildings (more detail follows in Projects section). We have been involved in the Head Start facilities throughout the County (more detail follows). We also completed facility audits of the old Nursing Home building.

In addition, Dan Wakefield, our primary project manager for your work, was project architect on the County Maintenance Facility while working for another architectural firm, and completed roof replacement projects at the Highway Department and ILEAS with RWF. He is also the project manager for ongoing work at the Juvenile Detention Center (more info follows).

PROJECTS COMPLETED FOR CHAMPAIGN COUNTY

JUSTICE SYSTEM PROJECTS

JAIL FACILITIES AND SHERIFF'S OFFICE STUDY

Reifsteck Wakefield Fanning (RWF) was contracted by Champaign County to offer assistance in determining the needs, exploring the options, and the approximate costs associated with the facilities housing the Sheriff's law enforcement and jail operations and support programs provided to inmates. The county's required Scope of Services included several detailed tasks to ensure optimal functionality and efficiency of the proposed facilities. First, it involved determining the number of beds and the optimal configuration for normal housing units, including consideration of classification issues, the existing structure, and personnel needs. Additionally, it required determining the number of beds, specific cell design, and the optimal configuration of housing for individuals with significant medical and/or mental health issues, while also addressing adjacency issues with professional services. This part also considered negative pressure and contagion concerns related to medical needs.

The services also required an assessment of space needs and configuration for office functions of the Sheriff's law enforcement and jail operations. This encompassed personnel requirements, training space, records and other storage, secure evidence storage, and parking needs for the public, employees, and Sheriff's vehicles. Moreover, it involved determining the space needs and configuration for programs offered to inmates, including office space for both professionals employed by or contracted with the Sheriff and those from outside agencies providing services to inmates. An analysis of kitchen and laundry needs was also necessary. Conceptual sketches and possible costs were provided, and discussions were conducted with the Sheriff and County to refine ideas and options. Finally, the services provided building cost estimates for the various design options and estimates for operational costs, including personnel needs, for the different design options.

JAIL CONSOLIDATION AND RENOVATION

RWF was proud to lead the design of the Jail Consolidation Project—an ambitious effort that modernized and unified key detention operations for the County. The project included a 27,000 SF addition to the east side of the existing Satellite Jail, seamlessly connected through a newly designed secure corridor. Our design vision strengthened operational flow, enhanced safety, and supported the wellbeing of both staff and occupants.

At the heart of the addition were two new state-of-the-art housing pods, each thoughtfully planned to include a local control post, detention-grade cells, dayrooms, and flexible multipurpose rooms. These spaces were designed to improve visibility, increase operational efficiency, and provide environments that supported behavioral health and constructive daily routines.

In addition to the housing components, the expansion delivered a comprehensive medical suite—featuring exam rooms, a pharmacy, and a centralized nurse station—allowing the facility to better meet the healthcare needs of individuals in custody. Administrative offices and critical support functions, including storage, mechanical, electrical, IT, and janitorial spaces, were strategically organized to streamline daily operations and improve long-term facility management.

Our architectural and engineering scope encompassed full site development, from earthwork and utilities to structural systems and envelope construction. The project incorporated robust materials and systems designed specifically for detention environments:

- Concrete foundations and slabs engineered for durability
- CMU and brick veneer cavity wall assemblies with integrated steel embeds
- Structural steel framing and low-slope roofing systems
- Detention-grade and commercial-grade doors, frames, windows, and skylights
- Specialized detention equipment for cells, dayrooms, and controlled spaces
- High-performance finishes, including epoxy flooring, tectum ceilings over security mesh, and suspended metal ceiling systems
- Custom casework and integrated counters for staff-support and program spaces

Near the completion of the jail addition and renovation project, we were asked by the County to complete roofing and structural repairs to the original portion of the satellite jail. We have completed the design work and the construction portion of the project is nearing completion.

JUVENILE DETENTION CENTER IMPROVEMENTS

This fall, the County asked RWF to evaluate and design repairs for various issues at the Juvenile Detention Center. Most of the design phases have been completed and they are awaiting construction.

- Parking Lot Resurfacing: Resurface existing asphalt parking lot and drive, restripe, and provide wheel stops
- Window & Door Improvements: Replacement of windows and damaged doors and sealant
- Precast Wall Panel Joint Repair: Replace exterior precast panel joint sealant and backer rods
- Perimeter Security Fence: Install and 10' tall chain link fence with razor wire
- Investigate and repair existing foundation joints in the precast panel system and install perimeter drain tile

CHAMPAIGN COUNTY COURTHOUSE ROOF ASSESSMENT

In 2025, the County asked RWF to complete a condition assessment of the Champaign County Courthouse Roof. RWF will field survey, document and perform a general analysis of existing roof conditions at the Champaign County Courthouse (original building and annex). An estimate of general life expectancy and probable construction cost for repair/replacement will be provided. Documentation will be presented in a report through photos and written descriptions.

REGIONAL PLANNING COMMISSION PROJECTS

CCRPC 2022 SPACE NEEDS STUDY

RWF completed a Space Planning Study for the Champaign County Regional Planning Commission (CCRPC) to evaluate current and future space needs and explore efficiencies gained through consolidating multiple divisions into one location. Through a series of meetings with CCRPC leadership and staff, RWF documented operational needs, staffing projections, and required room types.

Using this information, RWF developed net and gross square footage requirements to guide future facility planning, with no floor planning included in the study. A draft report was provided for review, followed by a final comprehensive Space Planning Report incorporating CCRPC's feedback.

CCRPC 1906 FOX DRIVE FIT ANALYSIS

RWF analyzed the potential office space at 1906 Fox Drive to determine whether it could adequately accommodate CCRPC's needs based on the recently completed programming study. RWF reviewed the previous study, made adjustments informed by discussions with CCRPC, conducted on-site measurements, and developed conceptual floor plans. A draft report was submitted and discussed in a meeting with CCRPC, after which RWF incorporated feedback and issued the final report.

CCRPC 2024 FIT ANALYSIS AND ACCESSIBILITY STUDY

As part of the study, RWF reviewed the previously completed space needs analysis and made necessary adjustments based on discussions with CCRPC. The team visited the facility to document existing conditions, utilizing dimensioned drawings provided by CCRPC. The space was evaluated for compliance with current accessibility requirements, and conceptual floor plans were developed to illustrate how CCRPC's program could fit within the building.

RWF submitted a draft report, met with CCRPC to address questions and comments, and subsequently issued the final report.

This study also assessed the general condition of that building. It was understood that a large crack had been observed in the floor near the back of the building, and a general structural analysis was included in the scope.

Architectural:

RWF conducted a field survey and evaluated the existing building envelope—including exterior walls, windows, doors, and roof—along with site paving, parking conditions, and general compliance with building code requirements. Evaluation of interior finishes and doors was limited, as it was assumed these spaces would be substantially reconfigured or remodeled.

Structural:

The structural engineer visually evaluated accessible portions of the building to assess overall structural conditions

and documented observations in a stamped report. Areas of structural concern, if identified, were noted along with recommended remediation or suggestions for further investigation.

Mechanical/Electrical/Plumbing:

The team evaluated the existing MEP systems, including visible or accessible domestic water, sanitary and vent piping, domestic water heaters, ductwork above ceilings to understand zoning and system configuration, rooftop HVAC units, power distribution, and the fire alarm system. Existing lighting was not evaluated due to anticipated interior reconfiguration. Any apparent code concerns were documented.

All findings were compiled into a final report with written descriptions and photographic documentation.

CCRPC 2107 S. NEIL STREET FACILITY ASSESSMENT

In 2025, the Champaign County Regional Planning Commission requested a facility condition assessment for 2107 S. Neil Street in Champaign, Illinois. RWF visited the site, completed the assessment, and developed a written report.

RWF conducted a field survey to document and evaluate existing conditions, including a general analysis of the building envelope, interior finishes, mechanical/electrical/plumbing/fire protection systems, and site paving and parking areas.

All findings were compiled in a report with written descriptions and photographic documentation.

HEAD START VARIOUS BUILDING ASSESSMENTS

The Champaign County Regional Planning Commission requested facility condition assessments and accessibility assessments for several Head Start and Early Head Start locations throughout East Central Illinois.

As part of the Facility Condition Assessments, RWF performed field surveys to document and evaluate existing conditions, including general observations of the building envelope, interior finishes, mechanical/electrical/plumbing/fire protection systems, and site paving and parking areas. Findings were documented through photographs and written descriptions in each final report.

For the Accessibility Assessments, RWF surveyed each facility to identify existing accessibility concerns and evaluate compliance with applicable codes. These findings were also compiled into written and photographic documentation within the final reports.

Locations Surveyed:

Family & Community Development (FCD) Head Start / Early Head Start
501 Kimball Street, Danville, IL 61832

Gilman Head Start
210 North Central Street, Gilman, IL 60938

Paxton Head Start / Early Head Start
1195 East Pells Street, Paxton, IL 60957

Voorhees Administrative Office / Head Start / Early Head Start
1001 East Voorhees Street, Danville, IL 61832

Watseka Head Start / Early Head Start
1801 N. State Route 1, Building 1, Suite 3 & 4, Watseka, IL 60970

URBANA HEAD START KITCHEN REMODEL

RWF was asked to design a kitchen renovation at the Urbana Head Start facility. The contract was limited to the Schematic Design phase and the selection of kitchen equipment. During this phase, we produced a preliminary design to help define the overall project scope. We took field measurements, met with the client to confirm needs and preferences, developed a layout that aligned with their operational goals, and generated a construction cost estimate for the renovation.

HEAD START VARIOUS LOCATIONS CONDITION ASSESSMENTS

In October 2025, the Champaign County Regional Planning Commission asked RWF facility condition assessments of four Head Start facilities. RWF will visit each site, complete an assessment, and develop a written report.

Locations to be surveyed:

- 103 S. Country Fair Drive, Champaign: \$14,750
- 2005 Round Barn Rd, Champaign: \$14,000
- 1603 E Mumford Drive, Urbana: \$14,000
- 104 Nightingale Court, Rantoul: \$15,000

HIGHWAY DEPARTMENT & ILEAS PROJECTS

ROOF REPLACEMENTS

The main priorities of this project were to design, bid, and replace the roofing systems on the County Highway Building and the one-story portion of the ILEAS Building, both of which sustained hail damage. RWF examined the existing roofs, documented conditions, and discussed findings with the County. The team prepared construction documents for bidding, solicited qualified bidders, and provided support throughout the contract administration phase.

The two roof replacements were bid and constructed as separate stand-alone projects.

HOW WE WILL COMPLETE THE SCOPE OF SERVICES

The tasks outlined in the Scope of Work are very familiar to us.

Item 1 – PRE-DESIGN EVALUATION

We often begin our services with a Pre-Design Evaluation where we meet to understand needs, determine space requirements to meet those needs, and provide conceptual facility options with cost estimates. From that type of study, the Client can make an informed decision to move forward. We have been told that Pre-Design Evaluations we have provided to the University of Illinois are often used as examples to other architects for their completeness and thoroughness.

Item 2 – COST ESTIMATING / CONDITION SURVEY and REPORT

We have completed hundreds of condition surveys and reports. One you are familiar with was part of the Champaign County Jail and Sheriff's Offices Study. The first part of that report presented condition audits of the downtown and satellite facilities. After completing those facility audits, the County Board was able to make a decision to not invest money in the downtown facility. We recently assisted the Paxton-Buckley-Loda School District in understanding costs to maintain their existing elementary schools. With that knowledge and our assistance in informing the public, the citizens approved a referendum for \$30 million to invest in new and remodeled facilities and retirement of the oldest elementary school structure.

We've also completed several condition surveys and space need analyses for the Regional Planning Commission. They have gone on to use these reports as starting points for facility improvement plans.

Items 3 – 7 BASIC ARCHITECTURAL SERVICES

The standard architectural phases, Schematic Design, Design Development, Contract Documents, Bidding/Award, and Construction Administration are all intimately familiar to us. Our projects customarily follow that format of delivery. We are accustomed to making formal submissions at the conclusion of phases, and at 50% Construction Documents Phase. If the County is comfortable with this, it may make sense to combine the SD/DD phase on projects that are not complex.

Item 8 COMMISSIONING

We are most accustomed to seeing a Commissioning Phase on projects going through the LEED accreditation process. We would like to discuss this and potential Warranty Phase services on an individual project basis.

REFERENCES

Mr. Marchello Graddy, PE, Civil Engineer III, Public Works Department, City of Champaign, marchello.graddy@champaignil.gov. 217.403.4732

Ms. Tami Ogden, Chief Operating Officer, Champaign County Regional Planning Commission, TOgden@ccrpc.org, 217.328.3313

Capt. Karee L Voges, Jail Superintendent, Champaign County, kvoges@champaigncountyil.gov, 217.819.3534

Mr. Dennis Craig, Sr. Planner, Capitol Project Planning, Facilities & Services, University of Illinois Urbana-Champaign, dlcraig@illinois.edu, 217.300.2077

Mr. Harvey "Skip" Truex, Asst. Director of Building & Grounds, Danville CCSD 118, truexh@danville118.org, 217.444.1020

LITIGATION

RWF is currently in the discovery phase for litigation brought against a contractor where we were named as a co-defendent along with two other parties. Our insurance carrier is actively involved, providing legal support, as the suit has been deemed to fall within the confines of our insurance coverage.

We have no other pending or ongoing litigation, nor have we had any in the last 25 years.

PROPOSED FEE SCHEDULE

RWF primarily works on a fixed-fee schedule, dependent on the size and scope complexity of the project. This fee can be negotiated on a project-by-project basis. If requested, we can work on an hourly basis. Below is our current (2025) list of hourly rates.

Reifsteck Wakefield Fanning & Company Hourly Rates for 2025

Principal Architect	\$145/hr
Principal	\$140/hr
Senior Project Manager	\$140/hr
Project Manager	\$125/hr
Production Manager/Site Specialist	\$125/hr
Senior Team Leader	\$115/hr
Team Leader	\$100/hr
Senior Designer/Interior Designer	\$95/hr
Designer	\$90/hr
Construction Observer	\$95/hr

Note: The hourly rates stated above are as of December 3, 2025. Escalation is typically five percent (5%) per annum.

DRUG-FREE WORKPLACE ACT

RWF complies with the Illinois Drug-Free Workplace Act. We certify that we provide a drug-free workplace for all employees engaged in performance of work under the contract by complying with the requirements of the Illinois Drug-Free Workplace Act. Below is a portion of the policy in our employee manual.

DRUG-FREE WORKPLACE

Reifsteck Wakefield Fanning & Company has a longstanding commitment to provide a safe and productive work environment. Alcohol and drug abuse pose a threat to the health and safety of staff and to the security of our equipment and facilities. For these reasons, Reifsteck Wakefield Fanning & Company reserves the right as an employer committed to workplace safety and the elimination of drug and/or alcohol use and abuse to conduct drug and alcohol testing as a part of their organizational procedures. Current testing and prevention will include pre-employment testing, Reasonable Suspicion, and Accident/Injury.

Illegal drug use and alcohol misuse have several adverse health and safety consequences. Staff should report to work fit for duty and free of any adverse effects of illegal drugs or alcohol. This policy does not prohibit staff from the lawful use and possession of prescribed medications. Staff must, however, consult with their doctors about the medications' effect on their fitness for duty and ability to work safely and promptly disclose any work restrictions to their supervisor. Staff should not, however, disclose underlying medical conditions unless directed to do so.

ILLINOIS HUMAN RIGHTS ACT

RWF complies with the Illinois Human Rights Act. We certify we have a written harassment policy that includes illegality of sexual harassment, definition of sexual harassment under State Law, description of sexual harassment w/ examples, a internal compliant process, directions on how to contact the Department of Human Rights and Human Rights Commission and protection against retaliation. Below is a portion of our policy.

NON-DISCRIMINATION & ANTI-HARASSMENT POLICY

Reifsteck Wakefield Fanning & Company is committed to a work environment in which all individuals are treated with respect and dignity. Everyone has the right to work in a professional atmosphere that promotes equal employment opportunities and prohibits unlawful discriminatory practices, including harassment. Therefore, Reifsteck Wakefield Fanning & Company expects that all relationships among persons in the office will be business-like and free of bias, prejudice and harassment.

It is the policy of Reifsteck Wakefield Fanning & Company to ensure equal employment opportunity without discrimination or harassment based on race, color, religion, gender, sexual orientation, gender identity, national origin, age, disability, genetic information, marital status, amnesty or status as a covered veteran. Reifsteck Wakefield Fanning & Company prohibits any such discrimination or harassment.

Reifsteck Wakefield Fanning & Company encourages reporting of all perceived incidents of discrimination or harassment. It is the policy of Reifsteck Wakefield Fanning & Company to promptly and thoroughly investigate such reports. Reifsteck Wakefield Fanning & Company prohibits retaliation against any individual who reports discrimination or harassment or who participates in an investigation of such reports.

APPENDIX

For services outside of those offered at RWF we have worked successfully with several local and regional consultants. Below, you will find a breakdown of those consultants by discipline. On projects requiring consultants, we will strive to meet minority and female owned business goals.

Our list of preferred consultants includes:

ELEVATOR CONSULTANT

KH Lemp Elevator Consultant, Inc., Valley Park, MO

HAZARDOUS MATERIALS TESTING & ABATEMENT DESIGN CONSULTANT

Reliable Environmental Solutions, Inc., Springfield IL (WBE)

Tropical Environmental Inc, Algonquin, IL (VBE)

MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION CONSULTANT

Affiliated Engineers, Inc., Champaign, IL

Clark Dietz, Inc., Champaign, IL

GHR Engineers & Associates, Inc., Champaign IL

Webb Engineering Services Inc., Champaign IL (MBE)

STRUCTURAL CONSULTANT

Bacon Farmer Workman Engineering & Testing Inc., Champaign IL

Engineering Resource Associates, Champaign, IL

Stearn-Joglekar Ltd, (MBE), Chicago, IL

CIVIL CONSULTANT

Bacon Farmer Workman Engineering & Testing Inc., Champaign IL

Civil Design, Inc. (WBE)

Fehr Graham Engineering & Environmental, Champaign, IL

Kuhn & Trello Consulting Engineers, Springfield, IL (VBE)