

Documents Distributed at the
County Facilities Committee Meeting



BERNS, CLANCY AND ASSOCIATES

PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

THOMAS B. BERNES
EDWARD L. CLANCY
CHRISTOPHER BILLING

DONALD WAUTHIER

BRIAN CHAILLE
DENNIS CUMMINS
MEG GRIFFIN

MICHAEL BERNES
OF COUNSEL

April 24, 2006

Mr. C. Michael Daly,
Commissioner
St. Joseph DD #3
1701 CR 1400 North
Urbana, Illinois 61801

Mr. Michael Hastings,
Commissioner
St. Joseph DD #3
2083 CR 1325 North
St. Joseph, Illinois 61873

Mr. Lloyd Esry,
Commissioner
St. Joseph DD #3
1987 CR 1400 North
St. Joseph, Illinois 61873

**RE: SCOTTSWOOD AREA STORMWATER IMPROVEMENT PROJECT
ST. JOSEPH DRAINAGE DISTRICT NUMBER 3
CHAMPAIGN COUNTY, ILLINOIS**

In accordance with your directions, we tabulated, reviewed, and analyzed the bids received by the St. Joseph Drainage District #3 for the Scottswood Project. Based upon our review, we make the following comments:

1. Contractor interest in the project was as expected. During the days before the bid opening we were contacted by 25 to 30 prime contractors, subcontractors, and suppliers requesting details concerning the project.
2. Bids were received from four (4) prime contractors. They were:
 - a) Cross Construction, Inc.
 - b) Stark Excavating, Inc.
 - c) A&R Mechanical Services, Inc.
 - d) Mid-States General and Mechanical Contracting Corp.
3. The apparent low bidder for this project is Cross Construction, Inc. with a bid of \$1,172,392.50 for the total project.
(Phase 1, \$527,161.00; Phase 2, \$663,231.50; and a Deduct of \$18,000.)
4. Cross Construction, Inc. submitted a complete set of bid documents that are properly signed. All required forms were properly completed and submitted.
5. The Cross Construction, Inc. bid is accompanied by a Bid Bond in the amount of 5% of the Bid in accordance with the bid requirements.
6. Cross Construction, Inc. is a well-known contractor of satisfactory reputation. They are reportedly experienced in the type of work associated with this project. We are in the process of collecting other information from them concerning their qualifications and the qualifications of their subcontractors. We will provide that additional information to the Commissioners as we receive it.

Scottswood Area Stormwater Improvement Project
St. Joseph Drainage District #3
April 24, 2006

7. We previously sent you a copy of the Bid Summary Checklist and the Bid Tabulation, which shows a summary of the bids for all four (4) of the bids submitted.
8. The bid from Cross Construction does not appear to have any individual items that are unbalanced, unusual, or unreasonable when compared to the bids of other contractors.
9. Stark Excavating, Inc. was the only other contractor to submit a total bid for both Phase 1 and Phase 2, \$1,581,993.25.
(Phase 1, \$627,115.00; Phase 2, \$990,878.25; and a Deduct of \$36,000.)
10. A & R Mechanical Services, Inc. was the second low bidder for Phase 1 with a bid of \$721,009.55. Mid-States General Contracting Corp. was the second low bidder for Phase 2 with a bid of \$961,094.00.
11. We compared the line item bids from Cross Construction with the second low price for each line item from all contractors. The bid prices received for the low bid are generally consistent with that evaluation. Overall, the comparisons suggest that the Drainage District has probably received a "good" bid for the project.
12. The Cross Construction, Inc. bid is significantly lower than the Engineer's Estimate and the bids of other contractors. The main difference between the Engineer's Estimate and the Cross Construction bid is in the bids for earthwork within Weaver Park. Cross Construction bid a much lower value than the prices used for the Engineer's Estimate.

Based upon our review and examination of the bids, we recommend that the St. Joseph Drainage District Number 3 accept the bid of Cross Construction, Inc. at this time.

We appreciate this opportunity to be of service to you. Should you have any questions or comments, or if you need additional information, please contact us at any time.

Sincerely,
BERNS, CLANCY AND ASSOCIATES, P.C.
Engineers for St. Joseph Drainage District
Number 3


Don Wauthier, Vice President

mcg
cc: Byron Balbach
Scott Rose – Champaign County RPC
Denny Inman, Champaign County Administrator
Bill Gray – City of Urbana
Jim Prather – Urbana Township
Don Flessner – Urbana Township
Tim Bartlett – Urbana Park District
J:\5370 - St Joe Drainage\14\bid rec le.doc



Liautaud Major Gift Boosts Clock & Bell Tower Project

FOR IMMEDIATE RELEASE

May 2, 2006

For more information contact Bruce Hannon at 217-621-4900

Bruce Hannon, Chair of the Champaign County Citizens Committee to Restore the Clock & Bell Tower announced today at a meeting of the committee and of the Champaign County Board's Facilities Committee, a major gift of \$150,000 toward completion of the project.

Jimmy John and Leslie Liautaud of Champaign have donated \$150,000 toward the project with an immediate donation of \$50,000 and a pledge of additional gifts in 2007 and 2008. Mr. Liautaud is the founder, President and CEO of Jimmy John's Gourmet Sandwich Shops, with more than 300 locations in six countries, headquartered in Champaign, Illinois.

"This is an extremely worthwhile project to confirm the historic significance of the Clock and Bell Tower in our community," said Liautaud. "My wife and I are pleased to join the many other citizens who are supporting this project. We are committed to preservation within our community."

The Clock & Bell Tower on the Champaign County Courthouse as constructed in 1901 was 135 feet tall and featured a belfry, balconies, ornate gargoyles and other architectural features. From 1915 to 1952 it was struck by lightning on three occasions, and as a result is currently 85 feet tall with a plain "castle turret" appearance. Work on the project has resulted in a historically accurate design and reconfiguration of the tower at 125 feet, complete with belfry. The 1877 Seth Thomas has been repaired and restored and awaits placement back home in the restored tower when the project is completed in 2008.

Recent gifts have brought fundraising totals to approximately \$850,000. The Champaign County Citizens' Committee is pleased to acknowledge and recognize Jimmy John and Leslie Liautaud for their commitment to the Champaign County community and their generosity.



SELECTIVE
Insurance

Charlie Potts
770-339-4536
P.O. Box 206
Winder, GA 30680

May 2, 2006

County Of Champaign Brookens Administration Center
1776 E Washington St
Urbana, IL 61802-4578
Debbie Chow

Re: Insured: County Of Champaign Brookens Administration Center
Claim No: 20521931
D/L: 4/2/2006

Dear Debbie Chow:

Per our conversation yesterday I am sending you a breakdown for the claim on the following spreadsheet. Note I have initially taken \$120,191.27 in depreciation against the building repairs. When the initial ACV amounts have been spent in repairs/replacement contact me so I can advise you how to submit a claim for the hold back taken. Please provide me with your intent to repair/replace and a time frame in writing (email is ok).

I have made adjustments to the repair estimate for the ESB structure as the policy only covers direct physical damage to the building and bidding and design contingency costs would not be considered costs to repair direct physical damage. Also, I have made an adjustment for the cost to replace the roof from \$6sf to \$4sf based on the cost difference between a bituminous rubber roof and a Built-up roof which existed on the building at the time of loss.

If you have any questions call me.

Sincerely,

Charlie Potts
General Adjuster

<u>Item:</u>	<u>RCV Claimed</u>	<u>Depreciation</u>	<u>ACV Claim</u>	<u>Recoverable Depreciation</u>
<u>Buildings</u>				
ESB (Block) Building Repairs	\$ 293,590.00			
Less Design Contingency	\$ 6,990.00			
Less Bidding Contingency	\$ 7,160.00			
Less Difference in Roofing Cost	\$ 12,364.00			
Net Covered	\$ 267,076.00	40%	\$ 160,245.60	\$ 106,830.40
ESDA (Metal) Building Repairs	\$ 44,536.23	30%	\$ 31,175.36	\$ 13,360.87
ESDA and ESB Clean Up: Per Champaign County Highway Brickyard Disposal	\$ 7,222.62 \$ 1,867.25	\$ - \$ -	\$ 7,222.62 \$ 1,867.25	
Misc. Building Repairs: Duncan Supply Company Inc. Champaign Telephone Company Yeomans Distributing Company	\$ 304.18 \$ 974.75 \$ 448.06	\$ - \$ - \$ -	\$ 304.18 \$ 974.75 \$ 448.06	
Total Buildings	\$ 322,429.09		\$ 202,237.82	\$ 120,191.27
<hr/>				
<u>Extra Expenses</u>				
Generator Rental / RSC Equipment Rental	\$ 549.00	\$ -	\$ 549.00	
United Van Lines Contents Moving	\$ 2,218.30	\$ -	\$ 2,218.30	
Total EE	\$ 2,767.30		\$ 2,767.30	
Total Claim	\$ 325,196.39		\$ 205,005.12	\$ 120,191.27

Julia R. Rietz
State's Attorney

Steven D. Ziegler
First Assistant State's Attorney

Susan W. McGrath
Senior Assistant State's Attorney
email: smcgrath@co.champaign.il.us



Civil Division
Brookens Administrative Center
1776 East Washington Street
Urbana, Illinois 61802-4581
Phone: (217) 384-3776
Fax: (217) 384-3896

**Office of
State's Attorney
Champaign County, Illinois**

TO: Facilities Committee
Denny Inman

FROM: Susan McGrath
Senior Assistant State's Attorney

RE: Request of Champaign County Humane Society for Lease Extension

DATE: May 2, 2006

Denny Inman asked me to review the proposal from the Champaign County Humane Society to extend the present land lease between Champaign County and the Humane Society for an additional two years. The present lease is scheduled to expire on December 31, 2011. The extension is being requested through December 31, 2013.

Champaign County entered into the present land lease with the Champaign County Humane Society on November 25, 1986. The County is charging the Humane Society \$1 per year for that lease. The Humane Society was responsible for constructing its own facility, and for the continuing maintenance and expenses for the facility. At that time, the County had a contract with the Humane Society to provide the county's animal control services.

As of July 2005, however, the County now has its own Animal Control Department, and now has a contract with the Humane Society, as well as other breed rescue groups, for the adoption of "healthy, adoptable animals" and spaying or neutering of those animals. Since July 2005, the Humane Society has taken 35 cats and 145 dogs from the County for the purpose of adoption, and CATSNAP has taken 308 cats from the County for the purpose of adoption.

The County Board has the authority to lease its real estate for a term not to exceed 99 years when, in the opinion of the County Board, the real estate is no longer necessary, appropriate, required for the use of, profitable to, or for the best interest of the county. Any such lease must be exercised through an ordinance passed by a 3/4 vote of the county board members then holding office. See 55 ILCS 5/5-1049.2.

Without more direct statutory authority, I do not believe this Board has the authority to extend the present lease and bind a future board by entering into a lease extension to take effect in 2011. I am therefore of the opinion that the present land lease cannot be extended. The County Board therefore has 3 options at this time:

1. The County Board can sell the property to the Humane Society at fair market value.
2. The County Board can allow any lease extension of the present lease to be considered by the County Board in power in the year 2011, when this lease is scheduled to expire.
3. The County Board and the Humane Society can mutually agree to void the present land lease, and enter into a new agreement. The terms of this new agreement would also have to be mutually agreed upon by the parties. The parties would not be bound by the terms of the present lease. However, it would have to be done by ordinance and with the findings as required by 55 ILCS 5/5-1049.2.



CRE CONSERVATION-RECREATION- EDUCATION ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the CRE Zoning District is as follows:

"The *CRE, Conservation-Recreation-Education District* is intended to conserve natural and scenic areas for open space, recreational, and educational purposes, both public and private, and to preserve from unsuitable uses natural surface drainage courses and other areas whose physical characteristics, such as slope or susceptibility to flooding, make many forms of development inappropriate or potentially injurious to the public health or safety. The uses permitted in this district are primarily of low intensity, which would not interfere with natural conditions, and for which such conditions would not pose severe problems; areas developed for more intensive use, which include significant open space, or which provide educational or recreational facilities to the public, are also appropriate in this district.

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the CRE District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Board of Zoning Appeals.

PERMITTED USES:

Public and Quasi-Public Facilities

Municipal or Government Building
Public Elementary, Junior High School, or Senior
High School

Public Park
University or College

Resource Production and Agricultural Uses

Agriculture, General
Agriculture, Cropping

SPECIAL USES:

Public and Quasi-Public Facilities

Church or Temple
Institution of an Educational, Philanthropic or
Eleemosynary Nature
Sewage Treatment Plant or Lagoon

Resource Production and Agricultural Uses

Plant Nursery
Mineral Extraction, Quarrying, Topsoil Removal
and Allied Activities

CONDITIONAL USES:

Resource Production and Agricultural Uses

Artificial Lake of one (1) or more acres

Champaign County Humane Society

1911 E. Main Street, Urbana IL 61802



20 February 2006

Administrative Services, Champaign County Board
C/o Mr. Denny Inman, County Administrator
Procurement & Facilities Management
1776 E Washington
Urbana, IL 61801

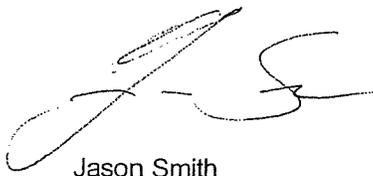
Dear Mr. Inman:

We request the following item be placed upon the agenda for consideration by the Champaign County Board at the regularly scheduled meeting on 23 February 2006:

The Champaign County Humane Society, as owner of the Champaign County Humane Society Animal Shelter, requests an extension on the current lease of a tract of land occupied by the building and owned by the County of Champaign for an additional 2 years. The term of the current lease is for the period beginning 1 November 1986 through 31 December 2011. An extension of 2 years would continue the lease agreement until 31 December 2013.

We respectfully request that the Champaign County Board provide an answer to our request by 30 April 2006.


Vickie Jarrell
Chair, Government Relations Committee
Champaign County Humane Society


Jason Smith
Executive Director
Champaign County Humane Society

Champaign County
Fleet Maintenance/Highway Facility

BLER Project No. 053015.400

MAR / DYW
27-Apr-06



Design Development Estimate

		Schematic Design	Design Development
Overall Costs	General Conditions	\$410,700	\$416,091
Foundations	Quantity take offs based on supplier costs vs. RS Means costs/ concrete aprons sizes increased to allow for installation of asphalt paving	\$165,000	\$176,250
Structural Framing	Members structurally sized based on layout, increase costs reflect current supplier estimate based on structural sizes	\$205,000	\$229,336
Roofing	Quantity take offs based on revised layout of flashing, downspouts, gutters / roof framing based on current supplier estimate based on structural sizes	\$320,000	\$333,784
Envelopes	Manufacture + contractors provided estimate based on panel layout and configuration vs. S.F. costs / Supplier provided estimates based on windows + storefront layout, configuration, and materials vs. S.F. costs from RS Means - quantity of window increased to allow more natural light.	\$1,100,000	\$1,211,922
Interiors	Removal of catwalks in wash bays	\$140,000	\$135,375
Floors	Defined areas for tile vs. carpet / reconfiguration of mezzanine floor system	\$340,000	\$354,032
Walls	Wall in welding bay removed, increase height in mech. room walls / add wall in archive storage	\$242,000	\$241,610
Ceilings		\$28,000	\$29,800
Cabinets		\$30,000	\$30,000
HVAC	Based on layout and equipment vs. S.F. allowance	\$500,000	\$511,000
Plumbing	Reduced length of oil piping, additional sinks added in repair bays	\$575,000	\$560,000
Fire Protection	Based on layout vs. S.F. allowance	\$132,000	\$138,000
Electrical	Based on layout vs. S.F. allowance / connection point for existing data line located - costs reflect revised distribution / defined layout and scope for site power distribution was established/ additional site lighting for south side of building was determined	\$770,000	\$825,000
Vertical Transportation		\$0	\$0
Site Work	Reduction of paving / detention-retention increased in size to accommodate storm water for existing nursing home site	\$321,023	\$330,100
Special Equipment	Equipment pieces were determined to be unneeded at this time.	\$425,400	\$383,200
Furnishings	Previous budget number has increase to reflect estimate provided by supplier based on furnishing requirements	\$50,000	\$77,100
Contingency Allowance	Design contingency redistributed into building scope	\$653,000	\$483,000
Project Budget Total		\$6,407,123	\$6,465,600

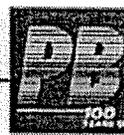
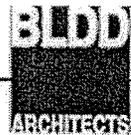
SCHEMATIC DESIGN PHASE



FLEET MAINTENANCE / HIGHWAY FACILITY



Champaign County
Board



BERNS, CLANCY AND ASSOCIATES, P.C.

PROJECT TEAM

CHAMPAIGN COUNTY

ARCHITECT

BLDD Architects, Inc.

FLEET MAINTENANCE

Parson Brinckerhoff Quade & Douglas, Inc.

STRUCTURAL ENGINEER

Delon Hampton & Associates

MEP ENGINEER

GHR Engineers & Associates

CIVIL ENGINEER

Berns, Clancy & Associates

DENNY INMAN

County Administrator

JEFF BLUE

County Engineer

JOHN COOPER

Assistant County Engineer

ALAN REINHART

Supervisor of Building Maintenance

TRACY WINGLER

Highway Maintenance Supervisor

JERRY STUMBORG

Fleet Mechanic

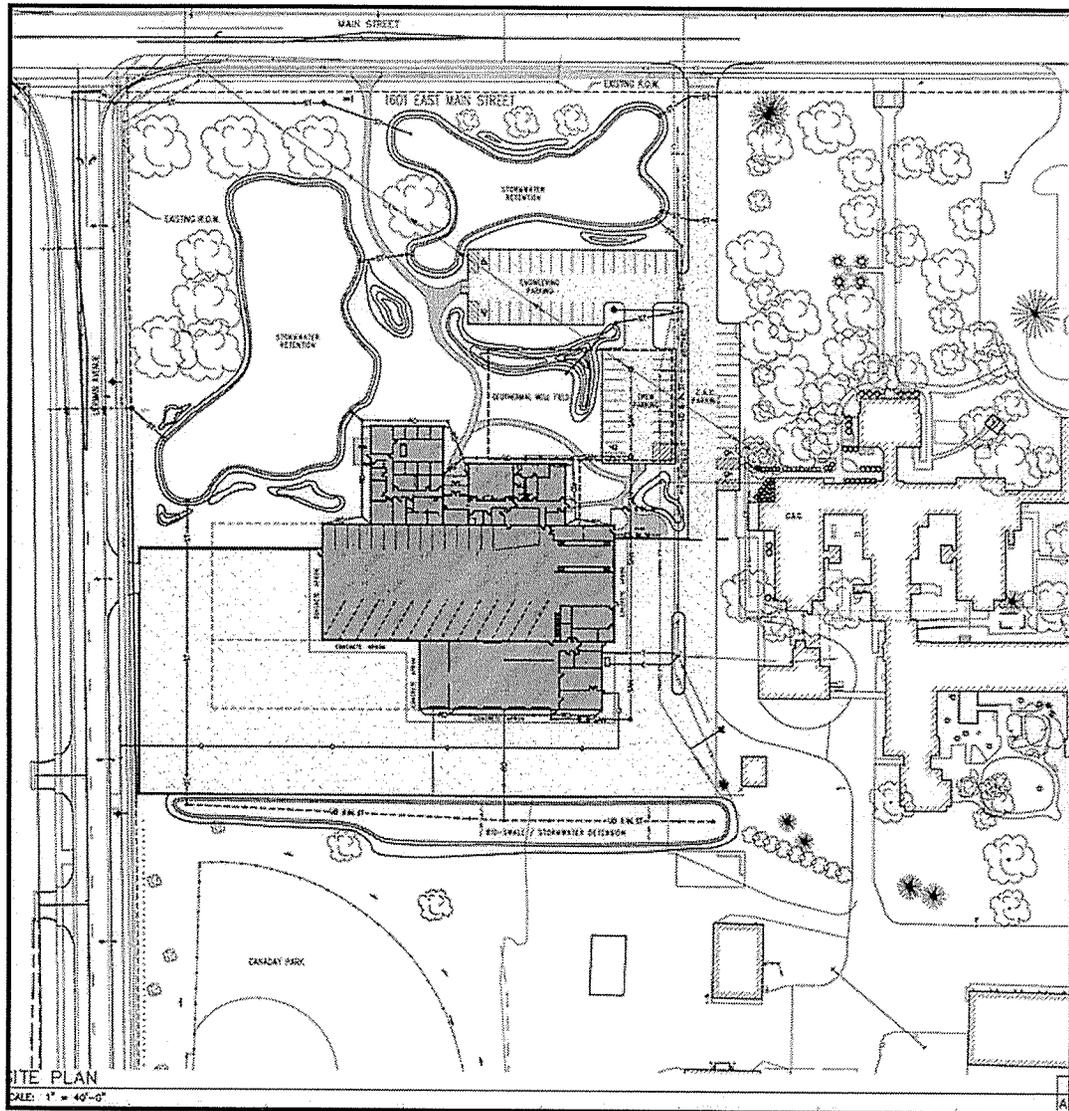


Champaign County
Board



BERNS, CLANCY AND ASSOCIATES, P.C.

SITE PLAN

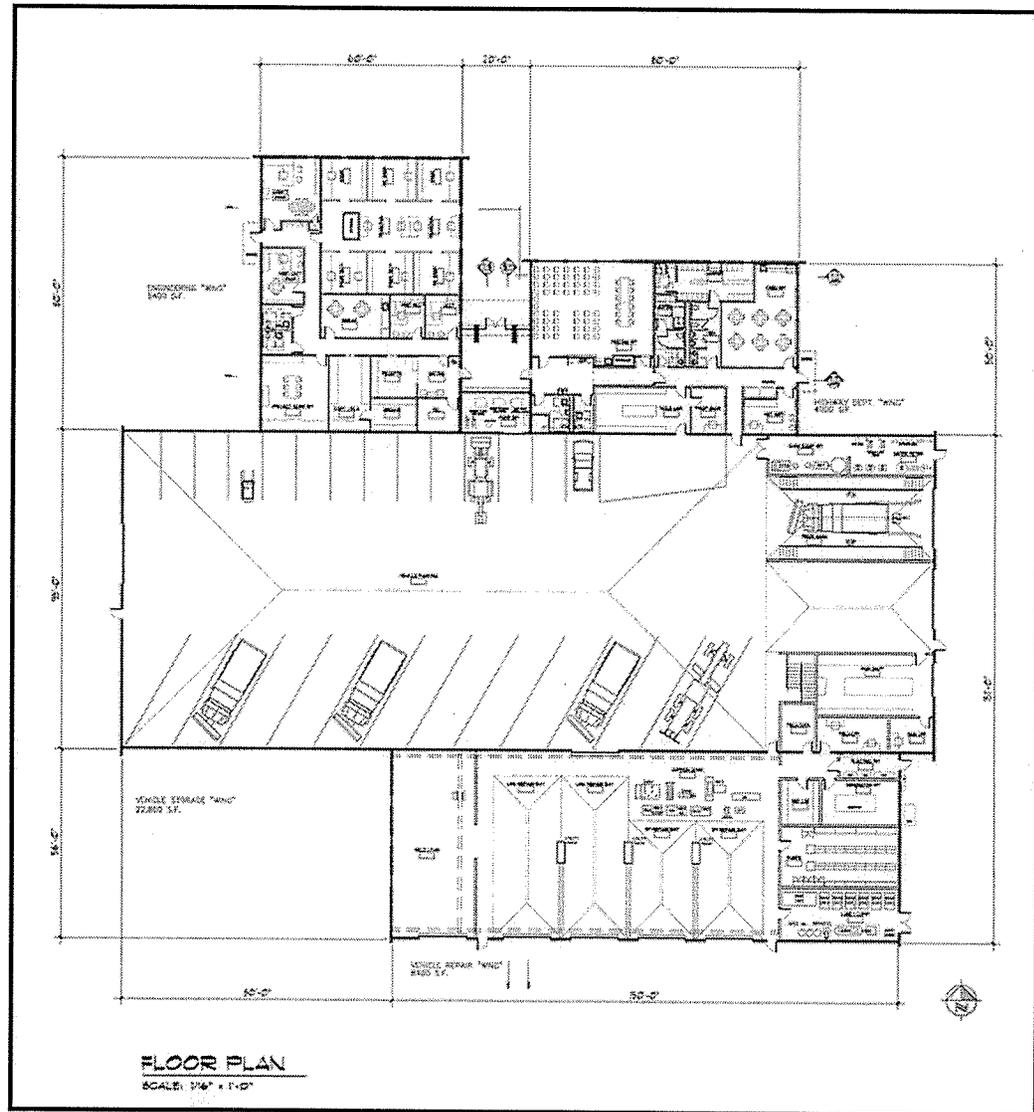


Champaign County
Board



BERNS, CLANCY AND ASSOCIATES, P.C.

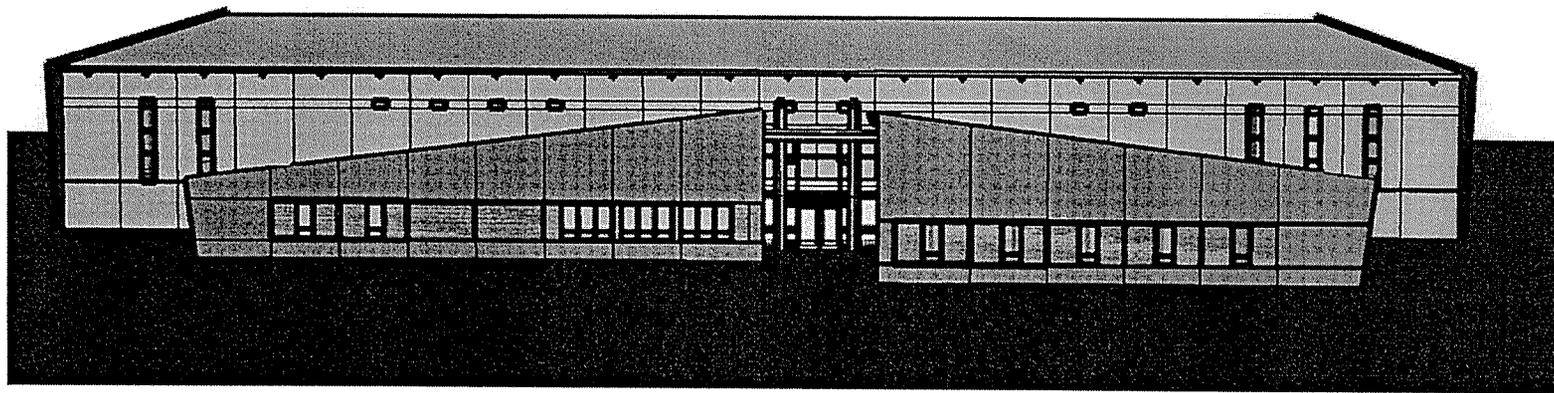
FLOOR PLAN



Champaign County
Board



BERNS, CLANCY AND ASSOCIATES, P.C.



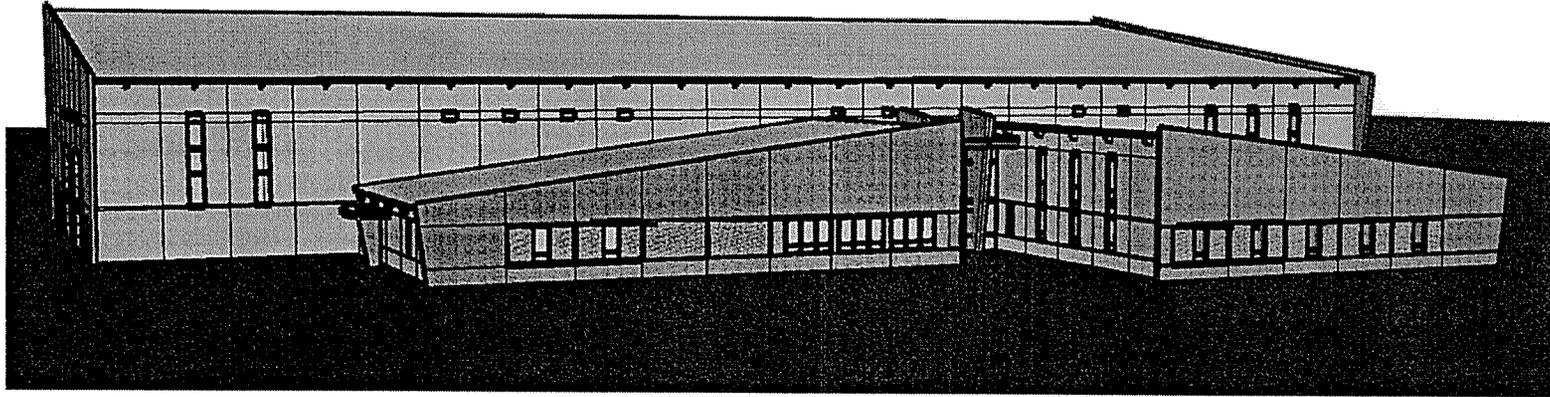
VIEW : MAIN STREET



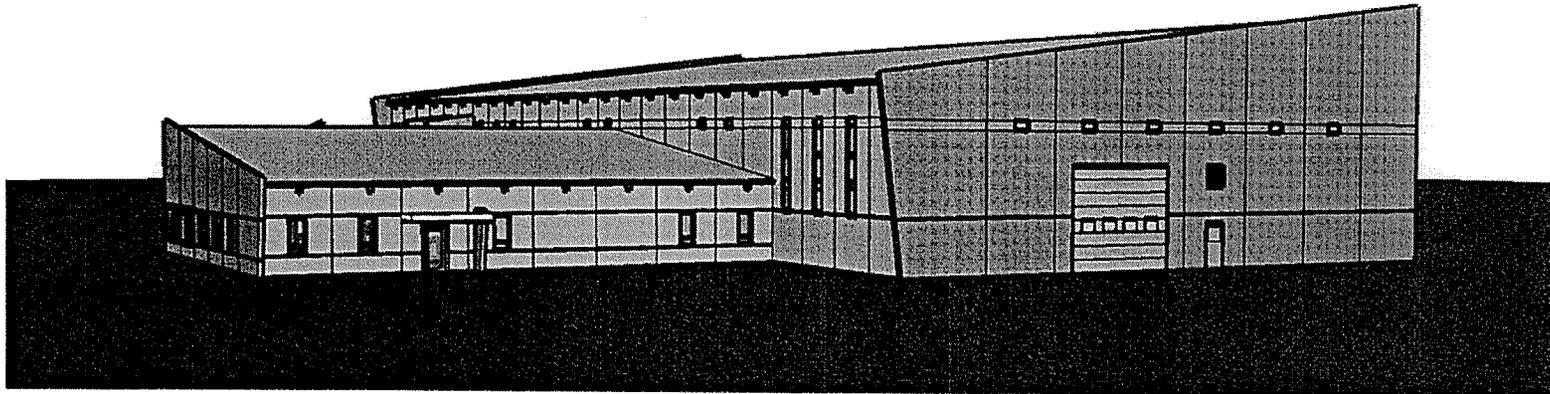
Champaign County
Board



BERNS, CLANCY AND ASSOCIATES, P.C.



VIEW : MAIN STREET



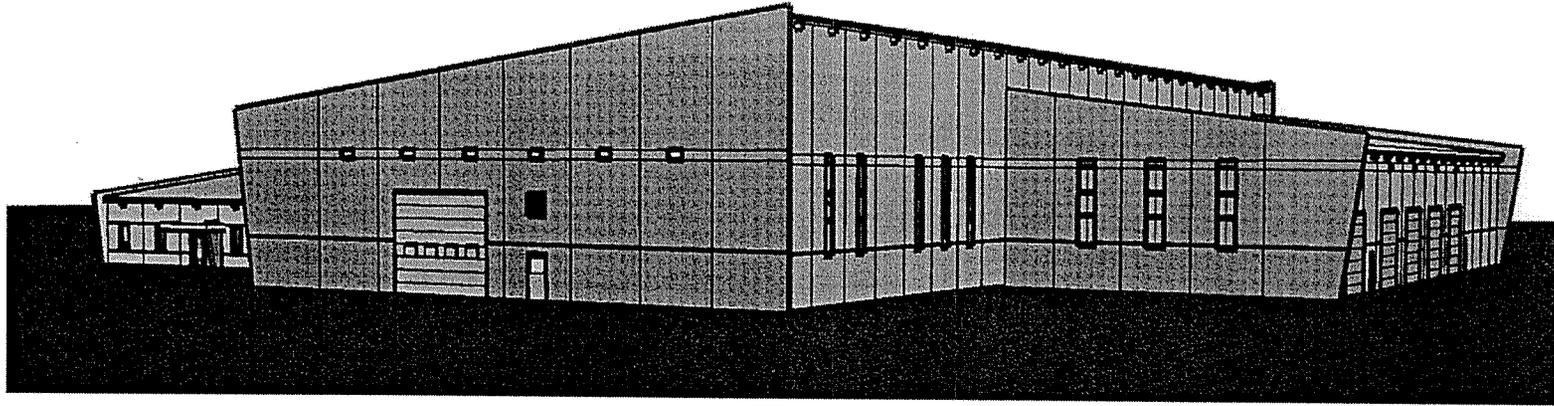
VIEW : LIERMAN AVENUE



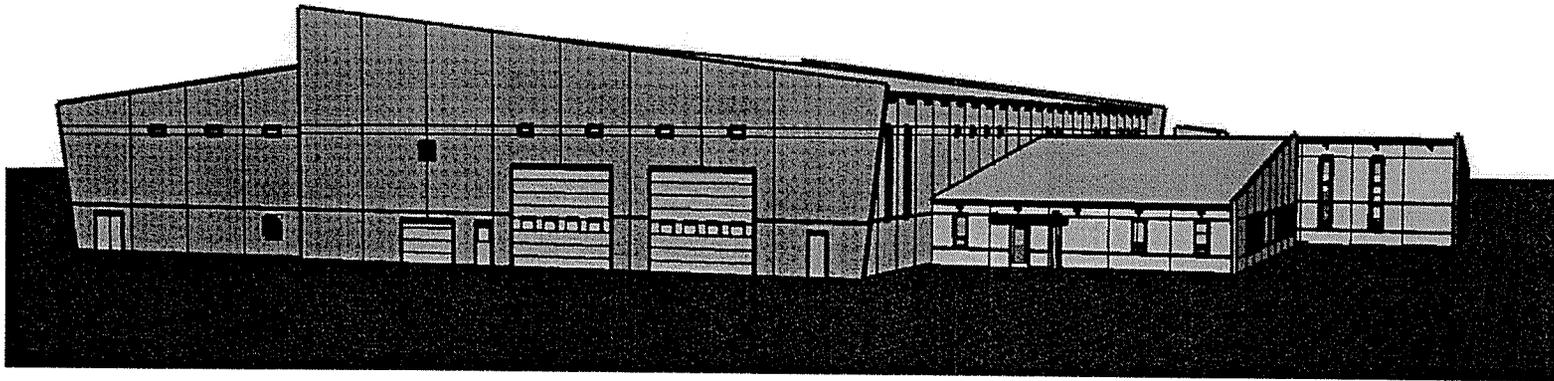
Champaign County
Board



BERNS, CLANCY AND ASSOCIATES, P.C.



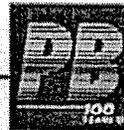
VIEW : LIERMAN AVENUE



VIEW : FROM EAST



Champaign County
Board



BERNS, CLANCY AND ASSOCIATES, P.C.

CONSTRUCTION BUDGET OVERVIEW

CONSTRUCTION COST COMPARISONS

	PROGRAMMING PHASE	SCHEMATIC DESIGN PHASE
PROGRAM SPACE	40,580 S.F	40,600 S.F
BUILDING (w/ Fleet Maintenance)	\$4,516,548	\$4,782,400
SITE DEVELOPMENT	\$603,715	\$493,323
FURNISHINGS & EQUIPMENT	\$524,800	\$475,400
CONTINGENCIES	\$765,329	\$653,000
TOTAL CONSTRUCTION BUDGET	\$6,410,392	\$6,407,123



**Champaign County
Board**



BERNS, CLANCY AND ASSOCIATES, P.C.