



**CHAMPAIGN COUNTY BOARD  
FACILITIES COMMITTEE AGENDA  
County of Champaign, Urbana, Illinois**  
Tuesday, March 7, 2023, at 6:30p.m.  
Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 E. Washington St., Urbana, IL 61802

**Committee Members:**

Jenny Lokshin – Chair	Elly Hanauer-Freidman
Stan Harper – Vice Chair	Mike Ingram
Stephanie Fortado	Bethany Vanichtheeranont
Jennifer Locke	Jeff Wilson

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**Agenda**

I.	Call to Order and Roll Call	
II.	Approval of Agenda/Addenda	
III.	Approval of Minutes – February 7, 2023	1-3
IV.	Public Participation	
V.	Communications	
VI.	New Business	
A.	Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley and Broeren Russo – Austin Barton	
B.	Update on ITB#2022-007 County Plaza Parking Deck Renovation – Bailey Edward Design – Karla Smalley	
C.	Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid Architecture – Chris Bieser (Minutes from 2.23.2023 construction meeting attached)	4-8
D.	Discussion and Approval of Mental Health Board/Developmental Disabilities Board Proposed Four-Year Lease Agreement for Brookens Office Space– (Proposed Lease Agreement Attached)	9-15
E.	Discussion and Approval of Attorney General's Proposed New Four-Year Lease Agreement for Office Space at Brookens – (Proposed Lease Agreement Attached)	16-22
F.	Discussion and Approval of Eleven Year Capital Asset Plan Projects Listing (Attached)	23-28
G.	Discussion of Humane Society Facility	

VII. Other Business

A. Semi-Annual Review of CLOSED Session Minutes

VIII. Presiding Officer's Report

A. Future Meeting – **April 4, 2023 @ 6:30pm**

IX. Designation of Items to be Placed on the Consent

Agenda

X. Adjournment

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. 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  
County of Champaign, Urbana, Illinois**

**MINUTES – Pending Approval**

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**DATE:** Tuesday February 7, 2023  
**TIME:** 6:30 p.m.  
**PLACE:** Lyle Shields Meeting Room  
Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802

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**Committee Members**

Present: Jenny Lokshin, Elly Hanauer-Freidman, Stan Harper, Stephanie Fortado,  
Bethany Vanichtheeranont, Jennifer Locke, Jeff Wilson, Mike Ingram

Absent: None

**County Staff:** Dana Brenner (Facilities Director), Dan Busey (Recording Clerk)

**Others Present:** Karla Smalley (Bailey Edward Architecture), Jim Page (Chair of the Illinois Tourism Task Force), Scott Walker (IGW Architecture), Austin Hogue (Broeren Russo Builders, Inc.), Chris Bieser (Reifsteck Reid Architecture)

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**Agenda**

**I. Call to Order and Roll Call**

Committee Chair Lokshin called the meeting to order at 6:31 P.M.

**II. Approval of Agenda/Addenda**

**Moved** by Mr. Ingram to approve the agenda; seconded by Ms. Hanauer-Freidman. Upon Voice Vote, the **Motion Carried Unanimously**.

**III. Approval of Minutes – January 3, 2023**

**Moved** by Ms. Locke to approve the minutes from January 3, 2023; seconded by Mr. Ingram. Upon Voice Vote, the **Motion Carried Unanimously**.

**IV. Public Participation**

None.

**V. Communications**

None.

**VI. New Business**

- A. Update and Discussion of ILEAS Proposed Renovation Project, funded via \$3-million State Grant – IGW Architecture, Jim Page, and Scott Walker delivered the update. Mr. Page informed the committee that he was the Executive Director of ILEAS from 2004

until December of 2022. ILEAS has held the lease with the County since 2007. The long-term plan is to upgrade the facility through Department of Homeland Security Grants as well as any funds the facility generates. This will be a two-phase process. With phase one being the Feasibility Study and phase two being possible expansions. The first three million dollars is to go towards asbestos abatement, parking lot rehab/expansion, and demolition in the B-Wing as well as clean up in the basement. Mr. Page also mentioned if any HVAC or infrastructure issues need to be addressed, they would also be handled before moving onto phase two. ILEAS just signed a ten-year extension to their lease with the County. Mr. Walker stated that a good chunk of the money is going towards B-Wing repair. Mr. Harper and Mr. Page discussed adding space for advanced training events and more classrooms. Mr. Wilson asked if there are other phases besides phase one. Mr. Page said that phase two would be expansion and deciding what that looks like and what it would cost. Mr. Wilson asked if Eastland Suites is the “place to go” for ILEAS, to which Mr. Page explained how the training impacts hotels in the area. Mr. Wilson and Mr. Page discussed funding and the result of the feasibility study. Mr. Wilson asked if the County Board has any say in how ILEAS spends their grant money. Mr. Brenner answered that the County owns the property and that this is a long-term relationship with a great client and gave a brief history of how they have invested in the property. Mr. Page also mentioned that the County will be involved every step of the way. Ms. Fortado and Mr. Page discussed sharing the County’s CDAP list as a resource for ILEAS.

- B. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley and Broeren Russo – Austin Barton delivered the update. Mr. Barton explained that they are currently getting their key sub-contractors on board, as well as trying to get ahead of lead times on materials. Currently everyone is beginning to come on site, set up their workspace, and setting up surveillance. Demo started late last week which will begin with removing the vault. Substantial completion of demolition is the end of March. Ms. Smalley shared photos of the demo in progress. Mr. Wilson asked about long lead items for materials. Mr. Barton said that it would be about thirty-five to forty-five weeks for switches, about fifty-five weeks for some HVAC materials, and some other specialty items.
- C. Update on ITB#2022-007 County Plaza Parking Deck Renovation – Bailey Edward Design – Karla Smalley delivered the update. Ms. Smalley informed that committee that Duce Construction was on site pouring the steps at the west side of the building. After that is complete, they will install their traffic coating and the project should be complete in June.
- D. Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid Architecture – Chris Bieser delivered the update. There was a preconstruction meeting with the contractor, Mr. Brenner, and Captain Voges. The approval from the Department of Corrections was received to move into the construction phase. The contractor is currently in the process of lining up all their subcontractors getting them their contracts and the submittal process started. Mr. Bieser also said they are working to get ahead of long lead time materials. The contractor and subcontractors are intending to be on site in mid-March. Mr. Brenner notified the Urbana Park District that the adjacent field would not be available during the process. Ms. Fortado asked if the contractor could total out the subs category on reports. Mr. Wilson

complimented the meeting minutes. Mr. Wilson and Mr. Bieser discussed the clarity of responsibilities, specifically not employing any unfit person. Mr. Bieser explained that if anyone employed on the project is conducting themselves in an unprofessional manner that they can be asked to leave. Discussion followed about surveillance, spot checks, security, and background checks.

- E. Discussion of Humane Society Facility. Mr. Brenner informed the committee that the Humane Society has chosen to leave the facility in March or April. A discussion was had about possibly moving the Champaign County Animal Control into the building after the Humane Societies departure. Ms. Fortado and Mr. Brenner discussed renovations needed and future plans for the Animal Control building if they moved into the Humane Society building. The consensus was that the committee would like to move forward with considering obtaining the Humane Society building.
- F. Discussion of Physical Plant Work Force and Duties. Mr. Brenner gave breakdown of the maintenance and custodial staff. Explaining who they are and what services they provide for the county. Ms. Hanauer-Freidman and Mr. Brenner discussed the county highway building and how custodial staff maintains the building. Mr. Wilson congratulated Mr. Brenner on praising his employees (Maintenance Staff, Custodial Staff, and the Building and Grounds Manager) and explained that doing so is a good testament to his leadership. A discussion followed about possible retirements of long-term maintenance staff.

VII. Other Business

None.

VIII. Presiding Officer's Report

- A. Future Meeting – **March 7, 2023 @ 6:30pm**

IX. Designation of Items to be Placed on the Consent Agenda

None.

X. Adjournment

The meeting adjourned at 7:27 P.M.

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P.J. Hoerr, Inc.  
117 Merle Lane  
Normal, Illinois 61761  
P: (309) 888-9567  
F: (309) 888-9556

Project: 70632 Champaign County Jail

## OAC Meeting Minutes: Meeting #1

Meeting Date	Feb 23, 2023	Meeting Time	10:00 AM - 11:00 AM Central Time (US & Canada)
Meeting Location	County Highway Building		
Overview	The purpose of this meeting is to coordinate between the Owner, Architect, and Contractor.		
Substantial Completion Date is:			
Notes			
Attachments	<a href="#">submittal_logs.pdf</a> , <a href="#">Champaign Co. Jail 3 Week Look Ahead 2-23-23.pdf</a>		

### Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Lucas McGill	GHR Engineers & Associates, Inc.		lmcgill@ghrinc.com	
Richard Van Note	GHR Engineers & Associates, Inc.		rvannote@ghrinc.com	
Matt Brown	P.J. Hoerr	P: 309-688-9567	mattb@pjhoerr.com	
Trevor Fox	P.J. Hoerr	P: 309-688-9567	trevor@pjhoerr.com	
Joe Hoffman	P.J. Hoerr	P: 309-688-9567	joeh@pjhoerr.com	
Chris Bieser	Reifsteck Reid & Company Architects	P: (217) 351-4100	cbieser@rr-arch.com	

### Review Minutes of Previous Meetings

#### Safety

#### Review of Work Progress

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Review of 3 Week look ahead				Open

#### Site Coordination Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Sally Port Access				Open
<b>Description</b>		- Open Discussion regarding the timing of the pavement demolition for utilities.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Top Soil Distribution				Open
<b>Description</b>		- Open discussion on how you would like the top soil distributed at the stock piles. Higher or wider? Preference?				

## Field Observations, Problems, & Decisions

### Submittals Schedule & Status of Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	Review Submittal Log				Open
<b>Description</b>						
<ul style="list-style-type: none"> <li>- See attached open submittals.</li> <li>- The project submittal log is currently being developed and will be distributed within 2 weeks for architects review.</li> </ul>						

### RFI's Log & Status of Responses

### Off Site Fabrication & Delivery Schedules

### Progress Billing & Pay Apps

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	1	Discuss Pay App Status Updates				Open
<b>Description</b>						
<ul style="list-style-type: none"> <li>- The SOV &amp; cost projection report is being created, we are currently in the subcontracting phase with our partners. We anticipate the SOV being finalized prior to the April billing. It is our intent to provide SOVs that are partially complete for the March billing if acceptable with the county.</li> </ul>						

### Misc. Business

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	1	Building Permit				Open
<b>Description</b>						
Open discussion regarding the status of the permit with Urbana.						

### Meeting Discussion

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	1	Meeting Minutes				Open
<b>Description</b>						
<u>Safety</u> <ul style="list-style-type: none"> <li>- Heavy Equipment work coming up</li> <li>- When around heavy equipment - hard hat, high vis, work boots</li> </ul>						
<b>Review of Work Progress</b>						
<ul style="list-style-type: none"> <li>- Week of 2/27</li> <li>- Permit needs to be finalized</li> <li>- Surveying to occur</li> </ul>						
<b>Week of 3/6</b> <ul style="list-style-type: none"> <li>- Construction fence</li> <li>- Erosion control</li> <li>- Stripping top soil</li> <li>- Note that there is no preference for how the spoils is to be shaped on the stock piles</li> </ul>						

**Week of 3/13**

- 12" storm installed
  - Spoils used for building pad
  - Parking lot aggregate

**Site Coordination Items**

- 1-2 weeks for pavement demo for utilities
  - Target start date for this is 4/3
  - Notify jail if things change ASAP

**Submittals Schedule & Status of Submittals**

- Manhole submittal needs to be approved ASAP so it can get ordered
- Rebar shops coming soon

**Progress Billing & Pay Apps**

- PJH will submit a pay app for administrative items for now
- The following pay apps will have a more detailed SOV
- PJH to make priority obtaining cost projection reports from subs

**Misc. Notes**

- Send list of expected subs and their personnel to Dana weekly

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.  
Please contact P.J. Hoerr, Inc. if there are any discrepancies or questions with the content of these minutes.

Champaign County Jail  
3-Week Look Ahead  
2/27/23



Pearce Office: 121 N. Commercial Plaza, Pearce, TX 78375 • Phone: 325.439.8800 • Fax: 325.439.8822  
Bloomington/Normal Office: 117 Main Lane, Normal, IL 61761 • Phone: 309.666.8561 • Fax: 309.666.8562

Description	Responsible Contractor	2/20	2/21	2/22	2/23	2/24	2/27	2/28	3/1	3/2	3/3	3/6	3/7	3/8	3/9	3/10	3/13	3/14	3/15	3/16	3/17	Comments
Obtain Building Permit									X													
Primary and Local Control Surveying	Holzhauer										X											
Install Construction Fencing	PJ Hoerr											X										
Install Erosion Control	Stark											X										
Topsoil Stripping and Mass Grade for Pad	Stark											X	X	X	X	X	X	X	X	X	X	
Excavate and Install 12" Storm	Stark																X	X	X	X	X	
Build up Building Pad with Spoils	Stark																X	X	X	X	X	
Install Site Sewer	Stark																					
Install Parking Lot Aggregate for Parking																						
Lot Laydown	Stark																					
Pavement Demo for Utilities	Stark																					
Install Ductbank	Davis																					
Install Gas Main	A&R																					
Excavate and Pour Building Foundations	Stark																					
Geofield Installation	A&R																					





P.J. Hoerr, Inc.

Printed on Wed Feb 22, 2023 at 04:15 pm CST

Job #: 70632 Champaign County Jail

## All Submittals

Spec Section	#	Rev.	Title	Type	Status	Responsible Contractor	Final Due Date	Submit By	Location	Received From	Received Date	Ball In Court	Approvers	Response	Sent Date	Returned Date	Due Date	Distributed Date
33 41 00 - Storm Utility Drainage Piping	33 41 00-2	0	Underdrain Pipe & Geotextile	Product Data	Open	Stark Excavating	03/08/2023			Brad Jameson	02/22/2023	Chris Bieser (Reifsteck Reid & Company Architects)	Chris Bieser (Reifsteck Reid & Company Architects)	Pending	02/22/2023		03/08/2023	
33 41 00 - Storm Utility Drainage Piping	33 41 00-1	0	Storm & Sanitary Manhole Shop Drawings	Shop Drawings	Open	Stark Excavating	03/09/2023			Brad Jameson	02/21/2023	Chris Bieser (Reifsteck Reid & Company Architects)	Chris Bieser (Reifsteck Reid & Company Architects)	Pending	02/22/2023		03/09/2023	
33 30 00 - Sanitary Sewerage Utilities	33 30 00-1	0	Sanitary Sewer Pipe	Product Data	Open	Stark Excavating	03/08/2023			Brad Jameson	02/22/2023	Chris Bieser (Reifsteck Reid & Company Architects)	Chris Bieser (Reifsteck Reid & Company Architects)	Pending	02/22/2023		03/08/2023	
26 05 43 - Underground Ducts and Raceways for Electrical Systems	26 05 43-1	0	Underground Ducts & Raceways for Electrical Systems : Shop Drawings	Shop Drawings	Open	Davis Electric Inc.	03/08/2023			Austin Stephenson	02/22/2023	Chris Bieser (Reifsteck Reid & Company Architects)	Chris Bieser (Reifsteck Reid & Company Architects)	Pending	02/22/2023		03/08/2023	
03 05 19 - Cast In Concrete Anchors	03 05 19-1	0	Anchor Bolt Shop Drawings	Shop Drawing	Open	Titan Industries, Inc.	03/08/2023	02/16/2023		Dan Richardson	02/15/2023	Chris Bieser (Reifsteck Reid & Company Architects)	Chris Bieser (Reifsteck Reid & Company Architects)	Pending	02/16/2023		03/08/2023	

**LEASE AGREEMENT BETWEEN THE COUNTY OF CHAMPAIGN AND THE CHAMPAIGN COUNTY MENTAL  
HEALTH BOARD & DEVELOPMENTAL DISABILITIES BOARD**

**THIS LEASE AGREEMENT** is and entered this **first day of April 1, 2023**, by and between the County of Champaign (hereinafter referred to as "Landlord") and the Champaign County Mental Health Board and Developmental Disabilities Board (hereinafter referred to as "Tenant").

**ARTICLE I**

**Premises**

Landlord does hereby lease to Tenant office space located in Rooms 260-269 of Pod 200 of the Champaign County Brookens Administrative Center, which is located at 1776 East Washington Street, Urbana, Illinois. The Tenant will lease 1,744 square feet of office space during the period of **April 1, 2023-March 31, 2027**. The office space leased is identified in floor plan of the Brookens Administrative Center, which is attached as Exhibit "A".

**Article II**

**Term**

This lease shall be for a four one-year terms commencing on **April 1, 2023 and ending on March 31, 2027**. The Tenant or Landlord are required to give notice at least ninety (90) days prior to the end of each lease period if either does not wish to renew the lease.

**ARTICLE III**

**Rent**

Rent for said premises shall be at the following rates:

- a) **From April 1, 2023, to March 31, 2024** - The rent for this term shall be **\$25,494.59** annually (\$14.61 x 1,744 sq. ft.) with a monthly payment of **\$2,124.55** due on the first day each calendar month.
- b) **From April 1, 2024 to March 31, 2025** – Rent as charged April 1, 2023 to March 31, 2024 plus the percent increase to CPI (as documented to Champaign County by the Illinois Department of Revenue in January 2020, to determine the maximum extension under the Property Tax Extension Limitation Law), except if the CPI is negative, then the rent shall be adjusted by 0%, and if the CPI exceeds 5%, the rent increase shall be capped at 5%.
- c) **From April 1, 2025 to March 31, 2026** – Rent as charged April 1, 2024 to March 31, 2025 plus the percent increase to CPI (as documented to Champaign County by the Illinois Department of Revenue in January 2021, to determine the maximum extension under the Property Tax Extension Limitation Law), except if the CPI is negative, then the rent shall be adjusted by 0%, and if the CPI exceeds 5%, the rent increase shall be capped at 5%.

d) From **April 1, 2026 to March 31, 2027** – Rent as charged April 1, 2025 to March 31, 2026 plus the percent increase to CPI (as documented to Champaign County by the Illinois Department of Revenue in January 2022, to determine the maximum extension under the Property Tax Extension Limitation Law), except if the CPI is negative, then the rent shall be adjusted by 0%, and if the CPI exceeds 5%, the rent increase shall be capped at 5%.

## ARTICLE IV

### Utilities

At no additional cost to Tenant, Landlord shall provide electric current, plumbing, and heat and air conditioning, during the appropriate seasons. Landlord shall not be liable for failure to furnish or for suspension or delays in furnishing any utilities caused by breakdown, maintenance or repair work, strike, riot, civil disturbance, or any cause or reason whatsoever beyond the control of the Landlord.

## ARTICLE V

### Use of Premises

a) Tenant shall use and occupy the leased premises as a business office for the Champaign County Mental Health Board & Developmental Disabilities Board and for no other purpose whatsoever without the prior written consent of Landlord. Tenant shall not use or permit the leased premises or any part thereof to be used for any disorderly, unlawful, or extra hazardous purpose.

b) Tenant shall commit no act of waste and shall take good care of the leased premises and the fixtures and appurtenances therein, and shall, in the use and occupancy of the leased premises, conform to all laws, orders, and regulations of the federal, state and municipal or local governments or any of their departments. Tenant further agrees to save Landlord harmless from all fines, penalties, and costs for violations or noncompliance with the same.

c) Tenant shall not use or permit the use of machinery or equipment which shall cause an unreasonable consumption of utilities within the leased premises beyond that made known to Landlord at the time of execution of this lease.

d) Tenant shall not use any equipment or engage in any activity on the leased premises which shall cause an increase in the insurance rate of the Brookens Administrative Center or which shall create or cause undue expense to Landlord for maintenance and/or utilities.

e) At the expiration or other termination of this lease, Tenant shall surrender and deliver the leased premises in as good a condition as when Tenant first received possession of the leased premises, ordinary wear and tear, and damage by the elements, fire, and other unavoidable casualty excepted. Tenant shall serve upon Landlord within ninety (90) days of commencement of this lease written notice specifying what parts, if any, of the leased premises are not in good order.

## **ARTICLE VI**

### **Subletting and Assignment**

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

## **ARTICLE VII**

### **Alterations**

- a) Tenant will not make any alterations, installations, changes, replacements, additions or improvements (structural or otherwise) in or to the leased premises or any part thereof, without the prior written approval of Landlord of the design, plans and specifications therefore, which approval shall not be unreasonably withheld. Tenant shall keep the leased premises and the building and grounds of which it is a part free and clear of liens arising out of any work performed, materials furnished, or obligations incurred by Tenant, including mechanic's liens.
- b) It is distinctly understood that all alterations, installations, changes, replacement, additions, or improvements upon the leased premises made by the Tenant pursuant to (a) herein, shall at the election of Landlord, remain upon the leased premises and be surrendered with the leased premises at the expiration of this lease without disturbance or injury. Should Landlord elect that same be removed upon termination of this lease or any extension thereof, Tenant hereby agrees to cause same to be removed at the sole cost and expense of Tenant. Should Tenant fail to remove same, then Landlord may cause same to be removed, and Tenant hereby agrees to reimburse Landlord for the cost of such removal together with any and all damages that Landlord may suffer and sustain by any reason of the failure of Tenant to remove the same.
- c) Maintenance and repair of any items installed pursuant hereto shall be the sole responsibility of Tenant, and Landlord shall have no obligation in connection therewith.
- d) Tenant shall promptly repair any and all damage caused to the leased premises or to the building and grounds of which the leased premises are a part occasioned by the installation or removal of any alteration made pursuant hereto.

## **ARTICLE VIII**

### **Parking**

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

## ARTICLE IX

### Signs, Notices, Advertisements, Etc.

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

## ARTICLE X

### Services

At no additional cost, Landlord agrees to furnish custodial services that are customary in the building of which the leased premises are a part. Landlord shall furnish adequate lavatory supplies and normal and usual maintenance, Mondays through Fridays, except that, during weeks having a legal holiday week, such services shall not be available on such holidays.

## ARTICLE XI

### Damage to Premises

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

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

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

## **ARTICLE XII**

### **Access**

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

## **ARTICLE XIII**

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

If Tenant defaults in the payment of rent or defaults in the performance of any of the other covenants or conditions of this lease agreement, Landlord may give Tenant notice of the default. If Tenant does not cure any rent default within fifteen (15) days. Any default not related to non-payment of rent shall be cured within 21 days of notice. If tenant fails to cure within the required time Landlord may extend the time to cure. On the date specified in the notice, the term of this lease will terminate, and Tenant will then quit and surrender the premises to Landlord, nonetheless the Tenant will remain liable for any deficiencies in rent or damage to the property. If the lease is so terminated by Landlord, Landlord may at any time thereafter resume possession of the premises by any lawful means and remove Tenant or other occupants and its or their effects.

## **ARTICLE XIV**

### **Cumulative Remedies and Waiver**

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

## **ARTICLE XV**

### **Partial Invalidity**

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

## **ARTICLE XVI**

### **Successors**

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

## **ARTICLE XVII**

### **Notices and Payments**

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

## **ARTICLE XVIII**

### **Governing Law**

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

## **ARTICLE XIX**

### **Titles**

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

## **ARTICLE XX**

### **Entire Agreement**

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

**ARTICLE XXI**

**Amendment**

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

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

**Landlord:**

**COUNTY OF CHAMPAIGN, ILLINOIS**

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

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

**Steve Summers, Executive  
Champaign County Executive**

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

**Tenant:**

**CHAMPAIGN COUNTY DEVELOPMENTAL DISABILITIES BOARD**

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

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

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

**Tenant:**

**CHAMPAIGN COUNTY MENTAL HEALTH BOARD**

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

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

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

# **LEASE AGREEMENT BETWEEN THE COUNTY OF CHAMPAIGN AND THE ILLINOIS ATTORNEY GENERAL**

This lease agreement is made and entered into this 1st day of April 2023, by and between the County of Champaign (hereinafter referred to as "Landlord") and the Illinois Attorney General (hereinafter referred to as "Tenant").

## **ARTICLE I**

### **Premises**

Landlord does hereby lease to Tenant 2,595 square feet of office space located in Pod 200 of the Champaign County Brookens Administrative Center, which is located at 1776 E. Washington Street, Urbana, Illinois. The office space leased is identified in the floor plan of the Brookens Administrative Center, which is attached as Exhibit "A". Common conference rooms located within the Brookens Administrative Center will be made available to Tenant by Landlord with reasonable prior notice to Champaign County Administrative Services at Brookens Administrative Center.

## **ARTICLE II**

### **Term**

This lease agreement shall commence January 1, 2024, and continue through and including December 31, 2026, unless sooner terminated or extended by written agreement of the parties.

## **ARTICLE III**

### **Rent**

From January 1, 2024, to December 31, 2027 - \$46,723.56 annually payable in equal monthly installments of \$3,893.63, in advance, on the first day of each calendar month. The annual rent will increase every other year by the lower of the Annual Consumer Price Index (CPI) for the prior year as defined in Section 18-185 of the Property Tax Code, or by five percent (5%). If the CPI is negative, the annual rent will remain the same.

## **ARTICLE IV**

### **Utilities**

At no additional cost to Tenant, Landlord shall provide electricity, plumbing, and heat and air conditioning, during the appropriate seasons. Landlord shall not be liable for failure to furnish or for suspension or delays in furnishing any utilities caused by breakdown, maintenance or repair work, strike, riot, civil disturbance, or any cause or reason whatsoever beyond the control of Landlord.

## **ARTICLE V**

### **Use of Lease Premises**

1. Tenant shall use and occupy the said lease premises as a business office for the Illinois Attorney General and shall not use or occupy the said lease premises for any other purpose whatsoever without the prior written consent of Landlord. Tenant shall not use or permit the lease premises or any part thereof to be used for any disorderly, unlawful, or extra hazardous purpose.
2. Tenant shall commit no act of waste and shall take good care of the said lease premises and the fixtures and appurtenances therein, and shall, in the use and occupancy of the lease premises, conform to all laws, orders, and regulations of the federal, state and municipal or local governments or any or their departments. Tenant further agrees to hold Landlord harmless from any fines, penalties and costs incurred by Tenant's violation or non-compliance with the said laws, orders and regulations.
3. Tenant shall not use or permit the use of machinery or equipment which shall cause and unreasonable consumption of utilities within the said lease premises beyond that made known to Landlord at the time of the execution of this lease agreement.
4. Tenant shall not use any equipment or engage in any activity on that said lease premises which shall cause an increase in the liability insurance rate of the Brookens Administrative Center, or which shall create or cause undue expense to Landlord for maintenance or utilities.
5. At the expiration or termination of this lease agreement, if there is no written extension agreement of the said lease agreement, Tenant shall surrender and deliver the said lease premises to Landlord in as good a condition as when Tenant first received possession of the lease premises, ordinary wear and tear and damage by the elements, fire and other unavoidable casualty excepted. Tenant shall serve upon Landlord within ninety (90) days of the commencement of this lease agreement written notice specifying what parts, if any, of the said lease premises are not in good order.

## **ARTICLE VI**

### **Subletting and Assignment**

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

## **ARTICLE VII**

### **Alterations**

1. Tenant shall not make any alterations, installations, changes, replacements, additions or improvements (structural or otherwise) in or to the said lease premises or any part thereof without the prior written approval of Landlord of the design, plans and specifications therefore. Tenant shall keep the said lease premises and the building and grounds of which it is a part free and clear of liens arising out of any work performed, materials furnished, or obligations incurred by Tenant, including mechanic's liens.
2. It is specifically understood that all alterations, installations, changes, replacements, additions or improvements upon the said lease premises shall, at the election of the Landlord, remain upon the said lease premises and be surrendered by the Tenant with the said lease premises at the expiration of this lease agreement without disturbance or injury. Shall Landlord require Tenant to remove any or all alterations, installations, changes, replacements, additions or improvements upon the said lease premises upon termination of this lease agreement or any extension thereof, Tenant agrees to remove those items so designated by Landlord at the sole cost and expense of

Tenant. Shall Tenant fail to remove those items so designated by landlord, then Landlord may cause the said items to be removed, and Tenant agrees to reimburse Landlord for the cost of such removal, together with any and all damage which Landlord may suffer and sustain by reason of the failure of Tenant to remove the same.

3. Maintenance and repair of any items installed by Tenant as outlined in this Article shall be the sole responsibility of Tenant, and Landlord shall have no obligation to maintain or repair the said items.

4. Tenant shall promptly repair any and all damages caused to the said lease premises or to the building and grounds of which the said lease premises are a part which are occasioned by the installation or removal of any alteration made pursuant to this Article.

## **ARTICLE VIII**

### **Parking**

1. At no additional cost to Tenant, Tenant's employees may park in the rear parking lot located at the northern and northeastern portion on which the said lease premises are located, and in the east parking lot located at the southeast portion of the said property. Parking spaces shall be available on a first come, first served basis.

2. Tenant's temporary business guests and visitors shall be permitted to use the visitors' reserved spaces available off Washington Avenue and in the northeast parking lot off of Lierman Avenue of the property on which the lease premises are located. Parking spaces shall be available on a first come, first served basis.

## **ARTICLE IX**

### **Signs, Notices and Advertisements**

1. Tenant shall be entitled to place its organizational name and logo in a space on the exterior of the building to be designated by Landlord.

2. Tenant shall not inscribe, print, affix, or otherwise place any sign, advertisement, or notice on the grounds of the said lease premises, or the exterior or interior of the building of which the said lease premises is a part, except on the doors of the said lease premises, and only in a size, color and style approved by the Landlord.

## **ARTICLE X**

### **Insurance**

Tenant is a Constitutional Officer of the State of Illinois and, as such, is self-insured for liability.

## **ARTICLE XI**

### **Services**

At no additional cost, Landlord agrees to furnish custodial services to Tenant that are customary in the building of which the said lease premises is a part. Landlord shall furnish adequate lavatory supplies, and normal and usual maintenance, Monday through Fridays, except legal holidays.

## **ARTICLE XII**

### **Personal Property**

Tenant shall be solely responsible for insuring its personal property and the personal property of its employees to the extent damages are not proximately caused by Landlord's own negligence or willful or wanton misconduct. Landlord shall not be liable for any accident, damage to, or theft of property of Tenant or its employees; Landlord shall not be liable for damages to property of Tenant or its employees resulting from the use or operation of the heating, cooling, electrical or plumbing apparatus, water, steam, or other causes; and Tenant expressly releases landlord from any liability incurred or claimed by reason of damage to Tenant's or its employees' property.

## **ARTICLE XIII**

### **Damage to Lease Premises**

If through no fault of Tenant the said lease premises are damaged by fire or other casualty to such extent that the said lease premises are totally destroyed, or if the damage occurs during the last six months of the term of this lease agreement, this lease agreement shall cease, and Tenant shall be entitled to a refund of any rent paid for the period subsequent to the time of the damage. In all other cases when the said lease premises are damaged by fire or other casualty through no fault of Tenant, Landlord shall repair the damage as soon as practicable, and if the damage has rendered the said lease premises untenable in whole or in part, Tenant shall be entitled to a rent abatement until Landlord has repaired the damage. Should the said lease premises not be restored to tenantable condition within three months from the date of the said damage, then Tenant may, at its option, terminate this lease agreement in its entirety. In determining what constitutes repair of damage by Landlord as soon as practicable, consideration shall be given to delays caused by strike, disposition of insurance claims related to the said damage, and other causes beyond Landlord's control. If the damage results from the fault of Tenant, or Tenant's agents, servants, visitors, or licensees, Tenant shall not be entitled to any abatement or reduction of rent.

No compensation, claim, or diminution of rent shall be allowed or paid by Landlord to Tenant by reason of inconvenience, annoyance, or injury to Tenant's business arising from the necessity of repairing the said lease premises or any portion of the building of which the said lease premises are a part. Landlord shall not be liable for damages for, nor shall this lease agreement be affected by, conditions arising or resulting from construction on a contiguous premise which may affect the building of which the said lease premises are a part.

## **ARTICLE XIV**

### **Access**

Landlord, its agents and its employees shall have the right to enter the said lease premises at all reasonable hours and necessary times to inspect the said lease premises and to make necessary repairs and improvements to the said lease premises and the building in which the said lease premises are located. The said inspection and any repairs or improvements which are necessary

to the said lease premises shall be performed at a time mutually agreeable to both parties, unless the said inspection or repairs are necessary for an emergency purpose.

## **ARTICLE XV**

### **Appropriation of Funds**

Payments pursuant to the Lease Agreement are subject to the appropriation of adequate funds by the General Assembly to the Attorney General for the purposes of this Lease Agreement. Obligations of the Attorney General will cease immediately without penalty or further payment being required if, at any time, sufficient funds for this Lease have not been appropriated or are otherwise unavailable.

## **ARTICLE XVI**

### **Prompt Payment Act**

Any late payment charges are subject to and may be paid only in accordance with the State Prompt Payment Act, 3 ILCS 540/0.01 *et seq.*

## **ARTICLE XVII**

### **Cumulative Remedies and Waiver**

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

## **ARTICLE XVIII**

### **Partial Invalidity**

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

## **ARTICLE XIX**

### **Successors**

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

## **ARTICLE XX**

### **Notices and Payments**

All rent or other payments due by Tenant pursuant to this lease agreement shall be paid to Landlord at the office of the Champaign County Administrator, 1776 E. Washington St., Urbana, IL 61802, or such other place as Landlord may from time to time designate by written notice to Tenant. All notices required or desired to be furnished to Landlord by Tenant shall be in writing and shall be furnished by mailing the same by certified mail to Landlord, address to Champaign County Administrator, 1776 E. Washington St., Urbana, IL 61802. All notices from landlord to Tenant shall be in writing and shall be furnished by landlord by mailing the same by certified mail addressed to Illinois Attorney General, 1776 E. Washington St., Urbana, IL 61802.

## **ARTICLE XXI**

### **Governing Law**

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

## **ARTICLE XXII**

### **Titles**

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

## **ARTICLE XXIII**

### **Entire Agreement**

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

## **ARTICLE XXIV**

### **Amendment**

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

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

**COUNTY OF CHAMPAIGN**

Landlord

BY: \_\_\_\_\_

Steve Summers, Executive  
Champaign County Executive

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

Aaron Ammons  
County Clerk and Ex-Officio  
Clerk of the County Board

Prepared by:

Matt Banach  
Chief of Civil Division Assistant State's Attorney  
Office of the Champaign County State's Attorney  
1776 E. Washington  
Urbana, IL 61802  
217-384-3776

**ILLINOIS ATTORNEY GENERAL**

Tenant

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Kwame Raoul  
Illinois Attorney General

BY: \_\_\_\_\_

Melissa Mahoney  
Deputy Chief of Staff,  
Administration

## Proposed Updated Champaign County Facilities 11-Year Capital Plan

Tuesday, February 21, 2023

### Assumptions

- 1 Funding continues through FY2033
- 2 All county facilities are included in this updated plan
- 3 Sheriff's Office/Downtown Jail and Old Nursing Home (1945 addition) inclusion for for demolition costs only.
- 4 Interiors (paint and carpet) are included in updated plan
- 5 Priorities for scheduling deferred maintenance are as follows:
  - 1st priority - building envelope - roofs and exterior skins
  - 2nd priority - building mechanicals - replace with high efficiency equipment
  - 3rd priority - building mechanical controls (pneumatic to digital)
  - 4th priority - business emergency/continuation
  - 5th priority - parking lots, roads and sidewalks
  - 6th priority - interiors - paint and carpet
- 6 Unused Capital Funds in each fiscal year will roll forward to the next fiscal year

CAPITAL ASSET FUND	Proposed Capital Fund		Insurance or Other Capital Account	Total Amount
	Plan			
<u>FY2023</u>	\$ 2,034,000.00		\$ 155,932.79	\$ 2,189,932.79
<u>FY2024</u>	\$ 2,050,000.00		\$ 250,000.00	\$ 2,300,000.00
<u>FY2025</u>	\$ 1,895,000.00		\$ -	\$ 1,895,000.00
<u>FY2026</u>	\$ 2,045,000.00		\$ -	\$ 2,170,000.00
<u>FY2027</u>	\$ 2,050,000.00		\$ -	\$ 2,050,000.00
<u>FY2028</u>	\$ 2,050,000.00		\$ 125,000.00	\$ 2,175,000.00
<u>FY2029</u>	\$ 2,090,000.00		\$ -	\$ 2,190,000.00
<u>FY2030</u>	\$ 2,035,000.00		\$ -	\$ 2,035,000.00
<u>FY2031</u>	\$ 1,900,000.00		\$ 100,000.00	\$ 2,000,000.00
<u>FY2032</u>	\$ 1,750,000.00		\$ -	\$ 1,750,000.00
<u>FY2033</u>	\$ 1,290,000.00		\$ -	\$ 1,290,000.00
<b>10-Year Total</b>	<b>\$ 21,104,000.00</b>		<b>\$ 630,932.79</b>	<b>\$ 21,959,932.79</b>

		Capital Fund	Insurance or Other	Total
	<u>FY2023</u>	<u>Amount</u>	<u>Capital Amount</u>	<u>Amount</u>
Courthouse	Refurbish 2-existing boilers/retube	\$ 215,000.00	\$ -	\$ 215,000.00
Courthouse	Install Access Control for staff parking lot and install barricades' for public	\$ 150,000.00	\$ -	\$ 150,000.00
County Plaza	Refurbish 3 existing elevators	\$ 1,000,000.00	\$ -	\$ 1,000,000.00
County Highway Garage \$	Replace five garage doors with automatic openers	\$ 75,000.00	\$ -	\$ 75,000.00
Humane Society	Purchase	\$ 450,000.00	\$ -	\$ 450,000.00
JDC	Replace water heaters (2)	\$ 45,000.00	\$ -	\$ 45,000.00
JDC	Replace backflow preventer	\$ 14,000.00	\$ -	\$ 14,000.00
<b>TOTAL FY2023</b>		<b>\$ 2,034,000.00</b>	<b>\$ -</b>	<b>\$ 2,034,000.00</b>

	<u>FY2024</u>	Capital Fund	Insurance or Other	Total
		<u>Amount</u>	<u>Amount</u>	<u>Amount</u>
Highway Salt Dome	Replace existing asphalt around Salt Dome	\$ -	\$ 250,000.00	\$ 250,000.00
ILEAS	Tear down abandoned Nursing Home Buildings	\$ 1,000,000.00	\$ -	\$ 1,000,000.00
METCAD	Replace parking lot and drive; remove and replace damage curb areas	\$ 225,000.00	\$ -	\$ 225,000.00
Satellite Jail	Replace ballasted roof with white EPDM rubber roof	\$ 825,000.00	\$ -	\$ 825,000.00
<b>TOTAL FY2024</b>		<b>\$ 2,050,000.00</b>	<b>\$ 250,000.00</b>	<b>\$ 2,300,000.00</b>

	<u>FY2025</u>	Capital Fund		Insurance or Other		Total
		<u>Amount</u>	<u>Capital Amount</u>			<u>Amount</u>
Brookens	Replace POD #100 RTU #8	\$ 75,000.00		\$		\$ 75,000.00
County Highway	Replace precast concrete panel poly Joints and backer rod		\$ 150,000.00	\$		\$ 150,000.00
Courthouse	Replace 8-courtroom carpet	\$ 250,000.00	\$	-	\$	\$ 250,000.00
Courthouse Addition	Update wood finishes and paint walls in 9 remaining courtrooms	\$ 500,000.00	\$	-	\$	\$ 500,000.00
Courthouse Addition	Paint steel structure of mansard roof	\$ 85,000.00	\$	-	\$	\$ 85,000.00
ILEAS	Replace existing 175kw generator	\$ 200,000.00	\$	-	\$	\$ 200,000.00
JDC	Replace window sealant and paint exterior windows	\$ 60,000.00	\$	-	\$	\$ 60,000.00
Metcad	Replace two Liebert units	\$ 200,000.00	\$	-	\$	\$ 200,000.00
JDC	Foundation joint repair, includes drainage tile	\$ 300,000.00	\$	-	\$	\$ 300,000.00
Satellite Jail	Foundation joint repair, includes drainage tile	\$ 300,000.00	\$	-	\$	\$ 300,000.00
<b>TOTAL FY2025</b>		<b>\$ 1,970,000.00</b>	<b>\$ 150,000.00</b>			<b>\$ 2,120,000.00</b>

	<u>FY2026</u>		<u>Amount</u>		<u>Amount</u>		<u>Amount</u>
Courthouse Addition	Replace existing Ballasted Roof with glued EPDM White membrane roof	\$	400,000.00	\$	-	\$	400,000.00
ILEAS	Replace six AHU's	\$	500,000.00	\$	-	\$	500,000.00
JDC	Install parking curb and resurface parking lot and drive	\$	95,000.00	\$	-	\$	95,000.00
Satellite Jail	Replace precast concrete panel poly Joints and backer rod	\$	150,000.00	\$	-	\$	150,000.00
Sheriff/D-Jail	Tear down abandoned building	\$	900,000.00	\$	-	\$	900,000.00
	<b>TOTAL 2026</b>	<b>\$</b>	<b>2,045,000.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>2,045,000.00</b>

	<u>FY2027</u>		<u>Amount</u>		<u>Amount</u>		<u>Amount</u>
Brookens	Repoint exterior masonry and replace all sealants	\$	450,000.00	\$	-	\$	450,000.00
Courthouse	Update all HVAC digital controls	\$	900,000.00	\$	-	\$	900,000.00
Courthouse & Addition	Tuck point entire building	\$	500,000.00	\$	-	\$	500,000.00
Garages	Replace metal skins on five garages	\$	200,000.00	\$	-	\$	200,000.00
	<b>TOTAL FY2027</b>	<b>\$</b>	<b>2,050,000.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>2,050,000.00</b>

		<u>FY2028</u>		<u>Capital Fund</u>		<u>Insurance or Other</u>		<u>Total</u>
				<u>Amount</u>		<u>Capital Amount</u>		<u>Amount</u>
Brookens	Replace all carpet	\$	500,000.00	\$	-	\$	500,000.00	
Courthouse	Replace sealant on all windows	\$	225,000.00	\$	-	\$	225,000.00	
Highway	Remove old poly urethane precast wall panel joint sealant and replace w/new	\$	-	\$	100,000.00	\$	100,000.00	
Highway Salt Dome	Replace damaged wood and metal coroners	\$	-	\$	25,000.00	\$	25,000.00	
ILEAS	Repoint exterior masonry and replace all sealants	\$	650,000.00	\$	-	\$	650,000.00	
JDC	Replace precast concrete panel poly Joints and backer rod	\$	125,000.00	\$	-	\$	125,000.00	
JDC	Replace existing 250kw generator	\$	250,000.00	\$	-	\$	250,000.00	
Satellite Jail	Replace air returns and supply grills	\$	100,000.00	\$	-	\$	100,000.00	
Sat. Jail & JDC	Remove old poly urethane concrete joint sealant and replace w/new	\$	200,000.00	\$	-	\$	200,000.00	
	<b>TOTAL FY2028</b>	<b>\$</b>	<b>2,050,000.00</b>	<b>\$</b>	<b>125,000.00</b>	<b>\$</b>	<b>2,175,000.00</b>	

	<u>FY2029</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>
Brookens	Replace asphalt parking lots (3)	\$ 680,000.00	\$ -	\$ 680,000.00
Brookens	Replace POD #300 MZU #1 & #2 - basement	\$ 400,000.00	\$ -	\$ 400,000.00
Courthouse	Replace and relocate chillers	\$ 600,000.00	\$ -	\$ 600,000.00
JDC	Replace seven Aaon (RTU) units	\$ 410,000.00	\$ -	\$ 410,000.00
	<b>TOTAL FY2029</b>	<b>\$ 2,090,000.00</b>	<b>\$ -</b>	<b>\$ 2,090,000.00</b>

	<u>FY2030</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>
Brookens	Replace POD #400 2-MZU	\$ 300,000.00	\$ -	\$ 300,000.00
Brookens	Paint interior walls	\$ 100,000.00	\$ -	\$ 100,000.00
Brookens	Replace POD #400 5 & 6 Multi-Zone Units	\$ 500,000.00	\$ -	\$ 500,000.00
Courthouse	Replace carpet in original side	\$ 650,000.00	\$ -	\$ 650,000.00
Courthouse	Parking lot replacement	\$ 285,000.00	\$ -	\$ 285,000.00
JDC	Replace parking lot and drive	\$ 100,000.00	\$ -	\$ 100,000.00
JDC	Upgrade remaining BAS digital controls	\$ 100,000.00	\$ -	\$ 100,000.00
	<b>TOTAL FY2030</b>	<b>\$ 2,035,000.00</b>	<b>\$ -</b>	<b>\$ 2,035,000.00</b>

	<u>FY2031</u>	<u>Capital Fund</u>	<u>Insurance or Other</u>	<u>Total</u>
		<u>Amount</u>	<u>Capital Amount</u>	<u>Amount</u>
Art Bartell Road	Add concrete curbing and gutters	\$ 650,000.00	\$ -	\$ 650,000.00
County Highway	Paint interior walls	\$ -	\$ 100,000.00	\$ 100,000.00
Courthouse	Replace ballasted roof with white EPDM rubber	\$ 750,000.00	\$ -	\$ 750,000.00
METCAD	Replace existing 200kw generator	\$ 200,000.00	\$ -	\$ 200,000.00
Satellite Jail	Paint interior	\$ 300,000.00	\$ -	\$ 300,000.00
	<b>TOTAL FY2031</b>	<b>\$ 1,900,000.00</b>	<b>\$ 100,000.00</b>	<b>\$ 2,000,000.00</b>

	<u>FY2032</u>		<u>Amount</u>		<u>Amount</u>		<u>Amount</u>
Brookens	Paint interior walls	\$	200,000.00	\$	-	\$	200,000.00
Courthouse	Replace carpet in original side	\$	650,000.00	\$	-	\$	650,000.00
Garages	Install (5) oil interceptors	\$	250,000.00	\$	-	\$	250,000.00
JDC	Install 10' Perimeter chain link fence /w razor wire at perimeter for emergency egress	\$	150,000.00	\$	-	\$	150,000.00
ILEAS	Paint interior walls	\$	500,000.00	\$	-	\$	500,000.00
	<b>TOTAL FY2032</b>	<b>\$</b>	<b>1,750,000.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,750,000.00</b>

	<u>FY2033</u>		<u>Amount</u>		<u>Amount</u>		<u>Amount</u>
Animal Control/Coroner	Replace parking lot	\$	90,000.00	\$	-	\$	90,000.00
Brookens	Paint Metal Roof	\$	125,000.00	\$	-	\$	125,000.00
Courthouse	Replace Courthouse Addition Carpet	\$	350,000.00	\$	-	\$	350,000.00
ILEAS	Replace four boilers	\$	450,000.00	\$	-	\$	450,000.00
Satellite Jail	Install elevated ramp/walkway around chillers	\$	190,000.00			\$	190,000.00
METCAD	Repaint exterior masonry and replace all sealants	\$	85,000.00	\$	-	\$	85,000.00
	<b>TOTAL FY2033</b>	<b>\$</b>	<b>1,290,000.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,290,000.00</b>