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Dana Brenner  
Facilities Director  
Champaign County  
1776 East Washington Street  
Urbana, IL 61802  
Phone: 217-493-8547  
e-mail: [dbrenner@co.champaign.il.us](mailto:dbrenner@co.champaign.il.us)

Date: March 3, 2022  
RE: Champaign County Proposed Plaza Renovation - Structure

Dear Dana,

The following constitutes Bailey Edward's proposal for Professional Services on the above referenced project.

1. Overview:

Champaign County would like certain structural improvements at the parking structure for the property at 106 E Main Street Urbana, IL. The following is the proposed scope of work:

- Review the existing structural drawings and precast concrete shop drawings for the garage to find additional relevant information related to the garage construction
- Prevent precast concrete beam joint failures by reinforcing the existing beam joints throughout the garage.
- Reduce or eliminate ponding of water on upper level to prevent leakage and deck slab deterioration.
- Protect the precast prestressed concrete deck slabs from deicing chlorides with new surface coating
- Remove and replace entry/exit ramps and stairs to prevent falling concrete at areas of spalling.
- Remove or replace deteriorated parking blocks
- Upgrade pedestrian and bicycle protection to meet current standards.
- Clean and paint existing steel framing and connections in north section of garage to prevent further corrosion
- Review ADA accessibility for pedestrian entrances/exits along sidewalk
- Rehabilitate any miscellaneous items identified from existing drawing reviews or anticipated future improvements/modifications.

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2. Project Design Team: Robin Whitehurst, Principal  
Karla Smalley, Project Manager  
Jake Wolfe, Structural Engineer
3. Construction Budget: \$1,000,000  
\$900,000.00 Design To Budget with \$100,000 Construction Contingency
4. Schedule: TBD
5. Documents Reviewed: Scan of original drawings titled 'New Building Program - Phase II, Champaign  
Co Bank and Trust' c. 1979  
Condition Study by BE and GHR, December 2021

**Professional Services:**

**BASIC SERVICES**

Schematic Design  
Design Development  
Construction Documents  
Bidding and Permit  
Construction Administration

**ADDITIONAL SERVICES**

Warranty Review  
Environmental (hazardous) Design  
On Site Observation  
Special Meetings

**Deliverables**

24"x36" Drawings  
8.5"x11" Project Manual  
PDF copies of documents

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### **Compensation**

Based upon the *Project Understanding* and *Professional Services* above and upon the *Qualifications* section that follows, we propose professional service fees as follows:

### **SERVICES FEE**

For the Services defined in the *Professional Services* section above, we propose a fixed amount as follows:

|                             |           |      |
|-----------------------------|-----------|------|
| Schematic Design            | \$15,000  | 15%  |
| Design Development          | \$28,000  | 28%  |
| Construction Documents      | \$33,000  | 33%  |
| Bidding and Permit          | \$4,000   | 4%   |
| Construction Administration | \$20,000  | 20%  |
|                             | <hr/>     |      |
|                             | \$100,000 | 100% |

### **REIMBURSABLE SERVICES**

The cost for allowable reimbursable expenses for this project is estimated to be:

The cost of record drawings will be determined later and the Agreement amended accordingly (if required).

|  |          |
|--|----------|
| Environmental Testing                            | \$1,000  |
| Plat/Topographic Survey (ADA site design access) | \$6,000  |
| Utility Survey                                   | \$6,500  |
| Printing (estimate)                              | \$2,500  |
|  | <hr/>    |
|  | \$16,000 |

### **ADDITIONAL SERVICES FEE**

If Champaign County chooses to initiate construction, the following fees for Additional Services defined in the *Professional Services* section above is as follows:

|  |          |
|--|----------|
| Construction On-Site Observation (additional site visits/hourly fee) | \$8,000  |
| Coordinate onsite testing  | \$3,000  |
| Warranty Review (hourly fee)   | \$3,500  |
| Environmental (hazardous) Design                                     | \$8,500  |
|  | <hr/>    |
|  | \$23,000 |

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#### EXCLUSIONS:

Printing of Bidding and Permit Sets Beyond allowance indicated above  
Permit Fees  
LEED Building Design  
Record Drawings  
Registration Services  
Landscape  
GPR  
Utility use projections

#### QUALIFICATIONS

**Three (3)** Client/User meetings are included.

Opinions of Probable Construction Cost will be provided at the DD and 100% Document Submissions, two (2) total.

**Three (3)** total site visits (one per month of anticipated construction) during construction by either the Project Manager, Project Architect, Construction Observer or Project Engineers are included in the Construction Administration fee.

Construction Administration and Construction Observation services will be provided for a maximum of one hundred (100) days from award of contract to preferred bidder.

**One (1)** field survey visit is included.

Respectfully Submitted,

Robin Whitehurst, Principal  
312.789.4012  
[rwhitehurst@baileyedward.com](mailto:rwhitehurst@baileyedward.com)

Karla Smalley  
217.866.1973  
[ksmalley@baileyedward.com](mailto:ksmalley@baileyedward.com)

x

Name: *Darlene A. Kleppner*  
Title: *County Executive*

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e-mail: [dbrenner@co.champaign.il.us](mailto:dbrenner@co.champaign.il.us)

Date: March 3, 2022; rev. 09.23.22  
RE: **Champaign County Proposed Plaza Renovation - Structure**

Dear Dana,

The following constitutes Bailey Edward's proposal for Professional Services on the above referenced project.

1. Overview:

Champaign County would like certain structural improvements at the parking structure for the property at 102 E Main Street Urbana, IL. The following is the proposed scope of work:

- Review the existing structural drawings and precast concrete shop drawings for the garage to find additional relevant information related to the garage construction
- Prevent precast concrete beam joint failures by reinforcing selected existing beam joints throughout the garage.
- ~~- Reduce or eliminate ponding of water on upper level to prevent leakage and deck slab deterioration.~~ - added to larger project
- Protect the precast prestressed concrete deck slabs from deicing chlorides with new surface coating at replaced concrete areas
- Remove and replace entry/exit ramps and stairs to prevent falling concrete at areas of spalling.
- ~~- Remove or replace deteriorated parking blocks~~ - added to larger project
- ~~- Upgrade pedestrian and bicycle protection to meet current standards.~~ - removed
- Clean and paint select existing steel framing and connections in north section of garage to prevent further corrosion
- Review ADA accessibility for pedestrian entrances/exits along sidewalk
- Rehabilitate any miscellaneous items identified from existing drawing reviews or anticipated future improvements/modifications.

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Suite 2500  
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2. Project Design Team: Robin Whitehurst, Principal  
Karla Smalley, Project Manager  
Jake Wolfe, Structural Engineer
3. Construction Budget: \$600,000
4. Schedule: Bid: September 2022; Construction start: November 2022
5. Documents Reviewed: Scan of original drawings titled 'New Building Program - Phase II, Champaign Co Bank and Trust' c. 1979  
Condition Study by BE and GHR, December 2021

**Professional Services:**

**BASIC SERVICES**

Schematic Design  
Design Development  
Construction Documents  
Bidding and Permit  
Construction Administration

**ADDITIONAL SERVICES**

Warranty Review  
Environmental (hazardous) Design  
On Site Observation  
Special Meetings

**Deliverables**

24"x36" Drawings  
8.5"x11" Project Manual  
PDF copies of documents

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### **Compensation**

Based upon the *Project Understanding* and *Professional Services* above and upon the *Qualifications* section that follows, we propose professional service fees as follows:

### **SERVICES FEE**

For the Services defined in the *Professional Services* section above, we propose a fixed amount as follows:

|                             |          |      |
|-----------------------------|----------|------|
| Schematic Design            | \$7,500  | 15%  |
| Design Development          | \$14,000 | 28%  |
| Construction Documents      | \$16,500 | 33%  |
| Bidding and Permit          | \$2,000  | 4%   |
| Construction Administration | \$10,000 | 20%  |
|                             | <hr/>    |      |
|                             | \$50,000 | 100% |

### **REIMBURSABLE SERVICES**

The cost for allowable reimbursable expenses for this project is estimated to be:

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|  |          |
|--|----------|
| Environmental Testing                            | \$1,000  |
| Plat/Topographic Survey (ADA site design access) | \$6,000  |
| Utility Survey                                   | \$6,500  |
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| Construction On-Site Observation (additional site visits/hourly fee) | \$8,000  |
| Coordinate onsite testing  | \$3,000  |
| Warranty Review (hourly fee)   | \$3,500  |
| Environmental (hazardous) Design                                     | \$8,500  |
|  | <hr/>    |
|  | \$23,000 |

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#### EXCLUSIONS:

Printing of Bidding and Permit Sets Beyond allowance indicated above  
Permit Fees  
LEED Building Design  
Record Drawings  
Registration Services  
Landscape  
GPR  
Utility use projections

#### QUALIFICATIONS

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Respectfully Submitted,

Robin Whitehurst, Principal  
312.789.4012  
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Karla Smalley, Associate Principal  
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x

Name: *Darlene Kloepfel*  
Title: *Champaign County Executive*

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