



CHAMPAIGN COUNTY BOARD COMMITTEE AGENDA

COUNTY FACILITIES

Tuesday, February 20, 2007 - 7:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center

CHAIR: Steve Beckett

MEMBERS: Bensyl, Betz, Cowart, James, Jay, McGinty, Sapp, Weibel

<u>AGENDA ITEM</u>	<u>Page Number</u>
I <u>CALL TO ORDER</u>	
II <u>APPROVAL OF AGENDA</u>	
III <u>APPROVAL OF MINUTES:</u>	
1. January 9, 2007 – to be distributed	
IV <u>PUBLIC PARTICIPATION:</u>	
V <u>CHAMPAIGN COUNTY NURSING HOME: Reuse</u>	
a. IGW Work progress report	1-3
b. Reuse Plans 2006	4-10
VI <u>FLEET MAINTENANCE/HIGHWAY FACILITY:</u>	
A. <u>BLDD Invoice #128540</u> in the amount of \$6,624.20 for professional services rendered through December 31, 2006. Invoice is for construction administration, per agreement dated July 2005.	11-13
B. <u>BLDD Invoice #128541</u> in the amount of \$522.02 for professional services rendered through December 31, 2006. Invoice is for Site observation per agreement dated July 2005.	14-15
C. <u>BLDD Invoice #128539</u> in the amount of \$2,193.75 for professional services rendered through December 31, 2006. Invoice is for heat pump relocation analysis, per agreement dated July 2005.	16
VII <u>CHAMPAIGN COUNTY NURSING HOME:</u>	
A. <u>Construction Project</u>	
1. Pay Request's:	

Nursing Home cont.

- a. **PKD Incorporated Pay Request #48** in the amount of 17-22
\$17,773 for professional services provided through January 20,
2007 per agreement dated February 2003. Pay Request is itemized
as follows:

\$221 - Reimbursable
\$17,552 - General Conditions & Change Orders 1, 2, 3
- b. **Duane Morris Invoice #1231294** in the amount of \$22,970.82 23-31
for professional services related to Certificate of Need and IDPH/
Health Facilities Planning Board.
- c. **Raterman Group, Ltd. Invoice #12180** in the amount of \$7,952.09 32
for Professional Industrial Hygiene Post Remediation & Air Sampling
Services provided through December 27, 2006, services include 4th
Quarter Air Monitoring and Health Facilities Planning Board per agreement
dated June 2006.
- d. **Raterman Group, Ltd. Invoice #12183** in the amount of \$2,864.73 33
for Professional Industrial Hygiene Post Remediation & Air Sampling
Services provided through January 18, 2007, services are directly related
to compiling and presentation of 4th quarter air monitoring report, per
Agreement dated March 2003.
- e. **Farnsworth Group Invoice #100273** in the amount of \$526.56 34-35
for Architectural Engineering Professional Services construction
reimbursable expenses rendered through December 22, 2006 per
agreement dated March 2003.
- 2. **Request for Investigative & Forensic Services at new CCNH Site**
 - a. Berns, Clancy proposal 36-42
- 3. **Request for Reduction in Retainage**
 - a. Bid Item #3 - Foundation and Slab Concrete/Basement 43
Excavation - Duce Construction: Reduction in Retainage
to 0% due 100% complete in contract work and closeout
requirements.
 - b. Bid Item #6 - Flooring - Tile Specialist: Reduction in 44
Retainage to 0% due 100% complete in contract work
and closeout requirements.

Nursing Home cont.

4. Certificate of Occupancy - information only 45

VIII BROOKENS ADMINISTRATIVE CENTER:

a. Remodel Project - County Clerk

1. Department Remodel Sequence date May 2005 - to be distributed
2. County Facility Committee Minutes: May 10, 2005; June 7, 2005; August 2, 2005 46-74
3. County Board Minutes - August 18, 2005 75-85
4. County Facilities Committee Minutes - January 9, 2007

b. Storage build out - County Administrator memo dated February 6, 2007 86-88

c. Remodel Funding Issue

d. Committee Action

IX CHAIR'S REPORT/ISSUES:

A. 2007 Meeting Schedule

1. Time/Date/Place

B. Clock & Bell Tower Committee - Appointment of Pius Weibel to the Citizens Committee for the Restoration of the Clock & Belltower.

X PHYSICAL PLANT REPORTS:

A. Monthly Reports - to be distributed

XI COUNTY ADMINISTRATOR - REPORT

A. Update - HVAC Issues

B. Update - Certificate of Need

C. Proposed Agenda Formatting

D. Life/Safety Issue - Correctional Center

XII NEW BUSINESS:

XIII CONSENT AGENDA ITEMS:

XIV ADJOURNMENT:

ISAKSEN GLERUM WACHTER . LLC
114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401



File: 0550

WORK-IN-PROGRESS REPORT

DATE: January 31, 2007
PROJECT: Mothball Investigation
Reuse/Conversion Study - CCNH

It is our understanding that the County wants to determine the necessary procedures and associated costs to mothball the old nursing home facility. A 1-2 year deactivation period is desired to allow time for planning the property's future.

Mothballing is a generally accepted term for temporarily closing a building to prevent vandalism and protect it from weather, pests and other conditions that would accelerate its deterioration while unoccupied. During the vacancy, it is important to balance the goal of minimizing operational and maintenance expenditures with taking the necessary steps to prevent further property devaluation and increase in the cost of eventual renovation. The projected duration of the vacancy is also a key consideration in developing an appropriate yet fiscally responsible mothballing program.

We also understand that two mothballing scenarios have been discussed and warrant investigation. The first scenario assumes that the building will be totally vacant while the second would allow partial occupancy to address some of the County's more pressing space needs. Specifically under the second scenario, space would be provided for the Children's Advocacy Center, storage of the County Clerk's election equipment, and the Coroner's morgue. Exact locations for these partial occupancies within the overall facility are yet to be determined. Pending results of this investigation, the two scenarios are likely to have very different requirements, costs and benefits.

To date, the A-E and County representatives have met several times to discuss the possible scope of work associated with a mothballing effort. The condition of the existing building was reviewed, noting deferred maintenance items and other more recent facility problems pertinent to the work. As a result of these discussions, the following primary areas of concern were identified with regard to the preservation/protection of the unoccupied structure:

- Structural integrity.
- Pests.
- Exterior moisture penetration.
- Vandalism.
- Indoor environmental conditions.
- Utilities and mechanical systems integrity.
- Monitoring/maintenance.

Based on the areas of concerns above, the following preliminary check list of mothballing tasks has been developed:

Site:

- Clean debris and mow grass around building.
- Clear sediment/debris from site drainage manholes, inlets and pipes.
- Remove vegetation on and adjacent to building.

- Regrade for positive drainage from building as required.
- Infill/raise window wells for positive drainage from building as required.
- Barricade drives/parking lots leading to building.

General:

- Repair deteriorated column base in basement of main building
- Repair damaged masonry lintel bearing in basement of main building.
- Selectively tuck point open mortar joints on main building and annex.
- Clean and repaint certain steel lintels on main building and annex.
- Inspect, exterminate and control pests.
- Thoroughly clean areas previously used for food prep, storage, garbage, etc.
- Repair caps/screens at flues vents, grills and louvers.
- Patch roof leaks at 71 addition and annex.
- Patch miscellaneous missing roof shingles.
- Repair miscellaneous roof flashings.
- Clean existing scuppers, gutters and downspouts.
- Repair/replace damaged gutters and downspouts.
- Extend surface draining downspouts away from building with flexible piping.
- Disconnect downspouts from inoperable drain boots and extend per above.
- Secure exterior by locking all doors and windows.
- Limit keys to personnel responsible for facility.
- Remove trash, misc. supplies, liquid and hazardous materials from interior.
- Remove/dispose of furnishings and equipment with no value.
- Properly protect furnishings and equipment to remain.
- Notify fire and police authorities of mothballed building.
- Leave interior doors open for passive ventilation.
- Abate ACM as required for any remodeling.

Fire Protection:

- Retain full or partial sprinkler protection.
- Maintain fully active fire alarm system.
-

Plumbing:

- Disable and drain water heaters.
- Drain down water lines
- Protect traps from evaporation or freezing.
- Keep surface water out of the basement.

HVAC:

- Maintain boiler functionality.
- Reduce steam pressure.
- Repair feed water system.
- Repair heat piping leaks.
- Maintain reduced building temperature in winter.
- Maintain ventilation as necessary to control humidity.
- Dehumidify problem areas in basement.
- Add rudimentary remote monitoring of boiler and building temperature.

ELECTRICAL:

- Disconnect non-essential loads.
- Remove non-essential lamps.
- Turn off non-essential circuit breakers.
- Maintain emergency power generator.
- Maintain exit and emergency lighting.
- Add rudimentary security system.
- Deactivate elevators.
- Maintain minimal site lighting.

Ongoing Maintenance:

- Drive-by surveillance.
- Perimeter walk-around including vandalism, vegetation and openings check.
- Roof gutter, downspout and site drainage check.
- Building walk-through including pest, moisture, mechanical, electrical and monitoring systems check including attic and basement.

Note: Frequency of ongoing maintenance tasks to be determined.

Remaining work includes the review and evaluation of the preliminary task list with nursing home maintenance personnel leading to a customized approach for each scenario involving the minimal amount of work required to protect/preserve the facility for the designated period. Based on the requirements of each scenario, initial and ongoing costs for mothballing and, in the case of the second scenario, remodeling costs will be estimated and a summary report of findings submitted.

Submitted By:

ISAKSEN GLERUM WACHTER . LLC

Riley D. Glerum
Principal/CEO

GHR ENGINEERS AND ASSOCIATES, INC.

James N. Gleason
Principal/CEO

ISAKSEN GLERUM WACHTER . LLC
114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401



File: 0550

March 7, 2006

Re: Reuse/Conversion Study
Existing Champaign County Nursing Home
Urbana, Illinois

The following materials have been prepared for presentation and discussion at the March 7, 2006 Facilities Committee. The meeting is scheduled for 7:00 p.m. at the Adult Day Care facility within the existing Champaign County Nursing Home.

MEETING OBJECTIVES:

To answer questions raised at the last meeting regarding the cost of demolishing the existing Nursing Home complex and the possible revenue from an outright sale of the property.

To evaluate revised concept options for the reuse/conversion of the complex leading to a preferred concept for further development and cost estimating.

DEMOLISH THE PROPERTY:

The cost of demolishing the existing Nursing Home complex is estimated at \$845,000 to \$1,115,000.00, say \$980,000.00. It should be noted that the future use of the land, the amount of hazardous material required to be removed and other associated project expenses will affect the ultimate cost of demolition.

SELL THE PROPERTY

Based on a recent appraisal (September 2005), the estimated value of the property including the building(s) and 13 acres of adjacent land was \$1,925,000.00. As calculated in the appraisal, this translates to a value for the building of about \$20/square foot. If basement areas were included in the calculation, the value drops to \$16/square foot. After seller's closing costs and possible devaluation based on disclosure of any environmental defects, net revenue from such a sale would be significantly reduced.

The appraisal also provided an estimated land value of \$18,000/acre, exclusive of any existing site and building improvements. Assuming a clean site, the sale of 13 acres of land @ \$18,000/acre would yield \$234,000.00 less expenses.

OPTION 1 (See attached illustration.):

- Demolish the west portion of complex including the boiler building and garage – 62,800 GSF.
- Retain the 1971 Addition.
- Remodel approximately 17,460 GSF of the 1971 Addition for the County's established needs.
 - Children's Advocacy Center – 4,660 GSF+/-
 - County Coroner – 7,800 GSF+/-
 - County Clerk – 5,000 GSF+/-
- Retain the existing parking on the north, approximately 40 spaces.
- Supplement the existing parking with 40 new spaces on the south.
- Set aside the balance of the 1971 Addition (approx. 32,120 GSF) for future County needs and/or other compatible tenants.
- Defer remodeling on the balance of the 1971 Addition ("mothball") until the future arrives.

OPTION 2 (See attached illustration.):

- Demolish the west portion of complex including boiler building and garage – 62,800 GSF.
- Retain the 1971 Addition.
- Remodel approximately 7,800 GSF of the 1971 Addition for the County Coroner.
- Remodel the balance of the 1971 Addition for a major anchor tenant (e.g., C-U Public Health District).
- Construct a new addition to the 1971 Addition for the Children's Advocacy Center.
- Construct a new addition to the 1971 Addition for the County Clerk.
- Demolish the existing north parking on the north and construct approximately 260 new parking spaces on both the north and south sides.
- No set aside space. New construction will be required to meet future needs.

OPTION 3 (No illustration.):

- Demolish the entire nursing home complex including boiler building and garage – 120,000 GSF.
- Construct new building(s) for the County's established needs.
 - Children's Advocacy Center – 4,660 GSF+/-
 - County Coroner – 7,800 GSF+/-
 - County Clerk – 5,000 GSF+/-
- Demolish existing parking and construct approximately 80 new parking spaces.
- No set aside space. New construction will be required to meet future needs.

OPTION 4A (See attached illustration.):

- Retain the entire nursing home complex except for the boiler building and garage.
- Remodel approximately 7,800 GSF of the 1971 Addition for the County Coroner.
- Remodel the balance of the 1971 Addition for a major anchor tenant (e.g., C-U Public Health District).
- Remodel approximately 4,660 GSF of the Main Building for the Children's Advocacy Center.
- Remodel approximately 5,000 GSF of the Annex/ARD for the County Clerk.
- Demolish the existing north parking and construct approximately 260 new parking spaces on both the north and south sides.
- Set aside the balance of the Main Building, Administrative Wing and Annex (approx. 32,300 GSF) for future County needs and/or other compatible tenants.
- Defer remodeling of the balance of Main Building, Administrative Wing and Annex ("mothball") until the future arrives.

OPTION 4B (See attached illustration):

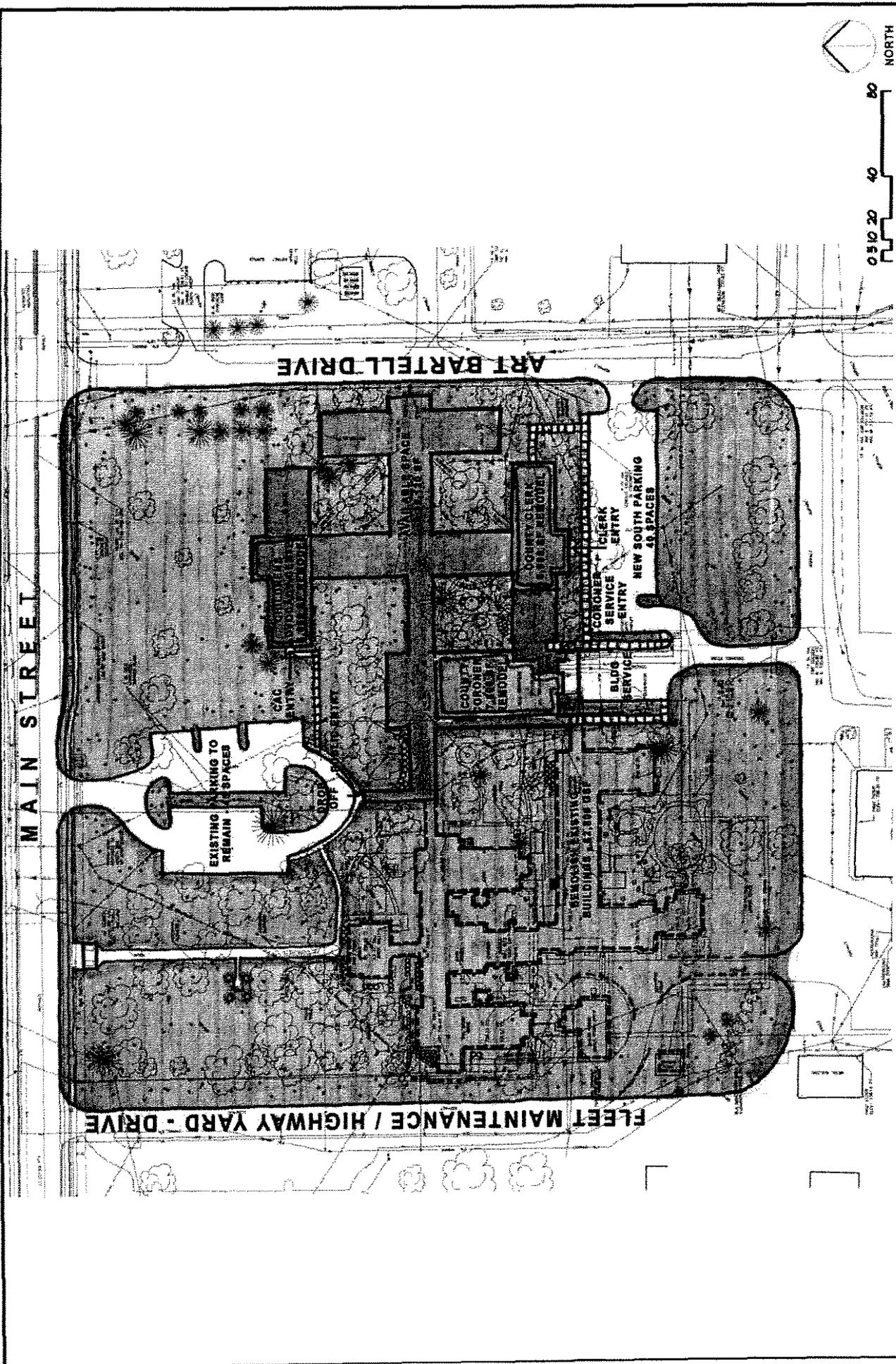
- Retain the entire nursing home complex except for the boiler building and garage.
- Remodel approximately 7,800 GSF of the 1971 Addition for the County Coroner.
- Remodel the balance of 1971 Addition for a major anchor tenant (e.g., C-U PHD).
- Remodel approximately 4,660 GSF of the Annex/ARD for the Children's Advocacy Center.
- Remodel approximately 5,000 GSF of the Annex for the County Clerk.
- Demolish the existing north parking and construct approximately 260 new parking spaces on both the north and south sides.
- Set aside the balance of the Main Building, Administrative Wing and Annex (approx. 32,300 GSF) for future County needs and/or other compatible tenants.
- Defer remodeling of the balance of Main Building, Administrative Wing and Annex ("mothball") until the future arrives.

COMPARATIVE CONSTRUCTION COST ANALYSIS

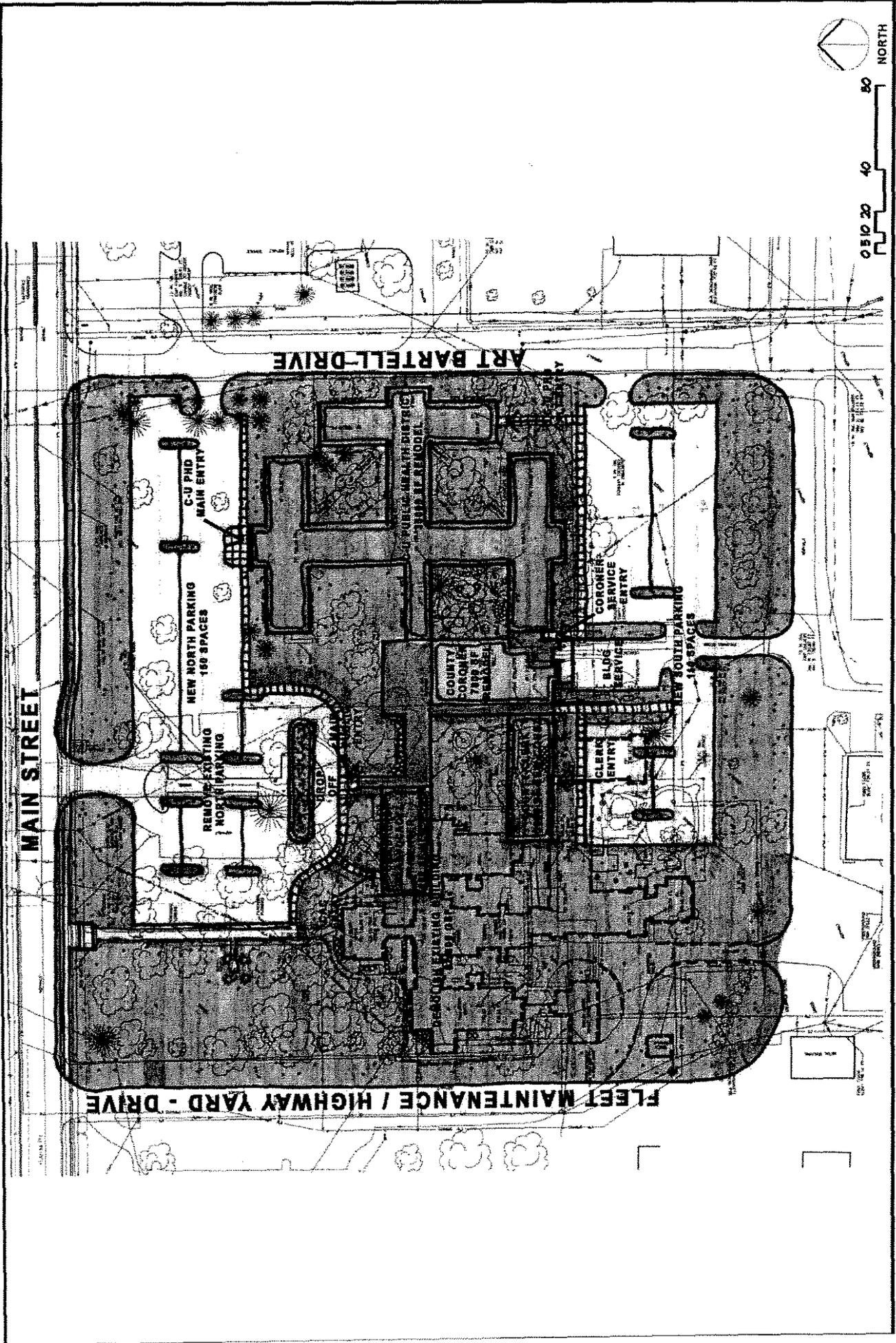
	OPTION #1	OPTION #2	OPTION #3	OPTION #4A	OPTION #4B
Existing Building Demolition	\$499,800	\$499,800	\$980,000	\$19,600	\$19,600
Site Construction					
Hardscape	\$175,220	\$1,022,220	\$308,000	\$1,086,050	\$1,086,050
Softscape	\$122,260	\$122,260	\$283,500	\$69,000	\$68,000
ACM Abatement Allowance	\$21,120	\$66,000	\$0	\$66,000	\$66,000
General Work - New Construction					
Children's Advocacy Center	\$0	\$638,420	\$638,420	\$0	\$0
County Coroner	\$0	\$0	\$1,209,000	\$0	\$0
County Clerk	\$0	\$535,000	\$535,000	\$0	\$0
General Work Remodeling					
Children's Advocacy Center	\$117,900	\$0	\$0	\$220,700	\$205,320
County Coroner	\$373,230	\$373,230	\$0	\$373,230	\$373,230
County Clerk	\$55,000	\$0	\$0	\$142,470	\$142,470
Major Tenant (CUPHD)	\$0	\$1,171,280	\$0	\$1,171,280	\$1,171,280
Mechanical / Electrical Remodeling					
Fire Protection	\$15,070	\$68,090	\$0	\$37,840	\$37,840
Plumbing	\$189,890	\$366,850	\$0	\$305,030	\$283,030
HVAC	\$857,230	\$1,584,110	\$0	\$1,269,070	\$1,269,070
Electrical	\$486,270	\$847,660	\$0	\$943,470	\$905,740
Subtotal Construction Costs	\$2,912,990	\$7,294,920	\$3,953,920	\$5,703,740	\$5,627,630
General Conditions @ 5%	\$145,650	\$364,746	\$197,696	\$285,187	\$281,382
General OH&P @ 15%	\$436,949	\$1,094,238	\$593,088	\$855,561	\$844,145
TOTAL CONSTRUCTION COSTS	\$3,495,588	\$8,753,904	\$4,744,704	\$6,844,488	\$6,753,156
SF Area Delivered	17,460	52,460	17,460	52,460	52,460
SF Cost of Area Delivered	200	167	271	130	129
SF Available for Future Needs	32,120	0	0	32,300	32,300
Mode of Future Expansion	Remodel	New	New	Remodel	Remodel

Notes:

1. All figures are very preliminary and not based on any actual design.
2. Estimates are intended for purposes of Option comparison only.
3. Deferred site and building maintenance costs have been included where applicable.
4. Costs for phased implementation not included.
5. SF Cost of Area Delivered above includes site and other costs.



 CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES	CONCEPT FLOOR PLAN - OPTION 1 REUSE / CONVERSION STUDY EXISTING CHAMPAIGN COUNTY NURSING HOME FACILITY URBANA, ILLINOIS
	 igw ARCHITECTURE
ISAKSEN GLERUM WACHTER, LLC 114 WEST MAIN STREET URBANA, ILLINOIS 61801 P: 317 232 1391 F: 317 232 1401	 JJR ARCHITECTURE
 DHA ARCHITECTURE	 GHR ARCHITECTURE



PROJECT NO. _____ SHEET NO. _____	PROJECT NO. _____ SHEET NO. _____	PROJECT NO. _____ SHEET NO. _____	PROJECT NO. _____ SHEET NO. _____	PROJECT NO. _____ SHEET NO. _____	PROJECT NO. _____ SHEET NO. _____
ISAACSEN GLERUM WACHTER, LLC 114 WEST MAIN STREET URBANA, ILLINOIS 61801 P: 217 253 1391 F: 217 253 1401			CONCEPT FLOOR PLAN - OPTION 2 RELEASE / CONVERSION STUDY EXISTING CHAMPION COUNTY MARRIAGE HOME FACILITY URBANA, ILLINOIS		

MAIN STREET

FLEET MAINTENANCE / HIGHWAY YARD - DRIVE

NEW WEST PARKING
25 SPACES

REMOVE EXISTING
NORTH PARKING

NEW NORTH PARKING
150 SPACES

C-U PHD
MAIN
ENTRY

DROP
OFF

PUBLIC HEALTH DIVISION
18000 SF +/- REMODEL

COUNTY
CORNER
1400 SF
REMODEL

BLOG
SERVICE
ENTRY

NEW SOUTH PARKING
85 SPACES

ART BARTELLE DRIVE

0 5 10 20 40 80



NORTH

6

NO.	DATE	DESCRIPTION	BY	APP.



CHAMPAIGN COUNTY
ADMINISTRATIVE SERVICES



ISAKSEN GLERUM WACHTER . LLC
114 WEST MAIN STREET URBANA, ILLINOIS 61801
T / 217 326 1301 F / 217 326 1401



CHAMPAIGN COUNTY
ADMINISTRATIVE SERVICES



CONCEPT FLOOR PLAN - OPTION 4A
RELIEF / CONVERSION STUDY
EXISTING CHAMPAIGN COUNTY NURSING HOME FACILITY
URBANA, ILLINOIS

FILE NO.	
DATE PLOTTED	

JAN 12 2007



Champaign County Highway Dept.
Brookens Administration Center
1776 E. Washington Street
Urbana, IL 61802
Attn: Denny Inman

January 9, 2007
Invoice No: 128540
Project No: 053015.400

Principals
L. Eugene Dillow, AIA
John R. Drayton, AIA
Michael E. Cardinal, AIA
Randall L. West, AIA
Samuel J. Johnson, AIA
Steven T. Oliver, AIA

Associates
Scott M. Likins, AIA
Bruce L. Maxey, AIA
Barbara Meek, AIA
Mark A. Ritz, AIA
Timothy J. McGrath, AIA
John S. Whitlock, AIA
R. Carson Durham, AIA

Re: Champaign Cty Fleet Maintenance Highway Facility

For professional services rendered for the period December 2, 2006 to December 31, 2006
for the referenced project.

Description	Contract Amount	% Work To Date	Amount Billed	Previous Billed	This Inv Billed
PROGRAMMING	75,000.00	100.00%	75,000.00	75,000.00	0.00
SCHEMATIC DESIG	67,500.00	100.00%	67,500.00	67,500.00	0.00
DESGN DEVELPMNT	90,000.00	100.00%	90,000.00	90,000.00	0.00
CONST DOCUMENTS	180,000.00	100.00%	180,000.00	180,000.00	0.00
BID/NEGOTIATION	22,500.00	100.00%	22,500.00	22,500.00	0.00
CONST ADMIN	90,000.00	28.00%	25,200.00	18,900.00	6,300.00
Simplified Ener	1,396.00	100.00%	1,396.00	1,396.00	0.00
Total Fix Fee	526,396.00		461,596.00	455,296.00	6,300.00

Vendor	Invoice #	Inv. Amt.	Memo
Dean's Superior Blueprint	63545	130.20	
Midwest Engineering Prof.	1651491-IN	194.00	Rebar Inspection
		324.20	

Invoice Total \$6,624.20

Due and payable upon receipt. Subject to finance charge of 1% per month after 30 days.

Over 75 Years of Architecture

100 merchant street
decaturn, illinois 62523
phone 217 429-5105

2104 west springfield avenue
champaign, illinois 61821
phone 217 356-9606

115 west jefferson, suite 103
bloomington, illinois 61701
phone 309 828-5025

833 west jackson, suite 100
chicago, illinois 60607
phone 312 829-1987

Office Performing Work:

MIDWEST ENGINEERING SERVICES, INC.
 501 MERCURY DR.
 CHAMPAIGN, IL 61822
 217-359-2128

APPROVED
 JAN 09 2007
INVOICE



Payable in 15 Days to:

midwest engineering services, inc.
 1507 East Sunset Drive, Suite 125
 Waukesha, WI 53189-8213
 FID No. 39-1633553

MAR 12 2007

MES Project No. 1-65149
 Fleet Maintenance Facility
 Champaign County Hwy. Dept.
 Urbana IL

Accounts Payable
 BLDD Architects
 2104 W. Springfield Avenue
 Champaign IL 61821

J 32608

CLIENT NO.	CLIENT P.O.	INVOICE DATE	INVOICE NO.	DUE DATE
01-BLDD	BLDD 053015.400	12/31/06	1651491-IN	01/15/07

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
2/18 Sr. Engineering Technician-Rebar Inspection	2.50	HOUR	40.00	100.00
2/20 Sr. Engineering Technician-Rebar Inspection	2.00	HOUR	40.00	80.00
Project Engineer-December Report Review	.20	HOUR	70.00	14.00

ACCOUNT STATUS

CURRENT	30 DAYS	60 DAYS	90 DAYS	120 DAYS	THIS INVOICE
194.00	.00	.00	.00	.00	194.00

Dean's Superior Blueprint, Inc.
 404 E. University Avenue
 Champaign, IL 61820
 (217) 359-3261
 (217) 359-1515 (FAX)

Invoice

DATE	INVOICE#
12/15/2006	63545

BILL TO
BLDD ARCHITECTS 2104 W. SPRINGFIELD AVE. CHAMPAIGN, IL 61821
<i>Champ. Cty 053015.400</i>

MAR

Input by:	P.O. NO.	TERMS	PROJECT
FOH		NET 30	053015.400

QUANTITY	DESCRIPTION	RATE	AMOUNT
62	BOND PRINT PRINTS TO ED PERRY @ ENGLISH BROTHERS IL Sales Tax	2.10 7.75%	130.20 0.00

Customer Signature: 

Total \$130.20

JAN 12 2007

Champaign County
Brookens Administration Center
1776 E. Washington Street
Urbana, IL 61802
Attn: Mr. Denny Inman

January 9, 2007
Invoice No: 128541
Project No: 053015.900



Re: Champaign Cty Fleet Maintenance Highway Facility Site Observation

Principals
L. Eugene Dillow, AIA
John R. Drayton, AIA
Michael E. Cardinal, AIA
Randall L. West, AIA
Samuel J. Johnson, AIA
Steven T. Oliver, AIA

For professional services rendered for the period December 2, 2006 to December 31, 2006

Associates
Scott M. Likins, AIA
Bruce L. Maxey, AIA
Barbara Meek, AIA
Mark A. Ritz, AIA
Timothy J. McGrath, AIA
John S. Whitlock, AIA
R. Carson Durham, AIA

Hourly Not to Exceed Amount:	\$54,420.00
Previous Billed:	<u>\$134.76</u>
Balance In Contract:	\$54,285.24

Fee Charges

<u>Description</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Wakefield, Dan Y.	Architect II	75.00	2.50	\$187.50
Fuqua, Ryan D.	Arch. Intern III	65.00	1.00	<u>\$65.00</u>
Current Fee Charges				\$252.50

Consultant Expenses

<u>Consultant</u>	<u>Invoice #</u>	<u>Inv. Amt.</u>
GHR Engineers & Assoc.	0015880	269.52

TOTAL NOW DUE	\$522.02
----------------------	-----------------

Due and payable upon receipt. Subject to finance charge of 1% per month after 30 days.

Over 75 Years of Architecture

100 merchant street
decatur, illinois 62523
phone 217 429-5105

2104 west springfield avenue
champaign, illinois 61821
phone 217 356-9606

115 west jefferson, suite 103
bloomington, illinois 61701
phone 309 828-5025

833 west jackson, suite 100
chicago, illinois 60607
phone 312 829-1987



ENGINEERS AND ASSOCIATES, INC.
Mechanical & Electrical Consulting Engineers

1615 South Neil St. • Champaign, IL 61820
Tel: (217) 356-0536 • Fax: (217) 356-1092
ksiuts@ghrinc.com • FEIN: 37-0860182

DJ 32830

Mr. Mark Ritz
BLDD Architects, Inc.
2104 West Springfield
Champaign IL 61821

December 14, 2006
Project No: 6059.0000
Invoice No: 0015880

Project: 6059.0000 Champaign County Fleet Maint Facility

Professional Services: October 29, 2006 through December 2, 2006

Task: 003 Observation

Professional Personnel

Employee	Hours	Rate	Amount
Davis, Christopher R 11/08/06	2.00	67.38	134.76
Davis, Christopher R 11/15/06	2.00	67.38	134.76
Totals	4.00		269.52
Total Labor			269.52

Billing Limits	Current	Prior	To-date
Labor	269.52	134.76	404.28
Limit			11,250.00
Remaining			10,845.72
Total this task			\$269.52

Total this invoice \$269.52

Outstanding Invoices

Number	Date	Balance
0015115	03/15/06	1,099.00
0015737	10/16/06	134.76
0015807	11/06/06	275.00
Total		1,508.76

JAN 12 2007



Champaign County Highway Dept.
Brookens Administration Center
1776 E. Washington Street
Urbana, IL 61802
Attn: Denny Inman

INVOICE: 128539
January 9, 2007
Project No: 053015.801

Principals
L. Eugene Dillow, AIA
John R. Drayton, AIA
Michael E. Cardinal, AIA
Randall L. West, AIA
Samuel J. Johnson, AIA
Steven T. Oliver, AIA

PROJECT: Champaign Cty Fleet Maintenance Highway Facility Heat Pump Relocation Analysis

Associates
Scott M. Likins, AIA
Bruce L. Maxey, AIA
Barbara Meek, AIA
Mark A. Ritz, AIA
Timothy J. McGrath, AIA
John S. Whitlock, AIA
R. Carson Durham, AIA

For professional services rendered for the period November 2, 2006 to December 31, 2006

Fee Charges:

Description	Title	Rate	Hours	Amount
Wakefield, Dan Y.	Architect II	75.00	29.25	\$2,193.75
Current Fee Charges				\$2,193.75
TOTAL NOW DUE				\$2,193.75

Due and payable upon receipt. Subject to finance charge of 1% per month after 30 days.

Over 75 Years of Architecture

100 merchant street
decatur, illinois 62523
phone 217 420-5105

2104 west springfield avenue
champaign, illinois 61821
phone 217 356-9606

115 west jefferson, suite 103
bloomington, illinois 61701
phone 309 828-5025

833 west jackson, suite 100
chicago, illinois 60607
phone 312 829-1987



January 31, 2007

Denny Inman – Co-Administrator
Champaign County, Illinois
Department of Administrative Services
1776 East Washington Street
Urbana, Illinois 61802

Re: **Champaign County Nursing Home**
PKD, Inc. Project Number 275
Payment Application Request No. 48

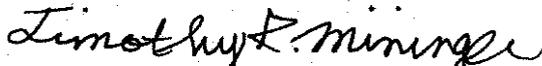
Dear Mr. Inman,

Enclosed are two copies of our Payment Application No. 48 for this project. This is for work completed through January 20, 2007.

Note the enclosed back-up documents for the final field work for the AHU booster fan (B & C units) through December 31, 2006. Last month's invoices were only through November 30, 2006. This work is being invoiced under the General Conditions of this pay application.

Please call our office (356-8424) for pick-up when the checks are ready (on or before February 23, 2007). Thank You.

Sincerely,


Timothy R. Mifinger, Project Engineer

Xc: MJS/PBD/TRM/MFC Pay Requests
Ann Deedrich - Pay Request 1 ea.

CONTINUATION SHEET

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. In addition below, amounts are stated to the nearest dollar. Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 48
 APPLICATION DATE: 1/30/2007
 PERIOD TO: 1/20/2007
 PKD PROJECT NO: 275

LINE NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)		
1	PKD, Inc.	\$1,648,598	\$1,604,131	\$17,773		\$1,621,904	98%	\$26,694	\$0.00
2	BI #1 - Stark Excavating - C.O. # 7	\$721,031	\$721,031	\$0		\$721,031	100%	\$0	\$18,028.00
3	BI #2 - Cross Construction - C.O. # 3	\$275,822	\$275,822	\$0		\$275,822	100%	\$0	\$6,895.00
4	BI #3 - Duce Construction - C.O. # 4	\$1,461,204	\$1,463,859	(\$2,655)		\$1,461,204	100%	\$0	\$0.00
5	BI #4 - Roessler Construction	\$237,520	\$237,520	\$0		\$237,520	100%	\$0	\$0.00
6	BI # 5 - National Fabco - C.O. # 4	\$373,736	\$373,736	\$0		\$373,736	100%	\$0	\$18,687.00
	BI # 6 - Tile Specialists - C.O. # 4	\$343,429	\$343,429	\$0		\$343,429	100%	\$0	\$0.00
8	BI # 7 - Advanced Roofing - C.O. # 2	\$424,343	\$413,107	\$11,236		\$424,343	100%	\$0	\$21,217.00
9	BI # 8 - Otto Baum C.O. # 9	\$4,983,138	\$4,958,554	\$0		\$4,958,554	100%	\$4,584	\$247,928.00
10	BI # 9 - Thyssen Krupp - C.O. # 1	\$37,200	\$37,200	\$0		\$37,200	100%	\$0	\$0.00
11	BI # 10 - Stobeck Masonry C.O. # 2	\$1,038,868	\$1,038,868	\$0		\$1,038,868	100%	\$0	\$25,971.00
12	BI # 12 - Borchers Decorating C.O. # 6	\$319,073	\$319,073	\$0		\$319,073	100%	\$0	\$16,428.00
13	BI # 13 - Automatic Fire - C.O. # 3	\$485,797	\$480,400	\$5,397		\$485,797	100%	\$0	\$24,290.00
14	BI # 14 - McWilliams Mechanical - C.O. # 10	\$1,268,117	\$1,268,117	\$0		\$1,268,117	100%	\$0	\$12,681.00
15	BI # 15 Reliable Mechanical (Heat) - C.O. # 14	\$1,414,524	\$1,414,524	\$0		\$1,414,524	100%	\$0	\$35,363.00
16	BI # 16 Reliable Mechanical (Vent) - C.O. # 14	\$1,765,117	\$1,765,117	\$0		\$1,765,117	100%	\$0	\$44,128.00
17	BI # 17 - Coleman Electric - C.O. # 10	\$2,870,575	\$2,869,230	\$0		\$2,869,230	100%	\$1,345	\$28,692.00
	TOTAL	\$19,648,092	\$19,583,718	\$31,761	\$0	\$19,615,469	100%	\$32,623	\$500,306

DOCUMENT G703*APPLICATION AND CERTIFICATE FOR PAYMENT* MAY 1983 EDITION*AIA
 © AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

APPLICATION AND CERTIFICATE FOR PAYMENT

(OWNER):	Champaign County Board 1776 East Washington Street Urbana, Illinois, 61802	PROJECT: Champaign County Nursing Home	APPLICATION NO: 48 APPLICATION DATE: 1/30/2007 PERIOD TO: 1/20/2007	Distribution: OWNER ARCHITECT CONTRACTOR
COM (CONTRACTOR):	PKD, Inc. P. O. Box 3698 Champaign, Illinois 61826-3698		PKD, Inc. PROJECT NO: 276	
CONTRACT FOR:	Construction Management		CONTRACT DATE: 1/23/2003	

CONTRACTOR'S APPLICATION FOR PAYMENT

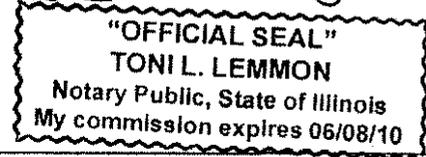
Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL		\$690,705	
Approved this Month			
Number	Date Approved		
Change Order # 1		\$683,000	
Change Order # 2		\$32,108	
Change Order # 3		\$232,785	
TOTALS		\$1,648,598	
Net change by Change Orders		\$957,893	

1. ESTIMATED CONTRACT SUM	\$	\$690,705
2. Net change by Change Orders	\$	\$957,893
3. CONTRACT SUM TO DATE (Line 1+2)	\$	\$1,648,598
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	\$1,621,904
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	
b. 0 % of Stored Material (Column F on G703)	\$	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$	\$0
6. TOTAL EARNED LESS RETAINAGE (Line 4 less 5 Total)	\$	\$1,621,904
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 8 from prior Certificate)	\$	\$1,804,131
8. CURRENT PAYMENT DUE	\$	\$17,773
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 8)	\$	\$28,694

State of Illinois County of: Champaign
 Subscribed and sworn to before me this 31st day of January, 2007,
 Notary Public: *Toni L. Lemmon*

My Commission expires: 06/08/10



AMOUNT CERTIFIED \$ 17,773.⁰⁰
 (Attach explanation if amount certified differs from the amount applied for.)

CONSTRUCTION MANAGER
 By: *Timothy K. Mininger* Date: 01-31-07

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONSTRUCTION MANAGER: PKD, Inc.
 By: *Timothy K. Mininger* Date: 01-31-07

ARCHITECT'S CERTIFICATE FOR PAYMENT
 accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

TINUATION SHEET

ument G702, APPLICATION AND CERTIFICATE FOR
 NT, containing Contractor's signed Certification is attached.
 tion below, amounts are stated to the nearest dollar. Use
 1 on Contracts where variable retainage for line items may

APPLICATION NUI 48
 APPLICATION DA' 1/30/2007
 PERIOD TO: 1/20/2007
 PKD PROJECT NC 275

B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C-G)	I RETAINAGE
		FROM PREVIOUS APPLICATION	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)		
ORIGINAL CONTRACT								
PKD Staff	\$373,879	\$373,879	\$0		\$373,879	100%	\$0	\$0
PKD Preconstruction Fee	\$113,201	\$113,201	\$0		\$113,201	100%	\$0	\$0
PKD Construction Fee	\$148,515	\$148,515	\$0		\$148,515	100%	\$0	\$0
Reimbursables	\$55,110	\$39,875	\$221		\$40,096	73%	\$15,014	\$0
CHANGE ORDER NO. 1, 2, & 3 - GEN. CONDITIONS	\$957,893	\$928,661	\$17,552		\$946,213	99%	\$11,680	\$0
TOTAL	\$1,648,598	\$1,604,131	\$17,773	\$0	\$1,621,904	98%	\$26,694	\$0

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OCUMENT G703*APPLICATION AND CERTIFICATE FOR PAYMENT*MAY 1983 EDITION*AIA
 AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

Champaign County Nursing Home
 PKD Project No. 275
 Itemized Detail of Costs (Original Contract)

Application No: 48
 Application Date: 1/30/07
 Period From: 12/21/06
 Period To: 1/20/07

Staff (Pre-construction & Construction)						
Description	Scheduled Value	Previously Billed	Hours This Period	Cost This Period	Total Cost to Date	Balance to Complete
Project Exec./Admin.		\$35,768	0	\$0	\$35,768	
Project Engineer II		\$20,535	0	\$0	\$20,535	
Project Accountant		\$6,545	0	\$0	\$6,545	
Senior Project Manager		\$152,750	0	\$0	\$152,750	
Project Engineer		\$140,156	0	\$0	\$140,156	
Estimator		\$6,200	0	\$0	\$6,200	
Chief Estimator		\$0	0	\$0	\$0	
Mechanical Estimator		\$7,425	0	\$0	\$7,425	
Electrical Estimator		\$4,500	0	\$0	\$4,500	
Total Staff	\$373,879	\$373,879	0	\$0	\$373,879	\$0

Construction Management Fee (Pre-construction 2/03 through 1/04)

Description	Scheduled Value	Previously Billed		Cost This Period	Total Cost to Date	Balance to Complete
Construction Management Fee	\$113,201	\$113,201		\$0	\$113,201	\$0

Construction Management Fee (Construction 2/04 through 11/05)

Description	Scheduled Value	Previously Billed		Cost This Period	Total Cost to Date	Balance to Complete
Construction Management Fee	\$148,515	\$148,515		\$0	\$148,515	\$0

Reimbursables

Description	Scheduled Value	Previously Billed		Cost This Period	Total Cost to Date	Balance to Complete
Print and Reproduce		\$3,091		\$0	\$3,091	
Construction Photographs		\$850		\$0	\$850	
Field Office Supplies		\$1,145		\$21	\$1,166	
Set Job Trailer		\$1,272		\$200	\$1,472	
Rent Office Trailer		\$11,250		\$0	\$11,250	
Postage		\$3,232		\$0	\$3,232	
Photocopies		\$6,661		\$0	\$6,661	
Field Office Equipment		\$1,159		\$0	\$1,159	
Communications		\$11,180		\$0	\$11,180	
Drinking Water		\$35		\$0	\$35	
Total Reimbursables	\$55,110	\$39,875		\$221	\$40,096	\$15,014

Champaign County Nursing Home
 PKD Project No. 275
 Itemized Detail of Costs (PKD Change Order No. 1)

Application No: 48
 Application Date: 1/30/07
 Period From: 12/21/06
 To: 1/20/07

General Conditions (PKD Change Order No. 1 & No. 3)

Description	Scheduled Value	Previously Billed	Cost This Period	Total Cost to Date	Balance to Complete
Superintendent	\$391,299	\$417,375	\$15,105	\$432,480	(\$41,181)
Miscellaneous Permits	\$0	\$0	\$0	\$0	\$0
Project Signs	\$1,919	\$1,919	\$0	\$1,919	\$0
Layout by Licensed Surveyor	\$2,142	\$1,642	\$0	\$1,642	\$500
Dumpster	\$60,188	\$63,906	\$0	\$63,906	(\$3,718)
Inspect & Test	\$35,402	\$31,071	\$0	\$31,071	\$4,331
Project Clean-Up	\$9,092	\$7,009	\$0	\$7,009	\$2,083
Clean Glass	\$2,500	\$0	\$0	\$0	\$2,500
Final Clean-Up	\$5,600	\$0	\$0	\$0	\$5,600
Bid Document Distribution	\$995	\$995	\$0	\$995	\$0
Job Office Maintenance	\$250	\$0	\$0	\$0	\$250
Temporary Toilets	\$6,131	\$6,236	\$0	\$6,236	(\$105)
Temp. Elect. Serv. Connection	\$16,639	\$16,639	\$0	\$16,639	\$0
Temp. Water Serv. Connection	\$0	\$0	\$0	\$0	\$0
Temp Gas Service Connection	\$0	\$0	\$0	\$0	\$0
Elect. Power Serv. Connection	\$0	\$0	\$0	\$0	\$0
Water Service Connection	\$0	\$0	\$0	\$0	\$0
Gas/Main Connection	\$500	\$0	\$0	\$0	\$500
Cable TV Connection	\$500	\$0	\$0	\$0	\$500
Electric Power Usage	\$112,508	\$141,905	\$0	\$141,905	(\$29,397)
Partial Winter Protection	\$93,817	\$92,817	\$0	\$92,817	\$1,000
Temporary Heat	\$143,043	\$54,342	\$0	\$54,342	\$88,701
Small Tools/Equipment	\$1,726	\$798	\$0	\$798	\$928
Rectify/Repair	\$1,000	\$0	\$0	\$0	\$1,000
Project Truck	\$604	\$104	\$0	\$104	\$500
Dedication	\$2,500	\$2,242	\$0	\$2,242	\$258
Misc. Site Items	\$5,000	\$232	\$0	\$232	\$4,768
Temp. Roads/Park/Laydown	\$8,809	\$6,809	\$0	\$6,809	\$2,000
Security Fence	\$14,966	\$15,398	\$0	\$15,398	(\$432)
Street Barricades	\$0	\$0	\$0	\$0	\$0
Pumping/Dewatering	\$226	\$226	\$0	\$226	\$0
Dust/Noise Partitions	\$847	\$847	\$0	\$847	\$0
Animal Control A/C	\$7,582	\$7,582	\$0	\$7,582	\$0
Insulation Removal Wing 1, & 3	\$32,108	\$32,108	\$0	\$32,108	\$0
Exterior Underdrain Installation	\$0	\$5,876	\$0	\$5,876	\$0
Field Work for Booster Fan (B&C)	\$0	\$20,583	\$2,447	\$23,030	\$0
Units & Sound Attenuation Blanket Installation for Unit 6A					
Total General Conditions	\$957,893	\$928,661	\$17,552	\$946,213	\$11,680

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PITTSBURGH
NEWARK
ALLENTOWN
WILMINGTON
HARRISBURG
PRINCETON
LAKE TAHOE

January 26, 2007

CHAMPAIGN COUNTY
ADMINISTRATIVE SERVICES
ATTN: EVELYN BOATZ
1776 E. WASHINGTON STREET
URBANA, IL 61802

CERTIFICATE OF NEED

File# E1005-00001

Invoice# 1231294

IRS# 23-1392502

FOR PROFESSIONAL SERVICES RECORDED
THROUGH 12/31/2006 IN CONNECTION
WITH THE ABOVE-CAPTIONED MATTER.

\$22,934.00

DISBURSEMENTS

OVERNIGHT MAIL

15.22

PRINTING & DUPLICATING

21.60

TOTAL DISBURSEMENTS

\$36.82

BALANCE DUE THIS INVOICE

\$22,970.82

PREVIOUS BALANCE

\$56,904.23

TOTAL BALANCE DUE

\$79,875.05

File # E1005-00001
CERTIFICATE OF NEED

INVOICE # 1231294

<u>DATE</u>	<u>ID #</u>	<u>TIMEKEEPER</u>		<u>HOURS</u>
12/1/2006	02190	NM BILIMORIA	CORRESPONDENCE TO AND FROM CLIENT COUNSEL RE: ONGOING LITIGATION AND COORDINATION OF SAME WITH IHFPB PERMIT PROCESS; DISCUSSION OF ISSUES RE: SAME AND POSSIBLE SUMMARY OF ISSUES IN LITIGATION PRIOR TO IHFPB HEARING FOR ASSISTANCE WITH PREPARATION FOR HEARING	1.10
12/4/2006	02160	NJ LYNN	CONFERENCE WITH MR. BILIMORIA RE PERMIT RENEWAL REQUEST	0.10
12/4/2006	02190	NM BILIMORIA	DRAFT NOTES RE: STRATEGY FOR UPCOMING MEETING WITH PLANNING BOARD AND PERMIT RENEWAL REQUEST; TELEPHONE CALL FROM DEPUTY CHIEF COUNSEL AT IDPH RE: NOTIFICATION OF REMOVAL OF DECLARATORY RULING/ALTERATION FROM IHFPB AGENDA; DISCUSSION OF REASONS FOR SAME AND POSSIBLE NEXT STEPS; DRAFT CORRESPONDENCE TO CLIENTS RE: SAME; DRAFT REVISIONS TO CORRESPONDENCE TO CLIENTS RE: SAME	2.70
12/4/2006	04363	M SILBERMAN	ASSESSMENT OF OPTIONS BEFORE BOARD	0.30
12/5/2006	02190	NM BILIMORIA	TELEPHONE CONFERENCE WITH CLIENTS RE: REMOVAL OF DECLARATORY RULING FROM AGENDA; DISCUSSION OF NEXT STEPS AND POSSIBLE ALTERNATIVES FOR PROJECT; MEETING WITH MR. SILBERMAN AND DISCUSSION OF SAME; TELEPHONE CALLS TO IHFPB RE: SCHEDULING OF TECHNICAL ASSISTANCE MEETING; TELEPHONE CALL TO CLIENT RE: STRATEGIES AND STATUS ON MEETING SCHEDULING; DISCUSSION OF POSSIBLE LEGAL ACTION AND STRATEGY WITH RULES WITH MR. SILBERMAN	2.40
12/5/2006	04363	M SILBERMAN	IDENTIFY STRATEGIES AVAILABLE IN LIGHT OF HFPB DECISION TO REMOVE DECLARATORY RULING REQUEST FROM AGENDA FOR THE NEXT HFPB MEETING	1.70
12/6/2006	02160	NJ LYNN	CONFERENCES WITH MR. BILIMORIA RE IHFPB DECISION RE DECLARATORY RULING AND ALTERATION REQUESTS, AND RE HIS DISCUSSION WITH MR. MARK RE COMPLIANCE ISSUE AND PERMIT RENEWAL REQUEST; REVIEW ANALYSIS RE OPTIONS AND STRATEGY RE IHFPB AGENDA ITEMS	0.40

File # E1005-00001
CERTIFICATE OF NEED

INVOICE # 1231294

<u>DATE</u>	<u>ID #</u>	<u>TIMEKEEPER</u>		<u>HOURS</u>
12/6/2006	02190	NM BILIMORIA	TELEPHONE CALL TO IHFPB RE: STATUS AND POSSIBLE ADDITIONAL TECHNICAL ASSISTANCE MEETING; TELEPHONE CALL TO IHFPB AND DISCUSSION WITH EXECUTIVE SECRETARY RE: STATUS OF PROJECT, INTERPRETATION OF RULES, AND POSSIBLE OPTIONS FOR CLIENT; DISCUSSION WITH IHFPB OF CONTEMPLATED COMPLIANCE ACTION AGAINST CLIENT; MEETING WITH MR. SILBERMAN RE: SAME AND REVIEW OF RULES RE: IHFPB ACTIONS; DISCUSSION OF STRATEGY IN LIGHT OF NEW INFORMATION RE: COMPLIANCE ACTION AGAINST CLIENT; MEETING WITH MR. LYNN RE: STRATEGY AND POSSIBLE LICENSURE OF FACILITY ON AN EXPEDITED BASIS IN LIGHT OF DISCUSSION WITH IHFPB; MEETING WITH MR. SILBERMAN RE: ADDITIONAL RESEARCH NEEDED OF IHFPB PROCEDURES UNDER NEW RULES; TELEPHONE CALL TO IDPH LICENSURE DIVISION RE: POSSIBLE LICENSURE AND DISCUSSION OF NEEDED APPROVALS	3.40
12/6/2006	04363	M SILBERMAN	REVIEW OF NEW STATE BOARD REGULATIONS, ADMINISTRATIVE PROCEDURES ACT, NURSING HOME CARE ACT AND RELATED REGULATIONS TO ESTABLISH COURSE OF ACTION TO ASSURE CONTINUANCE OF THE FACILITY IN THE EVENT OF DENIAL OF PERMIT RENEWAL; DRAFT OF POTENTIAL OPTIONS, STRATEGIC PLANNING RE SAME	4.10
12/7/2006	02160	NJ LYNN	TELEPHONE CALL FROM MR. BILIMORIA RE ADDITIONAL INFORMATION NEEDED RE IDPH LICENSURE; TELEPHONE DISCUSSION WITH MR. INMAN RE SAME AND PROBATIONARY LICENSE SURVEY, DISCUSSION WITH MR. MARK, PERMIT RENEWAL REQUEST, COMPLIANCE ISSUE, PLUMBING INSPECTION, OPTIONS AND STRATEGY	1.30
12/7/2006	02190	NM BILIMORIA	REVIEW FILE RE: ALTERATION APPROVAL LETTER AND DRAFT CORRESPONDENCE TO IDPH LICENSURE DIVISION FOR REQUEST OF SAME; DRAFT REVISIONS TO CORRESPONDENCE TO IDPH LICENSURE DIVISION	1.20
12/8/2006	02160	NJ LYNN	REDRAFT CORRESPONDENCE TO MR. BECKETT RE STATUS RE PERMIT RENEWAL REQUEST; DISCUSSION WITH MR. MARK AND COMPLIANCE ISSUE; REVIEW STATUS RE LICENSE APPLICATION	0.40

File # E1005-00001
 CERTIFICATE OF NEED

INVOICE # 1231294

DATE	ID #	TIMEKEEPER	HOURS
12/8/2006	02190	NM BILIMORIA	1.80
		REVISIONS TO LETTER TO CLIENT RE: REQUESTED TECHNICAL ASSISTANCE MEETING WITH IHFPB; DISCUSSION OF STATUS OF AGENDA WITH IHFPB AND SUBSTANCE OF DISCUSSIONS WITH IHFPB EXECUTIVE SECRETARY RE: SAME; DRAFT REVISIONS TO MEMO FROM CLIENT RE: STATUS OF IHFPB PROCEDURAL ISSUES AND COMPLIANCE ISSUES WITH IHFPB; DRAFT CORRESPONDENCE TO CLIENT RE: SAME	
12/8/2006	04363	M SILBERMAN	0.50
		VERIFY APPLICATION OF RULES RE: FINAL COST REPORTING	
12/11/2006	02160	NJ LYNN	0.10
		REVIEW STATUS RE IDPH'S INTERIM ON-SITE REVIEW AND COMPLIANCE DOCUMENT FILING WITH IDPH	
12/11/2006	02190	NM BILIMORIA	3.20
		REVIEW CORRESPONDENCE FROM IHFPB RE: STATE AGENCY REPORT AND ISSUES RE: SAME; DRAFT CORRESPONDENCE TO IHFPB RE: CORRECTIONS TO IHFPB STATE AGENCY REPORT; REVIEW CORRESPONDENCE FROM IHFPB RE: SAME; DRAFT CORRESPONDENCE TO IHFPB REQUESTING CLARIFICATION; REVIEW OF LICENSURE APPLICATION LETTER FROM IDPH RE: NEW FACILITY BED ALLOCATIONS; DRAFT CORRESPONDENCE TO IDPH LICENSURE DIVISION RE: CORRECTION TO BEDS IN LIGHT OF PREVIOUSLY APPROVED IHFPB ALTERATION; TELEPHONE CALLS TO CLIENTS RE: INFORMATION REQUESTED REGARDING LICENSURE ISSUES; TELEPHONE CONFERENCE WITH CLIENT RE: DISCUSSION OF LICENSURE AND SURVEY PROCESS FOR LICENSURE; DRAFT CORRESPONDENCE CLIENTS AND REQUESTED PARTIES TO SCHEDULE MEETING FOR PREPARATION FOR IHFPB PERMIT RENEWAL REQUEST MEETING	
12/11/2006	04363	M SILBERMAN	3.40
		RESEARCH AND DRAFT LETTER RE: COST REPORTING REQUIREMENTS, TIMEFRAMES, AND CONSEQUENCES	
12/12/2006	02190	NM BILIMORIA	3.30
		DRAFT CORRESPONDENCE TO CLIENTS RE: LICENSURE ISSUES; PREPARATION FOR PERMIT RENEWAL REQUEST HEARING; TELEPHONE CONFERENCE WITH CLIENT RE: STATUS AND DISCUSSION OF LICENSURE ISSUES; DRAFT CORRESPONDENCE TO AND FROM CLIENTS RE: SCHEDULING OF IN-PERSON MEETING; DRAFT ADDITIONAL NOTES AND REVIEW OF FILE RE: PROCEDURAL POSTURE OF CURRENT PERMIT AND CON REQUESTS; DRAFT REVISIONS TO LETTER TO IHFPB RE: POSSIBLE HEARING REQUEST IN PREPARATION FOR PERMIT RENEWAL REQUEST	

File # E1005-00001
 CERTIFICATE OF NEED

INVOICE # 1231294

DATE	ID #	TIMEKEEPER		HOURS
12/12/2006	04363	M SILBERMAN	IDENTIFICATION OF ISSUES TO BE PREPARED FOR HFPB MEETING AND PREPARATION OF BULLET POINTS TO OUTLINE ANSWERS TO THOSE ISSUES	0.80
12/13/2006	02160	NJ LYNN	REVIEW SAR; TELEPHONE CALL TO MR. JONTRY RE LSC REVIEW AND PROBATIONARY LICENSURE SURVEY	0.30
12/13/2006	02190	NM BILIMORIA	MEETING WITH MR. SILBERMAN RE: DRAFT REVISIONS TO NOTES FOR IHFPB MEETING; DRAFT CORRESPONDENCE TO IHFPB REQUESTING CLARIFICATION OF STATE AGENCY REPORT; DRAFT CORRESPONDENCE TO CLIENTS RE: AGENDA AND IHFPB STATE AGENCY REPORT RE: RENEWAL REQUEST; TELEPHONE CONFERENCE WITH CLIENT RE: STATUS ON MEETING WITH CLIENTS AND REQUESTED PARTIES; TELEPHONE CONFERENCE WITH REMEDIATION EXPERT RE: STATUS OF PROJECT AND POTENTIAL TESTIMONY NEEDED AT IHFPB MEETING; TELEPHONE CALL FROM CLIENT RE: STATE AGENCY REPORT AND DISCUSSION OF SAME; MEETING WITH MR. LYNN RE: STRATEGY AND DISCUSSION OF IHFPB ISSUES; SCHEDULING OF MEETING WITH CLIENTS AND REQUESTED PARTIES; DRAFT REVISIONS TO HEARING REQUEST LETTER; DRAFT REVISIONS TO FINAL PROJECT COST LETTER TO CLIENT	3.60
12/13/2006	04363	M SILBERMAN	PREPARATION FOR PRESENTATION OF INFORMATION TO HFPB	2.10
12/14/2006	02160	NJ LYNN	TELEPHONE CALL FROM MR. JONTRY RE RECEIPT OF COMPLIANCE DOCUMENTS AND HIS REVIEW; CONFERENCE WITH MR. BILIMORIA RE STATUS RE SAME; TELEPHONE CALL TO MR. UHLIG RE PROBATIONARY LICENSURE SURVEY	0.30
12/14/2006	02190	NM BILIMORIA	DRAFT REVISIONS TO HEARING REQUEST FOR POSSIBLE ADMINISTRATIVE HEARING UPON REVOCATION OF PERMIT; DRAFT NOTES FOR DISTRIBUTION TO MEETING MEMBERS FOR MEETING IN PREPARATION OF HEARING; TRAVEL TO AND FROM CLIENT AND ATTENDANCE AT PREPARATORY MEETING FOR IHFPB; DISCUSSION OF FACTS OF PERMIT AND PROCEDURE AND REVIEW OF TESTIMONY OF PARTICIPANTS; MEETING WITH CLIENT RE: FOLLOW UP	12.10
12/14/2006	04363	M SILBERMAN	PREPARATION FOR CLIENT MEETING TO ADDRESS PRESENTATION OF ISSUES TO STATE BOARD; REVIEW OF STATE AGENCY REPORT	0.40
12/15/2006	02190	NM BILIMORIA	DRAFT REVISIONS TO HEARING REQUEST LETTER TO IHFPB CHAIR AND DRAFT APPEARANCE IN CASE OF DENIAL OF PERMIT RENEWAL	0.60

File # E1005-00001
 CERTIFICATE OF NEED

INVOICE # 1231294

DATE	ID #	TIMEKEEPER		HOURS
12/18/2006	02190	NM BILIMORIA	PREPARATION FOR HEARING ON PERMIT RENEWAL REQUEST; DRAFT NOTES RE: PRESENTATION; MEETING WITH MR. LYNN RE: TELEPHONE CALLS TO LICENSURE DIVISION AND ARCHITECT RE: SURVEY APPROVALS; TELEPHONE CONFERENCE WITH CLIENT RE: SAME	1.20
12/18/2006	04363	M SILBERMAN	IDENTIFICATION OF OPTIONS AND COURSE OF ACTION IN THE EVENT HFPB DENIES RENEWAL REQUEST AND LITIGATION IS DEEMED INAPPROPRIATE	0.40
12/19/2006	02160	NJ LYNN	TELEPHONE DISCUSSIONS WITH MR. UHLIG RE ARCHITECTURAL, HEALTH AND SANITATION SURVEYS RE PROBATIONARY LICENSURE SURVEY; CONFERENCE WITH MR. BILIMORIA RE SAME AND PREPARATION FOR IHFPB MEETING	0.30
12/19/2006	02190	NM BILIMORIA	PREPARATION FOR HEARING ON PERMIT RENEWAL REQUEST BEFORE IHFPB; DRAFT NOTES RE: SAME; REVIEW OF RULES, FILINGS FOR PERMIT RENEWAL REQUEST; DRAFT NOTES RE: POSSIBLE OUTCOMES AND AVENUES OF HEARING WITH IHFPB; TELEPHONE CONFERENCE WITH CLIENT RE: STATUS ON LICENSURE ISSUES AND DISCUSSION OF DEVELOPMENTS WITH SAME IN PREPARATION FOR MEETING WITH IHFPB	3.10
12/20/2006	02160	NJ LYNN	MEETING WITH MR. INMAN ET AL RE PREPARATION FOR IHFPB MEETING; TELEPHONE DISCUSSION WITH MS. REITZ RE IHFPB APPROVAL RE REQUEST FOR PERMIT RENEWAL; TELEPHONE DISCUSSION WITH MR. UHLIG RE STATUS AND IDPH LICENSURE SURVEYS; BRIEF REVIEW OF NHCA RE PROBATIONARY LICENSE; CORRESPONDENCE TO MR. INMAN RE SAME AND PROBATIONARY LICENSURE SURVEY AND MEDICARE/MEDICAID CERTIFICATION SURVEY; REVIEW AND REDRAFT CORRESPONDENCE TO MR. INMAN RE FINAL COST REPORTING TO IHFPB	0.90
12/20/2006	02190	NM BILIMORIA	PREPARATION FOR HEARING AND MEETING WITH CLIENTS RE: SAME; PARTICIPATION IN HEARING BEFORE IHFPB AND ARGUMENT TO IHFPB RE: PERMIT RENEWAL REQUEST AND COMPLIANCE ACTION ISSUES IN CONTEXT OF DUE DILIGENCE PRESENTATION; MEETING WITH CLIENTS RE: FOLLOW UP AND DISCUSSION OF NEXT STEPS; TELEPHONE CONFERENCE WITH MR. LYNN RE: OUTCOME AND DISCUSSION OF NEXT STEPS; DRAFT ADDITIONAL CORRESPONDENCE TO CLIENT RE: FAVORABLE OUTCOME ON PERMIT RENEWAL REQUEST	4.50
12/21/2006	02160	NJ LYNN	REVIEW STATUS RE IHFPB COMPLIANCE MATTER	0.10

File # E1005-00001
CERTIFICATE OF NEED

INVOICE # 1231294

DATE	ID #	TIMEKEEPER		HOURS
12/21/2006	02190	NM BILIMORIA	MEETING WITH MR. LYNN RE: OUTCOME OF COMPLIANCE ACTION; REVIEW CORRESPONDENCE FROM CLIENT CONSULTANT AND CLIENT COUNSEL RE: TRANSCRIPT OF IHFPB PROCEEDINGS; DRAFT CORRESPONDENCE TO CLIENTS RE: SAME	0.90
12/22/2006	02190	NM BILIMORIA	REVIEW CORRESPONDENCE TO DEPUTY CHIEF COUNSEL FOR IDPH AND DRAFT REVISIONS TO SAME; MEETING WITH MR. LYNN RE: SAME; REVIEW CORRESPONDENCE FROM CLIENT CONSULTANT RE: ENGINEERING ISSUES WITH HVAC SYSTEM FOR USE IN COMPLIANCE ACTION	1.70
12/26/2006	02160	NJ LYNN	CORRESPONDENCE TO MR. URSO RE IHFPB COMPLIANCE MATTER AND MEETING; REDRAFT CORRESPONDENCE TO MR. INMAN RE PROBATIONARY LICENSURE PROCEDURES	0.50
			TOTAL SERVICES	65.20

File # E1005-00001
CERTIFICATE OF NEED

INVOICE # 1231294

DATE	DISBURSEMENTS	AMOUNT
11/20/2006	OVERNIGHT MAIL PACKAGE SENT TO JEFFREY MARK AT IHFPB - SPRINGFIELD, IL FROM NEVILLE BILIMORIA AT DUANE MORRIS LLP - CHICAGO, IL (TRACKING #790120520442)	7.61
11/30/2006	OVERNIGHT MAIL PACKAGE SENT TO JEFFREY MARK AT IHFPB - SPRINGFIELD, IL FROM NEVILLE BILIMORIA AT DUANE MORRIS LLP - CHICAGO, IL (TRACKING #798554228000)	7.61
	Total:	<u>\$15.22</u>
<hr/>		
12/31/2006	PRINTING & DUPLICATING	21.60
	Total:	<u>\$21.60</u>
	TOTAL DISBURSEMENTS	<u>\$36.82</u>

File # E1005-00001
CERTIFICATE OF NEED

INVOICE # 1231294

TIMEKEEPER					
NO.	NAME	CLASS	HOURS	RATE	VALUE
02160	NJ LYNN	PARTNER	4.70	435.00	2,044.50
02190	NM BILIMORIA	PARTNER	46.80	360.00	16,848.00
04363	M SILBERMAN	ASSOCIATE	13.70	295.00	4,041.50
			65.20		\$22,934.00



December 28, 2006

Mr. Denny Inman
County Administrator
Champaign County Administrative Services
Brookens Administrative Center
1776 East Washington Street
Urbana, Illinois 61802

Invoice Number 12180
Project Number 1076
Terms Net 30 Days

Professional Industrial Hygiene Services from December 11 through December 27, 2006 for 4th quarter air monitoring related to the Champaign County Nursing Home. Services also included preparation for attendance at December 20 Illinois Planning Board Meeting.

Professional Fees:

Principal	9.50 hours @ \$150.00	\$1,425.00
Industrial Hygienist	40.00 hrs @ \$65.00	\$2,600.00
Administrative Assistant	2.0 hours @ \$35.00	<u>\$70.00</u>
	Total Professional Fees	\$4,095.00

Direct Expenses:

Printing	\$97.70
Meals (Four days)	\$156.00
Mileage	\$193.13
Lodging (Three nights)	\$214.26

Laboratory fees:

Spore trap analysis: 82 @ \$39	<u>\$3,196.00</u>
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Total Direct Expenses	\$3,857.09
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TOTAL DUE THIS INVOICE:	\$7,952.09
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January 23, 2007

Mr. Denny Inman
County Administrator
Champaign County Administrative Services
Brookens Administrative Center
1776 East Washington Street
Urbana, Illinois 61802

Invoice Number 12183
Project Number 1076
Terms Net 30 Days

Professional Industrial Hygiene Services from January 4 through 18, 2007 for preparation of report related to the 4th quarter air monitoring at the Champaign County Nursing Home.

Professional Fees:

Principal	13.00 hours @ \$150.00	\$1,950.00
Administrative Assistant	11.25 hours @ \$35.00	<u>\$393.75</u>
	Total Professional Fees	\$2,343.75

Direct Expenses:

Air-O-Cell Cassettes 82 @ \$5.75	\$471.50
Printing	\$32.75
FedEX	\$11.58
Delivery	<u>\$5.15</u>
Total Direct Expenses	\$520.98

TOTAL DUE THIS INVOICE: \$2,864.73



Invoice

Denny Inman
Champaign County
Brookens Administrative Center
1776 E. Washington St.
Urbana, IL 61802

Invoice Number: 100273
Invoice Date: December 31, 2006
Page 1 of 1
INVOICE TOTAL: \$526.56

Client ID: CHAMPAIGN REIMBURSABLE EXPENSES
Project: 203035.1 Long-term Care/Skilled Care, Champaign County
P.O. #:

Professional Services for Period Ending 12/22/2006

001 Reimbursable Expenses

Reimbursable Expenses	Charge
Bond (24" x 36" & Larger)	9.60
Meals	59.39
Mileage	416.42
Overnight Delivery/Shipping/US Mail	26.14
Postage	15.01
Reimbursable Expenses Totals	\$526.56

Total Project Invoice Amount: \$526.56

Please Return Remittance to: Farnsworth Group, Inc.; 2858 Paysphere Circle; Chicago, IL 60674

Please Return One Copy With Your Remittance

1 1/2% Interest Monthly After 30 Days

For Billing Inquiries Please Call: 309-663-8435 or 314-962-7900

Billing Documentation

Invoice Number: 100273
 Invoice Date: December 31, 2006

To: Champaign County
 Brookens Administrative Center
 1776 E. Washington St.
 Urbana, IL 61802

Project: 203035.1 REIMBURSABLE EXPENSES
 Long-term Care/Skilled Care, Champaign County

Professional Services for the Period: 11/18/2006 to 12/22/2006

Billing Group: 001 Reimbursable Expenses
 Contract #:

100273

Total Phase

Reimbursable Expenses

Reimbursable Expenses	Date	Units	Unit Cost	Unit Markup	Multiplier	Unit Rate	Charge
Bond (24" x 36" & Larger)	7/12/2006	2.00	0.41	0.79	1.0000	1.20	\$2.40
Bond (24" x 36" & Larger)	7/18/2006	1.00	0.41	0.79	1.0000	1.20	\$1.20
Overnight Delivery/Shipping/US Mail	6/23/2006	1.00	2.00	0.00	1.1000	2.20	\$2.20
Overnight Delivery/Shipping/US Mail	7/1/2006	1.00	5.40	0.00	1.1000	5.94	\$5.94
Overnight Delivery/Shipping/US Mail	7/1/2006	1.00	3.98	0.00	1.1000	4.38	\$4.38
Overnight Delivery/Shipping/US Mail	8/1/2006	1.00	5.43	0.00	1.1000	5.97	\$5.97
Overnight Delivery/Shipping/US Mail	8/1/2006	1.00	6.95	0.00	1.1000	7.65	\$7.65
Meals	7/1/2006	1.00	24.21	0.00	1.1000	26.63	\$26.63
Mileage	7/1/2006	180.00	0.45	0.03	1.0000	0.47	\$84.60
Mileage	7/1/2006	120.00	0.45	0.03	1.0000	0.47	\$56.40
Mileage	7/18/2006	120.00	0.45	0.03	1.0000	0.47	\$56.40
Postage	7/1/2006	1.00	1.89	0.00	1.1000	2.08	\$2.08
Bond (24" x 36" & Larger)	10/1/2006	5.00	0.41	0.79	1.0000	1.20	\$6.00
Meals	12/21/2006	1.00	29.78	0.00	1.1000	32.76	\$32.76
Mileage	12/11/2006	172.00	0.45	0.03	1.0000	0.47	\$80.84
Mileage	12/20/2006	294.00	0.45	0.03	1.0000	0.47	\$138.18
Postage	9/1/2006	1.00	3.03	0.00	1.1000	3.33	\$3.33
Postage	10/1/2006	1.00	1.11	0.00	1.1000	1.22	\$1.22
Postage	10/10/2006	1.00	1.83	0.00	1.1000	2.01	\$2.01
Postage	10/11/2006	1.00	1.59	0.00	1.1000	1.75	\$1.75
Postage	12/1/2006	1.00	4.20	0.00	1.1000	4.62	\$4.62

\$526.56

Total Reimbursable Expenses

\$526.56

Total Reimbursable Expenses

526.56



BERNS, CLANCY AND ASSOCIATES

PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

THOMAS B. BERNs
EDWARD L. CLANCY
CHRISTOPHER BILLING

DONALD WAUTHIER

BRIAN CHAILLE
DENNIS CUMMINS
MEG GRIFFIN

MICHAEL BERNs
OF COUNSEL

Revised November 7, 2006

Mr. Joseph Phebus
Phebus & Koester
136 West Main Street
Post Office Box 1008
Urbana, Illinois 61801

**RE: PROFESSIONAL ENGINEERING, INVESTIGATIVE & FORENSIC SERVICES
NEW CHAMPAIGN COUNTY NURSING HOME SITE INVESTIGATIONS
CHAMPAIGN COUNTY EAST CAMPUS
URBANA, CHAMPAIGN COUNTY, ILLINOIS**

Dear Mr. Phebus:

In accordance with our previous conversations, we provide this proposal for the engagement of Professional Engineering, Investigative and Forensic Services related to the construction of the new Champaign County Nursing Home on the County's East Campus site in Urbana, Illinois.

As we discussed with you, we provided Professional / Consulting Services directly to Champaign County on projects that were ancillary to the New Nursing Home Project. We coordinated with the Urbana Park District to help provide a drainage outlet for the Nursing Home site through Prairie Park and Weaver Park. We made slight modifications to the drainage limited within the two (2) parking lots on-site to comply with desires of the Urbana Park District. We were not involved with the drainage design or grading of the New Nursing Home Site. We reiterate this so you may judge for yourself if there may be any potential for a "conflict of interest".

We previously assisted Champaign County with surveying and site work components for numerous other projects across their East Campus site in a variety of capacities. These include: a Master Plan for the East Campus; the Adult Detention Facility; the Fleet Maintenance Facility; Storm Drainage Planning for Sub-Watersheds; Juvenile Detention Facility; Animal Control Center; ESDA Building Site; Art Bartell Road Extension; Water Main Loop Extension; and an Area-Wide East Campus Topographic-Site Survey.

Berns, Clancy and Associates, P.C. (hereinafter called "Consultant") proposes to render Professional Engineering, Investigative and Forensic Services to Mr. Joseph Phebus of Phebus & Koester on behalf of the Champaign County Board (hereinafter called "Client") in connection with the new Champaign County Nursing Home site in Urbana, Champaign County, Illinois, (hereinafter call the "Project"). Client is expected to furnish Consultant with full information as to the requirements, goals and objectives including any special or extraordinary considerations for the Project or special services needed, and also to make available all pertinent existing data.

5753

Our potential Professional Engineering, Investigative and Forensic Services to be rendered on this Project may include, but are not limited to, the following tasks:

Communications with Client	Acquisition of Aerial Photography
Meetings and Negotiations	Coordination with Client's Agents
Review of Existing Data	Coordination with Client's Other Consultants
Field Investigations and Surveys	Site Inspection and Testing
Acquisition of Ground Photography	Research into Applicable Standards
Research into Applicable Ordinances	Review of Probable Causations
Analysis of Existing Conditions	Review of Site Drainage and Grading
Drainage Investigations	Analysis of Site Design
Preparation of Map and Plat Exhibits	Preparation of Verbal and Written Reports
Exhibit Preparation	Preparation for Deposition / Court Testimony
Consulting Expert Services	Opinion Witness Services
Deposition Services	Reports / Presentations to County Board

We propose to provide Professional Engineering, Investigative, and/or Forensic Services as requested and directed by you on a per diem basis in accordance with our Standard Fee Schedule and General Conditions Sheet in effect at the time services are performed. Our current Standard Fee Schedule and General Conditions Sheet is attached and is included in this agreement by reference. You shall be obligated to pay Berns, Clancy and Associates a fee for services provided, plus expenses incurred during the performance of the work.

The fee will be computed by multiplying the total number of hours expended on the work by the applicable hourly rate for each classification contained on the Standard Fee Schedule in effect when services are performed. In addition to fees, expenses will be billed as incurred in accordance with the accompanying Standard Fee Schedule.

Services will be provided as requested by and for the exclusive benefit of Client and for Client's designated consultants and agents. In the furtherance of these services, Consultant may review other records, ordinances or standards and will review any data you make available.

Since an ultimate scope of all services cannot be defined at this time, Consultant can currently make no estimate of the time, effort or ultimate cost that will be required in the performance of services on Client's behalf. At such time as a scope of services for a specific task can be defined, Client may request Consultant to prepare estimates of fees and expenses to undertake various specific tasks as identified by Client. We attach to this proposal a scope of services for the first Task that has been outlined to date.



We understand that you will supply any necessary background data for our use in the performance of these services. It is necessary that you advise us at an early date if you have time and/or budgetary limitations for our services on this Project. At this time, we append a scope of services and fee proposal for two (2) initial tasks identified to date, which we provide for your review and approval.

We appreciate this opportunity to submit this engagement letter to you and we look forward to hearing from you in the near future. This Proposal for Engagement of Professional Engineering, Investigative and Forensic Services is valid for thirty (30) days from this date. After that period it is subject to review and renegotiation. If you find the above agreement acceptable, please sign in the space provided below and return a copy to us as our formal authorization to proceed. If you have any question or comment, please contact us.

AUTHORIZATION TO PROCEED:

TASK 1 – INITIAL SITE DRAINAGE REVIEW AND RECOMMENDATIONS

APPROVED:
Phebus & Koester

Sincerely,
BERNS, CLANCY AND ASSOCIATES, P.C.

Signature

Christopher Billing, P.E., Vice President

Date

CB:mp
cc: Denny Inman
Enclosures
5753 pp1



TASK 1. INITIAL SITE DRAINAGE REVIEW AND RECOMMENDATIONS

This **Task 1 Initial Site Drainage Review and Recommendations** includes primarily a review of the grading of the site to ascertain the effectiveness of the surface drainage features of the site. We understand you have the "official" copy of the construction drawings. We will study the drainage plan as depicted on the construction documents. We will dispatch a field crew to gather "as-built" topographic information and compare it to the Plans to evaluate how successfully the construction implemented the design. We will give special attention to the method for removing the concentrated roof runoff from around the perimeter of the building. We will note problems and concerns we identify from these efforts and make any recommendations to you along with an estimate of anticipated costs of any recommended changes. More specifically, these services may include:

1. Communications, correspondence, and conversations with you and any other consultants or investigators as you may prescribe.
2. Coordination with you to obtain a copy of the construction drawings.
3. Review of the grading and drainage plan for the site, including building details as depicted by the construction drawings and Plans.
4. Initial reconnaissance of the site to spot drainage problems or areas of grading concern and to obtain ground photography documenting the current situation.
5. Fieldwork to re-establish project vertical control bench marks and to obtain spot elevations to verify the "as-constructed" grading at the site.
6. Office reduction of the field notes and checking of the data against the Plans.
7. Preparation of a site plan exhibit to initially depict the results of the site grading and drainage investigations.
8. Review of the capabilities of the systems removing the concentrated roof water from around the perimeter of the building by either surface or subsurface systems.
9. Preparation of a brief initial report of the results of the study and transmittal to you for review.
10. Meeting with you to review your comments and revisions of a final report and recommendations as appropriate.
11. Preparation of an Engineer's Opinion of Construction Costs for any recommendation proposed as a part of the analysis.
12. Review of all work by a Principal of the Firm.



ATTACHMENT 1, consisting of 2 pages
 Appended to the Agreement for Forensic Services
 Dated November 7, 2006
 Initial: Mr. Joseph Phebus _____
 Initial: Berns, Clancy and Associates, P.C. _____

While total fees for this Task 1 Initial Site Drainage Review and Recommendations cannot be forecast at this time, we suggest you initially budget \$7,000 for this Task 1 at this time, generally itemized as follows:

Principal of the Firm.....	10 hours @ \$120 per hour.....	\$1,200
Civil Engineer	26 hours @ \$ 92 per hour.....	\$2,392
Surveyor	10 hours @ \$ 63 per hour	\$ 630
Two-Person Survey Crew.....	8 hours @ \$104 per hour.....	\$ 832
Drafter	10 hours @ \$ 56 per hour.....	\$ 560
Technician	16 hours @ \$ 41 per hour.....	<u>\$ 656</u>
		\$6,300
Miscellaneous Expenses		\$ 500
Initial Budget for Task 1		<u>\$6,800</u>

SCHEDULES / SUBMITTALS

Once we receive the background information from you, we will review the data and schedule the field crew. We anticipate providing you an initial draft of our analysis within two (2) weeks. We will immediately finalize any issues that may arise during our review. We anticipate one (1) or more plan sheet exhibits and a listing of apparent deficiencies, potential recommendations and associated opinion of construction costs, if you so desire.

ADDITIONAL SERVICES

We are pleased to provide continuing or additional services related to this task beyond the scope identified above. These additional services will be provided on a per diem basis. Additional services may include: appearance at and presentations to the County Facilities Committee and County Board; expert witness testimony for mediation or litigation; or additional investigations of other issues beyond those identified in Task 1.



BERNS, CLANCY AND ASSOCIATES

PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

Thomas B. Berns
Edward L. Clancy
Christopher Billing

Donald Wauthier
Brian Chaille
Dennis Cummins
Meg Griffin

Michael Berns
Of Counsel

May 1, 2006

**STANDARD FEE SCHEDULE FOR PROFESSIONAL
ENGINEERING, SURVEYING, AND PLANNING SERVICES**

HOURLY RATE

PRINCIPAL OF FIRM, PREPARATION & TESTIMONY AS EXPERT WITNESS	\$200
PRINCIPAL OF FIRM, ENGINEER, SURVEYOR OR PLANNER GRADE 7	120
ENGINEER, SURVEYOR OR PLANNER GRADE 6	92
ENGINEER, SURVEYOR OR PLANNER GRADE 5	80
ENGINEER, SURVEYOR OR PLANNER GRADE 4	63
ENGINEER, SURVEYOR OR PLANNER GRADE 3	56
ENGINEER, SURVEYOR OR PLANNER GRADE 2	53
ENGINEER, SURVEYOR OR PLANNER GRADE 1	46

TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 5	\$ 60
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 4	56
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 3	48
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 2	41
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 1	29

FOUR-PERSON SURVEY CREW	\$162
THREE-PERSON SURVEY CREW	133
TWO-PERSON SURVEY CREW	104

VEHICLE MILEAGE	\$ 0.50 / MILE
WOOD GRADE STAKE	0.50 / EACH
STEEL SURVEY MONUMENT WITH ALUMINUM CAP	10.00 / EACH
CONCRETE SURVEY MONUMENT WITH ALUMINUM CAP	25.00 / EACH
STEEL FENCE POST	3.00 / EACH
PHOTOCOPY	0.20 / EACH
PLAN SHEET COPY (PER SQUARE FOOT)	0.40 / SQ FT
COMPUTER AIDED DRAFTING (CAD)	5.00 / HOUR

TRAVEL TIME TO AND FROM OUR OFFICE WILL BE CHARGED IN ACCORDANCE WITH THE FOREGOING RATES. ALL SUBCONSULTANTS (SOIL INVESTIGATION, MATERIAL TESTING, AERIAL PHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, ETC.) ENGAGED BY US WILL BE BILLED AT COST PLUS TEN PERCENT (10%). ALL OTHER OUT-OF-POCKET EXPENSES INCURRED WILL BE BILLED AT COST PLUS TEN PERCENT (10%). THESE EXPENSES MAY INCLUDE TRAVEL, SUBSISTENCE (WHEN APPLICABLE), LONG DISTANCE TELEPHONE OR TELEFAX CHARGES, EXPRESS DELIVERY, REPRODUCTIONS, POSTAGE, SHIPPING CHARGES, RENTAL EQUIPMENT, ETC. REVISIONS TO THIS STANDARD FEE SCHEDULE ARE NOT ANTICIPATED UNTIL MAY OF 2007.

GENERAL CONDITIONS

Item 1. Scope of Work. Berns, Clancy and Associates, P.C. (BCA) shall perform services in accordance with an "agreement" made with the "client". The agreement consists of BCA's proposal, Standard Fee Schedule, and these General Conditions. The "client" is defined as the person or entity requesting and/or authorizing the work, and in doing so, client represents and warrants that he is duly authorized in this role, even if performed on behalf of another party or entity, in which case the other party or entity is also considered as the client. The acceptance of BCA's proposal signifies the acceptance of the terms of this agreement.

The fees for services rendered will be billed in accordance with the accompanying Standard Fee Schedule. Unit rates for services not covered in the fee schedule or elsewhere in the agreement can be provided. The standard prices proposed for the work are predicated upon the client's acceptance of the conditions and allocations of risks and obligations described in the agreement. The client shall impart the terms of this agreement to any third party to whom the client releases any part of BCA's work. BCA shall have no obligations to any party other than those expressed in this agreement.

Item 2. Site Access/Background Data. The client will provide for the right-of-way access to the work site. In the event the work site is not owned by the client, client represents to BCA that all necessary permissions for BCA to enter the site and conduct the work have been obtained. While BCA shall exercise reasonable care to minimize damage to the property, the client understands that some damage may occur during the normal course of the work, that BCA has not included in its fee the cost of restoration of damage, and that the client will pay for such restoration costs. Client shall provide the appropriate land title and/or background information to BCA required for the performance of our work. BCA will not be required to perform an independent search for easements, encumbrances, title evidence and ownership data as BCA will rely upon the materials and representations that client supplies to BCA.

Item 3. Utilities. In the performance of its work, BCA will take all reasonable precautions to avoid damage to underground structures or utilities, and will rely on utility locator services to correctly identify their buried service lines, and on plans, drawings or sketches made available and provided by the client. The client agrees to hold BCA harmless and indemnify BCA from any claims, expenses, or other liabilities, including reasonable attorney fees, incurred by BCA for any damages to underground structures and utilities which were not correctly and clearly shown on the plans provided to BCA or otherwise disclosed by the client or utility locator service. BCA will be responsible for ordering the utility locator or exploratory excavation services only if expressly set forth in the scope of the proposal.

Item 4. Hazardous Materials and Conditions. Prior to the start of services, or at the earliest time such information is learned, it shall be the duty of the client, or other involved or contacted parties, to advise BCA of any known or suspected undocumented fills, hazardous materials, by-products, or constituents, and any known environmental, hydrologic, geologic, and geotechnical conditions, which exist on or near any premises upon which work is to be performed by BCA employees or subcontractors or which in any other way may be pertinent to BCA's proposed services.

Item 5. Confidentiality. BCA shall hold confidential the business and technical information obtained or generated in performance of services under this agreement and identified in writing by the client as "confidential". BCA shall not disclose such "confidential" information except if such disclosure is required by governmental statute, ordinance, or regulation; for compliance with professional standards of conduct for public safety, health, and welfare concerns; or for protection of BCA against claims or liabilities arising from performance of its services.

The technical and pricing information contained in any report or proposal submitted by BCA is to be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of BCA. Client now has no contract with any other professional engineer/surveyor/planner for the performance of the specific services outlined in the agreement and any previous contracts are terminated and copies of all previous work will be provided to BCA for use in this current project.

Item 6. Standard of Care. BCA will perform the services under this agreement in accordance with generally accepted practice, in a manner consistent with the level of care and skill ordinarily exercised by members of this profession under similar circumstances in this locality. No other warranties implied or expressed, in fact or by law, are made or intended.

Item 7. Technical Methodology and Protocol. BCA will select generally accepted methods and procedures it considers appropriate to accomplish the intended and understood purpose of its services within the scope of this agreement, and the client signifies concurrence with these methods and procedures by acceptance of this agreement. In the event other special methods or procedures are preferred by the client or are considered more appropriate, a written description or designation of these must be provided to BCA prior to execution of this agreement.

Item 8. Limitations of Liability. The client agrees to limit BCA's liability to the client and all parties claiming through the client or otherwise claiming reliance on BCA's services, allegedly arising from BCA's professional acts or errors and omissions, to a sum not to exceed BCA's fees for the services performed on the project, or \$100,000, whichever is greater, provided that such claims are not attributable to BCA's gross negligence or intentional misconduct. In this latter event, the Limit of Liability will be increased to \$500,000 less any applicable insurance amount covering alleged damages or claims. In no event shall BCA or any other party to this agreement, including parties which may have or claim to have a direct or indirect reliance on BCA's services, be liable to the other parties for incidental, indirect, or consequential damages arising from any cause.

Item 9. Insurance and Indemnity. BCA represents that it maintains general liability, property damage, and professional liability insurance coverage considered adequate and comparable with coverage maintained by other similar firms, and that BCA's employees are covered by Workman's Compensation Insurance. Certificates of Insurance can be provided to the client upon request. BCA shall not be responsible for any loss, damage, or liability beyond these insurance limits and conditions. BCA agrees to indemnify the client from and save client harmless against any loss, damage, or liability stemming from acts of gross negligence by BCA. Except as expressly set forth in Items 8 and 9, the client agrees to hold BCA, its officers, directors, agents, and employees, harmless from any claims, suits, or liability including but not limited to attorney fees, costs of settlement, and other incidental costs, for personal injury, death, illness, property damage or any other loss, allegedly arising from or related to BCA's work.

Item 10. Modifications. This agreement and all its attachments represent the entire understanding between the parties, and neither the client nor BCA may amend or modify any aspect of this contract unless such alterations are reduced to writing and properly executed by the parties hereto. These terms and conditions shall supersede all prior or contemporaneous communications, representations, or agreements, and any provisions expressed or implied in requests for proposal, purchase order, authorization to proceed, or other contradictory provisions, whether written or oral.

Item 11. Originals and Reproductions. All original notes, drawings and other working papers are and shall remain the copyrighted property of BCA. Client is entitled to perpetual access to BCA's original files and will be provided reproducible copies of originals, as well as photocopies of all other documents at the actual cost to make such reproductions.

Item 12. Payment. Invoices for performed work will be submitted monthly for services rendered the prior month, payable within 30 days of invoice date. The fees quoted are based upon an expected timely payment. Late payment charges of 1.5% per month will be added to delinquent charges. Client shall be further obligated to pay BCA's cost of collection, including, but not limited to, court costs and attorney's fees, in the event of default in payment under this paragraph. This agreement is entered into in Champaign County, Illinois and the Laws of Illinois are to apply to the agreement. If legal action is required by BCA, to collect fees or expenses advanced or to resolve disputes, then the parties agree that Champaign County shall be the proper venue for that legal action. BCA, at its option, may terminate its services due to client's failure to pay when due. In the event of termination of services prior to completion, client shall compensate BCA for all services performed to and for such termination.



January 31, 2007

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

Attn.: Denny Inman, Co-Administrator

Re: Champaign County Nursing Home
PKD Incorporated, Project Number 275
Duce Construction - Final Payment

Dear Mr. Inman:

The Contractor for Bid Item #3 – Foundation & Slab Concrete, Basement Excavation, has requested that retainage be reduced to \$0 in their pay application for the period ending 01/20/07.

Since this Contractor has provided satisfactory work and is 100% complete and has met their contract closeout requirements, we recommend and request, at this time, written approval from the Champaign County Board, as required, to allow this Contractor to submit application for final payment. Please obtain the appropriate authorization below and provide a copy of this authorization to PKD Incorporated by 02/23/07.

Sincerely,
PKD Incorporated

Timothy R. Mininger
Project Engineer

Xc: MJS/TRM/MFC Pay Requests
DLR/FFC

Authorization to reduce retainage for the Contractor above: _____

Administrative Services



January 31, 2007

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

Attn.: Denny Inman, Co-Administrator

Re: Champaign County Nursing Home
PKD Incorporated, Project Number 275
Tile Specialists - Final Payment

Dear Mr. Inman:

The Contractor for Bid Item #6 – Flooring, has requested that retainage be reduced to \$0 in their pay application for the period ending 01/20/07.

Since this Contractor has provided satisfactory work and is 100% complete and has met their contract closeout requirements, we recommend and request, at this time, written approval from the Champaign County Board, as required, to allow this Contractor to submit application for final payment. Please obtain the appropriate authorization below and provide a copy of this authorization to PKD Incorporated by 02/23/07.

Sincerely,
PKD Incorporated

Timothy R. Mininger
Project Engineer

Xc: MJS/TRM/MFC Pay Requests
DLR/FFC

Authorization to reduce retainage for the Contractor above: _____
Administrative Services

CERTIFICATE OF OCCUPANCY
DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
CITY OF URBANA, ILLINOIS

THE TEMPORARY ISSUANCE OF THIS CERTIFICATE IS FOR THE PROPERTY LOCATED AT

500 S. Art Bartell Road

PARCEL IDENTIFICATION NUMBER 92-21-16-200-005F ZONING DISTRICT CRE

PERMITTED USE Nursing Home # PARKING SPACES 189 # OFF-SITE 0

CONSTRUCTION TYPE 5A MIXED USE CONDITION No USE GROUP(S) I2

CONSTRUCTION WHICH IS AUTHORIZED BY HEREIN NOTED PERMIT(S) COMPLIES WITH THE PROVISIONS OF THE BUILDING CODE AND OTHER RELATED CODES, LAWS AND ORDINANCES OF THE CITY OF URBANA. OCCUPANCY APPROVAL IS HEREBY GRANTED WITH THE STIPULATION THAT THE BUILDING PREMISES SHALL BE PRESERVED AND MAINTAINED AS HEREIN DESCRIBED IN THIS CERTIFICATE REGARDING SPECIFIC USE, TYPE OF CONSTRUCTION, LIVE LOAD, OCCUPANT LOAD AND CODE COMPLIANCE.

PERMITS

LOADS

BUILDING 10838
ELECTRICAL 13609/13840/13841/14055
PLUMBING 13316/13477
MECHANICAL 9664/9795
SPRINKLER _____
SIGN _____
ELEVATOR _____

OCCUPANT LOAD 667
(TOTAL)

LIVE LOAD 40 psf
100 psf - public
80 psf - corridors

SPECIFIC USE Champaign County Nursing Home

THIS CERTIFICATE ISSUED UNDER THE 2003 EDITION OF THE INTERNATIONAL BUILDING CODE, AS AMENDED AND ADOPTED BY THE CITY OF URBANA, ILLINOIS.

SPRINKLER SYSTEM REQUIRED Yes SPRINKLER HAZARD CLASSIFICATION 923.92 gpm
SPRINKLER /STANDPIPE SYSTEM DEMAND AT BASE OF RISER 52 psi

CONDITIONS/COMMENTS *Complete shade tree planting and have an inspection for compliance by the City Arborist by July 5, 2007.

ANY CHANGE IN THE ABOVE STIPULATIONS REQUIRES APPROVAL BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES AND THE REISSUANCE OF A NEW CERTIFICATE. THIS CERTIFICATE IS TO BE POSTED WHERE IT IS VISIBLE TO ALL USERS OF THE BUILDING PREMISES.

* IN ACCORDANCE WITH THE ABOVE PROVISIONS THIS PROPERTY IS DECLARED SUITABLE FOR OCCUPANCY *

****TEMPORARY****

EXPIRES 7/5/07

Gordon R. Skinner

January 5, 2007

BUILDING OFFICIAL

DATE OF ISSUANCE



CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

May 10, 2005 - 7:00 p.m.

(Reconvened from May 3, 2005 meeting)

Meeting Room 1, Brookens Administrative Center

MEMBERS PRESENT: Beckett (Chair), Cowart, James, Jay, Knott, Weibel

MEMBERS ABSENT: Avery, Hogue, Sapp

OTHERS PRESENT: Denny Inman (County Administrator),
Chris Doenitz (County Board Member),
Jeff Blue, Tracy Wingler (Highway Department),
Sheriff Walsh, Bill Keller (ESDA Coordinator),
Steve Ziegler, Joel Fletcher (State's Attorney's Office),
Curt Deedrich (Supervisor of Assessments),
Jeff Roseman (Planning & Zoning)

CALL TO ORDER

Chair Beckett called the meeting to order at 7:00 p.m. Declaring a quorum present, the chair proceeded with the meeting reminding the committee they approved the agenda at the meeting on May 3rd and this is a continuance of that meeting.

FLEET MAINTENANCE/HIGHWAY FACILITY

Fleet Maintenance - Business Plan

Mr. Inman presented each member with an amended version of this business plan. He explained that the County has 160 vehicles yet we have never had a fleet maintenance operation to take care of them and he feels we have a prime opportunity to do so now. There is a fleet maintenance portion to this new building although he is not sure what impact it will have on the facility, he also stressed fleet safety and feels we should have a safety program in place. This business plan includes an itemization of departments that could be affected and an itemization of the number of vehicles. He stated if you do a professional fleet maintenance you create a more efficiently run maintenance and your costs go down, this would be a brand new business and we would look at someone who had the background we need to come in with a very small staff to run this. He stated organizations the size of ours do this to save money over maintenance and over time for the efficiency of your fleet.

Mr. Ziegler stated his first concern with this project is the financing of the building itself, reminding the committee that MFT funds and highway funds cannot be used for things they are not legally allowed to be used for. He stated he has more concern about actual operations of a fleet maintenance facility; his advice is that we look at what we want to achieve and how we want to operate it. He wants to ensure we avoid co-mingling of funds that we cannot legally co-mingle although he believes this can be easily handled.

Fleet Maintenance/Highway Facility Cont.

Ms. Cowart stated the Highway committee, at their last meeting, directed the secretary to draft a memo stating the committee is not interested in the business plan at this time and we believe our County Engineer should be able to run his own department. That memo is before the Facilities members tonight.

Mr. Blue stated he is not sure if the business plan, as it is, includes the Highway Department vehicles or just all other outside the department. He believes fleet maintenance could be handled in a simpler way than creating an entire department and he suggested an open line item. He explained his department is currently and will continue to maintain other department's vehicles such as oil changes for the Sheriff's office and recently more heavy duty maintenance. He stated he wants to build the best facility that does the best job to maintain his roads, regardless of how many mechanics they have or if they are working on other departments vehicles. His concern is if the people working in that building are working for 2 different people in 2 different departments, he feels there could be territorial issues that could come into play. He believes we can staff appropriately to maintain all the vehicles and feels people are satisfied with the services we have been providing up to this point and he would like to continue providing those services. He explained that the mechanic they recently hired worked in a shop where they tracked vehicles and he believes he has the knowledge to do that for Champaign County.

Mr. Northrup stated although they only have 4 vehicles, he is concerned that under this plan he would be locked into one facility or service. He explained that sometimes he needs something done right away to get a vehicle back on the road, he believes from past conversations that the highway department is capable of doing something like that on request although there may be some things that they could have done cheaper or faster elsewhere. His budget has about \$2,500 for 4 vehicles per year, one of his vans has over \$100,000 miles on it but they have put off replacing it due to the money situation in the County. He feels the highway department does a good job with the upkeep on their vehicles and he would be willing to use the highway department for certain needs with the option to go elsewhere if needed.

Sheriff Walsh explained he is the largest fleet user in the County with over 70 vehicles and they have been happy with the quality of work the highway department is doing. Most of his vehicles are bought through the State so regardless of how many cars he buys he does not feel this plan would provide any savings. He stressed he does not want someone telling him that something has to wait and he would be willing to expand his use of the highway department.

Mr. Jay stated without question some of the responsibility lies with each department head for taking care of their vehicles. He is confident that Mr. Blue and his staff can keep the funds straight as well as do what they say. This plan was not part of the program when we started, and he questioned why we would want to create another department when we have a number of issues already in front of us. He is opposed to this plan and would like to lay it to rest until the new building is built.

Fleet Maintenance/Highway Facility Cont.

Mr. Blue stated they are going to do their best to work on the diverse inventory of vehicles that we have in the county but he is not going to work with the other departments to help them purchase their vehicles. Risk management is something they can do regardless if there is a fleet maintenance department; fuel operations is a tough situation because it is an environmental problem to monitor fuel stations in this day and age and he doesn't believe we would see a great deal of savings in fuel. He doesn't deny there was a lot of effort put into this plan and if there was a fleet maintenance department it would take some of the work off of his shoulders but he doesn't see a great deal of savings in creating the department. Currently, he explained, they are billing other departments for the work they do, they are charging \$30.00 per hour for labor and they are doing transmission changes, oil changes and light changes. They have a solid mechanic that he has great confidence in and he can foresee the department doing more in the future.

Mr. Beckett stated the question he has is how this would impact the building they want to build. After listening to Mr. Blue he understands we need a facility that is well constructed and designed so we can do this if we need to in the future.

Mr. Weibel stated he believes this plan has merit but not at this time and suggested we could look into this again in a few years.

COURTHOUSE

Masonry Stabilization & Restoration Project Update

Mr. Beckett explained the negotiating team has attempted to negotiate with Simpson, Gumpertz & Heger, Inc. asking them to submit a revised fee proposal and effort schedules. They have reduced their fee from \$180,000 to \$172,000 which is about the equivalent to what their original fee proposal was. His opinion, along with Mr. Sapp and Mr. Inman, is that we should terminate our relationship with them.

MOTION by Jay to direct legal council to prepare the necessary documents and advise in June of any legal risks associated with this proceeding; seconded by Knott.

Mr. Beckett stated everything the firm has completed to date belongs to us and we are about 30% through this project. We have different options for where we go from here; we could start all over, we could move to option #2, or we could go with someone we have worked with in the past and have a good relationship with. He stated he is hesitant to say anything until he hears back from Mr. Fletcher but if we terminate this agreement it will halt any hope of construction this year.

Motion carried.

BROOKENS ADMINISTRATIVE CENTER
Facility Survey Results

Mr. Reinhart stated, at the committee's request, he has provided square footage numbers for different projects to be done at the Brookens building as a result of the facility survey.

Mr. Sheldon stated he has requested humidity control for his records room. They do have one humidifier in the election storage area where there is a drain and clearly they cannot run another one without a drain.

Mr. Knott stated the records in the County Clerks office are irreplaceable so he agrees with doing that project.

Mr. Beckett stated we have the money to complete every project listed above the additional office space item on the list which includes landscaping, personal dehumidifiers and a drain for existing humidifier. He explained there is a plan in place for the office space issues and any painting or carpeting to be done we would need to get an estimate for.

Mr. Jay stated the Brookens building needs to be painted before we have to replace everything. He believes the painting is more important than landscaping.

Mr. Reinhart explained they do not have enough time or money to do the painting in-house, we will have to plan and budget for next year.

Committee consensus to continue this item next month.

Debra Greist Memo - dated April 11, 2005

Mr. Weibel stated he spoke with Ms. Greist about this issue and she is looking for another meeting room to use for ZBA when MR 1 is occupied, he suggested the possibility of using a meeting room in the new highway facility stating her meetings need to be on County property and they have to be recorded. He explained this request is a result of ZBA getting bumped out of MR 1 by County Board meetings and he suggested we consider creating a rule stating that another group cannot be bumped when scheduling meetings. He doesn't believe she felt this was an immediate need.

Mr. Inman stated the only area equal in size to MR 1 is in the middle of JDC which raises concerns about accessing that building, there could be meeting space in the old nursing home although that is down the road.

Mr. Beckett stated one of the end Courtrooms would be large enough although it would require additional staffing and security and he does not believe there is recording equipment.

Proposed Department Relocation

Mr. Inman stated this project will be completed in phases. The first would include a smaller impact phase where much of the work to be done includes refurbishing, carpeting and paint. When Animal Control moves to their new facility that space will be vacant, there is a division in Administrative Services called storage inventory which is a storage area for office supplies and we would move that area to the old animal control space, that space would not need any work. The old IT area would be vacated for the Civil Attorneys, he reported the State's Attorney is moving quickly on their new hires and there will eventually be 3 attorneys. Another project on the list is the Auditors remodel, when CASE audiology moved out of the building their space became available and it was determined the Auditor could use it for record storage. We will then move the new County Administrator into the civil attorney area which will require only paint and carpet. The States Attorney support enforcement, which is located in Pod 200, would relocate to a lower level of pod 400. We would take Planning and Zoning and move them to the existing Supervisor of Assessment area moving the Supervisor of Assessments to the space vacated by support enforcement. He has talked with some of the department heads who have approved of this plan which is before the committee for discussion and concurrence or rejection. The move to the new space for Supervisor of Assessments would add 400 SF to their space and require some remodeling; we will have to work on the inclusion of the Board of Review with the ultimate goal to have Pod 200 as the real estate wing for the County.

Mr. Deedrich stated he is excited about the possibility of a real estate wing; his concern is that the office they would be moving into is a funny structure which separates the area so much that he doesn't believe they could make it work without the removal of some walls. He spoke with the Treasurer and he is also excited about their offices being near each other, he suggested one step better might be putting the Treasurer and Assessors offices together in one big area.

Mr. Beckett stated this plan is close to getting everyone what they want. The only office that is still pending is the Coroner's office.

Committee consensus to move forward on the proposed department relocation. Mr. Inman will provide more detail in June.

PHYSICAL PLANT REPORTS Monthly Budget Report

Mr. Reinhart stated this report is provided for information so the committee can understand why our percentages are so high so early in the budget year. He explained they are trying to provide more history each month. He has also included the gas and power bills.

Physical Plant Reports Cont.

Manpower Report - Capital Projects

Mr. Reinhart stated this is a new report this month which shows four categories; repair maintenance, scheduled maintenance, special projects and Nursing Home. It also shows we are spending over half our time on repair and maintenance items and the other half on special projects when we would prefer to spend 50-60% of our time in scheduled maintenance.

Annual Generator Maintenance - Bid Recommendation

MOTION by James to recommend County Board Approval of the award of contract to Cummins Mid-States Power, Incorporated of Normal, Illinois for the annual Generator Maintenance Contract; seconded by Weibel. **Motion carried.**

Annual Elevator Maintenance - Bid Recommendation

MOTION by Knott to recommend County Board approval of the award of contract to Kone, Incorporated of Urbana, Illinois for the annual elevator maintenance contract; seconded by Weibel. **Motion carried.**

CHAMPAIGN COUNTY NURSING HOME CONSTRUCTION PROJECT
Champaign County & SBC - Easement Agreement

Mr. Reinhart stated they are working with SBC, who is going to provide us with phones for the new Nursing Home and new Highway facility. The information provided for the committee is the best guess as to where we should place a small telephone box to supply lines for the new buildings. When asked why they didn't go closer to the power pole at the employee entrance of the Nursing Home, he stated there is an existing underground telephone manhole and the cover is right in the entry to the parking lot, SBC has requested the box be close to that manhole.

MOTION by Knott to recommend County Board approval of the Champaign County & SBC Easement Agreement; seconded by James.

A friendly amendment was offered to recommend approval, subject to State's Attorney's review and approval. Mover and seconder concur. **Motion carried.**

CLOSED SESSION

MOTION by Jay to enter into closed session pursuant to 5ILCS 120/2 (c)(11) to address litigation on behalf of Champaign County which is probable or imminent because Negotiations to settle a construction contract claim relating to defective materials for the Champaign County Nursing Home construction project have broken down, with Legal Council, the County Administrator and Supervisor of Maintenance remaining present; seconded by James. Motion carried with a 6/0 roll call vote. Voting aye were Beckett, Cowart, James, Jay, Knott and Weibel.

The Committee entered into Closed Session at 8:32 p.m.

The committee entered open session at 8:50 p.m.

Mr. Beckett stated for the record, the committee has discussed an issue related to the construction of the nursing home and a potential claim in relation to it regarding the presence of mold in the construction process. He stated the public has a right to know about this situation but he doesn't want that to compromise what we have to do in presenting our claim. He is also concerned that the Public Health district be informed about the situation, he doesn't believe it is a good idea to wait to tell them or keep it a secret because they are an agency that can have an impact on the opening of the building.

Mr. Knott stated he agrees, because word may already be out on the street he would like to address the situation with the facts.

Committee consensus, by show of hands, to support disclosing this information to public health.

CHAIR'S REPORT/ISSUES

Clock & Bell Tower Project Update

Mr. Beckett stated they are still fundraising and will have to see what impact the new situation with the Architects will have on the project.

League of Women Voters - Proposal for Upgrading Waiting Room

Mr. Beckett stated he met with the students who are doing the painting of the murals, as well as their supervisor and representatives from the Sheriff's office to ensure that what the students have in mind is acceptable with the Sheriff. He believes the group will be back in June, ready to begin this project.

MBE/FBE Update

Mr. Beckett stated at the last Policy meeting the committee agreed this is an item they should address. He stated Facilities has done a lot of work on this issue but he agrees it should now be before Policy.

MBE/FBE Update Cont.

MOTION by Knott to refer this item to the Policy committee; seconded by Weibel.
Motion carried.

OTHER BUSINESS

Illinois Attorney General Lease Renewal

Mr. Inman stated the Attorney General's office would like to make some security upgrades to their office space, which they will pay for. He believes they have been a good tenant and he would like approval to negotiate a new contract with them.

Mr. Beckett stated after looking at the pods, once we get the coroner the space they need, we could do something more dramatic with that section than just the attorney general space.

MOTION by Jay to recommend County Board approval to negotiate a new contract with the Illinois Attorney General Lease Renewal; seconded by Weibel. **Motion carried.**

ILEAS Grant Application

Sheriff Walsh stated Metcad is a combined organization for police and fire which includes Champaign-Urbana, the University of Illinois and the County. He has been asked to apply for this grant, which he explained you have to be a member of ILEAS to do. His office is a member and because he cannot apply for a grant without County Board approval he has come before the committee. He explained there are no matching funds from the County and ILEAS will directly pay the bill.

Mr. Keller stated this is for additional security measures that were started with the remodel but never completed because of the lack of funds; this will allow for completion of the project.

MOTION by Jay to recommend County Board approval of the ILEAS Grant Application; seconded by Knott. **Motion carried.**

Mark Shelden/Dan Welch Memo

Mr. Beckett stated this memo is requesting extra parking at the Brookens building on tax bill days in June and September and on election days. The County Board spots located at the south side of the parking lot would be used those days with temporary signage in place.

MOTION by Knott to approve utilization of the three County Board parking spaces as extra parking at the Brookens Building on the due dates for the first and second installment of taxes as well as the three days preceding those days and the Thursday, Friday and Monday preceding any election; seconded by James. **Motion carried.**

**DETERMINATION OF ITEMS TO BE PLACED ON THE COUNTY BOARD
CONSENT AGENDA**

Committee consensus to include items VI B, C; VIII C, D; IX A, B, C, D, E, H and XI A, B on the County Board consent agenda.

ADJOURNMENT

Chair Beckett declared the meeting adjourned at 8:54 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary

Secretary's note: Only agenda items addressed at the May 10, 2005 meeting are included in these minutes.

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

June 7, 2005 - 6:30 p.m. - Tour of Brookens proposed remodel areas

7:00 p.m. - Monthly meeting, Meeting Room 1, Brookens Administrative Center

MEMBERS PRESENT: Beckett, Avery, Cowart, Hogue, James, Jay, Knott, Sapp, Weibel

MEMBERS ABSENT: None

OTHERS PRESENT: Denny Inman, Deb Busey (County Administrators) Barb Wysocki (County Board Chair), Alan Reinhart (Supervisor of Maintenance), Ranae Wolken (Building Services Assistant), Julia Rietz (State's Attorney), Joel Fletcher, Susan McGrath (Assistant State's Attorney's), Duane Northrup (Coroner), Mike Frerichs (Auditor), Mark Shelden (County Clerk), Carol Vorel (Media)

CALL TO ORDER

Following a tour of the Brookens Administrative Center proposed remodel areas, Chair Beckett called the meeting to order at 7:01 p.m.

APPROVAL OF AGENDA/ADDENDUM

MOTION by Cowart to approve the agenda; seconded by James. There was no addendum for the meeting. **Motion carried.**

APPROVAL OF MINUTES - May 3, 2005; May 10, 2005, May 10, 2005 closed session

MOTION by Jay to approve the minutes of May 3, 2005, May 10, 2005 regular session and May 10, 2005 closed session as presented; seconded by Weibel. **Motion carried.**

PUBLIC PARTICIPATION

Mr. Fletcher introduced Susan McGrath, the new Assistant State's Attorney, to the committee.

FLEET MAINTENANCE/HIGHWAY FACILITY

Proposed Contract for A/E Services

Mr. Beckett reported the negotiating team has met with the top ranked firm, BLDD, on two occasions and have a third meeting scheduled for Monday, June 13th.

COURTHOUSE

**Masonry Stabilization & Restoration Project - Simpson, Gumpertz & Heger, Inc.
Additional Fee Request Negotiations**

Mr. Beckett explained Mr. Fletcher is addressing legal issues regarding this contract; there is no action to be taken tonight.

**~~BROOKENS ADMINISTRATIVE CENTER~~
~~Proposed Department Relocation~~**

MOTION by Cowart to approve the proposed relocation; seconded by Sapp.

Ms. Rietz stated she has not been very involved with the proposed move of the State's Attorney Support Enforcement Division. After the tour of the space she discussed the move with her staff and they are concerned they will not have enough space in the new location.

MOTION failed with a 4/4 roll call vote. Voting aye were Beckett, Cowart, Jay & Sapp. Voting nay were Avery, Hogue, James & Knott.

MOTION by Avery to reconsider the motion; seconded by Hogue.

Ms Avery explained she offered the motion to reconsider because although she doesn't want to delay the project itself, she would like to have more discussion and input from the State's Attorney's office.

Mr. Beckett stated approving the motion to reconsider doesn't mean they have adopted the motion it simply means the motion is back on the table.

MOTION carried with Sapp voting no.

Mr. Beckett continued, informing the committee they can address the issue now, they can defer to later in the evening or they can defer to another meeting. Ms. Rietz stated she would appreciate referring the issue to later in the evening so she can speak with Mr. Ziegler and report back. Without objection, the item was deferred to later in the evening.

The item was back on the table for discussion with the original mover and seconder remaining the same.

Ms. Rietz stated she spoke with Mr. Ziegler and the first concern with the proposed relocation of the Support Enforcement office is ensuring they will have enough space including sufficient file storage space.

Brookens Cont.

Mr. Deedrich stated the Mental Health Board needs 150 square feet of the current Support Enforcement space, because of that need and the cost of removing walls for his department to relocate he believes if he could use meeting room four for his filing and a small conference area his office could get by for a while. He is not opposed to moving but is willing to remain where he is if he can incorporate meeting room four.

Mr. Beckett explained the proposed relocation plan includes moving the Planning and Zoning department and under Mr. Deedrich's suggestion that would not happen, which would create a liability for the County because they cannot remain where they are. The moves were intended to be a domino effect which would solve the problem with that department.

Committee discussion continued regarding the proposed relocation. Mr. Knott stated the first moves in the plan make sense; they are the ones we should start with and allow the other issues to be worked out.

MOTION by Knott to approve phase I of the proposed department relocation; seconded by Avery. **Motion carried.**

Facility Survey Results

Mr. Beckett stated this has been discussed by the committee in the past.

Mr. Shelden stated all the issues he has raised have been included in the survey results. He did mention it would be nice to have carpet placed in the areas in his office that are not currently carpeted.

Mr. Northrup stated he had requested 2 office spaces which are part of the remodel for the Supervisor of Assessments, he also requested possible cleaning of the carpeting.

PHYSICAL PLANT REPORTS

Monthly Budget Report

Mr. Reinhart reported these are the same two monthly reports he has provided to the committee in the past.

Manpower Report

Addressed above

Physical Plant Reports Cont.

Designated Smoking Areas: Brookens Center & Courthouse/Estimate of Probable Cost

Mr. Reinhart stated he has provided costs for round concrete picnic tables, a concrete pad, a sidewalk to the area and concrete ashtrays that will comprise a designated smoking area. He has included some pricing from their supplier catalog and has determined a rough estimate of \$1,760 per location with the design of the areas matching what is currently in place for the employees at the satellite jail.

He explained there will be two locations at the Brookens building; one outside, to the west of the County Board room and the other to the east of the entrance by the County Clerks office. The Courthouse location will be close to where we had the original smoking shelter, behind the brick wing.

Mr. Jay stated he is not sure why we are designating smoking areas; he believes it is inappropriate to be spending money for people to smoke.

Mr. Beckett stated this is an issue that never seems to go away. At the Courthouse they have jurors invited to do their civic duty, some of which smoke, and he believes it is awkward to tell them to give us their time but not let them smoke while they are there. Without a designated area people smoke where they want, generally right outside the entrance, which means we have to walk through the smokers to get into the facility. He also pointed out that regardless if we designate an area, people will still smoke where they want and may not even use what we provide.

MOTION by James to approve the purchase of the items for the designated smoking areas; seconded by Cowart. Motion carried with a 5/3 roll call vote. Voting aye were Beckett, Cowart, James, Knott & Sapp. Voting nay were Avery, Hogue and Jay.

CHAMPAIGN COUNTY NURSING HOME CONSTRUCTION PROJECT

PKD, Inc. Pay Request #28

MOTION by Knott to recommend County Board approval of Pay Request #28 from PKD, Inc. in the amount of \$53,765 for professional services provided through May 20, 2005 per agreement dated February 2003 (\$10,053 - Staff; \$6,751 - Construction Fee; \$2,641 - Reimbursables; \$34,320 - General Conditions) seconded by James. Motion carried.

Environmental Assurance Mold Remediation Invoice 200513A-IN

MOTION by Jay to recommend County Board approval of Invoice 200513A-IN From Environmental Assurance Mold Remediation in the amount of \$2,022.08 for professional services provided through May 20, 2005, remediation performed May 16, 2005; seconded by Sapp. Motion carried.

Nursing Home Cont.

Requests for Reduction in Retainage - Automatic Fire Sprinkler Inc., Borchers Decorating, Reliable Mechanical, Roessler Construction

MOTION by Knott to recommend County Board approval of the Automatic Fire Sprinkler, Borchers Decorating, Reliable Mechanical and Roessler Construction Requests for Reduction in Retainage; seconded by James. **Motion carried.**

Champaign County & SBC - Easement Agreement

Mr. Beckett stated they are waiting on documents for this issue.

Project Update - Environmental Remediation Bid Package

Each committee member was provided with the bid information. Mr. Beckett explained there are 2 different approaches; one which involves actually removing as built walls for testing and treatment and the other method includes drilling holes and spraying vapor into the facility. The bids will be returned on June 21st and he suggests the committee meet before the board meeting on June 23rd to receive and act on this item before it goes to the full board that evening. Committee consensus to meet on June 23, 2005 before the County Board Meeting.

Clock & Bell Tower Project Update

Mr. Beckett explained that one of the presentations he gave was to a 4th grade class at Thomas Paine School, all of the students adopted the clock as a project and the class donated \$50.00. The students looked at old pictures of the Courthouse and created drawings, he selected the best one and a plaque was created with that picture that will be hung in the Courthouse.

League of Women Voters - Proposal for Upgrading Waiting Room

Mr. Beckett explained he has not heard back from the League and he has nothing to present.

Museum Update

Mr. Beckett explained that Senator Dick Durbin is making a Central Illinois tour regarding the Lincoln Heritage Corridor which is an effort to get federal funding for Counties in Central Illinois to develop Lincoln projects. One of the projects directed to the Senator is the location in our Courthouse.

OTHER BUSINESS

Animal Services Facility - Award of Contract/HVAC Equipment

MOTION by James to recommend County Board approval of the award of contract to Connor Company, Urbana Illinois for HVAC equipment at the Animal Services Facility; seconded by Jay.

Mr. Reinhart stated there was a system in place which was 20 years old and did not meet the guidelines necessary for the animal shelter. Mr. Inman explained the standards for this building are put forth by the Department of Agriculture and are standards we have to meet to get a license. This money is coming out of the Animal Control facilities construction budget.

Motion carried.

Berns, Clancy & Associates Statement #4

MOTION by Knott to recommend County Board approval of Statement #4 from Berns, Clancy & Associates in the amount of \$13,611.38 for professional Engineering Services provided to January 31, 2005. This payment is processed in accordance with the intergovernmental agreement between Champaign County Board and Urbana Township dated December 16, 2004; seconded by Sapp. **Motion carried.**

Berns, Clancy & Associates Statement #5

MOTION by Jay to recommend County Board approval of Statement # 5 from Berns, Clancy & Associates in the amount of \$17,120.68 for Professional Engineering Services provided through March 30, 2005. This payment is processed in accordance with the Intergovernmental Agreement between Champaign County Board and Urbana Township dated December 16, 2004; seconded by James. **Motion carried.**

Regional Planning Commission Invoice

MOTION by Knott to recommend County Board approval of the Regional Planning Commission invoice dated March 7, 2005 in the amount of \$5,000 for Technical and Advisory Services in the CDAP grant process. This payment is processed in accordance with the Intergovernmental Agreement between Champaign County and Regional Planning Commission dated February 24, 2005; seconded by Sapp. **Motion carried.**

Corrections Facility - Power Point Presentation

Mr. Beckett stated he was contacted by the Sheriff stating who is still working on some information and is not ready to present tonight.

Other Business Cont.

Nursing Home Reuse - Power Point Presentation

Mr. Inman stated this will be the first part of a process, he explained there are 150,000 square feet in the existing facility of which he recommends the following sections be reused: the 1971 addition with 63,400 square feet and a partial basement, the annex which includes 12,000 square feet with a crawl space and the ARD addition with 4,500 square feet, the potential reuse space is over 80,000 square feet. He has recommended these areas for reuse because they are the newer building sections within the complex, they have the greatest flexibility to remodel and they are closest to meeting ADA requirements. Potential reuses for this space include a Coroner facility from 15,000 to 30,000 square feet, election space for the County Clerk of 1,500 to 2,500 square feet, a centralized kitchen facility to handle the corrections area and JDC, records management and a possible fitness and wellness facility for employees. He suggests we survey County Board members for suggested uses, as well as elected and appointed officials and invite comments from the public. At that point, we can create a recommendation for the Board to act upon, prepare a cost estimate and begin to address the funding issues.

Mr. Sapp stated if the needs and usage for the building change some of the codes could change which would lessen the deficiencies.

Ms. Wysocki asked if there has been any discussion about leasing space. If we are going to ask the public for input she believes there may be an organization that is in need of space.

Committee consensus to send a memo to department heads, with a return in August, to inquire if there is an interest in space.

Mr. Knott reminded the committee that when discussions began regarding a new nursing home facility versus remodeling the current one, the costs to remodel were very large. He stated once you get into remodeling you have to get up to code and that can be very expensive.

County Morgue - Power Point Presentation

Mr. Inman explained that until 2001 the Coroner's main office was located at 1905 with autopsies being performed in Bloomington and Peoria. We utilized Carle Hospital's limited morgue facility and inquests were performed off-site. From 2001 to present, the main offices are located at the Brookens building with autopsies still being performed in Bloomington and inquest proceedings at the Urbana Convention Center. He explained that a modern facility needs modern equipment for detailed examinations, air exchange and water hauling systems that protect from infection which means we would have 2 systems; one for the office area and one for autopsy area. An autopsy suit with 2 stations and a walk in freezer, a private entrance for people as well as a separate viewing space and adjoining space for inquest proceedings, jury orientation and training. A new building would range in space needs from 15,000 to 30,000 square feet, and have an elevated security system due to the fact that evidence is stored.

Other Business Cont.

He believes space allocation requests are going to become more prevalent so they have presented the committee with a request as the first step, the second step would be to use it to create an estimate of probable cost to bring back to committee.

Mr. Northrup stated he completed this form attempting to be as accurate as possible with current numbers and projections. Using the square feet of McLean County's morgue, his space estimate is 20,500 square feet which means there will be a lot of building space left over. From his past history, people don't want to be in the same building as the coroner; there are noise factors and odors that have to be considered if other offices are to be housed there. He explained that currently his office is spread out with the autopsies being performed in Bloomington, and storage in different parts of the Brookens building and a local funeral home. By law, Coroners cannot perform autopsies therefore we would have to pay a pathologist to do them, which is how it is done now. After looking at the numbers he determined they are spending \$25,000 - \$27,000 per year for rental of a facility for inquests and autopsy fees. He would be open to having other counties utilize our facility for autopsies, currently he knows there are 13 counties who travel to Bloomington. We would charge the same fees as we are charged but he doesn't believe doing that could make a profit for the County, it would only contribute to our expenses. If he had everything he needed except an autopsy facility, they would still travel to Bloomington.

MOTION by Jay to accept the Coroner's space allocation request and to move forward to the second phase; seconded by Knott. **Motion carried.**

Release of Custodial Services Bid Package or Alternate Service Plan

Ms. Wolken, building services assistant, explained that Servicemaster has been providing contracted cleaning services for the County and their contract will expire at the end of August. She explained they have had problems with them over the last year and she along with John Wooldridge feel we could do a better job utilizing our own employees. County employees have been cleaning the Courthouse and she stated they have received nothing but good comments about the quality of work they are doing there. Starting September 1, they would have just over \$24,000 left in the line item for custodial services and they have broken that down into salaries including benefits for 1 full time and 4 part time positions. They currently have one full time employee who goes between 2 and 3 County buildings as well as 1 full time employee at the Sheriffs office all day; she believes part time positions would be sufficient. Servicemaster cleans only 3 days per week and our employees could provide a 5 day service which would provide us with more control.

Ms. Avery stated she has always thought we should use our own employees and she is not sure why we decided to return to a contract for those services.

Other Business Cont.

Mr. Sheldon stated he feels the current contracted firm is a drop from the previous vendor in terms of quality; they have had issues with doors being unlocked. Mr. Frerichs stated they have also had problems with the current contract and were happy with the previous one.

Mr. Inman explained at the time, prior to the major construction projects starting with the satellite jail, there were three retirements. The decision at that time was to wait until the dust settled and look at the situation again. He stated some of the problems they have had with Servicemaster include doors being left open, misplaced items on desks and items missing from offices.

Mr. Beckett stated Policy would be the committee to decide if we need to transition to our own staff, he has concerns about the ability to hire staff members in time for the end of this contract to ensure coverage starting September 1st.

MOTION by Cowart to send this issue to the Policy committee for their review; seconded by Knott. **Motion carried.**

Show of hands showed full committee support for using employees of the County to perform custodial services for the county buildings, as opposed to going out for bid.

ILEAS Amendment to Lease Agreement

Mr. Fletcher explained the County Board has already approved this in concept. ILEAS has moved into this space and this is just formalizing that agreement.

MOTION by Knott to recommend County Board approval of the ILEAS Amendment to the Lease Agreement; seconded by Sapp. **Motion carried.**

NEW BUSINESS

Ms. Rietz explained there is a summer school program, run by Janice Mitchell who is affiliated with the Mental Health Center, which works with the Urbana School District to help prepare kids who will be going from 5th grade to middle school. She has been operating out of churches and she has approached the park district and the State's Attorney office regarding her space needs.

Mr. Inman stated he met with Ms. Mitchell and she is looking for a location in East Urbana to service close areas. He feels we can accommodate her space request by utilizing the space where the Support Enforcement division will be going. Because this is only a summer program and because of the proposed moves at the Brookens building, we will have to address the space issue again next summer.

New Business Cont.

A straw poll showed full committee support of this project. This item will be on the next committee agenda for action.

**DETERMINATION OF ITEMS TO BE PLACED ON THE COUNTY BOARD
CONSENT AGENDA**

Committee consensus to include items IX A, B & C; XI B, C, D & I on the County Board consent agenda.

ADJOURNMENT

Chair Beckett declared the meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary

Tour of Brookens Facility - Remodel Phases

Stop #1 - (In Phase I of remodel)

- Old I/T area of Administrative Services (currently unoccupied)
- Approx. 843 square feet
- 3 attorneys and 1 support staff position
- Sage green color
- Estimated Cost (build 2 offices & reception area): \$4,000 - \$6,000

Stop #2 - (In Phase II of remodel)

- Attorney offices in Administrative Services - new occupant to be HR Deputy Administrator
- Sage green color
- Estimated Cost (new carpet & paint): \$500

Stop #3 - (in Phase III of remodel)

- Current Supr of Assessments Office - has 12 employees, including BOR)
- Approximately 2295 sq. ft.
- New occupant to be Planning & Zoning - currently has 5 employees
- Sage green color
- Estimated Cost (new carpet & paint): \$13,000 - \$15,000

Stop #4 - (in Phase II of remodel)

- Current Support Enforcement Office - has 6 employees)
- Currently is 3497 sq. ft.
- A portion of this square footage will be converted to additional office space for the Mental Health Board/Disabilities Board - who may be adding an additional staff position to the current staff of 5
- New occupant to be Supervisor of Assessments/Board of Review - 12 employees
- Terra cotta color
- Estimated Cost (demo walls, build 4 offices, counters, new entry area, carpet & paint): \$40,000 - \$45,000

Stop #5 - (in Phase II of remodel)

- Current Mental Health Board
- 1588 sq. ft, plus additional space to be taken from current Support Enf. Area (see above)
- Terra cotta color
- Estimated cost (included in Stop 4, above)

Stop #6 - (in Phase I of remodel)

- Complete Auditor's office remodel
- Estimated Cost (assemble shelving, patch/paint): \$300

Stop #7 - (in Phase I of remodel)

- Current Animal Control Department
- Approx. 480 sq ft
- New occupant would be Stores Inventory of Administrative Services, coming from Pod 400. This was the original space for Stores Inventory in 1996 when the Brookens Building was purchased by the County.
- Estimated Cost (patch carpet & paint): \$200

Stop #8 - (in Phase I of remodel)

- Pod 400, First Floor - currently Stores Inventory, ASD storage and Physical Plant Custodian storage
- New occupant to be Support Enforcement - 6 employees
- Approx. 1448 sq ft.
- Light blue color
- Estimated Cost (entry & exit partions, new carpet & paint, move mobile filing): \$12,000 - \$15,000

The moves then would happen as follows:

1. Animal Control moves to new facility
2. Stores Inventory moves into former Animal Control Office
3. Civil Attorneys move into former I/T area of Administrative Services
4. Additional space for Auditor's Office completed
5. Support Enforcement moves into former Stores Inventory
6. Supervisor of Assessments moves into former Support Enforcement
7. And Mental Health Board expands into former Support Enforcement
8. HR Deputy moves into former Attorney offices in Administrative Services
9. Planning & Zoning moves into former Supervisor of Assessments

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

August 2, 2005 - 7:00 p.m.

Meeting Room 1, Brookens Administrative Center

MEMBERS PRESENT: Beckett (Chair), Avery, Cowart, Hogue, James, Jay, Knott, Sapp, Weibel

MEMBERS ABSENT: None

OTHERS PRESENT: Denny Inman, Deb Busey (County Administrators), Barb Wysocki (County Board Chair), Alan Reinhart (Physical Plant), Curt Deedrich (Supervisor of Assessments), Duane Northrup (Coroner)

Call to Order

Chair Beckett called the meeting to order at 7:06 p.m. Declaring a quorum present, the chair proceeded with the meeting.

Approval of Agenda/Addendum

MOTION by Knott to approve the agenda; seconded by James. There was no addendum for the meeting. **Motion carried.**

Approval of Minutes - June 7, 2005; June 21, 2005

MOTION by Jay to approve the minutes of June 7, 2005 and June 21, 2005 as presented; seconded by Sapp. **Motion carried.**

Public Participation

There was no public participation.

Champaign County Nursing Home Construction Project Alliance Environmental Group, Inc. Invoice #4

MOTION by James to recommend County Board approval of Invoice #4 from Alliance Environmental Group, Inc. in the amount of \$12,986.70 for professional services provided through June 30, 2005; seconded by Weibel. **Motion carried.**

Nursing Home Cont.

Delta Services, Inc. Invoice #5586

MOTION by Cowart to recommend County Board approval of Invoice #5586 from Delta Services, Inc. in the amount of \$5,088.00 for Professional Services provided through March 16, 2005. Invoice is for time and material mold remediation/disinfection as directed by Alliance Environmental Group, Inc.; seconded by Sapp.

Mr. Inman explained they will also have invoices for the core area; they have not done anything for wings 1 and 3 which will be included in the bid package.

Motion carried.

PKD, Inc. Pay Request #30

MOTION by Knott to recommend County Board approval of Pay Request #30 from PKD, Inc. in the amount of \$42,018 for Professional Services provided through July 20, 2005 (\$7,785 - Staff; \$6,751 - Construction Fee; \$608 - Reimbursables; \$26,874 - General Conditions); seconded by James. **Motion carried.**

Alliance Environmental Group, Inc. - Environmental Compliance Program Agreement

Mr. Inman explained that when the mold issue began in April they moved in an emergency basis to remediate as quickly as possible and we now need a formal contract in place. The contract before the committee tonight will take up with the balance of the work that needs to be done. The internal estimate for out of pocket expense was \$600,000 and he feels we are still on target with that number.

MOTION by James to recommend County Board approval of the Alliance Environmental Group, Inc. Environmental Compliance Program Agreement; seconded by Weibel. **Motion carried.**

Fleet Maintenance/Highway Facility
Project Update

Mr. Inman explained he, along with Mr. Blue, will keep both committees up to date with this project. He stated they met with BLDD the week of July 25th moving into the programming phase of the project, he feels they had many accomplishments as a result of these meetings including 100% participation of Highway Department employees with employee input being incorporated into the program. The project team also toured the MTD facility in Urbana and the DeKalb County Highway facility.

Fleet Maintenance/Highway Facility Cont.

When looking ahead he explained the week of August 8th the design team and County personnel will meet to discuss the building systems, the week of August 23rd the team will conduct a design "charette" to narrow the facility design options, the week of August 29th they will develop opinion of probable cost and in September they will formally report to the County Facilities and Highway committees the program for the fleet maintenance/highway facility.

~~Brookens Administrative Center~~
~~Proposed Department Relocation~~

Mr. Inman presented the committee with a memo recommending their approval of the remaining Brookens Administrative Center remodeling projects. Mr. Beckett explained the funding for these projects will be amendments and transfers going before the Finance committee tomorrow evening; these projects would be preferred vendor projects.

MOTION by Jay to recommend County Board approval of the following Brookens Administrative Center remodeling projects: States Attorney/Civil Division Office space - remodel vacated IT space for Civil Attorneys; Auditor's Office - repair/remodel vacated CASE space; States Attorney Support Enforcement - remodel vacate (Court Services & Probation) lower level space in Pod 400; Supervisor of Assessments - remodel vacated States Attorney/S.E. space in Pod 200; Planning & Zoning - remodel vacated Supervisor of Assessment space; Regional Planning Commission - construct a large conference room within the existing RPC space (funded by RPC monies); seconded by Weibel.

Mr. Inman stated these plans do not differ from those that were presented to the committee at the time of the tour in June. He explained we had been waiting for the State's Attorney's agreement with the move because one of the key elements included is the release of the support enforcement space for the Supervisor of Assessments and the relocation of support enforcement. Mr. Inman stated by not having heard back from the State's Attorney, although they were informed this item was on the agenda and they needed to have a representative or documentation here, his guess is Ms. Rietz concurs with the original plan.

Mr. Knott stated given how displeased the State's Attorney was he cannot support this until he knows her intentions. Mr. Jay stated he would like to move forward with the plan in front of them, he feels people have had adequate time to respond.

Motion carried with 7/2 roll call vote. Voting aye were Beckett, Avery, Cowart, Hogue, James, Jay and Weibel. Voting nay were Knott and Sapp.

Physical Plant Reports
Monthly Budget Report

Mr. Reinhart stated this is the same report he has provided to the committee in the past. He explained the Courthouse repair and maintenance line item looks like we are in severe trouble but we are expecting a large reimbursement from our cancelled elevator maintenance contract.

Manpower Report

Mr. Reinhart explained this report is for information only showing the hours his employees are putting in for repair and maintenance as opposed to scheduled maintenance. The (8) eight employees in the office have over 300 hours of comp time on the books from overtime worked, meaning in order for our current staff to meet the projects they are having to work outside regular working hours.

Ms. Avery asked if the physical plant could benefit from having a temporary employee for 6-7 weeks to help with the backlog of projects. Mr. Reinhart stated it would help reduce overtime although the maintenance employees are on call 24 hours a day, 365 days a year and some of their comp time comes from late night and weekend calls. He explained he encourages the employees to use comp time before vacation time although the more time an employee is gone the harder and longer the other employees will have to work. He believes it would be hard to find a temporary employee possessing skills we can use. Mr. Beckett stated the comp time accrued totals less than 1 full week per employee. Ms. Avery asked Mr. Reinhart to prepare a budget that shows what we are spending in overtime and comp time.

Proposed Capital Improvements for FY 05/06

Mr. Reinhart stated this list includes proposed improvements to various County buildings for FY 05/06. He has included range values from low to high for each of these items including painting the exterior of Brookens as well as installing an emergency generator for the building.

Current Project List

Mr. Reinhart stated this list contains current projects that have been requested and discussed. He has included range values for each of these projects.

Physical Plant reports Cont.

FY 2006 Requests for Facility Modifications

Mr. Reinhart explained this is a condensed list of requests from various County departments. Some of the items could be handled out of their annual budget including carpet cleaning and lighting.

Courtroom Half Wall Covering/Installation of vinyl sheet goods

Mr. Reinhart explained this covering is a vinyl sheeting which was placed on the public side of the Attorney well half wall in Courtroom L on a trial basis to determine how the product would withstand normal wear and tear; the experience at the Courthouse has been good.

MOTION by Jay to recommend County Board approval of the installation of vinyl goods to the inside of the front and side half walls of the jury boxes in all Courtrooms and the public side of the half wall separating the attorney well area from the public; seconded by Sapp. **Motion carried.**

Mr. Beckett explained that Roessler construction was the courthouse contractor for phase II of the project, which was the internal work, so this item would be done by the contractor in charge of the wall coverings in the beginning. Although Ms. Busey is not aware how much money is left in Courthouse construction, this item will need to be paid for from that fund.

Chair's Report

Clock & Bell Tower Project - Hiring of a new A/E firm

Mr. Beckett provided each member with a program found in County archives from the courthouse clock and bell dedication ceremony in 1976, explaining the committee has been very active in the community and in working on fundraising. He stated after receiving the termination letter, Simpson, Gumpertz & Heger has agreed to step away from the project which means we are left in the middle of a contract where we have had some phase I work done. Under the statute there are two options available; the first is to again open up the process and go through the RFP presentation and negotiation process. Because we are in mid project the statute will allow us to negotiate with an A/E firm that we have enjoyed a positive relationship with in the past. He suggested we take the second approach because this project has already been delayed substantially as a result of the dispute with the original A/E firm and he we don't need any further delays. The courthouse architect was Isaksen Glerum whom we have a positive relationship with.

Chair's Report Cont.

MOTION by James to provide the committee chair, vice-chair and County Administrator the authority to negotiate with the original Courthouse Architectural firm, and report back to the committee, for the completion of the External Masonry Project; seconded by Weibel.

Mr. Becket explained that all of the consulting work that was done will be readily usable by the new team. The money that is gone is what we spent on Simpson Gumpertz, around \$76,000. He reminded the committee that just because they give authorization to negotiate does not mean they have to approve anything; this is just an approach to see if we can streamline and get the project moving.

Mr. Knott stated although he has a lot of faith in Isaksen Glerum, not bidding a project this big makes him nervous.

Ms. Avery stated she would prefer we send it out through QBS.

Motion failed with a 5/4 roll call vote. Voting nay were Avery, Cowart, Hogue, Knott and Weibel. Voting aye were Beckett, James, Jay and Sapp.

MOTION by Avery to send the external masonry project out for bid using the QBS process; seconded by Cowart. **Motion carried** with a 5/4 roll call vote. Voting aye were Avery, Cowart, Hogue, Knott and Weibel. Voting nay were Beckett, James, Jay and Sapp.

Jail Project Review Committee
Addition of Public Defender
Addition of Court Services/Probation Director

Mr. Beckett stated after a lot of discussion he has talked with Judge Difanis who contends this is an issue that a committee of the Circuit Court should address and report to the County Board and that there should not be a committee consisting of those departments and County Board members. He has discussed this option with the State's Attorney and Sheriff who agree this is a better way to handle the issue.

MOTION by Sapp to rescind the action of the County Facilities committee taken on June 21, 2005 creating a "jail project team committee;" seconded by Jay.

Chair's Report Cont.

Ms. Beckett stated this does not mean the County Board cannot create their own committee to review this issue; this proposed committee will issue a report but nothing can be done without County Board consent. He explained these meetings will not be subject to the opens meeting act and it will be up to the Judge to determine if County Board members can attend.

Ms. Avery left the meeting. When asked by Mr. Beckett if she was going to stay and vote on this item, she stated she was not.

Motion carried with a 7/1 roll call vote. Voting aye were Beckett, Cowart, James, Jay, Knott, Sapp and Weibel. Voting nay was Hogue.

Other Business

Mr. Jay stated after receiving information in his mail about Lierman avenue being closed he questioned why the temporary road was not put in allowing for another entrance to Brookens. He stated he would not have supported the Lierman project if he didn't think this road would be put in.

Mr. Inman stated Tom Berns, of Berns, Clancy and Associates, was at the Clock & Bell Tower meeting tonight and informed him that the plans for this temporary road are done.

Mr. Beckett announced the second phase of the Scottswood drainage project has been approved. All governments combined will be receiving approximately \$400,000 which is wonderful news, for not only the residents of Scottswood, but for the development of our nursing home.

Semi-Annual Review of Closed Session Minutes

Due to concerns of our Assistant State's Attorney regarding some of the sets of minutes, this item will be deferred to the September committee meeting.

Determination of Committee Action to be placed on the County Board consent agenda

Committee consensus to include items V A, B, C, D and VIII F on the County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary

RESUME OF MINUTES OF A REGULAR MEETING OF THE COUNTY BOARD,
CHAMPAIGN COUNTY, ILLINOIS
August 18, 2005

The County Board of Champaign County, Illinois met at a Regular Meeting, Thursday, August 18, 2005 at 7:03 P.M. in Meeting Room 1, Brookens Administrative Center, 1776 East Washington Street, Urbana, Illinois, with Barbara Wysocki presiding and Sasha Green, as Secretary of the Meeting.

ROLL CALL

Roll call showed the following Board Members **Present**: Feinen, Greenwalt, Gross, Hogue, James, Jay, Knott, Langenheim, McGinty, Moser, O'Connor, Sapp, Schroeder, Tapley, Weibel, Anderson, Beckett, Bensyl, Betz, Busboom, Cowart, Doenitz, and Wysocki - 23; **Absent**: Fabri, Putman, Avery, and Carter - 4. Thereupon, the Chair declared a quorum present and the Board competent to conduct business. Board Members Fabri, Putman, and Avery arrived after roll call.

PRAYER & PLEDGE OF ALLEGIANCE

A prayer was given by Board Member Beckett. The Pledge of Allegiance to the Flag was given.

READ NOTICE OF MEETING

The Clerk read the Notice of the Meeting, said Notice having been published in the *Southern Champaign County and Fisher Reporter* on August 3, 2005; *The Leader* on August 4, 2005; *Mahomet Citizen and Rantoul Press* on August 10, 2005; and *News Gazette* on August 16, 2005. Board Member Betz offered a motion to approve the notice; seconded by Board Member Beckett. Approved by voice vote.

APPROVAL OF MINUTES

Board Member Hogue offered the motion to approve the Minutes of the July 21, 2005 Regular Meeting, and Minutes of the July 21, 2005 Closed Session; seconded by Board Member Langenheim. Approved by voice vote.

APPROVAL OF AGENDA/ADDENDUM

Board Member Beckett offered the motion to approve the Agenda; seconded by Board Member James. Discussion followed. Board Member Langenheim asked for unanimous consent from the Board to defer the approval of the denial of zoning case 453-AM-04 to amend the zoning map to change the zoning district designation from AG-2, Agriculture to B-1, Rural Trade Center until the September County Board Meeting. Unanimous consent failed. Discussion followed. Board Member Langenheim recommended to defer the approval of the denial of zoning case 453-AM-04 to amend

the zoning map to change the zoning district designation from AG-2, Agriculture to B-1, Rural Trade Center until the September County Board Meeting; seconded by Board Member Beckett. Motion to defer approved by voice vote. Motion to approve the Agenda as amended approved by voice vote.

DATE/TIME OF NEXT REGULAR MEETING

Chair Wysocki announced that the next County Board Meeting will be held on September 22, 2005 at 7:00 P.M.

PUBLIC PARTICIPATION

Belden Fields spoke concerning the transfer of the Disparity Study Funds for remodeling expenses at Brookens Administrative Building. Ester Patt spoke concerning the prospect of expanding the Champaign County Jail. Danielle Schumacher spoke concerning the transfer of the Disparity Study Funds for remodeling expenses at Brookens Administrative Building, and the prospect of expanding the Champaign County Jail. Patrick Thompson spoke concerning the prospect of expanding the Champaign County Jail. Aaron Ammons spoke concerning the transfer of the Disparity Study Funds for remodeling expenses at Brookens Administrative Building, and the prospect of expanding the Champaign County Jail. Carol Ammons spoke concerning the transfer of the Disparity Study Funds for remodeling expenses at Brookens Administrative Building, and the prospect of expanding the Champaign County Jail. Ruth Wyman spoke concerning the transfer of the Disparity Study Funds for remodeling expenses at Brookens Administrative Building. Reverend Jerome Chambers spoke concerning the transfer of the Disparity Study Funds for remodeling expenses at Brookens Administrative Building, and the prospect of expanding the Champaign County Jail.

ANNOUNCEMENTS/COMMUNICATIONS

Board Member Busboom thanked attendees of the NACO conference for their reports. Chair Wysocki announced Budget Hearings will be held August 22 - 23 at 6:30 P.M. Justice and Social Services Committee Meeting will be rescheduled to September 7 at 5:30, and the Policy, Personnel, and Appointments Committee Meeting will be rescheduled to September 15. There was a memo distributed concerning the Study Sessions related to the Champaign County Jail Expansion. Jeff Roseman, director of Planning & Zoning, had quadruple bypass surgery and there was a card circulating.

CONSIDERATION OF CONSENT AGENDA ITEMS BY OMNIBUS VOTE

Board Member Beckett requested the approval of the Alliance Environmental Group, Inc. Environmental Compliance Program Agreement, be removed from the Consent

Agenda. Board Member Doenitz requested the adoption of Budget Amendment #05-00077, Fund/Dept: 080-077 General Corporate – Office on Zoning, Increased Appropriations: \$1,000, Increased Revenue: \$0, Mandatory National Pollution Discharge Elimination System (NPDES) Permit fee assessed by the State of Illinois for the period 7/1/05 – 6/30/06, be removed from the Consent Agenda. Board Member Avery requested the adoption of Budget Amendment #05-00078, Fund/Dept: 080-016 General Corporate - Administrative Services, Increased Appropriations: \$24,188, Increased Revenue: \$0, Reflects change in FY05 Administrative Services staffing budget required by the addition of Deputy County Administrator/HR position approved by County Board on March 31, 2005, be removed from the Consent Agenda.

JUSTICE & SOCIAL SERVICES

Approval of the Memorandum of Understanding with the College of Veterinary Medicine, University of Illinois.

COUNTY FACILITIES

Approval of Invoice #4 from Alliance Environmental Group, Inc. in the amount of \$12,986.70 for Professional Services provided through June 30, 2005.

Approval of Invoice #5586 from Delta Services, Inc. in the amount of \$5,088.00 for Professional Services provided through March 16, 2005. (Invoice is for time and material mold remediation/disinfection as directed by Alliance Environmental Group, Inc.)

Approval of Pay Request #30 from PKD, Inc. in the amount of \$42,018.00 for Professional Services provided through July 20, 2005. \$7,785.00 – Staff; \$6,751.00 – Construction Fee; \$608.00 – Reimbursables; \$26,874.00 – General Conditions.

Approval of the installation of vinyl goods to the inside of the front and side half walls of the jury boxes in all Courtrooms and the public side of the half wall separating the attorney well area from the public.

POLICY, PERSONNEL & APPOINTMENTS

Adoption of **Resolution 4992**, “Resolution Appointing Marlene Horn to the East Lawn Memorial Burial Park Association.”

Adoption of **Resolution 4993**, “Resolution Appointing Steven Towner to the Mt. Hope Cemetery Association.”

Adoption of **Resolution 4994**, “Resolution Reappointing LaVern Zehr to the Blackford Slough Drainage District.”

Adoption of **Resolution 4995**, "Resolution Reappointing Harlan Trotter to the Conrad & Fisher Mutual Drainage District."

Adoption of **Resolution 4996**, "Resolution Reappointing Daniel Noel to the Drainage District #2 Town of Scott."

Adoption of **Resolution 4997**, "Resolution Reappointing Elvin Huls to the Drainage District#10 Town of Ogden."

Adoption of **Resolution 4998**, "Resolution Reappointing Robert Barker to the Fountain Head Drainage District."

Adoption of **Resolution 4999**, "Resolution Reappointing Duane Schulter to the Harwood & Kerr Drainage District."

Adoption of **Resolution 5000**, "Resolution Reappointing Patrick Feeney to the Kankakee Drainage District."

Adoption of **Resolution 5001**, "Resolution Reappointing Wayne Emkes to the Kerr & Compromise Drainage District."

Adoption of **Resolution 5002**, "Resolution Reappointing Lowell Estes to the Lower Big Slough Drainage District."

Adoption of **Resolution 5003**, "Resolution Reappointing Dennis Amdor to the Nelson-Moore-Fairfield Drainage District."

Adoption of **Resolution 5004**, "Resolution Reappointing Larry Dallas to the Okaw Drainage District."

Adoption of **Resolution 5005**, "Resolution Reappointing Dale Ark to the Owl Creek Drainage District."

Adoption of **Resolution 5006**, "Resolution Reappointing Forrest Brewer to the Pesotum Slough Special Drainage District."

Adoption of **Resolution 5007**, "Resolution Reappointing Walter Wolken to the Prairie Creek Drainage District."

Adoption of **Resolution 5008**, "Resolution Reappointing Lester Wolken to the Raup Drainage District."

Adoption of **Resolution 5009**, "Resolution Reappointing Dennis Bergman to

the Salt Fork Drainage District.”

Adoption of **Resolution 5010**, “Resolution Reappointing Stanley Zehr to the Sangamon & Drummer Drainage District.”

Adoption of **Resolution 5011**, “Resolution Reappointing John Buss to the Somer #1 Drainage District.”

Adoption of **Resolution 5012**, “Resolution Reappointing Richard Rice to the South Fork Drainage District.”

Adoption of **Resolution 5013**, “Resolution Reappointing Les Olson to the Spoon River Drainage District.”

Adoption of **Resolution 5014**, “Resolution Reappointing Duane “Duke” Goodwin to the St. Joseph #4 Drainage District.”

Adoption of **Resolution 5015**, “Resolution Reappointing Bruce Rape to the St. Joseph #6 Drainage District.”

Adoption of **Resolution 5016**, “Resolution Reappointing Lowell “Pete” Johnson to the Triple Fork Drainage District.”

Adoption of **Resolution 5017**, “Resolution Reappointing Charles Lay to the Upper Embarras River Basin Drainage District.”

Adoption of **Resolution 5018**, “Resolution Appointing Stanley Wolken to the West Branch Drainage District.”

Adoption of **Resolution 5019**, “Resolution Reappointing Louie Karlau to the Willow Branch Drainage District.”

Adoption of **Resolution 5020**, “Resolution Reappointing Steven Herriott to the Wrisk Drainage District.”

Adoption of **Resolution 5021**, “Resolution Appointing Christopher Alix to the Urbana-Champaign Sanitary District.”

Adoption of **Resolution 5022**, “Resolution Appointing Janet Anderson to the Champaign County Extension Unit – University of Illinois Extension.”

Adoption of **Resolution 5023**, “Resolution Appointing Patty Busboom to the Champaign County Extension Unit – University of Illinois Extension.”

FINANCE

Adoption of **Resolution 5024**, "Budget Amendments, August 2005, FY 2005."

Adoption of **Resolution 5025**, "Budget Transfers, August 2005, FY 2005."

Approval of the addition of 4 part-time custodian positions and 1 full-time lead Custodian position to the Physical Plant staffing budget effective October 1, 2005.

HIGHWAY & TRANSPORTATION

Adoption of **Resolution 5026**, "Resolution Deleting County Highway 25 (Staley Road) from Curtis Road northerly to Illinois Route 10."

Adoption of **Resolution 5027**, "Petition Requesting and Resolution Approving Appropriation of Funds from the County Bridge Fund pursuant to 605 ILCS 5/501."

ENVIRONMENT & LAND USE

Approval of revised plat with only two lots and no required waivers or variance Subdivision Case 183-05: Pusey First Subdivision.

Adoption of **Ordinance 752**, "Ordinance Amending Zoning Ordinance Reclassifying Certain Property, 504-AM-05."

Board Member Beckett offered the motion to approve the Consent Agenda; seconded by Board Member Moser. Chair Wysocki asked the Clerk to call the roll.

Consent Agenda approved by roll call vote.

Yeas: Fabri, Feinen, Greenwalt, Gross, Hogue, James, Jay, Knott, Langenheim, McGinty, Moser, O'Connor, Putman, Sapp, Schroeder, Tapley, Weibel, Anderson, Avery, Beckett, Bensyl, Betz, Busboom, Cowart, Doenitz, and Wysocki - 26;

Nays: None.

COMMITTEE REPORTS

JUSTICE & SOCIAL SERVICES COMMITTEE

Board Member Anderson, Chair, had no business requiring Board action. Discussion followed.

COUNTY FACILITIES COMMITTEE

Board Member Beckett, Chair, recommended the approval of the following Brookens Administrative Center Remodeling projects: States Attorney/Civil

Division Office Space: remodel vacated IT space for Civil Attorneys; Auditor's Office: repair/remodel vacated CASE space; State's Attorney Support Enforcement: remodel vacated (Court Services & Probation) lower level space in Pod 400; Supervisor of Assessments: remodel vacated State's Attorney/S.E. space in pod 200; Planning & Zoning: Remodel vacated Supervisor of Assessment space; Regional Planning Commission: construct a large conference room within the existing RPC space; seconded by Board Member Jay. Discussion followed. Board Member Fabri recommended to defer the approval until after the Finance section of the Agenda; seconded by Board Member Avery. Discussion followed. Chair Wysocki declared to defer the approval of the main motion to the Finance section of the Agenda that relates to the funding of these projects. Beckett moved to overrule the Chair's ruling; seconded by Board Member Tapley. Discussion followed. It was determined the Chair's declaration and the motion to overrule the Chair were out of order. A roll call was requested. Discussion followed.

Motion to defer the approval until after the Finance section of the Agenda failed by roll call vote.

Yeas: Fabri, Feinen, Greenwalt, Gross, Hogue, Langenheim, Putman, Weibel, Anderson, Avery, Betz, Cowart, and Wysocki - 13;

Nays: James, Jay, Knott, McGinty, Moser, O'Connor, Sapp, Schroeder, Tapley, Beckett, Bensyl, Busboom, and Doenitz - 13.

Discussion followed. A roll call was requested. Discussion followed. Board Member Fabri recommended to defer the approval of the main motion until after the Environmental & Land Use section of the Agenda; seconded by Board Member Langenheim. Discussion followed. A roll call was requested. Discussion followed.

Motion to defer the approval until after the Environmental & Land Use section of the Agenda failed by roll call vote.

Yeas: Fabri, Feinen, Greenwalt, Gross, Hogue, Putman, Weibel, Anderson, Avery, and Cowart - 10;

Nays: James, Jay, Knott, McGinty, Moser, O'Connor, Sapp, Schroeder, Tapley, Beckett, Bensyl, Betz, Busboom, Doenitz, and Wysocki - 15;

Absent: Langenheim - 1.

Discussion followed.

Main motion approved by roll call vote.

Yeas: Fabri, James, Jay, Knott, McGinty, Moser, O'Connor, Putman, Sapp, Schroeder, Tapley, Weibel, Beckett, Bensyl, Betz, Busboom, Doenitz, and Wysocki - 18;

Nays: Feinen, Greenwalt, Gross, Hogue, Langenheim, Anderson, Avery, Cowart - 8.

Board Member Beckett asked for unanimous consent of the Board to refer the approval of the Alliance Environmental Group, Inc. Environmental Compliance Program Agreement back to the County Facilities Committee. Unanimous consent failed. Board Member Beckett recommended to refer the approval of the Alliance Environmental Group, Inc. Environmental Compliance Program Agreement back to the County Facilities Committee; seconded by Board Member James. Approved by voice vote.

POLICY, PERSONNEL & APPOINTMENTS

Board Member Betz, Chair, recommended the adoption **Resolution 5028**, "**Resolution Reappointing Wayne Busboom to the Beaver Lake Drainage District;**" seconded by Board Member Moser. Board Member Busboom abstained due to a personal relationship with one of the involved parties. Approved by voice vote.

Board Member Betz recommended the adoption of **Resolution 5029**, "**Resolution Reappointing Charles Daly to the St. Joseph #3 Drainage District;**" seconded by Board Moser. Board Member Beckett abstained due to a business relationship with one of the involved parties. Approved by voice vote.

Board Member Betz recommended the adoption of **Resolution 5030**, "**Resolution Reappointing Robert Grove to The Union Drainage District #1 of Philo & Crittenden;**" seconded by Board Member O'Connor. Discussion followed. Board Member Feinen abstained due to a business relationship with one of the involved parties. Approved by voice vote. Discussion followed.

Board Member Betz recommended the adoption of **Resolution 5031**, "**Resolution Reappointing Roy Douglas to the Union Drainage District #1 of Philo & Urbana;**" seconded by Board Member Moser. Board Member Beckett abstained due to a business relationship with one of the involved parties. Approved by voice vote. Discussion followed.

FINANCE COMMITTEE

Board Member McGinty, Chair, recommended the adoption of **Resolution 5032**, "**Payment of Claims Authorization, August 2005, FY 2005;**" seconded by Board Member Betz. Adopted by voice vote.

Board Member McGinty recommended the approval and placing on file of the Purchases Not Following Purchasing Policy; seconded by Board Member Langenheim. Discussion followed. Approved by voice vote.

Board Member McGinty recommended the adoption of **Resolution 5033, Budget Amendment, August 2005, FY 2005;**” seconded by Board Member Beckett. Discussion followed.

Adopted by 2/3 required roll call vote.

Yeas: Fabri, Feinen, Greenwalt, Gross, Hogue, James, Knott, Langenheim, McGinty, Moser, Putman, Sapp, Schroeder, Tapley, Weibel, Anderson, Avery, Beckett, Bensyl, Betz, Busboom, Cowart, and Wysocki - 23;

Nays: Jay, O'Connor, and Doenitz - 3.

Board Member McGinty recommended the adoption of **Resolution 5034, Budget Amendment, August 2005, FY 2005;**” seconded by Board Member Moser. Discussion followed.

Adopted by 2/3 required roll call vote.

Yeas: Fabri, Feinen, Greenwalt, Gross, James, Jay, Knott, Langenheim, McGinty, Moser, O'Connor, Putman, Sapp, Schroeder, Tapley, Weibel, Anderson, Beckett, Bensyl, Betz, Busboom, Doenitz, and Wysocki - 23;

Nays: Hogue, Avery, and Cowart - 3.

Board Member McGinty recommended the adoption of **Resolution 5035, Budget Amendment, August 2005, FY 2005;**” seconded by Board Member James. Board Member Feinen abstained due to a personal relationship with one of the involved parties.

Adopted by 2/3 required roll call vote.

Yeas: Fabri, Greenwalt, Gross, Hogue, James, Jay, Knott, Langenheim, McGinty, Moser, O'Connor, Putman, Sapp, Schroeder, Tapley, Weibel, Anderson, Avery, Beckett, Bensyl, Betz, Busboom, Cowart, Doenitz, and Wysocki - 25;

Nays: None;

Abstentions: Feinen - 1.

Board Member McGinty recommended the adoption of **Resolution 5036, Budget Amendment, August 2005, FY 2005;**” seconded by Board Member Betz. There was a friendly amendment to amend the amount of the Increased Appropriations to \$75,500. Discussion followed.

Adopted by 2/3 required roll call vote.

Yeas: Fabri, Feinen, Greenwalt, Gross, Hogue, James, Knott, Langenheim, McGinty, O'Connor, Putman, Sapp, Schroeder, Tapley, Weibel, Anderson, Avery, Beckett, Bensyl, Betz, Busboom, Cowart, and Wysocki - 23;

Nays: Jay, Moser, and Doenitz - 3.

Board Member McGinty recommended to withdraw the adoption of Budget Transfer #05-00017, Fund/Dept: 080-075 General Corporate – General County, 080-071 General Corporate – Public Properties, Total Amount of Transfer: \$54,145, to transfer funds previously appropriated for a disparity study, and for contingent expense to appropriation for hire of pre-qualified vendors to complete remodeling projects at Brookens, as recommended by County Facilities Committee; seconded by Board Member Putman. Discussion followed. Approved by voice vote.

Board Member McGinty recommended the adoption of **Resolution 5037**, “**Emergency Budget Amendment, August 2005, FY 2005;**” seconded by Board Member Beckett.

Adopted by 2/3 required roll call vote.

Yeas: Fabri, Feinen, Greenwalt, Gross, Hogue, James, Jay, Langenheim, McGinty, Moser, O'Connor, Putman, Sapp, Schroeder, Tapley, Weibel, Anderson, Avery, Beckett, Bensyl, Betz, Busboom, Cowart, Doenitz, and Wysocki - 25;

Nays: None;

Absent: Knott - 1.

HIGHWAY & TRANSPORTATION

Board Member Cowart, Chair, had no business requiring Board action.

ENVIRONMENT & LAND USE

Board Member Langenheim, Chair, recommended the approval of the recommendation regarding the Planning & Zoning Department; seconded by Board Member Moser. Board Member Jay recommended to amend the motion by replacing the recommendation for the County Board directly funding one full time Planner position at the Regional Planning Commission, with the County Planning and Zoning Department; seconded by Board Member Doenitz. Discussion followed. Board Member Weibel recommended to refer the approval back to the Environment & Land Use Committee; seconded by Board Member Tapley. Motion to refer failed by voice vote. Discussion followed. Motion to replace Regional Planning Commission with Planning & Zoning Department failed by voice vote. A roll call vote was requested. Discussion followed.

Board Member Knott recommended to amend the motion regarding the Planning and Zoning Department subject to an Memorandum of Understanding to be adopted by the Board and the Regional Planning Commission regarding the responsibilities and oversight of the full time Planner position at the Regional Planning Commission; seconded by Board Member Tapley. Amendment approved by voice vote.

Main motion as amended approved by roll call vote.

Yeas: Fabri, Feinen, Greenwalt, Gross, James, Jay, Knott, Langenheim, McGinty, Moser, O'Connor, Putman, Sapp, Schroeder, Weibel, Anderson, Beckett, Bensyl, Betz, Busboom, Cowart, Doenitz, and Wysocki - 23;

Nays: Tapley - 1;

Absent: Hogue and Avery - 2.

OTHER BUSINESS

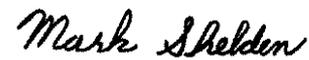
Discussion. Board Member Betz recommended the Closed Session minutes included in the Semi-Annual Review of Closed Session Minutes, remain closed; seconded by Board Member Langenheim. Approved by voice vote.

NEW BUSINESS

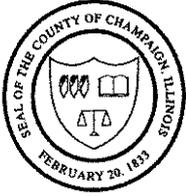
Board Member Feinen reminded the Board the County Board Agenda and Committee Agendas are available on the County website.

ADJOURNMENT

Board Member Langenheim offered the motion to adjourn the Meeting; seconded by Board Member Weibel. Approved by voice vote. Chair Wysocki adjourned the Meeting at 9:30 P.M.



Mark Shelden, Champaign County Clerk
and ex-Officio Clerk of the Champaign County Board
Champaign County, Illinois



CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

1776 EAST WASHINGTON
URBANA, IL 61802
(217) 384-3776
(217) 384-3765 – PHYSICAL PLANT
(217) 384-3896 – FAX
(217) 384-3864 – TDD
Website: www.co.champaign.il.us

ADMINISTRATIVE SUPPORT
DATA PROCESSING
MICROGRAPHICS
PURCHASING
PHYSICAL PLANT
SALARY ADMINISTRATION

To: Steve Beckett, Chair of County Facilities Committee
County Facilities Committee Members

From: Denny Inman, County Administrator/Facilities & Procurement

Date: February 6, 2007

Re: Brookens Administrative Center - Remodeling Projects Affecting County
Departments (Support Enforcement, Supervisor of Assessments, Board of
Review, Planning & Zoning)

ISSUE:

For your consideration is a review of planned remodeling projects relating to County departments housed in the Brookens Administrative Center. The affected departments are; Support Enforcement, Supervisor of Assessments, Board of Review, and Planning & Zoning. The County Administrator is seeking concurrence in proceeding with the previously approved August 18, 2005 remodel plan.

REPORT:

1. On August 2 2005 the County Facilities Committee approved a facility remodeling plan for Animal Control, Auditor, States Attorney/Civil Division, Administrative Services Purchasing/HR, Support Enforcement, Supervisor of Assessments, Board of Review, Planning & Zoning, and construction of large conference room for RPC. This plan would create a "Real Estate" group in Pod 200 while also addressing department space needs.
 - a. August 3, 2005 the Finance Committee recommended \$75,000 for the remodel project.
 - b. The County Board approved this project on August 18, 2005.

2. I have provided a Brookens Center diagram (Attachment 1) depicting the remodeling project and those components which have been completed. Briefly, the approved remodel plan consists of -
 - a. The remodel project, as currently planned, is based on the “domino affect”. We have utilized this approach due to the lack of extra space within the Brookens Center and to minimize department down time.
 - b. Animal Control relocates to new facilities - Completed.
 - c. Auditor Office remodeled for storage space. Completed
 - d. States Attorney/Civil Division. Space previously occupied by Administrative Services/IT division is remodeled to accommodate three (3) attorneys and one (1) Administrative Legal Secretary. Furthermore office space was refurbished for Deputy County Administrator/HR and Payroll positions. Completed.
 - e. Administrative Services/Purchasing Division. The Stores Inventory component would relocate to the vacated Animal Control space. This area is currently being prepared for this relocation activity.
 - f. State’s Attorney/Support Enforcement. The S/E division of the State’s Attorney’s office will relocate from Pod 200 to Pod 400 (Gym) area previously remodeled to house Court Services and Probation during the Courthouse construction/remodel project. Stores Inventory currently occupies this space. As planned this space requires the construction of a wall and entrance, installation of security coiling door, enlargement of one office, paint, and carpet. The remodel plan (Attachment 2) has been reviewed by the States Attorney.
 - g. Supervisor of Assessments/Board of Review. The S/A department, currently located in Pod 100, would relocate to Pod 200 in the space vacated by Support Enforcement. This phase of the project will require significant remodeling effort with the construction of offices, counter space, etc. Discussion and input with the department heads is required to finalize plans.
 - h. Planning & Zoning. P & Z will relocate to the vacated Supervisor of Assessments area. This phase should require paint and carpet. Plans need to be finalized.
3. June thru October 2006. The County Facilities Committee addressed and approved the remodeling of the County Clerk’s department space in Pod 300 to accommodate early voting in the November 2006 election.

- a. The original remodel plan provided for all space needs to be accommodated within the existing County Clerk office area and by “capturing” a portion of the perimeter hallway. (Diagram A-1 dated 6/6/06)
 - b. The IGW plan dated 8/16/06 depicts the capturing of approximately a third of the vacated Animal Control space. This is outside the original scope and intent of the project. The August 2005 Brookens remodel plan is in conflict with the IGW 2006 plan. (Diagram A1.1 dated 8/16/06)
 - c. In order to proceed with the 2005 plan, County Clerk storage space needs can be met by either renovating the departments break room or identifying off-site space. Break room space for all departments is available across from Meeting Room 3.
4. November 21, 2006 the County Board voted to include funds for the remodeling project in the FY 2007 budget. To date the remodeling project has expended \$20,000 leaving a balance of \$55,000 for fy2007.
 5. Due to the new CCNH facility HVAC issues and the County Clerk’s project the Brookens Center remodel project has been delayed. The space needs of RPC and expenditure of lease payments for Planning & Zoning necessitate the Brookens remodel project proceed post haste.

RECOMMENDATION:

I recommend the County Facilities Committee concur with the 2005 Brookens Center remodel plan and direct the work be completed by April 2007. Additionally, the Supervisor of Maintenance will work with the County Clerk in either renovating the department’s break room or identifying off site storage space.

ATTACHMENTS GIVEN TO COMMITTEE AT MEETING

COUNTY FACILITIES

February 20, 2007

CONTENTS:

1. Urbana Park District Letter re: mowing agreement
2. Physical Plant Reports
3. January 9, 2007 meeting minutes
4. County Administrator Memo re: Emergency evacuation
Perimeter fencing at correctional center/City of Urbana letter



Urbana Park District

Darius E. Phebus Administration Building
303 W. University Ave.
Urbana, IL 61801
Phone (217) 367-1536 • FAX (217) 367-1391

January 19, 2007

Mr. Denny Inman
Co-Administrator
Champaign County
1776 East Washington Street
Urbana, IL 61801

Dear Denny,

The Urbana Park District is in the process of reviewing all agreements and contracts between the Park District and other local units of government. It has come to our attention that the UPD/Champaign County "Mowing Agreement" will expire on April 30, 2007. This letter will serve as our written notice of terminating that agreement. As you know, the agreement calls for providing thirty (30) days written notice prior to cancellation. The Urbana Park District will continue mowing operations through April 30, 2007.

At this time the Urbana Park District is unable to renew/extend the agreement due to the expansion of land management efforts at Weaver Park, Judge Webber/Perkins Road Park Site, Binkerd Property and other existing priority parks and facilities. The Urbana Park District will continue to maintain the athletic fields that are currently included in the Brookens Gymnasium rental agreement at the current level as we have done so in the past.

We have appreciated the past opportunity to work together in a cooperative way to support Champaign County mowing operations but, are no longer able to provide that level of service. Please feel free to contact me if you have any questions or need additional information.

Sincerely,


Vicki J. Mayes
Executive Director

CC: Tim Bartlett

Champaign County Physical Plant
 Monthly Report -
 January, 2007

	Original Budget Amount	Current Budget Amount	Year to Date Expenditures	Balance	% of Current Budget Spent	Last Month	Last Year This Time
Commodities	\$72,668.00	\$72,668.00	\$20,823.55	\$51,844.45	28.66%		21.68%
Ctbs R & M	\$22,716.00	\$22,716.00	\$5,317.34	\$17,398.66	23.41%		28.78%
Downtown Jail R & M	\$28,189.00	\$28,168.00	\$5,971.48	\$22,196.52	21.20%		32.18%
Satellite Jail R & M	\$29,087.00	\$29,087.00	\$2,286.53	\$26,800.47	7.86%		18.41%
1905 R & M	\$10,718.00	\$10,718.00	\$561.09	\$10,156.91	5.24%		54.38%
JDC R & M	\$13,503.00	\$13,503.00	\$3,162.01	\$10,340.99	23.42%		14.64%
Brookens R & M	\$26,760.00	\$26,760.00	\$4,678.64	\$22,081.36	17.48%		10.41%
Other Bldgs R & M	\$10,500.00	\$10,521.00	\$1,200.22	\$9,320.78	11.41%		5.48%
Gas Service	\$328,666.00	\$328,666.00	\$31,667.18	\$296,998.82	9.64%		25.66%
Electric Service	\$632,610.00	\$629,510.00	\$48,474.65	\$581,035.35	7.70%		7.16%
Water Service	\$32,520.00	\$32,520.00	\$3,202.78	\$29,317.22	9.85%		10.64%
Sewer Service	\$34,471.00	\$34,471.00	\$1,908.69	\$32,562.31	5.54%		4.10%
All other services	\$251,907.00	\$255,007.00	\$49,914.85	\$205,092.15	19.57%		24.51%
Brookens Remodel	\$55,000.00	\$55,000.00	\$7,600.15	\$47,399.85	13.82%		0.11%

Prepared by: Ranae Wolken
 2/2/2007

Gas Utilities - FY2006

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1601 E Main	1701 E Main	Brookens	Monthly Totals
December		\$1,381.89	\$6,658.86	\$35.50	\$2,117.95	\$457.61	\$402.50	\$7,050.19	
January									
February									
March									
April									
May									
June									
July									
August									
September									
October									
November									
Total to date									

Prepared by Ranae Wolken
1/2/2007

Electric Utilities - FY2006

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1701 E Main	1601 E Main	Nite Lite	Brookens	Monthly Totals
December		\$4,791.96	\$7,859.19	\$3,534.38	\$4,295.78	\$121.44	\$197.27	\$119.31	\$9,034.08	
January										
February										
March										
April										
May										
June										
July										
August										
September										
October										
November										

Total to Date

Prepared by Ranae Wolken
1/2/2007

Building/Grounds Maintenance work hour comparison

Weekly Period	Repair & Maintenance	Scheduled Maintenance	Nursing Home	Special Project	TOTAL
12/3/06-12/9/06	283.75	0.0	11.5	43.0	338.25
12/10/06-12/16/06	243.0	0.0	1.0	9.0	253.00
12/17/06-12/23/06	321.0	0.0	5.0	69.0	395.00
12/24/06-12/30/06**	212.0	0.0	2.0	29.0	243.00
12/31/06-1/6/07*	210.75	0.0	1.5	60.0	272.25
1/7/07-1/13/07	274.5	0.0	2.5	93.0	370.00
1/14/07-1/20/07*	202.0	0.0	19.5	90.0	311.50
1/21/07-1/27/07	285.0	0.0	4.25	113.0	402.25

*week includes a holiday
 One work week: 435.00 hours

There are currently 397.35 comp time hours available to the maintenance staff

Total comp time hours earned in FY06 to date- 90.48

Total spent to date on overtime in FY06 - \$447.91

Prepared by: Ranae Wolken
 2/2/2007

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

January 9, 2007 – 7:00 p.m.

Lyle Shield Meeting Room, Brookens Administrative Center

MEMBERS PRESENT: Beckett (Chair), Betz, Cowart, James, Jay, McGinty, Sapp, Weibel

MEMBERS ABSENT: Bensyl

OTHERS PRESENT: Denny Inman, Deb Busey, Susan McGrath, Alan Reinhart, Carrie Melin, Mark Shelden, Duane Northrup, John Dimit, Curt Deedrich, John Hall

Call to Order

Chair Beckett called the meeting to order at 7:00 p.m.

Approval of Agenda

MOTION by Sapp to approve the agenda; seconded by Weibel. **Motion carried.**

Approval of Minutes – October 3, 2006, November 14, 2006, November 21, 2006

MOTION by Jay to approve the minutes of October 3, 2006, November 14, 2006 and November 21, 2006 as presented; seconded by James. **Motion carried.**

Public Participation

There was no public participation.

Fleet Maintenance/Highway Facility

BLDD Invoice #128403

MOTION by Jay to recommend County Board approval of Invoice #128403 from BLDD in the amount of \$6,300.00 for professional services rendered through December 1, 2006 for construction administration, per agreement dated July 2005; seconded by Betz. **Motion carried.**

Berns, Clancy & Associates Statement #5

MOTION by James to recommend County Board approval of Statement #5 from Berns, Clancy & Associates in the amount of \$1,603.95 for professional services rendered in July 2006 for construction staking of the new fleet maintenance facility site; seconded by Weibel. **Motion carried.**

Champaign County Nursing Home
Construction Project
Pay Request's

Ms. Cowart arrived at 7:02 p.m.

PKD Incorporated Pay Request #47

MOTION by Weibel to recommend County Board approval of Pay Request #47 from PKD, Incorporated in the amount of \$33,568 for professional services provided through December 20, 2006 per agreement dated February 2003 (\$431 – Reimbursable; \$33,137 – General Conditions & Change Orders 1, 2 & 3); seconded by Sapp.

Mr. Beckett stated until the building is open we will continue to have general conditions costs for the operation.

Motion carried.

GHR Engineers & Associates, Inc. Invoice #0015886

MOTION by Betz to recommend County Board approval of Invoice #0015886 from GHR Engineers & Associates, Inc. in the amount of \$6,319.00 for professional services provided through December 2, 2006 per agreement dated June 2006; seconded by James. **Motion carried.**

Duane Morris Pay Requests

Mr. Beckett explained he has been reviewing these invoices since November. The outstanding total is \$120,000 and, after discussions with the firm, they have agreed to accept \$88,000 taking into account we have been a good client. Accepting this would bring to an end another issue with the nursing home. He explained that we will get at least one more bill from this firm for their work with the Illinois Health Facilities Planning Board.

MOTION by Sapp to recommend County Board approval of the Duane Morris invoices in the amount of \$88,563.41 in full satisfaction of all invoices through December 2006; seconded by Betz.

Motion carried.

Alliance Environmental Group, Inc. Invoice #1630

MOTION by Weibel to recommend County Board approval of the Alliance Environmental Group, Inc. Invoice #1630 in the amount of \$2,002.50 for legal assistance services with Phebus & Koester during the period September 26, 2006 through October 23, 2006; seconded by Cowart. **Motion carried.**

Bennett Electronic Services Company, Inc. Invoice #13135

MOTION by James to recommend County Board approval of the Bennet Electronic Services Company, Inc. Invoice #13135 in the amount of \$4,000 for the removal of electronic nurse's stations during mold remediation process; seconded by Jay.

Mr. Beckett explained that the committee had set a drop dead date of March 10, 2006 for all contractors, who had done mold remediation services, to get their invoices in for payment. 99% of contractors did get their invoices in on time, Bennett did not claiming they were not aware there was such a date because they had moved and their mail wasn't forwarded. He stated they meant that date when they set it and he doesn't feel Bennett is entitled to be paid.

Mr. Betz asked if there is any cause of action against us if we don't pay the invoice. Mr. Inman explained this was additional work based on mold remediation and he pointed out that not only did we send out notices but we also mentioned the date at every contractors meeting. Ms. McGrath stated her only issue is that the bill states it is 60 days overdue and asked if they had sent one prior. Mr. Inman explained they had not.

Motion carried with a 5/3 roll call vote. Voting yes were Cowart, James, Jay, Sapp and Weibel. Voting no were Beckett, Betz and McGinty.

Requests for Reduction in Retainage

Bid Item 8 – General Trades Contractor – Otto Baum
Reduction in Retainage from 5% down to 2.5%

Bid Item 14 – Plumbing – McWilliams Mechanical – Reduction
In Retainage from 2.5% down to 1%

Bid Item 17 – Electrical/Electrical System – Coleman Electric:
Reduction in retainage from 2.5% down to 1%

County Administrator Recommendation

Mr. Inman reminded the committee that we are in litigation with Otto Baum and he does not recommend approving their request.

MOTION by Betz to recommend County Board approval of the McWilliams Mechanical and Coleman Electric requests for reduction in retainage; seconded by Weibel. **Motion carried.**

Request for Investigative & Forensic Services at new CCNH site Berns Clancy proposal

Mr. Beckett stated Mr. Phebus would like this item deferred.

Committee Information – County Administrator Update – HVAC Issue

Mr. Inman stated the retrofit of the air handling units was completed in November. All records were incorporated into the compliance package that was sent to IDPH and the HVAC system, as of today, seems to be running satisfactory. He stated he has not seen any up to date financial information but the original estimate was 1 million dollars and we are currently at \$969,000 with the HVAC portion at \$700,000. He stated he believes we will not exceed 1 million dollars.

Update – Nursing Home Permit Renewal

Mr. Inman reported that the project team of Mr. Weibel, Mr. Dorsey, Mr. Gleason, Mr. Buffenbarger, Mr. Bilimoria, representatives from Raterman Group and himself, went to Chicago to meet with the Health Facilities Planning Board.

The meeting was to act on the County's request to extend the permit to mid 2007. The planning board chair decided that the County Board's request for alteration and permit renewal were not in compliance with board rules enacted in September 2006. He explained he and Mr. Beckett had attended a meeting on August 2, 2006 where they were told that new rules were not pending and if any were passed, they would not to be put on the county. He explained they were surprised when it was rejected. When the planning board chair pointed out our non-compliance issue, Mr. Bilimoria explained that the county had done everything IDPH staff had requested according to the rules. All of that led to discussion during our hearing and allowed our team to address all the incorrect statements that would have gone on the record; the board approved our permit and, dated January 2nd, we received the renewal permit. He explained that he stayed one extra day to attend a meeting where the board addressed non-compliance issues at which they decided their legal council would review the case and decide on any fines.

Update – Litigation

Mr. Inman reported that Otto Baum and Farnsworth Group have agreed to participate in joint mediation and it will take place in Urbana in the spring and we will have to decide how the County Board wants to represent itself. He reported that IDPH was here on December 19th and their initial response came in on December 21st with 18 issues outlined by their team. They had two major items: the dry sprinkler system and the fire dampers. He explained that IDPH requires water to reach the farthest point in the facility in 60 seconds, we tested and it took 90 seconds. The contractor has installed an exhauster, a pre-approved IDPH device that will boost the water through the system to meet the 60 second criteria. He explained the installation of the fire dampers was done with wood and drywall and metal. IDPH looked at it and didn't recognize it so decided it wasn't right. They told us if we could get a letter from the manufacturer they would consider it, we received that letter today and it will be forwarded to IDPH. IDPH will be requested to be back the week of January 22nd.

Brookens Administrative Center Remodel Project – Support Enforcement/Supervisor of Assessments/Planning & Zoning/RPC

Regional Planning Commission

Mr. Inman reminded the committee that in August of 2005 they and the County Board approved the remodeling plan for Brookens. The project is based on a domino effect and they have already completed the first phases of the project.

The next step would be to move administrative services purchasing department into the vacated animal control space and move support enforcement into the vacated purchasing area. They would then move the Supervisor of Assessments office to the old support enforcement area which is the phase that would require significant remodeling. After that move, Planning & Zoning would relocate to the vacated Supervisor of Assessments space.

He explained that between June and October 2006 the County Clerk's space remodel was approved and completed. The original plan shows what was to be done to accommodate early voting and in order to proceed with this plan we are going to have to renovate the departments break room or find another space because purchasing will take up all the old animal control space. In November 2007 the County Board voted to include funds for the remodeling projects into the 2007 budget and to date we have expended \$20,000 in completing the items that are done. Due to the nursing home project and others, these projects are way behind schedule. He recommends the committee concur with the original work plan and direct the work be completed by April 2007 with the Supervisor of Maintenance working with the County Clerk in either renovating the departments break room or identifying off-site storage space.

Mr. James asked about funds coming in to help with the remodeling of the Clerk's office. Mr. Shelden stated his requests are still in Washington D.C. waiting on the election assistance commission who is still reviewing them.

Mr. Jay asked if there are any of these offices who are unable to operate because of the space issues they have, because he feels we are putting pressure on the corporate fund and pointed out that we are not able to do everything we are asked to do. Mr. Dimit explained that when they agreed, 18 months ago, that Planning & Zoning would no longer be a part of RPC, they agreed to a plan that would help everyone and they were to have access to that space by April of 2006; Planning & Zoning is still in that space. He stated that they pay us rent for that space and RPC extended a loan to the County of 1.15 million and that is being paid back over a 20 year period. For them to be able to pay the rent they need to make excellent use of their space, since the split with Planning & Zoning they have tried to create enough activity to generate the revenue to pay the rent. They received an unexpected increase with the lighting program but they are the last domino in the plan and they are the department that is pushing because they want their space back. He pointed out that they are not asking for additional space.

Mr. Deedrich stated he and his staff are satisfied with where they are but could use more space, he agrees the real estate wing does make sense. Mr. Hall stated they have adequate space for his current staff but the new traffic in the RPC lobby is huge and if that was happening during their busy time of year it would be a problem.

Ms. Busey stated what has been presented, which was originally approved, is budgeted in the FY 2007 budget and as long as these estimates stay close to true, \$55,000 is the amount they have approved. She stated it is important that RPC get their space back explaining that through our agreement they are only paying 50% of the rent this year, and through the point in time 6 months after Planning and Zoning moves out, for 6,000 square feet of space; general corporate will be regenerating the rent after they move out.

Mr. Jay stated this seems like a lot of work for \$55,000 and asked what we will do if we go over the budget. Mr. Reinhart stated there is no structural work and the majority of it, in two of the three large areas to work on, includes painting and carpet. The majority of the money will be spent on the build out for the Supervisor of Assessments area where they plan on using minority contractors for the majority of that work. When asked if we would need an A/E contract for any of this work, Mr. Inman stated we would not.

Mr. Shelden explained that they can survive without more space but it will be a problem. In creating the new early voting space, they significantly reduced working space in his office. They are hoping, and he has talked to Alan about possibly taking over some of the space that was the previous animal control area trying to create more work space for his office. He stated they are already crammed and are using their break room area for conferencing.

Mr. Dimit stated they really have a need to have their space freed up by April 2007 to be in a position to know if the lighting program will remain with them. They have an extensive amount of growth in all areas and they are in a position where they will have 10 additional staff people by March first which is what drives the need to move quickly. He explained they also have a need for a large conference room. He is willing to think of different things that might be possible and they are willing to participate in costs connected to making their space more workable, they will buy the materials if the county will supply the labor. He stated his needs are immediate.

MOTION by Sapp to accept option A, proceed with original plan as adopted by the Champaign County Board on August 18, 2005 and add ten (10) offices to the original scope of work upon resolution of funding issues; seconded by James. **Motion carried.**

Mr. Weibel asked how this will affect the other remodels. Mr. Dimit explained that adding those offices is internal to their space and the only outstanding issue would be the large conference room. Mr. Hall stated ZBA needs a conference room and they are willing to work with RPC. Mr. Beckett stated they will have to come back with more funding details and he reminded the committee that as of now, there is no reuse plan for the nursing home and there are still people who need space.

He stated they have received the costs for mothballing the building, from the IGW study, and reminded them that the cost for replacing the heating system changes the entire picture of the commercial utilization of that space. Mr. Inman stated he has requested Mr. Glerum and Mr. Gleason to come up with a plan of cost for mothballing. Mr. Beckett stated the reuse issue will be back on the table and asked for any ideas. They need to remember the coroner needs space but they need to concentrate on the April 1 projects.

Mr. Shelden asked if it is possible, when talking about that heating system, for the building to be maintained in sections. Mr. James stated he doesn't believe that is possible, based on the information they have received and he stated we need to proceed cautiously. Mr. Shelden stated he is looking for election space and right now he is cramped and renting space for that equipment, they also have some amount of money from the insurance settlement from the destruction of the election building that can be used for some of the other costs.

Historical Perspective

Addressed above

Remodel Project – County Clerk IGW Architecture Invoice #5

MOTION by Jay to recommend County Board approval of IGW Architecture Invoice #5 in the amount of \$170.00 for professional services rendered in the design of County Clerk election space, service period is October 28, 2006 – November 24, 2006; seconded by James. **Motion carried.**

Storage Build Out

Item addressed

Remodel Funding Issue

Item addressed

Committee Action

Chair's Report/Issues

There were no issues.

2007 Meeting Schedule

Mr. Beckett reminded the committee they meet the first Tuesday following the first Monday of every month and he will work on a location schedule.

Solicit Department space needs

Mr. Beckett explained he asked Ms. Busey to mention this at the department heads meeting, indicating the Facilities committee is interested in space needs issues.

Committee members issues to be addressed

Mr. Beckett informed the committee that if anyone has an issue to be addressed, they should bring it to his attention and he will place it on the agenda.

Re-appointment of Stan James & Lorraine Cowart to the professional services negotiation sub-committee for the exterior masonry project

MOTION by Betz to approve the re-appointment of Stan James and Lorraine Cowart to the professional services negotiation sub-committee for the exterior masonry project; seconded by Jay.

Ms. McGrath stated they are reviewing our contracts as they come up with the overriding concerns being that we examine any clauses that deal with mediation or arbitration and we look at additional fees and costs that go above and beyond the actual contract price. She believes they have been able to successfully address both those issues in the contractor portion of this contract.

Mr. Jay stated he appreciates those efforts and asked where we are with this contract. Mr. Beckett explained the subcommittee had a preliminary meeting and they stopped because of the issues Ms. McGrath stated as well as some performance schedule issues because a lot of work has already been done. He hopes we can finalize that contract before the January Board meeting.

Motion carried.

Physical Plant Reports Monthly Reports

Mr. Reinhart explained they have added new information to these reports for the committee to review.

Capital Project for FY 2006

Mr. Reinhart stated this report is for the committee's information.

Other Business **Communication**

Inter-Committee

Mr. Beckett stated he and Mr. Bensyl have discussed this and because everyone has email, communication between meetings will be done that way. Mr. James stated he is very bad about checking his email and would prefer phone calls.

County Administrator

Mr. Inman stated he is looking for what is the best way to get information from him, to the committee, such as updates. Mr. James stated he is fine with the information coming from Mr. Beckett and Mr. Bensyl.

Request for special meeting on January 25, 2007 to address Architectural Services contract for Courthouse Exterior Masonry Project

Committee consensus to hold a special Facilities meeting on January 25, 2007, before the full board meeting, if there is a contract to consider.

New Business

Mr. Sapp stated for \$900,000 they could demo the building and we don't have the money to do that. Looking at the options the next would be demo and building for the needs we have. As they move forward he stated he doesn't want us to spend a lot of money.

Consent agenda Items

Committee consensus to include items V A, B; VI A, B, D and VII B 1 on the County Board consent Agenda.

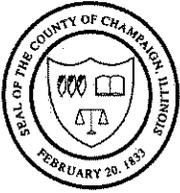
Adjournment

Chair Beckett declared the meeting adjourned at 8:49 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary



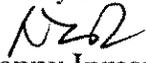


CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

1776 EAST WASHINGTON
URBANA, IL 61802
(217) 384-3776
(217) 384-3765 – PHYSICAL PLANT
(217) 384-3896 – FAX
(217) 384-3864 – TDD
Website: www.co.champaign.il.us

ADMINISTRATIVE SUPPORT
DATA PROCESSING
MICROGRAPHICS
PURCHASING
PHYSICAL PLANT
SALARY ADMINISTRATION

To: Steve Beckett, Chair of County Facilities Committee
County Facility Committee Members

From:  Denny Inman, County Administrator/Facilities & Procurement

Re: Correctional Center - Emergency Evacuation Perimeter Fencing
(Agenda Item XI.D)

Date: February 20, 2007

ISSUE:

The issue for consideration is the construction of an outdoor assembly area to safely evacuate prisoners from the Champaign County Correctional Center during an emergency event.

REPORT:

1. The Correctional Center was dedicated in 1980.
2. In time of emergency, the current evacuation plan calls for the assembly of prisoners in the outdoor recreation area. This area is located within the building structure.
3. Should a significant emergency event occur, the outdoor recreation area is no longer conducive to provide a safe haven for 100+ prisoners and correctional personnel. The facility was constructed for an average daily population of 72 prisoners.
4. In an attempt to lessen the security and personal injury impact of a major emergency event, a new evacuation plan has been developed. This plan requires the construction of an outdoor assembly area on the Water Street (north) side of the Center. Scope of construction entails the installation of a fence in the assembly area, installation of access gates for the removal of prisoners via MTD buses, and security lighting. See diagram entitled Emergency Evacuation/Perimeter Fencing/10/3/06/document S1.

5. County representatives have met with City of Urbana Fire and Building Code personnel. Attached is a letter rejecting the traditional security fence with razor wire and recommending the preferred fence style. All parties are in concurrence that the proposed plan is the preferred plan.
6. The estimated project budget is \$30,000. Funds to support this project are available from a grant received by the Office of the Sheriff and Capital Improvements fund.

I recommend the County Facilities Committee approve the construction of an emergency evacuation assembly area on the north side of the Correctional Center as depicted in diagram entitled Emergency Evacuation/Perimeter Fencing/10/3/06/document S1. If the project is approved, the funding plan should be addressed at the March Finance Committee meeting.



Community Development Services
400 South Vine Street
Urbana, IL 61801
(217)384-2444
FAX (217)384-0200

November 1, 2006

Alan Reinhart
Supervisor of Building Maintenance
1776 E. Washington
Urbana, IL 61802

RE: Review of fence installation drawings

Dear Alan:

Steve Cochran has forwarded your drawings for review to me, and I have consulted with Libby Tyler as the Building Official.

We find that the use of the type of fence in drawing D1, including razor wire, is not appropriate for use in downtown Urbana, across the street from the Urbana Civic Center. We will not approve that installation per Section 7-2 of the Urbana Code of Ordinances.

We would approve the alternate choice called "Invincible Industrial Fence" at the downtown location as described in your letter.

We find no exception to the installation for fencing at the Lierman Ave. location.

Please follow normal application procedures through Mr. Cochran to obtain the proper permits for these two locations.

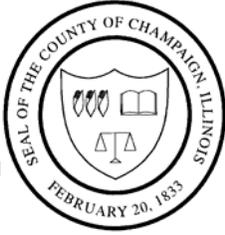
If you have any questions, please call.

Sincerely,

Gordon R. Skinner, Manager
Building Safety Division
217/384-2431 or FAX 217/384-0200

GRS:vpp





CHAMPAIGN COUNTY BOARD
COMMITTEE ADDENDUM

COUNTY FACILITIES

Tuesday, February 20, 2007 – 7:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center
1776 E. Washington, Urbana

CHAIR: Steve Beckett

MEMBERS: Bensyl, Betz, Cowart, James, Jay, McGinty, Sapp, Weibel

ADDENDUM

V CHAMPAIGN COUNTY NURSING HOME: Reuse

c. Coroner's Office – presentation by Coroner Duane Northrup

*Champaign County
Administrative Services
1776 East Washington
Urbana, IL 61802
(217) 384-3776*

*Pius Weibel
County Board Chair
Denny Inman, Del Busey
County Administrators*