



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

Tuesday, August 6, 2024, at 6:30p.m.
Shields-Carter Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana, IL 61802

Committee Members:

Jenny Lokshin – Chair	Carolyn Greer
Jeff Wilson – Vice Chair	Jennifer Locke
Stephanie Fortado	Mike Smith
Elly Hanauer-Friedman	Bethany Vanichtheeranont

<u>Agenda</u>	Page #
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II. Approval of Agenda/Addenda	
III. Approval of Minutes – June 4, 2024	1 - 5
IV. Public Participation	
V. Communications	
VI. New Business	
A. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley, and Broeren Russo – Austin Barton (July 2024 Photos Attached)	6 - 19
B. Discussion and Approval of Change Orders for ITB#2022-008 County Plaza Renovation Project (Change Orders #55, 56, 57, 58 and 59 attached and composite of change orders and pay applications to be handed out)	20 - 26
C. Update on ITB #2023-005 County Plaza Elevator Renovation Project – Bailey Edward Design – Karla Smalley	
D. Final update on Courthouse Parking Lot Access Control Project – Bailey Edward Design – Karla Smalley	
E. Update on ITB#2022-009 Satellite Jail Consolidation (July 2024 Photos Attached)	27 - 46
F. Discussion and Approval of Change Orders for ITB#2022-009 Satellite Jail Consolidation Project (Change Order #54 and composite of all change orders and pay applications to date – Handout if completed)	47 - 49
G. Discussion of PJ Hoerr Minority Employment Reports for April, May, and June of 2024 (To be distributed)	
H. Discussion of Courthouse Boiler Burner Replacement Project ITB#2024-003 Re-Bid Documentation and Drawings – Capital Asset Fund Project– GHR Engineering – Jim Gleason (Bid Documents and Schedule Attached)	50 - 70
VII. Other Business	

All meetings are at the Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

- VIII. Presiding Officer's Report
 - A. Future Meeting – **September 3, 2024 @ 6:30pm**
- IX. Designation of Items to be Placed on the Consent Agenda
- X. Adjournment

All meetings are at the Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.



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

8 **MINUTES – Pending Approval**

9 **DATE:** Tuesday, June 4, 2024
10 **TIME:** 6:30 p.m.
11 **PLACE:** Shields-Carter Meeting Room
12 Brookens Administrative Center
13 1776 E. Washington St., Urbana IL 61802

14 **Committee Members**

15 **Present:** Stephanie Fortado, Carolyn Greer, Jennifer Locke, Jenny Lokshin, Jeff Wilson
16 and Bethany Vanichtheeranont
17

18 **Absent:** Elly Hanauer-Freidman and Mike Smith
19

20 **County Staff:** Dana Brenner (Facilities Director), Chris Smith (Building and Grounds Manager),
21 Steve Summers (County Executive) Michelle Jett (Deputy Administrator) and Mary
22 Ward (Recording Clerk)
23

24 **Others Present:** Austin Barton (Broeren Russo), David Schnebly (Bailey Edward Design), Chris Bieser
25 (Reifsteck Reid Architecture), Colin Logue (P.J. Hoerr Construction), and Jim Gleason (GHR
26 Engineering)

27 **Agenda**

28 **I. Call to Order and Roll Call**
29

30 Committee Chair Lokshin called the meeting to order at 6:30 p.m. Roll call was taken, and a
31 quorum was declared present.
32

33 **II. Approval of Agenda/Addenda**
34

35 A. **MOTION** by Ms. Locke to approve the agenda; seconded by Ms. Vanichtheeranont. Mr. Brenner
36 stated he would like to remove Item F. Discussion and Approval of Change Orders for ITB#2022-
37 009 Satellite Jail Consolidation Project from the agenda as we did not receive them in time for the
38 meeting and they would be taken directly to the full County Board in June or July. Those who
39 made and seconded the motion approved the amended agenda. Upon voice vote, the **MOTION**
40 **CARRIED** unanimously.
41

42 **III. Approval of Minutes – May 7, 2024**
43

44 **MOTION** by Ms. Fortado to approve the May 7, 2024 minutes; seconded by Mr. Wilson. Upon
45 voice vote the **MOTION CARRIED** unanimously.
46

47 **IV. Public Participation**
48

49 There was no public participation.

50 **V. Communications**

51
52 Mr. Wilson thanked Mr. Brenner for organizing the tour of the Satellite Jail Consolidation Project.
53

54 **VI. New Business**

55 A. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward
56 Design – David Schnebly, and Broeren Russo – Austin Barton
57

58 Mr. Barton presented pictures and an update of the County Plaza Renovation Project. They
59 are finalizing the Board Room. The display case is in outside the Board Room. Counter tops
60 are in and being installed. The upper parking deck is being striped. Water fountains are
61 installed. Doors and door hardware is being installed. The fifth-floor carpeting is going down.
62

63 Mr. Wilson asked for an update on worker safety. There are no concerns. The safety
64 consultant walked thru last week and there were no issues.
65

66 Upcoming work includes the exterior doors, installing the parking gates and wrapping up the
67 lower-level flooring. There will be a walk thru with the city for life/safety issues. There will be
68 a few odds and ends to finish up including signage and the blinds.
69

70 B. Discussion and Approval of Change Orders for ITB#2022-008 County Plaza Renovation Project
71 (Change Orders #45, #46, #47, #48, #49 and #50 and composite of change orders and pay
72 applications)
73

74 Mr. Barton went over the change orders for the project. Change order 45 is for ten additional
75 lock sets. This will help the building be keyed in the same lock set. Change order 46 is for an
76 additional card reader at the South main entrance. Change order 47 is for the exterior
77 painting of the large sign and the covered exterior stair well. Change order 48 is for
78 additional work on both rooftop penthouses. Change order 49 is to install vinyl treads on the
79 accent stairs from the 1st to 2nd floor. Change order 50 is for the disposal of 23 lower level
80 parking bumpers and replacing six instead of all 23 as indicated on the change order. This will
81 change the cost from \$3,846.75 to \$1,903.25.
82

83 **MOTION** by Ms. Locke to recommend County Board approval of a resolution approving
84 Change Orders 45, 46, 47, 48, 49 and 50 with the change to Change Order 50 making it
85 \$1,903.25 for the County Plaza Renovation Project; seconded by Ms. Greer. Upon voice vote,
86 the **MOTION CARRIED** unanimously.
87

88 C. Update on ITB #2023-005 County Plaza Elevator Renovation Project – Bailey
89 Edward Design – David Schnebly
90

91 Mr. Brenner reported that they were notified today that the controls and trailing cables will
92 be in production but will not be here until late June. At this time, OTIS plans to start work on
93 the elevators on July 15th. Ms. Lokshin asked about occupation of the building and if part of
94 the Sheriff's office would still be able to move in early. The Road Deputies could move into
95 the lower level.
96
97

98 D. Update on Courthouse Parking Lot Access Control Project – Bailey Edward Design – David
99 Schnebly

100
101 The parking lot coating and striping is completed. The barriers are in place and the gate
102 should be operational by the end of the week. Those parking in the lot include judges and
103 department heads, the rest of the spots are based on seniority. There are 93 total parking
104 spaces available.

105
106 E. Update on ITB#2022-009 Satellite Jail Consolidation

107
108 Ms. Lokshin thanked Mr. Brenner for the tour and said the facility looks fantastic. Mr. Bieser
109 shared photos and gave an update on the Satellite Jail Consolidation Project. Fencing for the
110 outdoor spaces is installed in some areas and going up in others. Case work is in in the
111 medical wing. Flooring is going in for the Exercise Room.

112
113 Mr. Wilson asked about the geothermal system; how it works and how deep the wells go.
114 They are approximately 350 feet deep. Mr. Gleason explained that it is a heat exchange
115 system and how it works.

116
117 Mr. Wilson also asked about safety programs/audits on this project. There have been zero
118 lost workdays. The in-house safety coordinator is out bi-weekly and more often if needed.

119
120 ~~F. Discussion and Approval of Change Orders for ITB#2022-009 Satellite Jail Consolidation~~
121 ~~Project (Change Orders and composite of all change orders and pay applications to date)~~

122
123 Removed from agenda.

124
125 G. Discussion of PJ Hoerr Minority Employment Reports for March and April of 2024

126
127 Colin Logue presented the Minority Employment Reports for March and April. In April there
128 were 84 employees, 2 were female and 11 were minorities. The number is trending slightly
129 down due to the type of work being done and that the project is winding down. Ms. Fortado
130 asked about the aggregate for the project to date. There were 16 females and 937 minority.
131 To date, the total project has had 53,000+ hours and approximately 7,000 hours were
132 minority hours.

133
134 H. Discussion and Approval Extension Letters of Understanding with Bailey Edward Design,
135 Reifsteck Reid Architecture and GHR Engineering

136
137 Mr. Brenner led the discussion on the Letters of Extension. He gave the background as to
138 how the original letters were issued. The original Letters of Understanding went from January
139 1, 2021 to December 31, 2023. We are asking to extend the letters for all entities for two
140 years, taking us thru December 31, 2025. A Request for Proposal will be done in the fall of
141 2025 for both Engineering and Architectural Services. It is important to have continuity with
142 our current projects and through the warranty period for them. We have consulted with
143 County legal about extending these letters of understanding. This protects the current
144 projects going forward.

146 Mr. Wilson asked if there had been any objections from other architect/engineers for not
147 being able to bid. Mr. Brenner said he was not sure he can really answer that question. He
148 can't speak for any architectural/engineering firms. It seems prudent to extend the contract
149 and protect the current projects going forward. Mr. Wilson also asked if we track the average
150 spend with these entities. We try to keep it to 10%, which is standard. We watch our funds
151 carefully and make them stretch as far as possible.

152
153 **MOTION** by Ms. Vanichtheeranont to recommend County Board approval of a resolution of
154 the Extension Letters of Understanding with Bailey Edward Design, Reifsteck Reid
155 Architecture and GHR Engineering; seconded by Ms. Greer. Upon voice vote, the **MOTION**
156 **CARRIED**. This item will not be on the consent agenda.

157
158 I. Discussion and Approval of Courthouse Boiler Burner Replacement Project ITB#2024-002 Bid
159 Documentation and Drawings – Capital Asset Fund Project– GHR Engineering – Jim Gleason
160

161 This project is just for the replacement of the burners. The boilers are being retubed as well.
162 There are incentives available from Ameren. Mr. Gleason of GHR Engineering said this should
163 add an extra 20 years to the boiler life. Ms. Fortado asked if this was part of the Master Plan
164 and if it was part of the plan for 2023. It was part of the 2023 plan. Staff revisits the plan
165 three to four times a year. The last major revision was after the hailstorm and at that time we
166 added painting and carpet replacement. The committee would like to re-visit the plan yearly.

167
168 **MOTION** by Ms. Locke to approve ITB#2024-002 Courthouse Boiler Burner Replacement
169 Project bid documents and drawings; seconded by Mr. Wilson. Upon voice vote, the **MOTION**
170 **CARRIED** unanimously.

171
172 J. Discussion and Award of Contract for Moving Services
173

174 Ms. Jett led the discussion on the Contract for Moving Services. She said there were six
175 submissions and that they would like to award the contract to Hutchcraft Van Service. They
176 are a local company with over 70 years of service and have moved the Champaign County
177 government offices before. They also offer “green moving” by providing reusable totes, carts,
178 and other moving materials. Their pricing is competitive, and they are committed to paying
179 their employees a fair wage.

180
181 Ms. Locke asked if they bid for a staggered move. Everyone bid for both a staggered move or
182 if we moved all at once. The preferred option was the staggered move.

183
184 **MOTION** by Ms. Vanichtheeranont to recommend County Board approval of awarding the
185 contract to Hutchcraft Van Services and for the Executive's Office to begin negotiating the
186 contract; seconded by Ms. Greer. Upon voice vote, the **MOTION CARRIED** unanimously.

187
188 Mr. Summers added that they are planning on hiring a Moving Coordinator to oversee the
189 move as it will be a big project. It was also mentioned that the A/V tech used in Shields-
190 Carter may not be moved. They cannot find anyone to move and then re-install the existing
191 A/V tech.

192
193

194 **B. Other Business**

195
196 Ms. Fortado noted that with the building projects winding down, the PLA's will be ending. The
197 committee needs to assess and make a report to the full County Board on how it went and what
198 we can do to make it better. One suggestion was to add those with handicaps as well as
199 Veteran's.
200

201 **C. Presiding Officer's Report**

202
203 A. Future Meeting – **August 6, 2024 @ 6:30pm**
204

205 **D. Designation of Items to be Placed on the Consent Agenda**

206
207 Items to be placed on the Consent Agenda include 6. B. and J.
208

209 **E. Adjournment**

210
211 Chair Lokshin adjourned the meeting at 7:39 p.m.
212



Broeren Russo Builders, Inc.

Printed on Fri Aug 2, 2024 at 10:59 am CDT

Job #: 202269 Champaign County Plaza Renovation
102 E Main Street
Urbana, Illinois 61801

Unclassified

Description

All flooring and carpet complete.

Taken Date

08/02/2024 at 10:50 am

Upload Date

08/02/2024 at 10:55 am

Uploaded By

Austin Barton

File Name

[EE88F8B0-C213-4126-9...](#)





Broeren Russo Builders, Inc.

Printed on Fri Aug 2, 2024 at 10:59 am CDT

Job #: 202269 Champaign County Plaza Renovation
102 E Main Street
Urbana, Illinois 61801

Unclassified

Description
Exterior Lights installed

Taken Date
08/02/2024 at 10:49 am

Upload Date
08/02/2024 at 10:55 am

Uploaded By
Austin Barton

File Name
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Broeren Russo Builders, Inc.

Printed on Fri Aug 2, 2024 at 10:59 am CDT

Job #: 202269 Champaign County Plaza Renovation
102 E Main Street
Urbana, Illinois 61801

Unclassified

Description
Exterior Glazing Fully
Buttoned Up

Taken Date
08/02/2024 at 10:49 am

Upload Date
08/02/2024 at 10:55 am

Uploaded By
Austin Barton

File Name
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Broeren Russo Builders, Inc.

Printed on Fri Aug 2, 2024 at 10:59 am CDT

Job #: 202269 Champaign County Plaza Renovation
102 E Main Street
Urbana, Illinois 61801

Unclassified

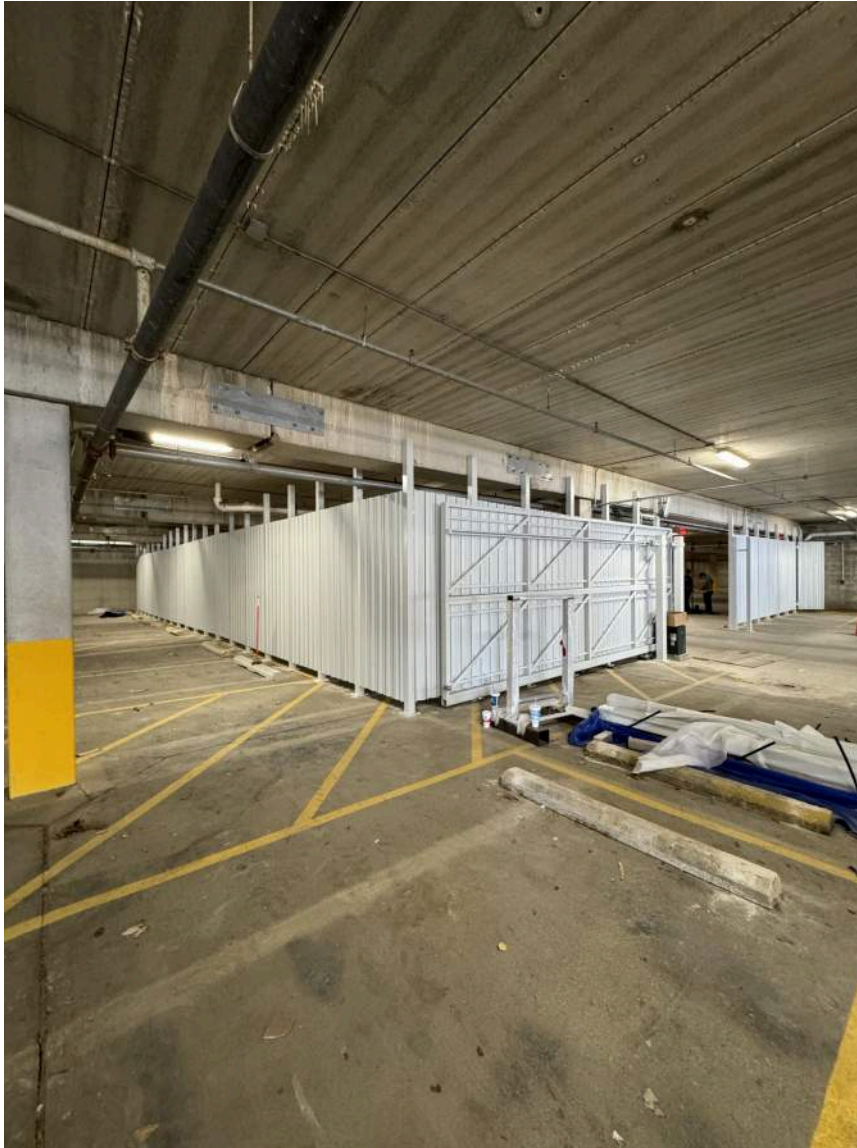
Description
Sheriff Security Fencing
Completed

Taken Date
08/02/2024 at 10:48 am

Upload Date
08/02/2024 at 10:55 am

Uploaded By
Austin Barton

File Name
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Unclassified

Description
Owner TV brackets
Installed

Taken Date
08/02/2024 at 10:46 am

Upload Date
08/02/2024 at 10:55 am

Uploaded By
Austin Barton

File Name
[4C001B8F-5050-4CA7-B...](#)





Broeren Russo Builders, Inc.

Printed on Fri Aug 2, 2024 at 10:59 am CDT

Job #: 202269 Champaign County Plaza Renovation
102 E Main Street
Urbana, Illinois 61801

Unclassified

Description

Canopy main entrance
new lighting completed.

Taken Date

08/02/2024 at 10:46 am

Upload Date

08/02/2024 at 10:56 am

Uploaded By

Austin Barton

File Name

0BCD3ACC-F11D-4363-...





Broeren Russo Builders, Inc.

Printed on Fri Aug 2, 2024 at 10:59 am CDT

Job #: 202269 Champaign County Plaza Renovation
102 E Main Street
Urbana, Illinois 61801

Unclassified

Description
Board Room Blinds
installed.

Taken Date
08/02/2024 at 10:44 am

Upload Date
08/02/2024 at 10:56 am

Uploaded By
Austin Barton

File Name
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Unclassified

Description
TV Brackets installed.

Taken Date
08/02/2024 at 10:43 am

Upload Date
08/02/2024 at 10:56 am

Uploaded By
Austin Barton

File Name
[9C32EEBC-F929-4C1E-B...](#)





Broeren Russo Builders, Inc.

Printed on Fri Aug 2, 2024 at 10:59 am CDT

Job #: 202269 Champaign County Plaza Renovation
102 E Main Street
Urbana, Illinois 61801

Unclassified

Description

View looking into board room with blinds closed.

Taken Date

08/02/2024 at 10:43 am

Upload Date

08/02/2024 at 10:56 am

Uploaded By

Austin Barton

File Name

[6B51327A-37EC-4785-9...](#)



Unclassified

Description
Lobby Stair benches
installed.

Taken Date
08/02/2024 at 10:43 am

Upload Date
08/02/2024 at 10:56 am

Uploaded By
Austin Barton

File Name
[BE8523A3-0664-4E94-8...](#)





Broeren Russo Builders, Inc.

Printed on Fri Aug 2, 2024 at 10:59 am CDT

Job #: 202269 Champaign County Plaza Renovation
102 E Main Street
Urbana, Illinois 61801

Unclassified

Description

1st floor glazing installed.

Taken Date

08/02/2024 at 10:43 am

Upload Date

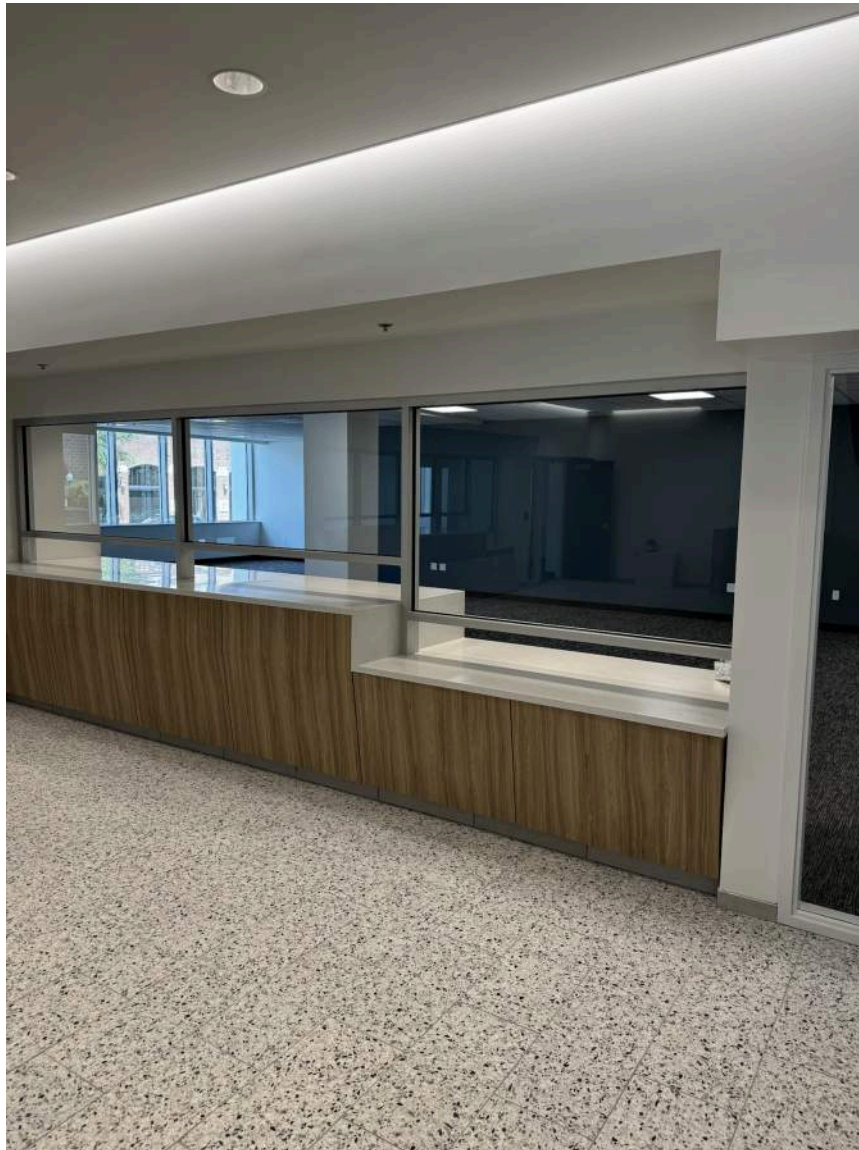
08/02/2024 at 10:56 am

Uploaded By

Austin Barton

File Name

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Broeren Russo Builders, Inc.

Printed on Fri Aug 2, 2024 at 10:59 am CDT

Job #: 202269 Champaign County Plaza Renovation
102 E Main Street
Urbana, Illinois 61801

Unclassified

Description
2nd floor glazing installed.

Taken Date
08/02/2024 at 10:42 am

Upload Date
08/02/2024 at 10:56 am

Uploaded By
Austin Barton

File Name
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Broeren Russo Builders, Inc.

Printed on Fri Aug 2, 2024 at 10:59 am CDT

Job #: 202269 Champaign County Plaza Renovation
102 E Main Street
Urbana, Illinois 61801

Unclassified

Description
3rd floor millwork
completed.

Taken Date
08/02/2024 at 10:42 am

Upload Date
08/02/2024 at 10:56 am

Uploaded By
Austin Barton

File Name
[D7C34B4D-165D-4D48-...](#)





Broeren Russo Builders, Inc.

Printed on Fri Aug 2, 2024 at 10:59 am CDT

Job #: 202269 Champaign County Plaza Renovation
102 E Main Street
Urbana, Illinois 61801

Unclassified

Description
4th floor glazing installed.

Taken Date
08/02/2024 at 10:41 am

Upload Date
08/02/2024 at 10:55 am

Uploaded By
Austin Barton

File Name
[0B585E8B-9997-4F16-A...](#)





AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Champaign County Plaza Renovation
102 E. Main Street, Urbana IL 61801

CONTRACT INFORMATION:
Contract For: General Construction
Date: December 23, 2022

CHANGE ORDER INFORMATION:
Change Order Number: 055
Date: 07/31/2024

OWNER: *(Name and address)*
Champaign County Board
1776 E. Washington Street, Champaign,
IL 61622

ARCHITECT: *(Name and address)*
Bailey Edward Design Inc.
1103 S. Mattis Ave, Champaign IL 61821

CONTRACTOR: *(Name and address)*
Broeren Russo
602 N. County Fair Drive, Suite A,
Champaign, IL 61821

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Please provide (10) 20' lengths of 3/4" copper piping. The County has requested that Broeren Russo purchase material for the use of the County. This material will be purchased by Broeren and unloaded on site.

The original Contract Sum was	\$	18,825,000.00
The net change by previously authorized Change Orders	\$	1,488,444.61
The Contract Sum prior to this Change Order was	\$	20,313,444.61
The Contract Sum will be increased by this Change Order in the amount of	\$	1,468.00
The new Contract Sum including this Change Order will be	\$	20,314,912.61

The Contract Time will be unchanged by (0) days.
The new date of Substantial Completion will be unchanged and remain June 14, 2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Bailey Edward Design Inc.

ARCHITECT *(Firm name)*

Broeren Russo

CONTRACTOR *(Firm name)*

Champaign County Board

OWNER *(Firm name)*



SIGNATURE



SIGNATURE

SIGNATURE

Karla Smalley, Architect

PRINTED NAME AND TITLE

Austin Barton, Project Manager

PRINTED NAME AND TITLE

Steve Summers, County Executive

PRINTED NAME AND TITLE

8/1/2024

DATE

8/1/2024

DATE

DATE



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Champaign County Plaza Renovation
102 E. Main Street, Urbana IL 61801

CONTRACT INFORMATION:
Contract For: General Construction
Date: December 23, 2022

CHANGE ORDER INFORMATION:
Change Order Number: 056
Date: 07/31/2024

OWNER: *(Name and address)*
Champaign County Board
1776 E. Washington Street, Champaign,
IL 61622

ARCHITECT: *(Name and address)*
Bailey Edward Design Inc.
1103 S. Mattis Ave, Champaign IL 61821

CONTRACTOR: *(Name and address)*
Broeren Russo
602 N. County Fair Drive, Suite A,
Champaign, IL 61821

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Please provide all labor, materials, and equipment to install and program sixty (60) Door King Prox Headlight Tags. These tags are to be installed on the Sheriff's patrol cars. This will allow the vehicles to enter the Sheriff's parking area without the need for access cards.

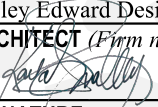
The original Contract Sum was	\$	18,825,000.00
The net change by previously authorized Change Orders	\$	1,489,912.61
The Contract Sum prior to this Change Order was	\$	20,314,912.61
The Contract Sum will be increased by this Change Order in the amount of	\$	10,828.00
The new Contract Sum including this Change Order will be	\$	20,325,740.61

The Contract Time will be unchanged by (0) days.
The new date of Substantial Completion will be unchanged and remain June 14, 2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Bailey Edward Design Inc.

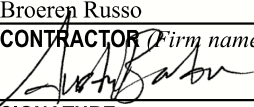
ARCHITECT *(Firm name)*


SIGNATURE
 Karla Smalley, Architect

PRINTED NAME AND TITLE
 8/1/2024

DATE

Broeren Russo

CONTRACTOR *(Firm name)*


SIGNATURE
 Austin Barton, Project Manager

PRINTED NAME AND TITLE
 8/1/2024

DATE

Champaign County Board

OWNER *(Firm name)*

SIGNATURE
 Steve Summers, County Executive

PRINTED NAME AND TITLE

DATE



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Champaign County Plaza Renovation
102 E. Main Street, Urbana IL 61801

CONTRACT INFORMATION:
Contract For: General Construction
Date: December 23, 2022

CHANGE ORDER INFORMATION:
Change Order Number: 057
Date: 07/31/2024

OWNER: *(Name and address)*
Champaign County Board
1776 E. Washington Street, Champaign,
IL 61622

ARCHITECT: *(Name and address)*
Bailey Edward Design Inc.
1103 S. Mattis Ave, Champaign IL 61821

CONTRACTOR: *(Name and address)*
Broeren Russo
602 N. County Fair Drive, Suite A,
Champaign, IL 61821

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Please provide all labor, materials, and equipment to install ventilation as well as one new light fixture and switch in the fourth floor IT Closet. This work was requested by the IT department after a walk of the site. Ventilation is needed due to the heat that will be produced from the equipment in the room. The lighting will be added to enhance the overall illumination in the space.

The original Contract Sum was	\$	<u>18,825,000.00</u>
The net change by previously authorized Change Orders	\$	<u>1,500,740.61</u>
The Contract Sum prior to this Change Order was	\$	<u>20,325,740.61</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>3,637.76</u>
The new Contract Sum including this Change Order will be	\$	<u>20,329,378.37</u>

The Contract Time will be unchanged by (0) days.
The new date of Substantial Completion will be unchanged and remain June 14, 2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Bailey Edward Design Inc.

ARCHITECT *(Firm name)*

Broeren Russo

CONTRACTOR *(Firm name)*

Champaign County Board

OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

Karla Smalley, Architect

PRINTED NAME AND TITLE

Austin Barton, Project Manager

PRINTED NAME AND TITLE

Steve Summers, County Executive

PRINTED NAME AND TITLE

8/1/2024

DATE

8/1/2024

DATE

DATE



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Champaign County Plaza Renovation
102 E. Main Street, Urbana IL 61801

CONTRACT INFORMATION:
Contract For: General Construction
Date: December 23, 2022

CHANGE ORDER INFORMATION:
Change Order Number: 058
Date: 07/31/2024

OWNER: *(Name and address)*
Champaign County Board
1776 E. Washington Street, Champaign,
IL 61622

ARCHITECT: *(Name and address)*
Bailey Edward Design Inc.
1103 S. Mattis Ave, Champaign IL 61821

CONTRACTOR: *(Name and address)*
Broeren Russo
602 N. County Fair Drive, Suite A,
Champaign, IL 61821

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

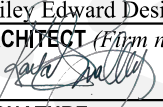
Please provide all labor, materials, and equipment to install eight (8) new data outlets on the fifth floor as well as one data and one electrical connection on the second floor. The additional data pulls on the fifth floor were requested by IT so that their offices have two (2) data outlets. The additional data and power outlets on the second floor allow for an additional workstation in the open workspace.

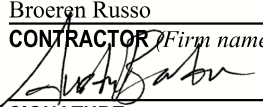
The original Contract Sum was	\$ 18,825,000.00
The net change by previously authorized Change Orders	\$ 1,504,378.37
The Contract Sum prior to this Change Order was	\$ 20,329,378.37
The Contract Sum will be increased by this Change Order in the amount of	\$ 13,476.00
The new Contract Sum including this Change Order will be	\$ 20,342,854.37

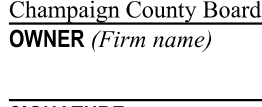
The Contract Time will be unchanged by (0) days.
The new date of Substantial Completion will be unchanged and remain June 14, 2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Bailey Edward Design Inc.
ARCHITECT *(Firm name)*

SIGNATURE
Karla Smalley, Architect
PRINTED NAME AND TITLE
8/1/2024
DATE

Broeren Russo
CONTRACTOR *(Firm name)*

SIGNATURE
Austin Barton, Project Manager
PRINTED NAME AND TITLE
8/1/2024
DATE

Champaign County Board
OWNER *(Firm name)*

SIGNATURE
Steve Summers, County Executive
PRINTED NAME AND TITLE

DATE



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Champaign County Plaza Renovation
102 E. Main Street, Urbana IL 61801

CONTRACT INFORMATION:
Contract For: General Construction
Date: December 23, 2022

CHANGE ORDER INFORMATION:
Change Order Number: 059
Date: 08/02/2024

OWNER: *(Name and address)*
Champaign County Board
1776 E. Washington Street, Champaign,
IL 61622

ARCHITECT: *(Name and address)*
Bailey Edward Design Inc.
1103 S. Mattis Ave, Champaign IL 61821

CONTRACTOR: *(Name and address)*
Broeren Russo
602 N. County Fair Drive, Suite A,
Champaign, IL 61821

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Provide all labor, materials, and equipment to install the following:

Parking Garage: Provide and deliver 1 cut of #10 THHN @ 290'; Provide and deliver (2) breakers; no installation.

Interior Scope: Provide and install conduits from existing penetration stub's and tie into electrical panel, provide pull string - no wiring included. Contractor to purchase chargers and provide for Owner installation.

See attached for more information.

The original Contract Sum was	\$	<u>18,825,000.00</u>
The net change by previously authorized Change Orders	\$	<u>1,517,854.37</u>
The Contract Sum prior to this Change Order was	\$	<u>20,342,854.37</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>9,979.00</u>
The new Contract Sum including this Change Order will be	\$	<u>20,352,833.37</u>

The Contract Time will be unchanged by (0) days.

The new date of Substantial Completion will be unchanged and remain June 14, 2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Bailey Edward Design Inc.

ARCHITECT *(Firm name)*



SIGNATURE

Karla Smalley, Architect

PRINTED NAME AND TITLE

8/2/2024

DATE

Broeren Russo

CONTRACTOR *(Firm name)*



SIGNATURE

Austin Barton, Project Manager

PRINTED NAME AND TITLE

8/2/2024

DATE

Champaign County Board

OWNER *(Firm name)*

SIGNATURE

Steve Summers, County Executive

PRINTED NAME AND TITLE

DATE

County Plaza Renovation Project

Broeren Russo Change Orders and Total Expenses

		<u>Date</u>	<u>Change Order Amount</u>		<u>Updated Contract Amount</u>	<u>Change Orders on Pay Applications</u>	<u>Posted Change Orders</u>	
	Broeren Russo Contract Amount				\$ 18,825,000.00			
#	<u>Change Orders</u>							
#1	<u>Changing metal stud gauge from 18 to 20 credit</u>	02.10.2023	\$ (85,000.00)	Pay App #1	\$ 18,740,000.00	Pay App #1	\$ (85,000.00)	
#2	<u>Combined a change in 5 elements credit</u>	03.01.2023	\$ (90,603.00)	Pay App #3	\$ 18,649,397.00	Pay App #3	\$ (175,629.00)	
#3	Sofit demolition	04.07.2023	\$ 53,618.00	Pay App #4	\$ 18,703,015.00	Pay App #4		
#4	Membrane roof change	04.27.2023	\$ 11,967.00	Pay App #4	\$ 18,714,982.00	Pay App #4		
#5	Combined 4 different changes	05.09.2023	\$ 219,502.98	Pay App #4	\$ 18,934,484.98	Pay App #4		
#6	Standpipe alteration	05.16.2023	\$ 25,338.58	Pay App #4	\$ 18,959,823.56	Pay App #4		
#7	Culvert change	05.17.2023	\$ 28,163.85	Pay App #4	\$ 18,987,987.41	Pay App #4		
#8	<u>Changed to all new doors</u>	05.18.2023	\$ 24,994.92	Pay App #4	\$ 19,012,982.33	Pay App #4	\$ 187,982.33	
#9	Sanitary line repair	05.30.2023	\$ 94,397.29	Pay App #5	\$ 19,107,379.62	Pay App #5		
#10	Roof deck structural steel	05.31.2023	\$ 458,239.25	Pay App #5	\$ 19,565,618.87	Pay App #5		
#11	Curtain wall change	06.01.2023	\$ 101,545.40	Pay App #5	\$ 19,667,164.27	Pay App #5		
#12	<u>Water meter valves</u>	06.21.2023	\$ 3,192.51	Pay App #5	\$ 19,670,356.78	Pay App #5	\$ 845,356.78	
#13	Conduit for exterior lighting	07.25.2023	\$ 3,000.00	Pay App #7	\$ 19,673,356.78	Pay App #7		
#14	Four cornors asbestos removal	07.26.2023	\$ 56,105.50	Pay App #7	\$ 19,729,462.28	Pay App #7		
#15	Room modifications	07.31.2023	\$ 42,091.35	Pay App #7	\$ 19,771,553.63	Pay App #7		
#16	<u>Ceiling tile selection credit</u>	08.03.2023	\$ (16,000.00)	Pay App #7	\$ 19,755,553.63	Pay App #7	\$ 930,553.63	
#18	<u>Ballistic panel credit for not being installed above ceiling</u>	09.27.2023	\$ (2,000.00)	Pay App #9	\$ 19,753,553.63	Pay App #9	\$ 932,453.63	
#19	5th floor modifications for Public Defender	09.27.2023	\$ 63,526.39	Pay App #10	\$ 19,817,080.02	Pay App #10		
#20	Credit change in level 5 wall mud/sanding finish	09.27.2023	\$ (23,000.00)	Pay App #10	\$ 19,794,080.02	Pay App #10		
#21	<u>Modification to gas/water line by city inspector</u>	09.27.2023	\$ 6,318.88	Pay App #10	\$ 19,800,398.90	Pay App #10	\$ 936,398.90	
#22	Over payment credit back to County	11.28.2023	\$ (26.00)	Pay App #11	\$ 19,800,372.90	Pay App #11		not included
#23	Installation of additionaly ballistic panels on first level	11.29.2023	\$ 2,000.00	Pay App #11	\$ 19,802,372.90	Pay App #11		
#24	<u>New perimeter soffit to close the ceiling from the interior</u>	11.29.2023	\$ 190,718.00	Pay App #11	\$ 19,993,090.90	Pay App #11	\$ 1,168,090.90	
#17	<u>Fencing modifications and removal</u>	09.19.2023	\$ (39,000.00)	Pay App #12	\$ 19,954,090.90	Pay App #12	\$ 1,129,090.90	
#25	Installation of duress pushbuttons	01.31.2024	\$ 48,458.00	Pay App #13	\$ 20,002,548.90	Pay App #13		
#26	Installation of conduit on LL for future EV Charging Station	01.31.2024	\$ 13,438.00	Pay App #13	\$ 20,015,986.90	Pay App #13		
#27	Insatallation of south Chase flooring	02.01.2024	\$ 18,594.00	Pay App #13	\$ 20,034,580.90	Pay App #13		
#28	Installation of newhose bib on roof	02.01.2024	\$ 1,971.00	Pay App #13	\$ 20,036,551.90	Pay App #13		
#29	Replacement of water lines where steel was placed	02.01.2024	\$ 16,095.00	Pay App #13	\$ 20,052,646.90	Pay App #13		
#30	<u>Install a new 3" drainpipe in south canopy</u>	02.28.2024	\$ 18,539.00	Pay App #13	\$ 20,071,185.90	Pay App #13	\$ 1,285,185.90	not included
#31	Install a new pressure tank bladder	02.28.2024	\$ 4,934.00	Pay App #14	\$ 20,076,119.90	Pay App #14)	
#32	Credit to project for not installing 15 TV's	02.29.2024	\$ (4,069.80)	Pay App #14	\$ 20,072,050.10	Pay App #14	\$ 1,247,050.10	
#33	Provide material for new blinds at exterior windows	03.26.2024	\$ 64,271.00	Pay App #15	\$ 20,136,321.10	Pay App #15		
#34	Provide materials, labor and equipment for exterior 16 lights	03.26.2024	\$ 29,753.00	Pay App #15	\$ 20,166,074.10	Pay App #15		
#35	Remove ceramic tile in 3 N lobbies 2 S lobbies and replace	03.26.2024	\$ 26,500.00	Pay App #15	\$ 20,192,574.10	Pay App #15		
#36	Insatall 2 new dampers in server room	03.26.2024	\$ 3,148.00	Pay App #15	\$ 20,195,722.10	Pay App #15		
#37	Remove and replace 4 drain bodies in upper parking deck	03.26.2024	\$ 7,150.36	Pay App #15	\$ 20,202,872.46	Pay App #15		
#38	Provide new UPS and Bypass switch for server room	03.26.2024	\$ 38,907.00	Pay App #15	\$ 20,241,779.46	Pay App #15		
#39	Install new door access hardware & cover plate per changes	03.26.2024	\$ 4,873.00	Pay App #15	\$ 20,246,652.46	Pay App #15		
#40	Replace the S1 & S2 sinks specified	03.26.2024	\$ 2,246.00	Pay App #15	\$ 20,248,898.46	Pay App #15		
#41	Install 3-quad power outlets in room 122.	03.27.2024	\$ 8,871.00	Pay App #15	\$ 20,257,769.46	Pay App #15	\$ 1,432,769.46	
#42	Install air lovers and CO monitoring equipment to lower garage	04.22.2024	\$ 16,827.00	Pay App #16	\$ 20,274,596.46	Pay App #16		

	<u>Date</u>	<u>Change Order Amount</u>		<u>Updated Contract Amount</u>	<u>Change Orders on Pay Applications</u>	<u>Posted Change Orders</u>
#43	04.22.2024	\$ 455.00	Pay App #16	\$ 20,275,051.46	Pay App #16	
#44	04.30.2024	\$ 4,886.00	Pay App #16	\$ 20,279,937.46	Pay App #16	\$ 1,454,937.46
#45	05.28.2024	\$ 4,555.00		\$ 20,284,492.46		
#46	05.28.2024	\$ 3,316.00		\$ 20,287,808.46		
#47	05.28.2024	\$ 3,139.00		\$ 20,290,947.46		
#48	05.28.2024	\$ 6,634.00		\$ 20,297,581.46		
#49	05.28.2024	\$ 6,367.00		\$ 20,303,948.46		
#50	05.30.2024	\$ 1,903.25		\$ 20,305,851.71		
#51	07.09.2024	\$ 2,764.90		\$ 20,308,616.61		
#52	07.10.2024	\$ 6,780.00		\$ 20,315,396.61		
#53	07.09.2024	\$ (4,886.00)		\$ 20,310,510.61		
#54	07.09.2024	\$ 2,934.00		\$ 20,313,444.61		
#55	07.31.2024	\$ 1,468.00		\$ 20,314,912.61		
#56	07.31.2024	\$ 10,828.00		\$ 20,325,740.61		
#57	07.31.2024	\$ 3,627.76		\$ 20,329,368.37		
#58	07.31.2024	\$ 13,476.00		\$ 20,342,844.37		
#59	08.02.2024	\$ 9,979.00		\$ 20,352,823.37		
	Total	\$ 1,527,823.37		\$ 20,352,823.37		

<u>Pay Applications</u>	<u>Date</u>	<u>Amount</u>	<u>Retainage</u>	<u>Remaining</u>
Pay App #1	03.21.2023	\$ 1,065,770.90	\$ 118,419.00	\$ 19,287,052.47
Pay App #2	05.02.2023	\$ 1,228,115.43	\$ 136,457.30	\$ 18,058,937.04
Pay App #3	05.31.2023	\$ 1,514,736.81	\$ 168,304.12	\$ 16,544,200.23
Pay App #4	06.27.2023	\$ 1,572,927.60	\$ 146,992.01	\$ 14,971,272.63
Pay App #5	07.06.2023	\$ 534,014.52	\$ 59,334.95	\$ 14,437,258.11
Pay App #6	08.03.2023	\$ 1,191,937.78	\$ 132,437.55	\$ 13,245,320.33
Pay App #7	09.11.2023	\$ 1,023,261.88	\$ 113,695.82	\$ 12,222,058.45
Pay App #8	10.04.2023	\$ 901,711.67	\$ 100,190.29	\$ 11,320,346.78
Pay App #9	11.01.2023	\$ 915,624.53	\$ 101,736.10	\$ 10,404,722.25
Pay App #10	12.04.2023	\$ 852,771.27	\$ 93,977.05	\$ 9,551,950.98
Pay App #11	01.02.2024	\$ 894,570.63	\$ 99,187.07	\$ 8,657,380.35
Pay App #12	02.02.2024	\$ 1,604,620.08	\$ 150,192.20	\$ 7,052,760.27
Pay App #13	03.05.2024	\$ 1,125,200.49	\$ 123,617.60	\$ 5,927,559.78
Pay App #14	04.10.2024	\$ 692,118.00	\$ 72,640.70	\$ 5,235,441.78
Pay App #15	05.06.2024	\$ 878,713.86	\$ (8,697.30)	\$ 4,356,727.92
Pay App #16	05.31.2024	\$ 1,233,545.64	\$ 126,545.47	\$ 3,123,182.28
Pay App #17	07.01.2024	\$ 2,168,576.69	\$ 300,381.43	\$ 954,605.59
TOTAL		\$ 19,398,217.78	\$ 2,035,411.36	





1C22

1C23



1C25













36













1C03

1C04











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Change Order

PROJECT: (Name and address)
Champaign County Jail Consolidation

CONTRACT INFORMATION:
Contract For: General Construction
Date: January 6, 2023

CHANGE ORDER INFORMATION:
Change Order Number: 054
Date: July 31, 2024

OWNER: (Name and address)
Champaign County Board
Champaign County Physical Plant
1776 East Washington
Urbana IL 61802-4581

ARCHITECT: (Name and address)
Reifsteck Reid & Company Architects
909 Arrow Road, Champaign IL 61821

CONTRACTOR: (Name and address)
PJ Hoerr, Inc
107 N Commerce Place
Peoria, IL 61604

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Provide fifty-eight (58) interchangeable cores for existing jail door locks (material only - installation labor by Owner)


The original Contract Sum was	\$ 22,228,357.00
The net change by previously authorized Change Orders	\$ 311,932.06
The Contract Sum prior to this Change Order was	\$ 22,540,289.06
The Contract Sum will be increased by this Change Order in the amount of	\$ 8,130.15
The new Contract Sum including this Change Order will be	\$ 22,548,419.21

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be unchanged.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Reifsteck Reid & Company Architects


ARCHITECT (Firm name)


SIGNATURE
 Chris Bieser, Project Manager

PRINTED NAME AND TITLE
 July 31, 2024

DATE

PJ Hoerr, Inc.

CONTRACTOR (Firm name)


SIGNATURE
 Colin Logue, Vice President

PRINTED NAME AND TITLE
 July 31, 2024

DATE

Champaign County Board

OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

**Satellite Jail Consolidation Project
PJ Hoerr Change Orders and Total Expenses**

#	JP Hoerr Contract Amount	Date	Change Order Amount	Updated Contract Amount	Pay Application #
				\$ 22,228,357.00	
	Change Orders				
#1	Credit to modifications of foundation types and reinforcement	04.05.2023	\$ (744.00)	\$ 22,227,613.00	Pay App #1
#2	Unsuitable soil in parking lot extension adding stone	04.27.2023	\$ 2,114.33	\$ 22,229,727.33	Pay App #2
#3	Upgrade two water coolers to security grade	04.28.2023	\$ 19,123.53	\$ 22,248,850.86	Pay App #2
#4	Directional boring of fiber under retention basin	05.04.2023	\$ 34,626.90	\$ 22,283,477.76	Pay App #3
#5	Hand digging to locate fiber optic conduits	07.10.2023	\$ 793.80	\$ 22,284,271.56	Pay App #5
#6	Provide floor mounted u-shape bollard to protect gas main	07.10.2023	\$ 2,472.75	\$ 22,286,744.31	Pay App #5
#7	Provide credit for deleting all retractable bollards	07.10.2023	\$ (268,445.00)	\$ 22,018,299.31	Pay App #5
#8	Remove face frames for plastic laminate casework and certification	07.21.2023	\$ (19,346.00)	\$ 21,998,953.31	Pay App #7
#9	Change in masonry grout and seating of baring plates	07.26.2023	\$ 5,145.00	\$ 22,004,098.31	Pay App #7
#10	Install new CMU wall over ductbank in lieu of removing concrete	09.22.2023	\$ (6,905.00)	\$ 21,997,193.31	Pay App #8
#11	Change return air temperature sensors	09.22.2023	\$ 6,013.04	\$ 22,003,206.35	Pay App #8
#12	Add additional fire dampers I duct penetrations of rated walls	09.22.2023	\$ 4,608.48	\$ 22,007,814.83	Pay App #8
#13	Remove portion of ductbank and thicken slab recreation space	10.27.2023	\$ 5,533.16	\$ 22,013,347.99	Pay App #9
#14	Credit for elimination of razer wire within refuge area	10.27.2023	\$ (19,320.00)	\$ 21,994,027.99	Pay App #9
#15	Add two overflow roof drains on existing roof	10.27.2023	\$ 24,579.67	\$ 22,018,607.66	Pay App #9
#16	Add concrete pavement to both outdoor recreation areas	11.01.2023	\$ 64,754.55	\$ 22,083,362.21	Pay App #9
#17	Expanded retention basin final price	11.01.2023	\$ 133,089.30	\$ 22,216,451.51	Pay App #9
#18	Additional piping required to connect underdrains due to elevation ct	11.01.2023	\$ 12,175.29	\$ 22,228,626.80	Pay App #9
#19	Provide additional rebar for exterior security walls	11.02.2023	\$ 8,820.00	\$ 22,237,446.80	Pay App #9
#20	Add Fastening of angle to existing precast	11.10.2023	\$ 338.40	\$ 22,237,785.20	Pay App #10
#21	Provide electric/fire alarm magnetic holds for door 156	11.14.2023	\$ 3,401.21	\$ 22,241,186.41	Pay App #10
#22	Provide new inmate property storage	11.16.2023	\$ 32,632.10	\$ 22,273,818.51	\$ 45,461.51 Pay App #10
#23	Repair gas leaks in existing building	01.10.2024	\$ 3,453.04	\$ 22,277,271.55	Pay App #13
#24	Wiring change from Ameren transf. to interior switchboard	01.10.2024	\$ 3,093.92	\$ 22,280,365.47	Pay App #13
#25	Provide & install two fire extinguishers and cabinets	01.22.2024	\$ 2,661.75	\$ 22,283,027.22	Pay App #13
#26	Epoxy paint modifications in detention cells	01.31.2024	\$ 7,098.51	\$ 22,290,125.73	Pay App #13
#27	Revise tectum ceiling framing & reduce security mesh	02.01.2024	\$ (39,848.00)	\$ 22,250,277.73	Pay App #13
#28	Modifications to lighting & controls I rec space	02.01.2024	\$ 10,168.77	\$ 22,260,446.50	Pay App #13
#29	Modifications to door hardware and security modifications	02.09.2024	\$ 6,524.08	\$ 22,266,970.58	Pay App #13
#30	Provide isolation valves and flush valves for Geothermal	02.09.2024	\$ 2,823.21	\$ 22,269,793.79	\$ 41,436.79 Pay App #13
#31	Install trace heat to above ground exterior geothermal piping	03.26.2024	\$ 10,354.62	\$ 22,280,148.41	Pay App #16
#32	Install hail guards to rooftop HVAC equipment	03.26.2024	\$ 10,673.91	\$ 22,290,822.32	Pay App #16
#33	Provide credit for eliminating low voltage wiring	03.26.2024	\$ (15,248.15)	\$ 22,275,574.17	Pay App #16
#34	Provide credit for eliminating swinging shower doors	03.26.2024	\$ (23,690.00)	\$ 22,251,884.17	Pay App #16
#35	Add water line to give both cold & tempered H2O to showers	03.27.2024	\$ 12,281.69	\$ 22,264,165.86	Pay App #16
#36	Install additional pour stops to cantilevered deck areas	03.27.2024	\$ 2,126.25	\$ 22,266,292.11	Pay App #16
#37	Provide additional tube steel deck supports between joists	03.27.2024	\$ 1,047.00	\$ 22,267,339.11	Pay App #16
#38	Provide and install additional ceiling access panels	03.27.2024	\$ 24,025.05	\$ 22,291,364.16	Pay App #16

#39	Provide emergency power for temperature control switches	04.05.2024	\$ 8,117.76	\$ 22,299,481.92	Pay App #16
#40	Eliminate security mesh & modify ceilings in Rooms 157 & 159	04.05.2024	\$ (4,606.00)	\$ 22,294,875.92	Pay App #16
#41	Remodel Booking area	04.17.2024	\$ 83,733.17	\$ 22,378,609.09	Pay App #16
#42	Add security caulking at ceiling decks seams in cells	04.17.2024	\$ 14,333.55	\$ 22,392,942.64	Pay App #16
#43	Provide glazing enclosing skylight shafts in Med Iso 110 & 111	04.30.2024	\$ 20,939.10	\$ 22,413,881.74	Pay App #16
#44	Provide aluminum fascia extension for roof edge	06.05.2024	\$ 7,246.82	\$ 22,421,128.56	Pay App #16
#45	Provide emergency gas shut-off electrical wiring	06.05.2024	\$ 2,912.74	\$ 22,424,041.30	Pay App #16
#46	Add additional electrical items to emergency generator circuits	06.05.2024	\$ 23,799.50	\$ 22,447,840.80	Pay App #16
#47	Reduce the privacy wall height in Medical Isolation cells	06.05.2024	\$ 2,677.50	\$ 22,450,518.30	Pay App #16
#48	Install security guards over electrical & fire alarm devices	06.24.2024	\$ 56,540.45	\$ 22,507,058.75	Pay App #16
#49	Provide water connection to CRAC humidifier	06.27.2024	\$ 5,021.93	\$ 22,512,080.68	Pay App #16
#50	Wire fire alarm protection riser to flow switches	07.01.2024	\$ 3,983.07	\$ 22,516,063.75	Pay App #16
#51	Purchase and install UPS System	07.01.2024	\$ 13,435.80	\$ 22,529,499.55	Pay App #16
#52	Install pipe & insulation to complete Change Order #35	07.10.2024	\$ 7,419.06	\$ 22,536,918.61	Pay App #16
#53	Install additional soenoids to plumbing valves in PODS C & D	07.11.2024	\$ 3,370.45	\$ 22,540,289.06	Pay App #16
#54	Purchase 58 lock cores for existing jail locks	07.31.2024	\$ 8,130.15	\$ 22,548,419.21	Pay App #16
Total			\$ 320,062.21	\$ 22,548,419.21	

Satellite Jail Consolidation Project

JP Hoerr Pay Applications

	<u>Date</u>	<u>Amount</u>	<u>Retainage</u>	<u>Remaining</u>
Pay App #01	03.08.2023	\$ 208,654.20	\$ 23,183.80	\$ 22,339,765.01
Pay App #02	05.09.2023	\$ 211,273.70	\$ 23,474.87	\$ 22,128,491.31
Pay App #03	06.06.2023	\$ 1,669,867.88	\$ 185,540.89	\$ 20,458,623.43
Pay App #04	07.06.2023	\$ 1,002,431.49	\$ 111,381.28	\$ 19,456,191.94
Pay App #05	08.03.2023	\$ 1,585,376.23	\$ 176,152.91	\$ 17,870,815.71
Pay App #06	09.01.2023	\$ 1,656,430.30	\$ 183,547.81	\$ 16,214,385.41
Pay App #07	09.29.2023	\$ 1,566,693.63	\$ 175,577.08	\$ 14,647,691.78
Pay App #08	11.01.2023	\$ 1,244,074.52	\$ 137,230.53	\$ 13,403,617.26
Pay App #09	11.28.2023	\$ 1,850,080.94	\$ 205,564.58	\$ 11,553,536.32
Pay App #10	01.10.2024	\$ 1,225,779.49	\$ 136,197.75	\$ 10,327,756.83
Pay App #11	02.06.2024	\$ 1,576,430.01	\$ 175,158.90	\$ 8,751,326.82
Pay App #12	03.05.2024	\$ 1,286,275.36	\$ 142,919.57	\$ 7,465,051.46
Pay App # 13	04.22.2024	\$ 1,399,407.18	\$ 155,489.73	\$ 6,065,644.28
Pay App #14	05.22.2024	\$ 1,034,933.32	\$ 114,992.60	\$ 5,030,710.96
Pay App #15	06.15.2024	\$ 810,264.91	\$ 90,029.47	\$ 4,220,446.05
Pay App #16	07.24.2024	\$ 898,779.22	\$ 99,864.43	\$ 3,321,666.83
TOTAL		\$ 19,226,752.38	\$ 2,136,306.20	



July 24, 2024

BID: County of Champaign, Illinois
Courthouse Boiler Burner Replacement Rebid (ITB #2024-003)
August 15, 2024
2:00 P.M., Public Opening
Lyle Shields Meeting Room
Brookens Administrative Center
1776 East Washington
Urbana, Illinois 61802-4581

Dear Bidder:

The County of Champaign is inviting the submission of sealed bids for replacing the burners of both existing steam boilers at the Champaign County Courthouse, 101 East Main Street, Urbana, Illinois 61801.

Specifications are prepared with the intent of offering equal opportunity to all bidders. No oral interpretations will be given to any bidder as to the meaning of the specifications. Requests for clarification must be submitted **in writing** via mail, fax or email to:

GHR Engineers and Associates, Inc.
Attn.: James N. Gleason
1615 South Neil Street
Champaign, IL 61820
Fax: (217) 356-1092
Email: jgleason@ghrinc.com

Clarification requests must be received no later than August 9, 2024, 2:00 pm to be considered.

Pursuant to the Illinois Prevailing Wage Act (820 ILCS 130/1 et seq.), not less than the prevailing rate of wages as determined by the Illinois Department of Labor, County of Champaign, or court on review shall be paid by the vendor/contractor to all laborers, workers and mechanics performing work under this contract.

All bids are to be sealed and in the hands of the undersigned by the due date and time stated above, at which time bids will be publicly opened. There will be no bids accepted after said date and time. Your bid is to be submitted on the bid form provided. The envelope containing your bid is to be sealed and marked in the lower left-hand corner: **“Sealed Bid: Courthouse Boiler Burner Replacement Rebid (ITB #2024-003)”**. Bids will not be accepted by FAX or by e-mail.



The Champaign County Board reserves the right to reject any or all bids, to accept the bids, or to waive any irregularities should it deem to be in the best interest of the County of Champaign to do so. The bids will be awarded to the lowest responsible bidder meeting specifications as determined by the Champaign County Board.

Sincerely,

Dana Brenner
Facilities Director

END OF NOTICE TO BIDDERS 00 0200



DOCUMENT 00 1116 - INVITATION TO BID - ITB #2024-003

1.1 PROJECT INFORMATION

A. Notice to Bidders: Qualified bidders are invited to submit bids for Project as described in this Document.

B. Project Identification:
Courthouse Boiler Burner Replacement Rebid

1. Project Location:

Champaign County Courthouse
101 East Main Street
Urbana, Illinois 61801

C. Owner: County of Champaign

1. Owner's Representative:

Dana Brenner, Facilities Director
1776 East Washington
Urbana, IL 61802-4581
Phone: (217) 384-3765
Email: dbrenner@co-champaign.il.us

D. Project Design Team: GHR Engineers and Associates, Inc.

E. Project Description:

1. Replacing existing boiler burners with new high efficiency burners.

1.2 BID SUBMITTAL AND OPENING

A. Owner will receive sealed bids until the bid time and date at the location indicated below. Owner will consider bids prepared in compliance with the Contract Documents issued by Owner, and delivered as follows:

1. **Bid Date: August 15, 2024.**
2. **Bid Time: 2:00 p.m., local time.**

Location:

Lyle Shields Meeting Room
Brookens Administration Center
1776 East Washington
Urbana, IL 61802



- B. Bids will be thereafter opened in the presence of the bidders and read aloud.

1.3 BID SECURITY

- A. Bid security in the form of a bank draft/cashier's check, certified check, U.S. money order, or bid bond **payable to County of Champaign** shall be submitted with each bid in the amount of **ten (10) percent** of the bid amount. No bids may be withdrawn for a period of **sixty (60) days** after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PREBID CONFERENCE / SITE VISIT

- A. A prebid conference for all bidders will be held at **Lyle Shields Meeting Room, Brookens Administration Center, 1776 East Washington, Urbana, Illinois on Thursday, August 8, 2024 at 2:00 pm**, local time. Meet at front entrance.
- B. Building access for additional site visits may be made by contacting Owner's Representative:

Chris Smith, Building and Grounds Manager
Phone: 217-384-3765
Fax: 217-384-3896
E-mail: csmith@co-champaign.il.us

1.5 DOCUMENTS

- A. Documents may be **viewed** at: www.co.champaign.il.us/countyexecutive/bids.php
- B. Up to date Documents can be **procured** free of charge by emailing Shannon Hicks, shicks@ghrinc.com. All documents will be in pdf form by email only. By procuring documents from GHR, Bidders will receive timely updates / addenda.

1.6 TIME OF COMPLETION / SCHEDULE

- A. Bidders shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time.

Thursday, July 25, 2024	Advertise and Post Bid – Champaign County Website, News Gazette, GHR
Thursday, August 8, 2024, 2:00pm	Vendor Pre-Bid Meeting – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Friday, August 9, 2024, 2:00pm	Deadline for submission of questions and clarifications to GHR



Thursday, August 15, 2024, 2:00pm	Bid Opening – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Thursday, August 22, 2024	Present to the Champaign County Board for contract approval
Friday, August 30, 2024	Finalize agreement with successful low bidder.
Wednesday, September 4, 2024	Successful low bidder submits “A & E Shop Drawings” to GHR for approval.
Friday, September 6, 2024	GHR will notify low bidder about A & E Submittals. Upon approval low bidder shall order all materials necessary for this project. Worst case 8 week lead time.
Monday, September 16, 2024	Contractor to mobilize/stage equipment and begin project – all materials for project must be on-site or available daily as needed during this project.
Friday, November 8, 2024	Substantial Completion of Project
Friday, November 15, 2025	Publish Punch List
Friday, November 22, 2024	Complete Punch List and Project

1.7 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. **A Performance Bond, a separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.**

1.8 BIDDER'S QUALIFICATIONS

- A. Bidders shall carry insurance in the minimum amount of \$300,000 to cover losses related to their work. (A Certificate to this effect is part of the License Procurement from the State.)
- B. Welders employed for this work shall be ASME certified. Welders do not have to be in the regular employ of the bidder.
- C. Bidders shall have at least ten years documentable experience in low pressure steam boiler burner replacement and repairs.

1.9 CONDITIONS OF THE WORK

- A. The boilers are used to create steam for space heating, reheat and humidification.
- B. The boilers are used year-round with at least one in operation at any given time.



- C. Bidders shall visit the site prior to submitting their bid. Observe the means of access to the boiler room for materials and personnel.
- D. Work on one boiler at a time. Remaining boiler shall remain in full operation until the replacement burner is brought back on line. Then replace the other burner.
- E. The Champaign County Courthouse is fully occupied and must remain in operation at all times.
- F. Schedule material deliveries and removal with designated County Representative to avoid conflicts with ongoing operations.
- G. Observe all building safety and security protocols as expressed by the designated County Representative.

1.10 SCOPE OF WORK

- A. Provide all labor, equipment and material to:
 - 1. Provide and install new burners within both existing Kewanee boilers. The boilers are Kewanee L3S-125-G Classic III 15 psig steam and are approximately 24 years old. (Kewanee is out of business.)
 - 2. New burners shall replace the existing burners in their entirety.
 - 3. Work shall include combustion chamber modifications, boiler modifications, new gas train components and control modifications as required for a complete and operable system.
 - 4. Burner
 - a. (2) Riello, Model: RS 130 / EV.
 - b. Fuel: Natl gas at 11" wc (field verify pressure before submitting proposal).
 - c. Firing rate max: 5,545 MBH.
 - d. Firing rate target: 5,230 MBH (125 hp).
 - e. Firing Rate min: 607 MBH (14 hp).
 - f. Min Turndown ratio: 8.6 : 1.
 - g. Siemens LMV – 3 Burner Management System with BACnet interface.
 - h. On-board 4.3" Touch-screen.
 - i. Variable Speed Drive Blower System.
 - j. Step-down Transformer.
 - k. RWF-55, PID Firing Rate Control.
 - 1) 15 psi Steam G/P Sensor.
 - l. Local / Remote enable switch (for use with BAS).
 - m. Alarm horn and Silence.
- 5. Gas Train
 - a. UL ASME CSD – 1a Code Compliant.



- b. Pressure regulating, on / off gas valve.
 - c. Safety shut-off gas valve.
 - d. High and low gas pressure switches.
 - e. Main and pilot manual shut-off valves.
6. Installation
- a. The scope of the project will include at a minimum, the following:
 - 1) Removal and disposal of the existing burners.
 - 2) New burner mounting plates complete with refractory, so as to provide proper burner location and placement, relative to the boiler, its wet surfaces and its combustion chamber.
 - 3) Natural gas piping as required by the gas train components and as per the manufacturers' requirements for proper installation and operation. In addition, all associated vent lines, relief lines, sensing lines, pipe stands, etc., will be provided and installed as per all applicable codes and standards.
 - 4) Electrical connection to the existing power supply, rewiring and reorganization of the boiler pressure controls and wiring of the gas train components, will be provided.
 - 5) The burner, its flame management system and the gas train components will be provided and installed in compliance with the requirements of the State of Illinois, Office of the State Fire Marshal, Division of Boiler and Pressure Vessel Safety; Underwriters Laboratories UL / ASME CSD – 1a (if applicable); NFPA – 8501, 8502, 8503, 8504 (if applicable) and/or any additional state or local codes that may apply.
 7. Lead times shall be six weeks maximum on receipt of order.
 8. Installation time shall be seven working days maximum per boiler.
 9. Contact the State Fire Marshals Office on completion of work on each boiler. If a site inspection is required the Bidder shall arrange for such inspection.
 10. Bidder shall note a separate contract has been written to retube both boilers. Burner work must be scheduled in such a way as to allow retubing work to take precedent over burner replacement.
 11. Bidder shall contact existing Building Automation System (BAS) operator (Alpha Control Service, 866.257.4201) and include all work by Alpha required to properly disconnect existing burners (one by one) and reconnect new burners (one by one). Alpha currently sends an enable / disable signal to the existing burners. This function shall continue with the new burners. This project will not fully integrate the new burners into the BAS.
 12. Ameren Act-On-Energy Incentive
 - a. Bidder shall provide all services necessary to apply for Act-On-Energy incentives associated with burner replacement.
 - b. The incentives will be related to increased efficiency of combustion and increases in part load efficiency.
 - c. The incentive application will be via Ameren's "Custom" process.



- d. Bidder shall do all the legwork resulting in incentives on the order of \$20,000 to \$24,000 for the project.
- e. Incentive dollars shall be forwarded to the County of Champaign.

1.11 SCHEDULE

- A. See "Time of Completion" above. Successful Bidder shall submit shop drawings to the Engineer September 6, 2024.

END OF DOCUMENT 00 1116



DOCUMENT 00 4113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Project Name: **Courthouse Boiler Burner Replacement Rebid (ITB #2024-003)**
- C. Project Location: 101 East Main Street
Urbana, Illinois 61801
- D. Owner: County of Champaign
- E. Building Design Team: GHR Engineers and Associates, Inc.

1.2 QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, a separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.
- B. Bidders shall carry insurance in the minimum amount of \$300,000 to cover losses related to their work. (A Certificate to this effect is part of the License Procurement from the State.)
- C. Welders employed for this work shall be ASME certified. Welders do not have to be in the regular employ of the bidder.
- D. Bidders shall have at least ten years documentable experience in low pressure steam boiler burner replacement and repairs.

1.3 CERTIFICATIONS AND BASE BID

- A. HVAC Bid, Single-Prime Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by the Design Team, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. _____ Dollars
(\$_____).



Bidders Note: Show bid amount in both words and figures. All spaces must be completed.

1.4 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within **ten (10)** days after a written Notice of Award, if offered within **sixty (60)** days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached bank draft/cashier's check, certified check, U.S. money order, or bid bond **payable to County of Champaign**, as liquidated damages for such failure, in an amount constituting **ten percent (10%)** of the Base Bid amount:
1. _____ Dollars
(\$_____).
- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the bank draft/cashier's check, certified check, U.S. money order, or bid bond.

1.5 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Owner, and shall fully complete the Work as indicated in the Invitation to Bid.

1.6 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:
1. Addendum No. 1, dated _____.
 2. Addendum No. 2, dated _____.
 3. Addendum No. 3, dated _____.

1.7 CONTRACTOR'S LICENSE

- A. The undersigned warrants that he/she is duly authorized to bind contractually the entity submitting this bid, to fully perform all duties and to deliver all services in accordance with the terms and conditions set forth herein. All signatures to be sworn before a Notary Public.



1.8 REFERENCES

A. List six separate projects where burner replacements of at least 4,000 MBH have been provided - 2 examples of firebox boiler / burner conversions; 2 examples of scotch boiler / burner conversions and; 2 examples of water-tube type boiler / burner conversions.

- 1. Location _____ Type _____
- 2. Location _____ Type _____
- 3. Location _____ Type _____
- 4. Location _____ Type _____
- 5. Location _____ Type _____
- 6. Location _____ Type _____

B. Provide two photographs of each example.

- 1. Location _____ Photos Attached (Y/N) _____
- 2. Location _____ Photos Attached (Y/N) _____
- 3. Location _____ Photos Attached (Y/N) _____
- 4. Location _____ Photos Attached (Y/N) _____
- 5. Location _____ Photos Attached (Y/N) _____
- 6. Location _____ Photos Attached (Y/N) _____

1.9 SUBMISSION OF BID

Respectfully submitted this ____ day of _____, 2024.

Submitted By: _____
(Name of bidding firm or corporation)

Authorized Signature: _____
(Handwritten signature)

Signed By: _____
(Type or print name)

Title: _____
(Owner/Partner/President/Vice President)

Witness By: _____
(Handwritten signature)



Attest: _____
(Handwritten signature)

By: _____
(Type or print name)

Subscribed and sworn to before me this

_____ Day of _____, 2024.

_____, Notary Public

(Affix Notary Seal Here)

END OF DOCUMENT 00 4113

DIVISION 23 – HEATING, VENTILATING AND AIR CONDITIONING
Section 23 9200 – Burner Installation

PART 1 - DEMOLITION

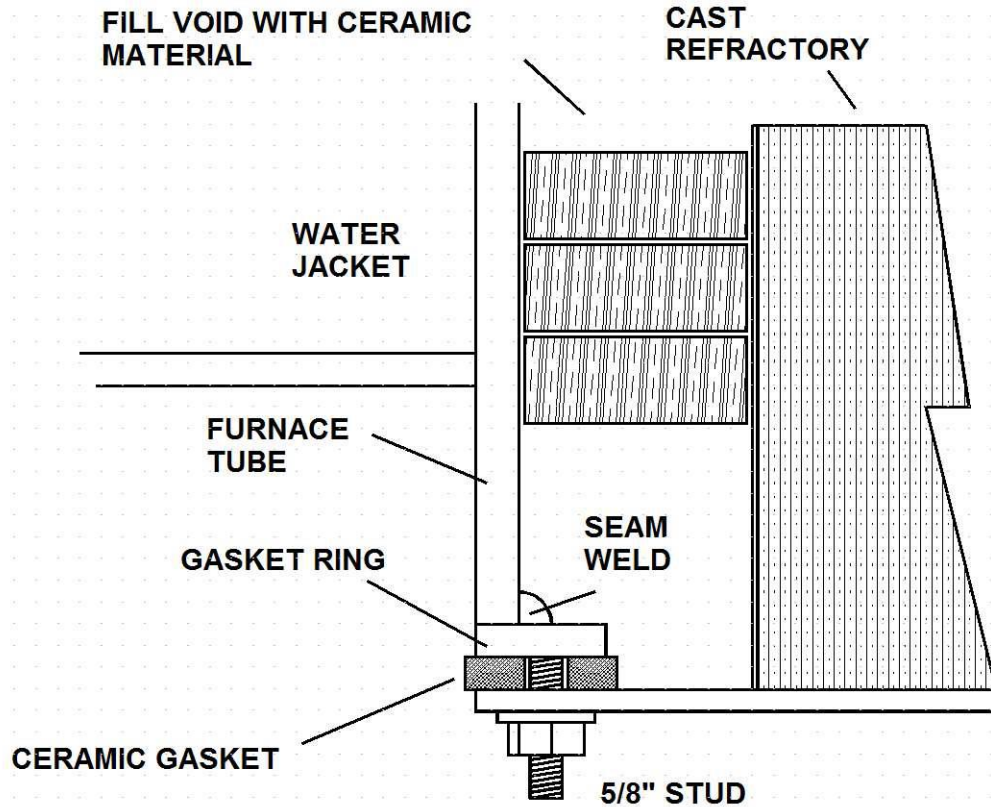
1.1 DEMOLITION

- A. Remove the existing burner in its entirety. This includes all burner components, the existing burner mounting plate refractory, the mounting plate (down to the boiler furnace tube) and any additional mounting plate hardware.
- B. All gas handling components shall be removed including the automatic and manual valves.
- C. Remove all wiring and conduits, to all burner related components including; all gas train components and boiler level and pressure controls. The conduit from the main power supply panel to the burner may remain however, the wiring shall be removed.

PART 2 - BURNER MOUNTING PLATE AND INSTALLATION

2.1 BURNER MOUNTING PLATE AND INSTALLATION

- A. It is the responsibility of the burner installer to provide a burner mounting plate that shall facilitate the new burner. It shall have a minimum refractory depth of at least 8 inches and must provide an insertion depth for the burner head and its combustion zone, of at least 4 inches into or beyond the beginning of the water jacket. (As per the burner manufacturers' recommendations).
- B. Add a furnace tube gasket ring to the existing furnace tube. Ring shall be 3/8" minimum steel and shall be a minimum of 2" wide. Ring shall be seam welded to the furnace tube to insure that a gas-tight seal is accomplished. Welding shall be performed by an ASME-Certified Welder.
- C. The new burner mounting plate shall be secured to the furnace tube gasket ring using minimum 5/8" bolts that shall protrude from the back surface of the furnace tube gasket ring, through the burner mounting ring. The bolts should extend approximately 2" beyond the face of the furnace tube gasket ring. Mounting bolts shall be spaced no greater than 12" apart on the circumference.



- D. The joint between the gasket ring and the burner mounting plate, shall be filled with 1" ceramic material, cut to fit.
- E. The void between the burner mounting plate cast refractory and the boiler furnace tube shall be filled with ceramic material, cut to fit and shall be at least 3 layers in depth.

PART 3 - BURNER MOUNTING

3.1 BURNER MOUNTING

- A. The new burner shall be secured to the burner mounting plate using 5/8" bolts that shall extend from the back side of the burner mounting plate and protrude approximately 2". Mounting bolts shall be spaced as required by the burner mounting flange.
- B. The burner mounting plate as a unit, shall contain a minimum of 8" of cast refractory or ram refractory, as recommended by the burner manufacturer. If the refractory insulation is deeper than the burner head, the refractory shall taper away from the burner head at a 45 degree angle, to insure that there is no flame impingement.
- C. The joint between the burner mounting flange and the burner mounting plate shall use 1" ceramic gasket material, cut to fit.

- D. Provide burner support to the floor as recommended by the burner manufacturer (Do not allow the burner mounting plate to bear the entire weight of the burner unless the burner is specifically designed for that purpose)

PART 4 - BURNER

4.1 BURNER

- A. Provide a forced draft, flame retention type, automatic burner capable of firing to an output equivalent to 125 boiler horsepower (4,312 pounds of steam per hour).
- B. It is the responsibility of the burner manufacturer to provide compliance with the requirements of the State of Illinois, Office of the State Fire Marshal, Division of Boiler and Pressure Vessel Safety; Underwriters Laboratories UL / ASME CSD – 1a (if applicable); NFPA – 8501, 8502, 8503, 8504 (if applicable) and/or any additional state or local codes that may apply.
- C. Field verify the available gas pressure prior to ordering the burners.
- D. Burner Functions
 1. Burner operation shall be of the fully modulating firing rate type. The burner shall operate with minimal vibration and noise at the specified input rate. The burner must operate with 6.0% or less Oxygen, a carbon monoxide level of less than 100 p.p.m. and Nox levels of 60 p.p.m. or less in the products of combustion, throughout the entire firing range with a minimum firing rate turndown ratio of 8.6:1.
 2. The burner housing shall be cast aluminum, mono-bloc type construction. The burner mounting flange must support the burner weight, independent of any support.
 3. The burner shall be furnished with a stainless steel flame retention type of combustion head, capable of withstanding temperatures up to 1400 F. degrees. This combustion head shall incorporate a diffuser and sleeve that is to direct excess air either around the flame or directly through the diffuser vanes. Adjustment to the diffuser insertion shall be made external to the burner and can be made while the burner is in full operation.
 4. The burner shall be equipped with a hinge or draw bar assembly that allows for full access to the burner drawer assembly, without removing the burner chassis from the boiler.
 5. The burner shall have a flame inspection window positioned at the rear center of the burner housing. Flame shall be viewed without removing any covers.
 6. Burner shall come complete with a high efficiency, totally enclosed, fan-cooled motor.
 7. Consult with pertinent new burner manufacturer regarding all measures recommended for their particular burner when installed in the relatively small combustion chambers of these Kewanee boilers. Include all such measures in the bid and in the work as required to provide smooth, quiet combustion through the full range of burner operation.

- a. Take sound readings at each existing boiler prior to performing any work.
 - b. Take sound readings at both boilers after modification work is completed.
 - c. "Modified" sound readings shall not exceed existing sound readings.
 - d. Sound readings shall be A sound-rated and shall be witnessed by the Engineer.
8. The sound rating of the burner shall not exceed 83 dBa, when measured at 3 feet from the burner.

E. Burner Control Panel

- 1. The burner package shall be equipped with an integral control panel consisting of necessary motor starters, overloads, lights and switches.
- 2. Indicating lights: Power on, call for heat, main fuel on and lock-out
- 3. Switches: Local-Off-Remote, Alarm silence

F. Burner Management System

- 1. The entire firing control sequence and flame supervision system shall be provided by a UL and FM approved, industrial type microprocessor based burner management system with matching system components for the control and supervision of the burner.
- 2. The following components and/or functions shall be integrated into the burner management system:
 - a. Burner control with gas valve POC system.
 - b. Electronic fuel/air ratio control system for a maximum of 2 actuators.
 - c. Burner integral P.I.D. temperature/pressure control.
 - d. VSD control
- 3. The system components including the display and actuators shall be connected via a bus system. Communication between the individual CAN bus users shall take place via a reliable, manufacturer provided, system-based data bus.
- 4. The system shall incorporate 2 micro-processors for 2 channel signal processing.
- 5. Digital outputs of the system shall be permanently monitored via a contact feedback network.
- 6. Flame supervision shall be provided by universal ultraviolet flame detectors.
- 7. The burner management system shall be operated and programmed with the help of the on-board display or a PC Tool.
- 8. The display shall also function as a Bac-Net interface for building management or other external systems.
- 9. Provide an additional touchscreen display. An additional display shall be provided that will communicate with the on-board display. Minimum 4.3" in size and will provide all pertinent data from the flame management system.
- 10. Combustion air switch shall be provided that will not allow the burner to fire if there is insufficient combustion air.
- 11. Provide Servo-driven combustion air control that is integral to and communicates with the flame management system via the CAN-bus network. Combustion air positioning must be as required to satisfy high fire purge, proven low fire start and proper positioning during on-line load controlling.

12. It is the responsibility of the burner manufacturer to provide burner management system compliance with the requirements of the State of Illinois, Office of the State Fire Marshal, Division of Boiler and Pressure Vessel Safety; Underwriters Laboratories UL / ASME CSD – 1a (if applicable); NFPA – 8501, 8502, 8503, 8504 (if applicable) and/or any additional state or local codes that may apply.

G. Acceptable burner manufacturers

1. Riello (ComTech 309.359.3084)
2. Weishaupt
3. Oilon

PART 5 - GAS TRAIN

5.1 GAS TRAIN

1. All main gas train components shall be installed as per the manufacturers' instructions and recommendations. This shall include manual valves, automatic valves, gas pressure switches, etc.
2. Gas train components shall be mounted in locations that do not obstruct combustion chamber openings or waterside clean-out openings. Gas train components shall not be located wherever water is present during normal blow-down procedures from low level cutouts or mud-leg blowdown valves.
3. It shall be the responsibility of the installer to provide main gas train compliance with the requirements of the State of Illinois, Office of the State Fire Marshal, Division of Boiler and Pressure Vessel Safety; Underwriters Laboratories UL / ASME CSD – 1a (if applicable); NFPA – 8501, 8502, 8503, 8504 (if applicable) and/or any additional state or local codes that may apply.

PART 6 - PILOT TRAIN

6.1 PILOT TRAIN

1. Natural gas shall be provided from the main gas supply, prior to the first manual shut-off valve and will be connected to the pilot shut-off valve that is located on the burner.
2. The Installer shall provide pilot gas train compliance with the requirements of the State of Illinois, Office of the State Fire Marshal, Division of Boiler and Pressure Vessel Safety; Underwriters Laboratories UL / ASME CSD – 1a (if applicable); NFPA – 8501, 8502, 8503, 8504 (if applicable) and/or any additional state or local codes that may apply.

PART 7 - VENTING

7.1 VENTING

1. All vents from gas valves, gas pressure regulators, gas pressure switches, or normally open vent valves, shall be piped as required by all applicable codes.
2. Gas pressure regulators shall be vented full-size(reducers are not allowed), with a line size increase for any additional devices. The installer has the responsibility of increasing the vent line size or installing additional vent lines, as necessary to satisfy all applicable codes.
3. Normally open vent valves shall be piped full size to outdoors, with no other vents added to this line.
4. Each boiler shall have dedicated vent lines, with no interconnection to other boiler.
5. The Installer shall provide vent compliance with the requirements of the State of Illinois, Office of the State Fire Marshal, Division of Boiler and Pressure Vessel Safety; Underwriters Laboratories UL / ASME CSD – 1a (if applicable); NFPA – 8501, 8502, 8503, 8504 (if applicable) and/or any additional state or local codes that may apply.

PART 8 - CONTROLS

8.1 CONTROLS

1. Provide and install a new McDonnell Miller # 157 HD, combination pump control and low level cut-out. The 157 shall be equipped with new try-cocks and sight glass assembly, including gage glass valves.
2. Provide and install new steam pressure controls, including an L404a operating control, L404c manual reset high limit and an L91b firing rate control and an L4006a standby aquastat. The steam pressure controls shall each be piped to the 1" control header that connects the low level cutout to the upper steam drum connection, and will have their own ¼" pigtail fitting.
3. Include a new 6" steam pressure gauge.

PART 9 - ELECTRICAL

9.1 ELECTRICAL

- A. If necessary, provide new circuit breaker and new wire from the main power distribution panel to the new burner disconnect switch for both boilers.
- B. All conduit to gas train components will be sealtite flexible conduit run individually from an electrical junction box or to the burner control panel (interconnection of gas train components or jumping from one device to another, is not allowed). Junction boxes will be 8 x 8 with screw cover, or larger as required by NEC.

- C. Boiler level controls, steam pressure controls and standby aqua-stat, can be wired using flexible conduit. Each control shall have an individual conduit run to a junction box. Interconnection of controls, one to another will not be allowed.
- D. Wire nut connections will be allowed only when needed to connect two devices to one source of power. Controls that are in series, must have the wire looped from one control to the next with no wire connections or wire color changes. Field wire colors will match the color of the terminal to which they connect at the burner.

PART 10 - SYSTEMS COMMISSIONING

10.1 SYSTEMS COMMISSIONING

- A. Start-up will be performed by a competent service person having a minimum of 5 years of experience, with a company who is a factory authorized representative of the burner that is provided and will provide a manufacturers training certificate.
- B. Upon completion of the burner start-up and controls check-out, submit a complete report on the burner manufacturers start-up form. All applicable information must be provided.
- C. Contact State Boiler Inspector and request inspection and approval of completed installation.

PART 11 - WARRANTY

11.1 WARRANTY

- A. Two year parts and one year labor warranty will be provided and will commence from the date that the start-up and combustion analysis are performed on the last boiler.

PART 12 - REFERENCES

12.1 REFERENCES

- A. Provide with the bid documents, a reference list with no less than 6 separate facilities, where burner replacement projects have been provided. The referenced projects must be of similar or larger size and scope, with an input rating of at least 4,000 MBH. (4,000,000 Btu/Hr)
- B. The bidder must include; 2 examples of firebox boiler/burner conversions; 2 examples of scotch boiler/burner conversions and; 2 examples of water-tube type boiler/burner conversions.

1. Provide a minimum of 2) pictures of each example, from different angles showing quality of the workmanship of the burner installation, pipe fitting for the gas train components and the electrical connections to the boiler control devices.

END OF SECTION 23 9200

**Champaign County
Capital Asset Project**

County Courthouse Boiler Burner Replacement Project
ITB #2024-003

Schedule
07/24/2024

June/July 2024	GHR to develop specifications & written documentation for the bid document
Wednesday, July 24, 2024	Finalize bid document
Thursday, July 25, 2024	Advertise and Post Bid – Champaign County Website, News Gazette, GHR
Thursday, August 8, 2024, 2:00pm	Vendor Pre-Bid Meeting – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Monday, August 12, 2024, 2:00pm	Deadline for submission of questions and clarifications to GHR
Thursday, August 15, 2024, 2:00pm	Bid Opening – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Thursday, August 22, 2024	Present to the Champaign County Board for contract approval
Friday, August 30, 2024	Finalize agreement with successful low bidder.
Wednesday, September 4, 2024	Successful low bidder submits “A & E Shop Drawings” to GHR for approval.
Friday, September 6, 2024	GHR will notify low bidder about A & E Submittals by Friday, September 6, 2024. Upon approval low bidder shall order all materials necessary for this project.
Monday, September 16, 2024	Contractor to mobilize/stage equipment and begin project – all materials for project must be on-site or available daily as needed during this project.
Friday, October 11, 2024	Substantial Completion of Project
Tuesday, October 15, 2025	Publish Punch List
Tuesday, October 22, 2024	Complete Punch List and Project