

**CHAMPAIGN COUNTY BOARD
COMMITTEE AGENDA**

COUNTY FACILITIES

**Tuesday, August 7, 2007 – Champaign County Courthouse
101 E. Main St., Urbana
Exterior Tour of Facility – 6:15 p.m. (meet at front doors)
Monthly Meeting – 7:00 p.m. – Jury Assembly Room**

CHAIR: Steve Beckett

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

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- B. Selection of County Facilities member to sit on committee for Public art on County property (newspaper rack art)

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CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

Tuesday, June 12, 2007 – 7:00 p.m.

Downtown Correctional Center – 204 E. Main St., Urbana

MEMBERS PRESENT: Beckett, Bensyl, Betz, Cowart, James,
Jay, Richards, Sapp, Weibel

MEMBERS ABSENT: None

OTHERS PRESENT: Denny Inman, Deb Busey, Alan Reinhart,
Sheriff Walsh, Mike Stilger, Pat Dorsey

Call to Order

Following a tour of the facility, Chair Beckett called the meeting to order at 7:30 p.m.

Approval of Agenda

MOTION by Betz to approve the agenda; seconded by Sapp.
Mr. Beckett added Public Defender Storage and Looking for Lincoln under Other Business as discussion items only and under the County Clerk remodel he added the South Highway Building.

Motion carried.

Approval of Minutes

MOTION by Jay to approve the minutes of April 3, 2007 and May 15, 2007 as presented; seconded by Weibel. **Motion carried.**

Public Participation

There was no public participation.

Champaign County Nursing Home Pay Request

PKD, Inc. Pay Request #52

MOTION by Weibel to recommend County Board approval of Pay Request #52 from PKD, Inc. in the amount of \$4,179 for professional services provided through May 20, 2007 (\$452 – Reimbursables; \$3,727 – General Conditions); seconded by Richards.
Motion carried with a 9/0 roll call vote. Voting yes were Bensyl, Betz, Cowart, James, Jay, Richards, Sapp, Weibel and Beckett.

Raterman Group Invoice #12215

MOTION by Betz to recommend County Board approval of Invoice #12215 from Raterman Group in the amount of \$3,110.37 for professional industrial hygiene services from September 15, 2006 through May 10, 2007 related to mold remediation project, invoice is for document review, correspondence with attorneys and generation of reports in support of mediation; seconded by Weibel. **Motion carried with James voting no.**

Duane Morris Invoice #1252089

Duane Morris Invoice #1303766

OMNIBOUS MOTION by Weibel to recommend County Board approval of Duane Morris Invoice #1252089 in the amount of \$13,933.93 for professional services related to the Certificate of Need, through March 31, 2007 and Duane Morris Invoice #1303766 from Duane Morris in the amount of \$5,583.63 for professional services related to the Certificate of Need, through April 30, 2007; seconded by Betz.

Mr. Beckett explained that a new issue came up in September of 2006 with the new rules where they expect us to have a certified budget analysis of all funds expended within 90 days; we are still not there and have no certified analysis.

Motion carried with a 7/2 roll call vote. Voting yes was Beckett, Bensyl, Betz, Cowart, Richards, Sapp and Weibel. Voting no was James and Jay.

GHR Engineers & Associates Invoice #0016257

MOTION by Weibel to recommend County Board approval of Invoice #0016257 from GHR Engineers & Associates in the amount of \$10,798.68 for professional services rendered for the period April 1, 2007 thru April 27, 2007, invoice is for Champaign County Nursing Home HVAC system review; seconded by James.

Mr. Beckett stated this represents the report that was used for mediation and he was impressed by how thorough it was. **Motion carried with Jay voting no.**

Moore, Costello & Hart, P.L.L.P. invoice #01559

MOTION by Weibel to recommend County Board approval of invoice #01559 from Moore, Costello & Hart, P.L.L.P. in the amount of \$2,930.12 for professional services billed through May 30, 2007; invoice is Champaign County's portion of mediation expenses; seconded by James.

Mr. James stated the mediator did a great job and this invoice represents 1/3 of the bill, which he thought would be more. **Motion carried.**

Request for Reduction in Retainage

Bid Item #17 –Electrical/Electronic System – Coleman Electric Request for Reduction in retainage to 0% due to 100% completion in contract work and closeout requirements

MOTION by James to recommend County Board approval of the Coleman Electric request for reduction in retainage; seconded by Bensyl. **Motion carried.**

Extended Warranty

Mr. Stilger of PKD explained that there is a stage in the progress of work when it is sufficiently complete so the owner can occupy the work for its intended use. The project team established that to be July 1 of 2006. Reliable had two contracts for equipment and ventilation, when we started having issues with the HVAC we talked about staying with that substantial completion date. At this point, Mr. Phebus believes there is a business decision we need to make.

Mr. Dorsey stated the HVAC is not a straight forward issue; it crosses over between a construction issue and a legal issue. If they assume Reliable would have achieved the same completion date as everyone else if there hadn't been these issues, then they could say the date got extended because other modifications were made by the owner; we would have to pay them to extend beyond that timeframe which would have been fine had there not been a request to install booster fans.

Mr. Beckett stated if the HVAC system had worked one would have expected Reliable to meet that date like everyone else, the system as designed was defective and we have claims related to that. There is cost associated with getting additional time for the warranty period which could be considered damages.

Mr. Dorsey stated when the systems were trying to be fine tuned they kept going to the architect saying they were trying to balance but couldn't. Reliable says they did everything so the July 1 date is accurate, we do not have a fully executed certificate for Reliable on either one of their packages. Denny would not sign off, which was the smart thing to do here.

Mr. Bensyl stated this is an issue of fairness; until such time that it can be proven that Reliable did something incorrectly we cannot hold them accountable. Mr. Dorsey stated the cost to buy another six months is around \$20,000, the cost started out at \$32,000 but we told them to make it less and they did, this includes the chiller.

When asked if the extended warranty has meaning to us, Mr. Reinhart explained that the price is over inflated; they have already lost two fans and fan brackets valued at \$2,000 plus labor. The extension would give him six months to finish tweaking and they can do it for less than that if we paid them outright.

Mr. Dorsey explained that Magic Aire will not provide any extended warranty; Reliable has to step in and be responsible for that warranty. They weren't able to get a number so they have one in there on behalf of Magic Aire. When asked what this will do to the booster fan warranty, Mr. Dorsey explained Reliable will allow us a warranty until the end of the year, using 12/31 as the beginning of the warranty date for the booster fans which will give us the six month additional. When asked if the system is working correctly, Mr. Reinhart stated it has been but they are still tweaking small problems.

MOTION by Sapp to not purchase the extended warranty; seconded by James.

Mr. Beckett asked Mr. Reinhart if it is his belief that the way this warranty is priced, based on the system, we would spend less by direct purchase of repairs then on purchasing the extended warranty. Mr. Reinhart stated that is his belief.

Motion carried.

Champaign County Nursing Home: Reuse
Isaksen Glerum Wachter Invoice #9

MOTION by Weibel to recommend County Board approval of Invoice #9 from Isaksen Glerum Wachter in the amount of \$640.00 for professional services rendered for the period April 1, 2007 thru April 27, 2007, invoice is for architectural & engineering services related to the mothballing at the existing Champaign County Nursing Home; seconded by Cowart.

Mr. Beckett explained that they haven't expended all of the funds we authorized and there was an issue at the last meeting about what ILEAS wanted.

Mr. Inman explained Jim Page did receive approval from his board to do this study. He was in Washington last week and is well on his way to one million dollars. He, Mr. Glerum, Mr. Gleason and Mr. Page have met and plan on getting back together soon when Riley will have schematics and cost estimates.

Motion carried.

Committee consensus to take any ILEAS information directly to the board.

Mr. Inman explained ILEAS has expressed interest in 5 bays of the north highway storage building because they have armored cars and have nowhere to put them. Mr. Blue doesn't need that space and Mr. Page felt as long as security could be there he is fine with the shape the building is in.

Fleet Maintenance/Highway Facility
BLDD Invoice #129029

MOTION by Jay to recommend County Board approval of invoice #129029 From BLDD in the amount of \$6,300 for professional architectural/engineering services rendered for the period April 2, 2007 to April 29, 2007 per agreement dated July 2005; seconded by Betz. **Motion carried.**

BLDD Invoice #129030

MOTION by Bensyl to recommend County Board approval of Invoice #129030 from BLDD in the amount of \$1,846.00 for professional architectural/engineering services rendered for the period April 2, 2007 thru April 29, 2007; seconded by Weibel.

Mr. Inman explained we are on time and on budget. When asked about consulting expenses on this invoice with GHR, he stated GHR is part of their team and they had to consult on the heat system in the floor.

Motion carried.

Physical Plant
Monthly Reports

Mr. Reinhart stated these reports are for information only. They expect to see movement in the electric rates next month because they will be adjusted due to the consortium.

Mr. Beckett asked if there is anyway we can do a comparison to determine how much we are saving. Ms. Busey stated she believes there is a way to find out what our rate would have been if we weren't in the consortium.

Adult Detention Center - Water Heater Replacement Bid

Mr. Reinhart explained at the satellite jail they had two water heater systems designed in redundancy and they have repaired the north section, which has the heaviest usage, several times in the last years. They looked into taking out the one large water heater for the north section and putting in two smaller ones. They put out a bid and the low bid was from Reliable to remove the old big one and put in smaller ones. There is no money in the budget for this and we will need a budget amendment.

MOTION by Bensyl to accept the low bid from Reliable; seconded by James.
Motion carried.

Mr. Reinhart asked if there is anyway they can get a notice to proceed letter to Reliable before they receive board approval. Mr. Weibel stated they could do that.

Chair's Report/Issues **County Clerk Remodel Update**

Mr. Beckett stated he talked to Mr. Sheldon who told him option A3 was acceptable to him. He is asking for a number and for the item to go to the full board in June.

Mr. Reinhart sated the cost will be about \$10,000, they still have money in the Brookens remodel but it wasn't about that. Mr. Beckett explained the Clerk's office has the money from a precious remodel but needs an itemization.

MOTION by Jay to approve the County Clerk remodel based on option A3 as approved by the County Facilities Committee and the County Clerk; seconded by James.
Motion carried.

Highway Garage

Mr. Beckett stated he spoke with Mr. Sheldon about the highway garage bays and he wants three bays and access to stalls during the election. There needs to be a meeting between the Sheriff, Mr. Blue, Mr. Sheldon and Mr. Inman and he wants to make sure that gets done.

Isaksen Glerum Wachter Invoice #1

MOTION by James to recommend County Board approval of invoice #1 from Isaksen Glerum Wachter in the amount of \$1,480.00 for professional services rendered thru April 27, 2007, invoice is for Brookens Pod 200 Assessment office remodel; seconded by Jay. **Motion carried.**

Mr. Inman stated he met with Joe Meents and they are ready to move. Mr. Reinhart stated the overhead inspections were finished today, carpet will be arriving next week, they will have them moved by the end of the month and will start on the Planning & Zoning space in July. Mr. Inman reported RPC has expanded their project and brought in IGW, now looking at October for it to be completed.

Clock & Bell Tower – Request to modify Liautaud’s pledge

Mr. Beckett explained he sent a letter to Jimmy John asking for the second \$50,000 and Jimmy John asked to write one check for \$100,000 when it is built. We are financing the exterior masonry by a bond issue later this year which is already in the budget and feels the request is reasonable. He would like to thank him and accept his offer.

MOTION by Sapp to accept the Liautaud modification; seconded by Weibel.
Motion carried.

Mr. Beckett informed the committee that on June 26 the exterior masonry architects will be here for a meeting of the Clock & Bell Tower Committee asking them to make choices away from sandstone and to accept some modern materials that will be longer lasting, as well as make some other decisions. They will also be presenting a schedule. Because there is no Facilities meeting in July, he will put together a report from the Clock Tower meeting and provide it to everyone.

County Administrator Report

There was nothing to report.

Other Business

Public Defender Storage Issue

Mr. Rosenbaum explained that they keep their files in their office when they are working on them and in their office space, in the hallway, they keep files that are a couple years old, files older than that are kept in the basement. They use to keep them for 10 years but ran out of space and cut it down to seven years. They have a room which is 12 X 25 feet and there is a little more space on a couple of shelves in there but they have 10 boxed of murder files that cannot be stored in there. They keep those in a maintenance room next door but they have a need to hide them and he expects they are going to need more space in the future and he just wanted to make the committee aware, it's not urgent.

When asked about the length of time they are required to keep files, Mr. Rosenbaum stated they have to keep murder files forever and the rules tell them to keep others for seven years.

Mr. Beckett stated they may have a shift within Brookens and there may be space at the Gill building and asked how much space they are looking for. Mr. Rosenbaum stated a little space now will satisfy them until January, when they get their new computer system they will need about a 10 X 10 space which would give them space for the long term. Mr. Betz suggested they look into microfilming.

Looking for Lincoln

Mr. Beckett explained there is a project that is going on that will identify sites in Central Illinois where Lincoln was present and contributed to the community and there will be a sign constructed for the Courthouse. He and Ms. Wysocki have committed themselves to the funding for that sign which is \$3,500; it will not cost the County anything but this committee will have to approve of having the sign and sighting it. They had to send a letter to the organization to order the sign and he wanted to let the committee know it was in the works. He stated there is another site in Homer and Mr. Knott and the boy scouts are working on that sign.

Future Meetings

Mr. Beckett reminded the committee there is no meeting in July, they will stick to the location schedule starting in August.

Mr. Jay asked about the status of the CAC move. Mr. Weibel explained there has been a minor change in the contract but it is still moving forward.

Consent Agenda Items

Items V A 1, 6; V B; VI A; VII A, B and VIII B will be placed on the June County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 8:25 p.m.

Respectfully Submitted,

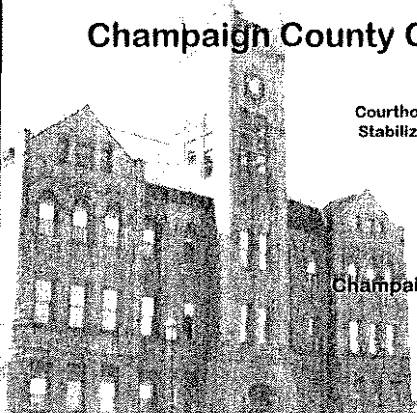

Tiffany Talbott
Administrative Secretary

Champaign County Courthouse
 Urbana, Illinois

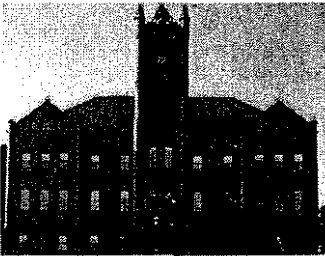
**Courthouse Masonry Exterior
 Stabilization and Restoration**

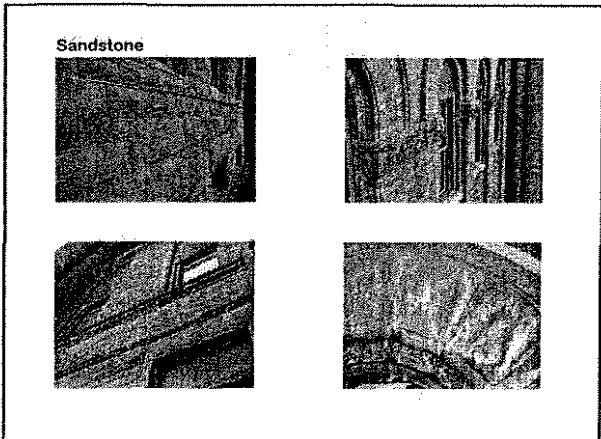
June 26, 2007

Prepared For:
 Champaign County, Illinois

- Program Analysis**
- Review original construction drawings.
 - Review historical information.
 - Review prior studies of the courthouse.
 - On-site verification of existing conditions.
 - On-site exploratory investigations.
 - Concept design and structural analysis of clock and bell tower options.
 - Building code reviews.

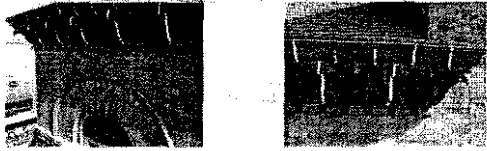
- Project Scope**
- Stabilization and restoration of exterior masonry.
 - Reconstruction of clock and bell tower.
- 



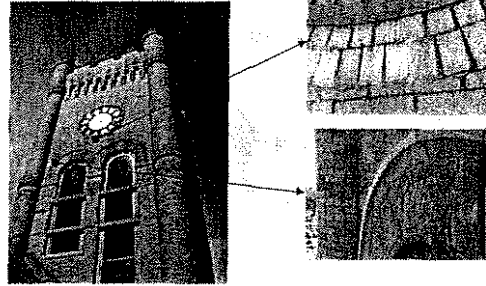
Brick Veneer and Masonry Anchorage



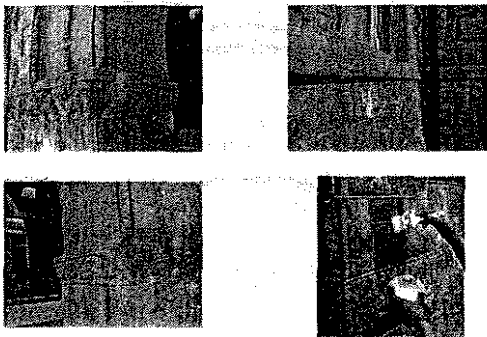
Terra Cotta



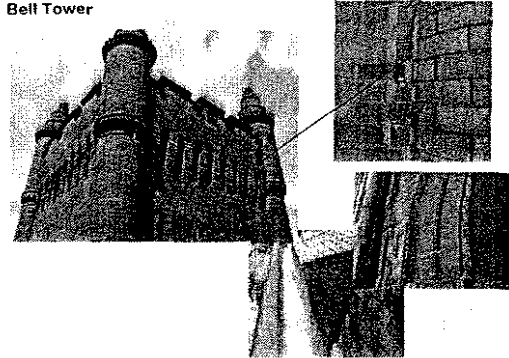
Courthouse Clock and Bell Tower



Building Soiling



Courthouse Clock and Bell Tower



Courthouse Exterior Masonry Options

Sandstone

- Masonry Option #1A – Replacement of ashlar sandstone
- Masonry Option #1B – Resurfacing existing ashlar sandstone
- Masonry Option #1C – Resurfacing the reverse side of the existing ashlar masonry
- Masonry Option #1D – Salvage/reuse of replaced sandstone
- Masonry Option #1E – Replacement sandstone
- Masonry Option #1F – Replacement of decorative sandstone with sandstone
- Masonry Option #1G – Replacement of decorative sandstone with precast concrete or cast stone
- Masonry Option #1H – Replacement of decorative sandstone with terra cotta
- Masonry Option #1J – Replacement of decorative sandstone with natural stone and precast concrete hybrid
- Masonry Option #1K – Restoration of sandstone using patching and casting mortar



Courthouse Clock and Bell Tower



Current Tower Facade

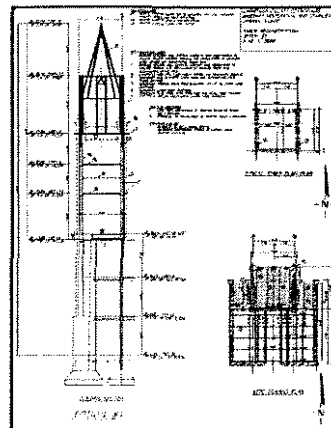
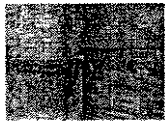
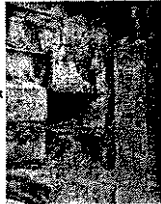


Proposed Tower Facade



Courthouse Exterior Masonry Options

- Masonry Option #2 – Brick replacement
- Masonry Option #3 – Remedial wall anchor work
- Masonry Option #4 – Terra cotta
- Masonry Option #5 – Masonry tuck pointing
- Masonry Option #6 – Water repellent
- Masonry Option #7 – Stone consolidant
- Masonry Option #8 – Cleaning
- Masonry Option #9 – Masonry Mortars



Tower Option #1

Existing Tower Structure to Remain – Reconstruct Upper Portion of Tower

- **Remove:**
 - Existing tower top
 - Existing tower walls
 - Existing clock level
 - **Construct new:**
 - Framing at attic level for lateral support
 - Clock, intermediate, and upper levels
- Tower Option #1 is not feasible

Tower Option #1a
 Existing Tower Structure to Remain -
 Remove Veneer and Repair Walls

- Remove:
 - Existing lower top
 - Existing clock level
 - Existing masonry above the attic
- Restore:
 - Existing lower walls
 - Inner wythe of brick walls
- Construct new:
 - Framing at attic level for lateral support
 - Clock, intermediate, and upper levels
 - Reconstruct masonry veneer

Tower Option #1a is not feasible

Tower Option #2
 Remove Existing Tower Above Attic -
 Reconstruct Tower and Construct Steel
 Frame

- Remove:
 - Existing lower to attic level
- Construct new:
 - Four steel columns
 - Concrete foundations
 - Framing and floor structure at attic level for lateral support
 - Additional height of columns and in-plane bracing above attic level
 - Tower walls on top of existing masonry and steel at attic level
 - Floor system at intermediate, above attic, at clock, and upper levels
 - Walls above new upper level platform to be brick veneer and precast concrete backup. Spire to be structural steel and light gage metal framing.

Tower Option #1b
 Existing Tower Structure to Remain -
 Remove Veneer, Repair Walls and
 Construct Steel Frame

- Remove:
 - Existing lower top
 - Existing clock level floor
 - Existing masonry above attic
 - Existing floor at new columns
- Restore:
 - Existing lower walls
 - Inner wythe of brick wall
- Construct new:
 - Framing at attic level for lateral support
 - Clock, intermediate, and upper levels
 - Four steel columns
 - Steel bracing above attic level
 - Concrete foundations

Reconstruct masonry veneer.

Tower Option #3
 Remove Existing Tower to Attic and
 North Piers to Foundation and
 Reconstruct Tower and Piers

- Remove:
 - Existing lower to attic level
 - Existing northeast and northwest masonry piers to top of concrete footing. Shore existing floor beams
 - Existing floor at piers at each level
- Construct new:
 - Northeast and northwest masonry piers
 - Floors at piers at each level
 - Framing and floor at attic level to provide lateral support
 - Tower walls with brick veneer and precast concrete backup walls
 - Floor system at intermediate, above attic, at clock, and upper levels
 - Walls above new upper level of brick veneer and precast concrete backup walls. Spire to be structural steel and light gage metal framing

Tower Option #4
 Remove Entire Existing Tower Including Foundations and Reconstruct Tower

Remove:

- Entire existing tower, above all existing levels

Construct new:

- Concrete foundation
- Four steel columns
- Floor frame at each existing level
- Framing and floor structure at attic level to provide lateral support
- Tower walls of brick veneer and precast concrete backup walls
- Floor system at intermediate, above attic, at clock, and upper levels
- Walls above new upper level of brick veneer and precast concrete backup walls, spire to be structural steel and light gage metal framing.

Estimated Cost Summary
 Clock and Bell Tower Reconstruction Options

Option	Existing Tower	Tower Extension	Total
2006 Estimate of BQH Option Existing tower structure to remain - reconstruct upper portion of tower	-	-	\$2,515,006.05
2007 Estimate for Stabilization of Existing Tower Cost to stabilize/repair existing tower without modifications	\$895,896.94	-	\$895,896.94
Existing tower structure to remain - reconstruct upper portion of tower	N/A	N/A	N/A
Option #1A Existing tower structure to remain - remove veneer and repair walls	N/A	N/A	N/A

Estimated Cost Summary
 Clock and Bell Tower Reconstruction Options

Option	Existing Tower	Tower Extension	Total
Option #1B Existing tower structure to remain - remove veneer, repair walls, and construct steel frame	\$1,320,525.62	\$1,364,361.72	\$2,684,887.34
Option #2 Remove existing tower above attic, reconstruct lower and construct steel frame	\$1,551,015.17	\$1,336,925.72	\$2,887,940.89
Option #3 Remove existing tower to attic and north pier to foundation and reconstruct tower above piers	\$1,690,940.10	\$1,396,123.88	\$3,087,063.98
Option #4 Remove entire tower including foundation and reconstruct entire tower	\$1,631,740.61	\$1,393,834.88	\$3,025,575.49



Clock/Bell Tower Restoration

- Tower Option #1** Existing tower structure to remain – reconstruct upper portion of tower (new exterior from elevation 186'-4" – 229'-6")
The existing tower top would be removed and reconstructed on top of the existing tower construction. For additional information, refer to *OPTIONS – 2. Courthouse Tower – Option #1*)
- Tower Option #1a** Existing tower structure to remain – remove veneer and repair walls (new exterior from elevation 186'-4" – 229'-6")
The existing tower top would be removed and reconstructed on top of the existing tower construction. At pre-selected areas the masonry veneer would be removed, the existing tower walls would be repaired, and the masonry veneer would be reinstalled/replaced as designated. (For additional information, refer to *OPTIONS – 2. Courthouse Tower – Option #1a*)
- Tower Option #1b** Existing tower structure to remain – remove veneer and repair walls, and construct steel frame (new exterior from elevation 186'-4" – 229'-6")
The existing tower top would be removed and reconstructed on top of the existing tower construction. A new steel frame would be constructed within the existing tower footprint with all necessary bracing and reinforcing to the existing structure. At pre-selected areas the masonry veneer would be removed, the existing tower walls would be repaired, and the masonry veneer would be reinstalled/replaced as designated. (For additional information, refer to *OPTIONS – 2. Courthouse Tower – Option #1b*)
- Tower Option #2** Remove existing tower above attic level, reconstruct tower and construct steel frame (new exterior from elevation 147'-0" – 229'-6")
The existing tower would be removed down to the attic level. The tower would be reconstructed from this point to the top of the new tower structure. A new steel tower frame would be constructed within the existing tower footprint with all necessary bracing and reinforcing to the existing structure, and a new concrete footing to support the steel structure. The masonry veneer would be repaired/replaced as indicated on the drawings. (For additional information, refer to *OPTIONS – 2. Courthouse Tower – Option #2*)
- Tower Option #3** Remove existing tower to attic level and north piers to foundation level and reconstruct tower and piers (new exterior from elevation 0'-0" – 229'-6")
The existing tower would be removed to the attic level. The existing

northeast and northwest piers would be removed down to the top of the existing concrete footings. All floor level construction within the tower would be removed and the remaining existing floors would be shored. The northeast and northwest piers of the tower and the tower above the attic level would be constructed new, including all floors previously removed. (For additional information, refer to *OPTIONS – 2. Courthouse Tower - Option #3*)

Tower Option #4

Remove entire existing tower structure including foundations and reconstruct entire tower. (complete new tower structure)
The entire existing tower structure would be removed, including all foundations. The entire tower would be constructed new. (For additional info., refer to *OPTIONS – 2. Courthouse Tower - Option #4*)

COST SUMMARIES

The following is a summary of costs of all options discussed in this report. For additional information regarding the options listed here, refer to the *OPTIONS* section of this report. For additional information regarding the cost estimate for each option refer to *APPENDIX 4 (LATEST COST ESTIMATES)*

Option	Description	Cost
Masonry Item #1A	Replacement of ashlar sandstone	\$200.00/Sq. Ft.
Masonry Item #1B	Resurfacing existing ashlar sandstone	\$120.00/Sq. Ft.
Masonry Item #1C	Resurfacing the reverse side of the existing ashlar masonry	Not Feasible
Masonry Item #1D	Salvage/Reuse of replaced sandstone	\$200.00/Sq. Ft.
Masonry Item #1E	Replacement Sandstone	\$200.00 to \$350.00/Sq. Ft.
Masonry Item #1F	Replacement of decorative sandstone and sandstone bands with sandstone	\$350.00/Sq. Ft.
Masonry Item #1G	Replacement of decorative sandstone and sandstone bands with precast concrete	\$320.00/Sq. Ft.
Masonry Item #1H	Replacement of decorative sandstone and sandstone bands with terra cotta	\$320.00 to \$550.00/Sq. Ft.
Masonry Item #1J	Stone and precast hybrid	\$335.00/Sq. Ft.
Masonry Item #1K	Patching/Casting Mortar	\$200.00 to \$300.00/Sq. Ft.
Masonry Item #2	Brick replacement	\$10.00/Sq. Ft.
Masonry Item #3	Remedial wall anchor work	\$191,785.50
Masonry Item #4A	Terra cotta cleaning	\$1.50/Sq. Ft.
Masonry Item #4B	Terra cotta sealant/mortar joints	\$9,593.77/Sq. Ft.
Masonry Item #4C	Terra cotta gutter repair	\$63,838.58
Masonry Item #5	Masonry tuck pointing	\$397,689.23
Masonry Item #6	Water repellent	\$0.85/Sq. Ft.
Masonry Item #7	Stone consolidant	\$15.00/Sq. Ft.
Masonry Item #8	Cleaning	\$1.25/Sq. Ft.
Masonry Item #9	Masonry Mortars	Included Above
Masonry Item #10	Reconstruction of Masonry Gables	\$39,509.80
Masonry Item #11	Masonry control/expansion joints	\$12,556.80
Tower Option #1	Existing tower structure to remain – reconstruct	Not Feasible

Courthouse Masonry Exterior Stabilization & Restoration

Tower Option #1a	upper portion of tower (new exterior from elevation 186'-4" – 229'-6") Existing tower structure to remain – remove veneer and repair walls (new exterior from elevation 186'-4" – 229'-6")	Not Feasible
Tower Option #1b	Existing tower structure to remain – remove veneer and repair walls, construct steel frame (new exterior from elevation 186'-4" – 229'-6")	\$2,684,887.34
Tower Option #2	Remove existing tower above attic level, reconstruct tower and construct steel frame (new exterior from elevation 147'-0" – 229'-6")	\$3,041,335.98
Tower Option #3	Remove existing tower to attic level and north Piers to foundation level and reconstruct tower and Piers (new exterior from elevation 0'-0" – 229'-6")	\$3,245,379.07
Tower Option #4	Remove entire existing tower structure including foundations and reconstruct entire tower (complete new tower structure)	\$3,483,890.59

DuaneMorris

FIRM and AFFILIATE OFFICES

PLEASE REMIT PAYMENT TO:
DUANE MORRIS LLP
ATTN: PAYMENT PROCESSING
30 SOUTH 17TH STREET
PHILADELPHIA, PA 19103-4196

NEW YORK
LONDON
SINGAPORE
LOS ANGELES
CHICAGO
HOUSTON
PHILADELPHIA
SAN DIEGO
SAN FRANCISCO
BALTIMORE
BOSTON
WASHINGTON, DC
LAS VEGAS
ATLANTA
MIAMI
PITTSBURGH
NEWARK
WILMINGTON
PRINCETON
LAKE TAHOE

June 13, 2007

CHAMPAIGN COUNTY
ADMINISTRATIVE SERVICES
ATTN: EVELYN BOATZ
500 SOUTH ART BARTELL ROAD
URBANA, IL 61802

GENERAL REPRESENTATION

FILE # E1005-00002 INVOICE # 1312282 IRS # 23-1392502

CURRENT INVOICE \$517.35

PRIOR BALANCE DUE

BILL DATE	BILL/REF NO.	BILL AMOUNT	CREDITS	A/R BALANCE
5/10/07	1303771	\$6,478.00	\$0.00	\$6,478.00
				\$6,478.00

TOTAL BALANCE DUE \$6,995.35

Wire payments to: Bank Name: Wachovia Bank, NA Swift Code: PNBPU33 Account No. 2100000513000 ABA Number 031201467	Bank Address is: Wachovia Bank, NA 123 South Broad St Philadelphia, PA	Please reference the File Number and Invoice Number in the REMARK section.
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AMOUNTS INCLUDED FOR DISBURSEMENTS INCLUDE EXPENSES RECEIVED AND RECORDED THROUGH THE END OF THE INVOICE PERIOD. THERE MAY BE ADDITIONAL EXPENSES RECEIVED AND DISBURSEMENTS INVOICED IN THE FUTURE. AS PER THE TERMS OF OUR ENGAGEMENT, PAYMENT IS DUE IN U.S. DOLLARS WITHIN 30 DAYS OF THE DATE OF THIS INVOICE. AFTER 30 DAYS A LATE FEE OF 1% PER MONTH (OR SUCH LOWER RATE AS APPLICABLE LAW) MAY BE CHARGED.

Duane Morris

FIRM and AFFILIATE OFFICES

NEW YORK
LONDON
SINGAPORE
LOS ANGELES
CHICAGO
HOUSTON
PHILADELPHIA
SAN DIEGO
SAN FRANCISCO
BALTIMORE
BOSTON
WASHINGTON, DC
LAS VEGAS
ATLANTA
MIAMI
PITTSBURGH
NEWARK
WILMINGTON
PRINCETON
LAKE TAHOE

June 13, 2007

CHAMPAIGN COUNTY
ADMINISTRATIVE SERVICES
ATTN: EVELYN BOATZ
500 SOUTH ART BARTELL ROAD
URBANA, IL 61802

GENERAL REPRESENTATION

File# E1005-00002

Invoice# 1312282

IRS# 23-1392502

FOR PROFESSIONAL SERVICES RECORDED
THROUGH 05/31/2007 IN CONNECTION
WITH THE ABOVE-CAPTIONED MATTER.

\$511.50

DISBURSEMENTS

PRINTING & DUPLICATING

3.00

TELECOPY

2.85

TOTAL DISBURSEMENTS

\$5.85

BALANCE DUE THIS INVOICE

\$517.35

PREVIOUS BALANCE

\$6,478.00

TOTAL BALANCE DUE

\$6,995.35

Duane Morris
June 13, 2007
Page 2

File # E1005-00002
GENERAL REPRESENTATION

INVOICE # 1312282

<u>DATE</u>	<u>ID #</u>	<u>TIMEKEEPER</u>		<u>HOURS</u>
5/20/2007	02160	NJ LYNN	REVIEW AUDITOR'S REQUEST FOR INFORMATION	0.20
5/22/2007	02160	NJ LYNN	INITIAL RESPONSE TO AUDITOR'S REQUEST FOR INFORMATION	0.60
5/29/2007	02160	NJ LYNN	REDRAFT RESPONSE TO AUDITOR'S REQUEST FOR INFORMATION	0.30
			TOTAL SERVICES	<u>1.10</u>

Duane Morris
June 13, 2007
Page 3

File # E1005-00002
GENERAL REPRESENTATION

INVOICE # 1312282

<u>DATE</u>	<u>DISBURSEMENTS</u>	<u>AMOUNT</u>
5/31/2007	TELECOPY	2.85
		Total: \$2.85
5/31/2007	PRINTING & DUPLICATING	3.00
		Total: \$3.00
	TOTAL DISBURSEMENTS	\$5.85

Duane Morris
June 13, 2007
Page 4

File # E1005-00002
GENERAL REPRESENTATION

INVOICE # 1312282

TIMEKEEPER					
NO.	NAME	CLASS	HOURS	RATE	VALUE
02160	NJ LYNN	PARTNER	1.10	465.00	511.50
			1.10		\$511.50



July 24, 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
Borchers Decorating – Final Payment

Dear Mr. Inman:

The Contractor for Bid Item #12 – Painting and Finishes, has requested that retainage be reduced to \$0 in their pay application for the period ending 07/20/07.

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 08/24/07.

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



July 25, 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. 54

Dear Mr. Inman,

Enclosed are two copies of our Payment Application No. 54 for this project. This is for work completed through July 20, 2007.

Please call our office (356-8424) for pick-up when the checks are ready (on or before August 24, 2007). Thank You.

Sincerely,


Timothy R. Mifinger, Project Engineer

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

CHAMPAIGN COUNTY NURSING HOME - PAY APPLICATION

APPLICATION THROUGH: July 20, 2007
APPLICATION NO. 54

ITEM:	CHECK PAYMENT TO:	AMOUNT OF PAYMENT:
1	PKD, Inc. - Staff, Fee, Reimbursables, and General Conditions	\$0
2	Stark Excavating	\$0 **
3	Cross Construction	\$0 **
4	Duce Construction	\$0 **
5	Roessler Construction	\$0 **
6	National Fabco	\$0 **
7	Tile Specialists	\$0 **
8	Advanced Roofing	\$0 **
9	Otto Baum	\$0 *
10	Thyssen/Krupp	\$0 **
11	Stobbeck Masonry	\$0 **
12	Borchers Decorating	\$16,428 **
13	Automatic Fire	\$0 **
14	McWilliams	\$0 **
15	Reliable Mechanical (Heat)	\$0 **
16	Reliable Mechanical (Vent)	\$0 **
17	Coleman Electric	\$0 **
TOTAL:		\$16,428

* - Retainage has been reduced for this Contractor.

** - Final payment for this Contractor

APPLICATION AND CERTIFICATE FOR PAYMENT

OWNER: Champaign County Board
 1776 East Washington Street
 Urbana, Illinois, 61802

PROJECT: Champaign County Nursing Home

APPLICATION NO: 54 Distribution to:

PERIOD TO: 39283 OWNER
 ARCHITECT
 CONTRACTOR

CONTRACTOR: PKD, Inc.
 P. O. Box 3698
 Champaign, Illinois 61826-3698

PROJECT NO: 275

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			
Approved this Month			
Number	Date Approved		
TOTALS		\$0.00	
Net change by Change Orders			

1. ESTIMATED CONTRACT SUM	\$	\$18,643,364
2. Net change by Change Orders	\$	\$1,070,088
3. CONTRACT SUM TO DATE (Line 1+2)	\$	\$19,713,452
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	\$19,699,617
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	\$249,210
b. 10 % of Stored Material (Column F on G703)	\$	\$0
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$	\$249,210
6. TOTAL EARNED LESS RETAINAGE (Line 4 less 5 Total)	\$	\$19,450,407
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	\$19,433,979
8. CURRENT PAYMENT DUE	\$	\$16,428
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$	\$263,045

N
 O

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.

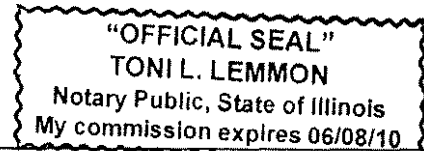
Timothy K. Minger Date: 7-25-07

State of Illinois County of: Champaign

Subscribed and sworn to before me this 25th day of July, 2007.

Notary Public: *Toni L. Lemmon*

My Commission expires: 06/08/10



ARCHITECT'S CERTIFICATE FOR PAYMENT
 In 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.

AMOUNT CERTIFIED \$ 16,428.00
 (Attach explanation if amount certified differs from the amount applied for.)

CONSTRUCTION MANAGER
 By *Timothy K. Minger* Date: 7-25-07

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.

CONTINUATION SHEET

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

APPLICATION NUMBER: 54
 APPLICATION DATE: 7/25/2007
 PERIOD TO: 7/20/2007
 PKD PROJECT NO: 275

A ITEM 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	\$1,634,763	\$0		\$1,634,763	99%	\$13,835	\$0.00
2	BI #1 - Stark Excavating - C.O. # 8	\$721,003	\$721,003	\$0		\$721,003	100%	\$0	\$0.00
3	BI #2 - Cross Construction - C.O. # 3	\$275,822	\$275,822	\$0		\$275,822	100%	\$0	\$0.00
4	BI #3 - Duce Construction - C.O. # 4	\$1,461,204	\$1,461,204	\$0		\$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	\$0.00
	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	\$424,343	\$0		\$424,343	100%	\$0	\$0.00
9	BI # 8 - Otto Baum C.O. # 10	\$4,984,196	\$4,984,196	\$0		\$4,984,196	100%	\$0	\$249,210.00
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	\$1,039,318	\$1,039,318	\$0		\$1,039,318	100%	\$0	\$0.00
12	BI # 12 - Borchers Decorating C.O. # 6	\$319,073	\$319,073	\$0		\$319,073	100%	\$0	\$0.00
13	BI # 13 - Automatic Fire - C.O. # 4	\$490,408	\$490,408	\$0		\$490,408	100%	\$0	\$0.00
14	BI # 14 - McWilliams Mechanical - C.O. # 10	\$1,268,672	\$1,268,672	\$0		\$1,268,672	100%	\$0	\$0.00
15	BI # 15 Reliable Mechanical (Heat) - C.O. # 14	\$1,414,524	\$1,414,524	\$0		\$1,414,524	100%	\$0	\$0.00
16	BI # 16 Reliable Mechanical (Vent) - C.O. # 14	\$1,765,117	\$1,765,117	\$0		\$1,765,117	100%	\$0	\$0.00
17	BI # 17 - Coleman Electric - C.O. # 13	\$2,909,289	\$2,909,289	\$0		\$2,909,289	100%	\$0	\$0.00
TOTAL		\$19,713,452	\$19,699,617	\$0	\$0	\$19,699,617	100%	\$13,835	\$249,210

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Champaign County Board
1776 East Washington Street
Urbana, Illinois, 61802

PROJECT: Champaign County Nursing Home

APPLICATION NO: 54
APPLICATION DATE: 7/25/2007
PERIOD TO: 7/20/2007

Distribution: OWNER
ARCHITECT
CONTRACTOR

FROM (CONTRACTOR): PKD, Inc.
P. O. Box 3698
Champaign, Illinois 61826-3698

PKD, Inc.
PROJECT NO: 275

CONTRACT FOR: Construction Management

CONTRACT DATE: 1/23/2003

CONTRACTOR'S APPLICATION FOR PAYMENT

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		\$693,000	
Change Order # 2		\$32,108	
Change Order # 3		\$232,785	
TOTALS		\$1,648,598	
Net change by Change Orders		\$957,893	

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

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)	\$	\$1,634,763
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)	\$	\$1,634,763
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	\$1,634,763
8. CURRENT PAYMENT DUE	\$	\$0
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$	\$13,835

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.

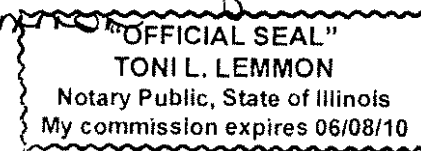
CONSTRUCTION MANAGER: PKD, Inc.

By Timothy A. Meringer Date: 7-25-07

State of Illinois County of: Champaign

Subscribed and sworn to before me this 25th day of July, 2007.

Notary Public: Toni L. Lemmon
My Commission expires: 06/08/10



ARCHITECT'S CERTIFICATE FOR PAYMENT

In 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.

AMOUNT CERTIFIED \$ \$0
(Attach explanation if amount certified differs from the amount applied for.)

CONSTRUCTION MANAGER

By Timothy A. Meringer Date: 7-25-07
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.

CONTINUATION SHEET

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

APPLICATION NUMBER: 54
 APPLICATION DATE: 7/25/2007
 PERIOD TO: 7/20/2007
 PKD PROJECT NUMBER: 275

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A	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	\$42,540	\$0		\$42,540	77%	\$12,570	\$0
	CHANGE ORDER NO. 1, 2, & 3 - GEN. CONDITIONS	\$957,893	\$956,628	\$0		\$956,628	100%	\$1,265	\$0
	TOTAL	\$1,648,598	\$1,634,763	\$0	\$0	\$1,634,763	99%	\$13,835	\$0

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

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

Application No: 54
 Application Date: 7/25/07
 Period From: 6/21/07
 Period To: 7/20/07

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		\$3,136	\$0	\$3,136	
Construction Photographs		\$867	\$0	\$867	
Field Office Supplies		\$1,309	\$0	\$1,309	
Set Job Trailer		\$1,472	\$0	\$1,472	
Rent Office Trailer		\$11,250	\$0	\$11,250	
Postage		\$3,780	\$0	\$3,780	
Photocopies		\$8,166	\$0	\$8,166	
Field Office Equipment		\$1,281	\$0	\$1,281	
Communications		\$11,244	\$0	\$11,244	
Drinking Water		\$35	\$0	\$35	
Total Reimbursables	\$55,110	\$42,540	\$0	\$42,540	\$12,570

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

Application No: 54
 Application Date: 7/25/07
 Period From: 6/21/07
 To: 7/20/07

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	\$438,999	\$0	\$438,999	(\$47,700)
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	\$169	\$0	\$169	\$831
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
Smoke Seal Resident Doors	\$0	\$3,727	\$0	\$3,727	(\$3,727)
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	\$23,030	\$0	\$23,030	\$0
Units & Sound Attenuation Blanket Installation for Unit 6A					
Total General Conditions	\$957,893	\$956,628	\$0	\$956,628	\$1,265

CONTRACTOR'S APPLICATION for PAYMENT

PAGE 1 OF 2 PAGES
CAP702 SUMMARY PAGE

TO:
 P.K.D,INC.
 2110Clear Lake Blvd
 Suite 100, Box 3698
 Champaign, IL 61826

PROJECT:
 C. CO. NURSING HOME
 CHAMPAIGN COUNTY NURSING HOME

Application No.: 17
 Application Date: 6/26/2007
 Period To: 1/30/2007
 Contract Date: 6/20/2004
 Architect Project#:

FROM CONTRACTOR:
 Borchers Decorating,LLC.
 203 S Staley Rd.
 Champaign, IL 61822

VIA ARCHITECT:
 FARNSWORTH GROUP

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR
 CONSTRUCTION MGR

CONTRACT FOR:

1. Original Contract Sum		279,344.00
2. Change Order Summary	<u>ADDITIONS</u>	<u>DEDUCTIONS</u>
Total changes approved in previous months by Owner	39,729.00	0.00
Total approved this Month	0.00	0.00
TOTALS	39,729.00	0.00
Net Change by Change Orders		39,729.00
3. CONTRACT SUM TO DATE (Line 1+ - 2)		319,073.00
4. TOTAL COMPLETED & STORED TO DATE	(Column G on CAP703)	319,073.00
5. RETAINAGE:		
a. 5.00 % of Completed Work (Columns D + E on CAP703)		0.00
b. 5.00 % of Stored Material (Column F on CAP703)		0.00
Total Retainage (Line 5a + 5b or Total in Column I of CAP703)		0.00
6. TOTAL EARNED LESS RETAINAGE	(Line 4 less Line 5 Total)	319,073.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	(Line 6 from prior Certificate)	302,645.00
8. CURRENT PAYMENT DUE		16,428.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	(Line 3 less Line 6)	0.00

Architect's Certification:

Amount Certified: \$16,428.00
 C.M.
 Architect: Timothy K. Muringer Date: 7-24-07

Contractor Certification:

Signature: Aym Borchers

Date: 6/26/2007 State of: IL
 County of:

Subscribed and sworn to before
 me this 26 day of June, 2007
 Notary Public: Virginia L Ratts
 My Commission expires: 10/03/10



CAP703 DETAIL PAGE(S)

TO:
 P.K.D,INC.
 2110Clear Lake Blvd
 Suite 100, Box 3698
 Champaign, IL 61826

FROM:
 Borchers Decorating,LLC.
 203 S Staley Rd.
 Champaign, IL 61822

PROJECT
 C. CO. NURSING HOME

APPLICATION#:	17
APPLICATION DATE:	6/26/2007
PERIOD TO:	1/30/2007

CONTRACT DATE: 6/20/2004

ARCHITECTS PROJECT#:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		%	(G / C)		
1	Core	75,940.00	75,940.00	0.00	0.00	75,940.00	100	0.00	0.00
2	Wing 1	48,165.00	48,165.00	0.00	0.00	48,165.00	100	0.00	0.00
3	Wing 2	48,165.00	48,165.00	0.00	0.00	48,165.00	100	0.00	0.00
4	Wing 3	48,165.00	48,165.00	0.00	0.00	48,165.00	100	0.00	0.00
5	Wing 4	48,165.00	48,165.00	0.00	0.00	48,165.00	100	0.00	0.00
6	Bond	10,744.00	10,744.00	0.00	0.00	10,744.00	100	0.00	0.00
7	C.O.# 1	1,585.00	1,585.00	0.00	0.00	1,585.00	100	0.00	0.00
8	C.O.# 2	13,628.00	13,628.00	0.00	0.00	13,628.00	100	0.00	0.00
9	C.O.# 3	2,899.00	2,899.00	0.00	0.00	2,899.00	100	0.00	0.00
10	C.O.# 4	5,395.00	5,395.00	0.00	0.00	5,395.00	100	0.00	0.00
11	C.O.# 5	1,993.00	1,993.00	0.00	0.00	1,993.00	100	0.00	0.00
12	C.O.# 6	14,229.00	14,229.00	0.00	0.00	14,229.00	100	0.00	0.00
		319,073.00	319,073.00	0.00	0.00	319,073.00	100	0.00	0.00

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AIA[®] Document B727[™] – 1988

Standard Form of Agreement Between Owner and Architect for Special Services

| **AGREEMENT** made as of the Fourth day of November in the year of Two Thousand and Five

BETWEEN the Owner:
(Name and address)

| Champaign County Board and Administrative Services
1776 East Washington Street
Urbana, Illinois 61802

and the Architect:
(Name and address)

| IGW Architecture
Isaksen Glerum Wachter, LLC
114 West Main Street
Urbana, Illinois 61801

For the following Project:
(Include detailed description of Project, location, address and scope.)

| Reuse/Conversion Study
Existing Champaign County Nursing Home Facility
1701 East Main Street
Urbana, Illinois

The Owner and the Architect agree as set forth below.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

ARTICLE 1 ARCHITECT'S SERVICES

(Here list those services to be provided by the Architect under the Terms and Conditions of this Agreement. Note under each service listed the method and means of compensation to be used, if applicable, as provided in Article 8.)

Service to be provided

See attached proposal letter dated November 4, 2005.

Method and means of compensation

Compensation shall be hourly according to the attached rate schedule based on the actual hours expended.

ARTICLE 2 OWNER'S RESPONSIBILITIES

§ 2.1 The Owner shall provide full information regarding requirements for the Project. The Owner shall furnish required information as expeditiously as necessary for the orderly progress of the Work, and the Architect shall be entitled to rely on the accuracy and completeness thereof.

§ 2.2 The Owner shall designate a representative authorized to act on the Owner's behalf with respect to the Project. The Owner or such authorized representative shall render decisions in a timely manner pertaining to documents submitted by the Architect in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

ARTICLE 3 USE OF ARCHITECT'S DOCUMENTS

§ 3.1 The documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project and, unless otherwise provided, the Architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the Architect's documents for the Owner's information, reference and use in connection with the Project. The Architect's documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, unless the Architect is adjudged to be in default under this Agreement, except by agreement in writing and with appropriate compensation to the Architect.

ARTICLE 4 ARBITRATION

§ 4.1 Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to and decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect unless the parties mutually agree otherwise.

§ 4.2 A demand for arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statutes of limitations.

§ 4.3 No arbitration arising out of or relating to this Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement signed by the Owner, Architect and any other person or entity sought to be joined. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by the parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 4.4 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

ARTICLE 5 TERMINATION OR SUSPENSION

§ 5.1 This Agreement may be terminated by either party upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 5.2 If the Owner fails to make payment when due the Architect for services and expenses, the Architect may, upon seven days' written notice to the Owner, suspend performance of services under this Agreement. Unless payment in full is received by the Architect within seven days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services.

§ 5.3 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses as defined in Section 5.4.

§ 5.4 Termination Expenses shall be computed as a percentage of the compensation earned to the time of termination, as follows:

- .1 For services provided on the basis of a multiple of Direct Personnel Expense, 20 percent of the total Direct Personnel Expense incurred to the time of termination; and
- .2 For services provided on the basis of a stipulated sum, 10 percent of the stipulated sum earned to the time of termination.

ARTICLE 6 MISCELLANEOUS PROVISIONS

§ 6.1 Unless otherwise provided, this Agreement shall be governed by the law of the principal place of business of the Architect.

§ 6.2 Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date payment is due the Architect pursuant to Section 8.4.

§ 6.3 The Owner and Architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither Owner nor Architect shall assign this Agreement without the written consent of the other.

§ 6.4 This Agreement represents the entire and integrated agreement between the Owner and Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

§ 6.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.

§ 6.6 Unless otherwise provided in this Agreement, the Architect and Architect's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.

ARTICLE 7 PAYMENTS TO THE ARCHITECT

§ 7.1 DIRECT PERSONNEL EXPENSE

§ 7.1.1 Direct Personnel Expense is defined as the direct salaries of the Architect's personnel engaged on the Project and the portion of the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions, and similar contributions and benefits.

§ 7.2 REIMBURSABLE EXPENSES

§ 7.2.1 Reimbursable Expenses are in addition to the Architect's compensation and include expenses incurred by the Architect and Architect's employees and consultants in the interest of the Project for:

- .1 expense of transportation and living expenses in connection with out-of-town travel authorized by the Owner;
- .2 long-distance communications;

- .3 fees paid for securing approval of authorities having jurisdiction over the Project;
- .4 reproductions;
- .5 postage and handling of documents;
- .6 expense of overtime work requiring higher than regular rates, if authorized by the Owner;
- .7 renderings and models requested by the Owner;
- .8 expense of additional coverage or limits, including professional liability insurance, requested by the Owner in excess of that normally carried by the Architect and the Architect's consultants; and
- .9 Expense of computer-aided design and drafting equipment time when used in connection with the Project.

§ 7.3 PAYMENTS ON ACCOUNT OF THE ARCHITECT'S SERVICES

§ 7.3.1 Payments on account of the Architect's services and for Reimbursable Expenses shall be made monthly upon presentation of the Architect's statement of services rendered or as otherwise provided in this Agreement.

§ 7.3.2 An initial payment as set forth in Section 8.1 is the minimum payment under this Agreement.

§ 7.4 ARCHITECT'S ACCOUNTING RECORDS

§ 7.4.1 Records of Reimbursable Expenses and expenses pertaining to services performed on the basis of a multiple of Direct Personnel Expense shall be available to the Owner or the Owner's authorized representative at mutually convenient times.

ARTICLE 8 BASIS OF COMPENSATION

The Owner shall compensate the Architect as follows:

§ 8.1 AN INITIAL PAYMENT OF Zero Dollars and Zero Cents (\$ 0.00) shall be made upon execution of this Agreement and credited to the Owner's account at final payment.

§ 8.2 COMPENSATION FOR THE ARCHITECT'S SERVICES, as described in Article 1, Architect's Services, shall be computed as follows:

(Insert basis of compensation, including stipulated sums multiples or percentages, and identify the services to which particular methods of compensation apply, if necessary.)

Hourly compensation and reimbursable expenses not-to-exceed \$45,000.00.

§ 8.3 FOR REIMBURSABLE EXPENSES, as described in Article 7, and any other items included in Article 9 as Reimbursable Expenses, a multiple of One (1.00) times the expenses incurred by the Architect, the Architect's employees and consultants in the interest of the Project.

§ 8.4 Payments are due and payable Thirty (30) days from the date of the Architect's invoice. Amounts unpaid Sixty (60) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof, at the legal rate prevailing from time to time at the principal place of business of the Architect.

(Insert rate of interest agreed upon.)

per annum

(Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Architect's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Specific legal advice should be obtained with respect to deletions or modifications, and also regarding other requirements such as written disclosures or waivers.)

§ 8.5 IF THE SCOPE of the Project or of the Architect's services is changed materially, the amounts of compensation shall be equitably adjusted.


ARTICLE 9 OTHER CONDITIONS

- 1. **STANDARD OF CARE** - The Architect 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 in this agreement.

2. **CONFIDENTIALITY** – The Architect shall hold confidential the business and technical information obtained or generated in performance of services under this agreement, and as identified in writing by the Client as confidential.
3. **SURVEYS/TESTS** – The Architect shall recommend to the Client the appropriate investigation, surveys, tests, analyses and reports to be obtained as necessary for the proper execution of the Architect’s services.
4. **AUTHORITY AND RESPONSIBILITY** – The Architect shall not have control or charge of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, for safety precautions and programs in connection with the Work, for the acts or omissions of the Contractor, Subcontractors or any other persons performing any of the Work, or for the failure of any of them to carry out the Work in accordance with the Contract Documents.
5. **RESPONSIBILITY FOR CONSTRUCTION COST** – It is recognized that neither the Architect nor the Client has control over the cost of labor, materials or equipment over the Contractor’s method of determining bid prices, or over competitive bidding, marketing or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from any Opinion of Construction Cost or evaluation prepared or agreed to by the Architect.
6. **INSURANCE** – The Architect shall maintain comprehensive general liability and professional liability insurance coverage and the Architect’s employees are covered by Workers Compensation Insurance. Certificates of Insurance can be provided to the Client upon written request.
7. **LIMITATION OF PROFESSIONAL LIABILITY** – Neither the Architect, the Architect’s consultants, nor their agents or employees shall be jointly, severally or individually liable to the Client in excess of the compensation to be paid pursuant to this agreement by reason of any act or omission, including breach of contract or negligence not amounting to a willful or intentional wrong.
8. **HAZARDOUS MATERIALS** – The Architect and the Architect’s consultants shall have no responsibility for discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances. If required by law, the client shall accomplish all necessary inspections and testing to determine the type and extent, if any, or hazardous materials at the project site. Prior to the start of services, or at the earliest time such information is learned, it shall be the duty of the client to advise the Architect (in writing) of any known or suspected hazardous materials. Removal and proper disposal of all hazardous materials shall be the responsibility of the client.
9. **CLIENT’S CONSULTANTS** – Contracts between the Client and Client’s consultants shall request the consultants to coordinate their drawings and other instruments of service with those of the Architect and to advise the Architect of any potential conflict. The Architect shall have no responsibility for the components of the project designed by the Client’s consultants. The Client shall indemnify and hold harmless the Architect, Architect’s Consultants and their employees from and against claims, damages, losses and expenses arising out of services performed for this project by other consultants of the Client.

This Agreement entered into as of the day and year first written above.

OWNER



 (Signature)
 Barbara Wysocki, County Board Chair

 (Printed name and title)

ARCHITECT



 (Signature)
 Riley D. Glerum, CEO

 (Printed name and title)

114 WEST MAIN STREET
URBANA, ILLINOIS 61801

T / 217 328 1391
F / 217 328 1401

File: 0550

November 5, 2005

Mr. Denny Inman
County Administrator
Champaign County Administrative Services
1776 E. Washington Street
Urbana, IL 61801

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

Dear Mr. Inman:

In response to your request, IGW Architecture is pleased to submit the following proposal for professional services in connection with the referenced project. Given the anticipated opening of the new Champaign County Nursing Home in March of 2006, we understand that the Champaign County Board wants to consider the feasibility of converting the existing Nursing Home to general institutional office use. Further, the County has determined that the study should explore the reuse and occupancy of the existing facility by multiple tenants based on the significant amount of space that will become available and current interest being expressed by several parties.

The study will look at the entire existing Nursing Home complex including the Administrative Wing, the Main Buildings, the Power Plant, Annex/A.R.D. Buildings, the A.R.D. Activity Addition, the 1971 Addition - Wings A, B, and C and the surrounding site. We also note that the study should address certain project goals and planning and design requirements mentioned in the County's recent RFQ, dated October 11, 2005. The goal of this study is to provide the County with the necessary information to help them establish a plan for the timely disposition of the existing facility.

SCOPE OF SERVICES

Based on the information and understanding above, IGW Architecture will provide the following planning, architectural and engineering services summarized below:

1. Collect and review the County's existing plans and other available information regarding the site and building which are pertinent to the work.
2. Prepare existing site and building base plans to facilitate the work of the study.
3. Conduct a cursory review of the applicable codes and standards requirements that apply to the reuse/conversion of the facility including the Illinois Accessibility Code and the ADA.
4. Conduct an on-site inspection of the existing site and buildings.
5. Evaluate the existing site conditions and the general, mechanical and electrical building systems relative to their service characteristics, functional deficiency, suitability for continued use and potential level of required additions and/or modifications.

6. Meet with the County's Supervisor of Building Maintenance to review findings above and discuss any other outstanding issues relevant to the reuse/conversion.
7. Conduct cursory programming meetings to discuss the functional and space needs of possible tenants in order to estimate their gross area requirements within the converted facility. Meetings will be held with the following groups: Champaign-Urbana Public Health District, Champaign County Coroner/Morgue, Prairie Center, Mental Health Board and Children's Advocacy Center.
8. Conduct a cursory Historical Building Assessment as may be relevant to the reuse/conversion of the facility.
9. Based on all the information developed above, develop alternative concept site and building organization plans that consider the reuse/conversion of the facility to meet the general institutional office and related uses of the potential tenants.
10. Review and evaluate the site and building concept alternatives with the County Facilities Committee leading to a preferred concept or set of concepts.
11. Refine the preferred site and building organization concept and use it as a basis for making preliminary site and building system selections and identifying the scope of required facility improvements.
12. Based on the preferred site and building concept and scope of work identified above, develop a preliminary project cost estimate and implementation schedule.
13. Review the preferred site and building concept, scope of identified work, cost estimate and schedule with the County Facilities Committee, making any minor revisions to the findings as a result of the review.
14. Review the preferred site and building concept, scope of identified work, cost estimate and schedule with the Champaign County Board, making any minor revisions to the findings as a result of the review.
15. Prepare a draft summary report of the study findings including sketch graphics and text for review and approval by the County Facilities Committee, making any minor revisions to the findings as a result of the review.
16. Upon approval, print and distribute the final report to the County.
17. Present the final report to the Champaign County Board.
18. Provide the necessary scheduling, coordination and monitoring of consultant team personnel and interface with the County personnel to ensure the proper course of work during the study.

COMPENSATION

For Tasks 1-18 above, we propose compensation on an hourly basis according to the attached rate schedule with a total cost not-to-exceed \$45,000.00 with payments made monthly based on the actual hours expended. The total cost above also includes \$1,750.00 for normal out-of-pocket expenses incurred by the Architect and his consultants in the performance of the work. For this job, reimbursables include minor postage, reproduction and travel-related expenses which shall be reimbursed at cost.

Not included in our costs is the printing of draft and final reports which we understand the County will accomplish. Additional hourly compensation will be requested for any services requested that are in addition to those outlined in Tasks 1-18 above.

CONSULTANTS

IGW Architecture will employ the following consultants for portions of the work and have included their fees in our total:

JJR LLC, planners, landscape architects, civil engineers - Chicago, Illinois
GHR Engineers and Assoc. Inc., mechanical/electrical engineers - Champaign, Illinois
Delon Hampton and Associates, Chartered, structural engineers - Champaign, Illinois

Thank you for the opportunity to make this proposal. We look forward to a great working relationship and assisting in the further development of Champaign County's East Campus.

If you have any questions or require additional information, please call.

Sincerely,

ISAKSEN GLERUM WACHTER . LLC



Riley D. Glerum AIA
Principal/CEO

Encl: Task/Fee Analysis
IGW Rate Schedule

File 0550

November 4, 2005

Task/Fee Analysis

Reuse/Conversion Study

Existing Champaign County Nursing Home Facility

Task Description	IGW				JJR			GHR			DHA		Totals		Tentative Mtgs		
	R. Glerum	S. Wachter	D. Milburn	N. Cheatham	P. Wiese	R. Macheiski	Staff	J. Gleason	DLS	SMH	G. Kellog	F. Coleman	Hours	Cost			
	Rate	140	120	65	50	145	125	75	140	84	60	135	100				
1 Collect, Dist and Review Owner's Data	4			2	2									8	950		
2 Prepare Site and Building Base Plans			32											32	2080		
3 Cursory Review Applicable Codes & Stds	4			1	4									9	1190		
4 On-Site Inspection Existing Site & Bldg	6			1		8		6	6	2		8		37	4434	TBD	
5 Existing Systems Condition & Use Analysis	6			1		8		4	4	2		8		33	3986		
6 Mtg w/ Alan Reinhart Review Findings Abv	3			1				3		1				8	950	TBD	
7 Programming Meetings (5 @ 2 Hrs Each)	10			2										12	1500	TBD	
8 Cursory Historical Building Assessment	4			1										5	610		
9 Develop Alt Site/Bldg Concept Plans	4	15	15		1	10	8							53	5330		
10 Review Site/Bldg Concept Alts w/FC	4					6		3				2		15	1930	Tues 12/6/2005	
11 Dev Preferred Concept-ID Systems/Scope	6	15	15			2	8	10	6	3				65	6549		
12 Develop Prelim Project Cost/Schedule	2	7			1			8	6	2				26	3009		
13 Review Pref Concept, Cost, & Sched w/FC	4				1	8	12	3		1		2		31	3285	Tues 1/3/2006	
14 Review Pref Concept, Cost, & Sched w/FB	4					6		3		1				14	1790	Thurs 1/19/2006	
15 Revise Findings/Prepare Draft Report	4	4	4	8		2	4							26	2250		
16 After Revisions, Print & Distribute				4	1									5	345		
17 Present Final Report to FB	4					6						2		12	1510	Thurs 2/23/2006	
18 Provide Project Coordination & Admin	9							3						12	1680		
Total Tasks 1-18	78	41	66	21	10	56	32	0	43	22	12	0	16	6	0	403	\$43,378

FC = Facilities Committee, FB = Full County Board

Estimated Reimbursable Expenses

Travel-Related/Misc Printing/Postage

(Note: Review Copies/Final Report Printing by County)

ESTIMATED PROJECT TOTAL INCLUDING ALL EXPENSES

1,750
0
\$45,128

NTE \$45K



ISAKSEN GLERUM WACHTER . LLC

114 WEST MAIN STREET
URBANA, ILLINOIS 61801

T / 217 328 1391
F / 217 328 1401

Isaksen Glerum Wachter . LLC

Principals.....	\$ 120 - 145
Project Architect 1	\$ 95 - 120
Project Architect 2	\$ 85 - 95
Architect/Designer 1	\$ 75 - 85
Architect/Designer 2	\$ 65 - 75
Architect/Designer 3.....	\$ 55 - 65
Construction Observer	\$ 65 - 85
Administrative/Accounting.....	\$ 60 - 75
Technical Data Processing	\$ 40 - 50
Secretarial/Clerical	\$ 35 - 50
Reimbursables	@ 1.1 x Cost
Consultants	@ Cost
Mileage Rate	40.5 cents/mile

Effective 1 January 2005



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

July 11, 2007
 Invoice No: 129349
 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

Re: Champaign Cty Fleet Maintenance Highway Facility

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 June 2, 2007 to July 1, 2007
 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	70.00%	63,000.00	56,700.00	6,300.00
Simplified Ener	1,396.00	100.00%	1,396.00	1,396.00	0.00
Total Fix Fee	526,396.00		499,396.00	493,096.00	6,300.00

Invoice Total \$6,300.00

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

JUL 26 2007



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

July 23, 2007
Invoice No:129369
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 June 2, 2007 to July 1, 2007

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>\$7,729.08</u>
Balance in Contract:	\$46,690.92

Fee Charges

<u>Description</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Wakefield, Dan Y.	Architect II	80.00	19.50	\$1,560.00
Fuqua, Ryan D.	Arch. Intern III	70.00	0.50	\$35.00
Putman, Brittany M.	Admin Assistant	50.00	0.50	\$25.00
Current Fee Charges				\$1,620.00

Consultant Expenses

<u>Consultant</u>	<u>Invoice #</u>	<u>Inv. Amt.</u>
GHR Engineers & Assoc.	0016296	283.00

TOTAL NOW DUE **\$1,903.00**

Over 75 Years of Architecture

100 merchant street
decatour, 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

053015.900

34779

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

June 18, 2007
Project No: 6059.0000
Invoice No: 0016296

Project: 6059.0000 Champaign County Fleet Maint Facility

Mar

Professional Services: April 29, 2007 through June 2, 2007

Task: 003 Observation

Professional Personnel

		Hours	Rate	Amount
Employee				
Davis, Christopher R	04/30/07	2.00	70.75	141.50
Davis, Christopher R	05/16/07	2.00	70.75	141.50
Totals		4.00		283.00
Total Labor				283.00

Billing Limits

	Current	Prior	To-date
Labor	283.00	2,351.58	2,634.58
Limit			11,250.00
Remaining			8,615.42
Total this task			\$283.00

Total this invoice \$283.00

Outstanding Invoices

Number	Date	Balance
0015115	03/15/06	1,099.00
0015960	02/06/07	673.80
0015961	02/06/07	430.00
0015962	02/06/07	7,697.50
0016051	03/12/07	283.00
0016172	04/18/07	566.00
0016256	05/15/07	424.50
Total		11,173.80

Champaign County Physical Plant
 Monthly Report -
 July, 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	\$73,621.00	\$64,595.75	\$9,025.25	87.74%	62.99%	61.82%
Cths R & M	\$22,716.00	\$25,316.00	\$24,883.35	\$432.65	98.29%	70.19%	96.91%
Downtown Jail R & M	\$28,189.00	\$26,543.00	\$15,339.94	\$11,203.06	57.79%	39.85%	77.05%
Satellite Jail R & M	\$29,087.00	\$97,369.00	\$20,638.02	\$76,730.98	21.20%	25.86%	77.12%
1905 R & M	\$10,718.00	\$10,718.00	\$2,621.41	\$8,096.59	24.46%	12.86%	63.21%
JDC R & M	\$13,503.00	\$13,503.00	\$9,806.89	\$3,696.11	72.63%	46.88%	48.02%
Brookens R & M	\$26,760.00	\$24,180.00	\$17,751.94	\$6,428.06	73.42%	50.47%	35.96%
1701 E Main R & M	\$0.00	\$3,140.00	\$3,060.03	\$79.97	97.45%	48.32%	n/a
Other Bldgs R & M	\$10,500.00	\$11,843.00	\$5,854.87	\$5,988.13	49.44%	40.21%	21.21%
Gas Service	\$328,666.00	\$328,666.00	\$244,379.09	\$84,286.91	74.35%	47.45%	85.40%
Electric Service	\$632,610.00	\$629,510.00	\$436,513.00	\$192,997.00	69.34%	29.95%	38.18%
Water Service	\$32,520.00	\$32,520.00	\$18,871.04	\$13,648.96	58.03%	29.44%	43.99%
Sewer Service	\$34,471.00	\$34,471.00	\$22,406.94	\$12,064.06	65.00%	28.60%	43.42%
All other services	\$251,907.00	\$261,548.00	\$177,889.12	\$83,658.88	68.01%	44.60%	60.49%
Brookens Remodel	\$55,000.00	\$50,349.00	\$39,952.69	\$10,396.31	79.35%	29.71%	n/a

(current budget amount is lower due to paying for some remodeling expenses from correct line items)

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Building/Grounds Maintenance work hour comparison

FY2007

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Weekly Period	Repair & Maintenance	Scheduled Maintenance	Nursing Home	Special Project	TOTAL	
12/3/06-12/9/06	283.75	0.00	11.50	43.00	338.25	
12/10/06-12/16/06	243.00	0.00	1.00	9.00	253.00	
12/17/06-12/23/06	321.00	0.00	5.00	69.00	395.00	
12/24/06-12/30/06**	212.00	0.00	2.00	29.00	243.00	
12/31/06-1/6/07*	210.75	0.00	1.50	60.00	272.25	
1/7/07-1/13/07	274.50	0.00	2.50	93.00	370.00	One employee on FMLA leave until further notice (minimum of six months)
1/14/07-1/20/07*	202.00	0.00	19.50	90.00	311.50	
1/21/07-1/27/07	285.00	0.00	4.25	113.00	402.25	
1/28/07-2/3/07	204.25	0.00	18.50	168.25	391.00	
2/4/07-2/10/07	227.00	0.00	11.75	161.00	399.75	One employee turned in resignation effect. Feb 9
2/11/07-2/17/07	354.00	7.50	7.50	12.00	381.00	(Now short two employees)
2/18/07-2/24/07*	164.00	0.00	2.00	72.50	238.50	
2/25/2007-3/3/07	273.50	0.00	0.00	104.50	378.00	
3/4/07-3/10/07	249.00	0.00	5.00	119.25	373.25	
3/11/07-3/17/07	230.25	0.00	6.50	146.00	382.75	
3/18-07-3/24/07	309.00	0.00	0.00	15.00	324.00	
3/25/07-3/31/07	292.75	10.00	0.00	62.25	365.00	
4/1/07-4/7/07*	285.75	0.00	0.00	32.00	317.75	
4/8/07-4/14/07	315.00	0.00	5.50	44.00	364.50	One new permanent employee hired and two temps hired
4/15/07-4/21/07	244.75	0.00	1.00	201.50	447.25	to fulfill need for remodeling projects
4/22/07-4/28/07	215.00	0.00	2.50	214.00	431.50	
4/29/07-5/5/07	239.00	0.00	0.00	251.00	490.00	
5/6/07-5/12/07	240.50	0.00	4.50	220.50	465.50	
5/13/2007-5/19/07	249.50	0.00	1.50	165.00	416.00	
5/20/07-5/26/07	284.00	0.00	4.00	194.25	482.25	
5/27/07-6/2/07*	193.75	0.00	2.75	132.50	329.00	
6/3/07-6/9/07	243.50	0.00	0.00	186.25	429.75	
6/10/07-6/16/07	300.00	0.00	4.50	98.75	403.25	
6/17/07-6/23/07	273.50	50.00	10.50	101.00	435.00	
6/24/07-6/30/07	359.25	0.00	4.00	92.00	455.25	fully staffed, plus one temp employee
7/1/07-7/7/07*	230.75	32.00	2.00	69.25	334.00	
7/8/07-7/14/07	324.25	16.00	4.25	124.50	469.00	
7/15/07-7/21/07	269.75	20.00	3.00	155.75	448.50	
7/22/07-7/28/07	275.25	32.00	0.00	151.00	458.25	

Building/Grounds Maintenance work hour comparison

FY2007

*week includes a holiday

One work week: 435.00 hours (if fully staffed)

There are currently 366.93 comp time hours available to the maintenance staff

Total comp time hours earned in FY07 to date- 566.10

Total spent to date on overtime in FY07 - \$2,539.81

Prepared by: Ranae Wolken
8/2/2007

Gas Utilities - FY2006

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1601 E Main	1701 Garage	Brookens	Old CCNH	Monthly Totals
December	\$11,910.03	\$1,381.89	\$6,658.86	\$35.50	\$2,117.95	\$457.61	\$402.50	\$7,050.19		\$30,014.53
January	\$15,779.04	\$4,783.57	\$8,803.06	\$35.50	\$1,633.87	\$591.37	\$538.14	\$5,820.36		\$37,984.91
February	\$16,217.07	\$5,100.61	\$12,356.14	\$430.66	\$1,328.43	\$302.58	\$372.96	\$5,168.78		\$41,277.23
March	\$15,568.40	\$2,968.60	\$11,863.90	\$950.36	\$1,833.17	\$201.27	\$216.16	\$5,477.21	\$9,156.31	\$48,235.38
April	\$17,721.74	\$2,594.10	\$3,873.26	\$320.44	\$1,433.09	\$74.15	\$56.85	\$4,137.70	\$217.52	\$30,428.85
May	\$16,458.06	\$809.73	\$4,636.45	\$192.64	\$1,088.90	\$64.89	\$51.83	\$1,293.30	\$207.85	\$24,803.65
June	\$17,531.76	\$627.21	\$10,224.01					\$218.17	\$207.85	
July										
August										
September										
October										
November										
Total to date	\$111,186.10	\$18,265.71	\$58,415.68	\$1,965.10	\$9,435.41	\$1,691.87	\$1,638.44	\$29,165.71	\$9,789.53	\$241,553.55

Prepared by Ranae Wolken
8/2/2007

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Electric Utilities - FY2006

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1701 Garage	1601 E Main	Nite Lite	Brookens	Old CCNH	Monthly Totals
December	\$14,413.84	\$4,791.96	\$7,859.19	\$3,534.38	\$4,295.78	\$121.44	\$197.27	\$119.31	\$9,034.08		\$44,367.25
January	\$15,308.34	\$7,563.18	\$8,341.72	\$3,707.63	\$4,035.58	\$111.52	\$185.36	\$204.13	\$9,803.52		\$49,260.98
February	\$14,228.97	\$7,006.53	\$7,808.10	\$3,586.38	\$4,099.05	\$103.75	\$150.99	\$201.93	\$9,395.89		\$46,581.59
March	\$16,508.43	\$7,654.98	\$8,883.19	\$3,797.70	\$4,968.54	\$105.46	\$131.78	\$192.33	\$10,962.87	\$5,986.06	\$59,191.34
April	\$22,593.65	\$8,953.02	\$11,787.20	\$4,578.10	\$5,785.19	\$105.24	\$174.19	\$187.17	\$13,967.15	\$4,833.53	\$72,964.44
May	\$26,627.54	\$10,622.15	\$12,254.26	\$4,780.76	\$6,545.02	\$98.79	\$222.20	\$183.29	\$15,001.31	\$3,807.44	\$18,992.04
June	\$28,633.29	\$8,746.98	\$17,698.50					\$167.01	\$14,347.85	\$3,942.50	
July											
August											
September											
October											
November											
Total to Date	\$138,314.06	\$55,338.80	\$74,632.16	\$23,984.95	\$29,729.16	\$646.20	\$1,061.79	\$1,255.17	\$82,512.67	\$18,569.53	\$291,357.64

Prepared by Ranae Wolken
8/2/2007



1776 EAST WASHINGTON STREET
URBANA, ILLINOIS 61802-4581

CHIEF COUNTY ASSESSMENT OFFICE
CHAMPAIGN COUNTY, ILLINOIS

(217) 384-3760 • FAX (217) 384-3762

July 2, 2007

TO: Pius Weibel, County Board Chair
Deb Busey, County Administrator
Denny Inman, County Administrator

From: Joe Meents, Interim Supervisor of Assessments

RE: Physical Plant

I just wanted to write and inform you of what an outstanding job that Allen Reinhart and the Physical Plant department did, on the remodeling of our new office, but also in helping with the preparations and the actual move itself. I think they did a wonderful job. I also wanted to make a special mention of how much we appreciated Ron Hagerman for all of his efforts, as well as everyone that had assisted him.

I also wanted to let you know of a great job that everyone in the Administrative Services department did in helping as well. They were helpful in every area that we needed. Their help certainly did not go overlooked.

Sincerely,

Joe Meents, Interim Supervisor of Assessments

Gary Twist

Lisa Withrow

Brenda Kammin

Terry Coffman

Tammy Brown

Patty Walls

Debbie Mason

Stan Jenkins

Laura Sandefur

Dan Stebbins

LEASE AGREEMENT

This Lease Agreement is made as of _____, 2007, by and between the Champaign-Urbana Public Health District, a body corporate, hereinafter called Lessor, and the County of Champaign, a body politic and corporate, hereinafter called Lessee, in consideration of the following representations and mutual covenants and conditions and pursuant to authorization from the governing bodies of the parties.

1. Lessee is a unit of local government. The Champaign County Children's Advocacy Center is a county agency. The Children's Advocacy Center will occupy the leased premises. The Children's Advocacy Center uses personnel working in the fields of child protective services, law enforcement, prosecution, victim advocacy and medical and mental health to investigate cases of suspected child sexual abuse and serious physical abuse.

2. The space being leased hereunder, hereinafter called the leased premises, shall consist of the area designated as Suite 1 on the attached drawing at the facility of the Champaign-Urbana Public Health District, 201 West Kenyon Road, Champaign, Illinois, which is incorporated herein.

3. This Lease Agreement shall be for the period beginning on August 1, 2007, provided the leased premises are ready for occupancy by that date. In the event the leased premises are not ready for occupancy by that date, the period shall begin as soon

as the leased premises are ready for occupancy. The period shall end at the end of the day on July 31, 2010.

4. At the expiration of the lease term on July 31, 2010, this Lease Agreement may be renewed annually for a renewal period of one year each for a maximum of three renewals, with each renewal period beginning on August 1 and ending at the end of the day on the following July 31. Lessee shall give written notice of renewal to Lessor not later than June 1 next preceding the beginning of the renewal period. If June 1 falls on a weekend or holiday, written notice shall be given not later than the next day after June 1 on which the office of the Lessor is open for regular business. Notice shall be timely if mailed with proof of mailing or delivered to the office of the Lessor by the specified date.

5. Rent for the initial period shall be \$1,250.00 per month and shall be paid monthly in advance by the first day of that month. In the event the leased premises are not ready for occupancy on August 1, 2007, rent for the first month shall be prorated based on the actual number of days in that month. Thereafter rent shall be paid at the regular monthly rate in advance for each month.

6. The Lessee shall pay to the Lessor the sum of \$125.00 per month for utilities in consideration of which the Lessor will provide heat, air conditioning, electricity for normal office use, hot and cold water, sewer service and trash hauling for

normal office refuse. The payment for utilities shall be paid in the same way and at the same time as the monthly rent.

7. The Lessor shall be responsible for paying to any other unit of government any user fees related to the utilities provided to the Lessee.

8. In the event any taxes become due in relation to the leased premises as a result of the activities of the Lessee, but not including user fees related to the utilities provided to the Lessee, payment of those taxes is the obligation of the Lessee.

9. The Lessee shall be responsible for its signage. The written approval of the Lessor shall be required for any signs which the Lessee erects or displays outside the building or visible from outside the leased premises.

10. The Lessee shall be permitted to use the leased premises for the purposes set forth herein. The Lessee shall not use the leased premises for any unlawful purpose. The Lessee shall not allow any unlawful activity to occur on the leased premises.

11. The Lessee shall have reasonable use of the parking lots for its staff, volunteers and visitors, subject to any restrictions set forth in this section. If the Lessor designates any specific parking lot spaces for its own use, the Lessor will post signs indicating such spaces are reserved and the Lessee shall not have the use of those particular spaces.

12. The Lessee shall have reasonable use of the handicapped accessible doorway and passenger elevator in the commons area of the building in which the leased premises are located except as set forth otherwise herein. Maintenance of the said handicapped accessible doorway and passenger elevator will be the responsibility of the Lessor. At the time of the making of this Lease Agreement, the elevator is not in service. The Lessor shall have the sole discretion whether to have the passenger elevator placed in service.

13. The Lessee shall be permitted to remodel the leased premises at its own expense. The Lessee shall obtain first the written approval of the Lessor for the specific remodeling plans of the Lessee.

14. The Lessor shall be responsible for normal maintenance of the building and the electrical, heating, cooling, plumbing, and sewer systems and of the outside structure of the building and the roof.

15. The Lessee shall be responsible for cleaning the leased premises and for repair of any damage caused by the staff, volunteers and visitors of the Lessee.

16. The Lessee shall provide to the Lessor keys to the leased premises so that the Lessor can enter the premises in case of emergency or for other lawful purposes.

17. (a) The Lessee shall be permitted to make use of the telephone wiring and computer network wiring which has been or is being installed by the Lessor for access from the premises. The Lessee may have modifications, additions or changes to current telephone or network wiring made. However these changes will be performed through or by the Lessor with any incurred cost to be the responsibility of the Lessee.

(b) Telephone service and internet access will be provided by the Lessor to the Lessee. The Lessee shall pay to the Lessor the amount of \$25.00 per month per telephone line plus the actual cost to the Lessor for long distance telephone service and \$10.00 per month per computer for such services. The payment for the telephone service and internet access shall be paid in the same way and at the same time as the monthly rent.

18. The Lessee shall provide signage at its sole expense on the leased premises informing its visitors that its services are being provided by the Lessee and not by the Lessor.

19. The Lessee shall comply with all statutes, ordinances and regulations as apply to its use of the facilities and to its operations and activities.

20. The Lessee shall maintain general liability insurance coverage on the premises with limits in at least the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate through the County's liability insurance policy. The Lessee shall have the Lessor designated as an additional insured on all insurance

policies of the Lessee that do or may provide coverage for the activities of the Lessee under this Lease Agreement. The Lessee shall furnish to the Lessor a certificate of insurance as to such liability insurance coverage in compliance with this provision.

21. The Lessee shall indemnify the Lessor against all claims and for reasonable attorneys fees and court costs and expenses for any claims against the Lessor as a result of the acts or omissions of the Lessee, its staff, volunteers and visitors.

22. Violation of any provision of this Lease Agreement by the Lessee shall constitute grounds for termination of this Lease Agreement by the Lessor.

23. Upon violation of any provision of this Lease Agreement by the Lessee, the Lessor shall be entitled to pursue all or any combination of remedies provided by law.

24. The waiver by the Lessor of any violation of this Lease Agreement by the Lessee shall not constitute a waiver by the Lessor of any other or further or future violation of this Lease Agreement.

25. (a) In the event of the renewal of this Lease Agreement by the Lessee, both rent and utility payments and charges for telephone service and internet access shall increase over the amount paid during the previous lease period by a percentage equal to the percentage increase in the Consumer Price Index [CPI] between the day of the beginning of the previous period and

the day of the beginning of the renewal period. If a consumer price index number is not available for any such day, the number to be used shall be the number on the last preceding day on which it was available provided the CPI still is being published and calculated in the same way as at the effective date of this Lease Agreement.

(b) CPI shall mean the Consumer Price Index for Urban Wage Earners and Clerical Workers published by the United States Department of Labor, Bureau of Labor Statistics, for the Chicago, Illinois area, subgroup All Items (1982-1984=100).

(c) If the manner in which the CPI is determined by the Bureau of Labor Statistics shall be substantially revised, including without limitation, a change in the base index year, an adjustment shall be made by the Lessor in such revised index which would produce results equivalent, as nearly as possible, to those which would have been obtained if such CPI and not been so revised. If the CPI shall become unavailable to the public because publication is discontinued, or otherwise, Lessor shall select a substitute index that most closely approximates the above referenced index, as reasonably determined by Lessor.

26. Not later than the last day on which the Lessee occupies the leased premises under the terms of this Lease Agreement, the Lessee shall remove all its personal property from the leased premises.

27. Upon termination of this Lease Agreement by expiration of the lease term or otherwise, the Lessee shall leave the premises in at least as good condition as when it took possession, normal wear and tear excepted.

28. The Lessee shall pay to the Lessor such reasonable attorney's fees and expenses and court costs as the Lessor may incur in any way in relation to this Lease Agreement or the termination of this Lease Agreement or in any action to recover possession of the premises or rent or other payment or in any other litigation or administrative proceedings involving this lease, other than incurred by the Lessor in the preparation of this Lease Agreement or of any amendments that may be considered or made.

29. The Lessee shall not assign or sublease this Lease Agreement to any person or organization without the written consent of the Lessor.

30. The Lessee shall not permit any mechanic's liens or other liens to become a lien against the Lessor or the subject facility of the Lessor.

31. In the event the premises become unuseable for any reason not the fault of the Lessee, at the option of the Lessor the Lessor may restore the premises or terminate this Lease Agreement.

32. This Lease Agreement may be amended only by an agreement in writing executed by the parties hereto.

33. This Lease Agreement constitutes the entire agreement and no oral statement made before, on or after the date of execution hereof shall affect the terms or be binding on the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement as of the date first set forth above.

CHAMPAIGN-URBANA PUBLIC
HEALTH DISTRICT
Lessor

COUNTY OF CHAMPAIGN
Lessee

By _____
Carol A. Elliott
Chairperson

By _____
C. Pius Weibel
County Board Chair

Date _____

Date _____

ATTEST:

Mark Shelden,
Champaign County Clerk and
ex officio Clerk of the
Champaign County Board