

CHAMPAIGN COUNTY BOARD  
COMMITTEE AGENDA

COUNTY FACILITIES

Tuesday, August 5, 2008 – 7:00 p.m.

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

CHAIR: Steve Beckett

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

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**XI COUNTY ADMINISTRATOR:**

- A. **Champaign County/Niemann Foods Lease for County Parking** **35-40**  
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## CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

**Tuesday, June 3, 2008 – 7:00 p.m.**

**Lyle Shields Meeting Room, Brookens Administrative Center**

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

**MEMBERS ABSENT:** Beckett

**OTHERS PRESENT:** Denny Inman, Deb Busey, Susan McGrath, Alan Reinhart, Barb Wysocki, Cheryl Kennedy, Barb Garvey

### Agenda Item

#### Call to Order

Vice-Chair Bensyl called the meeting to order at 7:00 p.m. Mr. Beckett was the only member not present.

#### Approval of Agenda

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

#### Approval of Minutes – May 6, 2008 and May 13, 2008

**MOTION** by Betz to approve the minutes of May 6, 2008 and May 13, 2008 as presented; seconded by James. **Motion carried.**

#### Public Participation

There was no public participation.

#### Presentation of Lincoln DVD

Ms. Wysocki explained the Lincoln Exhibits Committee developed this DVD which was made possible from a grant by the Illinois Bicentennial Commission. They have distributed copies to the Forest Preserve Board, the City Council of Urbana, School Districts and places like the Boys Club and libraries. The dvd was designed so the sections can stand independently of each other.

Ms. Kennedy introduced Barb Garvey of the Early American Museum. She explained that 1,000 copies of the dvd will be given away and 500 will be available for sale with proceeds going to the cost of the exhibit in the Courthouse.

She updated the committee on the grants they are currently applying for and asked the committee members for their help making connections in the community, if they know any businesses that would like to get involved.

The Committee viewed the dvd.

**ILEAS**

**IGW Architecture Invoice No. 1**

**MOTION** by Betz to recommend County Board approval of Invoice No. 1 from IGW Architecture in the amount of \$7,812.32 for Professional Services rendered for the period March 1, 2008 thru April 25, 2008, invoice is for ILEAS Training Center AS Piping Insulation; seconded by Cowart. **Motion carried.**

**IGW Architecture Invoice No. 9**

**MOTION** by Betz to recommend County Board approval of Invoice No. 9 from IGW Architecture in the amount of \$8,665.06 for Professional Services rendered for the period March 29, 2008 thru April 25, 2008, invoice is for ILEAS Training Center; seconded by James. **Motion carried.**

**IGW Architecture Invoice No. 4**

**MOTION** by Betz to recommend County Board approval of Invoice No. 4 from IGW Architecture in the amount of \$6,079.38 for Professional Services rendered for the period March 20, 2008 thru April 25, 2008, invoice is for ILEAS Training Center OB; seconded by Richards. **Motion carried.**

**IGW Architecture Invoice No. 1**

**MOTION** by Betz to recommend County Board approval of Invoice No. 1 from IGW Architecture in the amount of \$6,662.50 for Professional Services rendered for the period March 29, 2008 thru April 25, 2008, invoice is for ILEAS Chiller Replacement; seconded by Weibel. **Motion carried.**

**Courthouse Masonry/Bell Tower Project**  
**Project Spreadsheet**

**MOTION** by Weibel to receive and place on the file; seconded by Richards.

Ms. Busey stated in the payments year to date column there is an error in the total and the balance to finish column cannot be a negative number, it should be 0 which means a total balance of \$6,485,073.10

**Motion carried.**

Mr. Betz asked if the issue with Jury Assembly has been solved.

Mr. Inman explained a solution is being constructed and when he was there earlier in the day the framing for the partition wall was in place. Meeting with the contractor he learned they will be out of that area so from now on there will be no work in that area on Mondays from 7:30 - 1:00 and Jurors will have sound barriers so they won't be distracted.

**Fleet Maintenance/Highway Facility**  
**Update by County Administrator**

**BLDD Architects Invoice No. 130646**

**MOTION** by Betz to recommend County Board approval of Invoice No. 130646 in the amount of \$3,510.00 for professional services rendered for the period March 2, 2008 to April 1, 2008; seconded by Weibel. **Motion carried.**

**BLDD Architects Invoice No. 130647**

**MOTION** by Betz to recommend County Board approval of Invoice No. 130647 in the amount of \$2,673.36 for professional services rendered for the period March 2, 2008 to April 1, 2008; seconded by James. **Motion carried.**

**Physical Plant**  
**Monthly Reports**

Mr. Reinhart stated he has not submitted the budget report because the information from the Auditor has yet to be posted. Mr. James asked about the cost of gas going up on utilities at 502 S. Lierman. Mr. Reinhart stated most of the utilities used are for laundry and the kitchen and it is all gas.

**MOTION** by James to receive and place on file; seconded by Weibel.  
**Motion carried.**

**Chair's Report/Issues**

Mr. Reinhart stated the men's restroom is ready to be put back together. It was held up because of counter top issues; we had to re-order with a different color selection but hopefully it will be about two weeks.

**County Administrator**

There was no County Administrator report.

**Champaign County Nursing Home  
Duane Morris Invoice #1388838**

Mr. Bensyl stated the State's Attorney's position at this point is that we have paid Duane Morris all we intend to pay them. Outstanding, we have this invoice and one other.

**GHR Engineers Invoice No. 0017205**

**MOTION** by Betz to recommend County Board approval of Invoice No. 0017205 in the amount of \$210.00 for professional services rendered March 30, 2008 thru May 3, 2008, invoice is for CCNH HVAC system review; seconded by Richards. **Motion carried.**

**Other Business**

**Special County Facilities Meeting on June 19<sup>th</sup>.**

Mr. Inman stated he would like a special meeting on June 19<sup>th</sup> at 6:30 p.m., before the County Board meeting, to officially accept and recommend the award for the roof and siding for the South Highway building.

**Consent Agenda Items**

All invoices will be on the County Board consent agenda.

**Adjournment**

Vice-Chair Bensyl declared the meeting adjourned at 7:58 p.m.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary

## CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

**Monday June 16, 2008 – 4:30 p.m.**

**Front entrance of the Champaign County Courthouse**

**MEMBERS PRESENT:** Beckett, Betz, James, Richards, Weibel

**MEMBERS ABSENT:** Bensyl, Cowart, Jay, Sapp

**OTHERS PRESENT:** Denny Inman, Susan McGrath

### **Agenda Item**

#### **Call to Order**

Chair Beckett called the meeting to order at 4:30 p.m.

#### **Approval of Agenda**

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

#### **Public Participation**

There was no public participation.

#### **Tuckpointing Mortar Joints Recommendation**

Mr. Beckett stated the issue before the committee involves mortar joint tuckpointing and asked that the committee recess to view the tower.

The committee recessed at 4:32.

Mr. Beckett reconvened the meeting, stating that the committee viewed the mortar. One of the concerns he has is no one knowing what to do when issues like this come up; when he was told the mason was going to stop work until we got this resolved a decision had to be made and there was no procedure in place to address it.

Mr. Betz asked if there is a structural difference between the choices.

Mr. Beckett stated the Mason told him there is no structural difference, the labor cost was no different, the amount of material is negligible and he saw no difference in its life; it is purely aesthetic.

Mr. James stated he likes the thicker bead because it stands out more. The thin bead gets hidden and causes concern for water sitting in the crevices.

Mr. Beckett asked Mr. Roessler what the basis is for recommending the narrow bead instead of the wide bead. Mr. Roessler stated aesthetics and they could get more of a straight line with the narrow; the Masons can do either one.

**MOTION** by James to go with the thicker bead; seconded by Betz.

Mr. Betz and Mr. Richards stated they do not have a preference.

**Motion carried.**

Mr. Beckett stated his concern with issues like this coming up and asked Mr. Roessler if he could think of anything else that could cause a halt in work where they would need a decision like what was needed for this issue. Mr. Roessler stated not at this time.

**Other Business**

There was no other business

**Adjournment**

Chair Beckett declared the meeting adjourned at 4:44 p.m.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary



## CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

Thursday, June 19, 2008 – 6:15 p.m.

ILEAS Training Center, 1701 E. Main St., Urbana

**MEMBERS PRESENT:** Beckett, Bensyl, Betz, James, Sapp,  
Weibel

**MEMBERS ABSENT:** Cowart, Jay, Richards

**OTHERS PRESENT:** Denny Inman

### Agenda Item

#### Call to Order

Chair Beckett called the meeting to order at 6:15 p.m.

#### Approval of Agenda/Addendum

**MOTION** by Sapp to approve the agenda as presented; seconded by Betz. There was no addendum for the meeting. **Motion carried.**

#### Public Participation

There was no public participation.

#### South Highway Maintenance Facility

##### **Award of Contract – South Highway Maintenance Facility Roof**

##### **Award of Contract – South Highway Maintenance Facility Siding**

Mr. Inman explained that the last time they met, RFP 2008-008 had an estimate of \$38,000 and the proposal came in at \$39,600 which includes a 20 year warranty. The project covers about 5800 square feet putting a new roof on the eastern half of the facility. If approved they will go to work July 1 and he anticipates completion around August 1. Advanced Wayne Cain is currently under contract with the County Board for the masonry project, they have also done the Brookens project and the satellite jail and he recommends they be awarded the contract.

When asked about the other part of the roof, Mr. Inman stated the western half of the roof will have to be replaced at some point but to date it doesn't have the leakage problems that the eastern half does.

Mr. Beckett asked where the dividing line is to determine what part will be replaced now and what part later. Mr. Inman stated they will be replacing the entire flat part.

Mr. Inman explained that RFP 2008-009 dealt with the siding for the building and none of the major players, FBi, Morton and FS will touch the project. We asked for a concrete date of start and finish and they cannot do that because they are so far behind on spring work it would be September before they could do a project of our size. Mr. Beckett asked if we could occupy the building then do this project. Mr. Inman stated they will be doing it in phases with the roof first, then the doors, so yes they could occupy the building first. When asked about the cost of replacing doors he explained the estimate is \$1200 per door which will total less than \$10,000. The cost of the siding without the doors is \$35,000 to \$38,000.

**MOTION** by Betz to recommend County Board approval of the award of contract to Wayne Cain & Sons Roofing for the removal and installation of new roof on the South Highway Maintenance Facility; seconded by Bensyl. **Motion carried.**

### **Adjournment**

Mr. Beckett declared the meeting adjourned at 6:22 p.m.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary

**To:** Champaign County Facilities Planning Committee

**From:** Leanne Brehob-Riley, Champaign County GIS Consortium, GIS Manager

**Re:** Global Positioning System (GPS) Base Station Request

**Date:** July 29, 2008

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**Request:**

The Champaign County GIS Consortium (CCGISC) is seeking permission to place GPS base station equipment on the roof of the County Courthouse. Seiler Instruments and CCGISC will purchase and therefore own the GPS equipment. Installation of the equipment will be paid for through contributions of several of the CCGISC members. The equipment will utilize the power source and the internet connection currently in place and available on the roof of the Courthouse.

**What is a Global Positioning System (GPS)?**

GPS was developed by the U.S. Department of Defense as a worldwide navigation and positioning resource for both military and civilian use. It is based on a constellation of twenty-four satellites orbiting the earth at an altitude of twenty-thousand kilometers. These satellites act as reference points from which GPS receivers on the ground “triangulate” their position.

**What is a GPS base reference station? Why is a base station needed?**

A GPS base reference station is a GPS receiver (a piece of equipment that receives the satellite signals) that is placed on a known location. The base station will calculate its position based on the data it receives and triangulates from the satellites and then compares this calculated position to its known position. There are differences between the calculated position and the known position because both man-made and natural errors creep into GPS measurements (twenty-thousand kilometers is a long way for a signal to travel). The error or difference between the calculated position and the known position is continuously monitored, recorded, and/or transmitted to a second receiver (the roving or mobile GPS unit gathering positions for desired locations). By removing these errors, a high-end roving GPS unit becomes capable of locating positions on a very precise survey grade scale.

## **Background Information**

A Trimble® GPS base reference station was at one time located on the roof of the 12-story Florida Avenue residential hall (FAR) at the University of Illinois. Approximately two years ago, contractors working on FAR mistakenly moved the GPS base station antenna. As you know from the previous section in this document, moving the antenna will cause incorrect error correction calculations to be recorded and transmitted to the roving GPS unit, thereby skewing the location results. The C-U area has been without a functioning Trimble GPS base station since this incident and many local government entities relied heavily on a functioning base station for surveying purposes.

A few months ago, Seiler Instruments, a company that resells Trimble GPS equipment (Trimble is arguably one of the world-wide leaders in GPS equipment and sales) approached a member of the Consortium stating that they would like to locate a Trimble GPS base station in the C-U area. To that end, Seiler Instruments offered to supply the Consortium with a NET RS GPS reference station (approx. a \$20,000.00 value) in exchange for a location, a power source, an internet connection, and a reliable building contact. The motivation by Seiler in offering this equipment is simple. The C-U area offers a strategic location in their development of a base station network. This network, uses what is known as a Virtual Reference Station (VRS) technology and provides GPS users with 1) - a one-stop reference station alternative and 2) - a means to increase vertical accuracies to an even higher degree than what a non-networked base station supplies. Seiler sells subscriptions to this network of base stations for a quarterly fee of \$1500.00. The Consortium will receive three free subscriptions to this network to be shared by the members on a first come first serve basis. Seiler Instruments will be responsible for any upgrades and/or maintenance that is required to keep the base station functioning.

The VRS technology is relatively new to the GPS world. The roving GPS equipment owned by most of the Consortium members and I assume a number of the local contracting companies and consulting firms are not currently compatible with the VRS technology. However, the base station signal can be received via a transmitted radio signal. The 450MHz radio and whip antenna needed to transmit the base station corrections to the roving GPS units will be purchased and maintained by the Consortium through contributions from several of the Consortium entities.

## Detailed Information

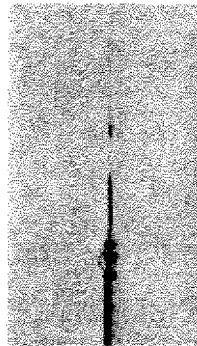
### Equipment and Installation Details:

*What exactly will be mounted on the roof?*

*Item 1:* The Trimble Geodetic Zephyr Antenna (13.5 inches in diameter x 3 inches in height)



*Item 2:* A Whip, 35W Antenna (less than 1 inch in diameter and approx. 2.5 feet in height)



### *Where will the items be mounted?*

A metal conduit exists on the roof of the courthouse. Cables run through this conduit for use with the County wireless internet antenna. Both the Trimble Geodetic Zephyr Antenna and the Whip antenna will be mounted to this conduit.

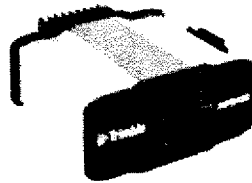
The conduit will also be used to run the cables from the antennas to the NetRS base reference station and HPB450 UHF Radio system. The reference station and radio will be located in the attic of the courthouse in close proximity to other equipment currently used by the County IT department.

*What items are connected to the antennas?*

Item 1: Trimble NetRS base reference station

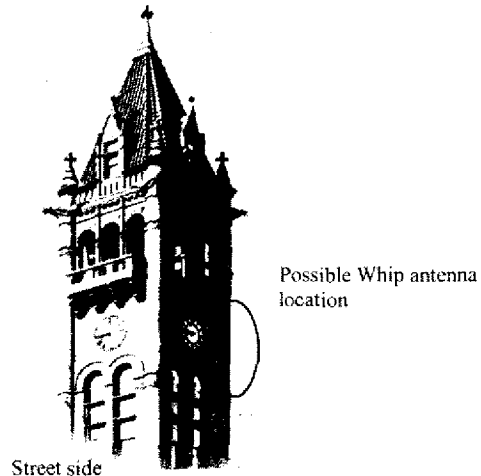


Item 2: HPB450 UHF Radio system



**Clock Tower Request:**

On average, the 450-470MHz radio in combination with the Whip antenna transmits a radio signal in a 10-mile radius area. The actual distance the radio signal travels is dependent on a number of variables, the most significant being the height of the Whip antenna. Typically, the higher the antenna the farther the signal is able to travel. To increase the travel distance of the radio signal, it is the hope that the Committee will consider the relocation of the Whip antenna to one of the back spires of the remodeled clock tower once the construction is complete. Again, any costs associated with relocating the antenna will be at the expense of the interested Consortium entities. Due to the small diameter of the antenna and its length of less than 3 feet, it is very unlikely the antenna will be visible from the ground.



**Impact on Existing Technology:**

Tim Breen will be attending the meeting to answer questions regarding any impacts the base station may have on existing technology. However, it is my understanding there will be little to no impact.

**Roof Access:**

There will be times when Seiler Instrument's installation and maintenance staff may need access to the equipment located in the attic and/or on the roof of the courthouse to perform standard maintenance tasks or troubleshoot equipment malfunctions.

**Liability:**

Seiler Instruments is willing to work with the County legal staff to put together a mutually acceptable Letter of Agreement that will address any liability concerns. This agreement will be worded in such a way that removes liability from the County.

**TO: Chair Steve Becket  
Members of the County Facilities Committee**

**FROM: Sheriff Dan Walsh**

**DATE: July 31, 2008**

**SUBJ: Courthouse Usage (First Floor)  
Rooms 155 (Current Court Security Office)  
& 156 (Current First Floor Break Room)**

Dear Members,

It is my intent, with your concurrence, to change the primary usage of the above two rooms on the first floor of the Courthouse. Both of these are located on the north side of the hallway, across from the Public Defender's Office.

Room 155 (249 sq. ft) is the current court security office/break room, which is regularly used for the following purposes:

Daily (for 13 uniformed officers, 1 K-9, 2-3 bailiffs):

- Locker room (17 lockers)
- Office (supervisor and officer report writing)
- One desk and one computer
- Storage (manuals, records, supplies and equipment)
- Lunch (usually 6 at a time and sometimes 8) and breaks

Occasionally:

- K-9 breaks
- Process non-court evidence
- Interview suspects/witnesses
- Briefing and training
- Lunch breaks for up to an additional three Correctional Officers

Room 156 (393 sq. ft) is the current first floor break room.

Daily – lunch and break room for the Circuit Clerk's employees, while it is across from the Public Defender's Office, I am told that the Public Defender's employees do not use this room.

NOTE: There are other employee break rooms on both the second and third floor.

We studied the use of room 156 from February 20 through March 7 and again from June 18 through June 26, 2008



The maximum use during both periods was 5 people on February 20 at 11:36 a.m. and March 4 at 11:25 a.m. The normal usage is 2-3 employees. The maximum usage during the second observation period was 4 persons on June 23 at 10:20 a.m., with 3 person usage on 3 occasions June 19 (10:17), June 25 (10:30) and June 26 (12:40). This room's usage was normally observed between 11:00 a.m. and 1:00 p.m.

While the Circuit Clerk has many more employees than our Court Security Unit, they do NOT regularly use this break room (156). On the other hand, Court Security Officers who only have one-half hour for lunch (effectively 20-25 minutes by the time they clock out/in and use the restroom) and whose lunch breaks are severely limited by Courtroom schedules almost always use Room 155, which is also their office and equipment/clothing storage room.

The Circuit Clerks' employees do have an hour for lunch and have regularly scheduled lunch breaks (not dependent upon courtroom breaks).

In the current court security office/break room there is only one desk and computer (not enough room for more) and therefore only one officer/supervisor can work on evidence/reports and schedules at a time. Because of this lack of work space, reports (even with arrests) are sometimes backing up. We do have a second computer workstation we can utilize once we have the space.

A swapping of these rooms should not create any problems for the Circuit Clerk's employees. It will require minimal work by maintenance and yield a much more satisfactory office and lunch/break area for Court Security (and Corrections/Bailiffs).

Thank you.

Emergency Action Plan and Disaster Recovery Plan

**Purpose**

Roessler Construction is dedicated to the protection of its employees, facilities, and resources and to ensuring that our company can continue all aspects of its core business processes and safely resume normal operations as quickly as possible after any natural, weather-related, man-made, or technological disaster affecting our contract locations. We place a high priority on developing, validating, and if necessary, implementing our company's Disaster Recovery Plan. If after reading this plan, you find that improvements can be made, please contact Leon Tulip. We encourage all suggestions because we are committed to the success of this written plan.

**Administrative Duties**

Roessler Construction, our Emergency Action Plan and Disaster Recovery Plan Administrator, is responsible for establishing and implementing our written Emergency Action and Disaster Recovery Plans. This person has full authority to make necessary decisions to ensure the success of this plan. A combined plan was used in this instance because of the need for a plan tailored to the site and work being performed. Due to the fact that the courthouse has an emergency action and disaster recovery plan in place, our plan and theirs have been integrated to make use of all existing alarms and warning devices. Copies of this written plan may be obtained from:

<b>Location/Address:</b>	<b>Contact Person:</b>	<b>Telephone Number:</b>
Champaign County Courthouse	Leo Quinlan	(217) 202-3361

**Disaster Threats**

We have identified the following potential disaster threats, their severity and probability of occurrence, as well as their risk level:

**Disaster threat, Severity, Risk:**

Severe weather including winds over 30 MPH, hail, down pours, lightening, and tornadoes. There is a risk of employees being injured, and although low, there is a chance of death if an employee falls or is blown from scaffolding during a severe weather event, or in a scaffold collapse.

No one is allowed on the scaffolding when winds are above 30 miles per hour or when lightening is sighted. Courthouse personnel will give us advanced warning of changes in weather and the weather will be checked online throughout the day.

systems will be inspected by the responsible contractor in accordance with manufacturer specifications. Building structures will be inspected by an engineer and will not be entered until the building is declared safe in writing by the engineer. This will be the standard procedure for earthquakes, tornadoes, bombs, and large scale fires. .

### **Roles and Responsibilities**

To achieve our recovery goals and objectives, the following people will have the roles and responsibilities listed below:

#### **Individual, team, department, or agency:**

Site superintendent will be in charge over all recovery activities. He will coordinate with county officials and subcontractors.

Kenny Roessler would be on site in the event that the site superintendent was not available

### **Post-Disaster Assessment**

Once a disaster has occurred, we will assess the damage and determine our needs and recovery strategies as follows:

Any possible structural deficiencies will be evaluated by an engineer. Other problems will be evaluated by site superintendent, responsible subcontractors, and a certified safety professional if needed. If outside specialists are needed they will be brought in on a case by case basis. .

### **Recovery Procedures**

The procedures provided below assume that the entire facility has been destroyed or is otherwise not operational. If the entire facility is not destroyed or is partially operational, then adjustments to these procedures will be made.

#### *Within 24 Hours*

##### **Step:**

Site will be inspected if possible, and area will be secured. Depending on the type of emergency this may involve county police support.

#### *Within 48 Hours*

##### **Step:**

## Media Relations

All most all media relations will have to go through the county since there are security issues involved.

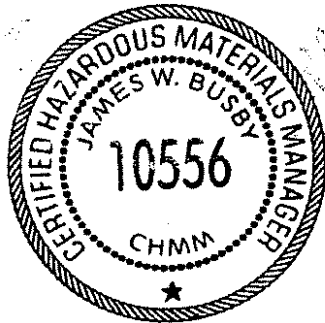
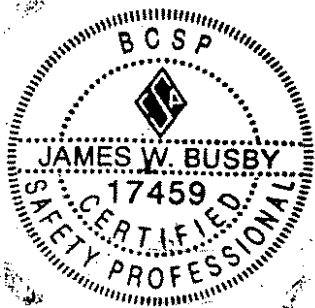
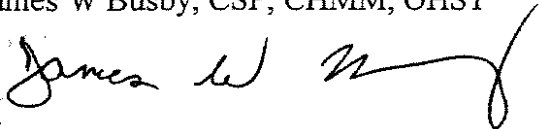
## Plan Evaluation

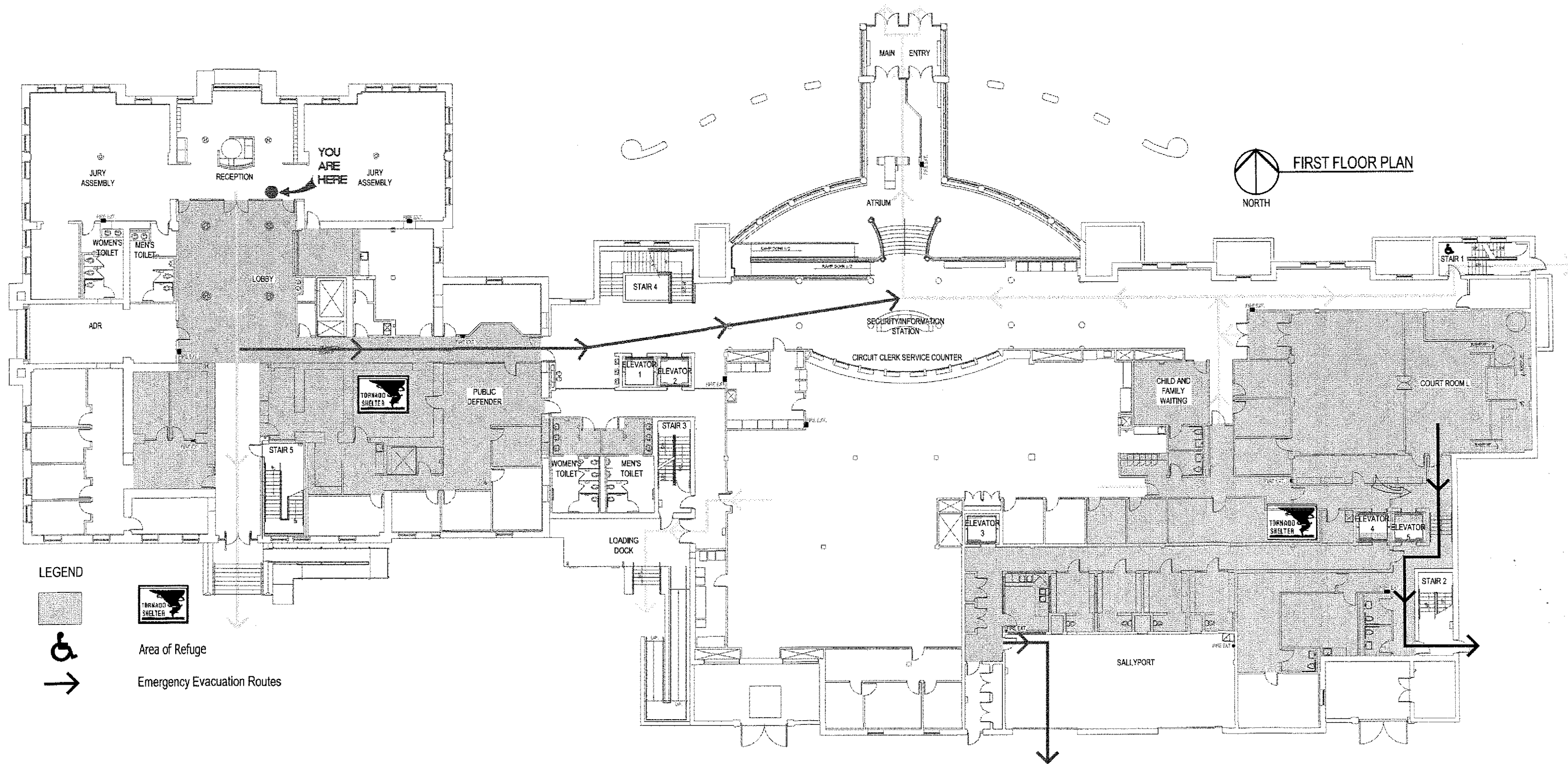
By thoroughly evaluating and revising our plan as necessary, we ensure our program's effectiveness and prevent or eliminate any problems. Plan evaluation involves the following:

The site location is owned by the county which has an emergency action plan covering all foreseen possibilities of disaster, including natural and man-made events. This plan covers all locations of work and with our coordination and input on dangers that are mainly due to the type and scope of the contract work being performed creates a fully integrated site disaster and emergency action plan. Courthouse police personnel will assist in evacuation and emergency response as needed or required. They have agreed to alert us as to all emergencies. We will be using all existing alarms and warning devices. Where alarms are not present there is handheld communication to augment the emergency alert process. There is a drawing of the location of all emergency egress routes

## Safety Works

James W Busby, CSP, CHMM, OHST





FIRST FLOOR PLAN



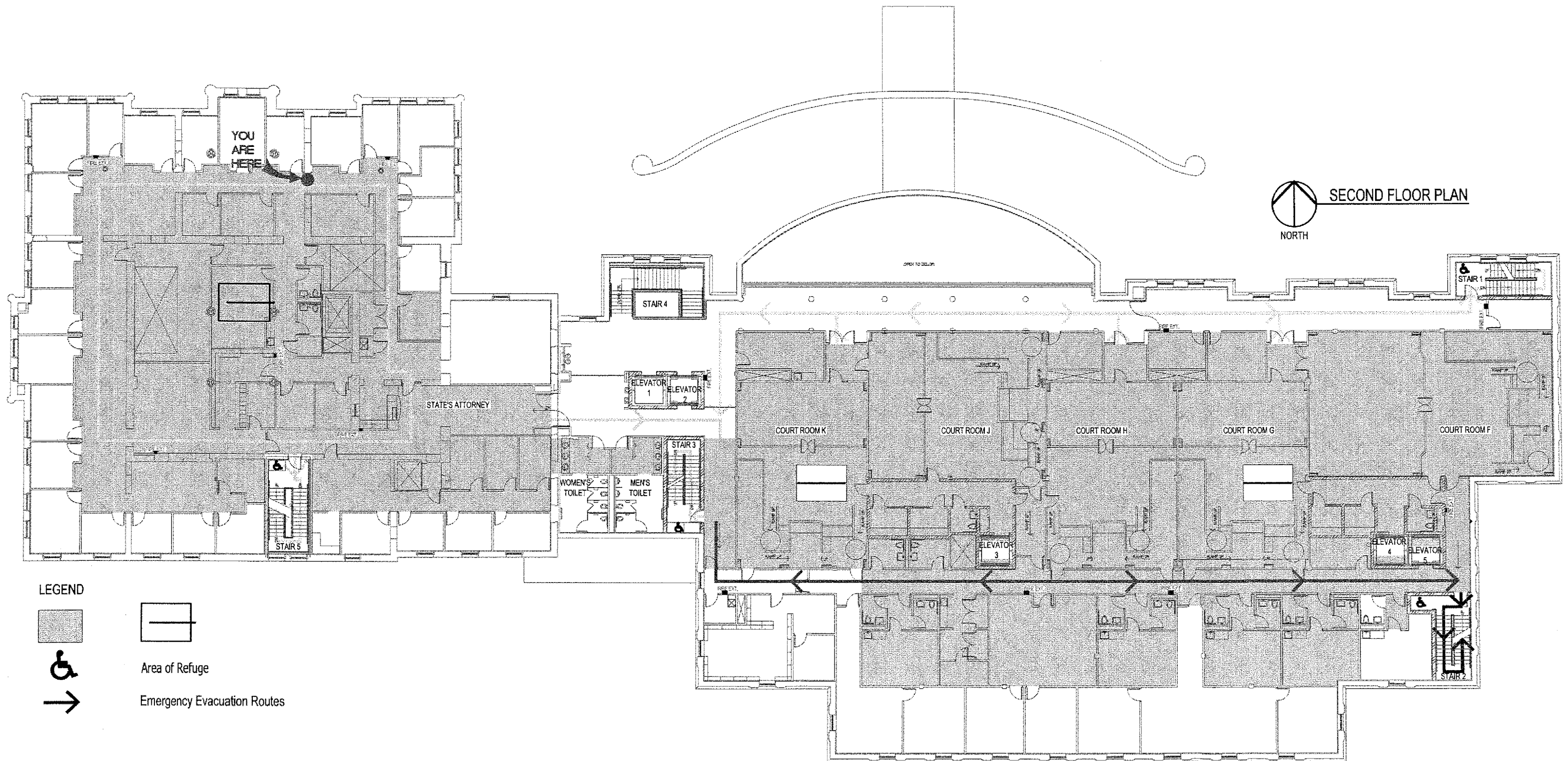
LEGEND



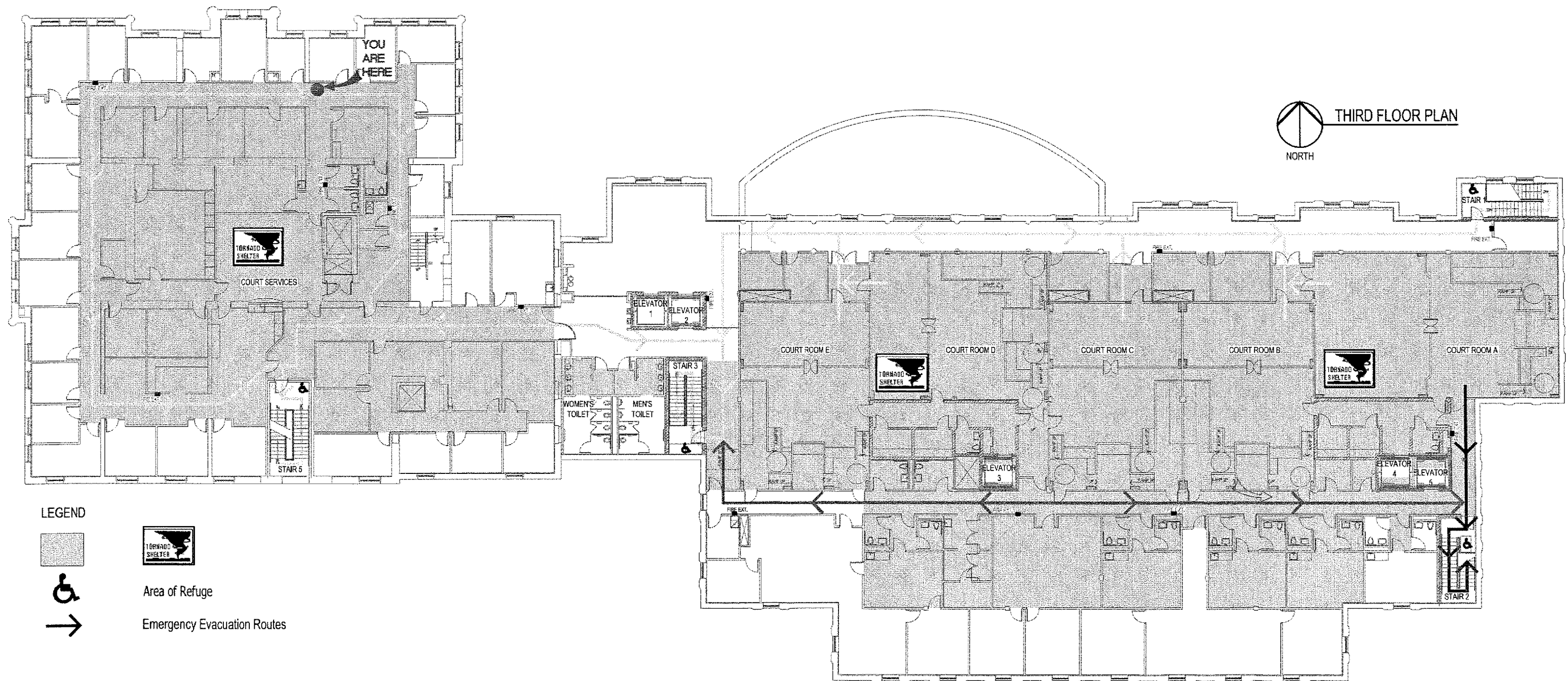
Area of Refuge





Emergency Evacuation Routes





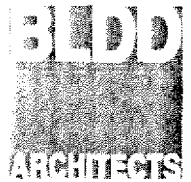


THIRD FLOOR PLAN  
NORTH

- LEGEND
-  Area of Refuge
  -  Emergency Evacuation Routes

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

May 15, 2008  
 Invoice No: 130754  
 Project No: 053015.900



Principals  
 Steven T. Oliver, AIA  
 Randall L. West, AIA  
 John R. Drayton, AIA  
 Samuel J. Johnson, AIA  
 Scott M. Likins, AIA  
 Bruce L. Maxey, AIA  
 Timothy J. McGrath, AIA  
 Barbara Meek, AIA  
 Mark A. Ritz, AIA

Senior Associates  
 R. Carson Durham, AIA  
 John S. Whitlock, AIA

Associates  
 Duane L. Allen  
 Todd D. Cyrulik, AIA

Re: Champaign Cty Fleet Maintenance Highway Facility Site Observation

For professional services rendered for the period April 2, 2008 to May 1, 2008

Hourly Not to Exceed Amount:	<b>\$54,420.00</b>
Previous Billed:	<u>\$53,170.00</u>
Balance in Contract:	<b>\$1,250.00</b>

**Fee Charges**

Description	Title	Rate	Hours	Amount
Wakefield, Dan Y.	Architect II	80.00	32.00	<u>\$2,560.00</u>
Current Fee Charges				<b>\$2,560.00</b>

100 merchant street  
 decatur, illinois 62523  
 phone 217 429-5105  
 fax 217 429-5167

Previously Billed	\$53,170.00	
Exceeds Maximum of	\$54,420.00	<u>-\$1,250.00</u>
<b>Adjusted Fee Charges</b>		<b>\$1,250.00</b>

2104 w. springfield ave.  
 champaign, illinois 61821  
 phone 217 356-9606  
 fax 217 356-8861

201 e. grove. suite 300  
 bloomington, illinois 61701  
 phone 309 828-5025  
 fax 309 828-5127

**Reimbursable Expenses**

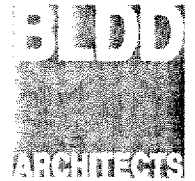
Reimbursable	Invoice #	Inv. Amt.	Memo	
Dan Y Wakefield	040208042808	30 30	Mileage	
Total Reimbursable Expenses				\$30.30

833 w. jackson . suite 10  
 chicago, illinois 60607  
 phone 312 829-1987  
 fax 312 666-8967

**TOTAL NOW DUE** \$1,280.30



JUN 03 2008



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

May 15, 2008  
Invoice No: 130755  
Project No: 053015.400

Principals  
Steven T. Oliver, AIA  
Randall L. West, AIA  
John R. Drayton, AIA  
Samuel J. Johnson, AIA  
Scott M. Likins, AIA  
Bruce L. Maxey, AIA  
Timothy J. McGrath, AIA  
Barbara Meek, AIA  
Mark A. Ritz, AIA

Re: Champaign Cty Fleet Maintenance Highway Facility

Senior Associates  
R. Carson Durham, AIA  
John S. Whitlock, AIA

For professional services rendered for the period April 2, 2008 to May 1, 2008  
for the referenced project.

Associates  
Duane L. Allen  
Todd D. Cyrulik, AIA

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 DEVELOPMNT	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	97.33%	87,597.00	87,597.00	0.00
Simplified Ener	1,396.00	100.00%	1,396.00	1,396.00	0.00
<b>Total Fix Fee</b>	<b>526,396.00</b>		<b>523,993.00</b>	<b>523,993.00</b>	<b>0.00</b>

Reimbursable	Invoice #	Inv. Amt.	Memo
GHR Engineers & Assoc.	0017185	750.00	Additional Work-Under Slab Heating Piping

Invoice Total \$750.00

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

100 merchant street  
decatour, illinois 62523  
phone 217 429-5105  
fax 217 429-5167

2104 w. springfield ave.  
champaign, illinois 61821  
phone 217 356-9606  
fax 217 356-8861

201 e. grove, suite 300  
bloomington, illinois 6170  
phone 309 828-5025  
fax 309 828-5127

833 w. jackson, suite 100  
chicago, illinois 60607  
phone 312 829-1987  
fax 312 666-8967

OVER 75 YEARS OF ARCHITECTURE

people creating places for people to gather, collaborate, think, learn & play



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

RECEIVED  
APR 24 2008  
BLDD ARCHITECTS

April 22, 2008  
Project No: 6059.0000  
Invoice No: 0017185

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

35069

Project: 6059.0000 Champaign County Fleet Maint Facility

**Professional Services: March 2, 2008 through March 29, 2008**

Task: 106 Under Slab Heating Piping

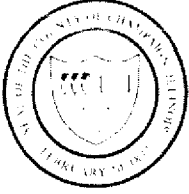
**Professional Personnel**

	Hours	Rate	Amount
Employee			
Overman, Bryan D.	10.00	75.00	750.00
Totals	10.00		750.00
<b>Total Labor</b>			<b>750.00</b>
		<b>Total this task</b>	<b>\$750.00</b>
		<b>Total this invoice</b>	<b>\$750.00</b>

MAR

**Outstanding Invoices**

Number	Date	Balance
0015115	03/15/06	1,099.00
0015961	02/06/07	430.00
0015962	02/06/07	7,697.50
0016908	01/15/08	651.59
0017086	03/11/08	1,476.36
<b>Total</b>		<b>11,354.45</b>



## CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

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

ADMINISTRATIVE SUPPORT  
DATA PROCESSING  
MICROGRAPHICS  
PURCHASING  
PHYSICAL PLANT  
SALARY ADMINISTRATION

### MEMORANDUM

**TO:** Brendan McGinty, Chair and Members of the FINANCE COMMITTEE  
Steve Beckett, Chair and Members of the COUNTY FACILITIES COMMITTEE  
Lorraine Cowart, Chair and Members of the HIGHWAY & TRANSPORTATION COMMITTEE

**FROM:** Deb Busey, County Administrator of Finance & HR Management  
Denny Inman, County Administrator of Procurement & Facilities Management  
Jeff Blue, County Engineer

**DATE:** July 29, 2008

**RE:** Highway Facility Construction Project Budget

The Highway Facility Construction Project Budget was approved in November 2005 at a total of \$7,060,637. This budget amount did not include site-work and parking lots for this construction project. These items had been removed from the bid documents, when the bid cost came in more than \$1.1 million over. It was determined at that time that the site-work would be performed by our county employees and the parking lots would be constructed, managed and paid for directly through contracts outside of the General Contract.

Procedurally, the Auditor requires that all expenditures associated with the construction project be paid out of the construction fund so that the true costs of the entire project are appropriately capitalized and documented. Because the payment for the site-work and parking lots was not included in the original construction project budget, that budget now requires amendment to reflect this required change. The cost outside of the General Contract, including site-work and parking lots, is now anticipated to cost a total of \$800,000. This will increase the total project budget for the Highway Facility Construction Fund to \$7,860,637.

A budget amendment (attached) for the Highway Facility Construction Project Budget is placed on the Finance Committee's August Agenda to increase the expenditure budget to cover the total project costs. Revenues for the work outside the General Contract, including site-work and parking lot expenditures comes out of the approved IDOT appropriation from the County Motor Fuel Tax Fund.

*July 29, 2008*

*Page 2*

We are providing this memo as a means of communication and information to you, preliminary to the Finance Committee's consideration of the necessary budget amendment. Please feel free to contact us if you have questions.

Thank you.

attachments

FUND 304 HIGHWAY FACILTY CONST FND DEPARTMENT 061 MTR FUEL TX FACILITY CNST

INCREASED APPROPRIATIONS:

ACCT. NUMBER & TITLE	BEGINNING BUDGET AS OF 12/1	CURRENT BUDGET	BUDGET IF REQUEST IS APPROVED	INCREASE (DECREASE) REQUESTED
304-061-544.16 HWY FACILITY CONST IMPROV	1,008,475	837,305	1,637,305	800,000
TOTALS	1,008,475	837,305	1,637,305	800,000

INCREASED REVENUE BUDGET:

ACCT. NUMBER & TITLE	BEGINNING BUDGET AS OF 12/1	CURRENT BUDGET	BUDGET IF REQUEST IS APPROVED	INCREASE (DECREASE) REQUESTED
304-061-171.85 FROM CNTY MTR FUEL TX 085	0	0	800,000	800,000
TOTALS	0	0	800,000	800,000

**EXPLANATION:** THIS AMENDMENT COVERS ADDITIONAL EXPENDITURES FOR THE HIGHWAY FACILITY CONSTRUCTION PROJECT THAT WERE OUTSIDE OF THE SCOPE OF THE GENERAL CONTRACT. THE CORRESPONDING REVENUE INCREASE REFLECTS REVENUE APPROPRIATED IN PREVIOUS FISCAL YEARS, BUT NOT YET TRANSFERRED, TO COVER THE PROJECT COSTS.

DATE SUBMITTED: 7-30-2008 AUTHORIZED SIGNATURE: Debra L. Busby \*\* PLEASE SIGN IN BLUE INK \*\*

APPROVED BY PARENT COMMITTEE: DATE:

APPROVED BY BUDGET & FINANCE COMMITTEE: DATE:

**Physical Plant Monthly Expenditure Report**  
**June, 2008**

<u>EXPENDITURE ITEM</u>	<u>FY2007 YTD 6/30/2007</u>	<u>FY2007 ACTUAL 12/31/2007</u>	<u>FY2007 YTD as % of Actual</u>	<u>FY2008 BUDGET 12/1/2007</u>	<u>FY2008 YTD 6/30/2007</u>	<u>FY2008 YTD as % of Budget</u>	<u>FY2008 Remaining Balance</u>
Gas Service	\$212,999	\$336,032	63.39%	\$328,666	\$329,990	100.40%	-\$1,324
Electric Service	\$344,996	\$847,967	40.69%	\$714,480	\$348,484	48.77%	\$365,996
Water Service	\$16,129	\$33,457	48.21%	\$32,520	\$17,604	54.13%	\$14,916
Sewer Service	\$18,071	\$38,232	47.27%	\$34,471	\$17,973	52.14%	\$16,498
All Other Services	\$145,867	\$259,212	56.27%	\$256,257	\$151,887	59.27%	\$104,370
Cths R & M	\$21,684	\$33,408	64.91%	\$22,716	\$22,836	100.53%	-\$120
Downtown Jail R & M	\$13,546	\$21,409	63.27%	\$28,189	\$19,076	67.67%	\$9,113
Satellite Jail R & M	\$12,792	\$92,899	13.77%	\$29,087	\$11,028	37.91%	\$18,059
1905 R & M	\$2,025	\$4,088	49.53%	\$10,718	\$7,585	70.77%	\$3,133
Brookens R & M	\$14,309	\$25,729	55.61%	\$26,760	\$32,218	120.40%	-\$5,458
JDC R & M	\$7,586	\$15,108	50.21%	\$13,503	\$10,108	74.86%	\$3,395
1701 E Main R & M	\$2,502	\$4,218	59.31%	\$18,646	\$12,360	66.29%	\$6,286
Other Buildings R & M	\$3,428	\$6,155	55.69%	\$8,000	\$4,466	55.83%	\$3,534
Commodities	\$52,708	\$81,284	64.84%	\$68,668	\$47,252	68.81%	\$21,416
Gas & Oil	\$5,503	\$9,454	58.21%	\$10,000	\$4,942	49.42%	\$5,058
Brookens Remodel	\$23,079	\$49,226	46.88%	\$15,516	\$13,040	84.04%	\$2,476

28

Prepared by:  
Ranae Wolken  
7/25/2008

Gas Utilities - FY2008

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1701 Garage	Brookens	ITC	Monthly Totals
December	\$13,846.81	\$5,486.19	\$12,355.28	\$2,757.32	\$2,409.58	\$506.62	\$5,555.18	\$10,988.51	\$53,905.49
January	\$19,434.98	\$6,019.47	\$12,539.29	\$3,017.11	\$2,145.40	\$593.59	\$6,257.54	\$28,994.68	\$50,007.38
February	\$15,254.07	\$4,376.18	\$11,830.85	\$3,637.82	\$2,275.54	\$543.06	\$5,074.13	\$16,030.73	\$59,022.38
March	\$14,076.52	\$3,690.25	\$15,430.86	\$3,021.84	\$2,217.79	\$438.22	\$4,428.83	\$16,769.63	\$60,073.94
April	\$13,071.33	\$1,721.80	\$14,855.80	\$1,338.76	\$1,648.92	\$176.38	\$2,656.15	\$3,077.23	\$38,546.37
May	\$12,856.87	\$1,339.59	\$14,178.40	\$931.66	\$1,688.79	\$158.15	\$2,434.06	\$1,772.66	\$35,360.18
June	\$14,199.06	\$992.08	\$2,131.00	\$371.66	\$2,489.99	\$56.93	\$1,340.36	\$1,748.95 corrected billing, but paid 2x \$277.68	\$21,858.76
July									\$0.00
August									\$0.00
September									\$0.00
October									
November									
Total to date	\$102,739.64	\$23,625.56	\$83,321.48	\$15,076.17	\$14,876.01	\$2,472.95	\$27,746.25	\$79,660.07	\$349,518.13

Prepared by Ranae Wolken  
7/29/2008

Electric Utilities - FY2008

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1701 Garage	Nite Lite	Brookens	ITC	Monthly Totals
December	\$14,317.15	\$7,424.63	\$8,628.57	\$3,947.38	\$5,267.86	\$192.74	\$216.72	\$8,327.23	\$4,637.74	\$52,960.02
January	\$17,180.61	\$8,301.05	\$9,150.90	\$4,741.29	\$4,442.05	\$221.71	\$223.86	\$9,418.64	\$5,637.58	\$59,317.69
February	\$14,725.18	\$6,429.90	\$8,707.76	\$4,363.14	\$4,419.08	\$144.62	\$202.48	\$12,848.23	\$5,134.18	\$56,974.57
March	\$16,117.52	\$6,476.03	\$8,797.57	\$4,176.17	\$4,827.92	\$109.28	\$203.74	\$13,133.94	\$4,959.85	\$58,802.02
April	\$18,940.91	\$7,035.24	\$9,615.03	\$3,895.31	\$4,585.03	\$107.13	\$186.82	\$12,869.25	\$4,111.53	\$61,346.25
May	\$19,467.47	\$8,170.11	\$11,252.94	\$3,727.58	\$4,770.93	\$94.99	\$181.07	\$16,311.91	\$3,087.30	\$19,580.28
June	\$31,272.41	\$8,332.86	\$15,675.69	\$5,921.37	\$7,136.66	\$120.01	\$169.39		\$6,025.48	\$74,653.87
July		\$9,753.70								\$9,753.70
August										\$0.00
September										\$0.00
October										\$0.00
November										\$0.00
Total to Date	\$132,021.25	\$61,923.52	\$71,828.46	\$30,772.24	\$35,449.53	\$990.48	\$1,384.08	\$72,909.20	\$28,955.92	\$436,234.68

Prepared by Ranae Wolken  
7/29/2008



Building/Grounds Maintenance work hour comparison

FY2008

Weekly Period	Repair & Maintenance	Scheduled Maintenance	Nursing Home	Special Project	TOTAL
12/2/07 - 12/8/07	347.3	0.0	10.8	172.0	530.0
12/9/07 - 12/15/07	324.0	0.0	0.0	170.5	494.5
12/16/07 - 12/22/07	253.5	24.0	16.5	166.0	460.0
12/23/07 - 12/29/07 **	140.5	13.0	0.0	48.0	201.5
12/30/07-1/5/08*	259.8	0.0	6.0	135.0	400.8
1/6/08-1/12/08	290.3	0.0	5.5	171.8	467.5
1/13/08-1/19/08	276.50	0.00	2.00	143.75	422.25
1/20/08-1/26/08*	251.50	3.00	4.25	101.00	359.75
1/27/08-2/2/08	324.00	31.00	4.25	137.50	496.75
2/3/08-2/9/08	337.75	8.00	1.75	112.75	460.25
2/10/08-2/16/08	309.25	32.50	2.25	104.00	448.00
2/17/08-2/23/08*	210.75	16.00	0.00	92.00	318.75
2/24/08-3/1/08	299.50	0.00	0.00	146.00	445.50
3/2/08-3/8/08	330.25	12.00	0.00	124.50	466.75
3/9/08-3/15/08	261.50	0.00	4.75	134.00	400.25
3/16/08-3/22/08*	238.50	24.00	0.00	86.00	348.50
3/23/08-3/29/08	332.25	0.00	0.00	168.00	500.25
3/30/08-4/5/08	373.75	0.00	0.00	149.00	522.75
6/6/08-4/12/08	288.75	22.00	0.00	119.75	430.50
4/13/08-4/19/08	221.50	3.00	0.00	170.00	394.50
4/20/08-4/26/08	264.00	37.00	2.50	176.00	479.50
4/27/08-5/3/08	280.25	7.50	0.00	163.50	451.25
5/4/08-5/10/08	315.75	0.00	0.00	103.00	418.75
5/11/08-5/17/08	306.75	0.00	0.00	84.50	391.25
5/18/08-5/24/08	379.50	0.00	0.00	79.00	458.50
5/25/08-5/31/08*	309.00	0.00	0.00	84.00	393.00
6/1/08-6/7/08	312.50	0.00	1.50	89.50	403.50
6/8/08-6/14/08	282.50	0.00	0.00	121.00	403.50
6/15/08-6/21/08	323.00	0.00	1.00	98.00	422.00
6/22/08-6/28/08	354.00	0.00	0.00	82.00	436.00
6/29/08-7/5/08*	368.00	0.00	6.00	48.00	422.00
7/6/08-7/12/08	385.50	0.00	7.50	40.00	433.00
7/13/08-7/19/08	430.50	0.00	2.00	22.00	454.50
7/20/08-7/26/08	452.00	0.00	0.00	0.00	452.00

hired 3 p/t summer grounds workers

Building/Grounds Maintenance work hour comparison

FY2008

\*week includes a holiday

One work week: 475.00 hours if fully staffed


There are currently 402.69 comp time hours available to the maintenance staff

Total comp time hours earned in FY08 to date- 607.39

Total spent to date on overtime in FY08 - \$2,060.79

Prepared by: Ranae Wolken

7/28/2008

JOHNSON  CONDON  
ATTORNEYS AT LAW

June 13, 2008

VIA E-MAIL AND U.S. MAIL

Mr. J.W. Phebus  
Phebus & Koester  
136 West Main Street  
Urbana, IL 61801

Mr. Philip L. Comella  
Seyfarth Shaw LLP  
131 S Dearborn Street, Suite 2400  
Chicago, IL 60603

Re: Panel Arbitration: Champaign County, Illinois and Otto Baum  
Our File No.: 5086-001

Dear Counsel:

I enclose our invoice for arbitrator services in the above matter in the total amount of \$749.75. This invoice appears to be in order. Therefore, I would greatly appreciate it if you could place it in line for payment directly to Johnson & Condon, P.A. Please call should you have any questions regarding this invoice.

**Each party is responsible for \$374.87, which represents one-half of the total invoice.**

Thank you.

Very truly yours,

JOHNSON & CONDON, P.A.



Shamus P. O'Meara  
SPO:tlb 723765 wpd

Enclosure

**Johnson & Condon, P.A.**  
Panel Arbitration - Champaign County, Illinois and Otto Baum  
Our File No 5086-001

Page 2

Total Disbursements 2.25

**Payments**

5/28/2008            Payment            Champaign County

7,941.18

Total Payments: 7,941.18

**Total Current Billing:** 749.75



Phone: (217) 221-5600  
Fax: (217) 221-5920

### LEASE AGREEMENT

1. **PARTIES:** This lease, is made and entered into this 29th day of September, 2006, by and between Niemann Foods, Inc. "Lessor" and Champaign County Administrative Services, "Lessee".
2. **PREMISES:** Niemann Foods, Inc., agrees to lease to Champaign County Administrative Services, 100 parking spaces located at 220 North Broadway, Urbana, Illinois as further set out on "Exhibit A", attached hereto and made a part hereof.
3. **USE:** This space is to be used by the Lessee as parking spaces for 100 Champaign County employees, and is not intended for any type of retail or commercial uses. Spaces are being rented on a Monday through Friday, 7:30 am - 5:30pm, 5 days a week time frame.
4. **TERM:** This lease shall be for the term of 2 years, beginning October 1st, 2006, and ending September 30, 2008.
5. **RENT:** Rent will be \$24,000.00 per year, payable at the rate of \$20.00 per space per month, to be paid to Niemann Foods, Inc., 1501 N. 12<sup>th</sup> Street, Quincy, Illinois, 62301 by Lessee by the first day of each calendar month.
6. Lessee will be responsible for any charges associated with the initial install of parking signs, chains, and sign poles, and any charges associated with the maintenance and repairs of the above noted items through the term of the lease. Upon the expiration of this lease, these improvements shall become Lessor's property unless Lessor gives Lessee a notice to remove them, whereupon Lessee shall remove them at Lessee's expense.
7. **INSURANCE:** Lessee shall carry general liability insurance coverage during the term of this lease with the following limits: coverage of \$1 million combined single limit, with Niemann Foods, Inc. named as additional insured. A copy of insurance certificate evidencing such coverage shall be furnished and delivered to Linda Rudicil at NFI - 1501 N. 12<sup>th</sup> Street, Quincy, Illinois, 62301.
8. Lessee will mark each space and have associates park in spaces designated on attached site plan Exhibit A. Lessor retains the right to alter the plan or reduce the number of spaces available with a 30 day written notice to Lessee. In such event, the rent shall be reduced on a pro-rata basis.

9. Lessor retains the right to approve (within Lessor's sole discretion) all signage or material before installation by Lessee.

10. Lessee is responsible, at Lessee's sole expense, for restriping of spaces on a yearly basis, and agrees to pay their pro-rata share of snow plowing costs.

11. This lease agreement may be cancelled by either party through a 60 day prior written notice to the other party.

12. In the event Lessee defaults pursuant to the terms of this lease, upon written notice from Lessor to Lessee, this lease may be terminated and Lessor may maintain its claim for damages. In such event, Lessee shall immediately vacate the leased premises. In addition, in the event of Lessee's default, Lessor shall be entitled to any and all other remedies at law and in equity and shall include Lessor's right to enforce against Lessee its claim for rent owed pursuant to this lease and other charges and to attorney's fees and costs of suit incurred by it in connection with Lessee's default. In the event Lessor is in default on this lease, Lessee shall be entitled to all remedies at law and in equity, including the right to recoup its attorney's fees and costs of suit in relation thereto.

13. This lease shall be subordinate to any mortgage lien against the leased premises, whether now existing or hereafter arising, but, regarding any subsequent mortgages, Lessee's leasehold interest in the premises shall only be subordinate to such mortgages upon the mortgagee's execution of a non-disturbance agreement, pursuant to which mortgagee agrees not to disturb Lessee's leasehold interest or possession of the leased premises as long as Lessee is in compliance with the terms of this lease.

14. Any notices under this lease shall be personally delivered or mailed by certified mail, return receipt requested, and placed in the U.S. mail or faxed. Notices personally delivered shall be effective upon personal delivery. Notices which are mailed, shall be effective upon being deposited in the U.S. mail, postage prepaid, and mailed to the addresses set out below. Notices which are faxed shall be effective upon the sender's receipt of written confirmation thereof.

Lessor:  
Niemann Foods, Inc.  
1501 North 12<sup>th</sup>  
P.O. Box C847  
Quincy, IL 62306-0847  
Attn: Richard H. Niemann, Jr.  
Phone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_

Lessee:  
Champaign County Board  
\_\_\_\_\_  
1776 E. Washington  
\_\_\_\_\_  
Urbana, IL 61802  
\_\_\_\_\_  
Attn: Barbara Wysocki  
Phone: 217-384-3772  
Facsimile: 217-384-3896

Copy to:  
Ted M. Niemann  
Schmiedeskamp, Robertson,

Copy to:  
Dave DeThorne  
Champaign County State's Atty Office

Neu & Mitchell  
 525 Jersey  
 P.O. Box 1069  
 Quincy, IL 62306  
 Phone: 217-223-3030  
 Facsimile: 217-223-1005

Civil Division  
1776 E. Washington St.  
Urbana, IL 61802  
 Phone: 217-384-3776  
 Facsimile: 217-384-3896

Any address for the above mentioned parties may be changed through notice to the other party pursuant to the terms of this lease.

15. In the event any provision of this lease is held to be invalid or enforceable, the remaining terms of this lease shall remain in full force and effect. This lease shall be binding upon and inure to the benefit of the parties hereto, their heirs, legal representatives, successors and assigns. This lease shall be construed under and enforced under the laws of the State of Illinois. This lease may only be amended in writing and signed by the party against whom it is sought to be enforced. This lease is subject to all restrictions and covenants to which the leased premises are subject, whether or not of record.

Champaign County Board  
 Lessee

Niemann Foods, Inc., Lessor

By Barbara Wysocki  
 Its County Board Chair

By [Signature]  
 Its PRESIDENT + CEO.

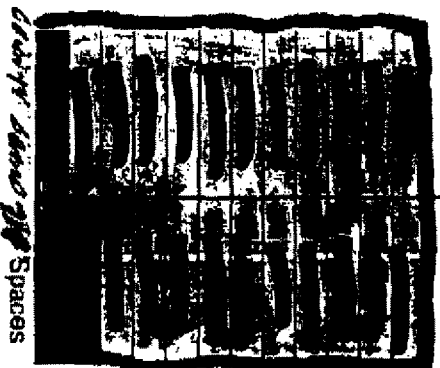
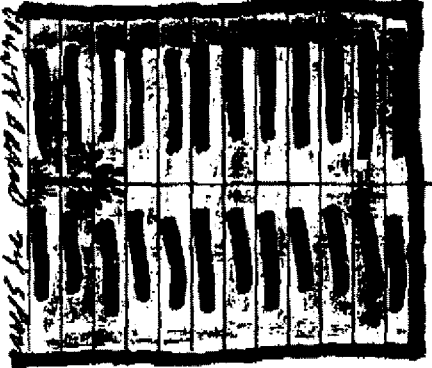
EXHIBIT A

Cunningham



SAVE-A-LIT AND COUNTY MARKET TRUCK

COUNTY BLDG 26 Spaces



COUNTY BLDG 5 16 Spaces



Civic Center



Bus Stop

Broadway

Broadway

24 NORTH 10 WEST 24 + 24 CENTER 16 SOUTH TOTAL 200 SPACES  
SOUTH 10500 STREET AT EAST WEST POINT WEST AND PARALLEL EAST

W A T E R S I T E P L A N



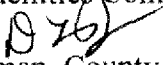


## CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

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

ADMINISTRATIVE SUPPORT  
DATA PROCESSING  
MICROGRAPHICS  
PURCHASING  
PHYSICAL PLANT  
SALARY ADMINISTRATION

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

From:  Denny Inman, County Administrator/Facilities & Procurement

Date: August 1, 2008

Re: Renewal of Niemann Foods, Inc Lease Agreement for County Employee Parking

### ISSUE:

Lease of 100 parking spaces from Niemann Foods Inc. at their 220 North Broadway, Urbana facility for use by County employees.

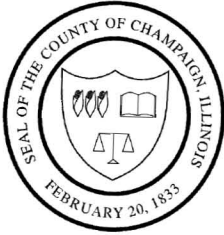
### REPORT:

1. The initial lease agreement between the County Board and Niemann Foods, Inc. covered the period of October 1, 2006 – September 30, 2008. The terms of the agreement included the lease of 100 parking spaces @ \$20/month for an annual cost of \$24,000. The County Board also agreed to incur of the cost of signage related to the parking spaces and annual restriping. The parking spaces are available to County employees who work in the Courthouse complex and Sheriff Department.
2. Terms of the lease agreement require that cancellation of the agreement must be by means of written notice sixty (60) days prior to the effective date.
3. The business relationship between Niemann Foods, Inc. and the County Board, albeit brief, has a positive history.
4. Parking spaces in the Niemann Foods lot are assigned to County employees via lottery. The lottery method is also utilized for the assignment of County employee parking spaces in the Courthouse parking lot. The lottery is conducted annually in September.
5. The Physical Plant Division of Administrative Services has monitored the use of the leased spaces since 2006. Employee complaints of the parking lot or arrangements are minimal.

6. The Physical Plant Division randomly checks the lot on a weekly schedule and has determined since the inception of the lease agreement County employee use of the lot has dropped to approximately 40% occupancy while the Courthouse lot is consistently at 100%.

**RECOMMENDATION:**

I recommend the *County Facilities Committee create an evaluation team to review the short term, long term, and financial viability of the lease agreement for County employee parking spaces at the Niemann Foods Inc. Urbana facility. I further recommend the evaluation team is comprised of: County Board member, Circuit Clerk, Circuit Court/Court Administrator, Court Services & Probation/Director, Public Defender, Sheriff Walsh, and State's Attorney, bargaining unit employee from each of the aforementioned departments, County Administrator/HR & Finance, and County Administrator/Facilities & Procurement.* The evaluation team will report to County Facilities Committee at the earliest opportunity to recommend an appropriate course of action.



CHAMPAIGN COUNTY BOARD  
COMMITTEE ADDENDUM

COUNTY FACILITIES

Tuesday, August 5, 2008 – 7:00 p.m.

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

CHAIR: Steve Beckett

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

ADDENDUM

IX CHAMPAIGN COUNTY NURSING HOME:

B. Duane Morris Invoices – General Discussion

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

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

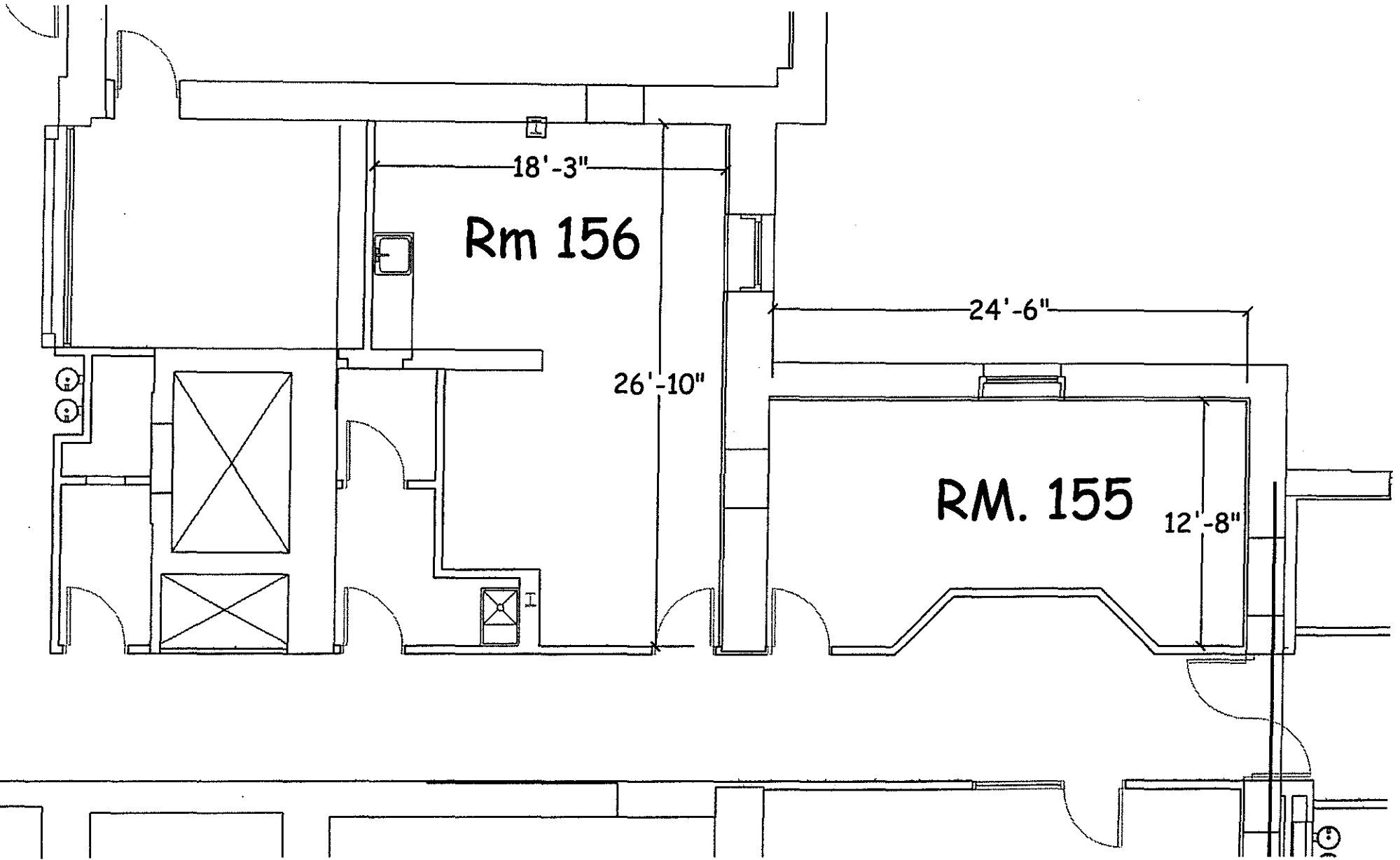
**ATTACHMENTS GIVEN TO COMMITTEE AT MEETING**

**COUNTY FACILITIES**

**August 5, 2008**

**CONTENTS:**

1. Sheriff Walsh Courthouse Usage (V B)
2. Courthouse Masonry Project Spreadsheet (VI A)



Prepared By: Evelyn Boatz  
August 5, 2008

### COURTHOUSE MASONRY STABILIZATION & RESTORATION PROJECT

	ORIGINAL CONTRACT	CHANGE ORDERS	CONTRACT TOTAL	PAYMENTS THIS MONTH	PAYMENTS YEAR TO DATE	BALANCE TO FINISH
<b>ORIGINAL PROJECT BUDGET</b>	<b>\$6,747,552.14</b>					
<b>Current Project Budget with Change Orders</b>	<b>\$6,948,519.14</b>					
<b><i>Architect Fees-White &amp; Borgognoni</i></b>						
Basic Service	\$425,641.74			\$24,953.66	\$318,128.51	\$107,513.23
Amendment #1-Option 4 Tower		\$43,425.00	\$469,066.74	\$1,636.36	\$35,095.97	\$8,329.03
<b>Total Architect Fees</b>	<b>\$425,641.74</b>	<b>\$43,425.00</b>	<b>\$469,066.74</b>	<b>\$26,590.02</b>	<b>\$353,224.48</b>	<b>\$115,842.26</b>
<b><i>Reimbursables-White &amp; Borgognoni</i></b>						
Analysis/Testing; On-site Observation Amendment #1 - Option 4 Tower	\$98,092.72	\$7,494.18	\$105,586.90	\$4,495.00	\$4,495.00	\$93,597.72 \$7,494.18
Miscellaneous Reimbursable Expenses Amendment #1- Option 4 Tower	\$39,839.50	\$20,593.82	\$60,433.32	\$19,918.18 \$207.73	\$26,638.42 \$844.07	\$13,201.08 \$19,749.75
<b>Total Reimbursable Expenses</b>	<b>\$137,932.22</b>	<b>\$28,088.00</b>	<b>\$166,020.22</b>	<b>\$24,620.91</b>	<b>\$31,977.49</b>	<b>\$134,042.73</b>
<b><i>Building Const - Roessler Construction</i></b>						
Existing Building	\$2,787,950.00		\$2,787,950.00	\$537,007.16	\$537,007.16	\$2,250,942.84
Tower	\$2,804,150.00		\$2,804,150.00	\$540,022.84	\$540,022.84	\$2,264,127.16
Contingency	\$591,878.18		\$591,878.18			\$591,878.18
<b>Total Building Construction</b>	<b>\$6,183,978.18</b>		<b>\$6,183,978.18</b>	<b>\$1,077,030.00</b>	<b>\$1,077,030.00</b>	<b>\$5,106,948.18</b>
<b><i>Owner Items</i></b>						
Additional Expenses paid by Owner	\$0.00	\$129,454.00	\$129,454.00	\$55,665.17	\$81,423.12	\$66,727.00
<b>Total Owner Items</b>	<b>\$0.00</b>	<b>\$129,454.00</b>	<b>\$129,454.00</b>	<b>\$55,665.17</b>	<b>\$81,423.12</b>	<b>\$66,727.00</b>
<b>PROJECT TOTAL</b>	<b>\$6,747,552.14</b>	<b>\$200,967.00</b>	<b>\$6,948,519.14</b>	<b>\$1,183,906.10</b>	<b>\$1,543,655.09</b>	<b>\$5,423,560.17</b>

% of Project Paid to Date 22.22%

TOTAL ANTICIPATED FINAL EXPENDITURE -		
Current Payments + Balance to Finish		\$6,967,215.26
Current Payments + Balance to Finish compared to Current Project Budget		\$18,696.12
% of Final Anticipated Expenditure to Current Project Budget		100.27%