



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

Tuesday, February 7, 2023, at 6:30p.m.
Shields-Carter Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana, IL 61802

Committee Members:

Jenny Lokshin – Chair	Elly Hanauer-Freidman
Stan Harper – Vice Chair	Mike Ingram
Stephanie Fortado	Bethany Vanichtheeranont
Jennifer Locke	Jeff Wilson

Facility Tour: County Plaza located at 102 E. Main Street, Urbana – 5:15p.m. Meet by the north lower-level entrance off of Water Street, directly across from the Civic Center. Tour will begin at 5:20p.m. and conclude by 6:05p.m. Parking is available by the north entrance.

Agenda

Page #

- | | |
|--|-------|
| I. Call to Order and Roll Call | |
| II. Approval of Agenda/Addenda | |
| III. Approval of Minutes – January 3, 2023 | 1-3 |
| IV. Public Participation | |
| V. Communications | |
| VI. New Business | |
| A. Update and Discussion of ILEAS Proposed Renovation Project, funded via \$3-million State Grant – IGW Architecture, Jim Page, and Larry Evans – (ILEAS Lease Agreement and Feasibility Study attached) | 4-29 |
| B. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley and Broeren Russo – Austin Barton– (Proposed Construction Schedule and List of Sub Contractors attached) | 30-32 |
| C. Update on ITB#2022-007 County Plaza Parking Deck Renovation – Bailey Edward Design – Karla Smalley | |

- D. Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid Architecture – Chris Bieser – (Proposed Construction Schedule, List of Sub Contractors, and Preconstruction Meeting Minutes 2.02.2023 attached) 33-57
- E. Discussion of Humane Society Facility – (Lease Agreement attached) 58-61
- F. Discussion of Physical Plant Work Force and Duties – (Custodian and Maintenance Staff Lists attached) 62-64

VII. Other Business

VIII. Presiding Officer’s Report

- A. Future Meeting – **March 7, 2023 @ 6:30pm**

IX. Designation of Items to be Placed on the Consent

Agenda

X. Adjournment

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

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

MINUTES –Pending Approval

DATE: Tuesday January 3, 2023
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802

Committee Members

Present: Jenny Lokshin, Elly Hanauer-Freidman, Stan Harper, Stephanie Fortado,
Bethany Vanichtheeranont, Jennifer Locke, Jeff Wilson

Absent: Mike Ingram

County Staff: Dana Brenner (Facilities Director), Kyle Patterson (County Board Chair), Dan Busey
(Recording Clerk), Aaron Esry (Board Member), Steve Summers (County Executive)

Others Present: Richard Van Note (GHR Engineering), Karla Smalley (Bailey Edward Architecture)

Agenda

- I. Call to Order and Roll Call**
Committee Chair Lokshin called the meeting to order at 6:31 P.M.

- II. Approval of Agenda/Addenda**
Moved by Ms. Locke to approve the agenda; seconded by Ms. Hanauer-Freidman. Upon Voice Vote, the **Motion Carried Unanimously.**

- III. Approval of Minutes – November 1, 2022**
Moved by Mr. Harper to approve the minutes from November 1, 2022; seconded by Ms. Locke. Upon Voice Vote, the **Motion Carried Unanimously.**

- IV. Public Participation**
None.

- V. Communications**
None.

- VI. New Business**
 - A. Final Update on ITB#2021-003 Satellite Jail HVAC Replacement. Mr. VanNote, of GHR, delivered the update. Prior to the update Mr. Brenner, Facilities Director, gave a history of the project to the committee. Mr. VanNote informed the committee that all the air handlers have been replaced at this time. The insulation of the piping and the

duct work system is being done now. Once that is complete there is minor balancing to be done by the control company. County Maintenance staff will then be trained and will be provided operation manuals. The hope is to completely wrap up the project within the next couple of weeks. Mr. Harper and Mr. VanNote spoke briefly about the state of supply chain issues. Ms. Fortado and Mr. Brenner had a discussion about how the final walk through of the project and punchlist will be handled. Mr. Brenner mentioned that one system can now handle the entire building for heating and cooling if another part of the system goes down. Ms. Hanauer-Freidman asked for statistics on energy savings provided by the new system. Mr. VanNote spoke about the AMEREN incentive that will be rewarded of approximately \$122,000. Mr. Wilson and Mr. VanNote had a conversation about balance testing.

- B. Update on ITB #2022-009 Satellite Jail Consolidation – Reifsteck Reid Architecture. Mr. Brenner noted that a draft agreement was provided to committee members. The contract amount was \$222,228,357. Due to the PLA the contract was reviewed by Matt Banach of the States Attorney’s office, his comments were provided in the packet. Once the contract is returned and signed there will be a pre-construction meeting and a schedule will be provided. Mr. Wilson and Mr. Brenner discussed when the actual work will begin. Mr. Brenner said that the middle to later part of March would most likely be the earliest the work would begin. Once ordering begins there will be a better understanding of ongoing supply chain issues. Ms. Fortado asked how change orders are handled within the committee. Mr. Brenner said that change orders are not typically brought to the committee, however the Chair, Vice Chair, and County Executive will be notified if they come up and that the committee can be e-mailed as well. Ms. Fortado and Mr. Brenner went over how the PLA reporting would be handled. Ms. Fortado requested employee info regarding if they are county residents. There was some further discussion on Change Orders.
- C. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley delivered the update. Prior to the update Mr. Brenner, Facilities Director, gave a history of the project thus far to the committee. There is a draft contract for the project that is currently going through the proper channels. Ms. Smalley gave a presentation demonstrating the floor plans for the County Plaza. Mr. Brenner went over public and employee access to the building, security, and parking. The committee discussed future plans and options for the Brookens Building. Mr. Wilson and Mr. Brenner discussed the next steps for the project, as of now the contract needs to be finalized and put in place before creating a preliminary schedule. Ms. Fortado brought up possible options to use the County Plaza to inform the public about Champaign County in general.
- D. Update on ITB#2022-007 County Plaza Parking Deck Renovation – Bailey Edward Design – Karla Smalley delivered the update. Prior to the update Mr. Brenner, Facilities Director, gave a history of the project thus far to the committee. The coating, middle vehicle ramp, pedestrian ramp, and a stair well will all be replaced and supported. Concrete was poured prior to the end of December. Duce Construction is currently working on this project. Mr. Brenner and Ms. Vanichtheeranont discussed a frozen pipe that broke in Brookens on Dec. 24th (not related to this project).
- E. Completed Physical Plant Projects List for FY2022. Mr. Brenner provided list of projects and an explanation of each that have been completed over the past year.

VII. Other Business

Tours of County Buildings were offered to committee members upon request.

VIII. Presiding Officer's Report

A. Future Meeting – **February 7, 2023 @ 6:30pm**

IX. Designation of Items to be Placed on the Consent Agenda

None.

X. Adjournment

The meeting adjourned at 7:59 P.M.

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

AMENDMENT
to the
Lease for Regional Law Enforcement Training Center
between
Champaign County, Illinois as Landlord
and
Illinois Law Enforcement Alarm System as Tenant

1701 East Main Street
Urbana, Illinois

This Amendment to the Lease for Regional Law Enforcement Training Center is made this 1st day of December 2022 between Champaign County, Illinois (“Landlord”) and the Illinois Law Enforcement Alarm System (“Tenant”).

Landlord and Tenant made a Lease on April 1, 2017, for premises commonly known as 1701 East Main Street, Urbana, Illinois. The term of the lease was from April 1, 2017, through December 31, 2020. On April 23, 2019, Tenant exercised its first option to reopen the Lease, extending the term through December 31, 2023. On December 8, 2020, Tenant exercised its second option to reopen the Lease, extending the term through December 31, 2026.

Landlord and Tenant have recently learned that State funding may be available to make permanent modifications to the premises.

In consideration thereof, the parties covenant and agree:

The lease is extended through December 31, 2032. Through that date, the original Lease, and its terms, as modified by the December 8, 2020, option to reopen, remain the same except for the term of the lease and the rent.

Paragraphs 5 and 7 of the Lease Schedule and the introductory language of the Lease should be read with the termination date of December 31, 2032.

Paragraph 8 of the Lease Schedule and Paragraph 1 of the Lease should be read with the following language added.

For the year from January 1, 2021, through December 31, 2021, a total of \$396,951.91.
For the year from January 1, 2022, through December 31, 2022, a total of \$416,799.51.
For each of the succeeding calendar years, 2023 through 2032, a total amount adjusted for CPI-U.

Rent for years “adjusted for CPI-U” will be determined by increasing the rent for the previous year by a percentage equal to the percentage increase, from the year prior to the due date of the first installment to the year of the due date of the first installment, in the “Semiannual Average – First Half” of the Consumer Price Index – All Urban Consumers (CPI-U) published by the Department of Labor. However, Rent will never increase more than 5% in one year, regardless of CPI-U.

The total rent for each year will be paid in two equal installments. The first installment for each year will be paid on November 15 preceding the year, or within sixty days of receipt of an invoice from Champaign County, whichever is later. The second installment for each year will be paid on November 15 of the year, or within sixty days of receipt of an invoice from Champaign County, whichever is later.

This Amendment shall be attached to the Lease as an Exhibit #1. All other provisions of the Lease not expressly modified as stated above remain in full force and effect.

In witness whereof, the parties have executed this lease the day and year first above written.

TENANT:
Illinois Law Enforcement Alarm System

By:  _____

Title: EXECUTIVE DIRECTOR

LANDLORD
Champaign County, Illinois

By:  _____

Title: 01 / 04 / 23



1701 E. Main
Urbana, Illinois 61802
217-328-3800
www.ileas.org

December 8, 2020

David Snyders
Sheriff
Stephenson
County
President

Darlene Kloeppel, County Executive
Brookens Administrative Center
1776 East Washington
Urbana, Illinois 61802

Michael Metzler
Chief
Mahomet
Vice-President

Ms. Kloeppel:

After recent discussions with the County, ILEAS now exercises the SECOND option to reopen the Lease for Regional Law Enforcement Training Center, which is the lease for approximately ten and one half acres and buildings commonly known as 1701 East Main Street, Urbana, Illinois.

Brian VanVickle
Sheriff
Ogle County
Treasurer

Champaign County and ILEAS made the lease April 1, 2017. The lease was set to expire December 31, 2020. On April 23, 2019, ILEAS exercised its option to reopen the Lease, extending the Lease through December 31, 2023. Paragraph 2 of the Lease provides ILEAS with two three-year options to reopen. ILEAS is exercising its second three-year option to reopen, extending the Lease through December 31, 2026.

The agreements memorialized in the Lease Schedule and Lease will remain the same, except for the term of the lease and the rent.

Dave Summer
Chief
Fox Valley Park
District
Secretary

Paragraphs 5 and 7 of the Lease Schedule and the introductory language of the Lease should be read with the termination date of December 31, 2026.

The notice dated April 23, 2019, contained a table with the rent that ILEAS expected to pay in 2021, 2022 and 2023. Based on conversations between ILEAS and the County after that date, ILEAS now believes the agreed rent for those years, and the next three will be as follows.

Sean Reynolds
Chief
Salem
Sergeant-at-Arms

Paragraph 8 of the Lease Schedule and Paragraph 1 of the Lease should be read with the following language added.

For the year from January 1, 2021, through December 31, 2021, a total of \$396,951.91.

For the year from January 1, 2022, through December 31, 2022, a total of \$416,799.51.

For each of the next four calendar years, 2023 through 2026, a total amount adjusted for CPI-U.

James Page
ILEAS
Executive Director

Rent for years "adjusted for CPI-U" will be determined by increasing the rent for the previous year by a percentage equal to the percentage increase, from the year prior to the due date of the first installment to the year of the due date of the first installment, in the "Semiannual Average - First Half" of the Consumer Price Index - All Urban Consumers (CPI-U) published by the Department of Labor. However, Rent will neither decrease nor increase more than 5% in one year, regardless of CPI-U.

The total rent for each year will be paid in two equal installments. The first installment for each year will be paid on November 15 preceding the year, or within sixty days of receipt of an invoice from Champaign County, whichever is later. The second installment for each year will be paid on November 15 of the year, or within sixty days of receipt of an invoice from Champaign County, whichever is later.

Paragraph 2 of the lease provides that the options to reopen are exercisable at any time during the term (as the same may be extended) but requires 90-days prior written notice. This letter is intended to be the required written notice. The lease names the Champaign County Administrator as the agent of the landlord. We are sending the notice to you as County Executive, with a copy to Dana Brenner as Facilities Director. Please let us know if you believe this notice should be given to other officers or agents of Champaign County.

Sincerely,


Executive Director

CC: Dana Brenner, Facilities Director, Champaign County
Dave Snyders, President, ILEAS

LEASE
FOR
REGIONAL LAW ENFORCEMENT TRAINING CENTER
BETWEEN
CHAMPAIGN COUNTY, ILLINOIS
AS LANDLORD
AND
ILLINOIS LAW ENFORCEMENT ALARM SYSTEM
AS TENANT
1701 EAST MAIN STREET
URBANA, ILLINOIS

LEASE SCHEDULE

1. Landlord and Address: Champaign County, Illinois
1776 E. Washington
Urbana, IL 61802
Attention: Richard Snider, County Administrator
2. Tenant and Address: Illinois Law Enforcement Alarm System
1701 East Main Street
Urbana, Illinois 61802
Attention: James Page, Executive Director
3. Date of Lease: April 1, 2017
4. Premises: Approximately ten and one half (10.5) acres commonly known as 1701 East Main Street, Urbana, Illinois (depicted in Exhibit A as "1701 East Main"), including the usable portions of a building on that land (depicted in Exhibit B as "Usable Building"); 2,030 square feet on the west side of the storage building located at 1705 East Main Street, Urbana, Illinois (depicted in Exhibit A as "1705 East Main"), 3,400 square feet of the storage building at 1707 East Main Street, Urbana, Illinois (depicted in Exhibit A as "1707 East Main"), and 1,044 square feet on the east side of the storage building at 1709 East Main Street, Urbana, Illinois (depicted in Exhibit A as "1709 East Main").
5. Term: April 1, 2017, to December 31, 2020
6. Commencement Date: April 1, 2017
7. Expiration Date: December 31, 2020
8. Rent: For the partial year from April 1, 2017, through December 31, 2017, a total of \$233,756.91, calculated as follows: \$5.57 per square foot of office / training space in the amount of 49,309 square feet and \$2.23 per square foot of garage / basement space in the amount of 16,603 square feet.
- For the year from January 1, 2018, through December 31, 2018, a total of \$342,843.40, calculated as follows: \$6.13 per square foot of office / training space in the amount of 49,309 square feet and \$2.45 per square foot of garage / basement space in the amount of 16,603 square feet.
- For the year from January 1, 2019, through December 31, 2019, a total of \$360,088.60, calculated as follows: \$6.44 per square foot of office / training space in the amount of 49,309 square feet and \$2.57 per square foot of garage / basement space in the amount of 16,603 square feet.
- For the year from January 1, 2020, through December 31, 2020, a total of \$378,049.44, calculated as follows: \$6.76 per square foot of office / training space in the amount of 49,309 square feet and \$2.70 per square foot of garage / basement space in the amount of 16,603 square feet.
9. Options: Two (2) options of three (3) years each upon the same terms as provided for in this Lease (with certain exceptions listed in Lease) exercisable at any time during the Term (as the same may be extended) upon ninety (90) days prior written notice
10. Broker(s): No Broker

11. Landlord Agent: For purposes of this Lease, the Champaign County Administrator shall be the Agent of Landlord.

12. Tenant Agent: For purposes of this Lease, the ILEAS Executive Director shall be the Agent of Tenant.

EXHIBITS

A - PLAN OF PREMISES

B - USABLE BUILDING and UNOCCUPIED BUILDING

C - TRAINING AREAS

LEASE

THIS LEASE, made this 1st day of April, 2017, between CHAMPAIGN COUNTY, ILLINOIS ("Landlord") and ILLINOIS LAW ENFORCEMENT ALARM SYSTEM ("Tenant").

WITNESSETH:

That Landlord hereby leases to Tenant the premises (the "Premises") described in Paragraph 4 of the Lease Schedule. This Lease begins on April 1, 2017, and terminates on December 31, 2020, with the options set forth in Section 2 of this Lease. This Lease supersedes and replaces any previous lease agreement between Landlord and Tenant.

IN CONSIDERATION THEREOF, THE PARTIES COVENANT AND AGREE:

1. **RENT.** Tenant shall pay to Landlord rent ("Rent") as set forth below.

For the partial year from April 1, 2017, through December 31, 2017, a total of \$233,756.91, to be paid in two installments. Tenant will pay the first installment in the amount of \$77,918.97 by August 15, 2017, or within sixty days of receipt of an invoice from Landlord, whichever is later. Tenant will pay the second installment in the amount of \$155,837.94 by November 15, 2017, or within sixty days of receipt of an invoice from Landlord, whichever is later.

For the year from January 1, 2018, through December 31, 2018, a total of \$342,843.40, to be paid in two installments. Tenant will pay the first installment in the amount of \$171,421.70 by November 15, 2017, or within sixty days of receipt of an invoice from Landlord, whichever is later. Tenant will pay the second installment in the amount of \$171,421.70 by November 15, 2018, or within sixty days of receipt of an invoice from Landlord, whichever is later.

For the year from January 1, 2019, through December 31, 2019, a total of \$360,088.60, to be paid in two installments. Tenant will pay the first installment in the amount of \$180,044.30 by November 15, 2018, or within sixty days of receipt of an invoice from Landlord, whichever is later. Tenant will pay the second installment in the amount of \$180,044.30 by November 15, 2019, or within sixty days of receipt of an invoice from Landlord, whichever is later.

For the year from January 1, 2020, through December 31, 2020, a total of \$378,049.44, to be paid in two installments. Tenant will pay the first installment in the amount of \$189,024.72 by November 15, 2019, or within sixty days of receipt of an invoice from Landlord, whichever is later. Tenant will pay the second installment in the amount of \$189,024.72 by November 15, 2020, or within sixty days of receipt of an invoice from Landlord, whichever is later.

2. **OPTION TO REOPEN.** As set forth in paragraph 9 of the Lease Schedule, Tenant shall have two (2) options of three (3) years each exercisable at any time during the Term (as the same may be extended) upon ninety (90) days prior written notice to enter into a new lease agreement for the same Premises ("Option"). The conditions of such new lease will be identical to this Lease with the following exceptions:

A. **Rent.** At the time Tenant exercises the Option to Reopen, it is anticipated the annual rent shall be based upon an annual increase of 2% of the rates indicated above.

B. **Term.** Lease term shall be for three (3) years.

3. **UTILITIES AND SERVICES.**

A. **Landlord's Obligations.** Landlord shall provide the following services at Landlord's sole expense:

- (1) Heating and air conditioning of the usable portions of the building on 1701 East Main Street (depicted in Exhibit B as "Usable Building") during dates and times used by Tenant.
- (2) Lighting of the buildings and parking lots during appropriate hours, depending upon seasons of the year.
- (3) Hardwired access to the Champaign County fiber network.
- (4) Emergency generator maintenance and routine testing to assure its reliability.
- (5) Potable water and sanitary sewer service in such amounts within the Usable Building as Tenant may reasonably require.
- (6) Outdoor parking facilities consisting of at least one hundred twenty-five (125) improved surface parking spaces.
- (7) Snow removal of parking lot and sidewalks on the Premises whenever snowfall accumulates to more than one (1) inch.
- (8) Ice removal of the parking lot and sidewalks on the Premises whenever ice accumulates on said parking lot or sidewalks.
- (9) Landscaping of the Premises, including maintenance of outdoor furniture, tree trimming, flower and shrub maintenance, and grass cutting.
- (10) Janitorial services of the Usable Building. Landlord will provide 20 hours a week of interior janitorial service, to include supplies, to the Tenant to cover the Usable Building. The schedule will be mutually agreed upon by Landlord and Tenant. Interior janitorial service will consist of the following:
 - empty garbage – daily
 - dust – twice weekly
 - vacuum all carpets and rugs – twice weekly
 - mop all tile or vinyl floors – twice weekly
 - clean bathrooms (this includes, but is not limited to, sinks, floors, toilets, mirrors, refill paper supplies and soaps) – daily
 - wash windows (inside and out) – twice annually
 - carpet cleaning – annually
 - clean light fixtures – as required by Tenant
 - pest abatement – as required by Tenant

(11) **Securing of Unused Building(s).** Landlord will seal those portions of the buildings on 1701 East Main Street that are not to be occupied by Tenant or other persons (depicted in Exhibit B as "Unoccupied Building"). The seals will be made in a reasonable manner and will include a visible notice not to enter those portions of the buildings.

B. **Tenant's Obligations.** Tenant shall provide the following duties and utilities at its expense:

- (1) Telephone, communication systems, and cable usage.
- (2) Janitorial services in the leased portions of 1705, 1707 and 1709 East Main Street.
- (3) Internet and network wiring internal to the Premises.
- (4) Security system installation and maintenance.
- (5) Furniture for offices and classrooms.
- (6) Training equipment and supplies.
- (7) Daily management oversight of the entire Premises, including management of sublease accounts and room rentals.
- (8) Monitoring seals of Unused Building(s). Tenant will monitor the seals installed by Landlord on those portions of the buildings on 1701 East Main Street that are not to be occupied by Tenant or other persons (depicted in Exhibit B as "Unoccupied Building"). Tenant will, within a reasonable time, notify Landlord if Tenant finds a seal has been altered or other evidence that someone has entered the Unoccupied Building.

4. **USE.**

A. **Use.** Tenant shall use and occupy the Premise as a training center for law enforcement, homeland security, emergency responder, and other education activities including classroom training, live-action scenarios and related and ancillary activities for law enforcement officers, emergency responders, security personal and or other persons requesting such training. Tenant may also use the Premises as part of an Emergency Response Center in the advent of a national, state, or local emergency. Landlord warrants the Premises has all necessary zoning requirements to permit said use. Tenant is allowed to use firearm simulators on the lease premises, but is absolutely prohibited from the use of live ammunition on the said premises at any time during this Lease.

B. **Fixtures.** Any furniture, fixtures and equipment at the facility as of April 1, 2017, may be utilized by the Tenant for the duration of the Lease.

C. **No Violation of Laws.** Tenant shall not occupy or use the Premises or permit the use or occupancy of the Premises for any purpose or in any manner which would violate any present or future federal, state or local law, ordinance or regulation.

D. **Environmental Protection.** Tenant shall not cause any violation of any present or future federal, state or local law, ordinance or regulation related to environmental conditions in or about the Premises, including, but not limited to, the illegal: use, generation, release, manufacture, refining, production, processing, or disposal of any "Hazardous Substances" (as defined in Paragraph 4E) in or about the Premises. Landlord represents and warrants to Tenant that no Hazardous Substances are present on, under or at the Premises upon the commencement of this Lease. Tenant is allowed to utilize exercise simulations which would simulate the use of hazardous substances, as defined in Paragraph 4E.

E. **Hazardous Substances.** As used in this Section 3, "Hazardous Substances" shall mean and include, without limitation, flammables, explosives, radioactive materials, asbestos containing materials (ACMs), polychlorinated byphenyls (PCBs), chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic substances, petroleum and petroleum products, chlorofluorocarbons (CFCs) and substances declared to be hazardous or toxic under any present or future federal, state or local law, ordinance or regulation.

5. ALTERATIONS.

A. **Approvals.** Tenant may make alterations to the Premises upon receiving written consent of the Landlord's Agent. Upon receiving a written request for alterations, the Landlord's Agent must provide Tenant with written acceptance, rejection, or request for more information within thirty (30) days of said request. Failure to provide a written acceptance, rejection, or request for more information within thirty (30) days will be deemed acceptance of Tenant's request for alteration.

B. **Consent.** As a condition to granting its consent to any alteration, Landlord may impose reasonable requirements, including, without limitation, requirements as to the manner and time for the performance of such alteration and the type and amount of insurance and bonds Tenant must acquire and maintain during the course of performance of such alteration.

C. **Expenses.** Tenant shall pay the entire cost of any alteration. If both parties can come to an agreement, Landlord may pay the alteration expenses and recoup those expenses from Tenant with a monthly lease payment. If Landlord pays for the alterations, the alterations become permanent and the property of Landlord.

D. **Compliance with Laws.** Each alteration shall be performed in a good and workmanlike manner using new grades of materials; in full compliance with all applicable laws, ordinances and governmental regulations, rules and requirements; and in full compliance with all insurance rules, orders, directions, regulations and requirements.

6. **CONDITION OF PREMISES.** No agreement of Landlord to alter, remodel, decorate, clean or improve the Premises, and no representation regarding the condition of the Premises has been made by or on behalf of Landlord to Tenant, except as stated in this Lease and its attachments.

7. MAINTENANCE.

A. **Landlord's Obligations.** Landlord agrees to maintain and to make all necessary repairs, replacements or alterations to the Premises including, but not limited to, the (i) foundations, roofs, gutters and downspouts, exterior walls, structural columns and structural beams of the buildings (except the Unoccupied Building); (ii) the mechanical, electrical and plumbing equipment and lines serving the buildings (except the Unoccupied Building); and (iii) to keep the parking areas,

sidewalk and landscaping on the Premises in good order and repair. As used in this Lease, "roof" and "exterior walls" include glass, windows, doors, window sashes or frames, door frames and office fixtures. Tenant shall give Landlord written notice of any defects, necessary repairs or maintenance of which Tenant has knowledge in connection with the Premises.

If Landlord does not respond within 30 days of said written notice from Tenant about necessary repairs and/or replacements, Tenant may contract with an agent to make the necessary repairs. Landlord shall promptly compensate Tenant in full for costs of said repairs and/or replacements.

B. Tenant's Obligations. Tenant, at its expense, shall perform such maintenance and repairs to the Premises as is required as a result of Tenant's training activities or resulting from the use of the Premises as an Emergency Response Center.

8. UNTENANTABILITY. If the Premises are substantially destroyed or rendered untenantable by fire or other casualty, Landlord shall repair and rebuild the Premises with reasonable diligence, but in any event within one hundred twenty (120) days of such casualty. If any such fire or other casualty renders the Premises or any portion thereof untenantable, the rent paid by Tenant hereunder shall be rebated by Landlord to Tenant in an amount bearing the same ratio to the total amount of rent for the period of untenantability as the untenantable portion of the Premises bears to the entire Premises during the period beginning with the date of such fire or other casualty and ending with the date when the Premises are again rendered tenantable. In the event the Premises cannot be repaired and/or rebuilt within one hundred twenty (120) days of such casualty, Tenant shall have the right to terminate this Lease and all rent paid by Tenant (minus such amount of prorated rent during Tenant's possession of the Premises) hereunder shall be returned to Tenant within thirty (30) days from Landlord's receipt of Tenant's notice to terminate this Lease.

9. ASSIGNMENT AND SUBLETTING.

Assignment. Tenant shall not without the prior written consent of the Landlord's Agent in each instance (which consent will not be unreasonably withheld) assign, mortgage, pledge, hypothecate or otherwise transfer or permit the transfer of this Lease or the interest of Tenant in this Lease, in whole or in part, by operation of law or otherwise.

Sublease. Tenant shall not without the prior written consent of the Landlord's Agent (which consent will not be unreasonably withheld) sublet all or any part of the Premises. Once Landlord has provided written consent of a sublease, Tenant need not obtain written consent to extend the same sublease.

As of April 1, 2017, Tenant subleases to the following entities: the ILEAS Foundation, the Illinois Medical Emergency Response Team (IMERT), the Urbana Firefighters Local 1147, and Vertex. As to these subleases, Tenant need not obtain written consent to continue or extend the subleases.

Tenant will not assign or sublet any portion of this Lease to another entity unless they are a not-for-profit corporation whose primary purpose is public safety, or a contractor with federal agencies that are required by federal contract to maintain office space in buildings owned by governmental entities. Any future prospective assignee or sublessee must provide the Landlord with a Certificate of Insurance acceptable to the Landlord before permission to assign or sublet any portion of this Lease can be granted by the Landlord.

10. LANDLORD'S AND TENANT'S RIGHTS AND REMEDIES.

A. **Tenant Default.** If Tenant defaults in any part of this Lease, and such default continues for more than thirty (30) days after Landlord provided written notice of said default, Landlord may terminate this Lease agreement and order Tenant to vacate the Premises within thirty (30) days. In the event of a default by Tenant hereunder, Landlord may seek any legal or equitable remedies allowable under the laws of the State of Illinois including, but not limited to (a) the right to sue for damages incurred by Landlord as a result of Tenant's default; and (b) the right to an injunction or specific performance.

B. **Landlord Default.** If Landlord defaults in any part of this Lease, and such default continues for more than thirty (30) days after Tenant provided written notice of said default, Tenant may terminate this Lease agreement and vacate the Premises within thirty (30) days. In the event of a default by Landlord hereunder, Tenant may seek any legal or equitable remedies allowable under the laws of the State of Illinois including, but not limited to (a) the right to sue for damages incurred by Tenant as a result of Landlord's default; and (b) the right to an injunction or specific performance.

C. **Additional Damages.** Termination of this Lease agreement under this paragraph 10 does not prohibit either party from seeking full compensation for damages, actual or perceived, through other legal means that resulted from the default of this Lease. Nor is termination of this Lease agreement necessary to seek full compensation for damages, actual or perceived, through other legal means that resulted from the default of this Lease.

11. RIGHTS RESERVED TO LANDLORD. Landlord shall have the following rights:

A. **Pass keys.** To have pass keys to the Premises.

B. **Inspections.** To enter the Premises for the purpose of making inspections, repairs, alterations or improvements relating to any portion of the buildings during reasonable hours, and at any time in the event of an emergency. However, Landlord must provide prior notice to Tenant of any entry into the Premises designated as "Training Area" in Exhibit C at any time the "Training Area" is in use.

C. **Janitorial.** To enter the Premises for the purpose of janitorial services. Landlord agrees to provide Tenant with a list of prospective janitorial personnel, along with the necessary identifying information, so Tenant can perform a background check on the personnel. Landlord and Tenant agree that any janitorial personnel who does not meet the security needs of Tenant (as determined by Tenant), shall not be given access to the Premises. Landlord agrees to replace said janitorial personnel with someone who meets Tenant's security needs.

12. NOTICES. All notices to be given by one party to the other under this Lease shall be in writing and hand delivered to (if to Landlord) the County Administrator, or (if to Tenant) the Executive Director, or mailed by United States Certified or Registered Mail, postage prepaid, and addressed as follows:

(if to Landlord)
Champaign County, Illinois
1776 E. Washington
Urbana, IL 61802
Attention: Richard Snider, County Administrator

(if to Tenant)
Illinois Law Enforcement Alarm System
1701 East Main Street

Urbana, Illinois 61802
Attention: James Page, Executive Director

Such notices shall have been deemed to have been given on the date posted in the United States Mails. Either party may, by notice to the other, from time to time designate another address to which notice shall thereafter be addressed.

13. **MISCELLANEOUS.**

A. **Remedies Cumulative.** All rights and remedies of Landlord and Tenant under this Lease shall be cumulative and none shall exclude any other rights and remedies allowed by law or statute.

B. **Landlord's Title.** Landlord's title to the lease premises herein is and always shall be paramount to any interest of the Tenant by virtue of this Lease, and nothing herein contained shall empower the Tenant to do any act which can, shall or may encumber the title of Landlord to these lease premises.

C. **No Personal Liability.** No person, partnership, corporation or other organization executing this Lease in a representative capacity for Landlord or Tenant shall be held individually liable hereunder in the absence of fraud, provided such person, partnership, corporation or other organization acted with due authority and the intended principals are bound.

D. **No Waiver.** No waiver of any default of either party hereunder shall be implied from any omission by the other party to take any action on account of such default, if such default persists or be repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated.

E. **Entire Agreement.** This Lease and the Exhibits attached to this Lease set forth all the covenants, promises, assurances, agreements, representations, conditions, warranties, statements and understandings (the "Representations" collectively) between Landlord and Tenant concerning the Premises, and there are no Representations, either oral or written, between them other than those in this Lease. This Lease supersedes and revokes all previous negotiations, estimates of the initial and/or future amounts of Rent, arrangements, letters of intent, offers to lease, reservations of space, lease proposals, brochures, Representations and information conveyed, whether oral or in writing, between the parties or their respective representatives, agents, brokers, salespersons or any other person purporting to represent Landlord or Tenant. Landlord and Tenant acknowledge that they have not been induced to enter into this Lease by any Representations not set forth in this Lease, they have not relied on any such Representations, and no such Representations shall be used in the interpretation or construction of this Lease. No subsequent alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless in writing signed by both parties.

F. **Force Majeure.** Neither Landlord nor Tenant shall be responsible for delays in either party's performance hereunder caused by war, insurrection, civil commotion, riots, acts of God or the enemy, governmental action, failure of power or reduction or interruption in the furnishing of power, water, sewer, electricity, gas or other services or utilities, strikes, material shortages, lockouts, picketing, either legal or illegal, fuel shortages, accidents or other cause or causes beyond the reasonable control of such party. Any such failure shall never be deemed an eviction or disturbance of Tenant's use and possession of the Premises, or any part thereof, or render Landlord liable to Tenant for damages or relieve Tenant from performance of its obligations under this Lease.

G. Counterparts. This Lease may be executed in any number of counterparts. Each such executed counterpart shall be deemed an original hereof and all such executed counterparts shall together constitute but one and the same instrument, which instrument shall for all purposes be sufficiently evidenced by such executed counterpart.

H. Governing Law. The laws of the State of Illinois shall govern this Lease.

I. Severability. If any term, covenant or condition of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

J. Sections. The section, paragraph and subparagraph headings of this Lease are for convenience only and in no way limit or enlarge the scope or meaning of the language contained in the body of this Lease.

K. Brokers. Tenant represents that Tenant has not dealt with any broker in connection with this Lease, and that insofar as Tenant knows no broker negotiated this Lease or is entitled to any commission in connection therewith. Tenant indemnifies and holds harmless Landlord, and their respective agents and employees, from all claims of any broker or brokers claiming to have worked with or at the direction of Tenant in connection with this Lease.

L. Authority. If Tenant is a corporation, it represents and warrants that this Lease has been executed in its name by its authorized officers pursuant to resolutions duly adopted by its Board of Directors.

M. Time. Time is of the essence of this Lease and the performance of all obligations under this Lease.

N. Federal Funding. The parties acknowledge Tenant receives a significant portion of its annual budget from federal funding. In the event Tenant fails to receive at any time federal funding for Tenant's use provided for in Section 4 of this Lease in amounts acceptable to Tenant, in Tenant's sole discretion, Tenant may terminate this Lease and, upon such termination, Landlord and Tenant shall be relieved of any and all further obligations hereunder.

O. Signage. Tenant may place on the Premises a sign or signs designating the Premises as the ILEAS Training Center with approval of Landlord's Agent.

P. Attorneys' Fees. If either party should prevail in any litigation, arbitration or other legal proceeding instituted by or against the other related to this Lease, the prevailing party shall receive from the non-prevailing party all costs and reasonable attorneys' fees incurred in such proceeding, including costs on appeal.

Q. Early Termination. At the discretion of either party, this Lease may be terminated prior to the expiration date, with or without cause. Said termination shall be in writing stating the effective date of termination. The effective date shall not be earlier than nine months after the date of the written notice of termination. Upon termination, Tenant shall pay Landlord the appropriate pro-rated payment for the rent prior to the termination.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Lease the day and year first above written.

TENANT:

**ILLINOIS LAW ENFORCEMENT
ALARM SYSTEM**

By:  _____

**Title: Executive Director
Illinois Law Enforcement
Alarm System**

LANDLORD:

CHAMPAIGN COUNTY, ILLINOIS

By:  _____

**Title: County Board Chair
Champaign County, Illinois**

EXHIBIT A

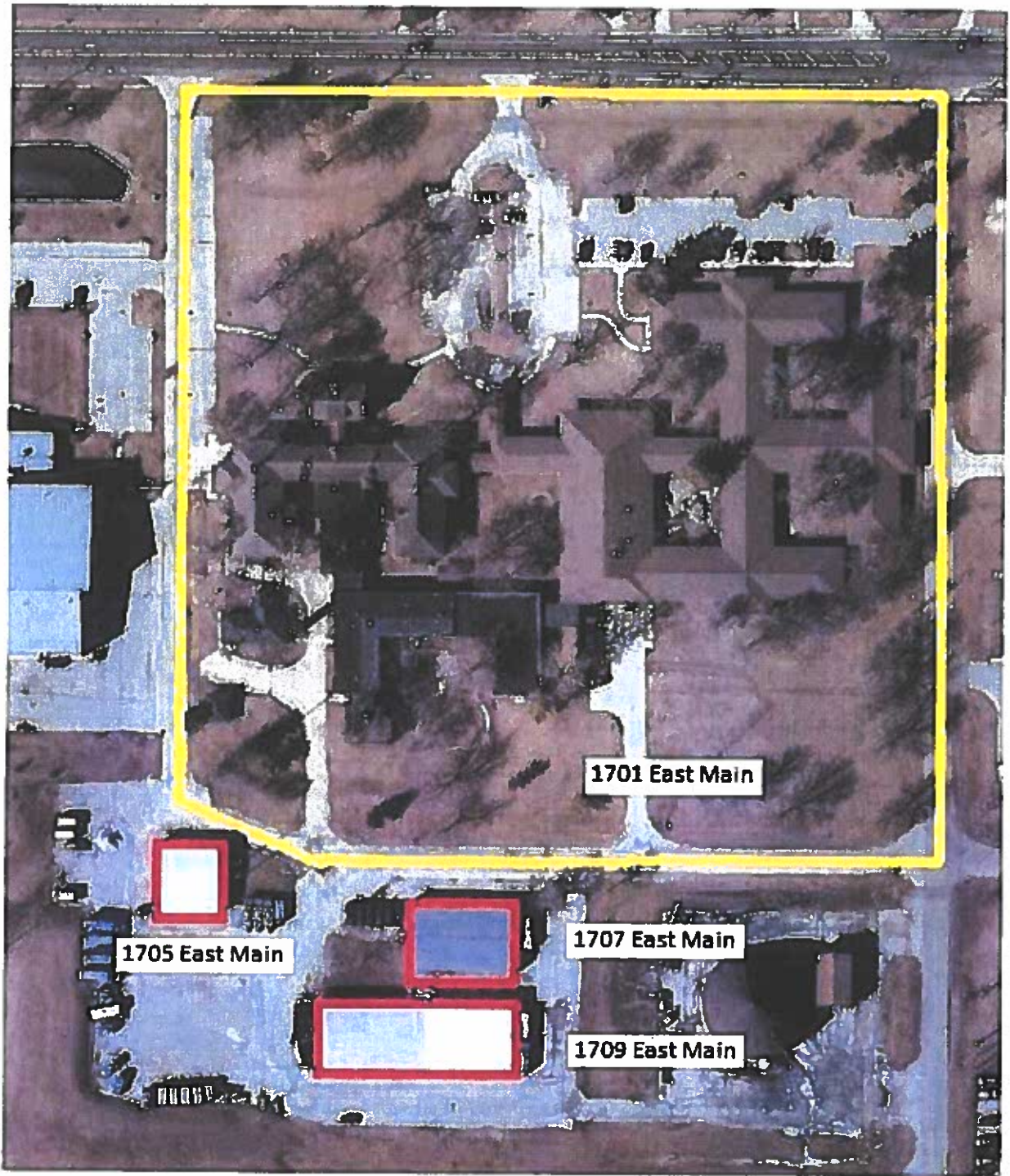


EXHIBIT B



EXHIBIT C



ILEAS Training Center



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



The purpose of this study was to assess the feasibility and cost of selected renovation of the existing ILEAS Training Center. Through a collaborative planning process with designated ILEAS representatives, the space needs for the center were identified, concept site and building plans were developed, and a preliminary cost estimate for the renovation was prepared.

The 1971 addition to the original Champaign County Nursing Home of 60,000 square foot lies on 23 acres at the north end of Champaign County's East Campus. ILEAS has redeveloped about 27,000 square feet on the first floor of the 1971 addition for their offices and educational space with the balance of the building basically used "as is" for tactical training and storage. A portion of the 1971 addition basement has been used for equipment storage via the existing loading dock and freight elevator. The original nursing home is sealed off and demolition is planned by the County in 2023.

The scope of proposed site work includes the rehabilitation of existing parking areas along with a new 26 car parking lot addition to bring the total parking available up to the 151 spaces. Some additional 6" thick concrete sidewalk is added to provide access to parking on the west and to access the east ends of wings A and B. The clean-up of existing landscaping and hardscape within the west courtyard along with a covered structure to provide shade for outdoor activities is also included in the site work.

The scope of proposed building improvements will involve a full range of general, fire protection, plumbing, HVAC, and electrical work. In the 10,520 square foot wing B, the general work will include the selective demolition of existing doors, walls, floors, and ceilings as required for the reconfigured space and integration of new or revised mechanical and electrical systems and equipment. New walls, ceilings, doors and toilet partitions will be included as part of the remodeling with new finishes throughout. Wing B will primarily be opened to be used for tactical training along with a breakout classroom space and remodeled toilet facilities. Asbestos abatement will be required for the wing B renovation, and it is desirable to get the abatement completed for wing C at the same time.

It is planned that the existing 8-foot-tall ceilings in wing B be removed so the ceiling can be raised to provide additional height for tactical training. This will require replacement of many of the mechanical, electrical, plumbing and fire protection systems currently located above the ceilings. The existing ceilings also support the roof insulation so new insulation will also be required.

Also included will be the cleanup of existing basement areas including the old laundry room, generator space and locker rooms to provide better access and additional area for storage. A single-use toilet in the basement will be remodeled.

Fire protection work will primarily involve making the required revisions to the existing sprinkler system to support the reconfigured space and raised ceiling in B-wing. It is

important to note, however, that the existing sprinkler system will be retained throughout the entire complex.

Plumbing work will include the required demolition of certain existing bathing/toilet facilities and remodeling of those spaces for continued use.

The HVAC work will include revisions to existing piping, fan coils and ductwork as required for the general work remodeling.

The electrical work will include the required demolition and new power and lighting work to serve the B-wing tactical training and educational space. Also, the existing fire alarm system will be tested after required modifications and the existing emergency generator will be tested as well.



Preliminary Program of Space Requirements - Option 1
ILEAS TRAINING CENTER - Feasibility Study for Expansion/Renovation

Space Name	Existing To Remain		Proposed New / Renovation			Total Area Existing/New NSF	Remarks	
	Quantity	Subtotal Area	Quantity	Subtotal Area				
	Area NSF	Units	Area NSF	Units	NSF			
WING A								
Director's Office	350	1	350	0	0	0	350	Includes single use restroom
Chief of Staff Office	287	1	287	0	0	0	287	Includes shared storage/work
Staff Offices - West	198	5	990	0	0	0	990	Includes shared storage/work
Staff Office - West	215	1	215	0	0	0	215	Includes storage/work
Staff Offices - East	198	8	1584	0	0	0	1584	Includes shared storage/work, currently 2 open
Janitor	36	1	36	0	0	0	36	
Women's Restroom	240	1	240	0	0	0	240	
Men's Restroom	240	1	240	0	0	0	240	
Breakroom	287	1	287	0	0	0	287	
Records/Supplies Storage	253	1	253	0	0	0	253	
Reception/Waiting	227	1	227	0	0	0	227	
Meeting Rooms	345	2	690	0	0	0	690	
Fan Room	105	1	105	0	0	0	105	
Staff Office - South	198	1	198	0	0	0	198	Currently open, possible future ITTF office
Communications Workroom	303	1	303	0	0	0	303	
Classrooms	809	2	1618	0	0	0	1618	
	0	0	0	0	0	0	0	
SUBTOTAL NET SQUARE FEET			7623			0	7623	
GROSSING FACTOR			2889			0	2889	Includes building structure, circulation, etc.
TOTAL WING A GROSS SQUARE FEET			10512			0	10512	
WING B								
Classroom/Lab	0	0	0	2087	1	2087	2087	
Storage Room	0	0	0	215	2	430	430	
Fan Room	0	0	0	105	1	105	105	
Hotel Room	0	0	0	211	2	422	422	
Janitor	0	0	0	33	2	66	66	
Men's Restroom	0	0	0	285	1	285	285	
Women's Restroom	0	0	0	285	1	285	285	
Training Area	0	0	0	5500	1	5500	5500	
SUBTOTAL NET SQUARE FEET			0			9180	9180	
GROSSING FACTOR						1340	1340	Includes building structure, circulation, etc.
TOTAL WING B GROSS SQUARE FEET			10520			10520	10520	
WING C - Wing C rev. like Wing B if/as affordable								
Double Bed/Shared Bathroom - North	198	8	1584	0	0	0	1584	
Soiled Utility/Storage Room	105	1	105	0	0	0	105	
Fan Room	105	1	105	0	0	0	105	
Double Bed/Shared Bathroom - East	198	8	1584	0	0	0	1584	
Special Care Bed/Bathroom - South	211	2	422	0	0	0	422	
Double Bed/Shared Bathroom - West	198	4	792	-198	4	-792	0	Demo if affordable - Priority 1
Storage	78	1	78	0	0	0	78	
Clean Linen	78	1	78	0	0	0	78	
Janitor	33	1	33	0	0	0	33	
Single-Use Restroom	33	1	33	0	0	0	33	
Nurse's Station	80	1	80	0	0	0	80	
Medicine Room	25	1	25	0	0	0	25	
Clean Utility Room	124	1	124	0	0	0	124	
Women's Restroom	240	1	240	0	0	0	240	Renovate if affordable - Priority 2
Men's Restroom	240	1	240	0	0	0	240	Renovate if affordable - Priority 2
Receiving (Formerly Triage)	1042	1	1042	198	4	792	1834	Expand if affordable - Priority 1
	0	0	0	0	0	0	0	
SUBTOTAL NET SQUARE FEET			6565			0	6565	
GROSSING FACTOR						0	3922	Includes building structure, circulation, etc.
TOTAL WING C GROSS SQUARE FEET			10487			0	10487	
WING S								
Reception	132	1	132	0	0	0	132	
Staff Office (Old Gun Lockers)	180	1	180	0	0	0	180	
Single Use Restroom - F	40	1	40	0	0	0	40	
Single Use Restroom - M	55	1	55	0	0	0	55	
Coats	140	1	140	0	0	0	140	
Board Room	973	1	973	0	0	0	973	
Meeting Rooms	316	2	632	0	0	0	632	
Seminar/Large Meeting Room	2400	1	2400	0	0	0	2400	

Space Name	Existing To Remain			Proposed New / Renovation			Total Area Existing/New NSF	Remarks
	Quantity	Subtotal Area		Quantity	Subtotal Area			
	Area NSF	Units	NSF	Area NSF	Units	NSF		
Classrooms	845	2	1690	0	0	0	1690	
Catering Kitchen	480	1	480	0	0	0	480	
Vending	53	1	53	0	0	0	53	
Women's Restroom	249	1	249	0	0	0	249	
Men's Restroom	249	1	249	0	0	0	249	
Janitor	76	1	76	0	0	0	76	
Trash	180	1	180	0	0	0	180	
Loading Dock	160	1	160	0	0	0	160	
Single Use-Restrooms	24	2	48	0	0	0	48	Delete for double door access to courtyard
SUBTOTAL NET SQUARE FEET			7385			0	7385	
GROSSING FACTOR			7086			0	7086	Includes building structure, circulation, etc.
TOTAL WING S GROSS SQUARE FEET			14471			0	14471	
WING S CONNECTOR								
ILEAS Merchandise and Storage	150	1	150	0	0	0	150	
Staff Office	235	1	235	0	0	0	235	
Single Use Restroom - M	48	1	48	0	0	0	48	
Single Use Restroom - F	30	1	30	0	0	0	30	
Fan Room/Janitor	110	1	110	0	0	0	110	
Telecom	243	1	243	0	0	0	243	
Telecom Office/Business Center?	575	1	575	0	0	0	575	
Electrical	81	1	81	0	0	0	81	
Storage	81	1	81	0	0	0	81	
Staff Office	170	1	170	0	0	0	170	
SUBTOTAL NET SQUARE FEET			1723			0	1723	
GROSSING FACTOR			1596			0	1596	Includes building structure, circulation, etc.
TOTAL WING S CONNECTOR GROSS SQUARE FEET			3319			0	3319	
BASEMENT								
Communications Storage Area	2200	1	2200	0	0	0	2200	
Server Room	246	1	246	0	0	0	246	
LSU Storage Area	1134	1	1134	0	0	0	1134	
Existing Mechanical	1246	1	1246	0	0	0	1246	
New Mechanical	1074	1	1074	0	0	0	1074	
Existing Electrical	255	1	255	0	0	0	255	
Existing Generator	296	1	296	0	0	0	296	Demo and convert to storage if affordable
Restroom/Locker	257	1	257	0	0	0	257	Demo and convert to storage if affordable
Single Use Restroom	62	1	62	0	0	0	62	Retain and upgrade for use.
SUBTOTAL NET SQUARE FEET			6770			0	6770	
GROSSING FACTOR			3359			0	3359	Includes building structure, circulation, etc.
TOTAL BASEMENT GROSS SQUARE FEET			10129			0	10129	
SUMMARY								
Wing A GSF							10512	
Wing B GSF							10520	
Wing C GSF							10487	
Wing S GSF							14471	
Wing S Connector GSF							3319	
Basement (Wing S) GSF							10129	
TOTAL EXIST AND NEW BLDG GROSS SQUARE FEET							59438	
Space Name	Existing			Proposed			Total Area Existing/New NSF	Remarks
	Quantity	Subtotal Area		Quantity	Subtotal Area			
	Area NSF	Units	NSF	Area NSF	Units	NSF		
SITE/EXTERIOR SUPPORT FACILITIES								
ILEAS Staff/Visitor Parking		129			0		0	Expand/Upgrade lot if/as affordable
ILEAS Garage 1	1440	1	1440	0	0	0	1440	Portion of EMA Garage
ILEAS Garage 2	2880	1	2880	0	0	0	2880	Portion of Sheriff's Garage
ILEAS Garage 3	2880	1	2880	0	0	0	2880	Portion of County Highway Garage

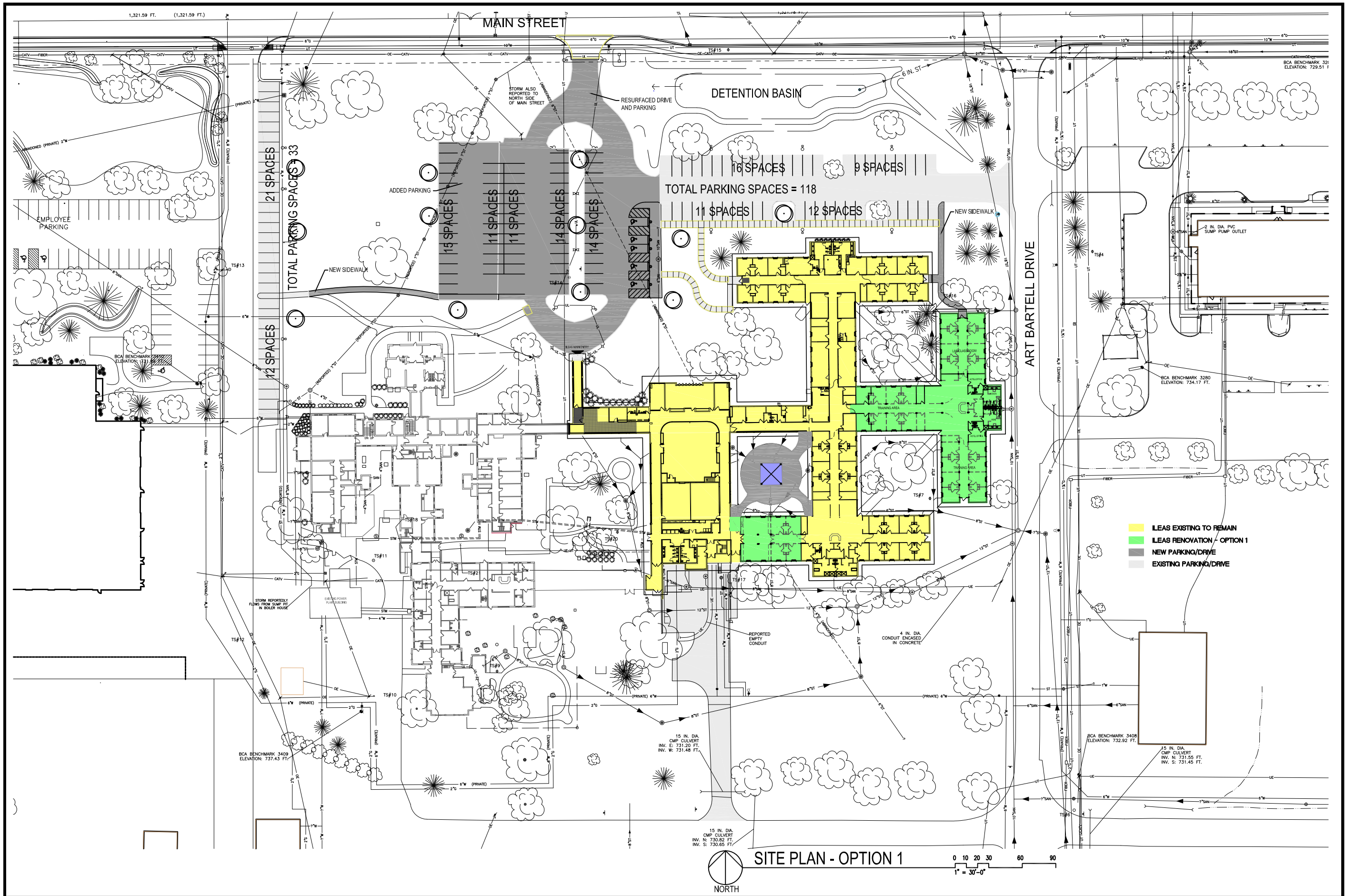
PRELIMINARY TOTAL PROJECT BUDGET ANALYSIS

PROJECT: ILEAS Renovation - Option 1

FILE NO: 2233

DATE: January 18, 2023

Cost Category/Element	Budget	Actual, Current Est or Budget Forward	Category Balance
CONSTRUCTION RELATED COSTS			
CONSTRUCTION CONTRACT			
Current Total Estimate for Construction	1,938,000		
Base Bid	0	1,938,000	
Alternate Bid 1	0	0	
Alternate Bid 2	0	0	
Alternate Bid 3 -	0	0	
	0	0	
Subtotal Construction Contract	1,938,000	1,938,000	0
DESIGN/CONSTRUCTION-RELATED CONTINGENCIES			
Design/Bid Contingency @ 10.0%	203,800	203,800	
Construction Phase Contingency @ 10.0%	224,000	224,000	
	0	0	
Subtotal Design and Construction-Related Contingencies	427,800	427,800	0
Total Site and Building Construction-Related Costs	2,365,800	2,365,800	0
NON-CONSTRUCTION RELATED COSTS			
Allow Fees, Proj Exps, FF&E, Tech, Hazmat, Landscape @ 30%	642,540	642,540	0
NON-CONSTRUCTION RELATED COSTS CONTINGENCY			
Allow for Fees, Proj Exps, FF&E, Tech, Hazmat, Landscape @ 5%	32,130	32,130	
	0	0	
Subtotal Non-Construction Related Costs Contingency	32,130	32,130	0
Total Non-Construction Related Costs	674,670	674,670	0
TOTAL PROJECT BUDGET	3,040,470	\$3,040,470	\$0



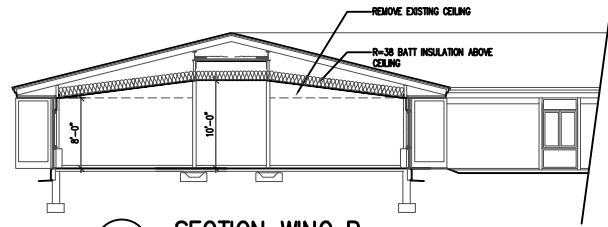
NO.	DATE	REVISION	DESIGN	APPR.
			SW	-
			TRACED	APPR.
			CHECK	APPR.

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

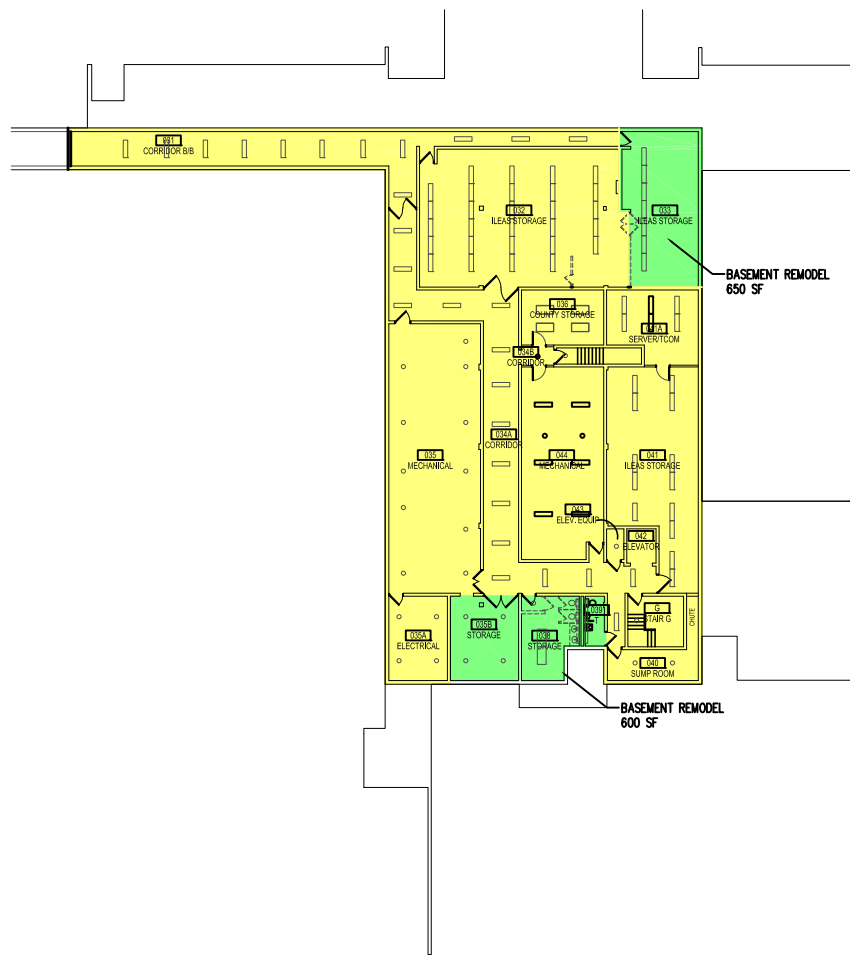


PRELIMINARY SITE PLAN - OPTION 1
 ILEAS TRAINING CENTER
 FEASIBILITY STUDY
 1701 E. MAIN STREET, URBANA, ILLINOIS

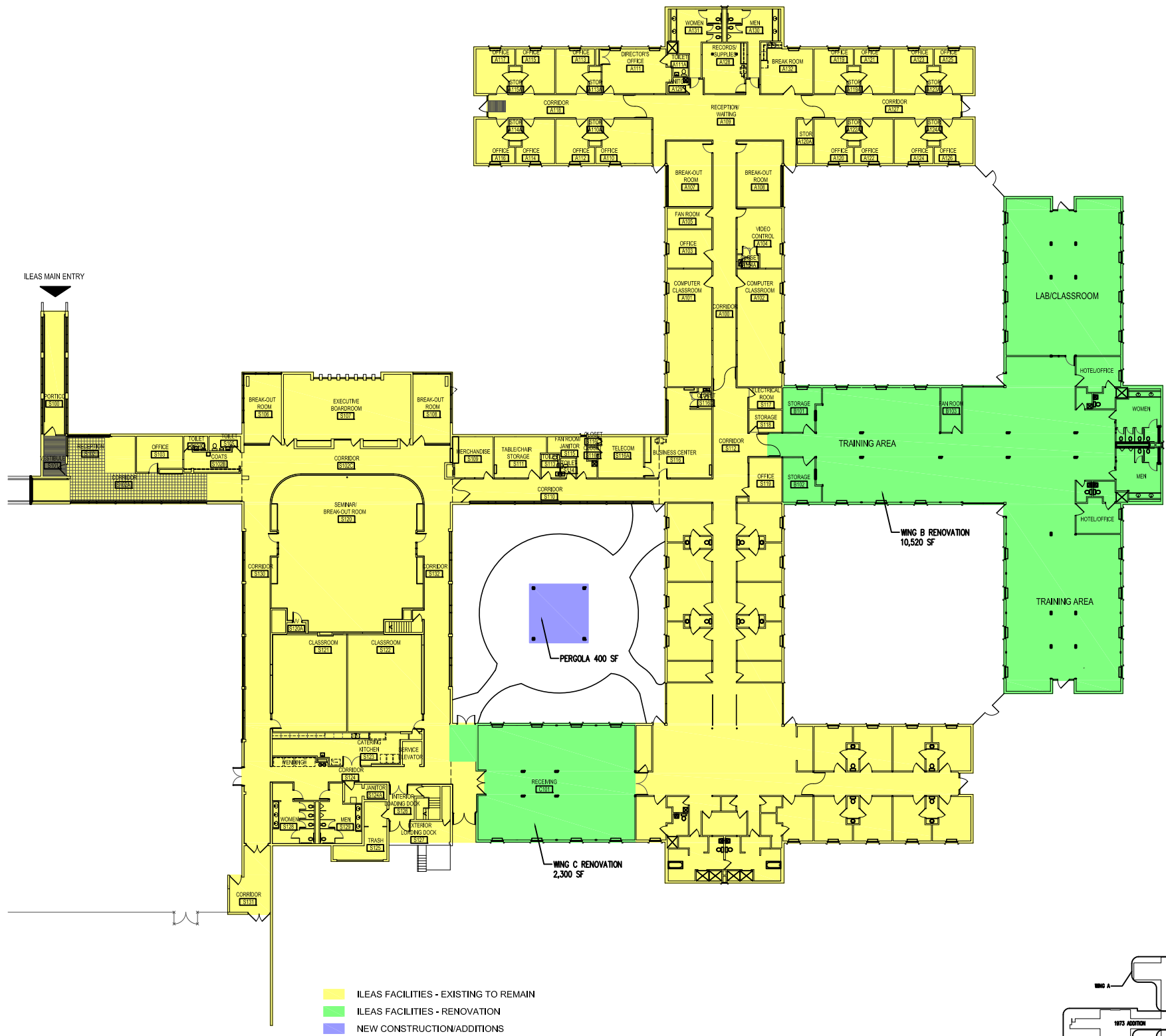
PLS 2233
 DATE: JUN 12, 2023
 SD128



3 SECTION WING B
A1.1 SCALE: 1/8" = 1'-0"

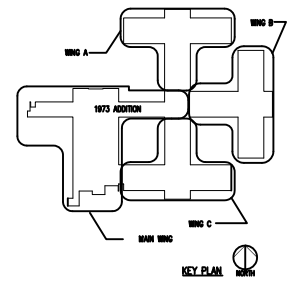


2 BASEMENT PLAN - OPTION 1
A1.1 SCALE: 1/16" = 1'-0"



1 FIRST FLOOR PLAN - OPTION 1
A1.1 SCALE: 1/16" = 1'-0"

0 10 20 40
1/16" = 1'-0"



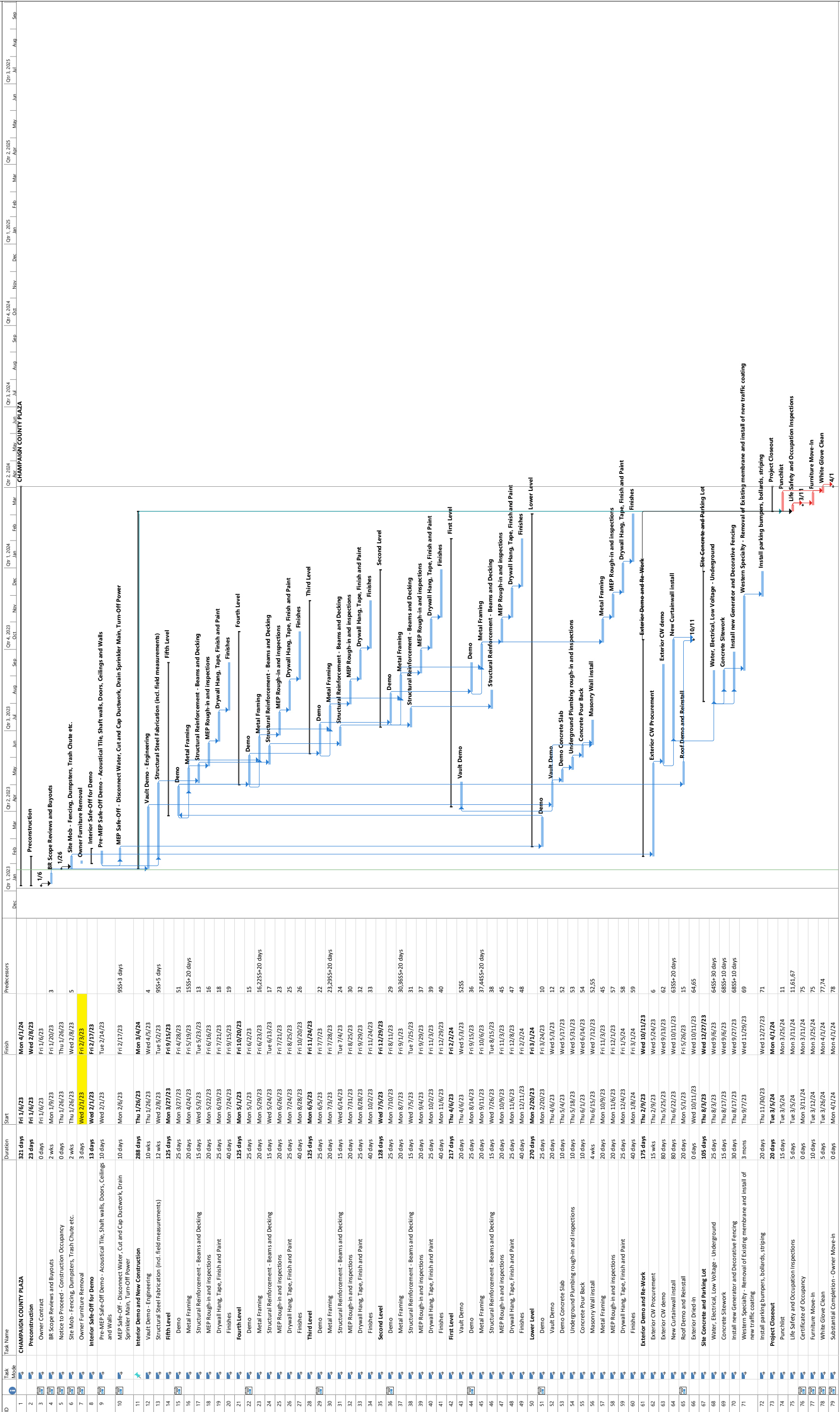
REVISIONS		DATE	BY	APP'D
NO.	DATE	REVISIONS	TRACED	APP'D


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



FIRST FLOOR PLAN - OPTION 1
 ILEAS TRAINING CENTER
 FEASIBILITY STUDY
 1701 E. MAIN STREET, URBANA, ILLINOIS

FILED 2233
 DATED JUN 12, 2023



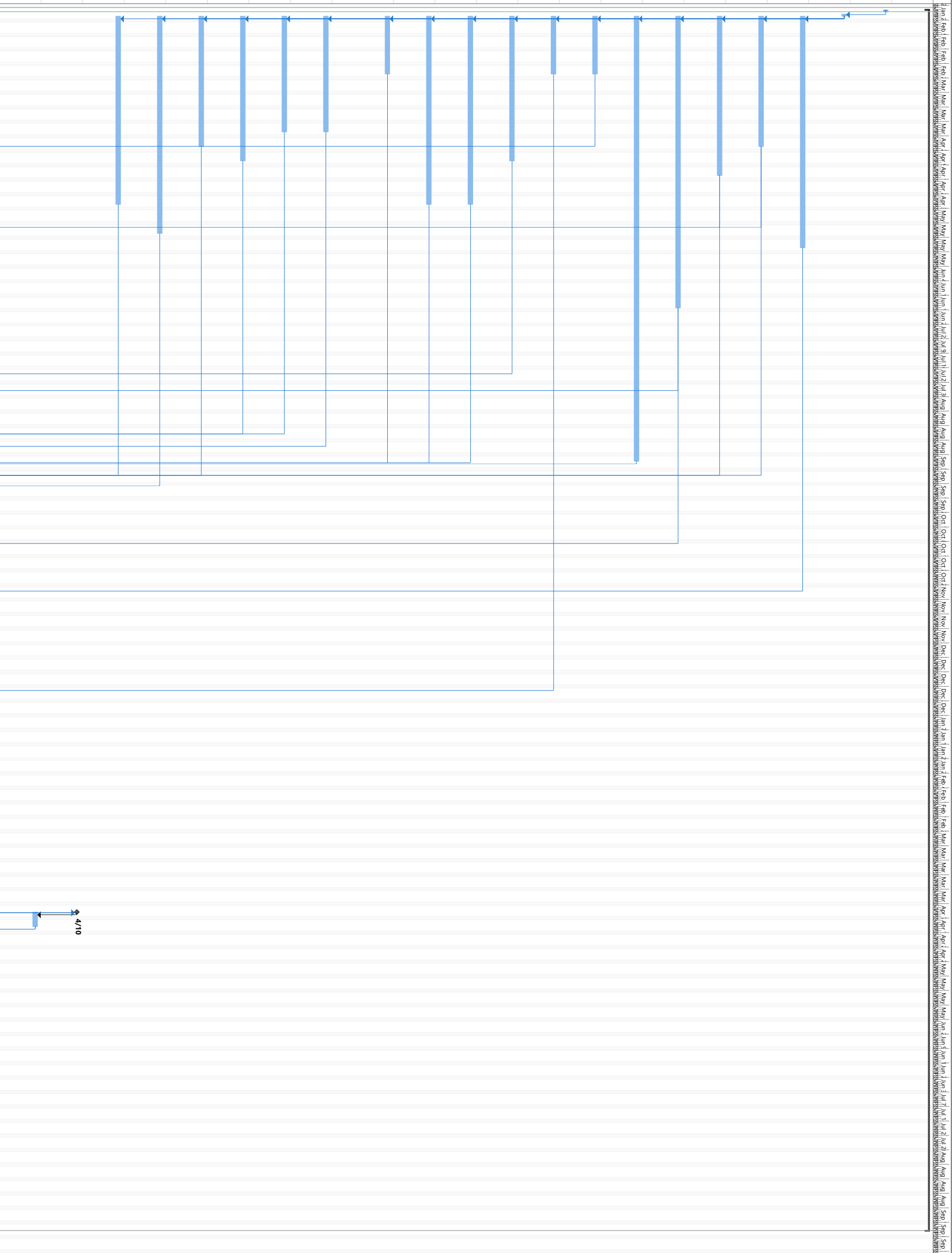
CATEGORY & #	 BROEREN RUSO BUILDERS, INC	Assigned TO (Sub)	DAY OF MONTH							Notes		
			MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRI	SAT	SUN			
Project Start-up and Demo												
1	Notice to Proceed	Bailey Edwards										
2	Owner Furniture Removal	County			S	*	F					
3	Site Mob - Site Fencing, Dumpster, Trash Chute Etc	BRBI	X	X	X	X	X					
4	Pre-MEP Safe-Off	BRCI	S	*	*	*	*	*	F			
5	MEP Safe-Off	MEPs										
6	Vault Demo - Engineering	CIS	X	X	X	X	X	X				
7	Structural Steel - field measurements	Titan										
9	Lower Level - Demo	BRCI										Upcoming
10	First Floor - Demo (for vault removal)	BRCI										Upcoming
11	Vault Demo	CIS										Upcoming
12	Curtain Wall Removal - North Side	BVB								S	X	F

Broeren Russo Builder Subcontractor List - Champaign County Plaza

Subcontractor	Scope	Location	MBE	DBE	FBE
Speed Source	Vault Demo	Seymour, IL			
Broeren Russo Construction	Demo, Rough Carpentry, Ceilings, Painting	Champaign, IL	10%		
Mid-Illinois Concrete	Building and Site Concrete	Urbana, IL			
Western Specialty	Deck Coating	Peoria, IL			
JJ Braker and Sons	Masonry	Morton, IL			
Titan Steel	Steel Fabrication	Deer Creek, IL			4.1%
Prairie Steel	Steel Erection	Champaign, IL			
TBD	Fireproofing				
Roofing	ACR	Champaign, IL			1.0%
Doors, Frame Hardware	S&S Hardware/Broeren Russo Construction	Peoria, IL			
Gypsum Systems	Assocoiated Construction	Bloomington, IL			1.9%
Flooring	Specialty Commerical Flooring	Fithian, IL			
Display Cases	G&S	St. Louis, MO			
Davis Electric	Electrical	Urbana, IL		15%	3.5%
Davis-Houk	Plumbing and Mechanical	Urbana, IL			4.5%
Bacon Van Buskirk	Glazing and Storefronts	Champaign, IL			
Fire Suppression System	MATCO	Paxton, IL			0.001%
TBD	Fencing				
TBD	Casework				
M&O	Abatement	Peoria, IL			

Total Contract Value	\$	18,825,000.00	
MBE	\$	1,900,000.00	10%
FBE	\$	2,865,120.00	15%
DBE	\$	2,787,784.00	15%

ID	Task Name	Duration	Start	Finish	Actual Start
1	Administration	412 days	Tue 1/31/23	Wed 9/11/24	Tue 1/31/23
2	Contract Executed	1 day	Tue 1/31/23	Tue 1/31/23	Tue 1/31/23
3	Notice to Proceed	1 day	Thu 2/2/23	Thu 2/2/23	Thu 2/2/23
4	Electrical Gear Submittals and Fab	80 days	Fri 2/3/23	Thu 5/25/23	NA
5	HM Frames Submittals and Fab	45 days	Fri 2/3/23	Thu 4/6/23	NA
6	Detention Frames Submittals and Fab	55 days	Fri 2/3/23	Thu 4/20/23	NA
7	Mechanical Gear Submittals and Fab	100 days	Fri 2/3/23	Fri 6/23/23	NA
8	Generator Submittals and Fab	150 days	Fri 2/3/23	Tue 9/5/23	NA
9	Concrete Submittals and Fab	20 days	Fri 2/3/23	Thu 3/2/23	NA
10	Aggregate Submittals and Fab	20 days	Fri 2/3/23	Thu 3/2/23	NA
11	Steel Joist and Deck Submittals and Fab	50 days	Fri 2/3/23	Thu 4/13/23	NA
12	SEC Camera Submittals and Fab	65 days	Fri 2/3/23	Thu 5/4/23	NA
13	SEC Equipment Submittals and Fab	65 days	Fri 2/3/23	Thu 5/4/23	NA
14	Existing Building Security Pretest Results and Fab	20 days	Fri 2/3/23	Thu 3/2/23	NA
15	Light Fixture Submittals and Fab	40 days	Fri 2/3/23	Thu 3/30/23	NA
16	Plumbing Fixture Submittals and Fab	40 days	Fri 2/3/23	Thu 3/30/23	NA
17	Stair Submittals and Fab	50 days	Fri 2/3/23	Thu 4/13/23	NA
18	Geothermal Submittals and Fab	45 days	Fri 2/3/23	Thu 4/6/23	NA
19	Roofing Submittals and Fab	75 days	Fri 2/3/23	Thu 5/18/23	NA
20	Detention Accessories Submittal and Fab	65 days	Fri 2/3/23	Thu 5/4/23	NA
21	Addition Complete	1 day	Wed 4/10/24	Wed 4/10/24	NA
22	Owner Migration into Addition	5 days	Thu 4/11/24	Wed 4/17/24	NA



Project: Champlain County Jail
 Date: Wed 2/1/23

Task Split Milestone Summary Project Summary Inactive Task Inactive Milestone Manual Task Manual Summary Rollup Start-only External Tasks External Milestone Deadline Manual Progress

ID	Task Name	Duration	Start	Finish	Actual Start
23	Existing Facility Renovation Complete	1 day	Wed 9/11/24	Wed 9/11/24	NA
24	Site Work	250 days	Mon 3/20/23	Tue 3/12/24	NA
25	Mobilization (Weather Contingent)	5 days	Mon 3/20/23	Fri 3/24/23	NA
26	Temp Parking/Laydown	5 days	Mon 3/27/23	Fri 3/31/23	NA
27	Mass Grade	5 days	Mon 3/27/23	Fri 3/31/23	NA
34	Construction Fence	2 days	Mon 3/27/23	Tue 3/28/23	NA
28	12" Underdrain ST	5 days	Mon 4/3/23	Fri 4/7/23	NA
30	Geofield	15 days	Mon 4/3/23	Fri 4/21/23	NA
31	Electrical Ductbank	5 days	Mon 4/3/23	Fri 4/7/23	NA
29	Sanitary Sewer	5 days	Mon 4/10/23	Fri 4/14/23	NA
33	Site Gas Main	5 days	Mon 4/10/23	Fri 4/14/23	NA
32	Set Generator	2 days	Wed 9/6/23	Thu 9/7/23	NA
35	Permanent Fencing	10 days	Thu 11/6/23	Fri 12/1/23	NA
36	Site Seeding	5 days	Wed 3/6/24	Tue 3/12/24	NA
37	Main Building Shell	192 days	Mon 4/3/23	Thu 1/4/24	NA
38	Building Pad Subgrade	4 days	Mon 4/3/23	Thu 4/6/23	NA
39	Excavate and Pour Exterior Foundations	10 days	Fri 4/7/23	Thu 4/20/23	NA
40	FRP Foundation Walls	20 days	Fri 4/14/23	Thu 5/11/23	NA
41	Backfill Foundations Walls	20 days	Tue 4/18/23	Mon 5/15/23	NA
42	Exterior CMU and Interior Structural CMU	65 days	Tue 5/16/23	Wed 8/16/23	NA
43	Set Exterior Frames	35 days	Tue 5/16/23	Wed 7/5/23	NA
44	Interior Concrete Foundation Pads and Footings	10 days	Tue 5/16/23	Tue 5/30/23	NA



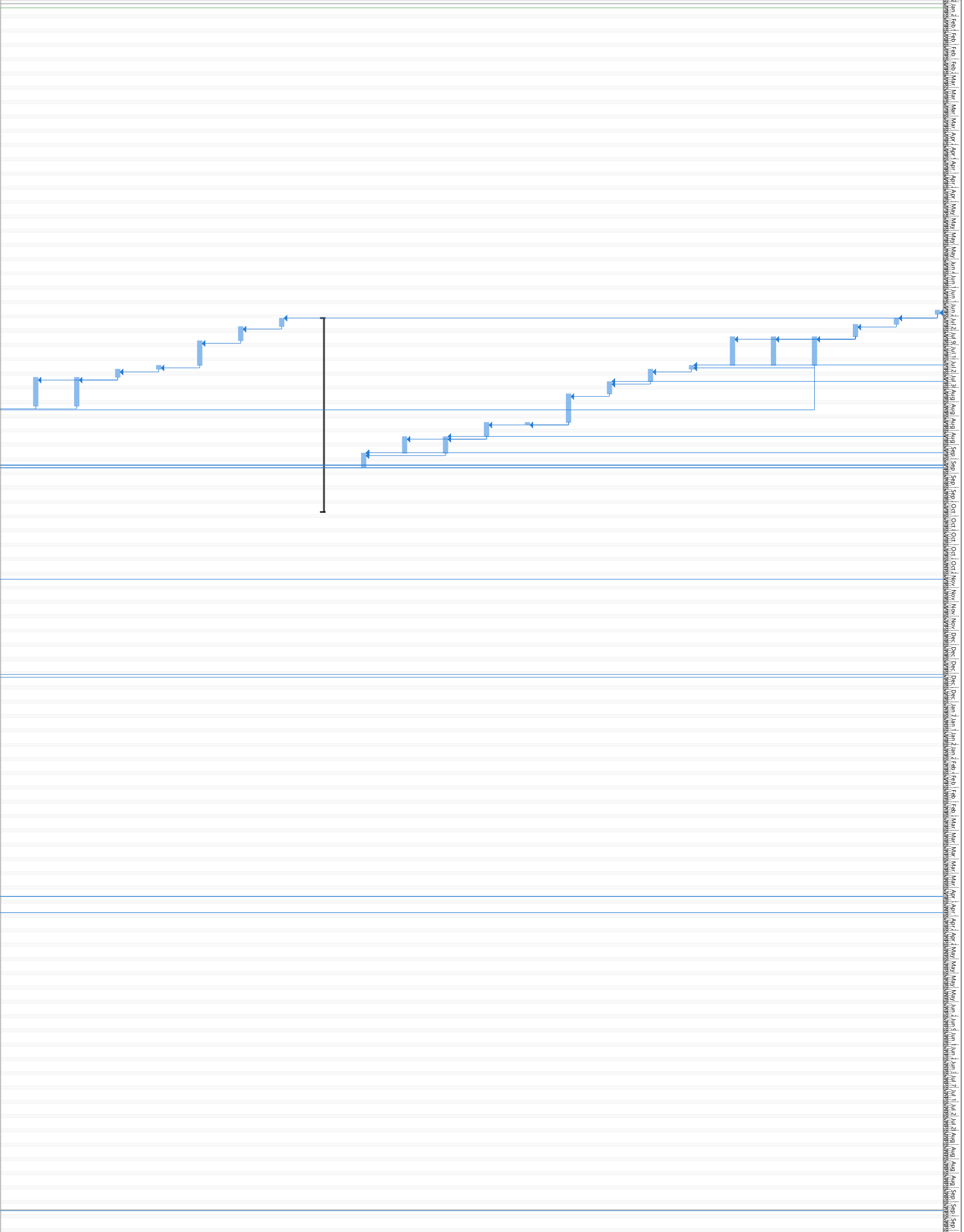
Project: Campaign County Jail
Date: Wed 2/7/23

Task Split Milestone Summary Project Summary Inactive Task Inactive Milestone Manual Task Manual Summary Rollup Start-only Finish-only External Tasks External Milestone Deadline Progress Manual Progress

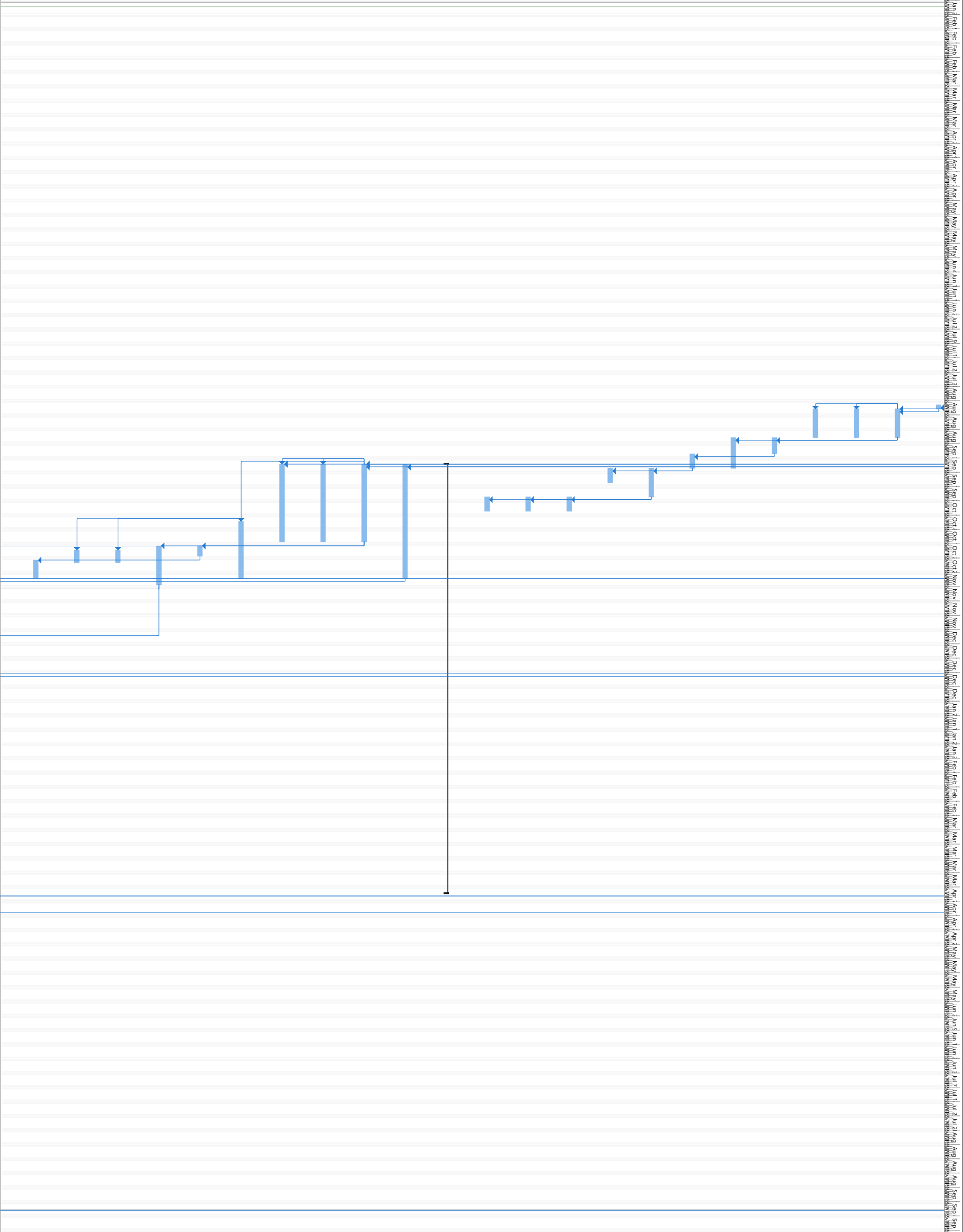
ID	Task Name	Duration	Start	Finish	Actual Start
45	Aggregate Subbase	5 days	Wed 5/31/23	Tue 6/6/23	NA
46	Underdrain Plumbing	15 days	Wed 6/7/23	Tue 6/27/23	NA
47	Underdrain Electrical	15 days	Wed 6/7/23	Tue 6/27/23	NA
48	FRP Slab on Grade	15 days	Wed 6/28/23	Wed 7/19/23	NA
49	Set bed Iron	5 days	Thu 8/17/23	Wed 8/23/23	NA
50	Set Joists	3 days	Thu 8/24/23	Mon 8/28/23	NA
52	Install Metal Stairs	4 days	Thu 8/24/23	Tue 8/29/23	NA
51	Set Metal Deck	10 days	Tue 8/29/23	Tue 9/12/23	NA
53	Roof Wood Blocking	15 days	Wed 9/13/23	Tue 10/3/23	NA
54	Set Skylights	3 days	Wed 9/13/23	Fri 9/15/23	NA
55	Roof Curbs	3 days	Wed 9/13/23	Fri 9/15/23	NA
56	Roof Install	20 days	Mon 9/18/23	Fri 10/13/23	NA
59	Air Barrier/Insulation	40 days	Mon 10/9/23	Tue 12/5/23	NA
57	Metal Panel Install	10 days	Mon 10/16/23	Fri 10/27/23	NA
58	Set RTU'S	3 days	Mon 10/16/23	Wed 10/18/23	NA
60	Brick	40 days	Mon 10/23/23	Tue 12/19/23	NA
61	Exterior Openings	10 days	Wed 12/20/23	Thu 1/4/24	NA
62	Exterior Lighting	10 days	Wed 12/20/23	Thu 1/4/24	NA
110	Indoor Exercise Area	74 days	Wed 5/31/23	Wed 9/13/23	NA
111	Remove Netting	5 days	Wed 5/31/23	Tue 6/6/23	NA
112	Sawcut Slabs	5 days	Wed 6/7/23	Tue 6/13/23	NA
113	Excavate and Pour Exterior Foundations	3 days	Wed 6/14/23	Fri 6/16/23	NA
114	FRP Foundation Walls	8 days	Mon 6/19/23	Wed 6/28/23	NA



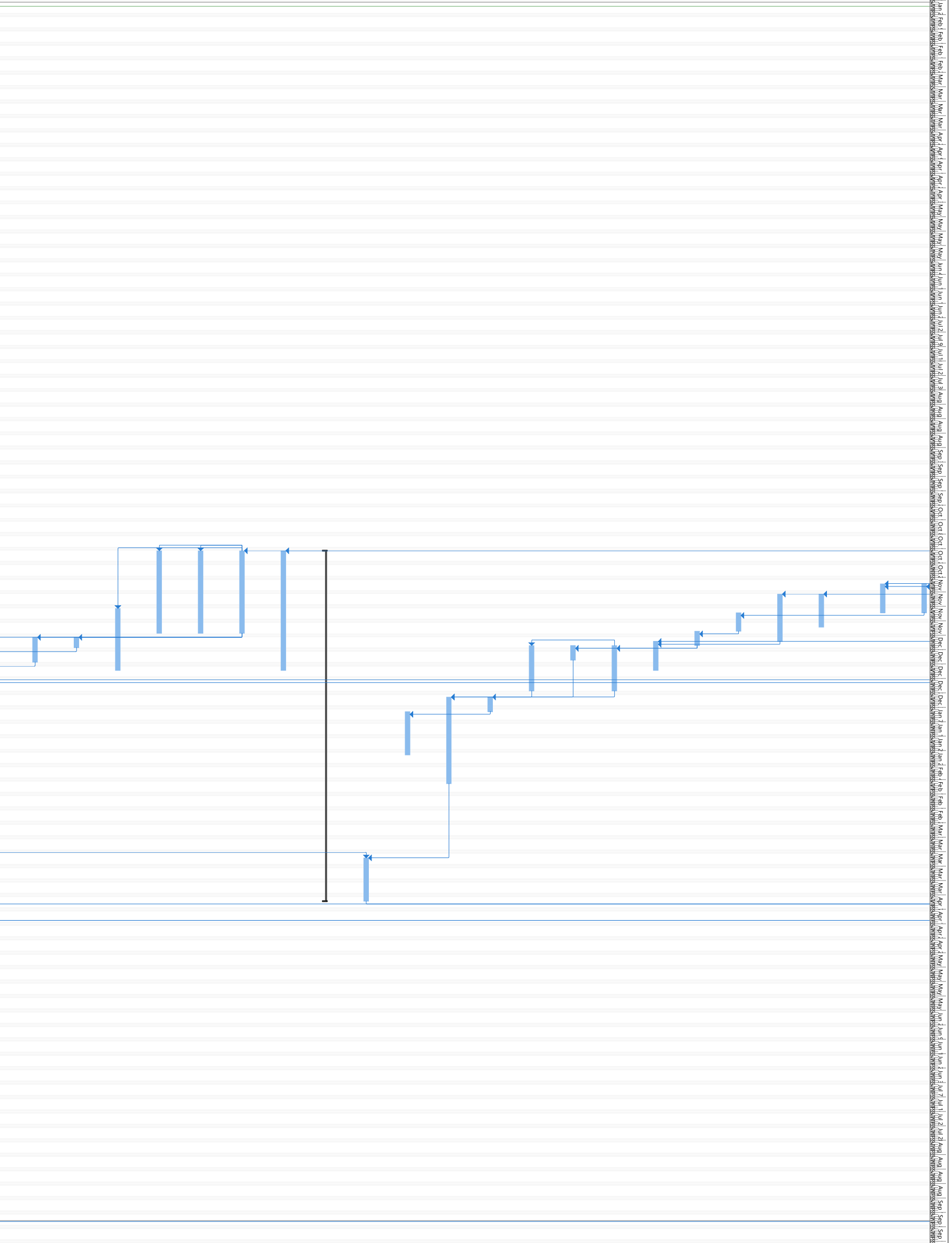
ID	Task Name	Duration	Start	Finish	Actual Start
115	Backfill Foundations Walls	2 days	Thu 6/29/23	Fri 6/30/23	NA
119	Aggregate Subbase	2 days	Mon 7/3/23	Wed 7/5/23	NA
120	Frp Slab on Grade	4 days	Thu 7/6/23	Tue 7/11/23	NA
116	CMU	10 days	Wed 7/12/23	Tue 7/25/23	NA
117	MEP in Wall RI	10 days	Wed 7/12/23	Tue 7/25/23	NA
118	Set Exterior Frames	10 days	Wed 7/12/23	Tue 7/25/23	NA
121	Set Joists	2 days	Wed 7/26/23	Thu 7/27/23	NA
122	Metal Deck and Curbs	4 days	Fri 7/28/23	Wed 8/2/23	NA
123	Rood Drain Piping	4 days	Thu 8/3/23	Tue 8/8/23	NA
129	Roofing	10 days	Wed 8/9/23	Tue 8/22/23	NA
124	Set RTU'S	1 day	Wed 8/23/23	Wed 8/23/23	NA
125	Paint Walls	5 days	Wed 8/23/23	Tue 8/29/23	NA
126	Light Fixtures	5 days	Wed 8/30/23	Wed 9/6/23	NA
128	Glazing	5 days	Wed 8/30/23	Wed 9/6/23	NA
127	Cameras	5 days	Thu 9/7/23	Wed 9/13/23	NA
130	Exterior Courtyard Outdoor Rec (With Corridor) 67 days		Mon 7/3/23	Thu 10/5/23	NA
131	Building Pad Subgrade	3 days	Mon 7/3/23	Thu 7/6/23	NA
132	Excavate and Pour Exterior Foundations	5 days	Fri 7/7/23	Thu 7/13/23	NA
133	Frp Foundation Walls	8 days	Fri 7/14/23	Tue 7/25/23	NA
134	Backfill Foundations Walls	2 days	Wed 7/26/23	Thu 7/27/23	NA
138	Aggregate Subbase	2 days	Fri 7/28/23	Mon 7/31/23	NA
139	Underslab Plumbing	10 days	Tue 8/1/23	Mon 8/14/23	NA
140	Underslab Electrical	10 days	Tue 8/1/23	Mon 8/14/23	NA



ID	Task Name	Duration	Start	Finish	Actual Start
141	FRP Slab on Grade	2 days	Tue 8/15/23	Wed 8/16/23	NA
135	Exterior CMU	10 days	Thu 8/17/23	Wed 8/30/23	NA
136	MEP in Wall RI	10 days	Thu 8/17/23	Wed 8/30/23	NA
137	Set Exterior Frames	10 days	Thu 8/17/23	Wed 8/30/23	NA
142	Set Joists and Decking	5 days	Thu 8/31/23	Thu 9/7/23	NA
147	Overhead Security Fence	10 days	Thu 8/31/23	Thu 9/14/23	NA
149	Roofing on Corridor	5 days	Fri 9/8/23	Thu 9/14/23	NA
143	Paint Walls	10 days	Fri 9/15/23	Thu 9/28/23	NA
148	Brick	5 days	Fri 9/15/23	Thu 9/21/23	NA
144	Light Fixtures	5 days	Fri 9/29/23	Thu 10/5/23	NA
145	Cameras	5 days	Fri 9/29/23	Thu 10/5/23	NA
146	Glazing	5 days	Fri 9/29/23	Thu 10/5/23	NA
63	Interior Building South	146 days	Wed 9/13/23	Tue 4/9/24	NA
64	Overhead MEP RI	40 days	Wed 9/13/23	Tue 11/7/23	NA
65	Interior CMU	28 days	Wed 9/13/23	Fri 10/20/23	NA
66	MEP in Wall RI	28 days	Wed 9/13/23	Fri 10/20/23	NA
67	Frames, Doors/Detention	28 days	Wed 9/13/23	Fri 10/20/23	NA
73	Chase MEP RI	20 days	Wed 10/11/23	Tue 11/7/23	NA
68	Metal Deck at Cells	5 days	Mon 10/23/23	Fri 10/27/23	NA
74	Paint Walls	15 days	Mon 10/23/23	Fri 11/10/23	NA
78	Water Heaters	4 days	Wed 10/25/23	Mon 10/30/23	NA
79	Geo Pumps	4 days	Wed 10/25/23	Mon 10/30/23	NA
69	Concrete Topping	7 days	Mon 10/30/23	Tue 11/7/23	NA



ID	Task Name	Duration	Start	Finish	Actual Start
70	Metal Framing at Ceilings	10 days	Wed 11/8/23	Tue 11/21/23	NA
77	Install Switchgear Main Feed Breakers and Panels	10 days	Wed 11/8/23	Tue 11/21/23	NA
75	Detention Glass	10 days	Mon 11/13/23	Tue 11/28/23	NA
87	Epoxy Floors/Walls	15 days	Mon 11/13/23	Tue 12/5/23	NA
71	Security Mesh at Ceilings	5 days	Wed 11/22/23	Thu 11/30/23	NA
72	Tectum Panels at Ceilings	5 days	Fri 12/1/23	Thu 12/7/23	NA
76	Detention Accessories	10 days	Wed 12/6/23	Tue 12/19/23	NA
80	MEP Fixtures	15 days	Fri 12/8/23	Fri 12/29/23	NA
82	SEC Equipment	5 days	Fri 12/8/23	Thu 12/14/23	NA
83	SEC Fixtures	15 days	Fri 12/8/23	Fri 12/29/23	NA
81	MEP Trim	5 days	Tue 1/2/24	Mon 1/8/24	NA
84	SEC Testing	30 days	Tue 1/2/24	Mon 2/12/24	NA
86	Security Sealants	15 days	Tue 1/9/24	Mon 1/29/24	NA
85	SEC Commissioning	15 days	Wed 3/20/24	Tue 4/9/24	NA
88	Interior Building North	18 days	Mon 10/23/23	Tue 4/9/24	NA
89	Overhead MEP RI	40 days	Mon 10/23/23	Tue 12/19/23	NA
90	Interior CMU	28 days	Mon 10/23/23	Fri 12/1/23	NA
91	MEP in Wall RI	28 days	Mon 10/23/23	Fri 12/1/23	NA
92	Frames, Doors, Detention	28 days	Mon 10/23/23	Fri 12/1/23	NA
98	Chase MEP RI	20 days	Mon 11/20/23	Tue 12/19/23	NA
93	Metal Deck at Cells	5 days	Mon 12/4/23	Fri 12/8/23	NA
95	Metal Framing at Ceilings	10 days	Mon 12/4/23	Fri 12/15/23	NA



Project: Champlain County Jail
 Date: Wed 2/1/23

Task Split

Milestone Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Manual Task Duration only

Manual Summary Rollup

Manual Summary

Start only

Finish only

External Tasks

External Milestone

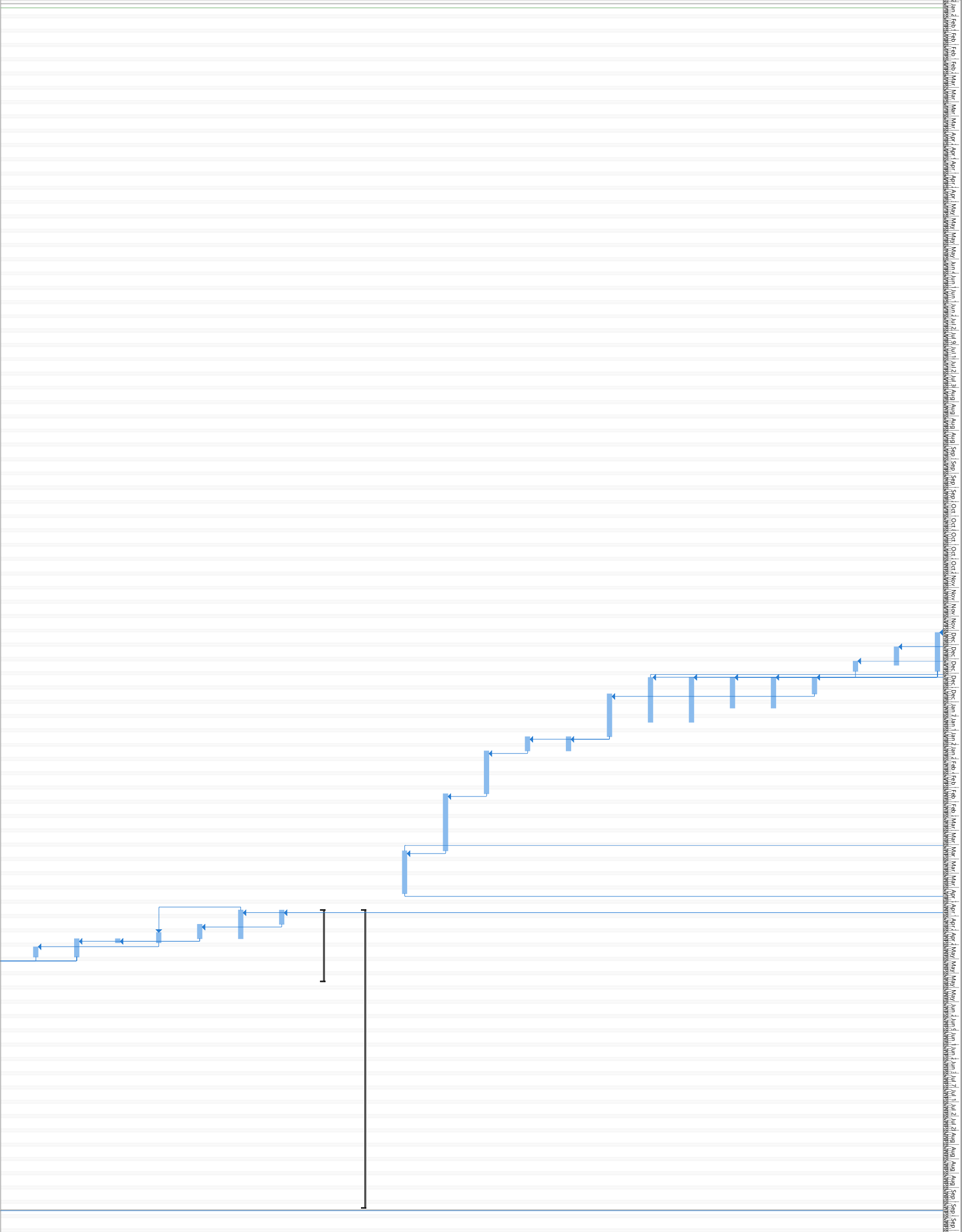
Deadline

Progres

Manual Progres

Page 6

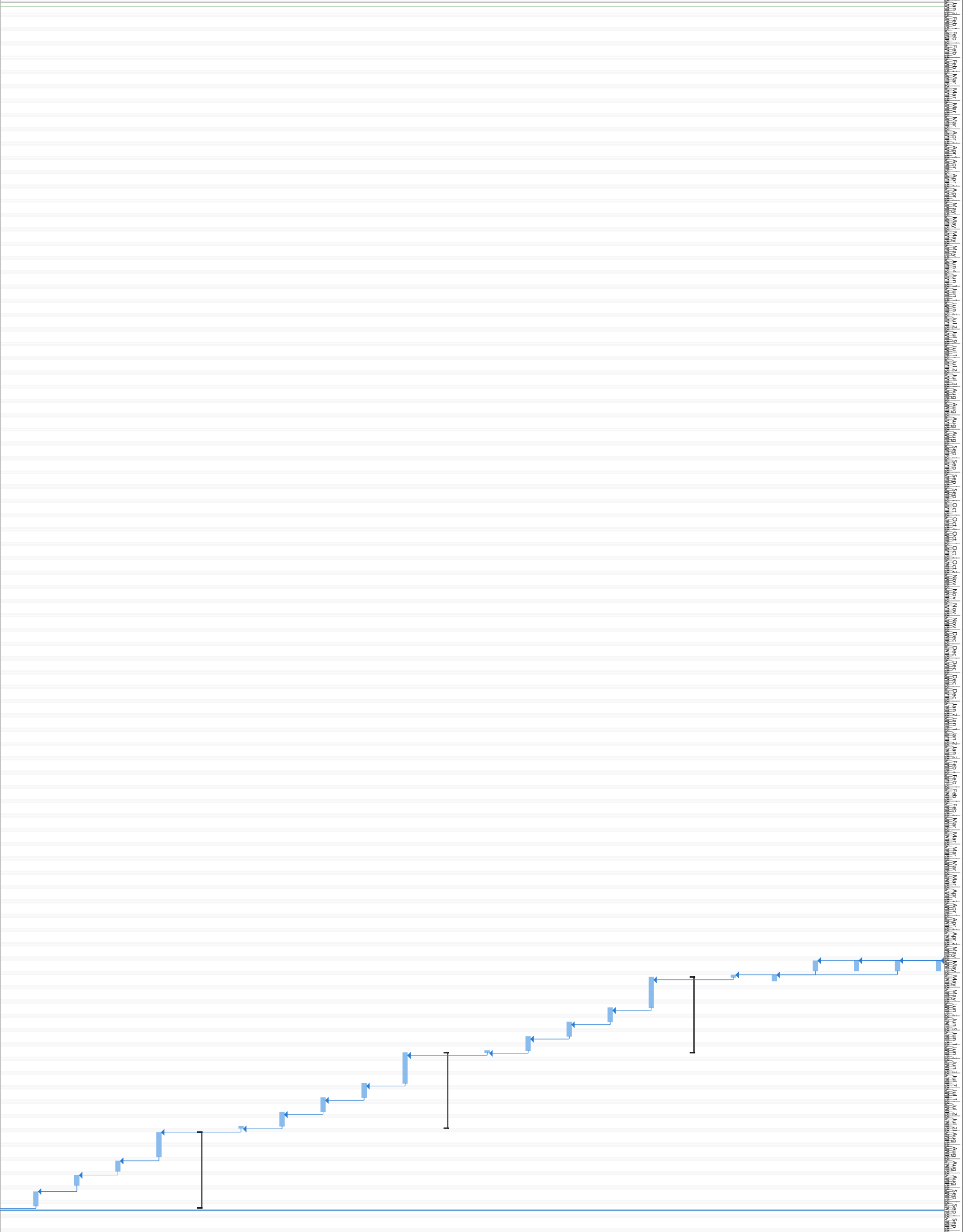
ID	Task Name	Duration	Start	Finish	Actual Start
99	Paint Walls	15 days	Mon 12/4/23	Fri 12/22/23	NA
94	Concrete Topping	7 days	Mon 12/11/23	Tue 12/19/23	NA
96	Security Mesh at Ceilings	5 days	Mon 12/18/23	Fri 12/22/23	NA
97	Tectum Panels at Ceilings	5 days	Tue 12/26/23	Tue 1/2/24	NA
100	Detention Glass	10 days	Tue 12/26/23	Tue 1/9/24	NA
101	Detention Accessories	10 days	Tue 12/26/23	Tue 1/9/24	NA
108	Security Sealants	15 days	Tue 12/26/23	Tue 1/16/24	NA
109	Epoxy Floors/Walls	15 days	Tue 12/26/23	Tue 1/16/24	NA
102	MEP Fixtures	15 days	Wed 1/3/24	Tue 1/23/24	NA
103	MEP Trim	5 days	Wed 1/24/24	Tue 1/30/24	NA
104	SEC Equipment	5 days	Wed 1/24/24	Tue 1/30/24	NA
105	SEC Fixtures	15 days	Wed 1/31/24	Tue 2/20/24	NA
106	SEC Testing	20 days	Wed 2/21/24	Tue 3/19/24	NA
107	SEC Commissioning	15 days	Wed 3/20/24	Tue 4/9/24	NA
130	Existing Facility Renovations	101 days	Thu 4/18/24	Tue 9/10/24	NA
151	NW Quadrant (Including Master Controls)	25 days	Thu 4/18/24	Wed 5/22/24	NA
152	Demo Interiors in Master, Clerk & Warrants	5 days	Thu 4/18/24	Wed 4/24/24	NA
160	Install Wire and Conduit for SEC	10 days	Thu 4/18/24	Wed 5/1/24	NA
153	Extend CMU Partitions	5 days	Thu 4/25/24	Wed 5/1/24	NA
161	Install Cameras	5 days	Mon 4/29/24	Fri 5/3/24	NA
154	Infill Doors and New Frame	2 days	Thu 5/2/24	Fri 5/3/24	NA
155	Paint	7 days	Thu 5/2/24	Fri 5/10/24	NA
162	Migrate SEC to new System	5 days	Mon 5/6/24	Fri 5/10/24	NA



Project: Champlain County Jail
 Date: Wed 2/1/23

Task Split Milestone Summary Project Summary Inactive Task Inactive Milestone Manual Task Manual Summary Rollup Start only Finish only External Tasks External Milestone Deadline Progress Manual Progress

ID	Task Name	Duration	Start	Finish	Actual Start
157	Acoustical Ceilings	5 days	Mon 5/13/24	Fri 5/17/24	NA
158	LVT Install	5 days	Mon 5/13/24	Fri 5/17/24	NA
159	Lighting	5 days	Mon 5/13/24	Fri 5/17/24	NA
163	Test and Commission Migrated SEC	5 days	Mon 5/13/24	Fri 5/17/24	NA
156	Casework	3 days	Mon 5/20/24	Wed 5/22/24	NA
164	Turn Over Area to County	1 day	Mon 5/20/24	Mon 5/20/24	NA
165	SW Quadrant	26 days	Tue 5/21/24	Wed 6/26/24	NA
166	Install Wire and Conduit for SEC	10 days	Tue 5/21/24	Tue 6/4/24	NA
167	Install Cameras	5 days	Wed 6/5/24	Tue 6/11/24	NA
168	Migrate SEC to new System	5 days	Wed 6/12/24	Tue 6/18/24	NA
169	Test and Commission Migrated SEC	5 days	Wed 6/19/24	Tue 6/25/24	NA
170	Turn Over Area to County	1 day	Wed 6/26/24	Wed 6/26/24	NA
171	NE Quadrant	26 days	Thu 6/27/24	Fri 8/2/24	NA
172	Install Wire and Conduit for SEC	10 days	Thu 6/27/24	Thu 7/11/24	NA
173	Install Cameras	5 days	Fri 7/12/24	Thu 7/18/24	NA
174	Migrate SEC to new System	5 days	Fri 7/19/24	Thu 7/25/24	NA
175	Test and Commission Migrated SEC	5 days	Fri 7/26/24	Thu 8/1/24	NA
176	Turn Over Area to County	1 day	Fri 8/2/24	Fri 8/2/24	NA
177	SE Quadrant	26 days	Mon 8/5/24	Tue 9/10/24	NA
178	Install Wire and Conduit for SEC	10 days	Mon 8/5/24	Fri 8/16/24	NA
179	Install Cameras	5 days	Mon 8/19/24	Fri 8/23/24	NA
180	Migrate SEC to new System	5 days	Mon 8/26/24	Fri 8/30/24	NA
181	Test and Commission Migrated SEC	5 days	Tue 9/3/24	Mon 9/9/24	NA



Project: **Champaign County Jail** | Date: **Wed 2/7/23**

Task Split | Milestone Summary | Project Summary | Inactive Task | Inactive Milestone | Manual Task Duration-only | Manual Summary Rollup | Start-only | Finish-only | External Tasks | External Milestone | Deadline Progress | Manual Progress

ID	Task Name	Duration	Start	Finish	Actual Start
182	Turn Over Area to County	1 day	Tue 9/10/24	Tue 9/10/24	NA

Project: Champlain County Jail
 Date: Wed 2/1/23

Task Split

Milestone Summary

Project Summary Inactive Task

Inactive Milestone Inactive Summary

Manual Task Duration-only

Manual Summary Rollup Manual Summary

Start-only Finish-only

External Tasks External Milestone

Deadline Progress

Manual Progress

PJ Hoerr Subcontractor List - Champaign County Jail

Subcontractor	Scope	Location	MBE %	WBE %	PBE %
Buddy's Groundskeeping	Landscaping	Normal, IL	0.08%		
Davis Electric	Electrical	Urbana, IL	1.86%		14.91%
A&R	Plumbing and Mechanical	Urbana, IL	2.25%		
Western Waterproofing	Roofing and Metal Panels	Peoria, IL	1.36%		
Bacon Van Buskirk	Glazing	Champaign, IL	0.16%		
Stark	Concrete, Site Utilities and Earthwork	Champaign, IL	0.10%	0.25%	
Givisco	Painting	Pekin, IL	1.11%		
TSI Floorcovering	Flooring	Champaign, IL		0.16%	
Von Alst	Drywall	Swansea, IL		3.81%	
Titan Steel	Steel Fabrication	Deer Creek, IL		3.22%	
Apex	Fire Protection	Springfield, IL		0.16%	
Summit	Masonry	Peoria, IL	0.00%		
Collins & Hermann	Fence	St. Louis, Missouri	0.00%		
Pauly Jail	DEC	Noblesville, IN	0.00%		
Accurate Controls	SEC	Ripon, WI	0.00%		
Doors and Hardware	Security Doors and Hardware	Urbana, IL	0.00%		
Steel Erection	Central Illinois Erectors	Champaign, IL	0.00%		

Preconstruction Meeting Minutes

Project: 202190 Champaign Co. Jail Consolidation
502 S. Lierman Ave, Urbana, IL 61802

Issue Date: 2/2/2023

Owner: Champaign County

Meeting Date: 2/2/2023

Meeting Location: Brookens Administration

Participants: Sign in sheet attached

Disclaimer: The following minutes constitute the author's summarized understanding of the meeting. These minutes do NOT form part of the Contract Documents. Please report any discrepancies to the author within seven (7) calendar days.

MEETING SUMMARY:

1. Welcome, sign in sheet and introductions
2. Review project scope.

SCOPE: Approximately 27,000 SF addition to the Champaign County Jail. The addition consists of two new security pods containing a control post, cells, dayrooms, and multipurpose rooms; office spaces, a medical wing including exam rooms, pharmacy, and nurse station; and support spaces such as storage, mechanical, electrical, and IT spaces.

Alternates

Number	Contracts affected	Brief Description
1		Enclose and provide outdoor exercise spaces 160 and 161 – ACCEPTED
2		Convert existing outdoor exercise spaces (rooms 157 and 159) into indoor exercise spaces – ACCEPTED

3. Reifsteck Reid (RRCO) to issue a Notice to Proceed to PJ Hoerr (PJH) per Dana Brenner.
4. Communication Flow – **ALL** communications funnel through the architect. The contractor should not ask the owner for changes or documentation. PJH to utilize Procore software for construction administration documentation.
5. Execution of Owner-Contractor Agreement.
 - a. Executed and signed copies distributed at the meeting.
 - b. Project Labor Agreement? – Dana Brenner to check on necessity of PJH signing an individual separate agreement with the ECIBCTC.
6. Submission of executed bonds and insurance certificates.
 - a. Performance and Payment Bond A312 and Certificates of Insurance submitted.
7. Distribution of Contract Documents.
 - a. Addenda-appended "Construction" sets uploaded to RRCo Sharefile site and link sent to PJ Hoerr.
 - b. RRCo to send link to Dana Brenner and Karee Voges.
8. Submission of schedule of values and progress schedule.
 - a. PJH submitted preliminary progress schedule. Submitted major subcontractors' list.

- b. PJH will work on schedule of values when Notice to Proceed is issued. Need approximately 15-20 days to complete. Will also provide monthly payment projections for Board.
- 9. Designation of personnel representing the parties to Contractor and Architect. (Project directory and emergency call schedule) – PJH to provide.
- 10. Clarify Responsibilities
 - a. Jobsite Management
 - i. Owner
 - 1. The Owner shall have the right to require the removal from the project any employee of the Contractor or his Subcontractors if in their judgment such removal shall be necessary to protect the interest of the Owner.
 - ii. Contractor
 - 1. Responsible for job site safety.
 - 2. Provide initial construction schedule. Update schedule for every project meeting. Please include submittal schedule as well.
 - a. PJH: currently assumes new addition built first, and renovation of existing jail follows after addition is up and running. Allows for population to be relocated to new addition for work inside existing jail to commence.
 - 3. Maintain an up to date set of complete Contract Documents and Submittals on site, keeping track of as-built conditions.
 - 4. The Contractors will at all times enforce strict discipline and good order among their employees and shall not employ any unfit person or anyone not skilled in the task assigned him.
 - 5. Perform work in compliance with all Federal, State, and Local laws, ordinances, statutes, rules and regulations governing or affecting the accomplishment of this work.
 - 6. Responsible for protecting existing building from weather, maintaining a weathertight, insulated enclosure at any area affected by the Work.
 - 7. Site Organization: Sheet C700 for preliminary locations
 - a. Temporary construction entrance – plan to use north sallyport entrance
 - b. Parking & staging areas – PJH: temporary gravel for contractor vehicle parking planned at parking lot extension
 - c. Field trailer(s) – PJH: planned set up near north sallyport/impond area
 - d. Dumpsters – empty at regular intervals
 - e. Fencing – PJH: extents most likely less footprint than shown on drawings
 - 8. Site utilities
 - a. Temporary utilities – cost by contractor. Refer to 01 5100
 - b. Power – electric service comes in underground to north side of existing building. provide temporary electric feeder from building service and provide separate metering. (Coordinate with Owner and location of trailer)
 - c. Water – provide separate metering.
 - d. Toileting facilities – PJH to provide temporary toilets
 - e. Outages – must coordinate with Owner with sufficient notice. No less than 72 hours. DOC must be given notice by Champaign Co. as well.

9. Housekeeping – daily. Keep site free of excess materials. Contractor is responsible for securing materials, tools, equipment, etc. Lock up every day. Don't leave unattended open/running vehicles
 10. Barriers – public safeguards
 11. Security - Coordinate with Jail protocols and procedures.
 - a. Karee Voges will distribute clearance forms for contractors to fill out for personnel on site.
 - b. Badges not required for outside work. Will be required for work inside the existing jail.
 - c. Contractors must maintain active and current list of workers to be on site.
 - i. PJH plans to provide 3-week schedules of workers expected on site.
- b. Project Management
- i. Owner
 1. The Contractor will obtain and pay for the Building Permit.
 2. The Owner will obtain and pay for the Fire Department Fire Prevention Permit, UCSD Interceptor Cost Recovery Fee and Connection Permit, and IEPA SWPPP Land Disturbance and Sanitary Sewer fees.
 3. Any other permits will be paid for by the appropriate contractor.
 - ii. Contractor
 1. Schedule and run site progress meetings. Record minutes and distribute copies within two days after meeting to participants, with electronic copies to Architect, Owner, participants, and those affected by decisions made.
 - a. Weekly meetings beginning 2/23/23. Thursdays at 10 am. Beginning at Brookens until PJH has jobsite trailer set up.
- c. Submittals
- i. Contractor
 1. Review submittals before sending them to Architect.
 2. Highlight any discrepancies between the submittal and the Contract Documents and give the reason why this discrepancy is necessary.
 3. All submittals listed in a specifications section should be submitted together.
 4. For products needing final color/pattern selections, submit all finish samples required for the project. Finishes will not be selected until all samples are reviewed.
 - ii. Architect
 1. Reviews submittals for general conformance to design intent. Submittals for review will be stamped and returned to the contractor. Submittals for information will not be returned to the contractor.
- d. Substitutions
- i. Contractor
 1. Submit all required documentation for evaluation of substitution. Include a letter stating the reason why a substitution is requested (i.e. products no longer available). Substitutions requested for convenience had to be submitted during bidding and will not be considered during construction.
- e. Changes to the Project
- i. Types of changes

1. All official documentation of authorized changes will be generated by RRCo.
 2. Architect's Supplemental Instructions (ASI)– no cost no time increase change or clarification
 3. Construction Change Directive (CCD)– when decisions need to be made too quick to agree on the cost or time delay. This is often also called a Field Directive
 4. Change Order (CO)– stipulated change for a specific cost and/or time increase
 5. The following are NOT changes to a contract:
 - a. Request for Information (RFI)
 - b. Request for Proposal (RFP)
- ii. Responsibilities
1. Contractor
 - a. Promptly enter changes in Project Record Documents.
 - b. Submit requested clarifications with an RFI
 2. Architect
 - a. Review RFI's in a timely fashion per the specifications.
11. Site Issues – no concerns presently beyond security items listed above
- a. PJH: currently no plans for stockpiling many materials on site; plan to install what is brought on site as soon as it arrives.
12. Pre-Install Conferences
- a. When required in individual specification sections, convene a preinstallation meeting at the site prior to commencing work of the section. Require attendance of parties directly affecting or affected by the Work.
 - b. List of specified preinstallation meetings
 - i. Unit Masonry
 - ii. Structural Steel Framing
 - iii. Roofing/Sheet metal flashing
 - iv. Applied Fire Protection
 - v. Aluminum Framed Storefronts/Glazing
 - vi. Door Hardware/Detention Door Hardware
 - vii. Metal Pan Ceilings
 - viii. Security Gates and Barriers
 - ix. Security Electronics – will require multiple meetings
 1. PJH to determine timeline with Accurate Controls.
 - c. Several preinstallation meetings will overlap each other, serving dual purpose and making coordination of work more efficient.
13. Payment Authorizations
- a. Pay meetings and schedule updates
 - b. Separate line items for startup costs and overhead & profit.
 - c. Lines must be broken down by spec sections and materials/labor. Every line should have a contractor, sub or supplier listed as the one who will provide the lien waiver for that item.

- d. Pencil copies are encouraged.
 - i. PJH: turn in first week of the month. RRCO to review and provide comments as necessary before full pay application submitted.
 - ii. RRCO to send authorized pay applications to Dana Brenner for processing.
 - iii. Champaign Co. most likely to wire payment to PJH.
- e. Lien waivers required with each pay application.
- f. Provide certified payroll with each application.
- g. Retainage 10%. Reduce to 5% at Substantial Completion.

14. Testing Reports

- a. List all testing reports expected and establish a preliminary schedule of when those will be received.
 - i. PJH to email to RRCO for distribution.

15. Project Close-out

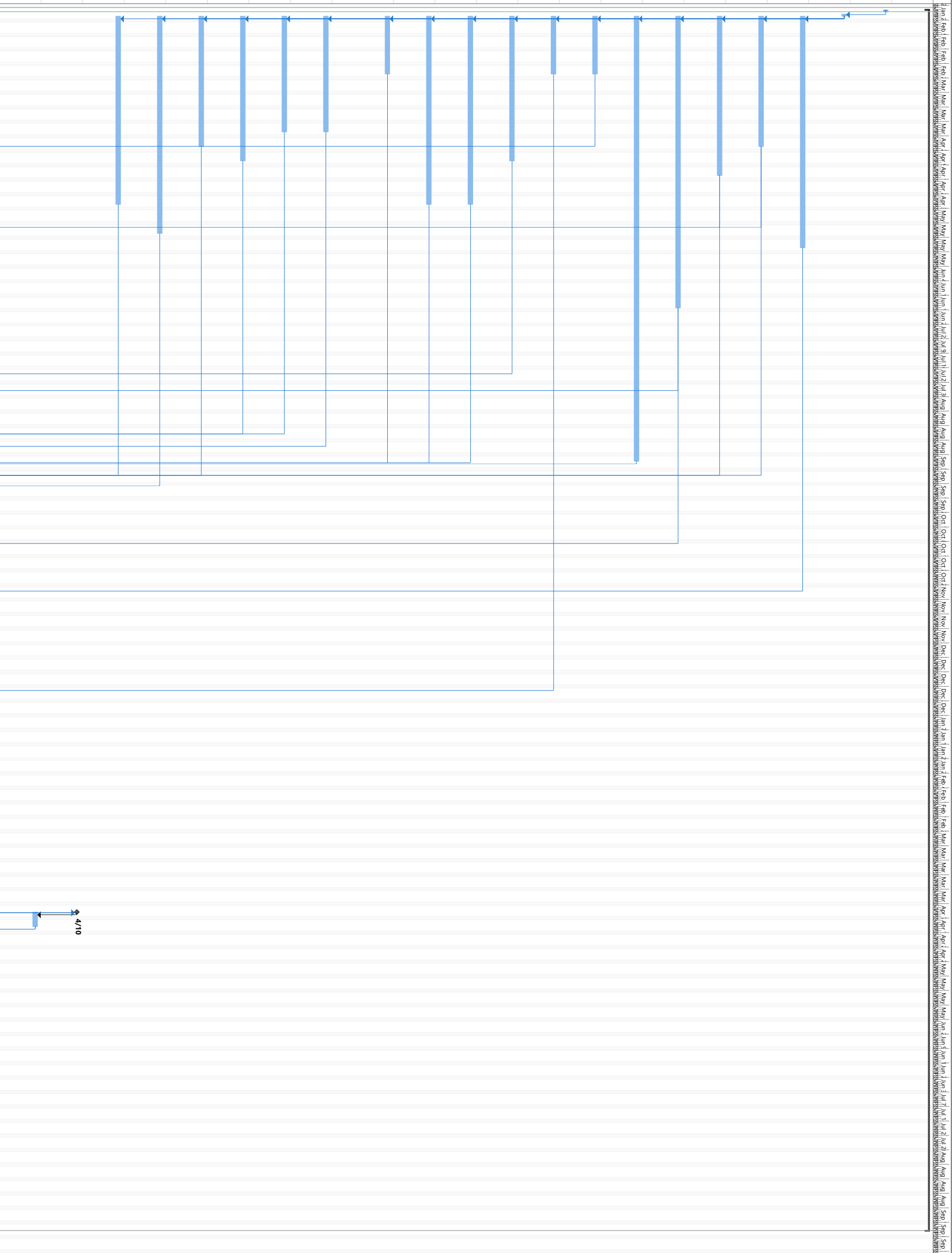
- a. Record documents should be kept in the site office and be updated on a regular basis as construction progresses. Turn these documents into the architect at close out.
- b. Contractor should submit a Correction Punch List with their request for Substantial Completion.
- c. Final close out will not be considered without project record documents, Operation and Maintenance manuals, test & balance reports, warranties, final lien waivers and bonds.
- d. There will be a 9-month inspection to document any issues that will need to be fixed in the 1-year contractor warranty period.

Minutes prepared by Chris Bieser.

Enclosed: Sign in sheet

Distribution: All attendees

ID	Task Name	Duration	Start	Finish	Actual Start
1	Administration	412 days	Tue 1/31/23	Wed 9/11/24	Tue 1/31/23
2	Contract Executed	1 day	Tue 1/31/23	Tue 1/31/23	Tue 1/31/23
3	Notice to Proceed	1 day	Thu 2/2/23	Thu 2/2/23	Thu 2/2/23
4	Electrical Gear Submittals and Fab	80 days	Fri 2/3/23	Thu 5/25/23	NA
5	HM Frames Submittals and Fab	45 days	Fri 2/3/23	Thu 4/6/23	NA
6	Detention Frames Submittals and Fab	55 days	Fri 2/3/23	Thu 4/20/23	NA
7	Mechanical Gear Submittals and Fab	100 days	Fri 2/3/23	Fri 6/23/23	NA
8	Generator Submittals and Fab	150 days	Fri 2/3/23	Tue 9/5/23	NA
9	Concrete Submittals and Fab	20 days	Fri 2/3/23	Thu 3/2/23	NA
10	Aggregate Submittals and Fab	20 days	Fri 2/3/23	Thu 3/2/23	NA
11	Steel Joist and Deck Submittals and Fab	50 days	Fri 2/3/23	Thu 4/13/23	NA
12	SEC Camera Submittals and Fab	65 days	Fri 2/3/23	Thu 5/4/23	NA
13	SEC Equipment Submittals and Fab	65 days	Fri 2/3/23	Thu 5/4/23	NA
14	Existing Building Security Pretest Results and Fab	20 days	Fri 2/3/23	Thu 3/2/23	NA
15	Light Fixture Submittals and Fab	40 days	Fri 2/3/23	Thu 3/30/23	NA
16	Plumbing Fixture Submittals and Fab	40 days	Fri 2/3/23	Thu 3/30/23	NA
17	Stair Submittals and Fab	50 days	Fri 2/3/23	Thu 4/13/23	NA
18	Geothermal Submittals and Fab	45 days	Fri 2/3/23	Thu 4/6/23	NA
19	Roofing Submittals and Fab	75 days	Fri 2/3/23	Thu 5/18/23	NA
20	Detention Accessories Submittal and Fab	65 days	Fri 2/3/23	Thu 5/4/23	NA
21	Addition Complete	1 day	Wed 4/10/24	Wed 4/10/24	NA
22	Owner Migration into Addition	5 days	Thu 4/11/24	Wed 4/17/24	NA



Project: Champlain County Jail
 Date: Wed 2/1/23

Task Split Milestone Summary Project Summary Inactive Task Inactive Milestone Manual Task Manual Summary Rollup Start-only External Tasks External Milestone Deadline Manual Progress

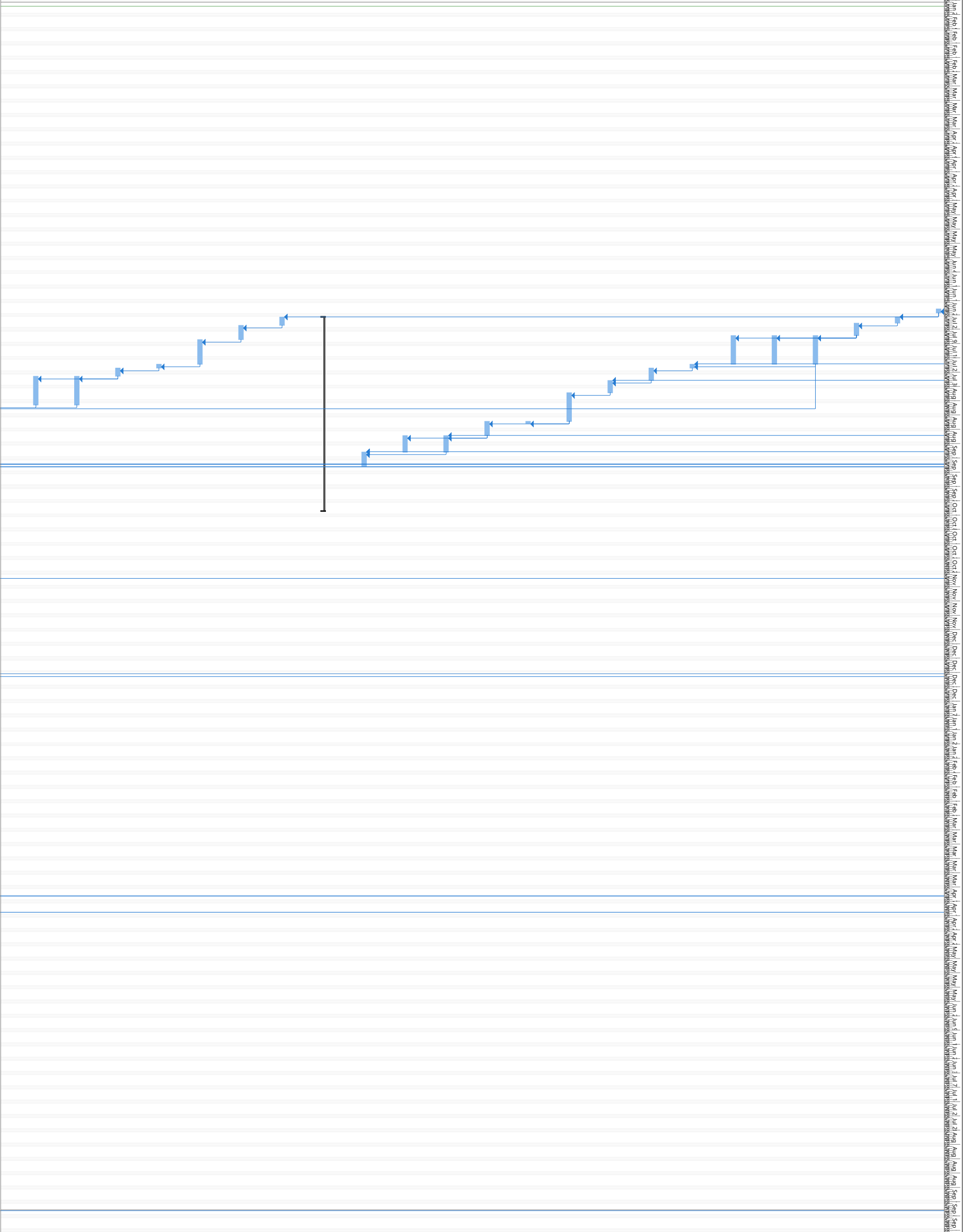
ID	Task Name	Duration	Start	Finish	Actual Start
23	Existing Facility Renovation Complete	1 day	Wed 9/11/24	Wed 9/11/24	NA
24	Site Work	250 days	Mon 3/20/23	Tue 3/12/24	NA
25	Mobilization (Weather Contingent)	5 days	Mon 3/20/23	Fri 3/24/23	NA
26	Temp Parking/Laydown	5 days	Mon 3/27/23	Fri 3/31/23	NA
27	Mass Grade	5 days	Mon 3/27/23	Fri 3/31/23	NA
34	Construction Fence	2 days	Mon 3/27/23	Tue 3/28/23	NA
28	12" Underdrain ST	5 days	Mon 4/3/23	Fri 4/7/23	NA
30	Geofield	15 days	Mon 4/3/23	Fri 4/21/23	NA
31	Electrical Ductbank	5 days	Mon 4/3/23	Fri 4/7/23	NA
29	Sanitary Sewer	5 days	Mon 4/10/23	Fri 4/14/23	NA
33	Site Gas Main	5 days	Mon 4/10/23	Fri 4/14/23	NA
32	Set Generator	2 days	Wed 9/6/23	Thu 9/7/23	NA
35	Permanent Fencing	10 days	Thu 11/6/23	Fri 12/1/23	NA
36	Site Seeding	5 days	Wed 3/6/24	Tue 3/12/24	NA
37	Main Building Shell	192 days	Mon 4/3/23	Thu 1/4/24	NA
38	Building Pad Subgrade	4 days	Mon 4/3/23	Thu 4/6/23	NA
39	Excavate and Pour Exterior Foundations	10 days	Fri 4/7/23	Thu 4/20/23	NA
40	FRP Foundation Walls	20 days	Fri 4/14/23	Thu 5/11/23	NA
41	Backfill Foundations Walls	20 days	Tue 4/18/23	Mon 5/15/23	NA
42	Exterior CMU and Interior Structural CMU	65 days	Tue 5/16/23	Wed 8/16/23	NA
43	Set Exterior Frames	35 days	Tue 5/16/23	Wed 7/5/23	NA
44	Interior Concrete Foundation Pads and Footings	10 days	Tue 5/16/23	Tue 5/30/23	NA



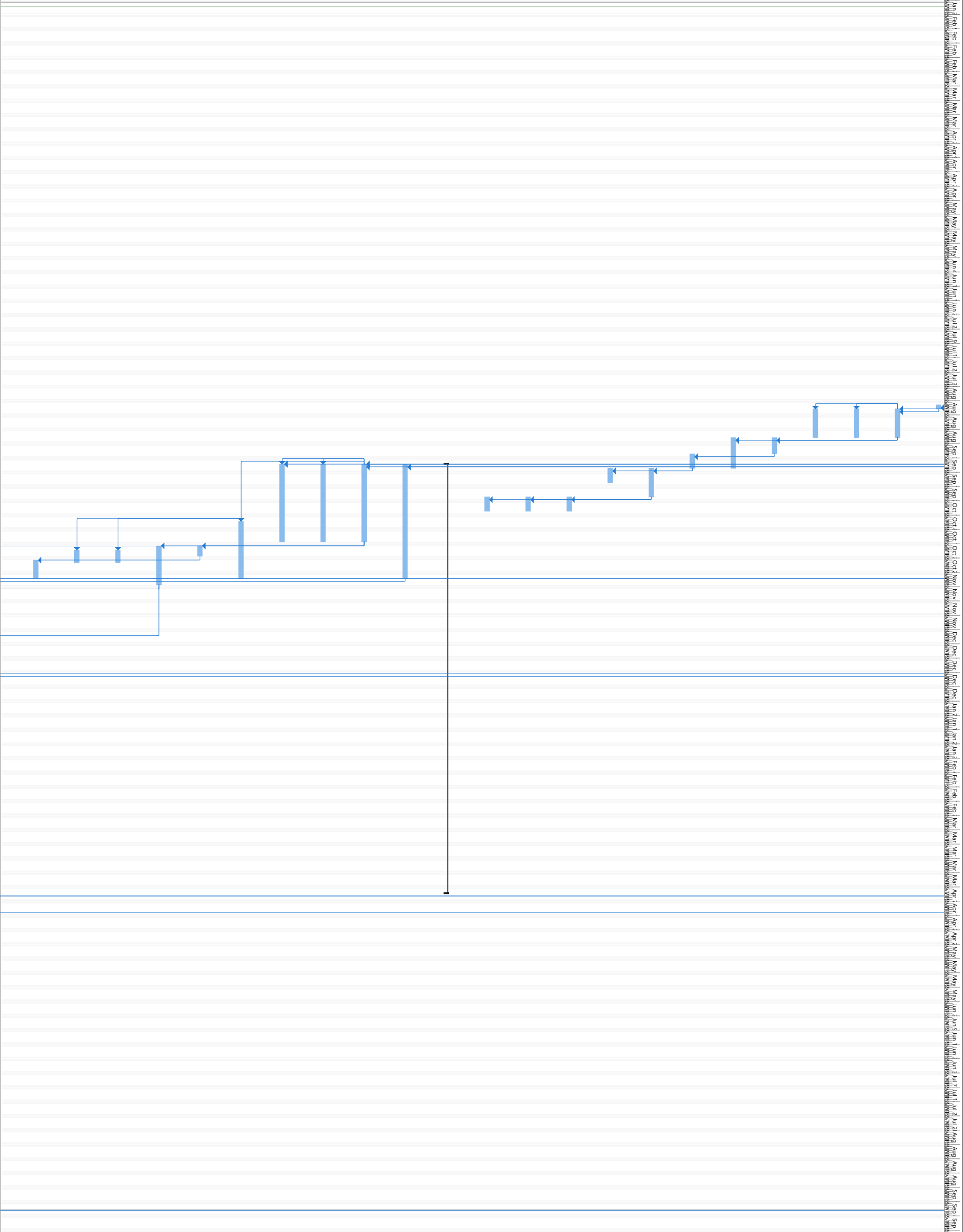
ID	Task Name	Duration	Start	Finish	Actual Start
45	Aggregate Subbase	5 days	Wed 5/31/23	Tue 6/6/23	NA
46	Underdrain Plumbing	15 days	Wed 6/7/23	Tue 6/27/23	NA
47	Underdrain Electrical	15 days	Wed 6/7/23	Tue 6/27/23	NA
48	FRP Slab on Grade	15 days	Wed 6/28/23	Wed 7/19/23	NA
49	Set bed Iron	5 days	Thu 8/17/23	Wed 8/23/23	NA
50	Set Joists	3 days	Thu 8/24/23	Mon 8/28/23	NA
52	Install Metal Stairs	4 days	Thu 8/24/23	Tue 8/29/23	NA
51	Set Metal Deck	10 days	Tue 8/29/23	Tue 9/12/23	NA
53	Roof Wood Blocking	15 days	Wed 9/13/23	Tue 10/3/23	NA
54	Set Skylights	3 days	Wed 9/13/23	Fri 9/15/23	NA
55	Roof Curbs	3 days	Wed 9/13/23	Fri 9/15/23	NA
56	Roof Install	20 days	Mon 9/18/23	Fri 10/13/23	NA
59	Air Barrier/Insulation	40 days	Mon 10/9/23	Tue 12/5/23	NA
57	Metal Panel Install	10 days	Mon 10/16/23	Fri 10/27/23	NA
58	Set RTU'S	3 days	Mon 10/16/23	Wed 10/18/23	NA
60	Brick	40 days	Mon 10/23/23	Tue 12/19/23	NA
61	Exterior Openings	10 days	Wed 12/20/23	Thu 1/4/24	NA
62	Exterior Lighting	10 days	Wed 12/20/23	Thu 1/4/24	NA
110	Indoor Exercise Area	74 days	Wed 5/31/23	Wed 9/13/23	NA
111	Remove Netting	5 days	Wed 5/31/23	Tue 6/6/23	NA
112	Sawcut Slabs	5 days	Wed 6/7/23	Tue 6/13/23	NA
113	Excavate and Pour Exterior Foundations	3 days	Wed 6/14/23	Fri 6/16/23	NA
114	FRP Foundation Walls	8 days	Mon 6/19/23	Wed 6/28/23	NA



ID	Task Name	Duration	Start	Finish	Actual Start
115	Backfill Foundations Walls	2 days	Thu 6/29/23	Fri 6/30/23	NA
119	Aggregate Subbase	2 days	Mon 7/3/23	Wed 7/5/23	NA
120	FRP Slab on Grade	4 days	Thu 7/6/23	Tue 7/11/23	NA
116	CMU	10 days	Wed 7/12/23	Tue 7/25/23	NA
117	MEP in Wall RI	10 days	Wed 7/12/23	Tue 7/25/23	NA
118	Set Exterior Frames	10 days	Wed 7/12/23	Tue 7/25/23	NA
121	Set Joists	2 days	Wed 7/26/23	Thu 7/27/23	NA
122	Metal Deck and Curbs	4 days	Fri 7/28/23	Wed 8/2/23	NA
123	Rood Drain Piping	4 days	Thu 8/3/23	Tue 8/8/23	NA
129	Roofing	10 days	Wed 8/9/23	Tue 8/22/23	NA
124	Set RTU'S	1 day	Wed 8/23/23	Wed 8/23/23	NA
125	Paint Walls	5 days	Wed 8/23/23	Tue 8/29/23	NA
126	Light Fixtures	5 days	Wed 8/30/23	Wed 9/6/23	NA
128	Glazing	5 days	Wed 8/30/23	Wed 9/6/23	NA
127	Cameras	5 days	Thu 9/7/23	Wed 9/13/23	NA
130	Exterior Courtyard Outdoor Rec (With Corridor) 67 days		Mon 7/3/23	Thu 10/5/23	NA
131	Building Pad Subgrade	3 days	Mon 7/3/23	Thu 7/6/23	NA
132	Excavate and Pour Exterior Foundations	5 days	Fri 7/7/23	Thu 7/13/23	NA
133	FRP Foundation Walls	8 days	Fri 7/14/23	Tue 7/25/23	NA
134	Backfill Foundations Walls	2 days	Wed 7/26/23	Thu 7/27/23	NA
138	Aggregate Subbase	2 days	Fri 7/28/23	Mon 7/31/23	NA
139	Underslab Plumbing	10 days	Tue 8/1/23	Mon 8/14/23	NA
140	Underslab Electrical	10 days	Tue 8/1/23	Mon 8/14/23	NA



ID	Task Name	Duration	Start	Finish	Actual Start
141	FRP Slab on Grade	2 days	Tue 8/15/23	Wed 8/16/23	NA
135	Exterior CMU	10 days	Thu 8/17/23	Wed 8/30/23	NA
136	MEP in Wall RI	10 days	Thu 8/17/23	Wed 8/30/23	NA
137	Set Exterior Frames	10 days	Thu 8/17/23	Wed 8/30/23	NA
142	Set Joists and Decking	5 days	Thu 8/31/23	Thu 9/7/23	NA
147	Overhead Security Fence	10 days	Thu 8/31/23	Thu 9/14/23	NA
149	Roofing on Corridor	5 days	Fri 9/8/23	Thu 9/14/23	NA
143	Paint Walls	10 days	Fri 9/15/23	Thu 9/28/23	NA
148	Brick	5 days	Fri 9/15/23	Thu 9/21/23	NA
144	Light Fixtures	5 days	Fri 9/29/23	Thu 10/5/23	NA
145	Cameras	5 days	Fri 9/29/23	Thu 10/5/23	NA
146	Glazing	5 days	Fri 9/29/23	Thu 10/5/23	NA
63	Interior Building South	146 days	Wed 9/13/23	Tue 4/9/24	NA
64	Overhead MEP RI	40 days	Wed 9/13/23	Tue 11/7/23	NA
65	Interior CMU	28 days	Wed 9/13/23	Fri 10/20/23	NA
66	MEP in Wall RI	28 days	Wed 9/13/23	Fri 10/20/23	NA
67	Frames, Doors/Detention	28 days	Wed 9/13/23	Fri 10/20/23	NA
73	Chase MEP RI	20 days	Wed 10/11/23	Tue 11/7/23	NA
68	Metal Deck at Cells	5 days	Mon 10/23/23	Fri 10/27/23	NA
74	Paint Walls	15 days	Mon 10/23/23	Fri 11/10/23	NA
78	Water Heaters	4 days	Wed 10/25/23	Mon 10/30/23	NA
79	Geo Pumps	4 days	Wed 10/25/23	Mon 10/30/23	NA
69	Concrete Topping	7 days	Mon 10/30/23	Tue 11/7/23	NA



Project: Champaign County Jail
 Date: Wed 2/1/23

Task Split

Milestone Summary

Project Summary Inactive Task

Inactive Milestone Inactive Summary

Manual Task Duration only

Manual Summary Rollup Manual Summary

Start only Finish only

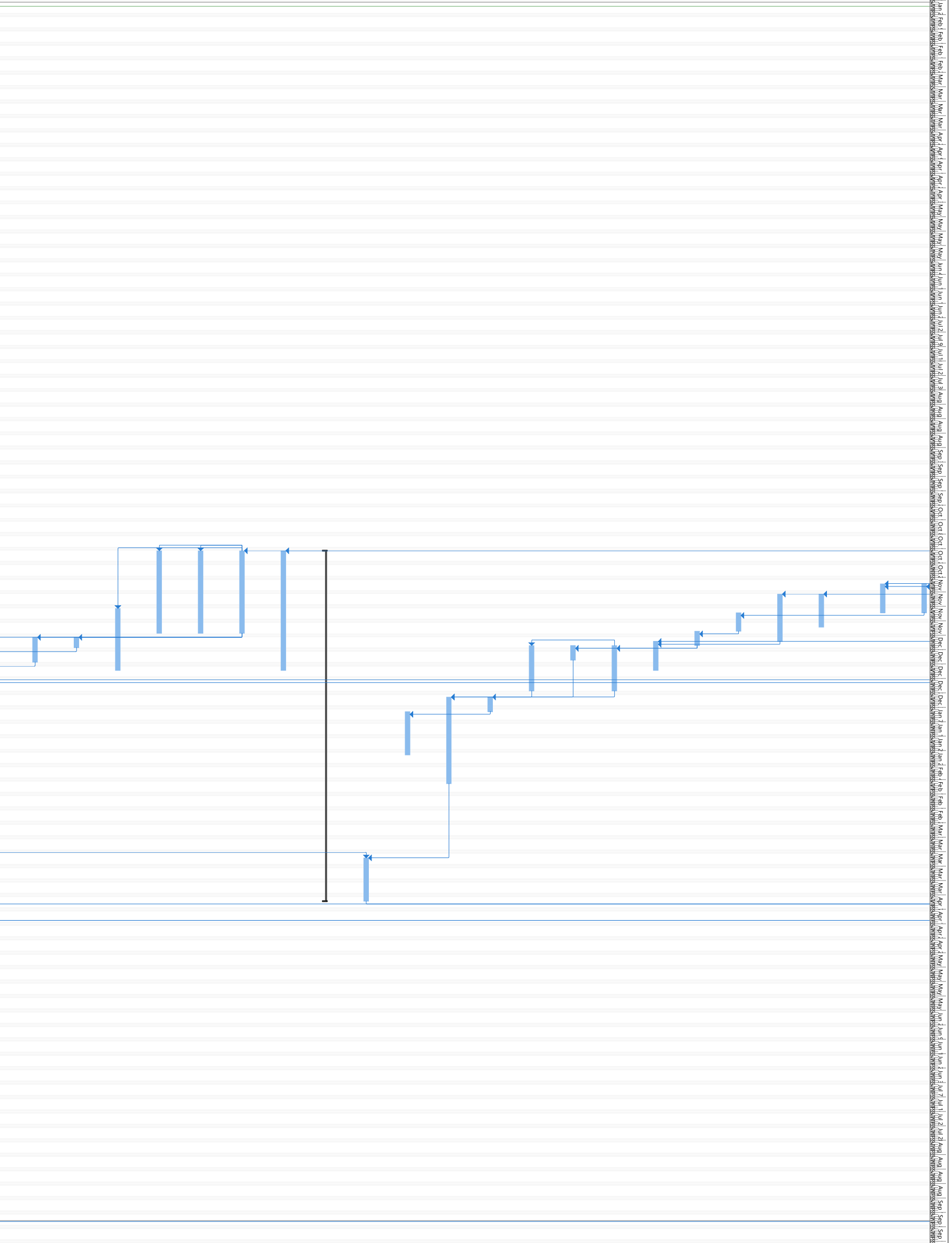
External Tasks External Milestone

Deadline Progress

Manual Progress

Page 5

ID	Task Name	Duration	Start	Finish	Actual Start
70	Metal Framing at Ceilings	10 days	Wed 11/8/23	Tue 11/21/23	NA
77	Install Switchgear Main Feed Breakers and Panels	10 days	Wed 11/8/23	Tue 11/21/23	NA
75	Detention Glass	10 days	Mon 11/13/23	Tue 11/28/23	NA
87	Epoxy Floors/Walls	15 days	Mon 11/13/23	Tue 12/5/23	NA
71	Security Mesh at Ceilings	5 days	Wed 11/22/23	Thu 11/30/23	NA
72	Tectum Panels at Ceilings	5 days	Fri 12/1/23	Thu 12/7/23	NA
76	Detention Accessories	10 days	Wed 12/6/23	Tue 12/19/23	NA
80	MEP Fixtures	15 days	Fri 12/8/23	Fri 12/29/23	NA
82	SEC Equipment	5 days	Fri 12/8/23	Thu 12/14/23	NA
83	SEC Fixtures	15 days	Fri 12/8/23	Fri 12/29/23	NA
81	MEP Trim	5 days	Tue 1/2/24	Mon 1/8/24	NA
84	SEC Testing	30 days	Tue 1/2/24	Mon 2/12/24	NA
86	Security Sealants	15 days	Tue 1/9/24	Mon 1/29/24	NA
85	SEC Commissioning	15 days	Wed 3/20/24	Tue 4/9/24	NA
88	Interior Building North	18 days	Mon 10/23/23	Tue 4/9/24	NA
89	Overhead MEP RI	40 days	Mon 10/23/23	Tue 12/19/23	NA
90	Interior CMU	28 days	Mon 10/23/23	Fri 12/1/23	NA
91	MEP in Wall RI	28 days	Mon 10/23/23	Fri 12/1/23	NA
92	Frames, Doors, Detention	28 days	Mon 10/23/23	Fri 12/1/23	NA
98	Chase MEP RI	20 days	Mon 11/20/23	Tue 12/19/23	NA
93	Metal Deck at Cells	5 days	Mon 12/4/23	Fri 12/8/23	NA
95	Metal Framing at Ceilings	10 days	Mon 12/4/23	Fri 12/15/23	NA



Project: Champlain County Jail
 Date: Wed 2/1/23

Task Split

Milestone Summary

Project Summary Inactive Task

Inactive Milestone Inactive Summary

Manual Task Duration only

Manual Summary Rollup Manual Summary

Start only Finish only

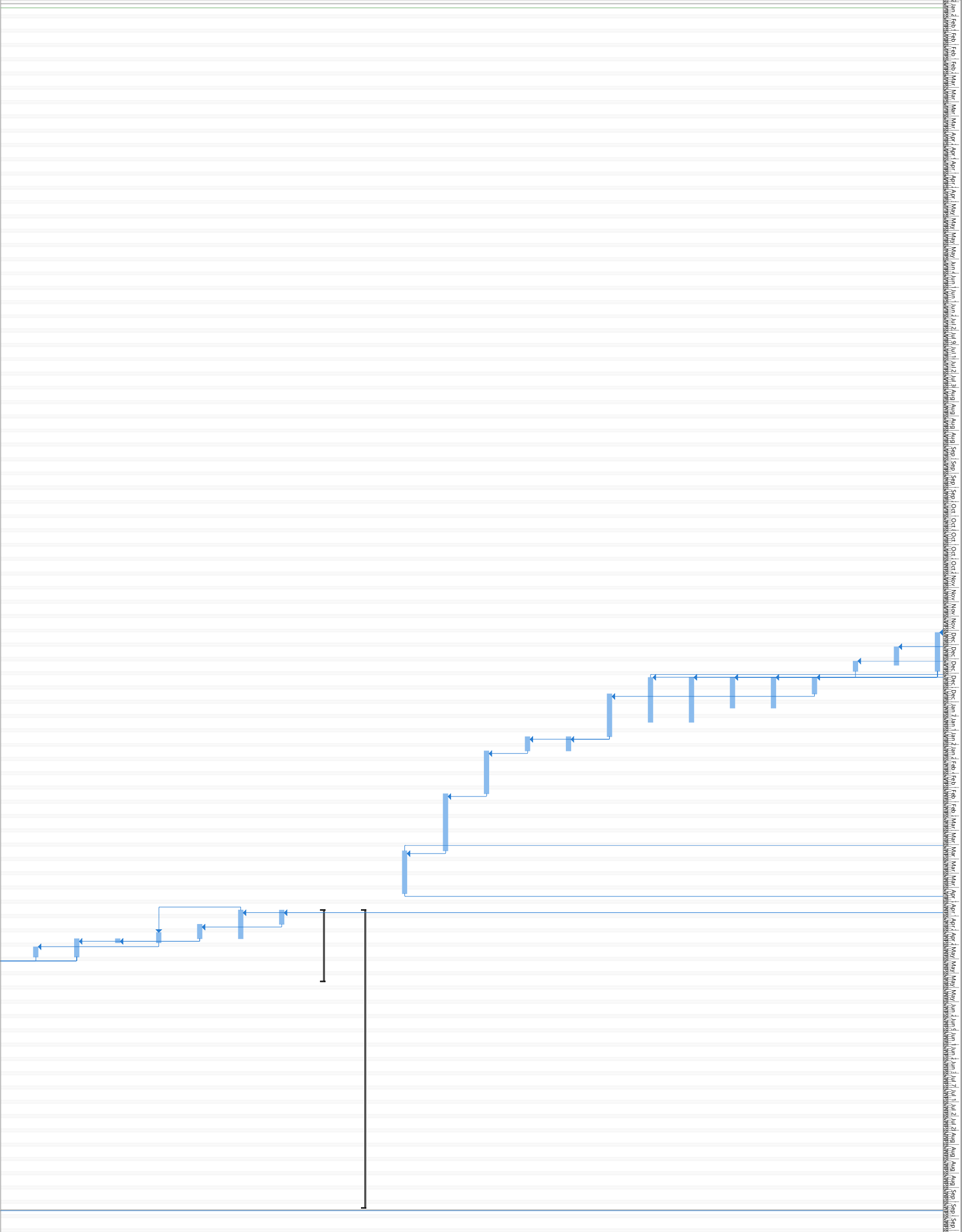
External Tasks External Milestone

Deadline Progress

Manual Progress

Page 6

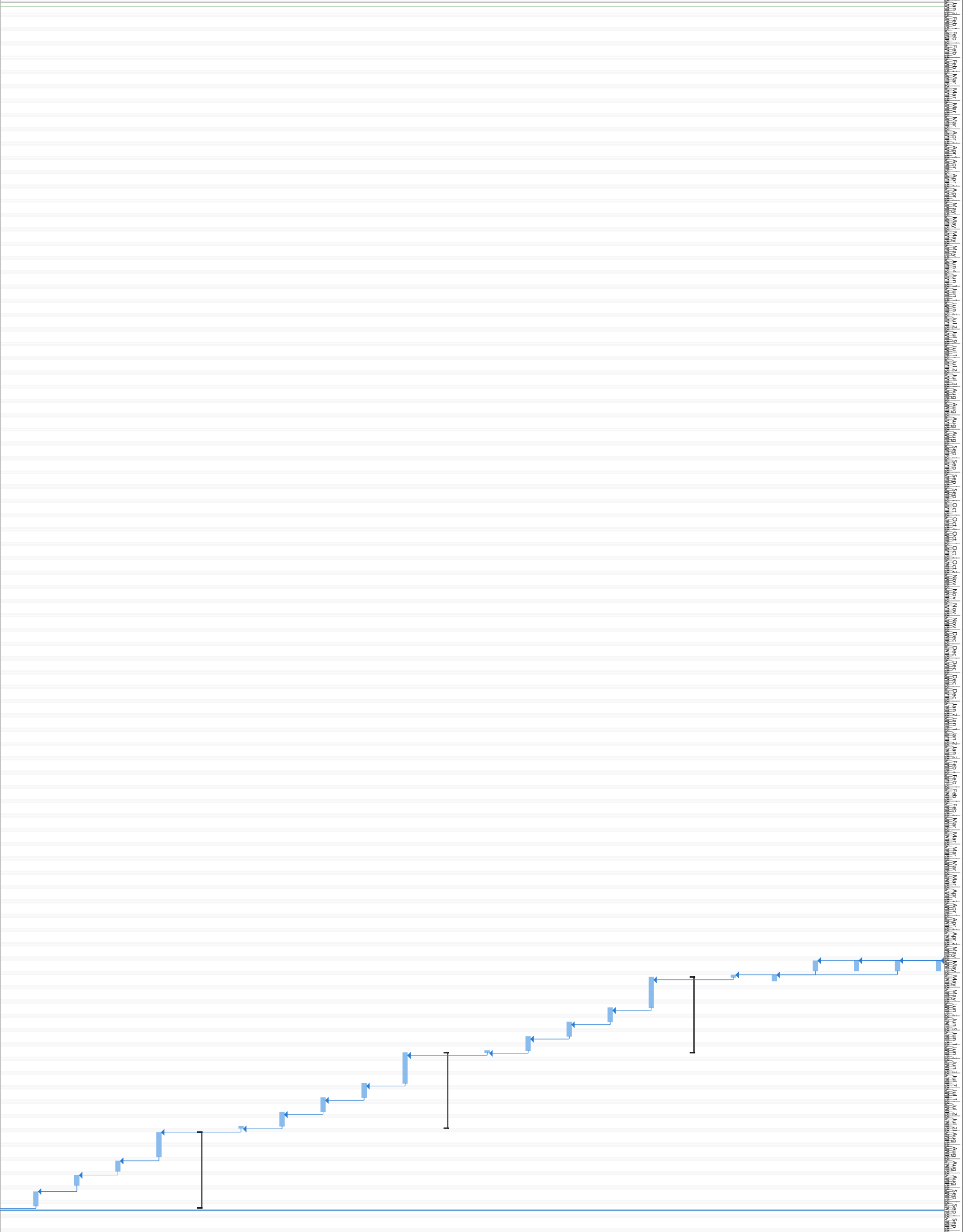
ID	Task Name	Duration	Start	Finish	Actual Start
99	Paint Walls	15 days	Mon 12/4/23	Fri 12/22/23	NA
94	Concrete Topping	7 days	Mon 12/11/23	Tue 12/19/23	NA
96	Security Mesh at Ceilings	5 days	Mon 12/18/23	Fri 12/22/23	NA
97	Tectum Panels at Ceilings	5 days	Tue 12/26/23	Tue 1/2/24	NA
100	Detention Glass	10 days	Tue 12/26/23	Tue 1/9/24	NA
101	Detention Accessories	10 days	Tue 12/26/23	Tue 1/9/24	NA
108	Security Sealants	15 days	Tue 12/26/23	Tue 1/16/24	NA
109	Epoxy Floors/Walls	15 days	Tue 12/26/23	Tue 1/16/24	NA
102	MEP Fixtures	15 days	Wed 1/3/24	Tue 1/23/24	NA
103	MEP Trim	5 days	Wed 1/24/24	Tue 1/30/24	NA
104	SEC Equipment	5 days	Wed 1/24/24	Tue 1/30/24	NA
105	SEC Fixtures	15 days	Wed 1/31/24	Tue 2/20/24	NA
106	SEC Testing	20 days	Wed 2/21/24	Tue 3/19/24	NA
107	SEC Commissioning	15 days	Wed 3/20/24	Tue 4/9/24	NA
130	Existing Facility Renovations	101 days	Thu 4/18/24	Tue 9/10/24	NA
151	NW Quadrant (Including Master Controls)	25 days	Thu 4/18/24	Wed 5/22/24	NA
152	Demo Interiors in Master, Clerk & Warrants	5 days	Thu 4/18/24	Wed 4/24/24	NA
160	Install Wire and Conduit for SEC	10 days	Thu 4/18/24	Wed 5/1/24	NA
153	Extend CMU Partitions	5 days	Thu 4/25/24	Wed 5/1/24	NA
161	Install Cameras	5 days	Mon 4/29/24	Fri 5/3/24	NA
154	Infill Doors and New Frame	2 days	Thu 5/2/24	Fri 5/3/24	NA
155	Paint	7 days	Thu 5/2/24	Fri 5/10/24	NA
162	Migrate SEC to new System	5 days	Mon 5/6/24	Fri 5/10/24	NA



Project: Champlain County Jail
 Date: Wed 2/1/23

Task Split Milestone Summary Project Summary Inactive Task Inactive Milestone Manual Task Manual Summary Rollup Start-only Finish-only External Tasks External Milestone Deadline Progress Manual Progress

ID	Task Name	Duration	Start	Finish	Actual Start
157	Acoustical Ceilings	5 days	Mon 5/13/24	Fri 5/17/24	NA
158	LVT Install	5 days	Mon 5/13/24	Fri 5/17/24	NA
159	Lighting	5 days	Mon 5/13/24	Fri 5/17/24	NA
163	Test and Commission Migrated SEC	5 days	Mon 5/13/24	Fri 5/17/24	NA
156	Casework	3 days	Mon 5/20/24	Wed 5/22/24	NA
164	Turn Over Area to County	1 day	Mon 5/20/24	Mon 5/20/24	NA
165	SW Quadrant	26 days	Tue 5/21/24	Wed 6/26/24	NA
166	Install Wire and Conduit for SEC	10 days	Tue 5/21/24	Tue 6/4/24	NA
167	Install Cameras	5 days	Wed 6/5/24	Tue 6/11/24	NA
168	Migrate SEC to new System	5 days	Wed 6/12/24	Tue 6/18/24	NA
169	Test and Commission Migrated SEC	5 days	Wed 6/19/24	Tue 6/25/24	NA
170	Turn Over Area to County	1 day	Wed 6/26/24	Wed 6/26/24	NA
171	NE Quadrant	26 days	Thu 6/27/24	Fri 8/2/24	NA
172	Install Wire and Conduit for SEC	10 days	Thu 6/27/24	Thu 7/11/24	NA
173	Install Cameras	5 days	Fri 7/12/24	Thu 7/18/24	NA
174	Migrate SEC to new System	5 days	Fri 7/19/24	Thu 7/25/24	NA
175	Test and Commission Migrated SEC	5 days	Fri 7/26/24	Thu 8/1/24	NA
176	Turn Over Area to County	1 day	Fri 8/2/24	Fri 8/2/24	NA
177	SE Quadrant	26 days	Mon 8/5/24	Tue 9/10/24	NA
178	Install Wire and Conduit for SEC	10 days	Mon 8/5/24	Fri 8/16/24	NA
179	Install Cameras	5 days	Mon 8/19/24	Fri 8/23/24	NA
180	Migrate SEC to new System	5 days	Mon 8/26/24	Fri 8/30/24	NA
181	Test and Commission Migrated SEC	5 days	Tue 9/3/24	Mon 9/9/24	NA



Project: **Champaign County Jail** | Date: **Wed 2/7/23**

Task Split: Milestone Summary: Project Summary: Inactive Task:

Inactive Milestone Summary: Manual Task Duration only: Manual Summary Rollup: Start only: Finish only:

External Tasks: External Milestone: Deadline Progress: Manual Progress:

Page 8

ID	Task Name	Duration	Start	Finish	Actual Start
182	Turn Over Area to County	1 day	Tue 9/10/24	Tue 9/10/24	NA

Project: **Champaign County Jail**
 Date: Wed 2/1/23

Task Split  Milestone Summary  Project Summary Inactive Task  Inactive Milestone Inactive Summary  Manual Task Duration-only  Manual Summary Rollup Manual Summary  Start-only Finish-only  External Tasks External Milestone  Deadline Progress  Manual Progress 

**LAND LEASE AGREEMENT BETWEEN THE COUNTY OF CHAMPAIGN
AND THE CHAMPAIGN COUNTY HUMANE SOCIETY**

This lease agreement is made and entered into this 20th day of August, 2015, by and between the County of Champaign (hereinafter referred to as "Landlord") and the Champaign County Humane Society (hereinafter referred to as "Tenant").

ARTICLE I

Premises

Landlord does hereby lease to Tenant a tract or parcel of land, containing 3 acres, more or less, situated in Champaign County, State of Illinois, more particularly described as follows:

Commencing at the intersection of the South right-of-way line of East Main Street in the City of Urbana, Illinois, with the East line of Section 16, Township 19 North, Range 9 East of the 3rd Principal Meridian; thence South a distance of 583' along the East line of said Sec. 16 to the point of beginning; thence West a distance of 470' along a parallel of the East Main Street South Right-of-Way line; thence South a distance of 278.04' parallel with the East line of said Sec. 16; thence East a distance of 470' along a parallel of the East Main Street South Right-of-Way line to a point in the line of the East line of said Sec. 16 to the point of beginning, at the corner of a tract described in Book 648, Page 40 of the Champaign County Recorder's Office.

ARTICLE II

Term

This lease agreement shall commence January 1, 2016 and continue through and including December 31, 2026, unless sooner terminated or extended by written agreement of the parties, with an option to renew for three additional five-year term if notice of intent to renew is provided to the Landlord 90 days before the end of each lease term (the first renewal notice to occur by October 1, 2026), each renewal term to be subject to agreement by the parties regarding any change in the rental rate.

ARTICLE III

Rent

Rent for the said premises shall be at the following rate: \$583.33 per month for the first ten year term of the lease which is equal to an annual rate of \$7,000. If the Tenant seeks to renew this Lease for the subsequent five-year terms as set forth in Article II, the rent for the subsequent terms shall be negotiated by the parties before the renewal is executed. In the event the parties do not agree to the rental rate for the subsequent terms prior to December 1st of the renewal term year as documented in Article II, the option to renew shall be deemed to have been waived.

ARTICLE IV

Use of Lease Premises

1. Tenant shall have the right, during the existence of this lease, to attach fixtures, and erect structures or signs, in or upon the premises hereby leased, in accordance with applicable laws. The fixtures and

structures, or signs, so placed in, upon, or attached to the said premises shall be and remain the property of the Tenant and may be removed, abandoned or otherwise disposed of by the Tenant.

2. Tenant is granted an easement of access through County property to the leased premises. Access to the leased premises shall be solely by way of a driveway off of S. Art Bartell Drive on the County's Property. The Landlord will be responsible for maintenance of the S. Art Bartell Drive, the Tenant will be responsible for maintaining the driveway to its facility off of S. Art Bartell Drive.

3. The Landlord granted an easement for sanitary sewer purpose to the Tenant as indicated on the map, attached as Exhibit 1 and incorporated herein. The Tenant has been granted authority to tap into the Landlord's sewer line serving County facilities at the Tenant's expense. The Tenant shall not permit any further extension of the line, or use by any other entity without the express written permission of the Landlord. The Tenant shall arrange and be responsible for separate sanitary sewer billing from the Urbana-Champaign Sanitary District. The Tenant shall be responsible for any tap-in fees which may be charged by the Sanitary District. The Tenant shall be liable for all property damage on or to the property as a result of the installation or subsequent use of the tap-in line.

4. Easements for any other utilities shall be mutually agreed upon in writing by the parties.

5. The Landlord retains the right of entry at all reasonable and necessary times with reasonable notice to the Tenant to inspect the premises and to make necessary repairs to the premises.

6. The Tenant is responsible and liable for any ordinance, statutory or regulatory violations that result from Tenant's use or misuse of the property.

ARTICLE V

Subletting and Assignment

Tenant shall not assign, mortgage, pledge, or encumber this lease, or sublet the said lease premises or any part thereof, without first obtaining the written consent of Landlord.

ARTICLE VI

Insurance

Tenant shall indemnify and hold the Landlord harmless for any liability which the Landlord may incur because of the Tenant's activities or use of this property or because of the activities or use by persons involved or permitted to use the property by the Tenant.

ARTICLE VII

Cumulative Remedies and Waiver

The specified remedies to which Landlord may be entitled under the terms of this lease agreement are cumulative, and are not intended to be exclusive of any other remedies or means of redress to which Landlord may be lawfully entitled in case of any breach or threatened breach by Tenant as to any provision of this lease agreement. The failure of Landlord to insist on strict performance of any covenant or condition of this lease agreement, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance. No waiver by Landlord of any provision of this lease agreement shall be deemed to have been made unless made in writing and signed by Landlord.

ARTICLE XVIII

Partial Invalidity

Should any provision of this lease agreement be or become invalid or unenforceable, the remaining provisions shall be and continued to be fully effective.

ARTICLE XIX

Successors

All of the terms and provisions of this lease agreement shall be binding upon and inure to the benefit of and be enforceable by and upon the representatives, successors and assigns of Landlord and Tenant.

ARTICLE XX

Notices and Payments

All rent or other payments due by Tenant pursuant to this lease agreement shall be paid to Landlord at the office of the Champaign County Administrator, 1776 E. Washington St., Urbana, IL 61802, or such other place as Landlord may from time to time designate by written notice to Tenant. All notices required or desired to be furnished to Landlord by Tenant shall be in writing and shall be furnished by mailing the same by certified mail to Landlord, address to Champaign County Administrator, 1776 E. Washington St., Urbana, IL 61802. All notices from landlord to Tenant shall be in writing and shall be furnished by landlord by mailing the same by certified mail addressed to Champaign County Humane Society, 1911 E. Main Street, Urbana, IL 61802.

ARTICLE XXI

Governing Law

This lease agreement shall be construed, enforced, and considered made in accordance with the laws of the State of Illinois.

ARTICLE XXII

Titles

All titles, captions and headings contained in this lease agreement are for convenience only and shall not be taken into consideration in any construction or interpretation of this lease agreement, or any of its provisions.

ARTICLE XXIII

Entire Agreement

The terms of this lease agreement constitute the whole and entire agreement between the parties, and supersede any and all prior understandings, discussions, agreements or otherwise between the parties hereto with respect to the subject matter hereof.

ARTICLE XXIV

Amendment

No amendment to this lease agreement shall be effective unless it is in writing and signed by the parties hereto.

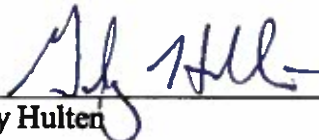
IN WITNESS WHEREOF the parties have set their hands and seals the day and year first above written, in duplicate documents, each of which shall be considered to be an original.

COUNTY OF CHAMPAIGN
Landlord

CHAMPAIGN COUNTY HUMANE SOCIETY
Tenant

BY: 
Patsi Petrie
County Board Chair



ATTEST: 
Gordy Hulten
County Clerk and Ex-Officio
Clerk of the County Board

BY: _____

**Champaign County Physical Plant – Custodial Staff
January 19, 2023**

CUSTODIAL LIST BY ALPHA

<u>NAME</u>	<u>Seniority</u>	<u>% Time</u>	<u>Work Hours</u>	<u>Location</u>
Chasing Chila, Angela – M/W	01/10/2022	50%	6am-10am	METCAD/EOC
Foster, Dakota	06/03/2019	100%	6:30am-3pm	Brookens POD #100/Mail
Hayden, Tammy - W	07/23/2012	100%	5am-1:30pm	Courthouse – 3 rd Fl
Klein, Theresa - W	09/13/2016	100%	6:30pm-3pm	Sheriff's Off/Courthouse
Matthew, Carol - W	05/10/2021	50%	6am-10am	JDC
Messer, Melissa – Lead - W	10/08/2015	100%	6:30am-3pm	Brookens/Mail
Oliver, James - M	09/13/2010	100%	5am-1:30pm	Courthouse 1 st Fl
Reynolds, Jody - M	10/17/2022	100%	6:30am-3:00pm	Sat.Jail/Brookens/Coroner
Schrock, Amanda - W	07/28/2021	100%	8:30am-5:00pm	Brookens POD #200/Mail
Seaton, Louis	11/03/2008	50%	6am-10am	County Highway
Vliet, Bobbi – Lead - W	07/23/2012	100%	5am-1:30pm	Courthouse – 2 nd Fl
Watson, William	04/19/2021	100%	6:30am-3pm	ILEAS/Brookens

CUSTODIAL LIST BT SENIORITY – FULL-TIME

Oliver, James - M	09/13/2010	100%	5am-1:30pm	Courthouse 1 st Fl
Hayden, Tammy - W	07/23/2012	100%	5am-1:30pm	Courthouse – 3 rd Fl
Vliet, Bobbi – Lead - W	07/23/2012	100%	5am-1:30pm	Courthouse – 2 nd Fl
Messer, Melissa – Lead - W	10/08/2015	100%	6:30am-3pm	Brookens
Klein, Theresa - W	09/13/2016	100%	6:30pm-3pm	Sheriff's Off/Courthouse
Foster, Dakota	06/03/2019	100%	6:30am-3pm	Sat. Jail/Brookens
Watson, William	04/19/2021	100%	6:30am-3pm	ILEAS/Brookens
Schrock, Amanda - W	07/28/2021	100%	8:30am-5:00pm	Brookens POD #200/Mail
Reynolds, Jody - M	10/17/2022	100%	6:30am-3:00pm	Sat.Jail/Brookens/Coroner

CUSTODIAL LIST BT SENIORITY – PART-TIME

Seaton, Louis	11/03/2008	50%	6am-10am	County Highway
Matthew, Carol - W	05/10/2021	50%	6am-10am	JDC
Chasing Chila, Angela – M/W	01/10/2022	50%	6am-10am	METCAD/EOC

Brookens Administrative Center

Messer, Melissa – Lead - W	10/08/2015	100%	6:30am-3pm	Brookens
Foster, Dakota	06/03/2019	100%	6:30am-3pm	Sat. Jail/Brookens
Watson, William	04/19/2021	100%	6:30am-3pm	ILEAS/Brookens
Schrock, Amanda - W	07/28/2021	100%	8:30am-5:00pm	Brookens POD #200/Mail
Reynolds, Jody - M	10/17/2022	100%	6:30am-3:00pm	Sat.Jail/Brookens/Coroner

Courthouse

Vliet, Bobbi – Lead - W	07/23/2012	100%	5am-1:30pm	Courthouse – 2 nd Fl
Hayden, Tammy - W	07/23/2012	100%	5am-1:30pm	Courthouse – 3 rd Fl
Klein, Theresa - W	09/13/2016	100%	6:30pm-3pm	Sheriff’s Off/Courthouse
Oliver, James - M	09/13/2010	100%	5am-1:30pm	Courthouse 1 st Fl

County Highway

Seaton, Louis	11/03/2008	50%	6am-10am	County Highway
---------------	------------	-----	----------	----------------

METCAD/EOC

Chasing Chila, Angela – M/W	01/10/2022	50%	6am-10am	METCAD/EOC			
-----------------------------	------------	-----	----------	------------	--	--	--

ILEAS

Watson, William	04/19/2021	100%	6:30am-3pm	ILEAS/Brookens
-----------------	------------	------	------------	----------------

JDC

Matthew, Carol - W	05/10/2021	50%	6am-10am	JDC
--------------------	------------	-----	----------	-----

Satellite Jail

Reynolds, Jody - M	10/17/2022	100%	6:30am-3:00pm	Sat.Jail/Brookens/Coroner
--------------------	------------	------	---------------	---------------------------

Sheriff’s Office/Downtown Jail

Klein, Theresa - W	09/13/2016	100%	6:30pm-3pm	Sheriff’s Off/Courthouse
--------------------	------------	------	------------	--------------------------

**Champaign County Physical Plant – Maintenance Staff
January 19, 2023**

MAINTENANCE LIST BY ALPHA

<u>NAME</u>	<u>Seniority</u>	<u>% Time</u>	<u>Work Hours</u>	<u>Position</u>
Chaney, Chuck	09/26/2005	100%	6:30am-3:00pm	Maintenance
Dawkins, Robert	10/15/2019	100%	8:00am-4:30pm	Maintenance
Foster, Kelby	09/03/2013	100%	8:00am-4:30pm	Senior Maintenance
Mayberry, Gerald	12/19/2016	100%	8:00am-4:30pm	Senior Maintenance
Martin, Randdie	10/18/2021	100%	8:00am-4:30pm	Maintenance
Matthew, Justin - M	12/09/2004	100%	8:00am-4:30pm	Maintenance
Miller, Wes	01/15/2001	100%	8:00am-4:30pm	Skilled Trade
Smith, Todd	10/27/2008	100%	8:00am-4:30pm	Skilled Trade
Tinsley, Jarod	06/19/2017	100%	8:00am-4:30pm	Maintenance
Waggle, Bob	10/12/1993	100%	8:00am-4:30pm	Skilled Trade

MAITENANCE LIST BT SENIORITY

Waggle, Bob	10/12/1993	100%	8:00am-4:30pm	Skilled Trade
Miller, Wes	01/15/2001	100%	8:00am-4:30pm	Skilled Trade
Matthew, Justin - M	12/09/2004	100%	8:00am-4:30pm	Maintenance
Chaney, Chuck	09/26/2005	100%	6:30am-3:00pm	Maintenance
Smith, Todd	10/27/2008	100%	8:00am-4:30pm	Skilled Trade
Foster, Kelby	09/03/2013	100%	8:00am-4:30pm	Senior Maintenance
Mayberry, Gerald	12/19/2016	100%	8:00am-4:30pm	Senior Maintenance
Tinsley, Jarod	06/19/2017	100%	8:00am-4:30pm	Maintenance
Dawkins, Robert	10/15/2019	100%	8:00am-4:30pm	Maintenance
Martin, Randdie	10/18/2021	100%	8:00am-4:30pm	Maintenance