



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

Tuesday, November 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	Mike Ingram
Jeff Wilson – Vice Chair	Jennifer Locke
Stephanie Fortado	Mike Smith
Elly Hanauer-Friedman	Bethany Vanichtheeranont

Facility Tour: County Plaza located at 102 E. Main Street, Urbana – 5:15p.m. Meet by the south entrance off Main Street, directly across from the Courthouse. Tour will begin at 5:20p.m. and conclude by 6:05p.m. Parking is available on the County Plaza parking deck.

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II. Approval of Agenda/Addenda	
III. Approval of Minutes – October 3, 2023	1 - 3
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A. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley, and Broeren Russo – Kaelob Capel (Photos attached)	4 - 24
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- VIII. Presiding Officer's Report
 - A. Future Meeting – **December 5, 2023 @ 6:30 p.m.**

- 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, October 3, 2023
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802

Committee Members

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

Absent: Mike Ingram and John Farney

County Staff: Dana Brenner (Facilities Director), Chris Smith (Building and Grounds Manager) and Mary Ward (Recording Clerk)

Others Present: Karla Smalley (Bailey Edwards Design), Austin Barton (Broeren Russo Builders, Inc.), Chris Bieser (Reifsteck Reid Architecture) and Matt Brown (PJ Hoerr Construction)

Agenda

- I. Call to Order and Roll Call
Committee Chair Lokshin called the meeting to order at 6:30 p.m. Roll call was taken and a quorum was declared present.
- II. Approval of Agenda/Addenda
MOTION by Ms. Locke to approve the agenda; seconded by Mr. Wilson. Upon voice vote, the **MOTION CARRIED** unanimously.
- III. Approval of Minutes – September 5, 2023
MOTION by Ms. Hanauer-Freidman to approve the September 5, 2023 minutes; seconded by Ms. Locke. Upon voice vote, the **MOTION CARRIED** unanimously.
- IV. Public Participation
There was no public participation.
- V. Communications
There were no communications from the board.
- VI. New Business
 - A. Update on ITB #2022-008 County Plaza Renovation Project – Bailey Edward Design – Karla Smalley, and Broeren Russo – Austin Barton
Mr. Barton shared photos and gave an update on the progress at County Plaza. Dry wall work is starting on levels 4 and 3. The framing inspections went well with the city. Roof is about 75%. If all goes well should have all insulation off the ground and on the roof by the end of the week. Have begun metal framing on the 5th floor and will be working down.

- B. Discussion and Approval of Change Orders for ITB#2022-008 County Plaza Renovation Project (Change Order Log and Change Orders #17 and #18 attached)

There are two credits. One for ballistic panels not being installed above the ceiling and the other for fencing modifications and removal. They were able to find an alternate manufacturer for the fencing and were able to reduce some of the fencing on the parking deck.

Mr. Wilson asked for an explanation of their worker safety program/policy. There is a mandatory site-safety program for all new employees. Once they pass their orientation, they get a hard-hat sticker to show they've passed. OSHA has already been on site and that went well. There has only been minor incident so far. Mr. Wilson then asked about what the procedure was after an incident.

Discussion then shifted to the minority workforce development. Females in the workforce are at 4% and minorities at 19%. (updated number from chart shared at meeting). Ms. Fortado congratulated them on getting the minority numbers up.

MOTION by Ms. Vanichtheeranont to approve Change Orders #17 and #18 for ITB#2022-008 County Plaza Renovation Project; seconded by Ms. Locke. Upon voice vote, the **MOTION CARRIED** unanimously.

- C. Update on ITB#2022-009 Satellite Jail Consolidation – Reifsteck Reid Architecture – Chris Bieser, and PJ Hoerr Construction - Matt Brown (Pay Application #6 and Drone Photos attached)

Matt Brown gave the update on the Satellite Jail Consolidation. They are making good progress. Most of the joists are installed and will be finishing this week. Masonry work is happening everywhere, and all the structural masonry work is complete. Roofing has started. Ms. Fortado asked if there concerns about getting roof on. At this point, there are no concerns; we are in good shape with the roof.

Mr. Wilson asked about their worker safety program/policy and if there have been any events. They have a robust safety policy. There have been no lost time accidents on this project. Feels like it is going well and feels like the team takes safety seriously. OSHA+ and observations. They also have an app that helps with safety audits and checklists.

Mr. Wilson asked what the critical path is for the project. It is the masonry work and then security systems. There will be a lot to do to get the security systems up and running efficiently.

- D. Update on Change Orders for ITB#2022-009 Satellite Jail Consolidation Project (Change Order/Pay Application Log and Change Orders #10, #11 and #12 attached)

There are three change orders. #10 is a credit for installing new CMU wall over existing concrete duct bank in lieu of removing the existing concrete slab and providing a new footing. #11 is a charge for changing return air temperature sensors to wall sensors. #12 is a charge for additional fire dampers in duct penetrations of rated walls. Mr. Wilson asked about change order 11 and asked if it was an owner driven change. It is in an office area and will give them more control.

MOTION by Mr. Wilson to approve Change Orders #10, #11 and #12 for ITB#2022-009 Satellite Jail Consolidation; seconded by Ms. Vanichtheeranont. Upon voice vote, the **MOTION CARRIED** unanimously.

- E. Discussion and Award of Contract for ITB #2023-004 Champaign County Courthouse Parking Lot Access Control Project – Karla Smalley – Bailey Edward Design (Bailey Edward Letter of Recommendation, Bid Tab Summary attached)
Duce was the low bid. The recommendation is to take the base bid with alternate 2 and alternate 1 (seal coat) be selected if the funds are available. The original projected budget for the project was \$150,000. Ms. Lokshin asked what the benefit is in re-sealing the parking lot at this time. The lot was last re-sealed 6-7 years ago. It would help keep the lot in decent shape as there are a number of cracks, some of them are larger. It also needs to be re-stripped and re-numbered.

Discussion centered around the large gap in the bids. There is over a \$100,000 difference between the bids. How confident are we they can do the work for that price. Neither Mr. Brenner nor Ms. Smalley could explain what the difference was. Mr. Brenner said they are confident Duce can do the work at the price they have given us. We have worked with Duce previously on projects. We struggled to get bidders for this project and would prefer to have more bidders. Ms. Smalley spoke with the estimator after the bids were opened and they went back through their numbers.

MOTION by Ms. Locke to accept the Bailey Edward recommendation to award the contract to Duce with Alternate 2 and that Alternate 1 be selected if the funds are available; seconded by Ms. Hanauer/Freidman. Upon voice vote, the **MOTION CARRIED** unanimously.

- F. Update on ITB #2023-005 County Plaza Elevator Renovation Project
The low bidder was Otis. We are working with them on a contract. There is a question on builder's risk. The builder's risk needs to be with Otis. This is the last piece of the contract that needs to be dealt with. Once it's signed, we can get equipment ordered and the clock will start ticking.

We would also like to reach out to the City of Urbana to see if the Sheriff can be moved in once the North elevator is running. We could also do a lot of background work – move in furniture, get the internet up and running, etc. before everyone else moves in.

VII. Other Business

Ms. Lokshin asked if a tour could be arranged of County Plaza. Some current members of the committee were not even on the Board the last time there was a tour. The tour will try to be arranged for 5:15 p.m. prior to next month's meeting. A tour also needs to be scheduled for ILEAS for some time in the future. Details will be shared prior to next month's meeting on the County Plaza tour.

VIII. Presiding Officer's Report

A. Future Meeting – November 7, 2023 @ 6:30 p.m.

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

Items to be placed on the Consent Agenda include: VI. B., D., and E.

X. Adjournment

Ms. Lokshin adjourned the meeting at 7:25 p.m.



Broeren Russo Builders, Inc.

Printed on Tue Oct 31, 2023 at 07:41 pm CDT

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

Unclassified

Description
West side Exterior
Curtainwall Replacement
per Alt 1.

Taken Date
10/27/2023 at 08:35 am

Upload Date
10/27/2023 at 08:37 am

Uploaded By
Austin Barton

File Name
[A30DDF32-CC07-48BB-...](#)





Broeren Russo Builders, Inc.

Printed on Tue Oct 31, 2023 at 07:41 pm CDT

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

Unclassified

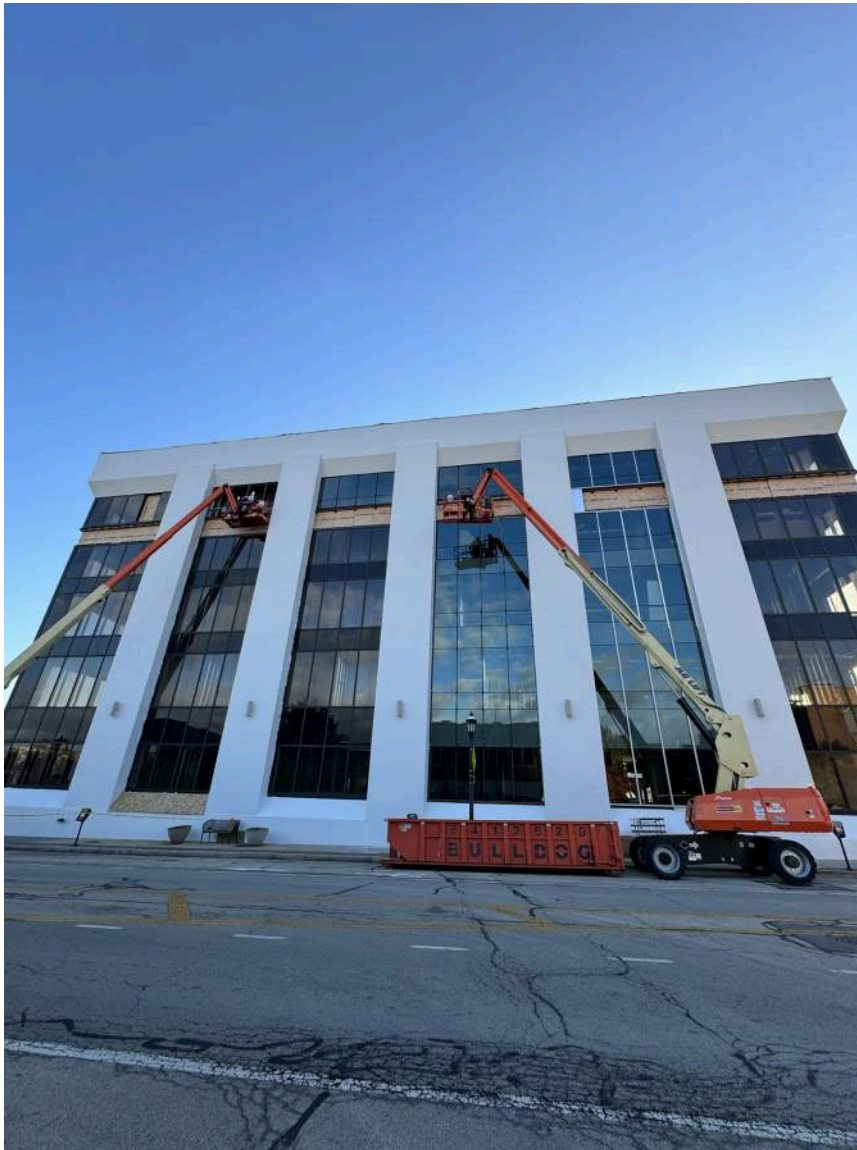
Description
West Side Exterior
Curtainwall installation in
progress.

Taken Date
10/27/2023 at 08:27 am

Upload Date
10/27/2023 at 08:37 am

Uploaded By
Austin Barton

File Name
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Unclassified

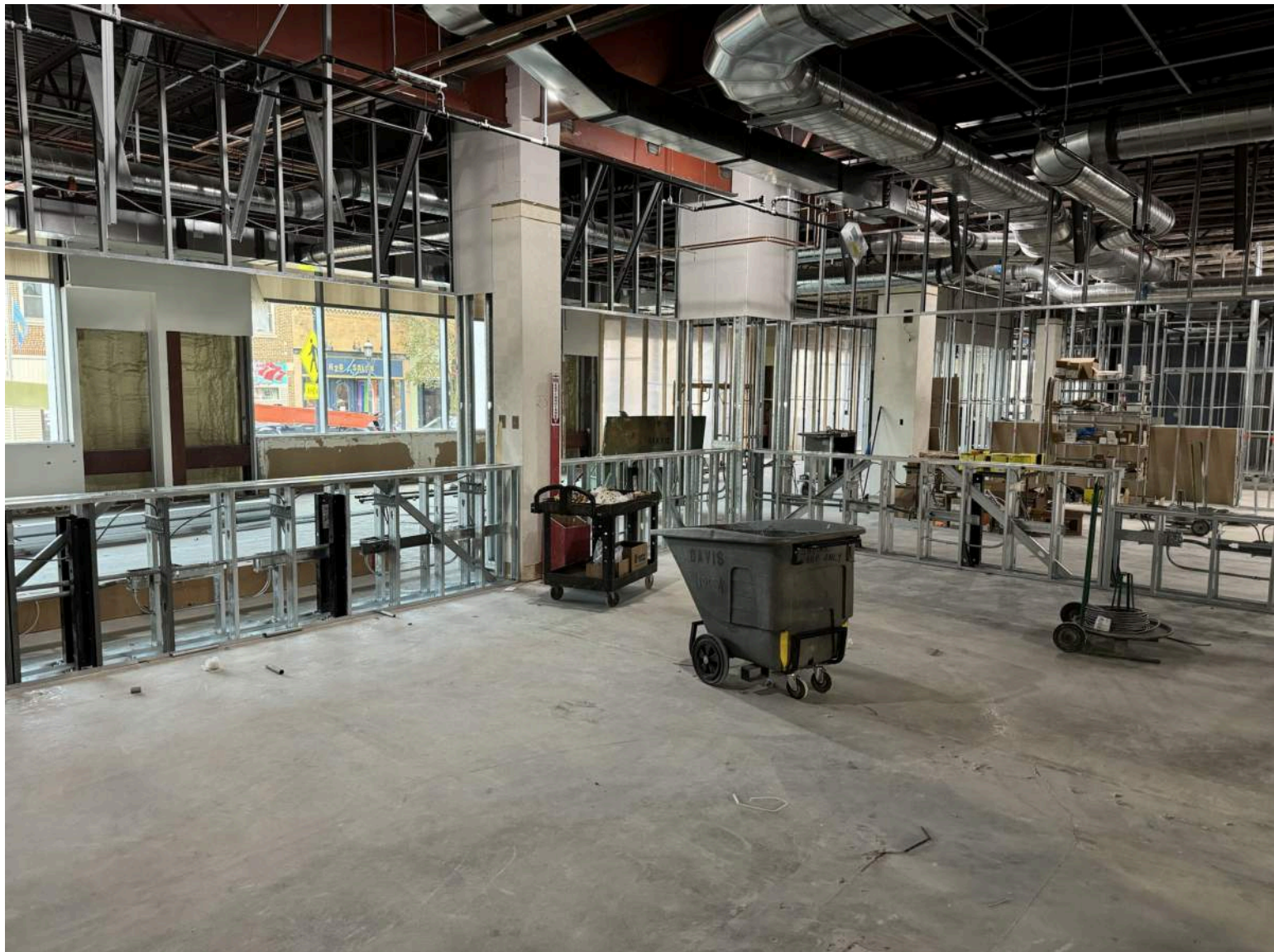
Description
First floor main lobby
metal stud framing in
progress.

Taken Date
10/27/2023 at 07:52 am

Upload Date
10/27/2023 at 08:35 am

Uploaded By
Austin Barton

File Name
[BC51987A-8496-45B2-A...](#)





Broeren Russo Builders, Inc.

Printed on Tue Oct 31, 2023 at 07:41 pm CDT

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

Unclassified

Description

First Floor prefunction
display case rough in.

Taken Date

10/27/2023 at 07:51 am

Upload Date

10/27/2023 at 08:35 am

Uploaded By

Austin Barton

File Name

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Unclassified

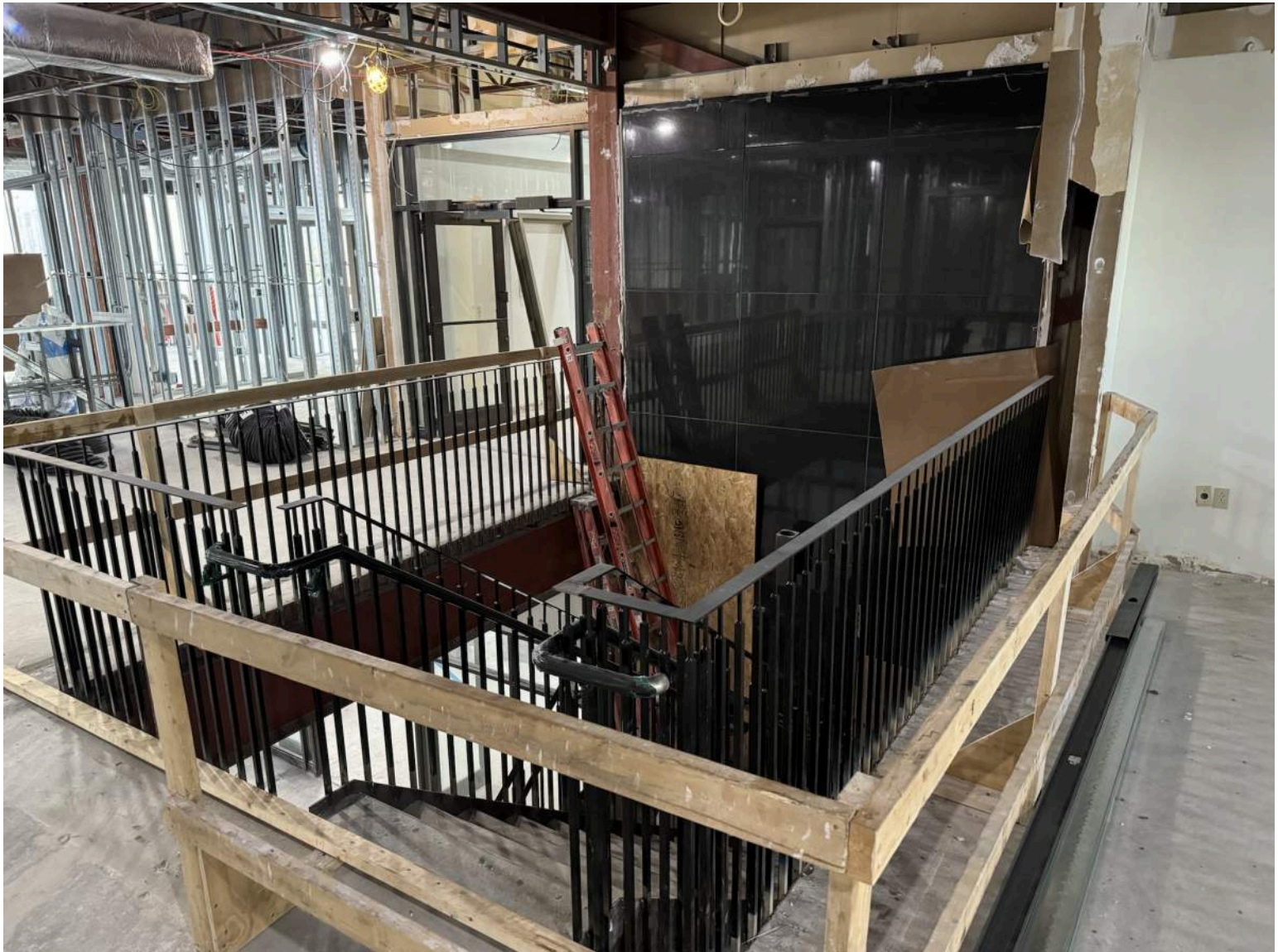
Description
1st to 2nd floor lobby stair
railing are installed.

Taken Date
10/27/2023 at 07:51 am

Upload Date
10/27/2023 at 08:35 am

Uploaded By
Austin Barton

File Name
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Unclassified

Description
Interior photo of new
curtainwall looking west
from 2nd floor.

Taken Date
10/27/2023 at 07:50 am

Upload Date
10/27/2023 at 08:35 am

Uploaded By
Austin Barton

File Name
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Unclassified

Description

3rd floor drywall taping to begin week of 10/30.

Taken Date

10/27/2023 at 07:49 am

Upload Date

10/27/2023 at 08:35 am

Uploaded By

Austin Barton

File Name

973EE2E1-C055-4DDC-8...





Broeren Russo Builders, Inc.

Printed on Tue Oct 31, 2023 at 07:41 pm CDT

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

Unclassified

Description
3rd floor corridor

Taken Date
10/27/2023 at 07:49 am

Upload Date
10/27/2023 at 08:16 am

Uploaded By
Austin Barton

File Name
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Broeren Russo Builders, Inc.

Printed on Tue Oct 31, 2023 at 07:41 pm CDT

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

Unclassified

Description

Roof installation 90% complete. RTU curbs were flow up and installed. ETA for Roof top units 12/26/23.

Taken Date

10/27/2023 at 07:48 am

Upload Date

10/27/2023 at 08:14 am

Uploaded By

Austin Barton

File Name

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Unclassified

Description

Rooftop walking mats
installed around New RTU
curbs.

Taken Date

10/27/2023 at 07:47 am

Upload Date

10/27/2023 at 08:14 am

Uploaded By

Austin Barton

File Name

D9304B49-8966-42AA-B...



Unclassified

Description
4th floor temporary walls
to retain heat during
curtainwall replacement.

Taken Date
10/27/2023 at 07:45 am

Upload Date
10/27/2023 at 08:14 am

Uploaded By
Austin Barton

File Name
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Unclassified

Description
4th floor tape and finish
underway.

Taken Date
10/27/2023 at 07:45 am

Upload Date
10/27/2023 at 08:14 am

Uploaded By
Austin Barton

File Name
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Unclassified

Description
4th floor tape and finish
progressing well.

Taken Date
10/27/2023 at 07:43 am

Upload Date
10/27/2023 at 08:15 am

Uploaded By
Austin Barton

File Name
[7A13E52A-4FD7-4210-B...](#)



Unclassified

Description

4th floor level 5 finishes in exterior offices. Reference credit COR 030 for value engineering savings.

Taken Date

10/27/2023 at 07:43 am

Upload Date

10/27/2023 at 08:14 am

Uploaded By

Austin Barton

File Name

[17C98D5D-2489-4C35-A...](#)



Unclassified

Description

5th floor framing on hold due to RFP 010 COR 034.

Taken Date

09/29/2023 at 01:01 pm

Upload Date

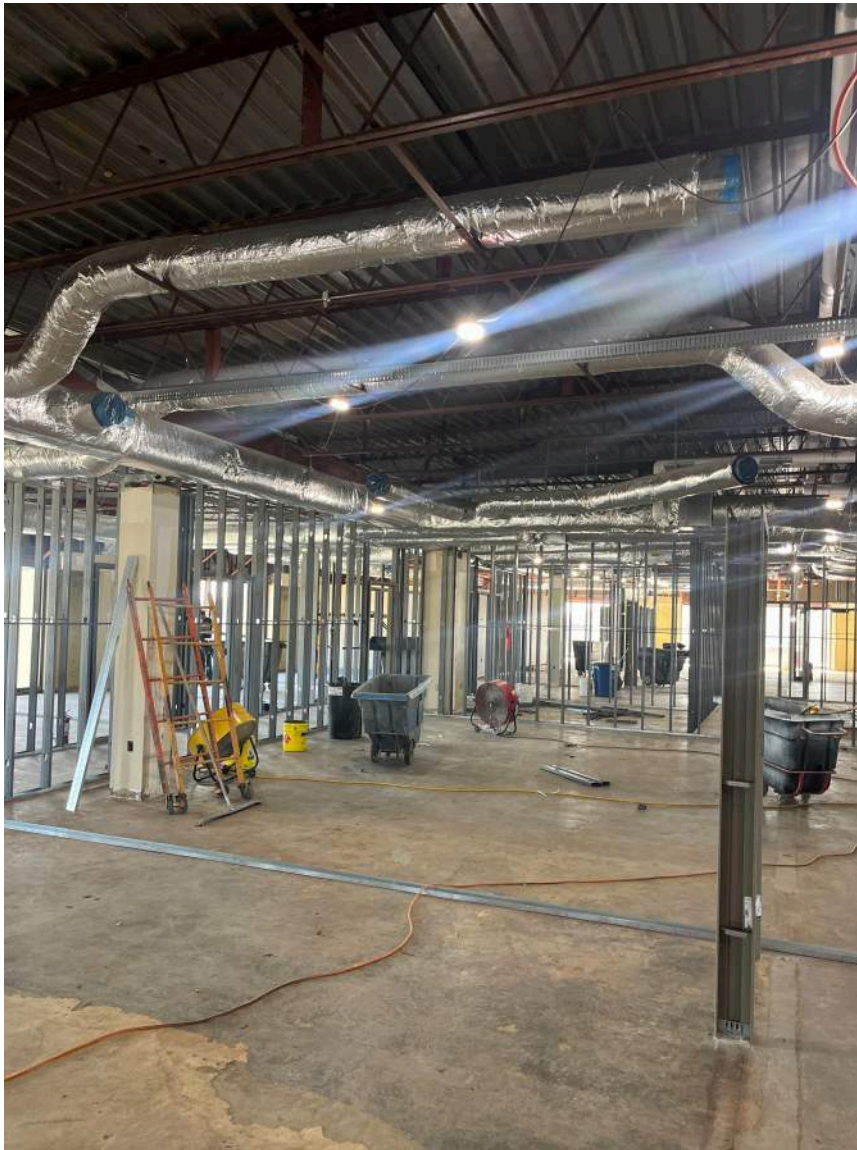
09/29/2023 at 01:02 pm

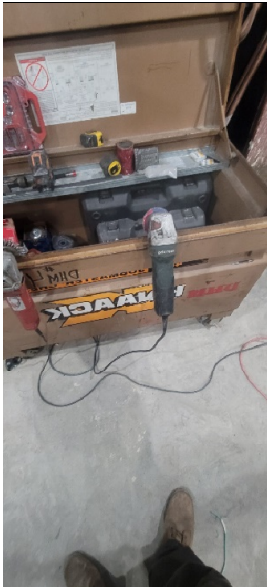
Uploaded By


Denny Culotti



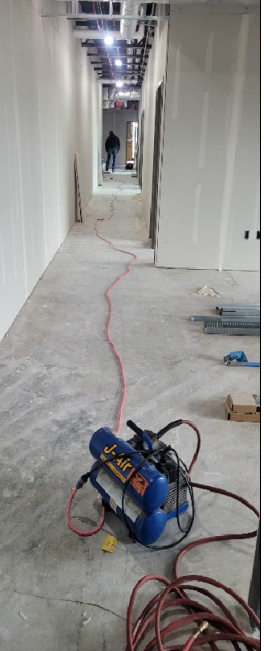
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<p>Facility – County Plaza Demo</p> <p>Location Champaign, IL</p>	<p>Date</p> <p>10/19/2023</p>	<p>Auditor</p> <p>Seth Brozio-doing work for Grey and Associates</p>	<p>Site Superintendent</p> <p>Austin</p>	<p>Date Corrected:</p> <p>Corrected By:</p>
<p>Safety Concern:</p> <p>1.)Power tool safety- Grinder without guards.</p>	<p>Recommendation:</p> <p>1.) Add guards</p>	<p>Picture:</p> 		<p>10/23</p>

<p>Safety Concern:</p> <p>1.) Electrical safety- Electrical panel cover open.</p>	<p>Recommendation:</p> <p>1.) Live panels must have doors that are closed when not working in them.</p>		<p>Box Cover Closed 10/23</p>
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<p>Safety Concern:</p> <p>1.) Aerial lifts- materials and tools left on the floor of the lift. Potentially causing a trip hazard.</p>	<p>Recommendation:</p> <p>1.) Clean floors of lifts after use.</p>		<p>Reminded subs to clean floors. 10/23</p>
<p>Safety Concern:</p> <p>1.) Electrical safety- Fan power cord missing ground.</p> <p>2.) Power cord safety- Cord run down the middle of hallways creates trip hazards.</p>	<p>Recommendation:</p> <p>1.) Remove or fix properly.</p> <p>2.) Run out of walkways.</p>	 	<p>Cord fixed. 10/23</p> <p>Relocated cords 10/23</p>

<p>Safety Concern:</p> <p>1.) Ladder safety- Ladder with pipe wrenches sitting on ladder rungs.</p>	<p>Recommendation:</p> <p>1.) Remove not the proper way to store.</p>		<p>10/23</p>
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Safety Concern:

1.) Power cord safety- Exposed inside wires.

Recommendation:

1.) Remove all cords that have the inside wires exposed.



Cord Removed from jobsite. 10/23

Summary:

Remember ppe is required on this site. Hard hats !!

County Plaza Renovation Project Broeren Russo Change Orders and Total Expenses

#	Broeren Russo Contract Amount <u>Change Orders</u>	<u>Date</u>	<u>Change Order Amount</u>	<u>Updated Contract Amount</u>	<u>Change Orders on Pay Applications</u>
				\$ 18,825,000.00	
#1	Changing metal stud gauge from 18 to 20 credit	02.10.2023	\$ (85,000.00)	\$ 18,740,000.00	Pay App #1
#2	Combined a change in 5 elements credit	03.01.2023	\$ (90,603.00)	\$ 18,649,397.00	Pay App #3
#3	Sofit demolition	04.07.2023	\$ 53,618.00	\$ 18,703,015.00	Pay App #4
#4	Membrane roof change	04.27.2023	\$ 11,967.00	\$ 18,714,982.00	Pay App #4
#5	Combined 4 different changes	05.09.2023	\$ 219,502.98	\$ 18,934,484.98	Pay App #4
#6	Standpipe alteration	05.16.2023	\$ 25,338.58	\$ 18,959,823.56	Pay App #4
#7	Culvert change	05.17.2023	\$ 28,163.85	\$ 18,987,987.41	Pay App #4
#8	Changed to all new doors	05.18.2023	\$ 24,994.92	\$ 19,012,982.33	Pay App #4
#9	Sanitary line repair	05.30.2023	\$ 94,397.29	\$ 19,107,379.62	Pay App #5
#10	Roof deck structural steel	05.31.2023	\$ 458,239.25	\$ 19,565,618.87	Pay App #5
#11	Curtain wall change	06.01.2023	\$ 101,545.40	\$ 19,667,164.27	Pay App #5
#12	Water meter valves	06.21.2023	\$ 3,192.51	\$ 19,670,356.78	Pay App #5
#13	Conduit for exterior lighting	07.25.2023	\$ 3,000.00	\$ 19,673,356.78	Pay App #8
#14	Four corners asbestos removal	07.26.2023	\$ 56,105.50	\$ 19,729,462.28	Pay App #7
#15	Room modifications	07.31.2023	\$ 42,091.35	\$ 19,771,553.63	Pay App #7
#16	Ceiling tile selection credit	08.03.2023	\$ (16,000.00)	\$ 19,755,553.63	Pay App #8
#17	Fencing modifications and removal	09.19.2023	\$ (39,000.00)	\$ 19,716,553.63	Pay App #9
#18	Ballistic panel credit for not being installed above ceiling	09.27.2023	\$ (2,000.00)	\$ 19,714,553.63	Pay App #9
#19	5th floor modifications for Public Defender	09.27.2023	\$ 63,526.39	\$ 19,778,080.02	
#20	Credit change in level 5 wall mud/sanding finish	09.27.2023	\$ (23,000.00)	\$ 19,755,080.02	
#21	<u>Modification to gas/water line by city inspector</u>	<u>09.27.2023</u>	<u>\$ 6,318.88</u>	<u>\$ 19,761,398.90</u>	
	Total		\$ 936,398.90	\$ 19,761,398.90	



AIA® Document G701® – 2017

Change Order

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

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

CHANGE ORDER INFORMATION:
Change Order Number: 019
Date: 09/27/2023

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Modifications to the floor plan requested by the Public Defenders Office. See attached plan changes.

The original Contract Sum was	\$ 18,825,000.00
The net change by previously authorized Change Orders	\$ 889,553.63
The Contract Sum prior to this Change Order was	\$ 19,714,553.63
The Contract Sum will be increased by this Change Order in the amount of	\$ 63,526.39
The new Contract Sum including this Change Order will be	\$ 19,778,080.02

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be May 15, 2024

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

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

Bailey Edward Design Inc.

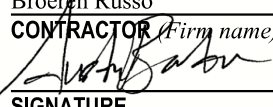
ARCHITECT *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

Broeren Russo

CONTRACTOR *(Firm name)*


SIGNATURE
Austin Barton Project Manager

PRINTED NAME AND TITLE
11/1/2023

DATE

Champaign County Board

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



AIA® Document G701® – 2017

Change Order

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

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

CHANGE ORDER INFORMATION:
Change Order Number: 020
Date: 09/27/2023

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Remove requirement for Level 5 finish at all interior walls. Select wall finish will be reduced to a level 4 finish. See locations on attached plan.

The original Contract Sum was	\$ 18,825,000.00
The net change by previously authorized Change Orders	\$ 953,080.02
The Contract Sum prior to this Change Order was	\$ 19,778,080.02
The Contract Sum will be decreased by this Change Order in the amount of	\$ 23,000.00
The new Contract Sum including this Change Order will be	\$ 19,755,080.02

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be May 15, 2024

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

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

Bailey Edward Design Inc.

ARCHITECT *(Firm name)*


Broeren Russo

CONTRACTOR *(Firm name)*

Champaign County Board

OWNER *(Firm name)*

SIGNATURE



SIGNATURE

SIGNATURE

PRINTED NAME AND TITLE

Austin Barton Project Manager

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

11/1/2023

DATE

DATE

Change Order

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

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

CHANGE ORDER INFORMATION:
 Change Order Number: 021
 Date: 09/27/2023

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Modifications to the gas and water line required by the City of Urbana inspector. This will remove the connection to an exterior hose bib where the existing water line feeding the hose bib is near the existing electrical gear.

The original Contract Sum was	\$ 18,825,000.00
The net change by previously authorized Change Orders	\$ 930,080.02
The Contract Sum prior to this Change Order was	\$ 19,755,080.02
The Contract Sum will be increased by this Change Order in the amount of	\$ 6,318.88
The new Contract Sum including this Change Order will be	\$ 19,761,398.90

The Contract Time will be unchanged by Zero (0) days.
 The new date of Substantial Completion will be May 15, 2024

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

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

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

 Broeren Russo
 CONTRACTOR *(Firm name)*

 Champaign County Board
 OWNER *(Firm name)*

 SIGNATURE

 SIGNATURE

 SIGNATURE

 PRINTED NAME AND TITLE

 PRINTED NAME AND TITLE

 PRINTED NAME AND TITLE

 DATE

 DATE

 DATE



t 217.363.3375
f 312.440.2303
www.baileyedward.com

1103 South Mattis Ave
Champaign, IL
61821-4829

October 30, 2023

Otis Elevator Company
602 N. Main Street
East Peoria, IL 61611

RE: ITB 2022-008 Champaign County Elevator Renovation, Urbana, IL

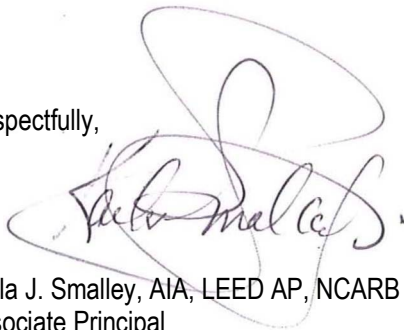
Dear Shelia,

Included with this letter, please find an electronic copy of the executed Standard Form of Agreement Between Owner and Contractor for your files. This letter shall also serve as your Notice to Proceed for the above referenced project. The following dates are applicable:

- October 30, 2023 Date of Notice to Proceed
- November 13, 2023 Construction Occupancy Date
- April 30, 2024 Last day to Achieve Substantial Completion (per the contract)

We understand the above Substantial Completion date in the contract reflects the date in the bid documents and does not reflect what was included in the bid submitted by Otis. Since the contract is signed, we will change this date via change order to reflect a date of November 1, 2024. Should you have questions or disagree with the above noted dates, please notify our office immediately.

Respectfully,



Karla J. Smalley, AIA, LEED AP, NCARB
Associate Principal

Encl.

cc: Dana Brenner



t 217.363.3375
f 312.440.2303
www.baileyedward.com

1103 South Mattis Ave
Champaign, IL
61821-4829

October 30, 2023

Duce Construction Company
417 Wilbur Ave
Champaign, IL 61822

RE: ITB # 2023-004Champaign County Parking Access, Urbana, IL

Dear Justin,

Included with this letter, please find an electronic copy of the executed Standard Form of Agreement Between Owner and Contractor for your files. This letter shall also serve as your Notice to Proceed for the above referenced project. The following dates are applicable:

October 31, 2023 Date of Notice to Proceed

November 13, 2023 Construction Occupancy Date

Last day to Achieve Substantial Completion;

December 15, 2023

All project including Access Control Gate Arms operational with the exception of the seal coat and parking striping.

May 1, 2024

Parking seal coat and parking striping

Should you have questions or disagree with the above noted dates, please notify our office immediately.

Respectfully,

Karla J. Smalley, AIA, LEED AP, NCARB
Associate Principal

Encl.

cc: Dana Brenner





































Satellite Jail Consolidation Project PJ Hoerr Change Orders and Total Expenses

	<u>JP Hoerr Contract Amount</u>	<u>Date</u>	<u>Change Order Amount</u>	<u>Updated Contract Amount</u>	<u>Pay Application #</u>
				\$ 22,228,357.00	
#	<u>Change Orders</u>				
#1	Credit to modifications of foundation types and reinforcement	04.05.2023	\$ (744.00)	\$ 22,227,613.00	Pay App #1
#2	Unsuitable soil in parking lot extension adding stone	04.27.2023	\$ 2,114.33	\$ 22,229,727.33	Pay App #2
#3	Upgrade two water coolers to security grade	04.28.2023	\$ 19,123.53	\$ 22,248,850.86	Pay App #2
#4	Directional boring of fiber under retention basin	05.04.2023	\$ 34,626.90	\$ 22,283,477.76	Pay App #3
#5	Hand digging to locate fiber optic conduits	07.10.2023	\$ 793.80	\$ 22,284,271.56	Pay App #5
#6	Provide floor mounted u-shape bollard to protect gas main	07.10.2023	\$ 2,472.75	\$ 22,286,744.31	Pay App #5
#7	Provide credit for deleting all retractable bollards	07.10.2023	\$ (268,445.00)	\$ 22,018,299.31	Pay App #5
#8	Remove face frames for plastic laminate casework and certification	07.21.2023	\$ (19,346.00)	\$ 21,998,953.31	Pay App #7
#9	Change in masonry grout and seating of baring plates	07.26.2023	\$ 5,145.00	\$ 22,004,098.31	Pay App #7
#10	Install new CMU wall over ductbank in lieu of removing concrete	09.22.2023	\$ (6,905.00)	\$ 21,997,193.31	Pay App #8
#11	Change return air temperature sensors	09.22.2023	\$ 6,013.04	\$ 22,003,206.35	Pay App #8
#12	Add additional fire dampers I duct penetrations of rated walls	09.22.2023	\$ 4,608.48	\$ 22,007,814.83	Pay App #8
#13	Remove portion of ductbank and thicken slab recreation space	10.27.2023	\$ 5,533.16	\$ 22,013,347.99	
#14	Credit for elimination of razer wire within refuge area	10.27.2023	\$ (19,320.00)	\$ 21,994,027.99	
#15	Add two overflow roof drains on existing roof	10.27.2023	\$ 24,579.67	\$ 22,018,607.66	
#16	Add concrete pavement to both outdoor recreation areas	11.01.2023	\$ 64,754.55	\$ 22,083,362.21	
#17	Expanded retention basin final price	11.01.2023	\$ 133,089.30	\$ 22,216,451.51	
#18	Additional piping required to connect underdrains due to elevation cl	11.01.2023	\$ 12,175.29	\$ 22,228,626.80	
#19	Provide additional rebar for exterior security walls	11.02.2023	\$ 8,820.00	\$ 22,237,446.80	
	Total		\$ 9,089.80	\$ 22,007,814.83	

Change Order

PROJECT: *(Name and address)*
Champaign County Jail Consolidation

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

CHANGE ORDER INFORMATION:
Change Order Number: 013
Date: October 27, 2023

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Remove a portion of unforeseen concrete ductbank and thickened slab in existing recreation space to allow installation of new required foundations perpendicular to it.

The original Contract Sum was	\$ 22,228,357.00
The net change by previously authorized Change Orders	\$ -220,542.17
The Contract Sum prior to this Change Order was	\$ 22,007,814.83
The Contract Sum will be increased by this Change Order in the amount of	\$ 5,533.16
The new Contract Sum including this Change Order will be	\$ 22,013,347.99

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

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

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

Reifsteck Reid & Company Architects
ARCHITECT *(Firm name)*

SIGNATURE

Chris Bieser, Project Manager
PRINTED NAME AND TITLE

October 27, 2023
DATE

PJ Hoerr, Inc.
CONTRACTOR *(Firm name)*

SIGNATURE

Matt Brown, Senior Project Manager
PRINTED NAME AND TITLE

DATE

Champaign County Board
OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



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Change Order

PROJECT: *(Name and address)*
Champaign County Jail Consolidation

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

CHANGE ORDER INFORMATION:
Change Order Number: 014
Date: October 27, 2023

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Provide credit for elimination of razor wire within interior refuge fences. Provide credit for exchange of slider gates for swing gate. (RFP 010)

The original Contract Sum was	\$	22,228,357.00
The net change by previously authorized Change Orders	\$	-215,009.01
The Contract Sum prior to this Change Order was	\$	22,013,347.99
The Contract Sum will be decreased by this Change Order in the amount of	\$	19,320.00
The new Contract Sum including this Change Order will be	\$	21,994,027.99

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

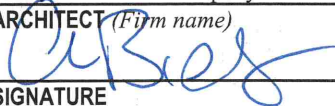
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed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

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

Reifsteck Reid & Company Architects
ARCHITECT *(Firm name)*

PJ Hoerr, Inc.
CONTRACTOR *(Firm name)*

Champaign County Board
OWNER *(Firm name)*


SIGNATURE

SIGNATURE

SIGNATURE

Chris Bieser, Project Manager
PRINTED NAME AND TITLE

Matt Brown, Senior Project Manager
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

October 27, 2023
DATE

DATE

DATE



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Change Order

PROJECT: *(Name and address)*
Champaign County Jail Consolidation

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

CHANGE ORDER INFORMATION:
Change Order Number: 015
Date: November 1, 2023

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

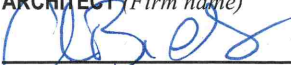
Provide drain modifications to allow existing overflows on existing roof to continue to operate.

The original Contract Sum was	\$ 22,228,357.00
The net change by previously authorized Change Orders	\$ -234,329.01
The Contract Sum prior to this Change Order was	\$ 21,994,027.99
The Contract Sum will be increased by this Change Order in the amount of	\$ 24,579.67
The new Contract Sum including this Change Order will be	\$ 22,018,607.66

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

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

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

Reifsteck Reid & Company Architects
ARCHITECT *(Firm name)*

SIGNATURE

PJ Hoerr, Inc
CONTRACTOR *(Firm name)*

SIGNATURE

Champaign County Board
OWNER *(Firm name)*

SIGNATURE

Chris Bieser, Project Manager
PRINTED NAME AND TITLE

Matt Brown, Senior Project Manager
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

November 1, 2023
DATE

DATE

DATE



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Change Order

PROJECT: *(Name and address)*
Champaign County Jail Consolidation

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

CHANGE ORDER INFORMATION:
Change Order Number: 016
Date: November 1, 2023

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

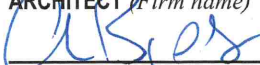
Per RFP 007, provide new concrete pavement in both the north and south areas outside of the new exterior recreation spaces between the existing jail and the new jail addition.

The original Contract Sum was	\$ 22,228,357.00
The net change by previously authorized Change Orders	\$ -209,749.34
The Contract Sum prior to this Change Order was	\$ 22,018,607.66
The Contract Sum will be increased by this Change Order in the amount of	\$ 64,754.55
The new Contract Sum including this Change Order will be	\$ 22,083,362.21

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

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

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

Reifsteck Reid & Company Architects
ARCHITECT *(Firm name)*

SIGNATURE

PJ Hoerr, Inc.
CONTRACTOR *(Firm name)*

SIGNATURE

Champaign County Board
OWNER *(Firm name)*

SIGNATURE

Chris Bieser, Project Manager
PRINTED NAME AND TITLE

Matt Brown, Senior Project Manager
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

November 1, 2023
DATE

DATE

DATE



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Change Order

PROJECT: *(Name and address)*
Champaign County Jail Consolidation

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

CHANGE ORDER INFORMATION:
Change Order Number: 017
Date: November 1, 2023

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Per CCD 001 and CCD 002, provide additional site work for expanded detention basin to comply with City of Urbana Building Permit Review.

The original Contract Sum was	\$ 22,228,357.00
The net change by previously authorized Change Orders	\$ -144,994.79
The Contract Sum prior to this Change Order was	\$ 22,083,362.21
The Contract Sum will be increased by this Change Order in the amount of	\$ 133,089.30
The new Contract Sum including this Change Order will be	\$ 22,216,451.51


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

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

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

Reifsteck Reid & Company Architects

ARCHITECT *(Firm name)*



SIGNATURE

Chris Bieser, Project Manager

PRINTED NAME AND TITLE

November 1, 2023

DATE

PJ Hoerr, Inc.

CONTRACTOR *(Firm name)*

SIGNATURE

Matt Brown, Senior Project Manager

PRINTED NAME AND TITLE

DATE

Champaign County Board

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



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Change Order

PROJECT: *(Name and address)*
Champaign County Jail Consolidation

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

CHANGE ORDER INFORMATION:
Change Order Number: 018
Date: November 2, 2023

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

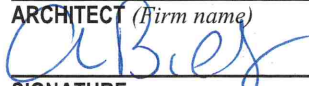
Provide additional piping required for connecting underdrain piping to manhole 20989 in lieu of manhole 20983 due to elevation change.

The original Contract Sum was	\$ 22,228,357.00
The net change by previously authorized Change Orders	\$ -11,905.49
The Contract Sum prior to this Change Order was	\$ 22,216,451.51
The Contract Sum will be increased by this Change Order in the amount of	\$ 12,175.29
The new Contract Sum including this Change Order will be	\$ 22,228,626.80

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

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

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

Reifsteck Reid & Company Architects
ARCHITECT (Firm name)

SIGNATURE

PJ Hoerr, Inc.
CONTRACTOR (Firm name)

SIGNATURE

Champaign County Board
OWNER (Firm name)

SIGNATURE

Chris Bieser, Project Manager
PRINTED NAME AND TITLE

Matt Brown, Senior Project Manager
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

November 2, 2023
DATE

DATE

DATE



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Change Order

PROJECT: *(Name and address)*
Champaign County Jail Consolidation

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

CHANGE ORDER INFORMATION:
Change Order Number: 019
Date: November 2, 2023

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Provide additional rebar for exterior security walls.

The original Contract Sum was	\$	22,228,357.00
The net change by previously authorized Change Orders	\$	269.80
The Contract Sum prior to this Change Order was	\$	22,228,626.80
The Contract Sum will be increased by this Change Order in the amount of	\$	8,820.00
The new Contract Sum including this Change Order will be	\$	22,237,446.80

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

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

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

Reifsteck Reid & Company Architects

PJ Hoerr, Inc.

Champaign County Board

ARCHITECT *(Firm name)*

CONTRACTOR *(Firm name)*

OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

Chris Bieser, Project Manager

Matt Brown, Senior Project Manager

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

November 2, 2023

DATE

DATE

DATE