

**CHAMPAIGN COUNTY BOARD
COMMITTEE OF THE WHOLE – Highway/Facilities/ELUC Agenda**
County of Champaign, Urbana, Illinois
Tuesday, June 8, 2010 – 6:00 p.m.

*Lyle Shields Meeting Room, Brookens Administrative Center
1776 East Washington Street, Urbana, Illinois*

	<u>Page Number</u>
I. <u>Call To Order</u>	
II. <u>Roll Call</u>	
III. <u>Approval of County Board Resolution to Meet as Committee of the Whole</u>	
IV. <u>Approval of Minutes</u>	
A. Committee of the Whole Minutes – May 4, 2010	*1-15
V. <u>Approval of Agenda/Addenda</u>	
VI. <u>Public Participation</u>	
VII. <u>Communications</u>	
VIII. <u>County Facilities</u>	
A. <u>Courthouse Exterior/Clock & Bell Tower Renovation Project</u>	
1. Project Update	*16
B. <u>Facility Director/ County Administrator</u>	
1. Gill Building Replacement Planning – Riley Glerum (<i>Separate Attachment</i>)	
a. Review of Option for Purchase of Existing Facility Retrofitted to County's Need	
b. Design/Build Option on Existing County Property	
2. Request for Approval for IGW to Draft RFP for Gill Building Replacement	
3. Gill Building Lease Renewal	*17
4. Contract with IGW for Roof Replacement at ILEAS	*18-21
5. Request Approval to Apply for Grants	
a. Electric Efficiency Program, Year 3	
b. Energy Efficiency Community Block Grant	*22
6. Physical Plant Monthly Reports – April 2010	*23-26
7. Information only – Main Street Traffic Plan	*27-28
C. <u>Other Business</u>	
D. <u>Chair's Report</u>	

E. Designation of Items to be Placed on County Board Consent Agenda

IX. Highway & Transportation:

A. Monthly Reports

1. County & Township Motor Fuel Tax Claims – May 2010 *29

B. County Engineer

1. Resolution Appropriating County Motor Fuel Tax Funds for Signs & Posts –
Section #09-009427-00-SG *30-31
2. Resolution Appropriating County Motor Fuel Tax Funds for General
Maintenance of County Roads – Section #10-00000-00-GM *32-33
3. Resolution of Award Authority to the County Engineer for Pavement Striping
– Section #10-00000-01-GM *34
4. Resolution Appropriating Additional County Motor Fuel Tax Funds –
Section #08-00000-00-GM *35-36
5. Truck Replacement From Fire Damage

C. Other Business

D. Chair’s Report

E. Designation of Items to be Placed on County Board Consent Agenda

X. Environment & Land Use

A. Recreation and Entertainment Licenses

1. Pink House Inc., 2698 CR1600N, Ogden, IL. April 21, 2010 through
December 29, 2010 *37-43
2. Champaign County Fair Association for the County Fair, Champaign County
Fairgrounds, 902 North Coler Avenue, Urbana. July 23 –July 31, 2010
(To Be Distributed)

B. Dobbins Downs Community Improvement Association Request to Deed Property
at 2603 Campbell Drive, Champaign *44

C. Proposed Remainder of FY2010 & FY2011 County Planning Contract Work Plan *45-62

D. Zoning Ordinance Amendments

1. Request to Amend Champaign County Zoning Ordinance. Zoning Case
634-AT-08 Part B Petitioner: Champaign County Zoning Administrator *63-76
2. Request to Amend Champaign County Zoning Ordinance. Zoning Case
664-AT-10 Petitioner: Champaign County Zoning Administrator *77-79

E. Monthly Report – May 2010 (To Be Distributed)

F. Other Business

G. Chair’s Report

H. Designation of Items to be Placed on County Board Consent Agenda

XI. Labor Subcommittee

A. Closed Session Pursuant to 5 ILCS 120/2(c)2 to Consider Collective Negotiating Matters Between Champaign County and its Employees or Their Representatives

XII. Adjournment

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CHAMPAIGN COUNTY BOARD COMMITTEE OF THE WHOLE MINUTES

9 Tuesday, May 4, 2010

10 Lyle Shields Meeting Room, Brookens Administrative Center
11 1776 E. Washington St., Urbana, Illinois

12
13
14

MEMBERS PRESENT: Carol Ammons, Jan Anderson, Steve Beckett, Ron Bensyl, Thomas Betz, Lorraine Cowart, Chris Doenitz, Stan James, John Jay, Brad Jones, Greg Knott, Alan Kurtz, Ralph Langenheim, Brendan McGinty, Diane Michaels, Alan Nudo, Steve O'Connor, Michael Richards, Giraldo Rosales, C. Pius Weibel, Barbara Wysocki

15
16
17

MEMBERS ABSENT: Lloyd Carter, Matthew Gladney, Steve Moser, Larry Sapp, Jonathan Schroeder, Samuel Smucker

18
19
20
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22
23

OTHERS PRESENT: Jeff Blue (County Engineer), Kat Bork (Administrative Secretary), Deb Busey (County Administrator), Susan Chavarria (RPC Community Development Manager), David DeThorne (Senior Assistant State's Attorney), John Hall (Planning & Zoning Director), Alan Reinhart (Facilities Director)

24
25

CALL TO ORDER

26 Wysocki called the meeting to order at 6:03 p.m.

27
28
29

ROLL CALL

30 Bork called the roll. Ammons, Anderson, Beckett, Bensyl, Betz, Cowart, Doenitz, James, Jay, Jones, Knott, Kurtz, McGinty, Michaels, Nudo, O'Connor, Rosales, Weibel, and Wysocki were present at the time of roll call, establishing the presence of a quorum. Weibel stated Gladney had informed him in advance of the meeting that he would be unable to attend.

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APPROVAL OF COUNTY BOARD RESOLUTION TO MEET AS COMMITTEE OF THE WHOLE

38
39
40

MOTION by Beckett to approve the County Board Resolution to meet as a Committee of the Whole; seconded by Rosales. **Motion carried with unanimous support.**

41
42

APPROVAL OF MINUTES

43
44
45

MOTION by Kurtz to approve the Committee of the Whole minutes of April 6, 2010; seconded by James.

46
47

Wysocki asked that the word "not" be added to Kurtz's statement on page 8, line 350.

48 **Motion carried as amended with unanimous support.**

49

50 **APPROVAL OF AGENDA/ADDENDA**

51

52 **MOTION** by Anderson to approve the agenda and addendum; seconded by Kurtz.

53

54 Beckett requested the agenda be rearranged to address the ELUC items, with item 10.B.1
55 first, followed by Highway and Facilities items to accommodate the large number of citizens who
56 are in attendance for the zoning issue. Wysocki announced all major participants for the ELUC
57 items were not present at this time, so the Board would proceed with ELUC item 10.B.1 first, then
58 move onto the Highway and Facilities items before finishing the ELUC items.

59

60 **Motion carried with unanimous support.**

61

62 **PUBLIC PARTICIPATION**

63

64 Jimmy Howe, a trustee in the Apostolic Life Church, voiced support for the Lifeline
65 Connect Program operated by the church as a wonderful program that is needed in the community.
66 He urged the County Board to support adding “Residential Recovery Center” as a by-right use in
67 the County’s Zoning Ordinance.

68

69 Wysocki noted a number of people were present to speak to that item and their comments
70 would be orchestrated by Carl Webber to be efficiently presented to the Board.

71

72 Carl Webber thanked the County for reordering the agenda to firstly address the request to
73 amend the Zoning Ordinance to add “Residential Recovery Center” as a by-right use in the R-4
74 Multiple Family Residence Zoning District and as a Special Use Permit in the AG-2 Agriculture
75 Zoning District when operated by and located with a church or temple. Webber explained that the
76 Lifeline Connect Program is an alcohol and drug addiction treatment program operated by the
77 Apostolic Life Church for several years. The program allows for 8 male participants who live
78 onsite. Webber described the requirements a church or temple has to comply with and how the
79 existing program has a history of quiet supervision in the neighborhood. He spoken about the
80 benefits the Lifeline Connect Program provides to the community through the treatment of
81 substance abuse.

82

83 Richards entered the meeting at 6:13 p.m.

84

85 Webber continued to describe allowable uses already seen in the community at Hillel and
86 McKinley and how the Lifeline Connect Program has applicable rights under the Fair Housing
87 Amendment as an educational and housing program. He assured the Board the church’s expansion
88 of the program will be modest.

89

90 Scott Olthoff from Salt & Light Ministries spoke about his involvement in the educational
91 component of the Lifeline Connect Program and in support of the Zoning Ordinance text
92 amendment request.

93

94 Randy Brown, Lifeline Connect Program Director, talked about the recovery ministry and
95 structured, safe, and supervised environment the program offers to participants. He spoke about the
96 program's curriculum and counseling services with emphasis on the campus's safety and
97 supervision. Brown offered to give tours of the facility to any interested Board member.
98

99 John Grubb, Randy Roberts, and Derek Brasheak; residents in the church's neighborhood,
100 said the program generated no complaints from the church's neighbors and urged the County Board
101 to approve the amendment.
102

103 Current and past Lifeline Connect Program residents Thomas Martin, Jeffrey Branson, and
104 Leslie Cotton spoke about how the program has changed their lives in a positive manner.
105

106 R.T. Eaton, Lifeline Connect Director of Operations, described how he lives on campus with
107 the program's participants and described their constant supervision and structure. He remarked that
108 no one has ever needed to be dismissed from the program.
109

110 Pastor D.L. Rogers expressed how the Lifeline Connect Program is a whole life treatment of
111 a person's needs to create a Christian faith-based solution to addiction. The program provides a
112 safe, healthy environment to train individuals to transform their lives. This program is patterned
113 after thousands of similar residency treatment programs. Typically six men at a time are enrolled in
114 the program for one year, which includes transitioning back to work. The program has been in
115 operation for four years without being any nuisance to the neighborhood. Pastor Rogers said
116 residential recovery centers, when facilitated under the guidelines proposed by the amendment, are
117 less intrusive than motels, schools, nursing homes, libraries, etc. that are allowed under special use
118 in the AG-2 District. He urged the County Board to pass this Zoning Ordinance amendment for this
119 purpose to benefit the community, those recovering from substance abuse, and their families.
120

121 After verifying that no one else wished to speak, Wysocki closed public participation.
122

123 **COMMUNICATIONS**

124
125 Kurtz announced the state legislature has passed the wind farm property tax legislation, HB
126 4797, extending the property tax for wind farms to 2016. He mentioned the tentative date for the
127 *Chicago Tribune's* magazine cover story about Olympian Drive was Sunday, May 23rd.
128

129 Wysocki drew the County Board's attention to the flyer about the residential electronic
130 recycling collection drive occurring this Saturday between 8:00 a.m. and 1:00 p.m. at Apollo Drive
131 in Champaign.
132

133 **HIGHWAY & TRANSPORTATION**

134 **Monthly Report**

135
136 A revised monthly report of the County & Township Motor Fuel Tax Claims for April 2010
137 was distributed to County Board members.
138

139 **MOTION** by Langenheim to receive and place on file the County & Township Motor Fuel
140 Tax Claims Monthly Report for April 2010; seconded by Beckett.

141
142 Doenitz asked about the reason for the substantial CUUATS fees. Blue stated the County is
143 a CUUATS member and all members pay for the CUUATS staff's time and work. This funding
144 pays for the day-to-day CUUATS operations and does not cover the cost of studies or anything
145 outside of CUUATS's normal work. CUUATS has to exist as a metropolitan planning organization
146 in order for the Champaign-Urbana area to receive federal funding.

147
148 Nudo inquired if the County Board can decline to increase funding if CUUATS asks for an
149 increase in future years when the County budget is strained. Blue stated it would be the decision of
150 the CUUATS Policy Committee, which is run by CUUATS members.

151
152 **Motion carried with unanimous support.**

153
154 County Engineer
155 Resolution Awarding Contract for the Furnish and Spread of Bituminous Materials for 2010
156 Maintenance of Various Road Districts in Champaign County

157
158 Blue explained the bid letting was held on April 22, 2010 for all the bituminous materials.
159 This is the material townships use for seal coating or liquid asphalt application. The bid is based on
160 a per gallon unit price. The single bidder was the Illiana Construction Company from Urbana.
161 Some prices were unchanged and some increased slightly. Asphalt prices spiked a couple years ago
162 and have stayed high. Blue felt this was a good bid.

163
164 **MOTION** by Jay to approve the Resolution Awarding Contract for the Furnish and Spread
165 of Bituminous Materials for 2010 Maintenance of Various Road Districts in Champaign County;
166 seconded by Bensyl.

167
168 Weibel wondered if Blue was surprised to receive only one bid. Blue replied there has been
169 only one bidder for about 20 years. The seal coating process involves moving a substantial quantity
170 of material to the roads. Illiana has a plant in Champaign-Urbana so it is hard for other bidders to
171 beat their price, especially with transportation costs. Blue noted the price is comparable to
172 surrounding counties. Kurtz asked why the prices had not decreased when the price of oil declined.
173 Blue described how the Illiana buys its oil from companies like Amoco and Marathon. They tell
174 Blue that improved processing has increased the amount of fuel that can be extracted from crude oil,
175 reducing the leftover amount for asphalt. Asphalt prices rise with the decreased supply and steady
176 demand. It is the price of doing business.

177
178 **Motion carried with unanimous support.**

179
180 Resolution Awarding Contract for the Improvement of County Highway 20 (Sellers Road) Between
181 TR1800E and 2200E – Section #09-00426-01-RS

182
183 Blue described County Highway 20 as the road to Royal. The improvements will occur on
184 four miles starting at the road to St. Joseph. There were two bidders: Cross Construction Company

185 with a bid of \$1,305,000 and Open Road Paving Company with a bid of \$1,240,000. The
186 engineer's estimate was \$1,380,000. The Open Road Paving Company was the low bidder.

187
188 **MOTION** by Bensyl to approve the Resolution Awarding Contract for the Improvement of
189 County Highway 20 (Sellers Road) Between TR1800E and 2200E – Section #09-00426-01-RS;
190 seconded by Jay. **Motion carried with unanimous support.**

191
192 **Other Business**
193 **Semi-Annual Review of Closed Session Minutes**

194
195 **MOTION** by Knott for an all closed session minutes to remain closed based on the advice
196 of the County's legal counsel; seconded by Kurtz. **Motion carried.**

197
198 **Chair's Report**

199
200 There was no Chair's report.

201
202 **Designation of Items to be Placed on County Board Consent Agenda**

203
204 Agenda items 8.B.1-2 were designated for the consent agenda.

205
206 **COUNTY FACILITIES**
207 **Courthouse Exterior/Clock & Bell Tower Renovation Project**
208 **Project Update**

209
210 **MOTION** by Cowart to receive and place on file the project update; seconded by McGinty.
211 **Motion carried with unanimous support.**

212
213 **Facility Director**
214 **Capital Improvement Projections – Roofing**

215
216 Busey spoke regarding the need for the County to develop a capital facilities
217 replacement/improvement plan. The roofing replacement projection is the start of that plan.
218 Estimates were provided to appropriately set aside the funds to replace roofs on a timely basis.
219 Busey stated this is the first chapter of a full capital replacement/improvement plan for the County's
220 facilities. The plan will be built in pieces over future months as the needs of each system are
221 determined. Busey included an overview of the guidelines in developing the capital
222 replacement/improvement plan.

223
224 Beckett inquired how the annual reserve amount was determined for roof replacement.
225 Reinhart explained they used available historical data with original installation dates, the roofs'
226 warranty periods, estimated life of roofs, and the basic cost of replacement compounded for
227 inflation. The figures are somewhat a shot in the dark because the price of roofing materials could
228 substantially change. They calculated the annual amount which would need to be reserved to reach
229 the replacement cost goal. Beckett commented the County Facilities Committee members would
230 recall they formed a subcommittee to approach this project. Beckett and Busey have been

231 discussing this project for several months. The alternative to this approach would be to hire a
232 consultant, but Beckett did not think the County has any money to take that approach. He felt this
233 method was a very conservative way to set up a capital reserve budget. Weibel agreed with Beckett
234 and noted the County could hire a consultant when the Capital plan is finished to verify the
235 information. Weibel asked Reinhart if the roofs were listed in any particular order and Reinhart
236 answered they were not.

237

238 James said this was a good start to the capital plan. He thought the South Highway Garage's
239 roof was recently replaced following storm damage. Reinhart said the last storm damage was on the
240 ILEAS Training Facility (old nursing home facility). The ILEAS Training Facility was not
241 included on the spreadsheet. James concurred with Reinhart's assessment that building material
242 costs fluctuate greatly over time

243

244 Jay was ecstatic that a capital improvement/replacement plan was being developed after
245 years of Board members pleading for some type of plan. He thanked Reinhart and Busey for
246 starting this process.

247

248 Building & Equipment Capital Replacement Guidelines

249

250 The capital replacement guidelines were discussed under the previous item.

251

252 Physical Plant Monthly Report – March 2010

253

254 **MOTION** by Ammons to receive and place on file the Physical Plant March 2010 monthly
255 report; seconded by Kurtz. **Motion carried with unanimous support.**

256

257 County Administrator

258 Brookens Lease for Access Initiative Project

259

260 **MOTION** by Jones to approve the lease for space in the Brookens Administrative Center
261 for the Access Initiative Project; seconded by James.

262

263 Busey detailed that the Champaign County Mental Health Board was awarded a Substance
264 Abuse and Mental Health Services Administration (SAMHSA) Grant to fund the Access Initiative
265 Project for 6 years with 5-7 staff members. The project will lease the space in Brookens formerly
266 occupied by the Coroner's Office for the same price the Mental Health Board pays for its current
267 space.

268

269 **Motion carried with unanimous support.**

270

271 Nudo questioned the term of the lease. Busey stated it will be for 3 years and will be
272 corrected by the full Board meeting.

273

274

275

276

277 Annual Renewal of Gill Building Lease

278
279 Beckett asked to defer the discussion of the Gill Building lease until later in the meeting
280 because it could be the subject of a closed session. The Board proceeded to address the Highway &
281 Transportation agenda items since Blue had arrived and returned to the Gill Building lease
282 discussion later.

283
284 Beckett remarked the Board could enter into closed session because the Gill Building lease
285 is complicated and involves negotiations with another party. He asked the Board members to avoid
286 talking about legal specifics or lease strategy and instead to speak globally during open session.
287 The Board agreed to talk in general terms.

288
289 Beckett explained the lease on the Gill Building is up. The rent on this building increases
290 every year and the County Facilities Committee in general does not like leasing property. The
291 Coroner was moved into the Gill Building and the County Clerk's election equipment was moved to
292 storage space at Brookens, which is not an ideal space. The South Highway Garage is partially used
293 by the Sheriff and partially unoccupied right now. The goal was to move the County Clerk's
294 election equipment into the unoccupied section of the South Highway Garage. Some
295 miscommunication occurred and the County Facilities Committee was apprised that the County's
296 Clerk's HVAC needs to store his equipment are much higher than what is currently present the
297 South Highway Garage. After receiving an architect's opinion, Beckett did not support upgrading
298 the HVAC system in the South Highway Garage to store the election equipment because the amount
299 of money it would cost could be equal to or more than the building's value. Reinhart has indicated
300 he could move the Physical Plant set-up from the Gill Building to South Highway Garage. It was
301 proposed that the County consider constructing an FBI building on the lot north of the Animal
302 Control Facility and south of the 1905 E. Main property instead of continuing to lease the Gill
303 Building. This approach has been advocated by some County Facilities Committee members.
304 Beckett requested direction from the Committee of the Whole whether they wanted a proposal fine-
305 tuned for the next meeting. Busey stated the lease notice deadline is June 23rd, which is the day
306 before the June County Board.

307
308 James supported the County moving towards owning an FBI building instead of leasing
309 space. Beckett stated an FBI building would house the Coroner, the County Clerk's election
310 equipment, and some County storage space. Jay asked if buying an existing building in this area
311 would be an option. He did not favor continuing to rent a building. Beckett agreed that option
312 would be considered. Because of the lease deadline of June 23rd, Beckett asked if the Board would
313 consider a motion to authorize the County Administrator to negotiate a lease extension for an
314 additional year or a part thereof while other options are explored.

315
316 **MOTION** by James to authorize the County Administrator to negotiate a lease extension for
317 the Gill Building for one year or less; seconded by Jones.

318
319 Ammons questioned where the facility building money would come from. Beckett stated
320 there is money in this year's budget. The recommendation would come back with cost estimates so
321 the Board can consider how to move forward.

322

323 Jones asked about using the downtown jail building for the Coroner instead of constructing a
324 new building since the space may not continue to meet the Sheriff's needs in the next 5 years.
325 Beckett verified the motion on the floor will allow the Board to consider all options.
326

327 **Motion carried with unanimous support.**
328

329 Closed Session Pursuant to 5ILCS 120/2(c)5 to Consider the Purchase or Lease of Real Property for
330 Use of the Public Body

331
332 No closed session was held.
333

334 **Other Business**

335 Semi-Annual Review of Closed Session Minutes
336

337 **MOTION** by Knott for an all closed session minutes to remain closed based on the advice
338 of the County's legal counsel; seconded by Kurtz. **Motion carried.**
339

340 **Chair's Report**

341
342 There was no Chair's report.
343

344 **Designation of Items to be Placed on County Board Consent Agenda**

345
346 Agenda item C.1 was designated for the consent agenda.
347

348 **ENVIRONMENT & LAND USE**

349 **Zoning Ordinance Amendments**

350 Request to Amend Champaign County Zoning Ordinance Zoning 634-AT-08 Part B
351 Petitioner: Champaign County Zoning Administrator
352

353 **MOTION** by Wysocki to accept the Zoning Board of Appeals' recommendation on Zoning
354 Case 634-AT-08 Part B; seconded by McGinty.
355

356 Hall announced this was the small wind turbine ordinance text amendment that has been on
357 the agenda for the past two months. It is for small wind turbines, 150 feet less in height with a
358 turbine diameter of no more than 24 feet. It allows for big wind turbines, which are identical to
359 wind farm turbines, but the ordinance is written in a way to prohibit more than 3 turbines. Hall
360 thought it was unlikely the County would see any large wind turbines.
361

362 Cowart exited the meeting at 6:57 p.m.
363

364 Weibel hypothesized that someone could place a wind turbine on top of a barn and asked if
365 the structure would be include in the turbine height calculations. Hall noted that roof mounted
366 turbines generally do not exceed more than 15 feet. The structure is included in the height
367 measurement. Hall thought the height question can be dealt with on a permitting basis. Any wind
368 turbine within a mile and a half of a municipality's zoning falls under the jurisdiction of that

369 municipality and the County has no authority. Tonight the County Board is considering adopting
370 the Zoning Board of Appeals' recommendation. This item will return next month for a final
371 recommendation.
372

373 Rosales asked where the University of Illinois will install its wind turbine. Hall last heard it
374 would be placed south of Windsor Road. Those turbines would be owned by the University of
375 Illinois and, by extension, owned by the State of Illinois. As such, those turbines would be exempt
376 from the County's Zoning Ordinance.
377

378 McGinty exited the meeting at 7:00 p.m.
379

380 Nudo, making note of the changing technology, wondered if the amendment was too
381 detailed in its specifications on the chart (Pages 44-45) when no permits were being requested at
382 this time. He suggested they obtain industry advice to ensure the ordinance was in step with the
383 technology to avoid a time-consuming rewrite or noncompliance at the later date. He urged the
384 Board to wait and allow Hall time to gather information from the same sources he contacted in
385 2009. Other counties are not in the same mode concerning technological issues, such as rotator
386 diameter or noise limit. He was very pleased with Hall's efforts to keep the County Board apprised
387 of all the necessary information.
388

389 McGinty returned to the meeting at 7:02 p.m.
390

391 Hall provided background about the first wind turbine permit issued in 1998-1999 and how
392 they have been permitted since then. To date, Champaign County is using existing tower
393 regulations, which are by-right provided, for permitting. Agricultural wind turbines are exempt
394 from zoning. Hall could not explain why some counties do not regulate rotator diameter. The
395 public who attended the ZBA hearings were very adamant they wanted the ZBA to limit rotator
396 diameter. Nudo asked if the technological points in the amendment conforms with what is available
397 in the industry. He would hate to see the ordinance rewritten in a year due to technological
398 changes.
399

400 Weibel exited the meeting at 7:05 p.m.
401

402 Hall confirmed the ZBA looked at lots of data on wind turbine rotator diameter and its
403 function of overall turbine rating. These sizes provided in the text amendment were determined to
404 be adequate based on this information. The biggest turbine the County has permitted to date was
405 the agricultural turbine and its rotator is smaller than 24 feet. The ZBA knows the names of all
406 turbines currently manufactured and available locally that comply with Illinois Pollution Control
407 Board noise regulations. Hall confirmed the ZBA did look at the market because it shared the same
408 concerns as Nudo in writing a text amendment to ensure it would not be out-of-date within a year.
409

410 Weibel returned to the meeting at 7:08 p.m.
411

412 **Motion carried.**
413
414

415 Request to Amend Champaign County Zoning Ordinance Zoning Case 664-AT-10
416 Petitioner: Champaign County Administrator

417
418 The County Board gave Hall permission to proceed on the amendment for case number 664-
419 AT-10 a few months ago. The amendment clarifies a contradiction in the ordinance regarding
420 shadow flicker for wind farm turbines and amends the Zoning Ordinance to comply with state law
421 regarding the number of ZBA votes to affirm or deny a request. The State's Attorney has
422 determined Champaign County cannot establish a higher standard than what is required by state
423 law. This is a preliminary ZBA recommendation and will return next month along with any
424 municipal comments received in the meantime.

425
426 **MOTION** by Beckett to accept the Zoning Board of Appeals' recommendation on Zoning
427 Case 664-AT-10; seconded by Ammons.

428
429 James asked who checks shadow flicker to determine if it is in compliance with the
430 ordinance. Hall stated the ordinance requires a shadow flicker analysis, but he has no way of
431 verifying a shadow flicker analysis. A consultant would have to be hired to verify shadow flicker
432 beyond the initial analysis. James indicated without enforcement the ordinance was just a piece of
433 paper. Beckett noted that the County has an objective standard with this provision and without the
434 provision it would be entirely subjective.

435
436 **Motion carried with unanimous support.**

437
438 **Direction to Zoning Administrator Regarding Necessary Zoning Ordinance Text Amendment**
439 Request to Conduct a Champaign County Zoning Ordinance Text Amendment To Add Residential
440 Recovery Center as an Authorized Use in the R-4 Zoning District & as a Special Use in the AG-2
441 District When Operated by & Located with a Church or Temple

442
443 **MOTION** by Betz to conduct a Zoning Ordinance text amendment adding "Residential
444 Recovery Center" as a by-right use in the R-4 Multiple Family Residence Zoning District & as a
445 Special Use Permit in the AG-2 District when operated by & located with a church or temple;
446 seconded by Weibel.

447
448 Langenheim entered the meeting at 6:30 p.m.

449
450 Kurtz applauded the Apostolic Life Church's efforts through this program to help addicts
451 with their recovery and he supported expanding the program. Weibel clarified, for the audience's
452 benefit, that the Board's action tonight would allow a hearing on the amendment.

453
454 Ammons asked about the impact of this change on overall zoning. Hall explained the
455 proposal was to amend the Zoning Ordinance so a "Residential Recovery Center" could be located
456 anywhere in the R4 or in the AG-2 district as long as it is accessory to a church or temple, within
457 1.5 miles of a home rule municipality with an adopted comprehensive plan, and is in a location
458 served by public transport. This amendment is as narrowly focused as possible. The Lifeline
459 Connect Program meets all of those requirements.

460

461 Nudo asked why Hall selected the number of 30 or if the church chose the number. Hall
462 stated the number 30 is based on the existing small hotels with up to 15 lodging units already
463 allowable in the AG-2 district. He calculated one lodging unit would house 2 people, hence the
464 number of 30. The amendment is structured to be constituent with the existing AG-2 district.
465

466 **Motion carried with unanimous support.**
467

468 Wysocki moved onto the Facilities agenda items to give the County Engineer the chance to
469 arrive at the meeting.
470

471 Zoning Administrator Recommendation for Removal of Garbage & Debris at 1504 North Eastern
472 Avenue, Urbana
473

474 Pictures of the condition of the house and land at 1504 North Eastern Avenue, Urbana were
475 presented at the County Board members' desks. Hall described how the nuisance ordinance
476 authorizes the County to remove garbage and debris. The Planning & Zoning Department is having
477 no success in getting these property owners to clean up the garbage. This property is subject to an
478 annexation agreement and the County did not accept jurisdiction in the beginning. Hall believed
479 removing garbage and debris before removing the dangerous structure will probably cost more, but
480 he has no way of knowing how soon the court will grant permission to remove the dangerous
481 structure. With the Board's agreement, Hall would immediately proceed with removing the garbage
482 and debris from the property.
483

484 **MOTION** by Beckett to authorize hiring a contractor to remove & dispose of garbage &
485 debris at 1504 North Eastern Avenue, Urbana; seconded by Weibel.
486

487 Beckett asked if removing debris created a lien-able event so the County could ultimately
488 recover its costs. Hall answered that was correct. Beckett questioned why the clean-up estimate of
489 \$3,000-\$9,000 was such a large range. Hall did not know the reasoning behind the 4 estimates, 3 of
490 which are at the lower end of the range and 1 that was at high end. Weibel inquired what the
491 property was worth. Hall had no idea, but two neighbors have contacted the current owner about
492 purchasing it. The process slowed down once the current owner became aware of potential buyers.
493 Weibel did not want the County to spend more than the property is worth and support moving
494 forward with cleaning up the property.
495

496 Michaels wanted to know if Hall had a timeframe to eventually tear down the house. Hall
497 stated the County could not touch the structure until the court grants its authorization. There has
498 been no court date yet. Michaels asked about demolition costs. Hall did have some estimates to
499 tear down the structure and felt the costs could be recaptured.
500

501 Jay asked if a lien could be used to recoup the cleanup costs alone if the owner decides to
502 savage the property. Hall was not sure how the County would recover the lien if the property never
503 changes hands. Beckett stated they could foreclose if they have a lien.
504

505 Rosales inquired if the property owner had been fined for not cleaning up the garbage within
506 a reasonable amount of time. Hall stated the nuisance ordinance provides for fines, but those fines

507 must be imposed by a judge. Over 6 months have passed since the owner was noticed that they
508 were in violation of the ordinance.

509
510 Bensyl exited the meeting at 7:20 p.m.
511

512 James asked what the County's liability would be if they take no action, especially
513 considering the vermin and public health issues. Beckett assumed people have complained about
514 this property. Enforcement is a question of budgeting and getting the case addressed in the courts.
515 He noted the State's Attorney's Office has recently lost staff and the prosecution of these cases does
516 not pay for itself because people who do not take care of their property typically do not have money
517 to pay fines. Hall stated the court rarely assesses fines in these cases.
518

519 O'Connor asked why this property was not the City of Urbana's problem. Hall explained
520 the annexation agreement made it the City's problem, but the City argued this was a nuisance
521 problem and Urbana does not have nuisance ordinance. The annexation agreement does not clearly
522 cover the nuisance ordinance. He warned the County Board that a judge could say the County does
523 not have jurisdiction because of the annexation agreement.
524

525 Ammons asked where the cleanup costs would come from. Hall answered there is money in
526 a line item for this specific purpose. Rosales asked why the County did not just raze the structure as
527 a public health problem. Hall reiterated they could not touch the structure without a court order.
528

529 **Motion carried with unanimous support.**
530

531 **Land Resource Management Plan Implementation for Remainder of FY2010 Planning**
532 **Contract**
533

534 Chavarria distributed a request form for a paper or CD copy of the final Land Resource
535 Management Plan (LRMP). She is planning to print the plan this month.
536

537 Chavarria stated the approved work plan for the FY2010 County Planning Contract included
538 about 700 hours to implement the LRMP. The final LRMP includes language specifying that the
539 County Board will have input as to how the LRMP implementation items will be prioritized. She
540 requested the Board's input on spending the remaining time in FY2010 and the next fiscal year for
541 LRMP implementation. A memo was provided in the agenda packet listing items identified as
542 being ideal to implement within the first 3 years. She would be happy to oblige if the Board
543 preferred to include some of the other 200 implementation items.
544

545 Beckett asked if Chavarria was seeking direction regarding on implementation until the end
546 of the current fiscal year. Chavarria confirmed that was accurate. Beckett questioned if some work
547 would be done on every one of the items identified in the memo on pages 109-111 of the agenda
548 packet or whether the Board should direct her on which items to implement by November 30th. He
549 wanted to know what Chavarria realistically thought could be achieved this fiscal year so the
550 County Board could determine its priorities. Chavarria said there was no way for staff to address all
551 the priority items listed in her memo. The progress is dependent on how many meetings staff has to
552 attend to get through zoning ordinance changes. Beckett remarked it would help if Chavarria could

553 give the Board some idea of what she thought staff could realistically accomplish in the next 6
554 months. Chavarria recommended the ongoing tasks for the County Planner (including priority item
555 9.4A) and priority items related to looking for funding opportunities to lessen dependency on the
556 County budget as items that could be accomplished this fiscal year.
557

558 Knott requested this item be tabled until the next meeting so Chavarria could return with a
559 written recommendation of priorities that could be realistically achieved in the appropriate time
560 frame. Nudo commended Chavarria for putting the list together so quickly, however, they were not
561 following the preamble of the LRMP's goals, objectives, and policies. The preamble states the RPC
562 planning staff shall present options for a work plan for the ensuing year to ELUC based on
563 budgetary guidelines established by the annual budget process resolution in June of each year. The
564 options presented shall be based on the LRMP and annual budgetary guidelines. ELUC shall
565 establish the priorities to be accomplished for the work plan and recommend approval to the County
566 Board no later than September. Nudo wanted to know what the ongoing costs would be and who
567 would pay for any new ordinances before work proceeds. He did not want the Planner spending
568 time paid for by the County Planning Contract on items that have not been approved as priorities by
569 the County Board. Otherwise, the Planner could spend time working on an issue that is then
570 rejected by the Board. The Board discussed supplying guidance for staff priorities for the rest of the
571 fiscal year.
572

573 Langenheim exited the meeting at 7:38 p.m.
574

575 Nudo and Beckett asked for a document with a narrower scope of recommendations
576 including cost factors on the priority items so the Board could allocate its resources. Chavarria said
577 she has no way of finding out how many meetings and revisions staff would need to carry out an
578 amendment and this impacts the cost estimate. It would cost RPC about \$5,000 to perform a cost
579 study on implementing the 200 LRMP priority items. She asked the Board to narrow the list of
580 priority items so she could try to provide some cost estimates. Beckett stated the Board was
581 requesting the Chavarria supply her professional opinion regarding what the real priorities should be
582 and what those cost estimates would be because she is knowledgeable about the planning process.
583 He wanted a smooth transition into the planning process. Beckett supported deferring the item to
584 the June agenda so Chavarria could provide the appropriate documentation.
585

586 **MOTION** by Beckett to suspend the rules; seconded by McGinty. **Motion carried to**
587 **suspend the rules.**
588

589 **MOTION** by Beckett to defer; seconded by McGinty.
590

591 Nudo emphasized the County Board should set the priorities, not the County Planner.
592 James suggested Chavarria prepare a short list of high priority items to be accomplished with the
593 remaining hours in the County's Planning Contract for this fiscal year.
594

595 Langenheim returned to the meeting at 7:43 p.m.
596

597 Jay asked how much the potential budget shortfall would impact implementation of the
598 LRMP. Busey confirmed what is being presented tonight is already incorporated in the FY2010

599 budget. RPC will know if there will be any adjustment to the FY2011 budget before they
600 commence working on the FY2011 proposal. No recommendation has been brought to the County
601 Board to cut the FY2011 budget at this time.

602
603 McGinty supported deferring the issue because the County Board needs to make decisions
604 based on specific recommendations from professionals operating in the County's departments. The
605 Board needs to receive recommendations in writing before the meeting in order to make an
606 informed decision.

607
608 Kurtz asked if Chavarria and Hall could condense the list into a recommendation on the
609 most immediate priorities with the estimated costs attached by the June meeting. Chavarria
610 confirmed she had a priority list ready and would have something to the Board for the next meeting.
611 She reiterated the costs the Board is asking for are impossible to quantify because of the number of
612 meetings that might be required for any single ordinance change. The majority of the priorities are
613 ordinance changes. In her opinion, a cost estimate is a waste of time. She believed she should
614 provide the Board with recommendations and the Board should let staff spend money as well as
615 they can. Staff would then stop working on the priorities when the money runs out. She would
616 provide the requested information, but did not think it would be dependable.

617
618 Michaels felt the Board was looking for the cost estimates as a guideline, not necessarily as
619 an exact figure. She would like to see the list based on priorities because she felt some of the 700
620 hours will need to be cut.

621
622 **Motion carried to defer with unanimous support.**

623
624 **Monthly Report**

625
626 **MOTION** by Beckett to receive and place on file the April 2010 monthly report; seconded
627 by Langenheim. **Motion carried with unanimous support.**

628
629 **Other Business**

630 **Semi-Annual Review of Closed Session Minutes**

631
632 **MOTION** by Knott for an all closed session minutes to remain closed based on the advice
633 of the County's legal counsel; seconded by Kurtz. **Motion carried.**

634
635 **Chair's Report**

636
637 There was no Chair's report.

638
639 **Designation of Items to be Placed on County Board Consent Agenda**

640
641 No agenda items were designated for the consent agenda.

645 **ADJOURNMENT**

646
647 **MOTION** by Ammons to adjourn; seconded by Kurtz. **Motion carried with unanimous**
648 **support.**

649
650 The meeting was adjourned at 8:03 p.m.

651
652 Respectfully submitted,

653
654 Kat Bork
655 Administrative Secretary

656
657 *Secy's note: The minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*

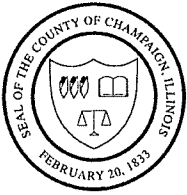
COURTHOUSE MASONRY STABILIZATION & RESTORATION PROJECT

Prepared By: E Boatz June 8, 2010

	ORIGINAL CONTRACT	CHANGE ORDERS	CONTRACT TOTAL	PAYMENTS THIS MONTH	PAYMENTS YEAR TO DATE	BALANCE TO FINISH
Original Project Budget	\$6,747,552.14					
Current Budget w/Change Orders	\$7,209,584.60					
<i>Architect Fees-White & Borgognoni</i>						
Basic Service	\$425,641.74			\$2,051.65	\$418,343.11	\$7,298.63
Amend #1-Option 4 Tower		\$43,425.00		\$326.55	\$42,740.15	\$684.85
Amend #2-Temp Cool/Jury Assembly		\$853.40		\$0.00	\$853.40	\$0.00
Amend #3-Tower Exit		\$6,221.74		\$0.00	\$6,221.74	\$0.00
Amend #4-Security Camera		\$4,130.73		\$0.00	\$4,130.73	\$0.00
Amend #5-Clk Face Stone;Lightning Prot		\$10,129.12		\$0.00	\$10,129.12	\$0.00
Amend #6-Bollard Security/Crthse Plaza		\$2,845.00		\$0.00	\$2,845.00	\$0.00
Amend #7-South Security; Energy Mod		\$23,388.00		\$0.00	\$23,388.00	\$0.00
Amend #8-Pathways & landscaping		\$11,738.20		\$0.00	\$11,738.20	\$0.00
Amend #9 - Emergency Masonry Repair		\$3,077.50		\$0.00	\$3,077.50	\$0.00
Amend #10 - Test/Balance Existing HVAC		\$2,143.05		\$2,143.05	\$2,143.05	\$0.00
Total Architect Fees	\$425,641.74	\$107,951.74	\$533,593.48	\$4,521.25	\$525,610.00	\$7,983.48
<i>Reimbursables-White & Borgognoni</i>						
Analysis/Testing; On-site Observation	\$98,092.72			\$810.00	\$86,657.53	\$11,435.19
Amendment #1 - Option 4 Tower		\$7,494.18	\$105,586.90			\$7,494.18
Miscellaneous Reimbursable Expenses	\$39,839.50			\$0.00	\$35,595.71	\$4,243.79
Amendment #1- Option 4 Tower		\$20,593.82	\$60,433.32	\$0.00	\$1,692.22	\$18,901.60
Total Reimbursable Expenses	\$137,932.22	\$28,088.00	\$166,020.22	\$810.00	\$123,945.46	\$42,074.76
<i>Building Const - Roessler Const</i>						
Existing Building	\$2,787,950.00	\$350,817.72	\$3,138,767.72	\$482.38	\$2,958,816.69	\$179,951.03
Tower	\$2,804,150.00	\$352,855.57	\$3,157,005.57	\$45.68	\$2,975,194.34	\$181,811.23
Owner Items			\$170,197.61	\$0.00	\$170,197.61	
Contingency	\$591,878.18	-\$111,795.11	\$0.00			\$0.00
Total Building Construction	\$6,183,978.18	\$703,673.29	\$6,465,970.90	\$528.06	\$6,104,208.64	\$361,762.26
<i>Additional Contracts</i>						
Todd Frahm - Gargoyles		\$44,000.00	\$44,000.00	\$0.00	\$44,000.00	\$0.00
Total Additional Contracts	\$0.00	\$44,000.00	\$44,000.00	\$0.00	\$44,000.00	\$0.00
PROJECT TOTAL	\$6,747,552.14	\$291,834.85	\$7,209,584.60	\$5,859.31	\$6,797,764.01	\$411,820.50

% of Project Paid to Date

94.29%



CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

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

ADMINISTRATIVE SUPPORT
INFORMATION TECHNOLOGY
MICROGRAPHICS
PURCHASING
PHYSICAL PLANT
SALARY ADMINISTRATION

May 25, 2010

Thomas E. Harrington, Jr. Member
Bear Properties, LLC
PO Box 140
Champaign, IL 61824-0140

Dear Mr. Harrington:

As stated in our lease, Champaign County hereby states its intent to exercise a final one-year option, effective December 1, 2010. The option period shall be on the same terms and conditions as in the current lease, except the base rent shall be increased by the percentage by which the CPI has increased from August of the prior year to August of the current year, or by 3%, whichever is greater.

Please contact Ranae Wolken, Building Services Assistant at 217-384-3765 if you have any questions or need additional information.

Sincerely,

Debra Busey
County Administrator

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



File: 09AA

April 30, 2009

Mr. Alan Reinhart, Facilities Director
Brookens Administrative Center
1776 E. Washington
Urbana, IL 61802

Re: Roof Replacement
ILEAS Training Center
Urbana, Illinois

Dear Alan:

In response to your request, IGW Architecture is pleased to submit the following proposal for professional services in connection with the referenced project. We understand that the County would like to remove and replace the existing roof at the "1971 Addition" portion of the ILEAS Training Center since it has reached the end of its useful life. The project anticipates a complete tear off of the existing asphalt shingle roof, possible needed repair of deteriorated plywood roof deck, fascia, and the installation of a new asphalt shingle roof system. Approximately 49,300 square feet of roof area will be replaced with a total preliminary project cost estimate of \$264,000.00 which includes a 5% design/bid contingency, a 5% construction contingency, architectural fees and an allowance for the printing of bid documents.

SCOPE OF SERVICES

Based on the understanding above, IGW Architecture will provide the following architectural services as summarized below:

1. Gather existing plans and other pertinent information regarding the roof and building and establish AutoCAD base plans necessary for the work.
2. Assess the roofing system's original design, construction features, and meet with the County's designated representative to review previous repairs and maintenance history.
3. Perform a visual inspection and photo survey of the existing roof to determine its general status, identify obvious failures/problem areas and generally collect needed information as it relates to the as-built condition and design of the new roof system.
4. Analyze alternative roof materials and system types to determine the best system for the application. Design considerations include, but are not limited to, the existing roof deck, roof size and layout, ventilation, expansion and contraction, roof slope and drainage systems, edge and flashing details, need for ice/water dams, roof top equipment and supports, through-roof penetrations, length of warranty, energy efficiency, and roof traffic.
5. Prepare design documents consisting of drawings and other document to fix and fully describe the preferred new roof system including materials, details and such other elements as may be appropriate along with an opinion of probable construction costs and a schedule for the work.

6. Based on the approved design documents, prepare construction drawings and specifications setting forth in detail all of the new roof system and other requirements for competitive bidding by qualified contractors.
7. Assist the County in obtaining competitive bids for the project including coordination and issuance of documents, organizing and attending pre-bid conference, answering contractor questions during bidding, evaluation of substitutions, issuance of any addenda necessary, review and evaluation of bids received, recommendations and assistance to the owner in the award and preparation of construction contracts.
8. After award of the contract, provide basic contract administration and coordination services including review and process of project submittals, prepare necessary change orders, review and process contractor payment requests and periodic on-site observations to check the progress and conformance of the work to the requirements of the contract documents and endeavor to provide protection against defects and deficiencies in the work.

COMPENSATION

For Tasks 1-8 above, we propose compensation on an hourly basis according to the attached rate schedule with a total cost not-to-exceed \$22,900.00 with payments made monthly based on the actual hours expended. The only out-of-pocket reimbursable costs anticipated for this project are the printing costs for bid documents which the Architect shall be reimbursed for at 1.1 of cost. For any services requested that are in addition to those outlined in Items 1-8 above, IGW will request additional compensation on an hourly basis in accordance with the rate schedule.

If this letter accurately reflects the needed services at this time and the attached terms and conditions meet with your approval, consider this letter to be our working agreement. Please sign and return one copy for our files.

Thanks Alan for this opportunity. If you need any further information or have questions, do not hesitate to call.

Sincerely:

IGW Architecture



Riley D. Glerum AIA
Principal/CEO

Att: IGW Rate Schedule
IGW Conditions of Agreement

ACCEPTED _____ DATE _____



ISAKSEN GLERUM WACHTER . LLC

114 WEST MAIN STREET
URBANA, ILLINOIS 61801

T / 217 328 1391
F / 217 328 1401

Isaksen Glerum Wachter . LLC

Principals	\$ 135 - 160
Project Architect 1	\$ 100 - 135
Project Architect 2	\$ 90 - 100
Architect/Designer 1	\$ 80 - 90
Architect/Designer 2	\$ 70 - 80
Architect/Designer 3	\$ 60 - 70
Construction Observer.....	\$ 75 - 135
Administrative/Accounting	\$ 75 - 95
Clerical/Data Processing	\$ 50 - 60
Reimbursables.....	@ Cost x 1.1
Consultants.....	@ Cost
Mileage Rate50 cents/mile

Effective 1 January 2010

IGW CONDITIONS OF AGREEMENT

1. **STANDARD OF CARE** – The Architect will perform the services under this agreement in accordance with generally accepted practice, in a manner consistent with the level of care and skill ordinarily exercised by members of this profession under similar circumstances in this locality. No other warranties implied or expressed, in fact or by law, are made or intended in this agreement.
2. **CONFIDENTIALITY** – The Architect shall hold confidential the business and technical information obtained or generated in performance of services under this agreement, and as identified in writing by the Client as confidential.
3. **DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS** – All original drawings, specifications, electronic data and other documents are instruments of the Architect's service for use solely with respect to this project and shall remain the property of the Architect. The Client shall be permitted to retain copies including reproducible copies of the Architect's documents for information and reference in connection with the client's use and occupancy of the project. Owner's reuse of documents generated by this Agreement shall only be permitted by written approval from the Architect.
4. **SURVEYS/TESTS** – The Architect shall recommend to the Client the appropriate investigation, surveys, tests, analyses and reports to be obtained as necessary for the proper execution of the Architect's services.
5. **AUTHORITY AND RESPONSIBILITY** – The Architect shall not have control or charge of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, for safety precautions and programs in connection with the Work, for the acts or omissions of the Contractor, Subcontractors or any other persons performing any of the Work, or for the failure of any of them to carry out the Work in accordance with the Contract Documents.
6. **RESPONSIBILITY FOR CONSTRUCTION COST** – It is recognized that neither the Architect nor the Client has control over the cost of labor, materials or equipment over the Contractor's method of determining bid prices, or over competitive bidding, marketing or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from any Opinion of Construction Cost or evaluation prepared or agreed to by the Architect.
7. **INSURANCE** – The Architect shall maintain comprehensive general liability and professional liability insurance coverage and the Architect's employees are covered by Workers Compensation Insurance. Certificates of Insurance can be provided to the Client upon written request. The Architect shall not be responsible for any loss, damage, or liability beyond these insurance limits and conditions.
8. **LIMITATION OF LIABILITY** – Neither the Architect, the Architect's consultants, nor their agents or employees shall be jointly, severally or individually liable to the Client in excess of the compensation to be paid pursuant to this agreement or of Ten Thousand Dollars (\$25,000.00), whichever is less, by reason of any act or omission, including breach of contract or negligence not amounting to a willful or intentional wrong.
9. **HAZARDOUS MATERIALS** – The Architect and the Architect's consultants shall have no responsibility for discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances. If required by law, the client shall accomplish all necessary inspections and testing to determine the type and extent, if any, of hazardous materials at the project site. Prior to the start of services, or at the earliest time such information is learned, it shall be the duty of the client to advise the Architect (in writing) of any known or suspected hazardous materials. Removal and proper disposal of all hazardous materials shall be the responsibility of the client.
10. **CLIENT'S CONSULTANTS** – Contracts between the Client and Client's consultants shall request the consultants to coordinate their drawings and other instruments of service with those of the Architect and to advise the Architect of any potential conflict. The Architect shall have no responsibility for the components of the project designed by the Client's consultants. The Client shall indemnify and hold harmless the Architect, Architect's Consultants and their employees from and against claims, damages, losses and expenses arising out of services performed for this project by other consultants of the Client.
11. **REMODELING AND RENOVATION** – For Architect's services provided to assist the Client in making changes to an existing facility, the Client shall furnish documentation and information upon which the Architect may rely for its accuracy and completeness. Unless specifically authorized or confirmed in writing by the Client, the Architect shall not be required to perform or have others perform destructive testing or to investigate concealed or unknown conditions. The Client shall indemnify and hold harmless the Architect, the Architect's Consultants, and their employees from and against claims, damages, losses and expenses which arise as a result of documentation and information furnished by the Client.
12. **AMENDMENTS** – This Agreement may be amended only by written documentation signed by both the Architect and Client.
13. **TERMINATION** – This Agreement may be terminated by either party upon written notice and the Architect will be paid only for those services and costs incurred to date of termination.
14. **MEDIATION** – In the event of a dispute, the parties shall endeavor to settle disputes by mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect unless the parties mutually agree otherwise. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

**** FEDERAL FUNDING OPPORTUNITY ****
ENERGY EFFICIENCY COMMUNITY BLOCK GRANTS

April 30, 2010

Pius Weibel
Champaign County Board
1776 E. Washington St.
Urbana, IL 0

Dear Pius,

The Energy Efficiency Community Block Grant (EECBG) program application is now available. The US Department of Energy awarded grants to states; in Illinois, the Department of Commerce and Economic Opportunity (DCEO) is responsible for implementing this program. DCEO has entered into an agreement with numerous regional planning agencies to distribute and administer the grants. **The Champaign County Regional Planning Commission (CCRPC) will grant \$944,862 to eligible projects and recipients in eight counties: Champaign, DeWitt, Douglas, Ford, Iroquois, Livingston, Piatt, and Vermilion.** The purpose of this letter is to notify all municipal and county governments of the opportunity and to provide information about the program.

The enclosed Request for Applications (RFA) details application requirements, eligible applicants, eligible projects, and upcoming deadlines. Highlights of the RFA include:

- Any incorporated local government of 35,000 or fewer population may apply.
- All eight county governments from the counties identified above can also apply.
- School districts and park districts may apply via their municipalities but cannot apply themselves.
- Townships may apply via their counties but cannot apply themselves.
- The cities of Champaign and Urbana are excluded from this opportunity.
- There are eight eligible activities under this RFA; some have limitations.
- No more than 10% of the funding for the eight counties may be awarded to projects in Activity 1: Energy Efficiency and Conservation Strategy.
- At least one-third of the available funding for the eight counties must be awarded to projects in Activity 3: Energy Efficiency Retrofits in Buildings and Facilities.
- **The deadline for applications is end of day Friday, June 11, 2010.**

CCRPC invites you or your representative to attend an information session at **1:30 p.m. on Thursday, May 13, 2010** in the John Dimit Conference Room at CCRPC, 1776 East Washington, Urbana. Throughout the application period, any questions can be addressed to Susan Chavarria, CCRPC Regional Planning Manager, at 217-328-3313 or via email at schavarr@ccrpc.org. Information will also be available on the CCRPC website, www.ccrpc.org, starting the first week of May.

Sincerely,

Cameron Moore
CEO, Champaign County Regional Planning Commission

RECEIVED

APR 30 2010

**CHAMPAIGN COUNTY
ADMINISTRATIVE SERVICES**

Physical Plant Monthly Expenditure Report
April, 2010

EXPENDITURE ITEM	FY2009 YTD 4/30/2009	FY2009 ACTUAL 11/30/2009	FY2009 YTD as % of Actual	FY2010 ORIGINAL BUDGET	FY2010 BUDGET 4/30/2010	FY2010 YTD 4/30/2010	FY2010 YTD as % of Budget	FY2010 Remaining Balance
Gas Service	\$270,269	\$410,906	65.77%	\$547,793	\$547,793	\$230,284	42.04%	\$317,509
Electric Service	\$239,125	\$879,648	27.18%	\$974,737	\$974,737	\$224,655	23.05%	\$750,082
Water Service	\$15,743	\$47,286	33.29%	\$57,000	\$57,000	\$15,227	26.71%	\$41,773
Sewer Service	\$13,839	\$41,186	33.60%	\$35,800	\$35,800	\$12,857	35.91%	\$22,943
All Other Services	\$108,614	\$261,866	41.48%	\$241,743	\$212,580	\$108,735	51.15%	\$103,845
Cths R & M	\$13,390	\$39,649	33.77%	\$30,113	\$27,959	\$16,424	58.74%	\$11,535
Downtown Jail R & M	\$19,294	\$52,714	36.60%	\$26,498	\$23,449	\$5,567	23.74%	\$17,882
Satellite Jail R & M	\$23,344	\$54,266	43.02%	\$27,342	\$25,342	\$15,987	63.08%	\$9,355
1905 R & M	\$8,180	\$13,601	60.14%	\$10,075	\$10,075	\$6,172	61.26%	\$3,903
Brookens R & M	\$10,889	\$27,275	39.92%	\$31,020	\$28,171	\$9,650	34.25%	\$18,521
JDC R & M	\$4,176	\$6,037	69.17%	\$11,366	\$10,743	\$1,427	13.28%	\$9,316
1701 E Main R & M	\$14,792	\$26,980	54.83%	\$45,000	\$42,930	\$8,175	19.04%	\$34,755
Other Buildings R & M	\$2,703	\$13,676	19.76%	\$7,520	\$14,189	\$8,009	56.44%	\$6,180
Commodities	\$40,449	\$69,679	58.05%	\$64,207	\$65,079	\$38,158	58.63%	\$26,921
Gas & Oil	\$2,215	\$6,369	34.78%	\$10,810	\$10,810	\$2,587	23.93%	\$8,223
1701 - South Garage Remodel	\$107,327	\$108,755	98.69%	\$0	\$5,299	\$16	0.31%	\$5,283
Totals	\$894,347	\$2,059,894		\$2,121,024	\$2,091,956	\$703,931		\$1,388,025

Prepared by:
Ranae Wolken
5/24/2010

This report does not include information on personnel, intergovernmental loans and capital projects.

Electric Utilities - FY2009

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1701 E Main Rear EMA/METCAD	Nite Lite	Brookens	ITC	1705 E Main North Garage	1705 E Main South Garage	Monthly Totals
December	\$15,098.34	\$7,346.38	\$8,776.98	\$4,351.68	\$4,371.47	\$149.44	\$254.17	\$5,172.19	\$7,225.78	\$80.68	\$117.27	\$52,944.38
January	\$15,939.57	\$6,879.57	\$9,520.51	\$4,741.26	\$5,302.29	\$154.44	\$248.64	\$6,972.73	\$7,481.97	\$65.21	\$144.95	\$57,451.14
February	\$14,835.64	\$6,674.54	\$8,309.10	\$4,067.02	\$4,387.50	\$130.23	\$243.57	\$9,124.23	\$6,340.91	\$60.75	\$112.50	\$54,112.74
March	\$17,583.26	\$6,710.69	\$9,004.40	\$3,706.08	\$4,346.92	\$123.51	\$229.13	\$8,746.31	\$5,803.86	\$54.55	\$99.70	\$56,254.16
April	\$23,488.94		\$11,944.26	\$4,369.40	\$5,070.46	\$116.15	\$221.00	\$12,493.38	\$6,896.33	\$53.44	\$71.23	\$64,599.92
May												\$0.00
June												\$0.00
July												\$0.00
August												\$0.00
September												\$0.00
October												\$0.00
November												\$0.00
Total to Date	\$86,945.75	\$27,611.18	\$47,555.25	\$21,235.44	\$23,478.64	\$673.77	\$1,196.51	\$42,508.84	\$33,748.85	\$314.63	\$545.65	\$285,814.51

Prepared by Ranae Wolken
5/25/2010

Gas Utilities - FY2009

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1701 E Main Rear EMA/METCAD	Brookens	ITC	1705 E Main North Garage	1705 E Main South Garage	Monthly Totals
December	\$12,146.91	\$2,768.92	\$7,849.04	\$2,036.89	\$1,370.26	\$366.53	\$3,500.41	\$14,358.77	\$376.97	\$164.02	\$44,938.72
January	\$17,577.70	\$3,790.73	\$12,163.62	\$3,198.80	\$1,808.75	\$648.46	\$6,322.46	\$23,179.19	\$583.06	\$1,151.07	\$70,423.84
February	\$17,116.01	\$3,649.78	\$10,514.45	\$2,874.68	\$1,654.72	\$464.97	\$5,531.14	\$18,285.82	\$561.63	\$954.72	\$61,607.92
March	\$13,817.44	\$2,654.20	\$7,097.29	\$1,523.73	\$1,433.01	\$275.89	\$3,170.57	\$17,035.11	\$372.23	\$572.40	\$47,951.87
April	\$12,963.80	\$682.47	\$8,195.81	\$863.02	\$1,561.30	\$132.35	\$2,511.79	\$5,361.76	\$194.05	\$214.00	\$32,272.30
May											\$0.00
June											\$0.00
July											\$0.00
August											\$0.00
September											\$0.00
October											\$0.00
November											\$0.00
Total to date	\$73,621.86	\$13,546.10	\$45,820.21	\$10,497.12	\$7,828.04	\$1,888.20	\$21,036.37	\$78,220.65	\$2,087.94	\$3,056.21	\$257,602.70

Prepared by Ranae Wolken
5/25/2010

Building/Grounds Maintenance work hour comparison

FY2010

Weekly Period	Repair & Maintenance	Scheduled Maintenance	Nursing Home	Special Project	Grounds Maintenance	Other Tenants	TOTAL
11/29/09-12/5/09	384.00	2.00	0.00	17.00	0.00	0.00	403.00
12/6/09-12/12/09	342.00	0.00	0.00	48.00	14.50	0.00	404.50
12/13/09-12/19/09	268.75	0.00	0.00	113.00	0.50	0.00	382.25
12/20/09-12/26/09**	197.50	0.00	5.00	15.00	37.25	0.00	254.75
12/27/09-1/2/10*	202.50	0.00	5.00	0.00	87.25	0.00	294.75
1/3/10-1/9/10	284.75	0.00	3.25	0.00	151.25	0.00	439.25
1/10/10-1/16/10	304.75	0.00	2.00	36.50	19.50	4.50	367.25
1/17/10-1/23/10*	212.75	0.00	5.00	0.00	47.50	15.00	280.25
1/24/10-1/30/10	342.75	23.00	9.50	0.00	24.00	0.00	399.25
1/31/10-2/6/10	309.75	0.00	1.75	0.00	39.50	0.00	351.00
2/7/10-2/13/10	324.75	0.00	5.00	2.00	101.25	2.00	435.00
2/14/10-2/20/10*	234.25	0.00	1.75	0.00	59.00	10.50	305.50
2/21/10-2/27/10	298.25	14.00	0.00	0.00	50.75	7.50	370.50
2/28/10-3/6/10	288.50	77.75	0.00	0.00	30.00	0.00	396.25
3/7/10-3/13/10	345.00	0.00	0.00	0.00	43.00	25.00	413.00
3/14/10-3/20/10	270.00	34.00	4.50	22.75	45.50	7.00	383.75
3/21/10-3/27/10	285.00	40.00	0.00	0.00	74.00	0.00	399.00
3/28/10-4/3/10*	210.00	39.25	0.00	7.75	52.25	18.50	327.75
4/4/10-4/10/10	287.00	44.50	0.00	5.00	66.00	7.25	409.75
4/11/10-4/17/10	205.75	46.00	3.00	0.00	51.50	0.00	306.25
4/18/10-4/24/10	258.50	0.00	0.00	72.00	71.50	0.00	402.00
4/25/10-5/1/10	266.75	0.00	0.00	48.00	74.25	0.00	389.00
5/2/10-5/8/10	202.75	0.00	3.25	80.00	68.75	0.00	354.75
5/9/10-5/15/10	261.50	0.00	0.00	71.50	70.50	0.00	403.50

*week includes a holiday

One work week: 435.00 hours with regular staff

There are currently 384.01 comp time hours available to the maintenance staff

Total comp time hours earned in FY10 to date- 2422.82

Total spent to date on overtime in FY09 - \$1,616.47 (Original Budgeted Amount - \$3,000)

Prepared by: Ranae Wolken
5/24/2010

Alan Reinhart

From: Selby, Jennifer [jjselby@city.urbana.il.us]
Sent: Monday, May 10, 2010 10:06 AM
To: Alan Reinhart
Subject: Main Street traffic plan
Attachments: Main Street Road Diet angled parking gain.pdf

Alan – Attached is an exhibit that shows the City’s proposed changes related to the Main Street traffic plan. We are proposing a “road diet” on Main Street from Cedar Street to Grove Street to narrow the road from four lanes to three lanes. We are proposing converting the angled parking on the east side of Walnut Street to angled parking (west side stays parallel) and converting the street to a one-way northbound which allows us to add five parking spaces in that block. We are also proposing converting the parallel parking on the south side of Water Street from Broadway Avenue to Vine Street to angled parking (no parking on north side) which allows us to add another five parking spaces in those two blocks.

By converting Walnut Street to a one-way northbound, we’ve eliminated vehicles turning on to Main Street from Walnut Street. By implementing a road diet, we can use the center turn lane to construct a raised median at the mid-block crossing at Walnut Street and Main Street. We recognize that a lot of pedestrians cross at this location and eliminating vehicles turning left onto Main Street and providing a raised median for pedestrians to cross the street ½ at a time will make it safer for pedestrians to cross at that location.

We are going to the Council Committee of the Whole meeting tonight to present various options for the Main Street traffic plan. Our police and fire departments have signed off on the Walnut one-way and the raised median. We’d like to get input from the sheriff on the proposed improvements.

If you have any questions, please give me a call. Thanks!

<<Main Street Road Diet angled parking gain.pdf>>

Jennifer J. Selby, P.E.

Civil Engineer

City of Urbana Public Works

706 South Glover Avenue

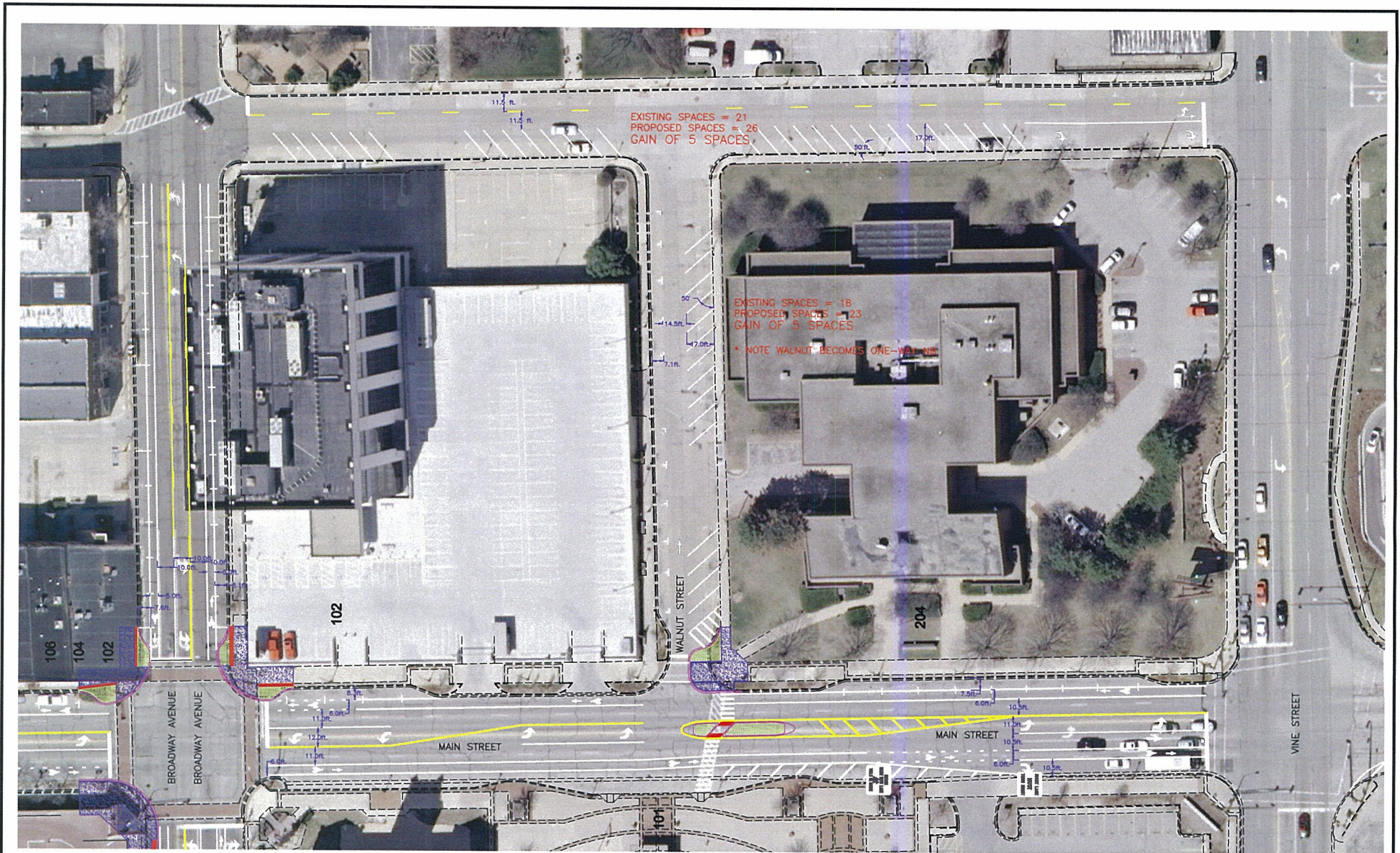
Urbana, Illinois 61802

(217) 384-2385 - Office

(217) 819-3161 - Direct Line

(217) 819-3193 - Fax

jjselby@city.urbana.il.us



ANGLED PARKING GAIN OF PARKING SPACES – WALNUT STREET AND WATER STREET

Date: 05/06/10
Design by: JJS

MAIN STREET TRAFFIC PLAN
EXHIBIT 7

CHAMPAIGN COUNTY HIGHWAY DEPARTMENT

JEFF BLUE
COUNTY ENGINEER

1605 E. MAIN STREET

(217) 384-3800
FAX (217) 328-5148

URBANA, ILLINOIS 61802

June 8, 2010

COUNTY MOTOR FUEL TAX CLAIMS FOR MAY

Req No.	Payee	Description	Amount
36	Jeff Blue	Expenses - IACE Spring Meeting Effingham, IL 4/21-4/22/10	98.79
37	Jeff Blue	Expenses - NACE Conference Ft. Worth, TX 4/25/4/29/10	834.00
38	Sodemann & Associates	Engineering Fees - CH.18 (Monticello Rd) #07-00419-01-RS	139.50 85,328.14
39	Hanson Aggregates, Inc.	63.14 T. CA-6/10	568.26
40	Fastenal Company	Sign Hardware	379.70
41	Advanced Drainage Systems	Pipe Culverts	749.98
42	Open Road Asphalt Company	14.31 T. Cold Mix	1,359.45
			<hr/> \$ 89,457.82 <hr/>

TOWNSHIP MOTOR FUEL TAX CLAIMS MAY

Req No.	Payee	Description	Amount
28	Tuscola Stone Company	Somer- 1,193.70 TN CA-15 F&D	18,872.43
29	Weber Trucking	Kerr- 313.83 TN CM-10 F&D	4,048.41
30	Illiana Construction Company	Newcomb - 5,908 Gal CM-300 F&M	20,087.20
			<hr/> \$43,008.04 <hr/>

RESOLUTION NO. _____

RESOLUTION APPROPRIATING \$10,254.66 FROM
COUNTY MOTOR FUEL TAX FUNDS FOR
CHAMPAIGN COUNTY'S SHARE OF THE
SIGN REPLACEMENT PROGRAM
SECTION #09-00427-00-SG

WHEREAS, The Champaign County Highway Department has participated in the Federal Sign Replacement Program – Section #09-00427-00-SG; and

WHEREAS, Champaign County has exceeded their allotment of \$25,000.00, it is necessary to appropriate County Motor Fuel Tax Funds for the remainder;

NOW, THEREFORE, BE IT RESOLVED, That there is hereby appropriated the sum of Ten Thousand Two Hundred Fifty-four Dollars and Sixty-six Cents (\$10,254.66) from County's Motor Fuel Tax Funds; and

BE IT FURTHER RESOLVED, That the County Clerk is hereby directed to transmit three (3) certified copies of this resolution to Mr. Joseph E. Crowe, District Engineer, Illinois Department of Transportation, Paris, Illinois.

PRESENTED, ADOPTED, APPROVED, AND RECORDED this 24th day of June A.D., 2010.

C. Pius Weibel, Chair
County Board of the County of
Champaign, Illinois

ATTEST: _____
Mark Shelden, County Clerk and
Ex-Officio Clerk of the County Board

Prepared by: Jeff Blue
County Engineer

Resolution No.

I, Mark Shelden, County Clerk in and for said County, in the State aforesaid and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the County Board of Champaign County at its County Board Meeting held at Urbana, Illinois on June 24, 2010.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and affixed the seal of said County at my office in Urbana in said County, this _____ day of _____ A.D., 2010.

(SEAL) _____ County Clerk

APPROVED

Date

Department of Transportation

District Engineer

RESOLUTION NO. _____

RESOLUTION APPROPRIATING COUNTY MOTOR FUEL TAX FUNDS
FOR COUNTY ROADS MAINTENANCE
FOR THE PERIOD FROM
JANUARY 1, 2010 THRU DECEMBER 31, 2010
SECTION #10-00000-00-GM

BE IT RESOLVED, The County Board of Champaign, that there is hereby appropriated the sum of Seven Hundred Thirty-three Thousand Six Hundred Dollars (\$733,600.00) from the County's Motor Fuel Tax allocations for County Roads Maintenance and meeting the requirements of the Illinois Highway Code; and

BE IT FURTHER RESOLVED, That the above designated County Roads be maintained under the provisions of said Illinois Highway Code during the year ending December 31, 2010; and

BE IT FURTHER RESOLVED, Th at the County Engineer shall, as soon as practicable after the close of the period as given above, submit to the Illinois Department of Transportation, Division of Highways, on forms furnished by said Department, a certified statement showing expenditures from the balances remaining in the appropriation; and

BE IT FURTHER RESOLVED, That the County Clerk is hereby directed to transmit two (2) certified copies of this resolution to the Illinois Department of Transportation, Division of Highways, Springfield, Illinois, through its District Engineer.

PRESENTED, ADOPTED, APPROVED, AND RECORDED this 24th day of June A.D., 2010.

C. Pius Weibel, Chair
County Board of the County of
Champaign, Illinois

ATTEST: _____
Mark Shelden, County Clerk and
ex-Officio Clerk of the County Board

Prepared by: Jeff Blue
County Engineer

Resolution No.

I, Mark Shelden, County Clerk in and for said County, in the State aforesaid and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the County Board of Champaign County at its county Board Meeting held at Urbana, Illinois, on June 24, 2010.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and affixed the seal of said County at my office in Urbana in said County, this _____ day of _____ A.D., 2010.

(SEAL) _____ County Clerk

APPROVED

Date

Department of Transportation

District Engineer

RESOLUTION NO. _____

RESOLUTION FOR CONTRACT AWARD AUTHORITY

WHEREAS, sealed bids will be received in the office of the County Engineer until 10:00 a.m. June 14, 2010, for the Pavement Striping of various County Highways in Champaign County, Section # 10-00000-01-GM, and at that time will be publicly opened and read; and

WHEREAS, it is in the best interest of Champaign County to award the contract as early as possible, and

WHEREAS, the Champaign County Board agrees to allow Jeff Blue, P.E., Champaign County Engineer to accept the low bid for Pavement Striping of various County Highways on behalf of Champaign County, if the low bid is within 10% of the engineer's estimate.

NOW, THEREFORE, BE IT RESOLVED, by the Champaign County Board that the above will be accepted to expedite the contract with the low bidder.

PRESENTED, ADOPTED, APPROVED, AND RECORDED this 24th day of June A.D., 2010.

C. Pius Weibel, Chair
County Board of the County of
Champaign, Illinois

ATTEST: _____
Mark Shelden, County Clerk and
Ex-Officio Clerk of the County Board

Prepared by: Jeff Blue
County Engineer

RESOLUTION NO. _____

RESOLUTION APPROPRIATING AN ADDITIONAL \$10,841.69 FROM
COUNTY MOTOR FUEL TAX FUNDS FOR
MAINTENANCE OF VARIOUS COUNTY HIGHWAYS
SECTION #08-00000-00-GM

WHEREAS, The Champaign County Board adopted Resolution No.6531 appropriating the total sum of \$548,444.37, from County Motor Fuel Tax Funds for County Roads Maintenance; and

WHEREAS, It is necessary to appropriate additional County Motor Fuel Tax Funds to finalize the work done for that fiscal year;

NOW, THEREFORE, BE IT RESOLVED, That there is hereby appropriated the sum of Ten Thousand Eight Hundred Forty-one Dollars and Sixty-nine Cents (\$10,841.69) from County Motor Fuel Tax Funds.

BE IT FURTHER RESOLVED, That the County Clerk is hereby directed to transmit three (3) certified copies of this resolution to Mr. Joseph E. Crowe, District Engineer, Illinois Department of Transportation, Paris, Illinois.

PRESENTED, ADOPTED, APPROVED, AND RECORDED this 24th day of June A.D., 2010.

C. Pius Weibel, Chair
County Board of the County of
Champaign, Illinois

ATTEST: _____
Mark Sheldon, County Clerk and
ex-Officio Clerk of the County Board

Prepared by: Jeff Blue
County Engineer

Resolution No.

I, Mark Shelden, County Clerk in and for said County, in the State aforesaid and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the County Board of Champaign County at its County Board Meeting held at Urbana, Illinois, on June 24, 2010.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and affixed the seal of said County at my office in Urbana in said County, this _____ day of _____ A.D., 2010.

(SEAL) _____ County Clerk

APPROVED

Date

Department of Transportation

District Engineer



STATE OF ILLINOIS,
Champaign County
Application for:
Recreation & Entertainment License

Applications for License under County
Ordinance No. 55 Regulating Recreational &
Other Businesses within the County (for use
by businesses covered by this Ordinance other
than Massage Parlors and similar enterprises)

FILED

FILED

APR 21 2010

APR 27 2010

Filing Fees:
Mark Shelden
CHAMPAIGN COUNTY CLERK

Per Year (or fraction thereof): \$ 100.00
Per Single-day Event: \$ 10.00
Clerk's Filing Fee: \$ 4.00

For Office Use Only

License No. 2010-ENT-19
Date(s) of Event(s) ANNUAL
Business Name: LLC PINK HOUSE
License Fee: \$ 75.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 79.00
Checker's Signature: *Peter Com...*

Checks Must Be Made Payable To: Mark Shelden, Champaign County Clerk

The undersigned individual, partnership, or corporation hereby makes application for the issuance of a license to engage a business controlled under County Ordinance No. 55 and makes the following statements under oath:

- A. 1. Name of Business: LLC PINK HOUSE INC
2. Location of Business for which application is made: 2698 CO RD 1600N
PO BOX 216 OGDEN, IL 61859
3. Business address of Business for which application is made: 2698 CO RD 1600N
4. Zoning Classification of Property: _____
5. Date the Business covered by Ordinance No. 55 began at this location: 4-21-10
6. Nature of Business normally conducted at this location: BAR
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): BAND - DJ KAROKE POKER RUN - BIKESHOW
8. Term for which License is sought (specifically beginning & ending dates): 1 yr

(NOTE: All annual licenses expire on December 31st of each year)

9. Do you own the building or property for which this license is sought? NO
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: PINK LAND LLC
COUNTRY FAIR DR. CHAMPAIGN IL
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

**INCOMPLETE FORMS WILL NOT BE CONSIDERED FOR A LICENSE
AND WILL BE RETURNED TO APPLICANT**

- B. If this business will be conducted by a person other than the applicant, give the following information about person employed by applicant as manager, agent or locally responsible party of the business in the designated location:

Name: _____ Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ If naturalized, **place** and **date** of naturalization: _____

If, during the license period, a new manager or agent is hired to conduct this business, the applicant MUST furnish the County the above information for the new manager or agent within ten (10) days.

Information requested in the following questions must be supplied by the applicant, if an individual, or by all members who share in profits of a partnership, if the applicant is a partnership.

If the applicant is a corporation, all the information required under Section D must be supplied for the corporation and for each officer.

Additional forms containing the questions may be obtained from the County Clerk, if necessary, for attachment to this application form.

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): DORIS CLER
BLACKSTOCK CARTER
Date of Birth: _____ Place of Birth: URBANA
Social Security Number: _____ Citizenship: yes US
If naturalized, state **place** and **date** of naturalization: _____
2. Residential Addresses for the past three (3) years: 609 W. PEARL
THOMASBORO IL
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: 1972-2006 SEARS
2006-2008 HOBBIKO
2008-2009 ADVANCE FILTRATION SYSTEMS

EACH OFFICER MUST COMPLETE SECTION D. OBTAIN ADDITIONAL FORM PAGES IF NEEDED FROM THE COUNTY CLERK AND ATTACH TO THIS APPLICATION WHEN FILED.

- D. Answer **only** if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:
C. C. PINK HOUSE INC
2. Date of Incorporation: 3-17-10 State wherein incorporated: IL

3. If foreign Corporation, give name and address of resident agent in Illinois:

Give first date qualified to do business in Illinois: _____

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

2698 CO RD 1600N
OGDEN IL

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed:

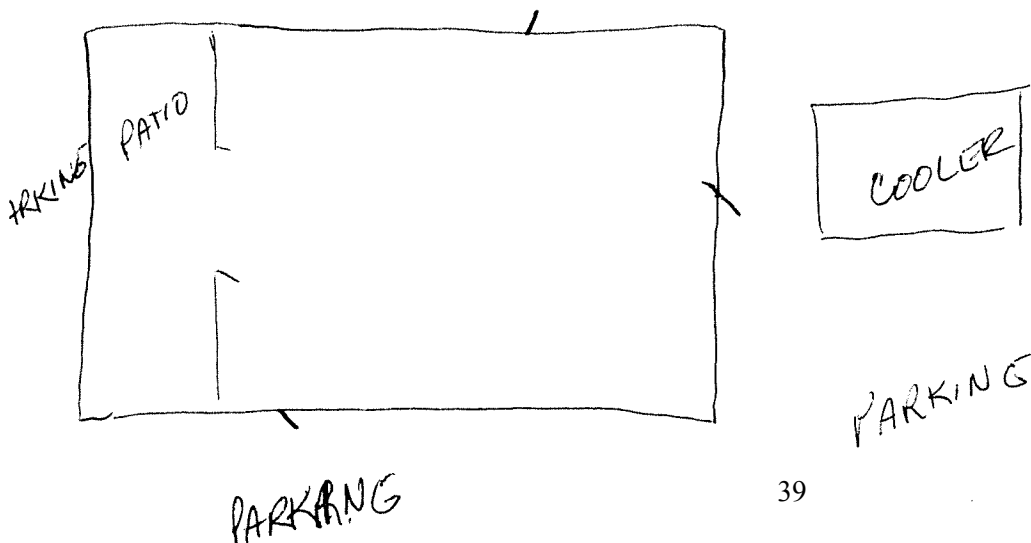
Name of Officer: DORIS CLER Title: PRESIDENT
Date elected or appointed: 3-17-10 Social Security No.: _____
Date of Birth: _____ Place of Birth: URBANA
Citizenship: US
If naturalized, **place** and **date** of naturalization: _____

Residential Addresses for past three (3) years: _____

Business, occupation, or employment for four (4) years preceding date of application for this license: _____

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

PARKING



AFFIDAVIT

(Complete when applicant is an **Individual or Partnership**)

I/We swear that I/we have read the application and that all matters stated thereunder are true and correct, are made upon my/our personal knowledge and information and are made for the purpose of inducing the County of Champaign to issue the permit hereunder applied for.

I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

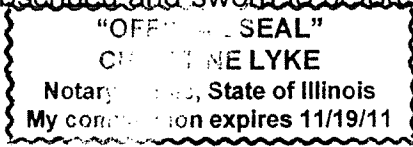
Dois Clew

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this 21st day of April, 2010.



Christine Lyke

Notary Public

AFFIDAVIT

(Complete when applicant is a **Corporation**)

We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose of inducing the County of Champaign to issue the license herein applied for.

We further swear that the applicant will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of applicant's place of business.

We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

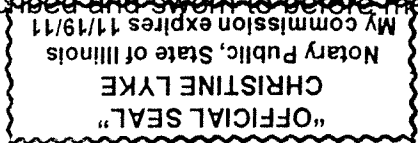
Dois Clew

Signature of President

Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 21st day of April, 2010.



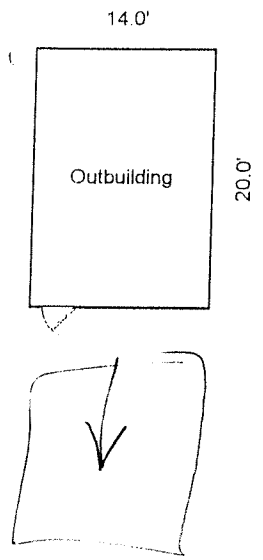
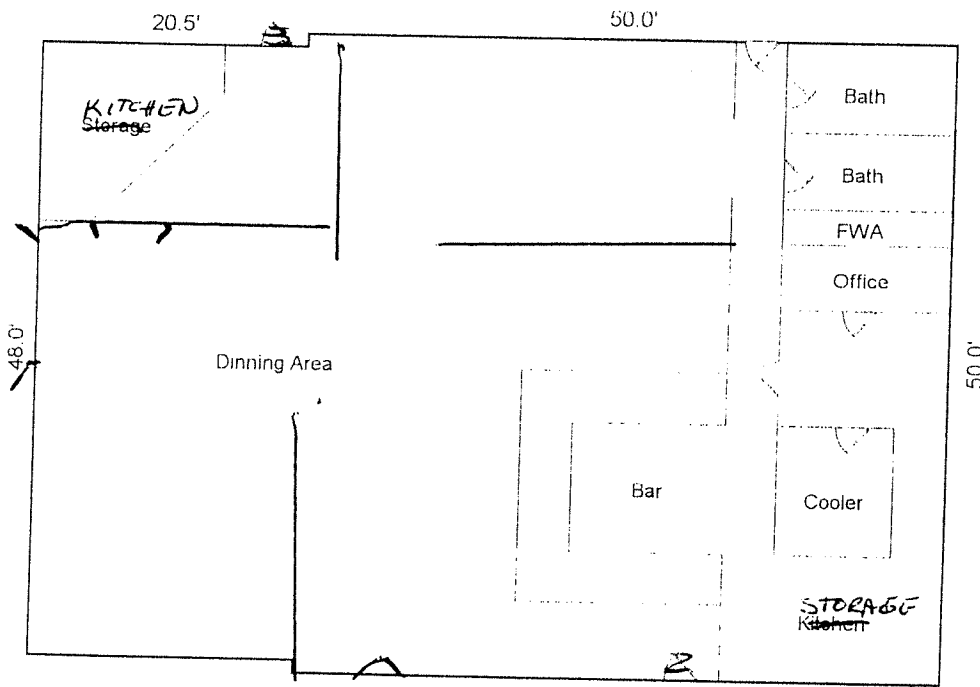
Christine Lyke

Notary Public

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to MARK SHELDEN, CHAMPAIGN COUNTY CLERK, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St. Urbana, Illinois 61802. A \$4.00 Filing Fee should be included.

↑
↓
N

PARKING



PARKING

S

Illinois

Jesse White - Secretary of State

NUMBER ISSUED

EXPIRES
08-11-10

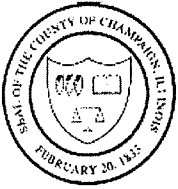
**DRIVERS
LICENSE**

DORIS A CLER
2110 ROLAND DR
CHAMPAIGN IL 61821



Birthdate
Female 5'02" 105 lbs BRN Eyes
Restrictions Type Class
***** ORG DM

Doris A Cler



STATE OF ILLINOIS,
Champaign County
Recreation & Entertainment License
Check List and Approval Sheet

FOR ELUC USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: 4/21/10
- 2. Fee Amount Received: 79.00

Sheriff's Department

- 1. Police Record Approval: _____ Date: 4/23/10
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: Carrie Jim Vogel

Planning & Zoning Department

- 1. Proper Zoning Approval: Date: 5/21/10
- 2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: B-4 District Signature: [Signature] ZONING ADMINISTRATOR

Environment & Land Use Committee

- 1. Application Complete Approval: _____ Date: _____
- 2. Requirements Met Disapproval: _____ Date: _____

Signature: _____

Remarks and/or Conditions: _____



Dobbins Downs Community Improvement Association, NFP
702 W. Bloomington Road • Suite 215 • Champaign, Illinois 61821

Chair

Leslie Kimble
766-7630

Vice Chair

Cristina Manuel
637-3042

Treasurer

Norman E. Davis
766-1202

Co-Secretaries

Joyce Zimmerman
218-9811
Amanda Zueck
416-0305

Friday, May 7, 2010

County Administrator
County Administrative Services
1776 East Washington Street
Urbana, IL 61802

RE: 2603 Campbell Drive Champaign (p/n 12-14-35-353-017)

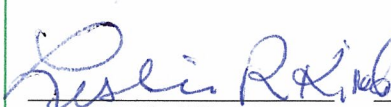
Ms. Deb Busey,

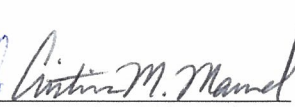
Today we write pursuant to your telephonic conversation with Brian Sides, a representative of our neighborhood group. Our not-for-profit group, Dobbins Downs Community Improvement Association, is organized under section 501(c)(3) of the Internal Revenue Code. Our group has been involved in raising funds for recreational equipment and regularly sponsors neighborhood events.

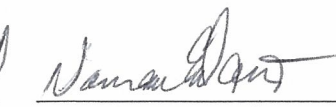
As you are aware, our neighborhood is uniquely underserved in this County with respect to recreational facilities. The children of our neighborhood do not have a safe place to play, and are often found playing in the streets. We do not imply that the gap in services is the fault of the City of Champaign Park District, a nationally recognized provider. The uniqueness of our neighborhood stems partially from the facts that some of the 566 residences are in the County, and some are located in the City of Champaign, and are further divided by being in multiple townships. Additionally, Interstate 74 isolates the neighborhood from nearby elementary school playgrounds.

Our neighborhood hopes that Champaign County may be able to deed the property described above to the neighborhood group for use as a park/recreation/play area. While the neighborhood group will seek an exemption from local and state taxes on the property as an organized charitable organization, we understand that we will be responsible for maintenance and insurance on the property. Please place our request on the agenda for discussion during the June 8, 2010, meeting of the Environmental Land Use Committee.

Respectfully,


Leslie Kimble


Cristina Manuel


Norm Davis


Joyce Zimmerman


Amanda Zueck



Date: May 28, 2010
To: ELUC/Committee of the Whole Members
From: Susan Chavarria, Regional Planning Manager
Regarding: Proposed FY11 County Planning Contract Work Plan
Action Requested: Approval

Champaign County has an annually renewed contract with Champaign County Regional Planning Commission for planning and technical services. The contract amount since 2008 has remained steady at \$76,169. From FY 2008 through FY 2010, this contract was used primarily for creating the Land Resource Management Plan and for coordinating countywide recycling activities. Starting in FY11, the focus moves toward implementing the LRMP and other tasks such as sustainability, continued recycling coordination, grant writing and research, and miscellaneous requests. Attachment A to this memo contains the proposed FY11 work plan.

Attachment B contains the proposed work plan specific to LRMP implementation for the remainder of FY10 and for FY11. The proposed work plan was completed in coordination with John Hall, Zoning Director. As per the request of County Board members, cost and time estimates are provided for each proposed task. FY10 includes nine activities that we believe can be achieved based on staff availability. It is possible that approval processes for the work the planner does in each task will not be finalized by the end of the fiscal year. For FY11, there are over 20 activities that we propose to undertake.

CCRPC staff would appreciate your input and finalization of the county planning contract work plan, including the LRMP implementation work tasks that will take us through November 2011.



COUNTY PLANNING CONTRACT FOR FY11
 December 1, 2010 through November 30, 2011

Proposed Tasks for FY11	Hours	Cost
LRMP Implementation Working with ELUC and county staff, priority implementation items will be identified that CCRPC planners can implement given time and resources. <i>Typical activities: See Attachment B</i>	875	\$43,750
County Sustainability Initiative County staff members have expressed interest in making our facilities more sustainable. CCRPC's sustainability coordinator can help implement the County's sustainability plan. <i>Typical activities: monitoring sustainability efforts and helping county departments achieve their sustainability goals as established in the County Sustainability Plan that is currently in progress</i>	200	\$9,000
General Planning Support CCRPC staff members provide general planning support for tasks identified by County committees or County Departments that CCRPC planners can research or implement. <i>Typical activities: annual update of the County's Multi-jurisdictional Natural Hazard Mitigation Plan, research on topics of importance to the County Board and/or County Departments, Solid Waste Plan</i>	150	\$7,500
Recycling Events Coordination Countywide recycling collection initiatives with growing support of municipalities and partnerships with local entities have been spearheaded through the County contract for the last couple of years. Current challenges include seeking means to accommodate the ongoing need for household hazardous waste collections. <i>Typical activities: In 2010, quarterly recycling events coordination and working with other municipalities</i>	150	\$7,500
Funding Sources Research County Board and/or County departments may solicit research for funding sources. CCRPC staff can research and in many cases write grant applications to remove some burden from County staff. <i>Typical activities: 2007 Hazard Mitigation Plan grant application, searching for county facilities improvement funding</i>	100	\$5,000
Administration (budgeting, work plan)	25	\$1,419
Non-staff expenses (Supplies, Services, Capital Outlay) <i>Typical expenses: printing finished documents such as the LRMP, purchasing research materials, office supplies, yearly subscriptions/memberships, etc.</i>		\$2,000
TOTAL	1500	\$76,169

Under the proposed work plan, the county would not be limited to working with one planner; rather, it will have the varied experience of several RPC planners to complete tasks. For FY11, the work plan proposes providing approximately 1,500 hours in planning services for the County. No increase in the planning contract has occurred since 2008. Estimated costs include fringe and indirect expenses.

County Board members may direct staff toward other tasks by reducing hours or removing tasks from above at the time of approval, or by adding tasks during the year under the "Miscellaneous County Requests" item to which 150 hours are proposed. Other tasks which Board members may like to consider, but are not limited to, include:

- Formulating a scope of services for a countywide transportation plan (40 hours, \$2,366)
- Completing research on topics of interest to the County Board and/or County departments (\$50/hour)

Recommended priorities from LRMP for remaining FY10

ONGOING TASKS FOR COUNTY PLANNER

These are items which the County Planner is already doing and that should continue.

1. Priority Item 9.4a - Develop Champaign County webpage to achieve provisions of Objective 9.4: *Champaign County will promote efficient resource use and re-use and recycling of potentially recyclable materials.*

Estimated planner hours to implement: **30**

Estimated cost to implement: **\$1,500 plus \$750 for IT Department work = \$2,250**

Resources needed to implement:

County planner will create content and preliminary layout for web pages; IT department will create pages from existing county template, insert text that planner creates, and finalize content with planner and County administration

Estimated hours to administer once implemented: **5 per year plus 5 County IT hours**

Estimated cost to administer: **\$236 plus \$250 = \$486**

Resources needed to administer:

Changes will be made as new information becomes available.

2. Multiple Priority Items - Monitor and pursue potential funding opportunities to achieve provisions of GOPs.

Estimated planner hours to implement: **75**

Estimated cost to implement: **\$3,750**

Resources needed to implement:

Cost assumes researching funding sources and responding to one average grant opportunity. If more funding applications become available, each is unique and will consume a unique amount of time by the county planner; grant applications will require approval of County Committee of the Whole and full County Board.

Estimated hours to administer once implemented: **If a grant is received, assume 30 hours to administer grant**

Estimated cost to administer: **\$1,500**

Resources needed to administer:

Potential budget amendment and setting up account.

3. Identifying LRMP implementation tasks for upcoming fiscal year.

Estimated planner hours to implement: **40**

Estimated cost to implement: **\$2,000**

Resources needed to implement: **This task assumes that the planning contract will be renewed between the County and CCRPC. Input from Committee of the Whole and approval by full County Board will be necessary.**

Estimated hours to administer once implemented: **none**

Estimated cost to administer: **none**

Resources needed to administer: **none**

ONGOING FOR OTHERS, NEW TASKS FOR COUNTY PLANNER –

These are items which will be included in current and future annual planning contract work plans.

4. Priority Item 7.2.4b - Participate in the Gree nways and Trails Committees that are coordinated by CCRPC.

Estimated planner hours to implement: **15**
Estimated cost to implement: **\$750**
Resources needed to implement: **Cost assumes quarterly meetings.**

Estimated hours to administer once implemented: **none**
Estimated cost to administer: **none**
Resources needed to administer: **none**

5. Priority Item 8.4.1b - Maintain an inventory of local and regional watershed plans to provide to the CCDPZ for review of applicable recommendations of local and regional watershed plans in *discretionary review* of new development.

Estimated planner hours to implement: **15**
Estimated cost to implement: **\$750**
Resources needed to implement: **none**

Estimated hours to administer once implemented: **none**
Estimated cost to administer: **none**
Resources needed to administer: **none**

6. Priority Item 5.3.3 - Submit a proposal to ELUC, County Board and CCRPC regarding County participation in a regional cooperative approach to identifying and assessing incremental costs of public utilities and services imposed by new development.

(Note: CCRPC is currently undertaking an analysis of locally funded infrastructure projects; this priority item should include County Planner time in reviewing the CCRPC work and documents and reporting back to the County for any necessary input.)

Estimated planner hours to implement: **10**
Estimated cost to implement: **\$500**
Resources needed to implement: **none**

Estimated hours to administer once implemented: **none**
Estimated cost to administer: **none**
Resources needed to administer: **none**

NEW TASKS FOR COUNTY PLANNER

7. Priority Item 3.1b - Review fees of similar Illinois counties and propose adjustments to Champaign County fees, as appropriate.

(Note: This is a zoning ordinance amendment suggested for immediate implementation, based on previous recommendation of assistant state's attorney and some work having already been done on the ordinance amendment several years ago.)

Estimated planner hours to implement: **100**

Estimated cost to implement: **\$5,000**

Resources needed to implement:

All zoning ordinance amendments must go through Committee of the Whole, full County Board, and Zoning Board of Appeals. This particular proposed amendment is not anticipated to be controversial, so proposed costs are less than average.

Estimated hours to administer once implemented: **none**

Estimated cost to administer: **none**

Resources needed to administer: **none**

8. Amend *Champaign County Zoning Ordinance* to include provisions of GOPs.
- o Policy 4.1.5 –
 - a. *The County will allow landowner by right development that is generally proportionate to tract size, created from the January 1, 1998 configuration of tracts on lots that are greater than five acres in area, with:*
 - *1 new lot allowed per parcel less than 40 acres in area;*
 - *2 new lots allowed per parcel 40 acres or greater in area provided that the total amount of acreage of best prime farmland for new by right lots does not exceed three acres per 40 acres; and*
 - *1 authorized land use allowed on each vacant good zoning lot provided that public health and safety standards are met.*
 - b. *The County will not allow further division of parcels that are 5 acres or less in size.*
 - o Policy 4.1.6 – *Provided that the use, design, site and location are consistent with County policies regarding:*
 - i. *suitability of the site for the proposed use;*
 - ii. *adequacy of infrastructure and public services for the proposed use;*
 - iii. *minimizing conflict with agriculture;*
 - iv. *minimizing the conversion of farmland; and*
 - v. *minimizing the disturbance of natural areas,*

then,

 - a) *on best prime farmland, the County may authorize discretionary residential development subject to a limit on total acres converted which is generally proportionate to tract size and is based on the January 1, 1998 configuration of tracts, with the total amount of acreage converted to residential use (inclusive of by-right development) not to exceed three acres plus three acres per each 40 acres (including any existing right-of-way), but not to exceed 12 acres in total; or*
 - b) *on best prime farmland, the County may authorize non-residential discretionary development; or*

c) the County may authorize discretionary review development on tracts consisting of other than best prime farmland.

- Policy 4.1.9 - *The County will set a minimum lot size standard for a farm residence on land used for agricultural purposes.*
- Policy 4.3.1 – *On other than best prime farmland, the County may authorize a discretionary review development provided that the site with proposed improvements is suited overall for the proposed land use.*
- Policy 4.3.2 - *On best prime farmland, the County may authorize a discretionary review development provided the site with proposed improvements is well-suited overall for the proposed land use.*
- Policy 4.3.3 - *The County may authorize a discretionary review development provided that existing public services are adequate to support to the proposed development effectively and safely without undue public expense.*
- Policy 4.3.4 - *The County may authorize a discretionary review development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.*
- Priority Item 4.4 – *Amend the Champaign County Zoning Ordinance to implement Objective 4.4: Champaign County will update County regulations that pertain to rural residential discretionary review developments to best provide for site specific conditions by 2010.*

Estimated planner hours to implement: **275**

Estimated cost to implement: **\$13,750 plus Zoning Department and Administrative Assistant time, plus advertising, mailing, and printing costs**

Resources needed to implement:

All zoning ordinance amendments must go through Committee of the Whole, full County Board, and Zoning Board of Appeals. This particular proposed amendment is anticipated to be controversial, so proposed costs are higher than an estimated average.

The County Zoning Department will direct this proposed task. The Zoning Director believes that these eight items can be lumped into one coordinated change rather than multiple approval processes. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: **none; these changes will not require additional processing beyond what is already required.**

Estimated cost to administer: **none**

Resources needed to administer: **none**

9. Priority Item 4.5a - Submit a proposal to ELUC for Champaign County review of recommended changes to the Site Assessment portion of LESA.

Estimated planner hours to implement: **30**

Estimated cost to implement: **\$1,500**

Resources needed to implement: **This task will require consideration of the proposal by the Committee of the Whole and the full County Board. The cost listed above is independent of the cost of completing the recommended changes to LESA, which is outlined in the FY11 proposed work program.**

Estimated hours to administer once implemented: **none**

Estimated cost to administer: **none**

Resources needed to administer: **none**

FY 2010 SUMMARY		
Item	Estimated Hours	Estimated Up-Front Cost
1	30	\$2,250
2	75	\$3,750
3	40	\$2,000
4	15	\$750
5	15	\$750
6	10	\$500
7	100	\$5,000
8	275	\$13,750
9	30	\$1,500
Total	590	\$30,250

Recommended priorities from LRMP for FY11

Yearly reports/updates – *These are items which will be included in all future work plans for implementing LRMP.*

1. Update Champaign County webpage to achieve provisions of Objective 9.4: *Champaign County will promote efficient resource use and re-use and recycling of potentially recyclable materials.*

Estimated planner hours to implement: **5**

Estimated cost to implement: **\$250 plus \$250 for IT Department work = \$500**

Resources needed to implement:

County planner will update content about recycling events and new relevant information; IT department will update pages and finalize content with planner and County administration

Estimated hours to administer once implemented: **5 per year plus 5 County IT hours**

Estimated cost to administer: **\$250 plus \$250 = \$500**

Resources needed to administer:

Changes will be made as new information becomes available. This is a permanent item in the County planner work plan as long as the County prioritizes recycling events.

2. Develop information package for public dissemination regarding Objective 9.4 – *“Champaign County will promote efficient resource use and re-use and recycling of potentially recyclable materials”.*

Estimated planner hours to implement: **45**

Estimated cost to implement: **\$2,250 plus printing and postage**

Resources needed to implement: **printing costs, postage costs (if on paper media)**

Estimated hours to administer once implemented: **none**

Estimated cost to administer: **none**

Resources needed to administer: **none**

3. Monitor and pursue potential funding opportunities to achieve provisions of GOPs.

Estimated planner hours to implement: **75**

Estimated cost to implement: **\$3,750**

Resources needed to implement:

Cost assumes researching funding sources and responding to one average grant opportunity. If more funding applications become available, each is unique and will consume a unique amount of time by the county planner; grant applications will require approval of County Committee of the Whole and full County Board.

Estimated hours to administer once implemented: **If a grant is received, assume 30 hours to administer grant**

Estimated cost to administer: **\$1,500**

Resources needed to administer:

Potential budget amendment and setting up account. This is a permanent item in the County Planner work plan.

4. Priority Item 7.2.4b - Participate in the Greenways and Trails Committees that are coordinated by CCRPC.

Estimated planner hours to implement: **15**
 Estimated cost to implement: **\$750**
 Resources needed to implement: **Cost assumes quarterly meetings.**

Estimated hours to administer once implemented: **none**
 Estimated cost to administer: **none**
 Resources needed to administer: **none**

5. Priority Item 8.4.1b - Maintain an inventory of local and regional watershed plans to provide to the CCDPZ for review of applicable recommendations of local and regional watershed plans in *discretionary review* of new development.

Estimated planner hours to implement: **5**
 Estimated cost to implement: **\$250**
 Resources needed to implement: **none**

Estimated hours to administer once implemented: **none**
 Estimated cost to administer: **none**
 Resources needed to administer: **This is a permanent item in the County Planner work plan.**

6. Priority Item 1.2.1 - Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year.
7. Priority Item 1.3.1 - Based on the annually prepared report of trends and new developments (refer to Priority Item 1.2.1), provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes.
8. Priority Item 2.1.1 - Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January.

Items 6, 7 and 8 can be grouped as permanent annual updates to the LRMP.

Estimated planner hours to implement: **40 + 30 + 30 = 100**
 Estimated cost to implement: **\$2,000 + \$1,500 + \$1,500 = \$5,000**
 Resources needed to implement: **none**

Estimated hours to administer once implemented: **none**
 Estimated cost to administer: **none**
 Resources needed to administer: **none**

New tasks for County Planner – *These are items that have not been a part of the County Planner's work to date but are now recommended as part of the LRMP implementation.*

9. Priority Item 4.5b - Prepare changes to the Site Assessment portion of LESA and submit changes for public review and approval by ELUC and County Board.

Estimated planner hours to implement: **220**
 Estimated cost to implement: **\$11,000**
 Resources needed to implement: **none**

Estimated hours to administer once implemented: **none**
 Estimated cost to administer: **none**
 Resources needed to administer: **This is a permanent item in the County Planner work plan.**

10. Priority Item 5.1.8 - Monitor and bring to the attention of ELUC relevant legislation for any necessary action by the County regarding Policy 5.1.8, which states "*The County will support legislative initiatives or intergovernmental agreements which specify that property subject to annexation agreements will continue to be under the ordinances, control, and jurisdiction of the County until such time that the property is actually annexed, except that within 1-1/2 miles of the corporate limit of a municipality with an adopted comprehensive land use plan, the subdivision ordinance of the municipality shall apply.*"

Estimated planner hours to implement: **5**
 Estimated cost to implement: **\$250**
 Resources needed to implement: **none**

Estimated hours to administer once implemented: **none**
 Estimated cost to administer: **none**
 Resources needed to administer: **This is a permanent item in the County Planner work plan.**

11. Priority Item 5.1.8b - Assess and report to ELUC the feasibility of developing an intergovernmental agreement with each municipality that has adopted a municipal comprehensive land use plan that includes Policy 5.1.8: *The County will support legislative initiatives or intergovernmental agreements which specify that property subject to annexation agreements will continue to be under the ordinances, control, and jurisdiction of the County until such time that the property is actually annexed, except that within 1-1/2 miles of the corporate limit of a municipality with an adopted comprehensive land use plan, the subdivision ordinance of the municipality shall apply.*

Estimated planner hours to implement: **40**
 Estimated cost to implement: **\$2,000**
 Resources needed to implement: **Meetings with each municipality with a comprehensive plan will require travel expenses in some cases.**

Estimated hours to administer once implemented: **none**
 Estimated cost to administer: **none**
 Resources needed to administer: **none**

12. Amend *Champaign County Zoning Ordinance* to include provisions of Policy 4.1.1 – *Commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County*

will not accommodate other land uses except under very restricted conditions or in areas of less productive soils.

13. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.2.1 - *The County may authorize a proposed business or other non-residential discretionary review development in a rural area if the proposed development supports agriculture or involves a product or service that is provided better in a rural area than in an urban area.*
14. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.2.2 - *The County may authorize discretionary review development in a rural area if the proposed development:*
 - a. is a type that does not negatively affect agricultural activities; or*
 - b. is located and designed to minimize exposure to any negative affect caused by agricultural activities; and*
 - c. will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.*
15. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.2.3 - *The County will require that each proposed discretionary development explicitly recognize and provide for the right of agricultural activities to continue on adjacent land .*
16. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.2.4 - *To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary.*
17. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.3.5 - *On best prime farmland, the County will authorize a business or other non-residential use only if:*
 - a. it also serves surrounding agricultural uses or an important public need; and cannot be located in an urban area or on a less productive site; or*
 - b. the use is otherwise appropriate in a rural area and the site is very well suited to it.*

Items 12-17 can be combined into one comprehensive change process.

Estimated planner hours to implement: **120**

Estimated cost to implement: **\$6,000**

Resources needed to implement: **All zoning ordinance amendments must go through Committee of the Whole, full County Board, and Zoning Board of Appeals. This particular proposed amendment is anticipated to be controversial, so proposed costs are higher than an average zoning ordinance amendment.**

The County Zoning Department will direct this proposed task. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: **More in-depth consideration by Zoning staff of some discretionary development reviews will be necessary.**

Estimated cost to administer: **none**

Resources needed to administer: **none**

18. Amend *Champaign County Zoning Ordinance* to include provisions of Policy 6.2.1 - *The County will require public assembly, dependent population, and mul tifamily premises built, significantly renovated, or established after 2010 to comply with the Office of State Fire Marshal life safety regulations or equivalent.*

Estimated planner hours to implement: **80**

Estimated cost to implement: **\$4,000**

Resources needed to implement: **All zoning ordinance amendments must go through Committee of the Whole, full County Board, and Zoning Board of Appeals. This particular proposed amendment is not anticipated to be controversial, so proposed costs are for an average zoning ordinance amendment.**

The County Zoning Department will direct this proposed task. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: **none**

Estimated cost to administer: **none**

Resources needed to administer: **none**

19. Amend *Champaign County Zoning Ordinance* to include provisions of GOPs for Policy 8.6.3 and 8.6.4.

- Policy 8.6.3 - *For discretionary development, the County will use the Illinois Natural Areas Inventory and other scientific sources of information to identify priority areas for protection or which offer the potential for restoration, pre servation, or enhancement.*
- Policy 8.6.4 - *The County will require implementation of IDNR recommendations for discretionary development sites that contain endangered or threatened species, and will seek to ensure that recom mended management practices are maintained on such sites.*

Estimated planner hours to implement: **80**

Estimated cost to implement: **\$4,000**

Resources needed to implement: **All zoning ordinance amendments must go through Committee of the Whole, full County Board, and Zoning Board of Appeals. This particular proposed amendment is not anticipated to be controversial, so proposed costs are for an average zoning ordinance amendment.**

The County Zoning Department will direct this proposed task. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: **none**

Estimated cost to administer: **none**

Resources needed to administer: **none**

New Items to Monitor – *These are items for staff to monitor and implement if the County Board prioritizes them; measures will become perpetual annual work plan items once they begin.*

20. Priority Item 4.6.2 - Monitor and bring to the attention of ELUC and County Board any relevant legislation for any necessary action by the County regarding Policy 4.6.2: *The County will support legislation that promotes the conservation of agricultural land and related natural resources in Champaign County provided that legislation proposed is*

consistent with County policies and Ordinance, including those with regard to landowners' interests.

Estimated planner hours to implement: **5**
 Estimated cost to implement: **\$250**
 Resources needed to implement: **none**

Estimated hours to administer once implemented: **none**
 Estimated cost to administer: **none**
 Resources needed to administer: **This will become a permanent work plan item.**

21. Priority Item 7.2.2a - Establish and maintain contact with railroad systems with lines and services in Champaign County. Request to be notified regarding proposed grade crossing improvements at locations throughout Champaign County. Notify ELUC regarding proposed grade crossing improvements. Request County Board written support in the form of a letter be provided on a timely basis.

Estimated planner hours to implement: **30**
 Estimated cost to implement: **\$1,500**
 Resources needed to implement: **none**

Estimated hours to administer once implemented: **none**
 Estimated cost to administer: **none**
 Resources needed to administer: **This will become a permanent work plan item.**

22. Priority Item 7.2.2b - Monitor Transportation Service Board petitions for abandonments, mergers throughout Champaign County. Notify ELUC regarding such petitions. Request that County Board written comment in the form of a letter or resolution be provided on a timely basis.

Estimated planner hours to implement: **10**
 Estimated cost to implement: **\$500**
 Resources needed to implement: **none**

Estimated hours to administer once implemented: **none**
 Estimated cost to administer: **none**
 Resources needed to administer: **This will become a permanent work plan item.**

23. Priority Item 8.1.9 - Monitor IEPA annual reports and available data from IEPA and the MAC to identify contaminated land or groundwater areas requiring remediation in Champaign County. Submit proposal regarding Champaign County action or response for ELUC review and County Board adoption.

Estimated planner hours to implement: **40**
 Estimated cost to implement: **\$2,000**
 Resources needed to implement: **none**

Estimated hours to administer once implemented: **none**
 Estimated cost to administer: **none**
 Resources needed to administer: **This will become a permanent work plan item.**

FY 2011 SUMMARY		
<u>Item</u>	<u>Estimated Hours</u>	<u>Estimated Up-Front Cost</u>
1	5	\$500
2	45	\$2,250
3	75	\$3,750
4	15	\$750
5	5	\$250
6	40	\$2,000
7	30	\$1,500
8	30	\$1,500
9	220	\$11,000
10	5	\$250
11	40	\$2,000
12-17	120	\$6,000
18	80	\$4,000
19	80	\$4,000
20	5	\$250
21	30	\$1,500
22	10	\$500
23	40	\$2,000
Total	875	\$44,000

The following are the remainder of items that staff recommends implementing within the first three years or as funding and staff resources allow. If the County Board desires, items from above can be replaced with items in this list or from longer-term Priority Items listed in the LRMP.

- Priority Item 6.2.2 - Amend County Liquor Ordinance to reflect Policy 6.2.2: *The County will require CC Liquor Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*
- Priority Item 6.2.3 - Amend County Recreation and Entertainment Ordinance to reflect Policy 6.2.3: *The County will require Champaign County Recreation and Entertainment Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*
- Priority Item 8.1.2a - Submit proposal CCRPC Commissioners to review CCRPC capability of providing funds or other support to MAC as it seeks to implement a regional water supply plan.
- Priority Item 8.1.2b - Submit proposal to ELUC, Champaign County Finance Committee and County Board to review Champaign County capability to contribute funds to MAC to implement a regional water supply plan.
- Priority Item 8.1.3 - As they become available, review MAC recommendations regarding measures to ensure that withdrawals from the Mahomet Aquifer and other aquifers in Champaign County do not exceed the long-term sustainable yield, as described in Policy 8.1.3. Amend relevant Champaign County ordinances (e.g., Zoning, Subdivision, etc.).
- Priority Item 8.1.4 - Monitor progress toward identification and mapping of distinct recharge areas in and adjacent to Champaign County. In the event that such areas are identified, amend relevant Champaign County ordinances (e.g., Zoning, Subdivision, etc.).
- Priority Item 8.7.4 - As a cooperative and adjunct effort to any similar action of the Champaign County Forest Preserve District or the Champaign County Soil and Water Conservation District, develop an information package regarding voluntary establishment of public-private partnerships to conserve woodlands and other significant areas of natural environmental quality in Champaign County.
- Priority Item 8.4.5a - Complete required revisions to Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.
- Priority Item 8.7.6 - As a cooperative and adjunct effort to any similar action of the Champaign County Forest Preserve District or the Champaign County Soil and Water Conservation District, develop an information package regarding site-specific natural resource management guidelines that landowners in CC may voluntarily adopt.
- Priority Item 9.1.1b - Develop proposal to identify historic structures, places and landscapes in the County. Submit proposal to ELUC, County Facilities Committee and County Board for review and approval.

- Develop information package for public dissemination regarding Policy 9.1.2 – *The County will promote energy efficient building design standards.*
- Multiple Priority Items – Amend *Champaign County Zoning Ordinance* to include provisions of GOPs.
 - Objective 1.1 - *Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.*
 - Policy 5.1.1 - *The County will encourage new urban development to occur within the boundaries of incorporated municipalities.*
 - Policy 5.1.2 –
 - a. *The County will encourage that only compact and contiguous discretionary development occur within or adjacent to existing villages that have not yet adopted a municipal comprehensive land use plan.*
 - b. *The County will require that only compact and contiguous discretionary development occur within or adjacent to existing unincorporated settlements.*
 - Policy 5.1.3 - *The County will consider municipal extra-territorial jurisdiction areas that are currently served by or that are planned to be served by an available public sanitary sewer service plan as contiguous urban growth areas which should develop in conformance with the relevant municipal comprehensive plans. Such areas are identified on the 2030 Future Land Use Map.*
 - Policy 5.1.4 - *The County may approve discretionary development outside contiguous urban growth areas, but within municipal extra-territorial jurisdiction areas only if:*
 - a. *the development is consistent with the municipal comprehensive plan and relevant municipal requirements;*
 - b. *the site is determined to be well-suited overall for the development if on best prime farmland or the site is suited overall, otherwise; and*
 - c. *the development is generally consistent with all relevant LRMP objectives and policies.*
 - Policy 5.1.5 - *The County will encourage urban development to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.*
 - Policy 5.1.6 - *To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will encourage and, when deemed necessary, will require discretionary development to create a sufficient buffer between existing agricultural operations and the proposed urban development.*
 - Policy 5.1.7 - *The County will oppose new urban development or development authorized pursuant to a municipal annexation agreement that is located more than one and one half miles from a municipality's corporate limit unless the Champaign County Board determines that the development is otherwise consistent with the LRMP, and that such extraordinary exercise of extra-territorial jurisdiction is in the interest of the County as a whole.*
 - Policy 5.2.1 - *The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible.*

- Policy 5.2.2 – *The County will:*
 - a. *ensure that urban development proposed on best prime farmland is efficiently designed in order to avoid unnecessary conversion of such farmland; and*
 - b. *encourage, when possible, other jurisdictions to ensure that urban development proposed on best prime farmland is efficiently designed in order to avoid unnecessary conversion of such farmland.*
- Policy 5.2.3 - *The County will:*
 - a. *require that proposed new urban development results in no more than minimal disturbance to areas with significant natural environmental quality; and*
 - b. *encourage, when possible, other jurisdictions to require that proposed new urban development results in no more than minimal disturbance to areas with significant natural environmental quality.*
- Policy 5.3.1 - *The County will:*
 - a. *require that proposed new urban development in unincorporated areas is sufficiently served by available public services and without undue public expense; and*
 - b. *encourage, when possible, other jurisdictions to require that proposed new urban development is sufficiently served by available public services and without undue public expense.*
- Policy 5.3.2 - *The County will:*
 - a. *require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense; and*
 - b. *encourage, when possible, other jurisdictions to require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense.*
- Policy 6.1.1 – *The County will establish minimum lot location and dimension requirements for all new rural residential development that provide ample and appropriate areas for on-site wastewater and septic systems. (Note: The priority item C for this policy seeks to amend the Champaign County Zoning Ordinance to reflect the requirements of the Champaign County Health Ordinance, and vice versa.)*
- Policy 6.1.3 - *The County will seek to prevent nuisances created by light and glare and will endeavor to limit excessive night lighting, and to preserve clear views of the night sky throughout as much of the County as possible.*
- Policy 8.1.1 - *The County will not approve discretionary development using on-site water wells unless it can be reasonably assured that an adequate supply of water for the proposed use is available without impairing the supply to any existing well user.*
- Policy 8.3.1 - *The County will allow expansion or establishment of underground mineral and energy resource extraction operations only if:*
 - a) *the operation poses no significant adverse impact to existing land uses;*

- b) the operation creates no significant adverse impact to surface water quality or other natural resources; and*
 - c) provisions are made to fully reclaim the site for a beneficial use.*
- *Policy 8.4.2 - The County will require stormwater management designs and practices that provide effective site drainage, protect downstream drainage patterns, minimize impacts on adjacent properties and provide for stream flows that support healthy aquatic ecosystems.*
- *Policy 8.4.3 - The County will encourage the implementation of agricultural practices and land management that promotes good drainage while maximizing stormwater infiltration and aquifer recharge.*
- *Policy 8.5.1 - For discretionary development, the County will require land use patterns, site design standards and land management practices that, wherever possible, preserve existing habitat, enhance degraded habitat and restore habitat.*
- *Policy 8.5.2 - The County will require in its discretionary review that new development cause no more than minimal disturbance to the stream corridor environment.*
- *Policy 8.6.2 –*
 - a. For new development, the County will require land use patterns, site design standards and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species, or to mitigate the impacts of unavoidable disturbance to such areas.*
 - b. With regard to by-right development on good zoning lots, or the expansion thereof, the County will not require new zoning regulations to preserve or maintain existing onsite areas that provide habitat for native and game species, or new zoning regulations that require mitigation of impacts of disturbance to such onsite areas.*
- *Policy 8.7.1 - The County will require that the location, site design and land management of discretionary development minimize disturbance of the natural quality, habitat value and aesthetic character of existing public and private parks and preserves.*
- *Policy 8.7.3 - The County will require that discretionary development provide a reasonable contribution to support development of parks and preserves.*
- *Policy 8.7.5 - The County will implement, where possible, incentives to encourage land development and management practices that preserve, enhance natural areas, wildlife habitat and/or opportunities for hunting and other recreational uses on private land.*
- *Policy 8.8.1 - The County will require compliance with all applicable Illinois Environmental Protection Agency and Illinois Pollution Control Board standards for air quality when relevant in discretionary review development.*
- *Policy 9.1.1 - The County will promote land use patterns, site design standards and land management practices that minimize the discharge of greenhouse gases.*
- *Policy 9.2.1 - The County will enforce the Illinois Energy Efficient Commercial Building Act (20 ILCS 3125/1).*
- *Objective 9.3 - Champaign County will encourage land use and transportation planning policies that maximize energy conservation and efficiency.*

Champaign
County
Department of

**PLANNING &
ZONING**

To: **Champaign County Board Committee of the Whole**
From: **JR Knight, Associate Planner**
John Hall, Zoning Administrator

Date: **May 30, 2010**

RE: **Zoning Case 634-AT-08 Part B**

Zoning Case 634-AT-08 Part B

Brookens
Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

- Request: **Amend the Champaign County Zoning Ordinance as follows:**
1. **Add definitions for "SMALL WIND TURBINE TOWER" and "BIG WIND TURBINE TOWER", and revise the definition for "WIND FARM."**
 2. **Add new subsection 7.7 making SMALL WIND TURBINE TOWER an authorized accessory use by-right in all zoning districts and add various new requirements for SMALL WIND TURBINE TOWER; and amend paragraph 4.3.1E. to add new height regulations that apply to "SMALL WIND TURBINE TOWER" and amend Section 9.3 by adding zoning use permit fees for SMALL WIND TURBINE TOWER (originally parts 3, 6, and 8 of legal advertisement).**
 3. **In Section 5.2 replace "wind turbine" with "BIG WIND TURBINE TOWER"; add new standard conditions for BIG WIND TURBINE TOWER in Section 6.1.3 that are similar to the standard conditions for WIND FARM; and amend subsection 4.2.1. to allow BIG WIND TURBINE TOWER as a second principal use on lots in the AG-1 and AG-2 Zoning Districts; and amend Section 9.3 by adding Special Use Permit application fees and zoning use permit fees for BIG WIND TURBINE TOWER (originally parts 2, 4, 5, 8, and 9 of legal advertisement).**

Petitioner **Zoning Administrator**

STATUS

The Board voted a tentative recommendation of "RECOMMEND ENACTMENT" of the proposed amendment at the May 4, 2010, meeting.

No comments have been received from municipalities or townships with protest rights and the amendment is now ready for a recommendation to the full Board.

Attachment A is additional information in response to questions posed at the May 2, 2010, Committee meeting. Attachment B is the Draft adopting ordinance for the recommended amendment.

ATTACHMENTS

- A Questions from the May 4, 2010 Committee of the Whole Meeting
- B Proposed Ordinance

Attachment A. Questions from the May 4, 2010 Committee of the Whole Meeting

1. *How does the amendment provide for changing technology?*

In general, the amendment does not limit the power rating of a small wind turbine and the allowable power output of a single turbine can increase with improved technology. Most other Illinois counties surveyed do limit the power rating of even a single small wind turbine.

The ZBA specifically discussed this question at their October 15, 2009, meeting. As much as possible, the ZBA recommended regulating only the features of a wind turbine that can actually be seen or heard (overall height, rotor diameter, noise) rather than characteristics that cannot be experienced (such as power rating).

However, the proposed amendment does limit the total power rating when there are multiple small turbines on a property. The ZBA recognized that if the County receives numerous variance requests in the future based on this limit or on any part of the amendment, then it may be necessary to amend the Ordinance.

2. *Is the amendment overly complicated?*

The amendment is somewhat more complicated than the American Wind Energy Association (AWEA) model ordinance because it contains three additional requirements (a limit on rotor diameter, a minimum ground clearance, and a limit on the number of small turbines per lot) that are not in that model ordinance. However, those requirements were included in response to public comments during the public hearing.

The amendment also has more requirements than any of the ordinances of six other central Illinois counties that were surveyed for comparison purposes but each of those counties also has requirements that are not in the AWEA model ordinance. No two counties have exactly the same requirements.

The proposed amendment provides the following benefits compared to those other county ordinances:

- A. The amendment generally allows a greater height for small wind turbines than is allowed in almost all other counties surveyed (except one county that did not limit height) and height is a major factor in achieving the maximum performance from a turbine. Also, a taller wind turbine requires only a variance and not a special use permit as is currently required. See par. 7.7 B.7. A variance process is not as difficult as a special use permit process but still protects public health, safety, and welfare.
- B. Rural residents will be protected from the worst turbine related nuisance conditions on neighboring land because the amendment limits rotor diameter based on separation from neighbors. Rotor diameter (in addition to height) is a crucial factor in determining how much shadow flicker may fall onto neighboring properties. The amendment does allow rotors as large as 75 feet (larger than most 100 kW turbines require) if there is adequate separation from neighbors. See par. 7.7 C.3.
- C. The amendment follows the same Illinois Pollution Control Board noise limit as applies to wind farms. However, if there are no neighbors within 900 feet at the time of construction there is no noise limit (see 7.7 F.2.b.).
- D. Proof of Federal Communications Commission (FCC) compliance is all that is required for compliance with limits on electromagnetic interference and neighbor complaints cannot trigger the need for any County enforcement. Like most other counties surveyed, the amendment requires all small wind turbines to comply with FCC requirements regarding electromagnetic interference. See par. 7.7 M. Unlike those counties, however, neighbor complaints cannot trigger County enforcement action nor require any changes to the approved turbine installation.
- E. The amendment provides flexibility for rural residents by allowing up to 4 small wind turbines on lots that are 3 acres or larger and each turbine may have a maximum rotor diameter of 24 feet with no special separation from neighbors. With current technology that could result in a total power rating of between 40 to 80 kilowatts (kW) and only 5 to 15 kW are required to make a significant contribution to household energy needs, depending on average wind speed.

ORDINANCE NO. ____
ORDINANCE AMENDING ZONING ORDINANCE
634-AT-08 Part B

WHEREAS, the Champaign County Zoning Board of Appeals held a public hearing, made a formal recommendation for approval, and forwarded to this Board Case Number 634-AT-08 Part B;

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare to amend the Champaign County Zoning Ordinance in a manner hereinafter provided;

NOW, THEREFORE BE IT ORDAINED, by the Champaign County Board, Champaign County, Illinois, that Resolution No. 971, *The Zoning Ordinance of the County of Champaign, Illinois* be amended in the following manner.

1. Revise the following in Section 3.0 Definitions:

WIND FARM: A unified development of WIND FARM TOWERS and all other necessary components including cabling, transformers, a common switching station, and maintenance and management facilities which are intended to produce electricity by conversion of wind energy and to deliver the electricity to the power grid. A WIND FARM is under a common ownership and operating control even though the individual WIND FARM TOWERS may be located on land that is leased from many different landowners. A WIND TURBINE TOWER or WIND TURBINE TOWERS that do not conform to the definitions of either a SMALL WIND TURBINE TOWER or a BIG WIND TURBINE TOWER shall by definition be considered a WIND FARM and may only be authorized as a WIND FARM.

WIND FARM TOWER: A wind turbine nacelle and rotor and the supporting tower structure that are part of a WIND FARM development and intended to produce electricity for the power grid or any WIND TURBINE TOWER that does not conform to the definitions of either a SMALL WIND TURBINE TOWER or a BIG WIND TURBINE TOWER.

2. Add the following in Section 3.0 Definitions:

WIND TURBINE TOWER, BIG: A wind turbine nacelle and rotor and the supporting tower structure and associated control or conversion electronics that is owned (or leased to be owned) by the owner of land on which it is located for the purpose of producing electrical energy to be used onsite by another principal use on the same property provided that any energy not used onsite may be sold to the electric power provider and which is

not more than 500 feet in overall height measured to the tip of the highest blade and that is not connected to or part of a system of more than two other BIG WIND TURBINE TOWERS.

WIND TURBINE TOWER, SMALL: A wind turbine nacelle and rotor and the supporting tower structure and associated control or conversion electronics that is owned (or leased to be owned) by the owner of land on which it is located and which produces electrical energy to be used onsite by the principal use on the same property provided that any energy not used onsite may be sold to the electric power provider and which is not more than 150 feet in overall height measured to the tip of the highest blade and with a rotor diameter of not more than 75 feet.

3. Add new subparagraph 4.2.1 C.2. as follows:

2. Up to three BIG WIND TURBINE TOWERS may be authorized as a second PRINCIPAL USE on a LOT as a Special Use Permit in the AG-1 Agriculture and AG-2 Agriculture DISTRICTS.

4. Revise subparagraph 4.3.1 E. as follows:

- E. Any tower (including antenna) over 100 feet in HEIGHT shall be subject to the SPECIAL USE requirements in the DISTRICT in which it is located except for the following:
 - (1) any tower that meets the requirements of Section 4.3.1 C.; or
 - (2) any TEST WIND TOWER that does not exceed 200 feet in HEIGHT; or
 - (3) any WIND FARM TOWER except as HEIGHT regulations are required as a standard condition in Section 6.1.4. ; or
 - (4) any SMALL WIND TURBINE TOWER.

5. In Section 5.2 replace “Wind Turbine (1-3 wind turbines)” with “BIG WIND TURBINE TOWER¹⁷ (1-3 BIG WIND TURBINE TOWERS)

6. Add footnote 17 to the indication for special use permit in all Districts where BIG WIND TURBINE TOWER (1-3 BIG WIND TURBINE TOWERS) is authorized (AG-1, AG-2, I-1, and I-2).

7. Add the following footnote 17 in Section 5.2:
 17. A BIG WIND TURBINE TOWER must be located on the same property as another principal use for the purpose of producing electrical energy that shall be used onsite by that other principal use provided that any energy not used onsite may be sold to the electric power provider.

8. Add “BIG WIND TURBINE TOWER” to Subsection 6.1.3 and indicate the following standard conditions:
 1. No minimum fencing is required.
 2. The Minimum lot size is the same as applicable in the zoning DISTRICT.
 3. The Maximum HEIGHT is the same as par. 6.1.4 D. 6.
 4. The minimum required YARDS are the following:
 - (a) The front setback is the same as par. 6.1.4 C.5.
 - (b) The SIDE and REAR YARDS are the same as par. 6.1.4 C.6.

5. Add the following explanatory provisions:
 - (a) No BIG WIND TURBINE shall be located in the following areas:
 - (1) Less than one-and-one-half miles from an incorporated municipality that has a zoning ordinance.
 - (2) In any area leased for underground gas storage or under easement for same, unless the lease or easement requires that gas injection wells and other above-ground appurtenances be located in conformance with paragraph 6.1.4 C.9.
 - (3) Less than one mile from the CR Conservation Recreation Zoning District.
 - (b) The special use permit for a BIG WIND TURBINE TOWER shall include all land area within 1,320 feet of a public STREET right of way that is also within 1,000 feet from the base of each BIG WIND TURBINE TOWER except that in the case of BIG WIND TURBINE TOWER in compliance with the minimum STREET separation required by paragraph 6.1.4 C. 5. in which case land on the other side of the public STREET right of way does not have to be included in the SPECIAL USE Permit.

- (c) The requirements of paragraphs 6.1.4 C. through 6.1.4 S. with the exception of paragraphs 6.1.4 E., L., and Q. shall apply.
- (d) For purposes of applying paragraphs 6.1.4 C. through 6.1.4 S. to a BIG WIND TURBINE TOWER, PARTICIPATING DWELLING or PARTICIPATING PRINCIPAL USE shall mean a DWELLING or PRINCIPAL USE that is on the same land and under the same ownership as the BIG WIND TURBINE TOWER and NON- PARTICIPATING DWELLING or NON- PARTICIPATING PRINCIPAL USE shall mean a DWELLING or PRINCIPAL USE that is not on the same land as the BIG WIND TURBINE TOWER and is under different ownership than the BIG WIND TURBINE TOWER.

9. Add the following new subsection 7.7:

7.7 SMALL WIND TURBINE TOWER

A SMALL WIND TURBINE TOWER shall be allowed as an ACCESSORY USE by Zoning Use Permit in all DISTRICTS as follows:

- A. No SMALL WIND TURBINE TOWER shall be located less than one-and-one-half miles from an incorporated municipality that has a zoning ordinance.
- B. The maximum allowable HEIGHT of a SMALL WIND TURBINE TOWER (measured to the tip of the highest rotor blade) shall be the smaller of the following dimensions:
 - 1. A dimension equal to 90% of the minimum distance from the base of the proposed SMALL WIND TURBINE TOWER to the nearest DWELLING, PRINCIPAL STRUCTURE, or PRINCIPAL BUILDING under different ownership; or
 - 2. A dimension equal to 90% of the minimum distance from the base of the proposed SMALL WIND TURBINE TOWER to the nearest third party above-ground electrical transmission lines, communication towers, railroad right of way, or public street right of way. This limit on height may be reduced upon submission of a PRIVATE WAIVER signed by the owner of said electrical transmission line or communication tower or the relevant railroad or public street maintenance jurisdiction. The PRIVATE WAIVER

must specify the agreed minimum separation and maximum height;
or

3. A dimension that for any SMALL WIND TURBINE TOWER that must be assembled on the ground and tilted vertically into final position, is no greater than the maximum length that can fit within the LOT LINES prior to being tilted into final position, as measured from the actual point of tilt up; or
 4. 150 feet; provided that
 5. The above limits on maximum allowable height notwithstanding, the maximum HEIGHT of a SMALL WIND TURBINE TOWER on a LOT in a subdivision shall not exceed 75% of the minimum required AVERAGE LOT WIDTH when any adjacent and bordering subdivision LOT is vacant; and also provided that
 6. The HEIGHT is no more than three times the side and rear yard required by paragraph 7.7 D.
 7. A SMALL WIND TURBINE TOWER taller than 150 feet must be authorized by VARIANCE.
- C. The maximum allowable rotor diameter for any vertical or horizontal axis SMALL WIND TURBINE TOWER shall be as follows:
1. 15 feet on a LOT with less than one acre LOT AREA.
 2. 24 feet on a LOT with one acre or more of LOT AREA.
 3. Rotor diameter greater than 24 feet may be authorized as follows:
 - (a) when the separation distance from the SMALL WIND TURBINE TOWER to the nearest DWELLING under other ownership is a minimum of 8.3 times the rotor diameter, up to a maximum diameter of 75 feet; and
 - (b) when the LOT AREA is three acres or larger.
 4. VARIANCES for a maximum SMALL WIND TURBINE TOWER rotor diameter larger than 75 feet shall be prohibited.

- D. A SMALL WIND TURBINE TOWER shall be allowed within any YARD in all DISTRICTS subject to the following:
1. The minimum SIDE YARD as measured to the base of the SMALL WIND TURBINE TOWER shall be one-third of the total HEIGHT and the minimum REAR YARD shall be same as the minimum SIDE YARD less the width of any ALLEY that may exist; and provided there is
 2. A required separation distance to the nearest PRINCIPAL STRUCTURE or PRINCIPAL BUILDING under different ownership that is equal to at least a distance of 1.11 times the overall HEIGHT (measured to the tip of the highest rotor blade) of the SMALL WIND TURBINE TOWER; and provided that
 3. The blades of the SMALL WIND TURBINE TOWER shall not cross the property line.
- E. The number of SMALL WIND TURBINE TOWERS that shall be allowed per LOT is as follows:
1. Only one SMALL WIND TURBINE TOWER shall be authorized on a lot with less than three acres of LOT AREA.
 2. No more than four SMALL WIND TURBINE TOWERS with a total nameplate rating of not more than 100kW shall be authorized on a lot with three acres or more LOT AREA.
 3. One roof-mounted or wall-mounted wind turbine shall be authorized in addition to the above limits. The roof-mounted or wall-mounted wind turbine shall not be more than 15 feet higher than any other portion of the STRUCTURE on which it is mounted.
- F. Maximum allowable noise level.
1. A SMALL WIND TURBINE TOWER shall always be operated as recommended by the manufacturer to minimize noise.

2. The maximum allowable noise level of a SMALL WIND TURBINE TOWER at the time of Zoning Use Permit approval shall generally not exceed the regulatory standards set by the Illinois Pollution Control Board (IPCB) as implemented by this Ordinance, except during short term periods due to high winds or power outages as follows:
 - (a) For the purposes of implementing the IPCB noise regulatory standards by this Ordinance, land use shall be considered as follows:
 - (1) A SMALL WIND TURBINE TOWER shall be considered a Class C land use as defined in the IPCB noise regulations_regardless of the principal use on the LOT.
 - (2) Both DWELLINGS and LOTS that are 10 acres or less in area and on which a DWELLING is the PRINCIPAL USE shall be considered as Class A land uses as defined in the IPCB noise regulations.
 - (3) A LOT on which a business USE is established as a PRINCIPAL USE shall be considered as Class B land use as defined in the IPCB noise regulations.
 - (4) In accordance with the IPCB noise regulatory standards the maximum noise level shall apply at the property line although for LOTS that are more than 10 acres in area the standard shall apply at the DWELLING.
 - (b) There shall be no maximum noise level at the time of construction provided that at the time of application for the Zoning Use Permit to authorize construction or replacement the SMALL WIND TURBINE TOWER is located 900 feet or more from either of the following:
 - (1) the nearest property line of a LOT that is 10 acres or less in area and on which a DWELLING is the PRINCIPAL USE; or
 - (2) a DWELLING on a LOT that is 10 acres or larger.

- (c) If at the time of application for the Zoning Use Permit to authorize construction or replacement the SMALL WIND TURBINE TOWER is located less than 900 feet from any LOT or BUILDING as described in subparagraph 7.7 2.(b), the maximum noise level from the SMALL WIND TURBINE TOWER shall comply with the noise regulatory standards set by the Illinois Pollution Control Board as implemented by this Ordinance and shall be documented by manufacturer's data that shall be submitted with the application.
- 3. The Zoning Administrator shall include with any zoning use permit for a SMALL WIND TURBINE TOWER a statement that compliance with these requirements does not necessarily indicate compliance with the Illinois Pollution Control Board noise regulations.
- G. The SMALL WIND TURBINE TOWER shall have an automatic over speed control to render the system inoperable when winds are blowing in excess of the speeds for which the system is designed and a manually operable method to render the system inoperable in the event of a structural or mechanical failure of any part of the system.
- H. SMALL WIND TURBINE TOWERS shall comply with all applicable regulations of the FAA.
- I. No illumination of the SMALL WIND TURBINE TOWER shall be allowed unless required by the Federal Aviation Administration.
- J. The SMALL WIND TURBINE TOWER shall either be the color supplied by the manufacturer or else painted white or gray or another non-reflective, unobtrusive color that shall be specified in the Zoning Use Permit application.
- K. There shall be a minimum clearance of 20 feet between the ground and the lowest arc of the rotor blades for a SMALL WIND TURBINE TOWER.
- L. Any SMALL WIND TURBINE TOWER in a Residential Zoning District must be protected from unauthorized climbing by any of the following means:

1. removal of climbing rungs, if possible, to a height of 12 feet, provided that the SMALL WIND TURBINE TOWER is unclimbable without the rungs; or
 2. Devices such as fences at least six feet high with locking portals or anti-climbing devices 12 feet vertically from the base of the SMALL WIND TURBINE TOWER.
- M. The SMALL WIND TURBINE TOWER shall not cause any significant electromagnetic interference with any radio, television, microwave communication, or satellite navigation on other properties and compliance with the following shall be deemed to be full compliance for the purposes of this Ordinance:
1. All wind turbines shall comply with the Federal Communication Commission (FCC) requirements for electromagnetic interference including FCC Part 15. The applicant shall provide a copy of the wind turbine manufacturer's certification of compliance with FCC requirements with the Zoning Use Permit Application.
 2. Metal blades shall not be used.
- N. In the event of destruction by any means or the need for replacement, wind turbine towers and wind turbines located more than one-and-one-half miles from an incorporated municipality that has a zoning ordinance may be replaced as follows:
1. The wind turbine may be replaced on the original tower pursuant to a new Zoning Use Permit provided that the replacement complies with all manufacturer's safety recommendations and requirements.
 2. If a replacement wind turbine cannot be installed on an existing wind turbine tower in compliance with all manufacturer's safety recommendations and requirements and a new SMALL WIND TURBINE TOWER is required, the new SMALL WIND TURBINE TOWER shall be in full compliance with these regulations.

- O. If a wind turbine is derelict for six consecutive months the owner shall be notified that they must, within six months of receiving the notice, restore their system to operating condition. If the owner(s) fails to restore their system to operating condition within the six-month time frame, then the owner shall be required, at his expense, to remove the wind turbine from the tower and also remove the tower if it has guy cables, for safety reasons. If the owner fails to remove the wind turbine within one month the Zoning Administrator shall send a notice that the wind turbine is in violation of the Zoning Ordinance and subject to a daily fine as provided for in Section 10.
- P. The Zoning Use Permit application for the SMALL WIND TURBINE TOWER shall include the following:
 - 1. A copy of the manufacturers standard drawings of the wind turbine structure and stamped engineering drawings of the tower, base, footings, and/ or foundations as provided by the manufacturer sufficient to prove that the wind turbine tower is safe for the use intended. Wet stamps shall not be required.
 - 2. Evidence must be given that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.
 - 3. Such evidence and documentation as required to verify that the SMALL WIND TURBINE TOWER meets all other Zoning Ordinance requirements.

10. Revise paragraph 9.1.9 B. as follows:

B. Prohibited VARIANCES

At no time shall the BOARD or the Hearing Officer grant a VARIANCE in the following instances:

- 1. To grant a VARIANCE to allow a USE not permissible under the terms of this ordinance in the DISTRICT involved, or any USE expressly or by implication prohibited by the terms of this ordinance in said DISTRICT.

- 2. To waive compliance with any municipal, state, or federal regulation incorporated into this ordinance.
- 3. To waive compliance with any procedural requirement contained in this ordinance.
- 4. To waive compliance with regulations pertaining to NONCONFORMING LOTS, STRUCTURES, or USES, except as specifically authorized in Section 8.
- 5. To authorize any USE or CONSTRUCTION prohibited by Section 14.2.1.
- 6. To authorize a SMALL WIND TURBINE TOWER rotor diameter larger than 75 feet.

11. Add new subparagraph 9.3.1 D. H.as follows:

H. WIND FARM TOWER or BIG WIND TURBINE TOWER..... \$4500

12. Add new subparagraph 9.3.1 D. I. as follows:

- I. SMALL WIND TURBINE TOWER
 - 1. Not over 50 feet in HEIGHT.....\$100
 - 2. Greater than 50 feet in HEIGHT.....\$100 plus \$80 for each 20 feet in excess of 50 feet in height (round to next highest 20 feet increment)
 - 3. Replacement of turbine on existing tower..... \$100

13. Add new subparagraph 9.3.3 B.7. as follows:

7. BIG WIND TURBINE TOWER Special Use Permit.....\$3,300 per BIG WIND TURBINE TOWER

PRESENTED, PASSED, APPROVED, AND RECORDED this 24th day of June, A.D. 2010.

SIGNED:

ATTEST:

C. Pius Weibel, Chair
Champaign County Board
Champaign, Illinois

Mark Shelden, County Clerk and *Ex Officio*
Clerk of the Champaign County Board

Champaign
County
Department of

**PLANNING &
ZONING**

**Brookens
Administrative Center**
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

To: **Champaign County Board Committee of the Whole**
From: **JR Knight, Associate Planner**
John Hall, Zoning Administrator

Date: **April 26, 2010**

RE: **Zoning Ordinance text amendment (Case 664-AT-10)**

Request **Amend the Champaign County Zoning Ordinance as follows:**

1. **Delete subparagraph 6.1.4 A.1.(c).**
2. **Revise subparagraph 9.1.7 E.1. to change the required number of concurring votes needed for ZBA decisions from five to four to make the Zoning Ordinance consistent with state law.**

Petitioner **Zoning Administrator**

STATUS

The Board voted a tentative recommendation of "RECOMMEND ENACTMENT" of the proposed amendment at the May 4, 2010, meeting.

No comments have been received from municipalities or townships with protest rights and the amendment is now ready for a recommendation to the full Board.

Attachment A is the Draft adopting ordinance for the recommended amendment.

ATTACHMENTS

A Proposed Ordinance

ORDINANCE NO. _____
ORDINANCE AMENDING ZONING ORDINANCE
664-AT-10

WHEREAS, the Champaign County Zoning Board of Appeals held a public hearing, made a formal recommendation for approval, and forwarded to this Board Case Number 664-AT-10;

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare to amend the Champaign County Zoning Ordinance in a manner hereinafter provided;

NOW, THEREFORE BE IT ORDAINED, by the Champaign County Board, Champaign County, Illinois, that Resolution No. 971, *The Zoning Ordinance of the County of Champaign, Illinois* be amended in the following manner.

1. Delete existing paragraph 6.1.4 A.1.(c) and re-letter the remaining paragraph to read as follows:

A. General Standard Conditions

1. The area of the WIND FARM County Board SPECIAL USE Permit must include the following minimum areas:

- (a) All land that is a distance equal to 1.10 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the base of that WIND FARM TOWER.
- (b) All land that will be exposed to a noise level greater than that authorized to Class A land under paragraph 6.1.4 I.
- (c) All necessary access lanes or driveways and any required new PRIVATE ACCESSWAYS. For purposes of determining the minimum area of the special use permit, access lanes or driveways shall be provided a minimum 40 feet wide area.
- (d) All necessary WIND FARM ACCESSORY STRUCTURES including electrical distribution lines, transformers, common switching stations, and substations not under the ownership of a PUBLICLY REGULATED UTILITY. For purposes of determining the minimum area of the special use permit, underground cable installations shall be provided a minimum 40 feet wide area.

- (e) All land that is within 1.50 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the base of each WIND FARM TOWER except any such land that is more than 1,320 feet from any existing public STREET right of way.
- (f) All land area within 1,320 feet of a public STREET right of way that is also within 1,000 feet from the base of each WIND FARM TOWER except that in the case of WIND FARM TOWERS in compliance with the minimum STREET separation required by paragraph 6.1.4 C. 5. in which case land on the other side of the public STREET right of way does not have to be included in the SPECIAL USE Permit.

2. Revise Paragraph 9.1.7 E.1. as follows:

The concurring vote of four members of the BOARD shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance or to effect any VARIANCE in the application of this ordinance or to effect any SPECIAL USE.

PRESENTED, PASSED, APPROVED, AND RECORDED this 24th day of June, A.D. 2010.

SIGNED:

ATTEST:

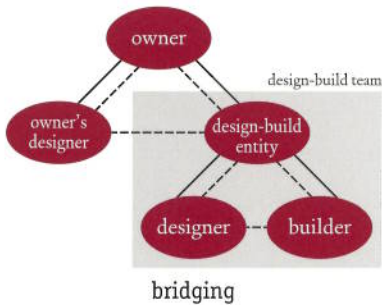
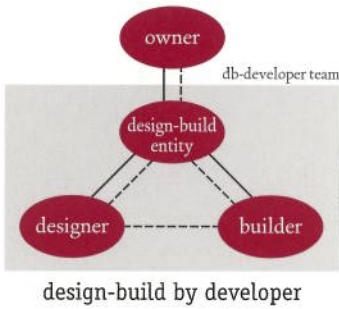
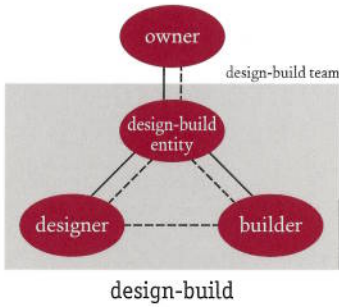
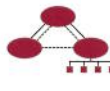
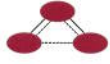
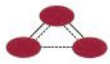
C. Pius Weibel, Chair
Champaign County Board
Champaign, Illinois

Mark Shelden, County Clerk and *Ex Officio*
Clerk of the Champaign County Board

County Facilities Committee Separate Attachment
For Committee of the Whole June 8, 2010 Meeting

Agenda Item VIII.B.1

Design-Build Description



design-build

OF ALL THE PROJECT DELIVERY SYSTEMS, DESIGN-BUILD has attracted the most interest in recent years. Its use, in some form, has become more prevalent among public-sector clients searching for a larger palette of contractual arrangements in light of new demands for lower project costs, faster schedules and reduced risk. In the past, public-sector owners have been required to utilize the design-bid-build method, regardless of project specifics. Although regulations are currently evolving, many states still do not permit design-build for public projects.

THERE ARE SEVERAL FORMS OF DESIGN-BUILD, each involving a design-build entity with which the owner holds the primary contract for the project. This entity may be an architecture firm, an architecture/engineering firm, a construction company, an integrated design-build firm, or some entity organized specifically to compete for design-build work. The design-build entity is characterized by the marriage of design and construction services under a single contract with the owner. Proponents of design-build contend that because architect and constructor are contractually bound, the owner experiences less litigation and fewer claims. Early participation by the contractor is intended to improve constructability while lowering construction costs. By avoiding the serial phasing of design-bid-build, project schedules can be condensed and fast tracking is possible. The experience of both public and private owners with design-build varies greatly, and there is no consensus about whether it actually fulfills these intended benefits. In particular, participants in the building industry consistently make the claim that design-build may not be faster than other methods if measuring from the point when the owner first decides to build. Design-build requires much more time in predesign than traditional methods and in preparing the selection documents prior to hiring the design-build entity.

INTRODUCTION

Design-build is a delivery method that offers the owner the ability to contract with a single entity to provide both design and construction services. The design-build entity may be a single firm, a consortium or a joint venture assembled for a particular project. This method is growing in popularity, but because it is relatively new ground for many in the building industry, it involves both risk and opportunity. While design-build can be used with any project, large or small, it is most prevalent in private-sector work but is growing in acceptance for public-sector work. State and local laws governing design-build vary tremendously and must be studied carefully before structuring the contractual relationships. Design-build gives the owner the benefit of a single point of responsibility for a project and an efficient coordination of design and construction services. Its effectiveness is more likely to be realized by experienced owners for projects where cost or time is the prime concern.

The design-build method differs from design-bid-build by collapsing architect and contractor into one entity and by the interweaving of construction expertise during design. With design-build, there is no independent management role per se, as in the CM options, although it is possible to retain a CM during the use of design-build. Although the CM as agent (chapter B2) may hold similar contractual arrangements as the design-build entity, the integration of design and construction is not inherent to CM methods.

I. CHARACTERISTICS

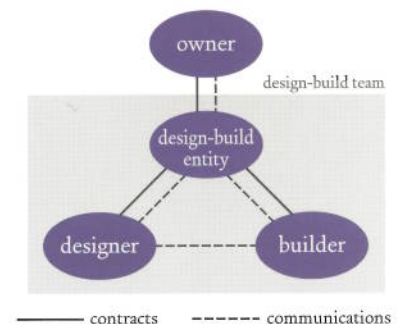
1.1 Definition and General Information

In this project delivery method, the services of the architect and the contractor are combined into a single design-build entity. It is characterized by its single contract with the owner and by the overlapping of design and construction services. There are two phases in the design-build method: the design and the construction of the building, both provided continuously by a single source. There are two primary players: the owner and the design-build entity.

Phases. Selecting the design-builder can be quite complex, particularly for public-sector projects. The selection of private-sector design-build teams can be much less formal. The formal procurement of design-build services will have three phases, as follows:

- First, the owner defines the project and the scope of work and prepares conceptual, preliminary design documents so that a design-builder can be chosen and a price bid or negotiated. The degree of specificity of the documents varies but can include materials lists, site information, descriptions of level of quality expected, performance criteria, structural systems to be used, budget parameters and project schedule. Many owners will seek the services of an architect for predesign expertise.

Relationship Diagram



Design-Build Use at GSA

Dollar amounts of design-build work performed by the U.S. General Services Administration (in millions):

1989	\$14
1990	163
1991	564
1992	180
1993	238
1994	40
1995	82
1996	67 (anticipated)

- Second, when design documents are roughly between 5 percent and 30 percent complete, generally considered to be in early schematic design, information is distributed to potential design-build contenders. Design-build entities respond to the owner's request with preliminary designs and cost estimates. Private-sector owners may choose a more straightforward and informal method of hiring the design-builder, particularly if they have worked with the team previously. In either case, by low bid, design competition, qualifications or a combination of these, a design-build team is selected. A price is fixed at this point.
- Third, the design-builder completes the design documents with the contractor's input and construction follows.

1.2 Contract Relationships

The main parties in this process are the owner and the design-build entity. Each may be an individual or any legally constituted entity; the owner may be public or private.

- The owner contracts directly with the design-builder for both the design and the construction services.
- There is no contractual relationship between the owner and the architect or the owner and the contractor.
- The design-build team is normally structured in one of three ways:

In-House. The design-build entity has design and construction professionals on staff. Architect and contractor are employees in this scenario.

Contract. The design-build entity does not have permanent staff to carry out the design or the construction aspects of the project and so hires the needed expertise. An architecture firm, an architecture/engineering firm or a construction firm may serve as the design-builder, which in turn contracts with either an architect or a contractor as needed to complete the design-build team. Alternatively, the design-builder may be a business entity that contracts with both architect and contractor as independent subcontractors.

Joint Venture. Architect and contractor form a team, legally structured as a partnership, corporation or joint venture, to complete a specific project. Licensure regulations may prohibit certain types of partnerships between architects and nonprofessionals.

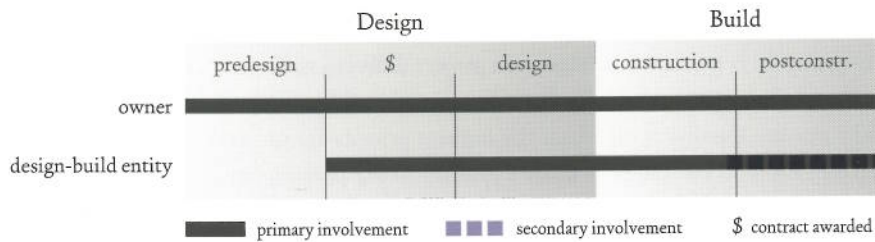
1.3 Appropriate Use

Any type of project may be appropriate, private or public (where permitted by law), large or small, with sophisticated owners and those with little experience. The design-build option may be preferable when:

- The owner needs an early cost commitment.
- The owner considers controlling risk a high priority.
- The project is complex, requiring close coordination of design and construction expertise or an extreme amount of coordination as when multiple prime consultants are involved.
- The project is clearly defined at an early stage and the owner is able to specify all requirements. Some private-sector design-build teams are selected on a request for qualifications (RFQ) and the team develops project requirements.
- The project is process oriented.
- The owner wishes to fast track the project, to keep design and construction developing simultaneously and save time.

■ 2. RESPONSIBILITIES

Phasing



2.1 Basic Responsibilities

Ownership. The owner is responsible for:

- determining the goals and requirements for the project, sometimes to a high degree of specificity;
- acquiring a usable site for the project;
- financing the project;
- preparing the materials for the design-build entity's selection;
- directing the design-build team.

Management. Since there is no separate management entity, the owner is responsible for the overall project management. In some cases the owner may choose to have some project management functions added to the responsibilities of the design-builder. The owner's most important management duties are:

- managing the pre-design process of gathering information and setting standards;
- managing the bidding or negotiation process for the design-build contract;
- administering the contract.

Design. The design-build team is responsible for design activities such as:

- developing the design for the project within budgetary commitments;
- processing entitlements related to design responsibilities, such as planning approvals and zoning variances;
- ensuring regulatory and code compliance;
- preparing estimates of the probable construction costs;
- preparing construction documents.

Construction. The design-build team is also responsible for construction activities such as:

- guaranteeing the actual cost of construction;
- obtaining entitlements related to construction, such as building and encroachment permits;
- maintaining the construction schedule;
- preparing shop drawings and other documents necessary to accomplish the work;
- coordinating the bids and work of subcontractors and prime trades;
- job-site safety;
- providing methods and means of construction;
- fulfilling the requirements of the construction documents;
- guaranteeing the quality of the construction;
- correcting any deficiencies covered by the guarantee.

If You Want It Done Right...

Design-build's threat to quality, as perceived by architects, is virtually eliminated when the architect heads the design-build operation. On a sizable residential remodel, an architect and client wanted to experiment with some unconventional materials to control natural light levels where rare books would be housed. The architect also had her contractor's license, so she was able to act as the general contractor on the rather complicated construction, subbing out portions of the work to talented subcontractors whose work she oversaw daily. The client saved money because the need for construction documentation was reduced, and her fees as the general were relatively low compared to prices from other contractors who would not have been able to use conventional construction techniques. From the architect's perspective, she nearly tripled the fee she would have received for design services alone.

3. QUALITY

The functional, technical and aesthetic quality of a building project is influenced, but by no means determined, by the project delivery method. Each method can produce outcomes of the highest quality, although perspectives differ on this matter. Design-build is most often chosen as a project delivery method because of the simplicity of the single contract for both design and build, and for its emphasis on speed and economy. Quality is often not the highest priority for projects utilizing this delivery method but can be if made a priority in the procurement methodology.

3.1 Owner's Perspective

- With design-build, the owner has little quality control over details because such decisions rest with the design-builder. It is more important in design-build than in other methods for the owner to specify the expected quality and technical requirements in the precontractual documents.
- The ongoing collaboration of architect and contractor within the design-build entity may result in inventive design solutions and problem solving during the length of the project schedule. Overall design quality may improve through the team effort.
- Some owners dealing with highly changeable constraints, be they programmatic or financial, believe they receive a higher quality building in terms of function when the design and construction phases are collapsed.
- Some owners use the design competition as a means to generate design alternatives and to be able to predict the level of quality that the design-builder can achieve for a fixed price. Design competitions can result in a high-quality product for the owner's budget.
- Since the final cost is bid on early schematic design, there may be misunderstandings about the level of quality implied by the drawings.
- Particularly for those owners who maintain their buildings for many years, quality standards must be carefully set so that low construction cost does not lead to high maintenance and life-cycle costs.

3.2 Architect's Perspective

- Some architects contend that this method compromises quality because an independent architect is not fully responsible during the design phase. Architects have less control over quality in design-build than in those methods where they contract directly with the owner, unless they are the leader of the design-build team.
- Design decisions regarding quality can be affected by the availability and cost of products and systems that meet the owner's design criteria.
- The architect may have a better chance to control cost decisions that affect quality during the later stages of the project, since decisions regarding changes may be made by the whole design-build team, rather than by the architect or the contractor separately. Of course, the architect must have sufficient status as a leader or member of the design-build entity for this influence to be effective.
- When the architect contracts with the builder, there are insufficient checks and balances on quality. Particularly when the contractor has the incentive of keeping all or a portion of any savings under the bid price, quality tends to deteriorate.

3.3 Contractor's Perspective

- The conflict between delivering a high-quality project at a fixed price may contribute to compromises in quality.
- Early construction input during design increases the building's quality and constructability.
- If the constructor is selected by qualifications rather than low bid, there is a built-in incentive to deliver a quality product in order to obtain repeat work with the owner.

■ 4. SCHEDULE AND COST

The design-build method has grown in popularity because it can have certain advantages over the traditional method in terms of time and cost.

4.1 Schedule

Whether the design-build method is faster than other methods depends upon the point at which the clock starts running. From the point that design and construction contracts are signed, design-build is the fastest method of project delivery. But if you compare delivery options from the point of defining the project's scope and requirements, then the differences in time begin to diminish.

Factors to Lengthen Project Schedule

- The owner incurs more time developing the project requirements, preparing submittal requests and evaluating submittals, particularly with public-sector projects.
- Since the project time line is rapid with this method, owners can delay the process by taking time to make decisions or select materials.

Factors to Shorten Project Schedule

- The owner participates primarily at the beginning of the process and typically "signs off" on the project at the point when the design-build entity is hired. The owner's limited participation can make the design process more efficient.
- For public-sector projects, the time line may be shorter because there is one procurement rather than two.
- The design-builder is motivated to move quickly on the project in order to reduce costs and to meet the schedule specified in the contract.
- The structure of the design-build entity makes it easy to fast track the project.
- Since designers and contractors work within a single entity, communication can be streamlined and decisions accelerated. Based on past collaboration, the contractor on the design-build team may be able to work with less fully developed construction documents.

4.2 Cost

Predictability of final costs is most reliable with this project delivery system since the design-builder is responsible for all cost estimating and commits to the cost of construction early in the design phase. The cost commitment from a design-builder is usually in a price guarantee, which avoids the cost overruns associated with traditional project delivery methods.

No Luxury of Time

"I can't even think of design-bid-build. We never have that luxury. That's partly related to the culture of our company and partly related to the nature of our work," said the head of facilities for International Software Corporation. "Our company changes its entire product line every year, so we need to delay every decision until the last possible moment. That sets up a culture of wait, wait, wait. If we do too much planning, the building will be out of date with our current products. It puts my department in a real jam. We're always off schedule, we never can get bids from a general contractor, we make partial packages for construction work, and we hardly can consider alternative proposals. I usually find that design-build is the best method for our madness."

For More Information

Elements and terms common to project delivery methods are referenced in the Glossary of this handbook to avoid repetition for the reader. Examples include compensation of the architect, copyright, compensation of the contractor, alternative design-build business structures, dispute resolution, and more. The Further Reading section in the Appendix contains references to additional articles and publications regarding alternative project delivery methods.

Ownership

- The owner should maintain a reasonable contingency allowance for the project prior to bid. The cost of preparing extensive materials for obtaining bids, particularly for public-sector projects, must be budgeted.
- The potential for change orders is substantially reduced in this method since the design-builder is responsible for all design and construction, reducing the claims for extras. Owner-initiated scope changes or discovery of unknown site conditions would constitute legitimate bases for change orders.

Management

Since the owner is responsible for management, no additional costs are involved. However, if the owner contracts some or all of this function to the design-builder, additional costs will result.

Design-Builder

The design-builder is usually compensated relative to the scope of the services provided. The fee is usually based upon either cost-plus with a guaranteed maximum price or lump sum. In some cases a separate fee is paid for the schematic design, and the construction cost commitment is made at a later stage in the design process.

Design

The architect is paid according to the contractual relationship with the design-builder. For example, the architect can be a joint-venture partner sharing risk and profit, a subcontractor receiving standard architectural fees or an employee receiving a salary.

- Since design-builders typically provide free schematic design services as part of the bid or qualifications package, they do so at risk. Stipends are sometimes provided for this phase.
- Since the design-builder is often cost driven, low fees must be offset by expeditious working methods.

Construction

As with the architect, the contractor is paid according to the contractual relationship with the design-builder.

■ 5. CAPABILITIES REQUIRED

This method inherently requires special capabilities of all primary parties to ensure that the completed project is successful.

5.1 Owner

The owner must be capable of defining the project requirements and the desired standard of quality. An inexperienced owner may benefit from retaining the services of an independent professional such as an architect or construction manager to help establish goals and construct adequate request for qualifications documents.

5.2 Design-Builder

The design-builder should be experienced in this project delivery method, and particularly must have:

- The management capabilities standard to the design-build industry.
- Good relationships with the architect and contractor in the project delivery team. An ongoing relationship among team members generally implies an effective working relationship.

5.3 Architect

The architect on the design-build team must have all capabilities normal to the architectural profession. In addition, the architect should be able to work effectively within the framework of the design-build team.

5.4 Contractor

The contractor on the design-build team must have all the capabilities normal to the construction industry and be able to work effectively within the framework of the design-build team.

6. SELECTION PROCESSES

Three basic methods are appropriate for selecting a design-build team: qualifications, price, negotiations, or a combination of these methods. In addition, a design competition is sometimes added as part of the selection process, particularly with large projects. All of the selection processes begin with the owner's description of the scope and budget for the project. It is essential that the owner's description be as complete as possible before the selection process begins.

6.1 Qualifications-Based Selection (QBS)

Often, the design-build team is asked to identify a fee for its services as part of the qualifications information. This is acceptable and reasonable only when the owner has fully defined the project scope and standard of quality, thereby providing sufficient information for determining the fee.

Owners: Public Agencies

Federal law requires that design professionals such as architects must be selected based on qualifications; most states and local jurisdictions have similar statutes. However, federal QBS law does not apply to design-build entities, complicating the selection process by public agencies unless special statutes apply. The principles of QBS can be applied to design-build selections by creating a two-phase selection process whereby the first step is to shortlist based on qualifications. (For more information, see "AIA/AGC Recommended Guidelines for Procurement of Design-Build Projects in the Public Sector" in the Appendix.)

Owners: Private

Although qualifications-based selection is not required of private owners, most recognize its benefits for selecting the design-build team. Selection methods used by private owners vary, but are rarely as complex as the public process.

6.2 Low-Bid Method of Selection

The design-build team can be selected solely on the basis of lowest bid, but most owners prefer to add considerations of qualifications to price. This can be accomplished by conducting a prequalifications screen, which narrows the list of potential bidders to a predetermined number. This selected group is then invited to bid on the project.

- The open-bid requirement for public owners can be a potential problem since there is no regulatory licensure of design-builders. If the design-builder has underbid the cost of the project, the results may be less than satisfactory construction.

Competition and Marriage

The Redevelopment Authority of a large midwestern city organized a design-build competition for a mixed-use project with affordable family housing and local retail, intended to act as a prototype urban infill strategy. The authority sought design-build partnerships between architects with solid multi-family housing experience and local contractors who had been prequalified. The agency let a Request for Qualifications (RFQ) for architects, receiving about 50 responses. From those, a panel selected a short list of five architects, each of whom was given the list of prequalified builders. Through their own negotiations, three teams of architects and builders were successfully formed, and each received \$5,000 to prepare concept proposals for final jurying. Jane Marcos and Associates was selected, with DTB Construction, based on the design concept and the cost commitment. With the project finally completed, some five years after that initial RFQ was circulated, Marcos suggests that the "shotgun" marriage made the project much more time consuming and difficult. Indeed, halfway through design development, DTB was removed and a new builder entered into a joint venture with Marcos.

Shift in Delivery Methods

Construction phases awarded (% total)
by the U.S. Department of Veteran
Affairs:

	89	90	91	92
Traditional	67%	61%	64%	56%
Fast Track	5	4	21	19
Joint Venture	0	3	7	0
Construction Mgt.	5	3	0	0
Design-Build	0	6	0	19
Delegated	24	16	7	6
Other	0	6	0	0

	93	94	95
Traditional	48%	41%	31%
Fast Track	20	22	13
Joint Venture	3	3	6
Construction Mgt.	10	9	19
Design-Build	10	13	31
Delegated	5	13	0
Other	5	0	0

6.3 Negotiation Method

The design-build team can be selected on the basis of negotiation. This method is somewhat less formal than QBS or low bid but can be effective, especially when the owner is experienced with the process. Design-builders are invited to respond to an announcement of the scope and requirements for the project. Interested entities are interviewed, and the selected team negotiates a contract with the owner, including all necessary costs. This method works best when quality is the primary criteria.

6.4 Design Competitions

Including a design competition as part of the selection process allows the owner to evaluate the design and cost inputs of several design-build teams before choosing one. Selected entities are invited to submit design proposals and cost estimates in response to the owner's project description and design request. The owner then may use QBS, low bid or negotiations to select from the submitted designs. Design competitions for design-build contracts are the subject of great debate, for the following two reasons:

- First, competitions limit the design process, which inherently requires more input from the owner, thoughtful development from the designer, and interaction between the two parties. The interaction between the architect and the owner may be restricted or uneven, as compared to design-bid-build.
- Second, these competitions are very costly for the competing design-build teams. To make the up-front risk worthwhile to competing design-build entities, owners must prepare requirements carefully. Some owners compensate teams that are not awarded the project with a fee or stipend for their effort. The stipend provided by the owner should be stated in the initial solicitation. Design-build teams have spent much time and money on their design submissions in the preselection process, far beyond what is required in the design-bid-build approach. If a fee or stipend is not provided, owners must be sensitive to up-front costs and are encouraged to limit the preselection products that will be accepted.

Two methods are used to establish the budget in a design competition:

Fixed Amount. The owner defines a fixed, not-to-be-exceeded amount within which the competing design-build teams propose the maximum design value. This usually results in the best quality at the established price.

Bid Amount. Each team proposes a design solution and its cost. This usually results in the minimum quality at the lowest price.

7. SPECIAL CONCERNS

7.1 Conflict of Interest

The actions of architects and contractors are guided by ethical standards set by the national organizations to which they belong. These ethical standards are well established and deal directly with issues that arise during a construction project.

- The design-build method inherently gives rise to some unusual ethical issues since there is a direct contractual relationship between the design-build entity, the architect and/or the contractor. The responsibilities of the various parties are not always clear and there is a potential for conflict of interest.

- In order to minimize the potential for conflict of interest, the issue should be addressed in the contract between the owner and the design-build entity.

7.2 Ownership of Documents

In traditional project delivery processes, the architect retains ownership of the documents and copyright capabilities. In this method, ownership rights and copyright may pass to the design-build entity through their subcontract with the architect. Special contractual provisions can be created if the owner requires ownership of certain documents, as is the case for some public agencies.

7.3 Insurance

The management of risk is a critical part of any construction project. Some risks can be transferred through the purchase of insurance. Even when a risk is insurable, though, determining the coverages needed and putting the insurance in place is a complex and demanding task, particularly with design-build. Given the attention alternative project delivery methods have received in recent years, many insurance providers are seeking to assist design professionals and other consultants to work effectively in these areas. Each party is encouraged to seek the advice of an agent or broker who is knowledgeable about providing coverage for design-build specifically.

- The owner may require certificates of insurance or other evidence that the design professionals and contractors carry insurance in an amount appropriate to their respective roles and the size of the project.
- This would include, at a minimum, professional liability, general liability, worker's compensation, automobile liability, real and personal property and perhaps builders risk and surety.
- Depending on the nature of the project, the owner may require pollution and/or environmental impairment coverage be carried by the design-build entity. The design-build entity in turn may require appropriate insurances from their sub-consultants and subcontractors.
- For larger projects, owners may want to consider both a wrap-up policy for the contractor, which combines general liability and worker's compensation, and an architect/engineer project policy, which provides professional liability coverage on a project-specific basis and normally covers all the design professionals on the project. Wrap-up policies rarely include the professional liability exposure; normally it must be provided in a separate policy.

7.4 Liability and Indemnity

The liability of the parties in design-build depends upon the role of each party and the responsibilities assumed by their contract. This may range from the assumption of all the responsibility and liability for both design and construction to about the same liability as under a traditional delivery method to less liability than traditionally exists.

- In some cases, the owner requires contractual hold harmless clauses in favor of the owner and, in turn, the design-build entity may require architects and contractors to include hold harmless clauses in its favor. Such special contractual provisions need to be negotiated between all parties relating to indemnity. The advice of legal counsel is recommended.
- Some insurance carriers are reporting statistically fewer claims with design-build than other delivery methods.

Measuring the Benefits of Design-Build

According to Lockheed Missiles and Space Company:

Measuring the Results for 1994:

Projects Completed	106
Average Cost	\$140,000
Total Construction	\$14.8 m
Target Cost v. Final:	Reduced 11%
Change Order Rate:	Down 282%
In-House Staff Reduced:	95
Cycle Time Reduced	72%

Project Schedule Comparison:

Design-Bid-Build	27 weeks
Design-Build	7 weeks

from Gae Adams, Manager of Facility Engineering and Construction, Lockheed Missiles and Space Company, April 1995.

A Design Professional By Any Other Name

As used in the handbook to illustrate the relationships between parties, the term “designer” includes both architects and engineers. State licensing laws prescribe professional services that can be rendered by design professionals and should be consulted before embarking on a project.

7.5 Dispute Resolution

This method generally reduces the number of disputes since disagreements are internalized within the design-build entity. The adversarial relationships between architects and contractors in the traditional project delivery system no longer directly affect the owner, since both professionals are working in the interests of the design-builder. Good methods for internal resolution of disagreements within the design-build team ultimately contribute to a greater chance for successful project delivery.

- The standard systems of dispute resolution, mediation and arbitration, can be invoked to settle most disputes; however, their use is not well established for this project delivery method. Dispute resolution should be carefully addressed in the contract between the owner and the design-build entity.

■ 8. PROS AND CONS

8.1 Pros

- The design-builder provides a single point of responsibility for design and construction, thus minimizing the owner's risk and responsibilities. The owner purchases a complete package of services and products.
- Interactions between parties are better coordinated, which saves time. The owner receives input and approval from the end user at an earlier stage. Once the design-builder is hired, further involvement of the end user is limited, which can save time and money. Project delivery personnel may favor this method because it allows them more control over the budget and schedule. Time-consuming meetings and paperwork may be reduced when independent personnel are not involved. The documentation of design and construction can be reduced.
- The early cost commitment of design-build can be advantageous to the owner, as risk is reduced since very little capital was invested (perhaps about 5 percent of the total project budget) by the time costs are committed.
- The owner can make performance specifications (such as “this room must be capable of supporting a live load of 125 pounds per square foot”) and the design-builder is required to deliver a building that meets those requirements.
- Time delays due to scheduling problems and changes in construction are substantially reduced, as are delay claims and change orders. This method can be one of the fastest project delivery systems, allowing the owner to benefit from financing opportunities and the ability to occupy the building rapidly.
- When a design competition is used to select the design-builder, the owner sees several independent proposals for the project before making a selection.
- Conflicts between project professionals are internalized within the design-build entity, and do not involve the owner.

8.2 Cons

- Compared to the traditional method, the design-build method is not well understood, can be more complex and may be less clear to owners embarking on a project. Design, scheduling and construction are interwoven, making it difficult for the owner to participate and evaluate.
- The owner may not have the time or expertise to prepare adequate preselection materials so that the advantages of design-build can be realized. Owners with less experience are likely to have difficulty utilizing this method.

- The architect does not serve directly as the owner's agent but is contracted or employed by the design-build entity, shifting the architect's allegiance away from the owner to the design-builder.
- The design-builder's cost commitment is not based on full design and documentation. Disagreements with the owner may arise over what was implied in the documents. Design changes required by the owner become change orders that carry an added cost.
- Deliberations about cost-saving strategies take place within the design-build team, which may lead to reductions in building quality without input from the owner. Short-term savings tend to outweigh long-term costs (life cycle costs, including operating and maintenance) unless very specific quality and performance standards have been defined.
- If the design-builder was selected on the basis of price alone, quality may be compromised.

County Facilities Committee Separate Attachment

For Committee of the Whole June 8, 2010 Meeting

Agenda Item VIII.B.1

McHenry County RFP for Design-Build Services for the McHenry
County Archive Storage Facility

County of McHenry Request for Proposal

RFP # 10-13

Services to Provide: *Design-Build Services for the McHenry County Archive Storage Facility*

April 6, 2010

This Request for Proposal (RFP) is for the purpose of, contracting with a qualified firm to provide *Design-Build Services for the McHenry County Archive Storage Facility* as a service to the County of McHenry as outlined within this document. All requirements are as per specifications enclosed herein.

GENERAL REQUIREMENT: This is a Request for Proposal (see attached). Proposal will be opened and evaluated in private and proposal information will be kept confidential until an award is made. **One (1) original and two (2) copies of the complete proposal are to be submitted.**

SUBMISSION LOCATION:

Purchasing Department
McHenry County Administration Building
2200 N. Seminary Avenue
Room 200
Woodstock, IL 60098
Phone: (815) 334-4818
Fax: (815) 334-4680

CONTACT PERSON:

Ms. Catherine Link, CPPB
Director of Purchasing

SUBMISSION DATE AND TIME:

April 21, 2010, 2:00 PM, (CDT)

Proposals received after the submittal time will be rejected and returned unopened to the sender. (See below for schedule of events).

NOTE: A PRE-RFP SITE MEETING WILL BE HELD ON April 6, 2010, AT 1:00 PM (CDT). The meeting shall begin at the County's Division of Transportation Building located at 16111 Nelson Road in Woodstock, IL. A visit to the project site shall follow. Attendance is recommended but not mandatory.

SCHEDULE OF EVENTS

March 29, 2010 -----	RFP Available
April 13, 2010 -----	Vendors Questions Submitted via fax to 815-334-4680 by 4:00 P.M.(CDT)
April 16, 2010 -----	Vendors Questions Answered via fax and Posted on Website by 4:00 P.M.(CDT)
April 21, 2010 -----	RFP due in Purchasing at 2:00 P.M.(CDT)
April 21, 2010 to June 1, 2010-----	Evaluation, Committee recommendation, Award of Contract and Notification to Successful Vendor

GENERAL INFORMATION

REQUEST FOR PROPOSALS

DEFINITION

Request for Proposals (RFP) is a method of procurement permitting discussions with responsible vendor and revisions to proposals prior to award of a contract. Proposals will be opened and evaluated in private. **Award** will be based on the criteria set forth herein.

RECEIPT and HANDLING of PROPOSALS

Proposals shall be opened in private by the Evaluation Committee to avoid disclosure of contents to competing vendors.

EVALUATION of PROPOSAL

The proposals submitted by vendors shall be evaluated solely in accordance with the criteria set forth in the RFP.

DISCUSSION of PROPOSAL

The Evaluation Committee may conduct discussions with any offeror who submits an acceptable or potentially acceptable proposal. Vendors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. During the course of such discussions, the Evaluation Committee shall not disclose any information derived from one proposal to any other vendor.

NEGOTIATIONS

The County of McHenry reserves the right to negotiate specifications, terms, and conditions, which may be necessary or appropriate to the accomplishment of the purpose of this RFP. The County may require the RFP and the offeror's proposal be incorporated in full or in part as Contract Documents. This implies that this RFP and all responses, supplemental information, and other submissions provided by the vendor during discussions or negotiations may be held by the County of McHenry as contractually binding on the successful Vendor.

NOTICE of an UNACCEPTABLE PROPOSAL

When the Evaluation Committee determines a vendor's proposal to be unacceptable, such vendor shall not be afforded an additional opportunity to supplement its proposal.

TERMS AND CONDITIONS

AUTHORITY

This Request for Proposals is issued pursuant to applicable provisions of the **McHenry County Purchasing Ordinance**, approved December 1, 2006. This ordinance is incorporated by reference into this RFP as if it were contained herein. If you desire a copy of this ordinance, contact the Director of Purchasing.

RESERVED RIGHTS

The County of McHenry reserves the right at any time and for any reason to cancel this Request for Proposal, to reject any or all proposals, or to accept an alternate proposal. The County reserves the right to waive any immaterial defect in any proposal. ***Unless otherwise specified by the offeror, the County has no less than ninety (90) days to accept.*** The County may seek clarification from a vendor at any time and failure to respond promptly is cause for rejection. The County may require submission of best and final offers.

INCURRED COSTS

The County of McHenry will not be liable in any way for any costs incurred by respondents in replying to this RFP.

AWARD

Award shall be made by the McHenry County Board to the most responsive and responsible vendor whose proposal is determined to be the most advantageous to the County, taking into consideration price and the evaluation criteria set forth herein below.

CRITERIA for SELECTION

All proposals submitted in response to this RFP will be evaluated based on the following criteria:

Compliance with Request for Proposals [Mandatory]: This refers to the adherence to all conditions and requirements of the Request for Proposals.

Suitability of Proposed Item: Prior experience in the design and building of a pre-engineered metal building.

Qualifications of the Offeror: Offeror's capability in all respects to perform fully the contract requirements, and the tenacity, perseverance, experience, integrity, reliability, facilities, equipment, and credit which will assure good faith performance. This criterion includes the offeror's performance on similar contracts at other facilities. A description of corporate qualifications and history of the firm is also required.

NON-DISCRIMINATION

Vendor shall comply with the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., as amended and any rules and regulations promulgated in accordance therewith. Including, but not limited to the Equal Employment Opportunity Clause, Illinois Administrative Code, Title 44, Part 750 (Appendix A), 775 ILCS 5/1-102, which is incorporated herein by reference, and constituting of a written EEO Policy and a workforce profile that demonstrates its EEO practices. Furthermore, the Vendor shall comply the Public Works Employment Discrimination Act, 775 ILCS 10/0.01 et seq., as amended. The Vendor must have a written sexual harassment policy, which meets Illinois State Statutes, 775 ILCS, 15/3.

SECURITY

The Vendor represents and warrants to the County of McHenry that neither it nor any of its principals, shareholders, members, partners or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Vendor further represents and warrants to the County of McHenry that the Vendor and its principals, shareholders, members, partners, or affiliates, as applicable, are not directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as Specially Designated National and Blocked Person. The Vendor hereby agrees to defend, indemnify and hold harmless the County of McHenry, the Corporate Authorities, and all County of McHenry elected or appointed officials, officers, employees, agents, representatives, engineers and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from or related to any breach of the foregoing representation and warranties.

PREVAILING WAGE

The State of Illinois requires under Public Works contracts that the general prevailing rate of wages in this locality be paid for each craft or type of worker hereunder. This requirement is in accordance with The Prevailing Wage Act (820 ILCS 130) as amended. This shall include payment of the general prevailing rate for legal holiday and overtime work. It shall be mandatory upon the Subcontractor under the Vendor. A copy of the prevailing wage rates is posted on the McHenry County website at www.co.mchenry.il.us under BIDS and RFP's. If wage rates change during the course of the project, the new rates will be available in the County of McHenry Purchasing Office. Vendors may access the Illinois Department of Labor website for updates www.state.il.us/agency/idol.

CERTIFIED PAYROLL REQUIREMENTS (Public Act 94-0515)

Effective August 10, 2005 Vendors and Subcontractors on public works projects must submit certified payroll records on a monthly basis to the public body in charge of the construction project, along with a statement affirming that such records are true and accurate, that the wages paid to each worker are not less than the required prevailing rate and that the Vendor is aware that filing records he or she knows to be false is a Class B misdemeanor.

The certified payroll records must include for every worker employed on the public works project the name, address, telephone number, social security number, job classification, hourly wages paid in each pay period, number of hours worked each day, and starting and ending time of work each day. These certified payroll records are considered public records and public bodies must make these records available to the public under the Freedom of Information Act, with the exception of the employee's address, telephone number, and social security number. Any Vendor who fails to submit a certified payroll or knowingly files a false certified payroll is guilty of a Class B misdemeanor.

INCREASED PENALTIES for PREVAILING WAGE VIOLATIONS (Public Act 94-0488)

Effective January 1, 2006, penalties for violations of the Prevailing Wage Act will increase from 20% to 50% of the underpaid amounts for second or subsequent violations. An additional penalty of 5% of the underpayment penalty must be paid to workers for each month the wages remain unpaid (up from the current 2% penalty).

For violations that occur after January 1, 2006, the debarment period --during which Vendors are ineligible for public works contracts -increases from 2 years to 4 years if two notices of violation are issued/serious violations occur within a 5-year period. In addition, a new monetary penalty of \$5,000 may be assessed against Vendors who retaliate against employees who report violations or file complaints under the Prevailing Wage Act.

SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS PROJECTS ACT

The successful proposer must be in compliance with State of Illinois HB-1855 (Public Act 095-0635), which amends the Prevailing Wage Act. Before an employer commences work on a public works project, the employer shall have in place a written program which meets or exceeds the program requirements in this Act, to be filed with the public body engaged in the construction of the public works and made available to the general public, for the prevention of substance abuse among its employees. The testing must be performed by a laboratory that is certified for Federal Workplace Drug Testing Programs by the Substance Abuse and Mental Health Service Administration of the U.S. Department of Health and Human Services.

PROCUREMENT OF GREEN PRODUCTS AND TECHNOLOGIES

As approved by the McHenry County Board in April 2008, it is in the interest of public health, safety and welfare and the conservation of energy and natural resources to use and promote environmentally responsible products. The County should strive to influence private purchases through the example of using government specifications and standards that are green or environmentally friendly when making its purchases.

Whenever available and cost-justified, the County should purchase those materials including the purchase of recycled products containing post-consumer materials rather than residual materials resulting from the processing or manufacturing from another product. To the extent practicable, all products standards shall emphasize functional or performance criteria which do not discriminate against the use of recycled materials.

McHenry County should cooperate to the greatest extent feasible with other governments and organizations to develop a comprehensive, consistent, and effective procurement effort intended to stimulate the market for recycled products, reusable products, products designed to be recycled, and other environmentally responsible products.

McHenry County shall continue to participate in and shall encourage other public jurisdictions to participate with the County in the purchase of products containing recycled content. Participation in such cooperative systems shall be aimed at obtaining maximum practical recycled content in County purchases, to obtain best available price for products with recycled content, to facilitate or encourage lower prices industry-wide and to encourage development of industries and markets dealing with recycled content products.

PROCUREMENT OF PRODUCTS THAT ARE ENERGY STAR QUALIFIED

McHenry County shall select, where life cycle and cost-effective, ENERGY STAR and other energy efficient products, when acquiring energy-using products. This information will be required by the proposer in their proposal submittal.

PURCHASE EXTENSION

This contract shall be offered for purchases to be made by other counties and governmental units within the State of Illinois as authorized by the Government Joint Purchasing Act. All purchases and payments made under this authority shall be made directly by the governmental unit to the Vendor. The County of McHenry shall not be responsible in any way for such purchase orders or payments. All terms and conditions of this contract shall apply to all orders placed by another governmental unit.

PROTEST PROCEDURES

Any proposer who believes contractual terms or specifications are unnecessarily restrictive or limit competition may submit a protest, in writing, to the Director of Purchasing. To be considered, the protest must be received by McHenry County five (5) days prior to the stated RFP opening. Any adversely affected or aggrieved proposer shall have ten (10) days from the date of the RFP opening to file a written protest regarding the intent to award the RFP. Protests submitted after that date will not be accepted. Protests must specify the grounds upon which the protest is based (refer to appropriate statute, rule, code, or ordinance which defines the protest process).

ADDENDUM

Should the Vendor require any additional information about this RFP, please fax to Purchasing (815-334-4680, to the attention of **Catherine Link, CPPB, Director of Purchasing**) any questions by the deadline as outlined in the schedule of events. ANY AND ALL changes to these specifications are valid only if they are included by written Addendum to All Proposers. NO interpretation of the meaning of the plans, specifications, or other contract documents will be made orally. If required, all addenda will be faxed to proposer if a Notice of Intent to Bid has been completed and faxed to the Purchasing Office. In addition, all addenda shall be posted on the County of McHenry's website by 4:00 PM April 16, 2010. Failure of the proposer to receive any such addendum or interpretation shall not relieve the proposer from

obligation under this RFP as submitted. All addenda so issued shall become part of the RFP documents. Failure to request an interpretation constitutes a waiver to later claim that ambiguities or misunderstandings caused by a proposer to improperly submit a proposal.

TAXES

The County of McHenry is exempt from paying Illinois Use Tax, Illinois Retailers Occupation Tax, and Federal Excise Tax.

PAYMENTS

The Vendor shall furnish the County with an itemized invoice. Payment shall be made in accordance with applicable provisions of the "Local Government Prompt Payment Act."

VENDOR RESPONSIBILITIES

The selected Vendor will be required to assume responsibility for all services offered in this proposal. The County will consider the selected Vendor to be the sole point of contact with regard to contractual matters, including payment of any and all charges resulting from the contract.

Any contract resulting from this RFP may not be assigned, in whole or in part without written consent of the County. If the Vendor attempts to make such an assignment without the written consent of the County, the Vendor shall nevertheless remain legally responsible for all obligations under the Contract.

INTERPRETATION or CORRECTION of REQUEST for PROPOSALS

Vendors shall promptly notify the Director of Purchasing of any ambiguity, inconsistency, or error, which they may discover upon examination of the Requests for Proposals.

Interpretations, corrections, and changes to the Request for Proposals will be made by addendum. Interpretations, corrections, or changes made in any other manner will not be binding.

LAW GOVERNING

Any contract resulting from this RFP shall be governed by and construed according to the laws of the State of Illinois. Venue for disputes will be McHenry County, Illinois.

RECOURSE for UNSATISFACTORY MATERIALS

Payment shall be contingent upon the County's inspection of and satisfaction with completed work. Any defective work or materials, non-conformance to RFP specifications, damaged materials, or unsatisfactory installation shall be corrected to the County's satisfaction by the successful proposer at no additional charge.

CANCELLATION

Failure to comply with the terms and conditions as herein stated shall be cause for cancellation of the contract. The County will give written notice of unsatisfactory performance and the Vendor will be allowed thirty (30) days to take corrective action and accomplish satisfactory control. If at the end of the thirty days, the County deems the Vendor's performance still unsatisfactory, the contract shall be canceled. The

exercise of its right of cancellations shall not limit the County's right to seek any other remedies allowed by law.

REJECTION of PROPOSALS, WAIVER of IRREGULARITIES

McHenry County reserves the right to reject any or all proposals, to waive irregularities, and to accept that proposal which is considered to be in the best interest of the County. Any such decision shall be considered final.

DELIVERY

Delivery will be considered in making the award and the proposers shall state, in the spaces provided expected delivery after receipt of order. Failure to meet said delivery promises without prior consent of the Director of Purchasing will be considered a breach of faith.

WORKMANSHIP

Items shall be manufactured according to the highest traditions of the industry and shall meet all commercial standards of quality. The County shall be the sole judge of acceptable products. Unacceptable products will be rejected and suitable price adjustments made.

QUALIFICATIONS

Each firm submitting an RFP for this project shall submit detailed information concerning the professional qualifications of the individual(s) assigned to carry out this project. Relevant project experience, logistical capabilities and other relevant support data regarding the firm and assigned personnel must be included.

Each firm submitting a proposal for this project must provide at least three (3) references where projects of a similar nature have been successfully completed and implemented. These references should provide the name and address of the entity where the project was completed as well as a contact person.

INSURANCE

General The successful proposer shall maintain for the duration of the contract and any extensions thereof, at proposer's expense, insurance that includes "Occurrence" basis wording and is issued by a company or companies qualified to do business in the State of Illinois that are acceptable to the County, which generally requires that the company(ies) be assigned a Best's Rating of A or higher with a Best's financial size category of Class XIV or higher, in the following types and amounts:

- a) Commercial General Liability in a broad form, to include, but not limited to, coverage for the following where exposure exists: Bodily Injury and Property Damage, Premises/Operations, Independent Vendors, Products/Completed Operations, Personal Injury and Contractual Liability; limits of liability not less than:

\$500,000 per occurrence and \$1,000,000 in the aggregate;

- b) Business Auto Liability to include, but not be limited to, coverage for the following where exposure exists: Owned Vehicles, Hired and Non-Owned Vehicles and Employee Non-Ownership; limits of liability not less than:

\$300,000 per occurrence, combined single limit for:
Bodily Injury Liability and Property Damage Liability;

- c) Workers' Compensation Insurance to cover all employees and meet statutory limits in compliance with applicable state and federal laws. The coverage must also include Employer's Liability with minimum limits of \$100,000 for each incident.
- d) Professional Liability Insurance with \$1,000,000 per occurrence and \$1,000,000 in aggregate.

CERTIFICATE of INSURANCE

The successful proposer agrees that with respect to the above-required insurance that:

- (a) The County of McHenry shall be provided with Certificates of Insurance evidencing the above required insurance, prior to commencement of the contract and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least fifteen (15) days prior to the expiration or cancellation of any such policies;
- (b) The contractual liability arising out of the contract shall be acknowledged on the Certificate of Insurance by the insurance company;
- (c) The County of McHenry shall be provided with thirty (30) days prior notice, in writing, of Notice of Cancellation or material change and said notification requirement shall be stated on the Certificate of Insurance;
- (d) Subcontractors, if any, comply with the same insurance requirements; and
- (e) Have McHenry County named as an additional insured and the address for certificate holder must read exactly as:

County of McHenry, a **body politic**
2200 N. Seminary Avenue
Woodstock, IL 60098

- (f) Insurance Notices and Certificates of Insurance shall be provided to:

McHenry County, Purchasing Department
2200 N. Seminary Avenue, Room 200
Woodstock, Illinois 60098

The County shall be provided with Certificates of Insurance evidencing the above required insurance prior to the commencement of this Agreement and thereafter with

the certificated evidencing renewals or changes to said policies of insurance at least fifteen (15) days prior to the expiration or cancellation of any such policies.

The County shall be named as additional insured on all liability policies, and the parties acknowledge that any insurance maintained by the County shall apply in excess of, and not contribute to, insurance provided by successful proposer.

The contractual liability arising out of the Agreement shall be acknowledged on the Certificate of Insurance by the insurance company. The County shall be provided with thirty (30) days prior notice, in writing, of Notice of Cancellation or material change, and said notification requirements shall be stated on the Certificate of Insurance.

Acceptance or approval of insurance shall in no way modify or change the indemnity or hold harmless clauses in this agreement, which shall continue in full force and effect.

HOLD HARMLESS CLAUSE

The Vendor agrees to indemnify, save harmless and defend the County of McHenry, their agents, servants, and employees, and each of them against and hold them harmless from any and all lawsuits, claims, demands, liabilities, losses and expenses, including court costs and attorney's fees, for or on account of any injury to any person, or any death at any time resulting from such injury, or any damage to property, which may arise or which may be alleged to have arisen out of or in connection with the work covered by this contract. The foregoing indemnity shall apply except if such injury, death or damage is caused directly by the willful and wanton conduct of the County of McHenry, their agents, servants, or employees or any other person indemnified hereunder.

EVALUATION

Evaluation of proposals will be done by the Director of Purchasing and associated County staff. Proposals will be evaluated on experience in doing projects of a similar nature and adherence to specifications.

DIRECTIONS FOR SUBMISSION

Qualified individuals or firms are to submit one (1) original and two (2) copies of the completed proposal along with any support documentation to:

Ms. Catherine Link, CPPB
Director of Purchasing
McHenry County Administration Building
2200 N. Seminary Avenue, Room 200
Woodstock, Illinois 60098

All data and documentation submitted as part of this RFP shall become the property of McHenry County, Illinois. After award of this contract, all responses, documents, and materials contained in the RFP shall be considered public information and will be made available for inspection in accordance with the Illinois Freedom of Information Act.

All proposals must be received by **2:00 p.m. (CST) on April 21, 2010**. Absolutely no proposal will be accepted after the time specified. Late proposals shall be rejected and returned unopened to the sender. The County of McHenry does not prescribe the method by which proposals are to be transmitted; therefore, it cannot

be held responsible for any delay, regardless of reason, in the transmission of proposals.

PROPOSAL ENVELOPES ARE TO BE CLEARLY MARKED WITH THE RFP TITLE, TIME & DATE OF OPENING.

PRICING

Price offered shall be firm for at least 90 days after the latest time specified for submission of proposals and thereafter until written notice is received from proposer.

PERFORMANCE ASSURANCE:

A Performance and Payment Bond will be required by the accepted proposer as described below if the proposal amount exceeds \$25,000.00.

- Payment and Performance Bond shall be in the amount of 110% of the propose value. Any additional scope value during the project must be covered by the bonds.
- Obligee is County of McHenry, project owner for the Payment and Performance Bonds.
- Payment and Performance Bonds must be signed by an official of the bonding company and accompanied by the bonding agent's written Power of Attorney.
- Provide three (3) copies of each of the bonds and the Power of Attorney in order that one copy of each may be attached to each copy of the contract agreement. Bonds must be submitted to McHenry County within two (2) weeks of the notice of award, if start of construction is sooner, then bonds must be submitted a minimum of two (2) days prior.
- Date of Agreement and Payment and Performance Bonds shall be the same.
- Such Payment and Performance Bonds shall be issued by a surety listed on the Department of Treasury's listing as approved sureties (Department Circular 570) with an A.M. Best Rating of "A" or better which is licensed in the state of the location of the project and must be acceptable to the design-builder.

BID BOND:

Each separate proposal shall be accompanied by a bid bond, certified check, or a cashier's check, drawn on a bank authorized to do business in Illinois, in a dollar amount of not less than five percent (5%) of the sum of the computed total amount of the proposal or five hundred dollars (\$500), whichever is greater.

PROJECT SPECIFICATIONS

NOTE: A PRE-RFP SITE MEETING WILL BE HELD ON April 6, 2010, AT 1:00 PM (CDT) IN The meeting shall begin at the County's Division of Transportation Building located at 16111 Nelson Road in Woodstock, IL. A visit to the project site shall follow. Attendance is recommended but not mandatory.

SUBMITTAL REQUIREMENTS

Interested companies shall submit a concise statement of the company's qualifications, which includes the following information:

Cover Page (contained herein).

Mandatory Certification page (included herein).

Reference Page (included herein).

Experience Page; list at least three similar projects in excess of \$500,000. Include project name, location, cost, date completed, photos or images and Owner contact.

Bid Bond

Acknowledgement of Addenda

Itemized Proposal Breakdown by Trades

Anticipated Project Schedule, assume a Project start date of June 10, 2010.

SCOPE OF WORK

- (1) The County of McHenry is seeking professional Design-Build services from a qualified and experienced company specializing in cost effective pre-engineered metal building systems. The Design-Builder shall provide turn-key services for a complete project for the county of McHenry. The new building will be approximately 13,000 square feet which shall be situated on approximately 1-1/2 acres of County owned property located at 15611 Nelson Road in Woodstock, IL. The proposed minimum scope of work is as indicated on drawing A1 and as indicated within this RFP and supplemental Division 13 Specifications at the back of this RFP. The Project shall otherwise meet or exceed minimum applicable Building Code standards.
- (2) Design, Documentation and Budgeting: Provide McHenry County with Design and Construction documents clearly depicting the approved scope of work to date. The plans shall include but not be limited to; Civil Engineering Plans, Floor Plans, Structural Plans, Sections and Details, Mechanical Plans, Electrical Plans, Specifications and any other documentation required to accurately convey the complete scope of work. In addition, budgets shall be presented to and approved by the County prior to the approval of the Design and Construction Document phases respectively.
- (3) Permitting: The Design-Build Contractor shall be responsible for the expediting of all Permits required for the construction of the project. Please note that all Permit and Inspection Fees associated directly with this Project for the County have been waived by Planning and Development.

- (4) Construction Administration: The Design-Builder shall be required to schedule and administrate project coordination meetings. These meetings shall be scheduled at intervals not exceeding every two weeks or as project conditions and complexity dictate. Provide a complete set of Project close-out documents to the county which shall include but not be limited to; shop drawings, as-built drawings and specifications, owner manuals for all systems, warranty manuals.
 - (5) Warranty Follow-up: The Design-Builder shall provide and coordinate a follow-up visit/inspection of the facility approximately ten months after substantial completion. The premise of this follow-up inspection is to review any warranty items that expire after the first year of service and to recommend to the County a course of action (if any).
-

OUTLINE SPECIFICATIONS

- I. DIVISION 01-GENERAL REQUIREMENTS
 - a. Provide electronic close out documents including pdf's and AutoCAD files. Include as-built files for all Architectural, Civil, Mechanical, Electrical, Fire Sprinkler, and Fire Alarm drawings and documents.
 - b. Include electronic close out documents of all building division O+M
 - i. Include an outline of all documents you plan on including with your proposal.
- II. DIVISION 02-SITE CONSTRUCTION
 - a. Site Clearing
 - b. Earthwork
 - c. Utility Services
 - i. Connect water and waste into existing well and septic systems as located at the Sheriff's Building to the east, refer to drawing A1.
 - d. Drainage and Containment
 - e. Bases, Ballasts, pavement and Appurtenances
 - i. All "paved" areas indicated shall be granular in design. Design of granular paving shall incorporate standards required to support semi-tractor trailer traffic.
 - ii. Provide an alternate proposal for bituminous paving in lieu of a granular. Bituminous paving shall meet IDOT standards for supporting semi-tractor trailer traffic.
 - f. Site Improvements and Amenities
 - g. Planting
 - i. Provide grass seed within the designated construction limit lines excluding paved areas.
- III. DIVISION 03-CONCRETE
 - a. Cast-in-Place Concrete
 - i. Provide concrete pad for generator placement

- ii. Provide steel reinforcement in interior and exterior concrete slabs as required. Required loading for the interior concrete slab to be a minimum of 250 psf.
- iii. Provide concrete densifier, sealer, and hardener. All exposed concrete surfaces to be treated with an alkaline silicate solution to harden, seal and densify exposed concrete. Reduction of abrasion, ASTM-C-779, greater than 50%. Applied by an Approved Applicator - 10 year warranty.
- iv. All concrete to meet ACI standards.

- IV. DIVISION 04-MASONRY (NOT USED)
- V. DIVISION 05-METALS
 - a. Structural Metal Framing
 - b. Metal Fabrications
- VI. DIVISION 06-WOODS AND PLASTICS
 - a. Wall blocking as required.
- VII. DIVISION 07-THERMAL AND MOISTURE PROTECTION
 - a. Thermal Protection
 - i. Minimum R-15 for the walls
 - ii. Minimum R-30 for the roof.
 - b. Roofing and Siding Panels
 - i. Minimum 20 year paint/rust warranty on wall panels and roofing panels.
 - c. Flashing and Sheet Metal
 - d. Joint Sealers
- VIII. DIVISION 08-DOORS AND WINDOWS
 - a. Metal Doors and Frames
 - b. Specialty Doors
 - c. Windows
- IX. DIVISION 09-FINISHES
 - a. Non-Load bearing Metal Framing
 - b. Plaster and Gypsum Board
 - c. Wall Finishes
 - d. Paints and Coatings
 - i. Use low VOC paints on all interior finishes.
- X. DIVISION 10-SPECIALTIES
 - a. Identification Devices
 - i. Provide signage as minimally required by governing codes.
 - b. Fire Protection Specialties
 - c. Protective Covers (aluminum awnings)
 - d. Partitions
 - i. Storage Shelving (By Owner)
 - e. Toilet, Bath and Laundry Accessories

- i. HNDCP grab bars
 - ii. Mirror
 - iii. Soap dispenser (provided and installed by Owner)
 - iv. Paper towel dispenser (provided and installed by Owner)
 - v. Waste receptacle (provided and installed by Owner)
 - vi. Toilet tissue dispenser (provided and installed by Owner)

- XI. DIVISION 11-EQUIPMENT (NOT USED)

- XII. DIVISION 12-FURNISHINGS (NOT USED)

- XIII. DIVISION 13-SPECIAL CONSTRUCTION
 - a. Pre-Engineered Structures
 - i. See also attached specification section 13121, Pre-Engineered Buildings.
 - b. Storage Tanks
 - c. Security Access and Surveillance (by Owner)
 - d. Fire Suppression
 - i. Minimally sized for Ordinary Hazard Group "2" Commodity "3"
 - ii. Fire pump to be sized so that the existing (relocated) 200KW generator can be used for power.

- XIV. DIVISION 14-CONVEYING SYSTEMS (NOT USED)

- XV. DIVISION 15-MECHANICAL
 - a. Building Services Piping
 - b. Plumbing Fixtures and Equipment
 - c. Heating, Ventilating and Air Conditioning Equipment
 - i. Natural gas with LON ready controllers.
 - ii. Provide an alternate proposal for a geo-thermal heat pump system.
 - 1. Include recommended specifications and timing impact.
 - 2. Incorporate a qualified installer with a minimum of 5 years of experience in commercial geo-thermal heat pump installation.
 - d. Air Distribution

 - e. HVAC Instrumentation and Controls
 - i. LON ready controllers to be provided. Contact: Bill Kushner at Alpha Controls for specific requirements of the LON cards. Phone: 815-227-4000, ext. 14, air distribution.
 - f. Testing, Adjusting and Balancing

- XVI. DIVISION 16-ELECTRICAL
 - a. Electrical Power
 - i. Provide and install (2) ASCO ATS
 - ii. Provide and install (1) 100 amp breaker to supply power to owner supplied generator and enclosure.
 - iii. Provide and install 800 amp disconnect to the exterior of the building to be used to bring generator power into the building
 - iv. Provide conduit from disconnect into the generator pad, provide path from generator to disconnect.
 - v. Provide necessary power distribution network and associated work for a turn-key project.

- b. Transmission Distribution
- c. Lighting
 - i. T-5 florescent fixtures to be used throughout building
 - ii. Occupancy sensors such as OSFHU high bay sensors by Leviton shall be used to control individual lighting areas.
 - iii. Provide LED wall packs where required by code.
- d. Communications
 - i. Design-Build contractor be responsible for pulling, terminating, testing, and therefore certifying the wiring. Wire termination materials (punch downs, wiring panels, etc.) are supplied by the Design-Build contractor. All cable (phone and/or data) shall be CAT6 or CAT6e. Phone and data terminations to be located in the Utility/Mechanical Room.
 - ii. Security Systems (By others)

End of Outline Specifications

SECTION 13 121

PRE-ENGINEERED BUILDINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Pre-engineered, shop-fabricated structural steel building frame.
- B. Insulated Metal wall and roof panels including gutters and downspouts.
- C. Exterior doors, windows, overhead doors, and louvers.

1.02 REFERENCE STANDARDS

- A. AISC 360 - Specification for Structural Steel Buildings; American Institute of Steel Construction, Inc.; 2005.
- B. ASTM A 36/A 36M - Standard Specification for Carbon Structural Steel; 2005.
- C. ASTM A 153/A 153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2005.
- D. ASTM A 307 - Standard Specification for Carbon Steel Bolts and Studs, 60 000 PSI Tensile Strength; 2007b.
- E. ASTM A 325 - Standard Specification for Structural Bolts, Steel, Heat Treated, 120/105 ksi Minimum Tensile Strength; 2009.
- F. ASTM A 490 - Standard Specification for Structural Bolts, Alloy Steel, Heat Treated, 150 ksi Minimum Tensile Strength; 2008b.
- G. ASTM A 500/A 500M - Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes; 2007.
- H. ASTM A 501 - Standard Specification for Hot-Formed Welded and Seamless Carbon Steel Structural Tubing; 2007.
- I. ASTM A 529/A 529M - Standard Specification for High-Strength Carbon-Manganese Steel of Structural Quality; 2005.
- J. ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2007.
- K. ASTM A 792/A 792M - Standard Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process; 2006a.
- L. ASTM A 992/A 992M - Standard Specification for Structural Steel Shapes; 2006a.
- M. ASTM C 665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing; 2006.
- N. ASTM C 991 - Standard Specification for Flexible Glass Fiber Insulation for Metal Buildings; 2008.
- O. ASTM C 1107/C 1107M - Standard Specification for Packaged Dry, Hydraulic-Cement Grout (Non-shrink); 2008.

- P. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2008.
- Q. AWS A2.4 - Standard Symbols for Welding, Brazing, and Nondestructive Examination; American Welding Society; 2007.
- R. AWS D1.1/D1.1M - Structural Welding Code - Steel; American Welding Society; 2008.
- S. MBMA (LR) - Low Rise Building Systems Manual; Metal Building Manufacturers Association; 2006.
- T. SSPC-Paint 20 - Zinc-Rich Primers (Type I, "Inorganic," and Type II, "Organic"); Society for Protective Coatings; 2002 (Ed. 2004).
- U. UL 580 - Standard for Tests for Uplift Resistance of Roof Assemblies; Underwriters Laboratories Inc.; 2006.

1.03 DESIGN REQUIREMENTS

- A. Installed Thermal Resistance of Wall System: Minimum R value of 15.
- B. Installed Thermal Resistance of Roof System: Minimum R value of 30.
- C. Design members to withstand all dead loads, applicable snow load, and design loads due to pressure and suction of wind calculated in accordance with applicable code.
- D. Design members to withstand UL 580 Uplift Class 60.
- E. Exterior wall and roof system shall withstand imposed loads with maximum allowable deflection of 1/180 of span.
- F. Provide drainage to exterior for water entering or condensation occurring within wall or roof system.
- G. Water penetration for Metal Roof Panels.
 - 1. No water penetration when tested according to ASTM 1646 at test pressure difference of (137 Pa 2.86 lbf/sq. ft.).
- H. Water Penetration for Metal Wall Panels.
 - 1. No water penetration when tested according to ASTM E 331 at a minimum differential pressure of 20 percent of inward-acting, wind load design pressure of not less than 300 Pa 6.24 lbf/sq. ft. and not more than 575 Pa 6.24 lbf/sq. ft.
- I. Air Infiltration for Metal Roof Panels.
 - 1. Air leakage through assembly must not exceed (0.06 cfm/sq. ft.) of roof area when tested according to ASTM E 168 at negative test pressure difference of (75 Pa lb/sq. ft.)
- J. Air Infiltration for Metal Wall Panels.
 - 1. Air leakage through assembly of not more than (0.6 cfm/sq. ft.) of wall area when tested accordingly to ASTM E 283 at static air pressure difference of (300 Pa 6.24 lbf/sq. ft.)
- K. Size and fabricate wall and roof systems free of distortion or defects detrimental to appearance or performance.

1.04 SUBMITTALS

- A. Product Data: Provide data on profiles, component dimensions, fasteners.
- B. Shop Drawings: Indicate assembly dimensions, locations of structural members, connections, attachments, openings, cambers, and loads; wall and roof system dimensions, panel layout, general construction details, anchorages and method of anchorage, installation; framing anchor bolt settings, sizes, and locations from datum, foundation loads; indicate welded connections with AWS A2.4 welding symbols; indicate net weld lengths; provide professional seal and signature.
- C. Samples: Submit two samples of pre-coated metal panels for each color selected, 3x3 inch in size illustrating color and texture of finish.
- D. Manufacturer's Instructions: Indicate preparation requirements, anchor bolt placement.
- E. Erection Drawings: Indicate members by label, assembly sequence, and temporary erection bracing.
- F. Project Record Documents: Record actual locations of concealed components and utilities.

1.05 QUALITY ASSURANCE

- A. Design structural components, develop shop drawings, and perform shop and site work under direct supervision of a Professional Structural Engineer experienced in design of this Work.
 - 1. Design Engineer Qualifications: Licensed in Illinois.
 - 2. Conform to applicable code for submission of design calculations and reviewed shop and erection drawings as required for acquiring permits.
 - 3. Cooperate with regulatory agency or authority and provide data as requested.
- B. Perform work in accordance with AISC 360 - Specification for Structural Steel Buildings.
 - 1. Maintain one copy on site.
- C. Perform welding in accordance with AWS D1.1.
- D. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.
- E. Erector Qualifications: Company specializing in performing the work of this section with minimum 3 years experience.

1.06 WARRANTY

- A. Correct defective Work within a five year period after Date of Substantial Completion.
- B. Provide five year manufacturer warranty for but not limited to the items listed below.
 - 1. Include coverage for exterior pre-finished surfaces to cover pre-finished color coat against chipping, cracking or crazing, blistering, peeling, chalking, or fading. Include coverage for weather tightness of building enclosure elements after installation.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Pre-Engineered Buildings:
 - 1. Butler Manufacturing Company: www.butlermfg.com.
 - 2. Ceco Building Systems: www.cecobuildings.com.
 - 3. Kirby Building Systems: www.kirbybuildingsystems.com.
 - 4. VP Buildings: www.vp.com.
 - 5. Substitutions: See Section 01600 - Product Requirements.

2.02 PRE-ENGINEERED BUILDING

- A. Single span rigid frame.
- B. Bay Spacing: To be determined.
- C. Primary Framing: Rigid frame of rafter beams and columns, canopy beams, braced end frames, and end wall columns, and wind bracing.
- D. Secondary Framing: Purlins and Girts, and other items detailed.
- E. Wall System: Preformed metal panels of an undetermined profile, with sub-girt framing/anchorage assembly, insulation, and liner sheets, and accessory components.
- F. Roof System: Preformed metal panels oriented parallel to slope, with sub-girt framing/anchorage assembly, insulation, and liner panels, and accessory components.
- G. Roof Slope: 4 inches in 12 inches (1/3). Minimum.

2.03 MATERIALS - FRAMING

- A. Structural Steel Members: ASTM A 572/A 572M, Grade 50.
- B. Structural Tubing: ASTM A 500, Grade B cold-formed.
- C. Plate or Bar Stock: ASTM A 529/A 529M, Grade 50.
- D. Anchor Bolts: ASTM A 307, galvanized to ASTM A 153/A 153M.
- E. Bolts, Nuts, and Washers: ASTM A 325 (ASTM A 325M), Type 1, galvanized to ASTM A 153/A 153M, Class C.
- F. Welding Materials: Type required for materials being welded.
- G. Primer: SSPC-Paint 20, zinc rich.
- H. Grout: ASTM C 1107/C 1107M, Non-shrink type, premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents, capable of developing minimum compressive strength of 2400 psi (17 MPa) in two days and 7000 psi (48 MPa) in 28 days.

2.04 MATERIALS - WALLS AND ROOF

- A. Steel Sheet: Hot-dipped galvanized steel sheet, ASTM A 653/A 653M, SS Grade 33/230, with G90/Z275 coating.
- B. Steel Sheet: ASTM A 792/A 792M aluminum-zinc alloy coated to AZ50/AZM150.
- C. Insulation: Batt glass fiber type, faced with reinforced white vinyl, ASTM E 84 flame spread index of 25 or less where exposed, friction fit, thickness shall be dependent on R-value requirements.
- D. Fasteners: Manufacturer's standard type, galvanized to comply with requirements of ASTM A 153/A 153M, finish to match adjacent surfaces when exterior exposed.
- E. Bituminous Paint: Asphaltic type.
- F. Sealant: Manufacturer's standard type.
- G. Metal Mesh: Galvanized steel wire, woven.
- H. Trim, Closure Pieces, Caps, Flashings, Rain Water Diverter: Same material, thickness and finish as exterior sheets; brake formed to required profiles.

2.05 COMPONENTS

- A. Doors and Frames: Painted Hollow Metal interior. Painted galvanized exterior.
- B. Overhead Doors and Frames: Manufacturer's standard.
- C. Windows: Manufacturer's standard.
- D. Ventilators: As required.
- E. Wall Louvers: type Z blade design, same finish as adjacent material, with steel mesh insect screen and frame, blank sheet metal at unused portions.

2.06 FABRICATION - FRAMING

- A. Fabricate members in accordance with AISC Specification for plate, bar, tube, or rolled structural shapes.
- B. Anchor Bolts: Formed with bent shank, assembled with template for casting into concrete.
- C. Provide framing for skylight and ventilator openings. (If required).

2.07 FABRICATION - WALL AND ROOF PANELS

- A. Siding: Minimum .050 inch metal thickness, profile to be determined, lapped edges fitted with continuous gaskets.
- B. Roofing: Minimum .050 inch metal thickness, 1-1/2 inch rib profile, male/female edges fitted with continuous gaskets.
- C. Girts/Purlins: Rolled formed structural shape to receive siding, roofing and liner sheet.
- D. Internal and External Corners: Same material thickness and finish as adjacent material, profile shop cut and factory mitered to required angles. Back brace mitered internal corners with .050 inch thick sheet.

- E. Expansion Joints: Same material and finish as adjacent material where exposed, .050 inch thick, manufacturer's standard brake formed type, of profile to suit system.
- F. Flashings, Closure Pieces, Fascia: Same material and finish as adjacent material, profile to suit system.
- G. Fasteners: To maintain load requirements and weather tight installation, same finish as cladding, non-corrosive type.

2.08 FABRICATION - GUTTERS AND DOWNSPOUTS

- A. Fabricate of same material and finish as roofing metal.
- B. Form sections in maximum possible lengths. Hem exposed edges. Allow for expansion at joints.
- C. Fabricate support straps of same material and finish as roofing metal, color as selected.

2.09 FINISHES

- A. Framing Members: Clean, prepare, and shop prime. Do not prime surfaces to be field welded.
- B. Exterior Surfaces of Wall Components and Accessories: Pre-coated enamel on steel of modified silicone finish, color as selected from manufacturer's standard range. Low VOC paint is recommended.
- C. Interior Surfaces of Wall Components and Accessories: Pre-coated enamel on steel of modified silicone finish, color as selected from manufacturer's standard range. Low VOC paint is recommended.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that foundation, floor slab, mechanical and electrical utilities, and placed anchors are in correct position

3.02 ERECTION - FRAMING

- A. Erect framing in accordance with AISC 360 - Specification for Structural Steel Buildings.
- B. Provide for erection and wind loads. Provide temporary bracing to maintain structure plumb and in alignment until completion of erection and installation of permanent bracing. Locate braced bays as indicated.
- C. Set column base plates with non-shrink grout to achieve full plate bearing.
- D. Do not field cut or alter structural members without approval.
- E. After erection, prime welds, abrasions, and surfaces not shop primed.

3.03 ERECTION - WALL AND ROOF PANELS

- A. Install in accordance with manufacturer's instructions.
- B. Exercise care when cutting prefinished material to ensure cuttings do not remain on finish surface.
- C. Fasten cladding system to structural supports, aligned level and plumb.
- D. Locate end laps over supports. End laps minimum 2 inches (50 mm). Place side laps over bearing.
- E. Provide expansion joints where required by local codes.
- F. Use concealed fasteners.
- G. Install sealant and gaskets to prevent weather penetration.

3.04 ERECTION - GUTTERS AND DOWNSPOUTS

- A. Rigidly support and secure components. Join lengths with formed seams sealed watertight. Flash and seal gutters to downspouts.
- B. Slope gutters minimum of 1/16 inch per foot.
- C. Install splash pads under each downspout.

3.05 INSTALLATION - ACCESSORIES

- A. Install door frames, doors, overhead doors, and windows and glass in accordance with manufacturer's instructions.
- B. Seal wall and roof accessories watertight and weather tight with sealant in accordance with Section 07900.

3.06 TOLERANCES

- A. Framing Members: 1/4 inch (6 mm) from level; 1/8 inch (3 mm) from plumb.
- B. Siding and Roofing: 1/8 inch (3 mm) from true position.

END OF SECTION 13 121

THIS PAGE IS MANDATORY.

REFERENCES FOR WORK DONE OF A SIMILAR NATURE

Entity:

Address:

City, State, Zip Code:

Telephone Number:

Contact Person:

Entity:

Address:

City, State, Zip Code:

Telephone Number:

Contact Person:

Entity:

Address:

City, State, Zip Code:

Telephone Number:

Contact Person:

McHenry County Government Center
Purchasing Department
Catherine Link, CPPB, Director of Purchasing
2200 N Seminary Avenue
Administration Building Room 200
Woodstock, IL 60098
Phone: 815-334-4818
Fax: 815-334-4680

April 8, 2010

ADDENDUM #1

DESIGN-BUILD SERVICES FOR THE McHENRY COUNTY ARCHIVE FACILITY

Bid/RFP#10-13

Due April 21, 2010 at 2:00PM (CST)

Additions & Clarifications to RFP/Bid

Question #1:	Do you have a special bid bond form we must use, to turn in with our proposal?
Response #1:	The County does not have a special bid bond form, but AIA documents are acceptable or documents from your bonding company.
Question #2:	Do you have special payment and performance bond forms we must use if awarded the project?
Response #2:	The County does not have a special payment and performance bond form. AIA documents are acceptable or documents from your bonding company.

**ALL OTHER TERMS AND CONDITIONS
OF THE RFP
REMAIN THE SAME.**

McHenry County Government Center
Purchasing Department
Catherine Link, CPPB, Director of Purchasing
2200 N Seminary Avenue
Administration Building Room 200
Woodstock, IL 60098
Phone: 815-334-4818
Fax: 815-334-4680

April 8, 2010

ADDENDUM #2

DESIGN-BUILD SERVICES FOR THE McHENRY COUNTY ARCHIVE FACILITY

Bid/RFP#10-13

Due April 21, 2010 at 2:00PM (CST)

Additions & Clarifications to RFP/Bid

Closed Questions from Record Storage Pre-Bid Meeting on April 6, 2010.

• Does this project require soil suitability test? See posted information from Public Health Dept. See also PDF "HealthEnv PDF_0406153411_001"

- The field was verified 33' north of the existing building in the approximate location and configuration depicted in the septic design approved under E-6639. Due to the depth of fill around the building the tank could not be located by probing. The vent stack extending from the roof of the building is near the west side, so it is feasible that it could be located near that area. In order to accurately determine its location, the sewer pipe will have to be followed from the building foundation to the tank inlet. Regardless, the location of the tank should not interfere with the new building. The well was verified 10 feet west of the building, near the southwest corner. Items to be submitted under Health Review application include the following:
 - a copy of the plans for the building,
 - a site plan with setbacks to the septic and well (provided),
 - a description of the intended use for the building with number of persons, if public restrooms are provided, etc., and
 - an evaluation of the septic system performed by a licensed environmental health practitioner or professional engineer to determine if the septic system is in acceptable condition.
- A water meter shall be required to be installed reading in gallons or tens of gallons, to verify the peak daily usage does not exceed the designed capacity of the system.

**ALL OTHER TERMS AND CONDITIONS
OF THE RFP
REMAIN THE SAME.**

- Environmental Responsibility – Please indicate what if any recycling or other environmentally friendly components you have included in your proposal.
- What is the design parameters regarding indoor temperature and relative humidity? Indoor Temperature control from 68-72° summer and winter, indoor relative humidity summer – 35%
- Item 3.03 “F” was struck from specifications.
- Voltage was indicated to be 208 three phase at Pre Bid meeting. Voltage at Nelson Rd is 208 Single Phase. Project should be bid using 208 single Phase
- Interior fencing in the impound area was indicated to be 8’ tall at Pre Bid meeting.
- Soil Boring log and report will be posted as an addendum when they become available
- Building site drawing overplayed on GIS for informational purposes only (no implication of accuracy made) will be uploaded as a part of addendum II. See PDF “100106-EXB Records GIS”
- Racking drawing showing intended storage rack will be uploaded for design intent regarding fire suppression and lighting needs as part of addendum II. See PDF “McHENRY COUNTY ARCHIVES Racking 9796 (2)”

**ALL OTHER TERMS AND CONDITIONS
OF THE RFP
REMAIN THE SAME.**

**MCHENRY COUNTY DEPARTMENT OF HEALTH
HEALTH REVIEW APPLICATION**

OFFICE USE ONLY

Review Number: _____
Staff Initials: _____

Fee Collected: _____
Application Date: _____

OWNER INFORMATION

SITE INFORMATION

Owner/Applicant: _____
Mailing Address: _____
Owner City: _____
Owner State & Zip: _____
Phone Number: _____
Fax Number: _____
Correspondance (circle one):
Pick-up Mail

Type of requested review : _____
Project Site Address: _____
Project Site City & Zip: _____
Incorporated (circle one): *YES NO
* Municipality (if yes above): _____
Parcel Pin Number: _____
Subdivision: _____
Lot Number: _____

WELL/SEPTIC IMPACT REVIEW INFORMATION

	Y	N	N/A
Is a copy of the septic system layout and well location available?: Note: check all permit records.			
Previous permits: [] [] [] [] []			
Square footage of structure? [] Existing + [] Proposed = [] Total			
Is the proposed addition > 50% of the habitable square footage of the existing structure?: If yes, the private sewage dispsal system must be in acceptable condition , as confirmed by evaluation provided by an Illinois Licensed engineer or Licensed Environmental Health Practitioner.			
Evaluation provided?:			
Is an increase in the number of bedrooms or additional estimated sewage flows (non-residential) proposed?: If yes, the structure will be considered new construction and the septic system shall be in compliance with Article X requirements. Additional information may be required upon review.			
Number of existing/proposed bedrooms or existing/proposed sewage flows (non-residential). [] Existing [] Proposed			
Will the proposed structures meet all the required minimum distances to any septic, replacement septic area, and/or well? If no, a completed variance request form is required.			
Variance request form provided?:			

Complete Plot Plan on the reverse side of this application, include all information on the checklist below or attach separate site plan.

- [] Lot dimensions
- [] All structures (existing and proposed)
- [] Location and type of all septic system components, include dimensions to all structures.
- [] Location and type of all *neighboring* septic system components if proposed sturcture is less than the minimum separation distance to the common property line, include dimensions to all structures.
- [] Well location (if applicable), include dimensions to all structures.

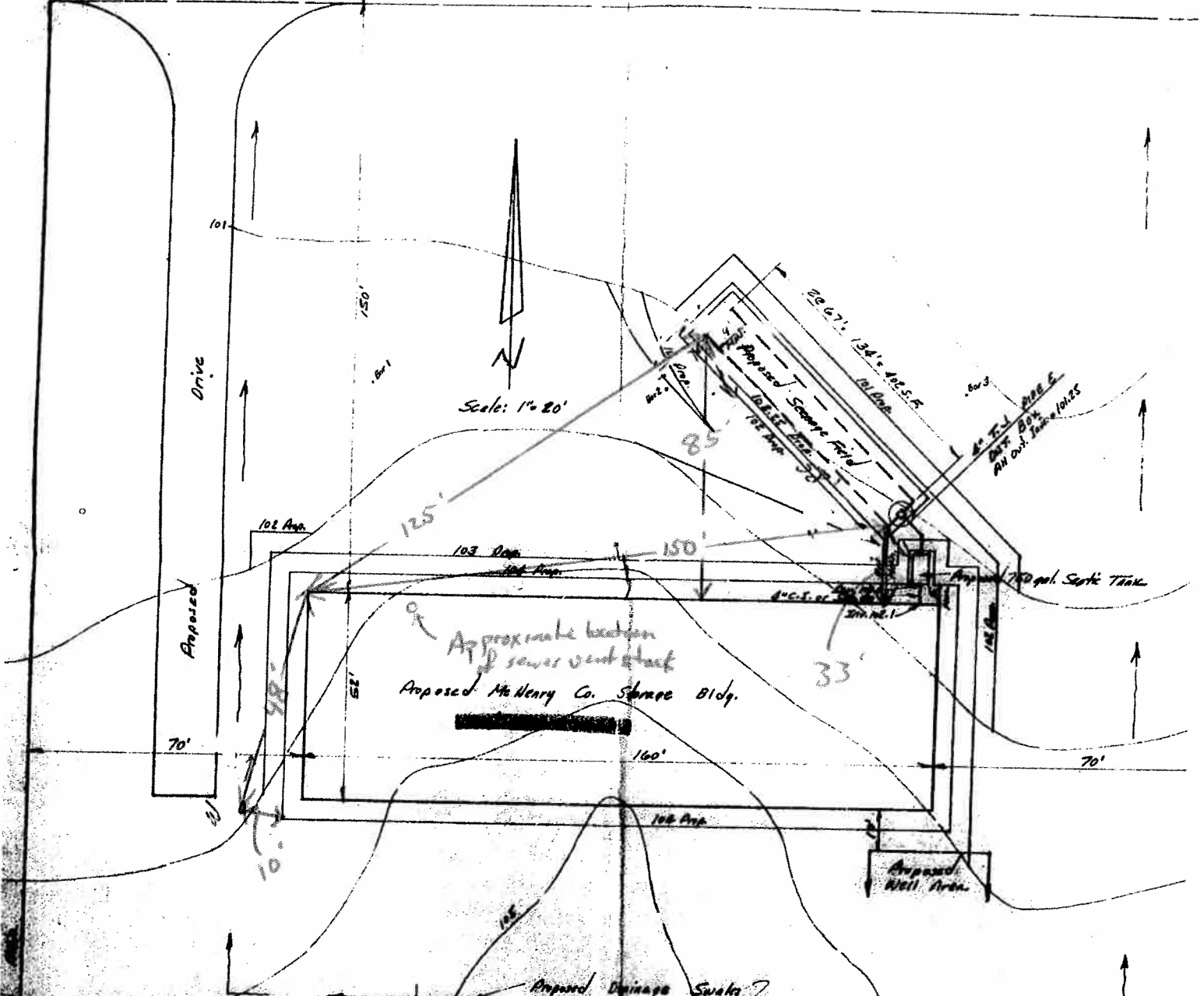
Health Review Fee - \$75.00

6. NELSON

300'

200'

BM - Elev. 101.54 - W. Line of S. Edge Pavt.

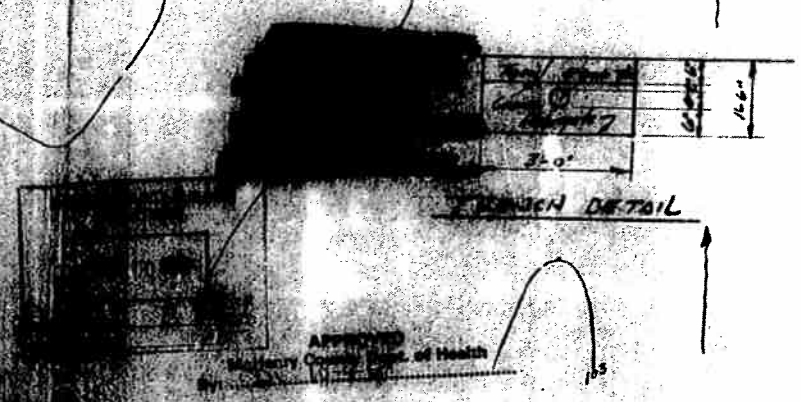


Notes on San. Sys. Design:

1. Daily flow = 5 gal = 50 gal

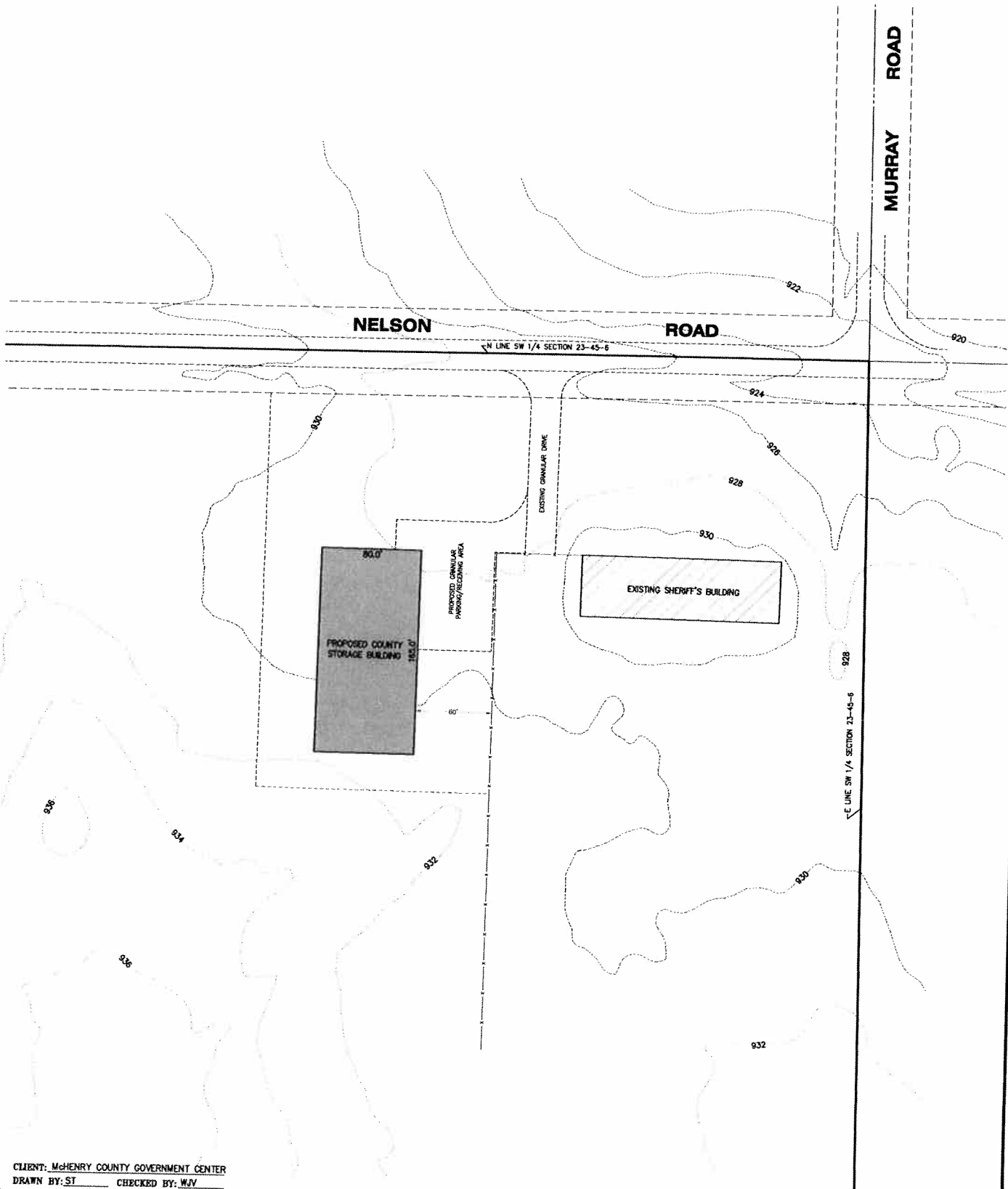
2. Sanitation flow = 0.5 gal/day = 100 gal/day

3. Total flow = 150 gal/day = 4500 gal/week

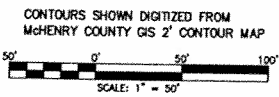


EXHIBIT

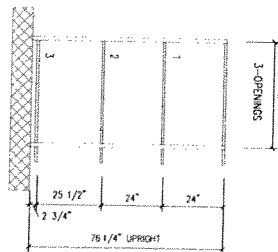
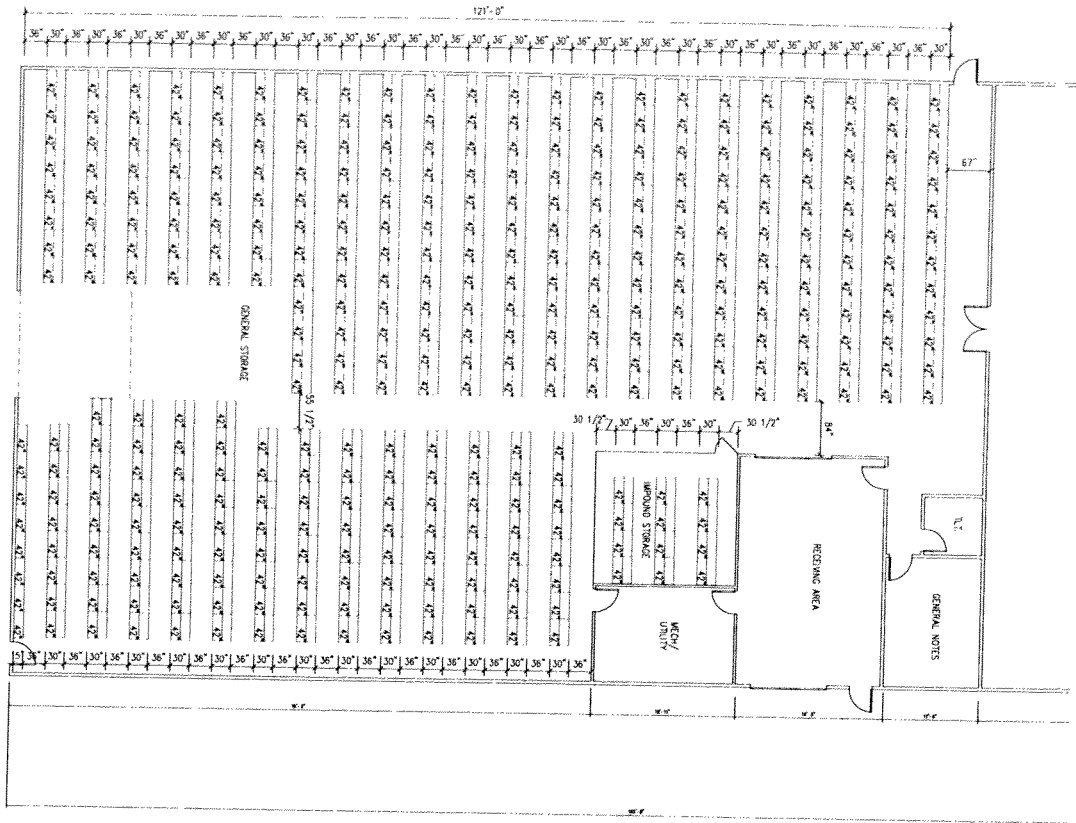
Part of the Southwest Quarter of Section 23,
 Township 45 North, Range 6 East of the Third
 Principal Meridian, in McHenry County, Illinois.



CLIENT: McHENRY COUNTY GOVERNMENT CENTER
 DRAWN BY: ST CHECKED BY: WJV
 SCALE: 1"=50' SEC. 23 T. 56 R. 6 E.
 BASIS OF BEARING: ASSUMED
 P.I.N.: 07-23-300-009
 JOB NO.: 100106 I.D. EXB
 FIELDWORK COMP.: BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL
 PARTS THEREOF CORRECTED TO 59° F.



PLAN
SCALE 1/8"=1'-0"



ELEVATION
SCALE: 1/8"=1'-0"

FOR APPROVAL
DATE: _____
BY: _____
TITLE: _____
BRADFORD SYSTEMS CORPORATION
1000 N. W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.8888 FAX: 303.733.8888
WWW.BRADFORDSYSTEMS.COM

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Document Management
High-density mobile filing & storage systems

Sales Person
BRIDGET OUTRICH
Drawn
RM
Date
04-06-10

Project No. 5796
Scale: As Noted
Sheet No.
Current Rev. 00-00-00

McHENRY COUNTY ARCHIVES
Valley Hi Move

ADDENDUM # 9

2016 REVIEWS.

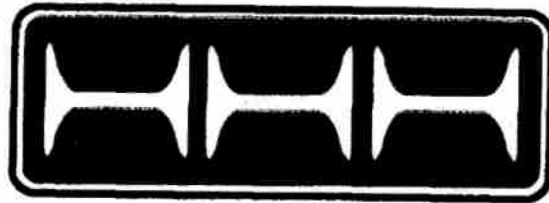


ENGINEERING REPORT

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Soil Boring Report

Vanderstappen Surveying & Engineering

McHenry County Storage Building

Nelson Road and Murray Road

Hartland Township, Illinois

April 14, 2010

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McHenry County Government Center
Purchasing Department
Catherine Link, CPPB, Director of Purchasing
2200 N Seminary Avenue
Administration Building Room 200
Woodstock, IL 60098
Phone: 815-334-4818
Fax: 815-334-4680

April 15, 2010

ADDENDUM #5

DESIGN-BUILD SERVICES FOR THE McHENRY COUNTY ARCHIVE FACILITY

RFP#10-13

Due April 21, 2010 at 2:00PM (CST)

Additions & Clarifications to RFP

Question#1:	What is potential cistern to be used for? Or does cistern potentially exist in the location shown?
Response#1:	Fire Sprinkler holding tank. There is no cistern in place now.
Question#2:	Is one of the two automatic transfer switches (ATS) intended for the existing building? (See page 15; XVI. A. i.)
Response#2:	No, one is for building (archive storage) use, one is for the fire pump.
Question#3:	Please transmit a clean file of Sheet A1.
Response#3:	On our website in RFP document.
Question#4:	Please transmit a copy of the foils report for the site if it is available.
Response#4:	Not Available
Question#5:	Please transmit a copy of the survey showing the topography of the site and utilities.
Response#5:	Not available
Question#6:	Should we be designing for a semi to go thru the facility? If so, what kind of load should we be assuming for a semi to drive thru?
Response#6:	Yes, refer to IDOT standards.
Question#7:	What is the potential underground cistern being used for?
Response#7:	Fire Pump Storage
Question#8:	Are the ponds located on the site owned by the County? If so, how deep are they and can we expand to meet the requirements of geothermal or do we have to create a new pond?
Response#8:	Yes, ponds are sewage treatment ponds. Expansion for the purpose of this bid is not an option.
Question#9:	Where are the existing utilities located to tap into (gas, electric, telephone, etc)

**ALL OTHER TERMS AND CONDITIONS
OF THE RFP
REMAIN THE SAME.**

	and which side of the road are they on (site or opposing)?
Response#9:	Electric and phone are located on North side of Nelson Road, Gas is located on South side of Nelson Road. However, it is up to the successful bidder to call JULIE.
Question #10:	Is the information being stored evidence or County records?
Response#10:	County records.
Question#11:	Addendum #2 states that the electrical service should be 208V., single phase (1PH), however, this is not a typical ComEd transformer size. They are typically either 208V., three phase (3PH) or 240V., 1PH. Also, electrical service will need to match the 200KW generator voltage and phase rating. Typically, that size generator is either 480V., 3PH or 208V, 3PH. Could you provide/ confirm the generator KW, voltage and phase?
Response#11:	KW=200kW. Voltage=208. Phase=3.
Question #12:	Does this project require storm water detention?
Response#12:	Yes, Our building/site exceeds the County's requirements and thus would require storm water detention.
Question#13:	Clarification on what type of covers will be over the insulation?
Response#13:	Not available at this time.
Question#14:	Is a boundary survey required by Planning and Development for this project?
Response#14:	Yes
Question#15:	Soil Boring log and report will be posted as an addendum when they become available.
Response#15:	Posted as Addendum #4
Question#16:	What gauge of steel do we want for roof and sidewalls?
Response#16:	24 gauge
Question#17:	Surety has reviewed the above referenced RFP and has advised that they will not extent bond credit for a 5 year maintenance duration on the labor and any resulting defective workmanship. Surety's position is in keeping with the rest of the Surety market place as Surety companies underwrite contractors on an annual basis by collecting updated financial and credit information. Surety industry standard is acceptance of a 1 year, or 2 year, maintenance provision on the labor and any defective workmanship. Please amend your RFP#10-13 to reflect a 1 year, or 2 year maintenance provision. Amendment of the RFP will open the bid letting up to greater competition levels and reduce problems for McHenry County at the time the respective contract is submitted to the Surety revealing an undesirable 5 year labor obligation.
Response#17:	Bid will not be amended-all terms and conditions remain the same.
Question#18:	The RFP talks about a concealed fastener, for wall and roof panels, is this a requirement?
Response#18:	No
Question#19:	Is a screw down roof panel acceptable for the roof, or is a Standing seam roof required?

**ALL OTHER TERMS AND CONDITIONS
OF THE RFP
REMAIN THE SAME.**

Response#19:	Screw down roof is acceptable
Question#20:	Is the proposed racking/shelving by the owner planned to be open, and the shelving to be open or grated shelving? Closed shelving will require sprinklers between racks and shelves, please confirm.
Response#20:	The County presently owns the racking shown on the racking layout. It is our intent for the purpose of this bid to re-use, the racking is open at each face, and the shelving surfaces are closed.
Question#21:	Per the pre-construction meeting it was discussed to assume there would not be any utility charges for bidding purposes. Please verify.
Response#21:	For the purpose of bidding assume no utility charges.
Question#22:	Per the pre-construction meeting it was discussed to assume to use the existing well and septic and that it would not be required to expand either for bidding purposes. Please verify.
Response#22:	That is correct, for the purpose of bidding both the existing well and septic are assumed to remain intact. Bid should contain the price of connection to both of these.
Question#23:	Please provide a schematic for the (2) automatic transfer switches. Why are 2 required?
Response#23:	One transfer switch is dedicated to the fire pump, the second to the other building services.
Question#24:	Please confirm the 800 amp disconnect is required and for what purpose.
Response#24:	The 800 amp disconnect is for the emergency generator that is being located from the Old Valley Hi building to this location to tie power to.
Question#25:	Is the building electrical service to be 800 amp 3 phase 4 wire?
Response#25:	Yes
Question#26:	Does the generator run on Natural gas? If so, who provides the gas line?
Response#26:	The generator runs on diesel, and fuel self contained on sled.
Question#27:	What is load design for semi-truck?
Response#27:	A load design for the slab of 350 psf in the center strip, 16 feet wide, the entire length of building.

**ALL OTHER TERMS AND CONDITIONS
OF THE RFP
REMAIN THE SAME.**

McHenry County Government Center
Purchasing Department
Catherine Link, CPPB, Director of Purchasing
2200 N Seminary Avenue
Administration Building Room 200
Woodstock, IL 60098
Phone: 815-334-4818
Fax: 815-334-4680

April 16, 2010

ADDENDUM #6

DESIGN-BUILD SERVICES FOR THE McHENRY COUNTY ARCHIVE FACILITY

Bid/RFP#10-13

Due April 21, 2010 at 2:00PM (CST)

Additions & Clarifications to RFP/Bid


Updated information regarding owner supplied shelving. The question was raised regarding whether or not the shelf surfaces were considered solid or grated. We stated earlier that shelving surfaces are closed. We have received confirmation that the shelving surfaces are considered "open or grated" Please bid sprinkler system with open or grated shelving.

**ALL OTHER TERMS AND CONDITIONS
OF THE RFP
REMAIN THE SAME.**

MEETING SIGN-IN SHEET	
Project: RFP 10-13 Design-Build Services for the McHenry County Archive Storage Facility	Meeting Date: 4-6-2010 1:00 PM (CST)
Department: Purchasing/ Facilities	Place/Room: DOT 16111 Nelson Rd Woodstock IL 60098
Please print and include all information	
Company Name: McHenry County Purch	Phone: 815-334-4821
Attendee Name: ANITA JUAREZ	E-Mail:
Address:	Fax: 815-334-4080
Company Name: BUILDING SYSTEMS INC	Phone: 815 633 5472
Attendee Name: ALBERTO SCARABELLI	E-Mail: @ BLDGSYS@AOL.COM
Address: 5183 HARLEM RD, LOVES PARK, ILL	Fax: 815 633 0054
Company Name: Wm Tongan & Sons Inc	Phone: 815 382 4466
Attendee Name: Don Tongan	E-Mail: Don@WmTongan.com
Address:	Fax: 815-382-8439
Company Name: Hartwig Plog & Htg INC	Phone: 815 943-4430
Attendee Name: William Hartwig	E-Mail:
Address: 20800 E Bank of America Dr, IL	Fax: 815-943-4490
Company Name: Associates & ELECT	Phone: 815-337-6600
Attendee Name: JEFF Schnulle	E-Mail: JSchnulle@uacci.com
Address: P.O. BOX 39 WOODSTOCK, IL	Fax: 815-337-6560
Company Name: CWI	Phone: 630-406-1500
Attendee Name: M. MAYKUT	E-Mail: CWI-MICHAEL@SBCGLOBAL.NET
Address: 1505 PARAMOUNT PKWY BATAVIA, IL 60510	Fax: 630-406-1500

 **Purchasing**

All Sites

 Advanced Search

McHenry County Website - Dev > Departments > Purchasing > Bids RFPs > Design Build Services for the McHenry County Archive Storage Facility

Bids RFPs: Design Build Services for the McHenry County Archive Storage Facility

Document	RFP 10-13
RFP/Bid	Design Build Services for the McHenry County Archive Storage Facility
Due Date	4/21/2010 2:00 PM
Pre-Bid Meetings	4/6/2010 1:00 PM
Addendums	<ul style="list-style-type: none"> 1 2 3 4 5 6

Other Attachments Pre RFP meeting will be held April 6, 2010 @ 1:00PM at the McHenry County Division of Transportation Building. 16111 Nelson Road, Woodstock, IL

Pre RFP Sign In Sheet

Soil Boring Report

Status Pending

Additional Information

Created at 3/29/2010 8:07 AM by System Account
Last modified at 4/21/2010 2:50 PM by System Account