

**CHAMPAIGN COUNTY BOARD  
COMMITTEE OF THE WHOLE – Highway/Facilities/ELUC Agenda**  
*County of Champaign, Urbana, Illinois*  
*Thursday, February 10, 2011 – 6:00 p.m.*

---

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

**Page Number**

**VIII. County Facilities**

**A. Facilities Director**

1. Physical Plant Reports
  - a. Final FY2010 Year End Report \*33
  - b. Monthly Reports – December 2010 \*34-35
2. County Facilities Construction History and Potential Long Term Plan \*36
3. Capital Improvement Plan Preliminary Draft \*37

**B. 202 Art Bartell Construction Project**

1. Report Re: Storm Water Management Planning & Requirements for East Campus  
(*Separate Attachment*)
2. Project Update

**C. Chair's Report**

1. Discussion Regarding Possible Re-Design and Upgrade of Shields Meeting Room  
to Reflect Change in Board Size – Target Date 2012

**D. Other Business**

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

**Physical Plant Monthly Expenditure Report**  
**Year End Report (final) 2010**

<u>EXPENDITURE ITEM</u>	<u>FY08/09 YTD 11/30/2009</u>	<u>FY08/09 ACTUAL 11/30/2009</u>	<u>FY08/09 as % of Actual</u>	<u>FY09/10 ORIGINAL BUDGET</u>	<u>FY09/10 BUDGET 11/30/2010</u>	<u>FY09/10 YTD 11/30/2010</u>	<u>FY09/10 as % of Budget</u>	<u>FY09/10 Remaining Balance</u>
Gas Service	\$410,906	\$410,906	100.00%	\$547,793	\$536,293	\$400,422	74.66%	\$135,871
Electric Service	\$879,648	\$879,648	100.00%	\$974,737	\$974,737	\$898,374	92.17%	\$76,363
Water Service	\$47,286	\$47,286	100.00%	\$57,000	\$67,912	\$67,215	98.97%	\$697
Sewer Service	\$41,186	\$41,186	100.00%	\$35,800	\$46,742	\$46,741	100.00%	\$1
All Other Services	\$261,866	\$261,866	100.00%	\$241,743	\$237,759	\$237,132	99.74%	\$627
Cths R & M	\$39,649	\$39,649	100.00%	\$30,113	\$49,122	\$48,905	99.56%	\$217
Downtown Jail R & M	\$52,714	\$52,714	100.00%	\$26,498	\$9,311	\$9,255	99.40%	\$56
Satellite Jail R & M	\$54,266	\$54,266	100.00%	\$27,342	\$32,744	\$32,744	100.00%	\$0
1905 R & M	\$13,601	\$13,601	100.00%	\$10,075	\$9,691	\$9,690	99.99%	\$1
Brookens R & M	\$27,275	\$27,275	100.00%	\$31,020	\$35,391	\$35,390	100.00%	\$1
JDC R & M	\$6,037	\$6,037	100.00%	\$11,366	\$6,703	\$6,662	99.39%	\$41
1701 E Main R & M	\$26,980	\$26,980	100.00%	\$45,000	\$15,608	\$15,607	100.00%	\$1
Other Buildings R & M	\$13,676	\$13,676	100.00%	\$7,520	\$8,570	\$8,287	96.70%	\$283
Commodities	\$69,679	\$69,679	100.00%	\$64,207	\$62,433	\$62,286	99.77%	\$147
Gas & Oil	\$6,369	\$6,369	100.00%	\$10,810	\$7,940	\$7,940	100.00%	\$0
1701 - South Garage Remodel	\$108,755	\$108,755	100.00%	\$0	\$4,483	\$172	3.84%	\$4,311
<b>Totals</b>	<b>\$2,059,893</b>	<b>\$2,059,894</b>		<b>\$2,121,024</b>	<b>\$2,105,439</b>	<b>\$1,886,823</b>		<b>\$218,616</b>

Prepared by:  
Ranae Wolken  
1/31/2011

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

**Physical Plant Monthly Expenditure Report**  
**December, 2010**

<b>EXPENDITURE ITEM</b>	<b>FY09/10 YTD 12/31/2009</b>	<b>FY09/10 ACTUAL</b>	<b>FY09/10 as % of Actual</b>	<b>FY10/11 ORIGINAL BUDGET</b>	<b>FY10/11 BUDGET 12/31/2010</b>	<b>FY10/11 YTD 12/31/2010</b>	<b>FY10/11 as % of Budget</b>	<b>FY10/11 Remaining Balance</b>
Gas Service	\$0	\$400,422	0.00%	\$400,000	\$536,293	\$0	0.00%	\$536,293
Electric Service	\$0	\$898,374	0.00%	\$900,000	\$974,737	\$216	0.02%	\$974,521
Water Service	\$196	\$67,215	0.29%	\$67,373	\$62,000	\$3,670	5.92%	\$58,330
Sewer Service	\$0	\$46,741	0.00%	\$43,190	\$42,800	\$0	0.00%	\$42,800
All Other Services	\$23,573	\$237,132	9.94%	\$243,530	\$243,530	\$25,837	10.61%	\$217,693
Cths R & M	\$5,610	\$48,905	11.47%	\$30,113	\$30,113	\$4,048	13.44%	\$26,065
Downtown Jail R & M	\$811	\$9,255	8.77%	\$26,498	\$26,498	\$807	3.05%	\$25,691
Satellite Jail R & M	\$262	\$32,744	0.80%	\$27,342	\$27,342	\$108	0.39%	\$27,234
1905 R & M	\$963	\$9,690	9.94%	\$10,075	\$10,075	\$471	4.68%	\$9,604
Brookens R & M	\$1,419	\$35,390	4.01%	\$31,020	\$91,944	\$1,368	1.49%	\$90,576
JDC R & M	\$0	\$6,662	0.00%	\$11,366	\$11,366	\$171	1.50%	\$11,195
1701 E Main R & M	\$2,837	\$15,607	18.18%	\$45,000	\$45,000	\$1,596	3.55%	\$43,404
Other Buildings R & M	\$421	\$8,287	5.08%	\$7,520	\$7,520	\$1,140	15.16%	\$6,380
Commodities	\$9,742	\$62,286	15.64%	\$64,207	\$64,207	\$12,833	19.99%	\$51,374
Gas & Oil	\$0	\$7,940	0.00%	\$10,810	\$10,810	\$246	2.28%	\$10,564
<b>Totals</b>	<b>\$45,834</b>	<b>\$1,886,650</b>		<b>\$1,918,044</b>	<b>\$2,184,235</b>	<b>\$52,512</b>		<b>\$2,131,723</b>

Prepared by:  
Ranae Wolken  
1/31/2011

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

Building/Grounds Maintenance work hour comparison

FY2011

Weekly Period	Repair & Maintenance	Scheduled Maintenance	Nursing Home	Special Project	Grounds Maintenance	Other Tenants	TOTAL
11/28/10 to 12/4/10	280.75	0.00	2.00	14.00	78.00	0.00	374.75
12/5/10 to 12/11/10	270.25	0.00	3.75	38.00	73.50	0.00	385.50
12/12/10 to 12/18/10	327.75	0.00	2.50	0.00	82.75	0.00	413.00
12/19/10 to 12/25/10**	183.25	0.00	1.25	24.00	33.00	0.00	241.50
12/23/10-1/1/11*	153.25	0.00	0.00	12.00	45.00	0.00	210.25
1/2/11-1/8/11	279.50	0.00	3.50	40.00	30.00	0.00	353.00
1/9/11-1/15/11	227.00	0.00	7.00	86.50	66.25	0.00	386.75
1/16/11-1/22/11*	180.75	0.00	10.00	44.00	71.50	0.00	306.25

\*week includes a holiday

One work week: 435.00 hours with regular staff

There are currently 274.82 comp time hours available to the maintenance staff

Total comp time hours earned in FY11 to date- 205.27

Total spent to date on overtime in FY10 - \$0 (Original Budgeted Amount - \$0)

Prepared by: Ranae Wolken  
1/31/2011

**CHAMPAIGN COUNTY  
20 YEAR CONSTRUCTION HISTORY**

Jan. 27, 2011

Year	Existing Bldg.	Address	New Bldg.	Bldg. Sq. Ft.	Total Sq. Ft.
1991	Courthouse	101 E. Main		46,839	
	Courthouse Annex	204 E. Elm		41,000	
	Sheriff Office/Corrections	204 E. Main		55,000	
	Bennett Bldg.	102 Bennett		3,200	
	Nursing Home	1701 E. Main		150,000	
	NH Boiler House	1701 E. Main		1,200	
	NH Garage	1701 E. Main		240	
	Elliott Building	212 E. Main		3,084	
	County Office Bldg.	1905 E. Main		19,600	
	Youth Home	1601 E. Main		6,400	
	ESDA Garage	1709 E. Main		1,500	
	Highway Maint. Garage 1	1705 E. Main		6,000	
	Highway Maint. Garage 2	1707 E. Main		10,800	
	Old Salt Building	301 S. Art Bartell Rd.		1,440	
	Highway Salt Dome	301 S. Art Bartell Rd.		7,854	
	Highway/Election Garage	Rear 1701 E. Main		3,400	
	Physical Plant Maint.	210 S. Art Bartell Rd.		4,500	
Outlook Bldg.	1303 N. Cunningham		21,565		
<b>1991</b>	<b>Total Square Feet</b>				<b>383,622</b>
1995		1776 E. Washington	Brookens Admin. Bldg.*	93,060	476,682
1994-1996		502 S. Lierman	Adult Detention Facility*	57,000	533,682
1996	(Outlook Bldg. Sold)	1303 N. Cunningham		-21,565	512,117
1998-2000		400 S. Art Bartell Rd.	Juvenile Detention Center	31,000	543,117
1999-2002		101 E. Main St.	Court House Addition*	99,500	642,617
	(Courthouse Annex)	204 E. Elm		-41,000	601,617
	(Bennett Bldg.)	102 Bennett		-3,200	598,417
	(Elliott Building)	212 E. Main		-3,084	595,333
2004		302 N. Broadway	Lease of old "Gill Bldg."	19,354	614,687
2004	(Highway/Election Garage)	Rear 1701 E. Main		-3,400	611,287
2003-2007		500 S. Art Bartell Rd.	Nursing Home*	133,192	744,479
2006-2008		1605 E. Main St.	Highway Fleet/Maint.*	43,975	788,454
	(Youth Home)	1601 E. Main		-6,400	782,054
2010-2011		202 Art Bartell Rd.	Coroner/Clerk/PP/NH*	25,000	807,054
	(Lease of old "Gill Bldg.")	302 N. Broadway		-19,354	787,700
<b>2011</b>	<b>Total Square Feet</b>				<b>787,700</b>

\* = Buildings designed with expansion capabilities.

**Champaign County Administrative Services Physical Plant  
Capital Improvement Projections - Roofing**

Buidling	Description	Year Installed	Warrenty Period	Installation Cost	Replacement Date	Estimated Cost	Annual Fund Reserve To meet projected dates
<b>Existing Courthouse</b> 101 E. Main	1/2 Shingle 1/2 Adhered EPDM	2009 1989 2010	30 yrs. Shingle only 10 yrs. TRS/20 years Membrane (Re-seamed and coated)	84,025.00 <u>25,000.00</u> 21,172.00	30yrs. - 2039 20 yrs - 2009 5 yrs - 2015	203,950.73 \$45,152.78 \$45,152.78	\$7,283.95  <b>\$11,288.20</b>
<b>Courthouse Addition</b> 101 E. Main	Ballasted EPDM Shingled Wind Screen	5/9/2002 4/15/2002	15 yrs. TRS 40 yrs. Shingle only	187,037.00	20 yrs. - 2022	\$337,809.63	<b>\$30,709.97</b>
<b>Sheriff's Office</b> 204 E. Main	Ballasted EPDM	2/2/1995	10 yrs. TRS/20 years Membrane	93,382.00	20 yrs. - 2015	168,658.28	<b>\$42,164.57</b>
<b>E.O.C.</b> 1905 E. Main	Admered EPDM	1/11/2002	15 yrs. TRS	86,527.00	15 yrs. - 2017	\$134,806.25	<b>\$22,467.71</b>
<b>J.D.C.</b> 400 S. Art Bartell Drive	Adhered EPDM	11/11/1999	10 yrs. RSL	65,482.00	15 yrs. -2014	\$102,018.82	<b>\$34,006.27</b>
<b>Adult Dent. Facility</b> 502 Lierman Av.	Ballasted EPDM	10/28/1996	15 yrs TRS	70,383.00	20 yrs. - 2016	\$127,119.53	<b>\$25,423.91</b>
<b>Brookens Admin.</b> 1776 E. Washington Pod 100	Adhered EPDM	2/29/1996	10 yrs. TRS/20 years Membrane	78,782.00	20 yrs- 2016	\$142,289.06	<b>\$28,457.81</b>
Pod 200	Adhered EPDM	(1993?)	10 yrs. TRS/20 years Membrane	<u>75,000.00</u>	20 yrs- 2015	\$135,458.34	<b>\$33,864.59</b>
Pod 300	Adhered EPDM	1/9/2003	15 yrs. RSL.	105,552.00	20 yrs- 2023	\$190,638.65	<b>\$15,886.55</b>
Pod 400	Adhered EPDM	1/9/2003	15 yrs. RSL.	117,216.00	20 yrs- 2023	\$211,705.13	<b>\$17,642.09</b>
<b>Highway Fleet Maintenance</b> 1605 E. Main St. 2/3 Highway Cost 1/3 General Corp.	Standing Seam Metal	2008	20 yrs. Weathertightness	250,840.00 167,226.67 83,613.33	30 yrs.- 2038	608,854.52 \$405,903.01 \$202,951.51	<b>\$14,496.54</b> <b>\$7,248.27</b>
<b>Animal Shelter</b> 1909 E. Main	Metal	1989					
<b>Sheriff/Clerk Bldg.</b> 1701 E. Main	Metal	1969					
<b>Highway Storage Bldg.</b> 1701 E. Main	Metal	1981					
<b>E.S.D.A. Garage</b>	Metal	1970					
<b>Total Annual Reserve Funds</b>							<b>\$283,656.47</b>

Notes: TRS = Total Roofing System RSL. = Roofing Systems Limited *Italicized & Underlined* = Estimated

**Committee of the Whole**  
**February 10, 2011**

Report re: Storm Water Management Planning &  
Requirements for East Campus

Agenda Item VIII.B.1



# BERNS, CLANCY AND ASSOCIATES

PROFESSIONAL CORPORATION

**ENGINEERS • SURVEYORS • PLANNERS**

January 26, 2011

THOMAS BERNS  
EDWARD CLANCY  
CHRISTOPHER BILLING  
DONALD WAUTHIER

DAN ROTHERMEL  
JOHN LYONS  
ROGER MEYER

MICHAEL BERNS  
OF COUNSEL

## **Concrete Box Storm Sewer Extension Storm Water Management Planning Champaign County East Campus Site**

Minutes of Meeting of January 14, 2011

**Attendees:** Champaign County – Debra Busey, Alan Reinhart  
City of Urbana – Brad Bennett  
Consultant – Tom Berns, Chris Billing

**Purpose:** The meeting was held to review the status of the long range storm water management efforts by Champaign County at the East Campus site, the prior Storm Water Management Plan for the Northern Watershed, and to receive preliminary project approval from the City of Urbana for the upcoming concrete box culvert and storm sewer extension.

Berns, Clancy and Associates (BCA) generally reviewed the overall concept for storm water management across the entire Champaign County East Campus site. BCA then reviewed the July 2006 Storm Water Management Plan for the Champaign County Northern Watershed previously approved by the City of Urbana and the status of that work completed to date. Storm water detention storage was constructed as a part of the Champaign County Fleet Maintenance Building construction project and roughly 100 feet of concrete box culvert extension was constructed by the I.L.E.A.S. Remodeling and Renovation project. Prompted by the County's New Storage and Maintenance Facility project, Champaign County now proposes to extend the box culvert and storm sewers to complete the storm water management work outlined in the July 2006 Storm Water Management Plan.

An updated "Exhibit 1" from the July 2006 Storm Water Management Plan report was prepared by BCA and presented at the meeting (copy attached). The more recent Spring 2008 Champaign County color aerial orthophotography was combined with the annotations and line work of the original exhibit to provide the most current view of the status of the Champaign County East Campus development.

The City of Urbana staff indicated that their storm water management requirements have not changed since 2006. An approved plan from July 2006 is still valid. The work proposed by Champaign County now to complete the previously approved plan is conditionally approved. The City of Urbana will need to review the final construction plans for conformance to the Storm Water Management Plan for a final approval.



**Meeting Minutes**  
**Concrete Box Storm Sewer Extension**  
**Storm Water Management Planning**  
Champaign County East Campus  
January 26, 2011  
Page 2 of 2

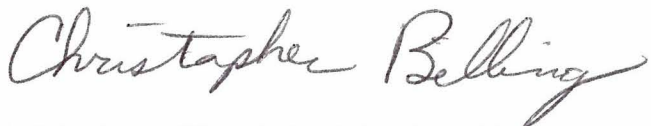
Off-site (downstream) drainage was briefly addressed. The City of Urbana staff indicated the existing railroad culverts north of Solo Cup are still the limitation for drainage of the general area. The City of Urbana plans to undertake a project soon to clean out these culverts and drainage way leading up to the County property.

Champaign County reported the construction period for the proposed box culvert and storm sewer work is likely later in 2011, but possibly 2012. The Facilities Committee and the Champaign County Board will set a definite schedule at a later time.

With the accomplishment of this last, major component, the City of Urbana will likely not have any further storm water management requirements to impose on the Champaign County's East Campus site as long as development conforms to the assumptions included in all the previous storm water management plans. Future developments planned include: additions to the Champaign County Adult Detention Facility; parking or building additions to the I.L.E.A.S. building; further development in the Champaign County Juvenile Detention Facility and Champaign County Maintenance Storage areas.

The City of Urbana could not locate a copy of the 2006 Plan prior to the meeting. BCA will prepare another copy of the 2006 Storm Water Management Plan report for both the City of Urbana and Champaign County.

Respectfully Submitted,  
**BERNS, CLANCY AND ASSOCIATES, P.C.**



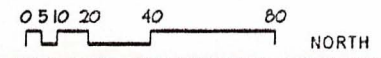
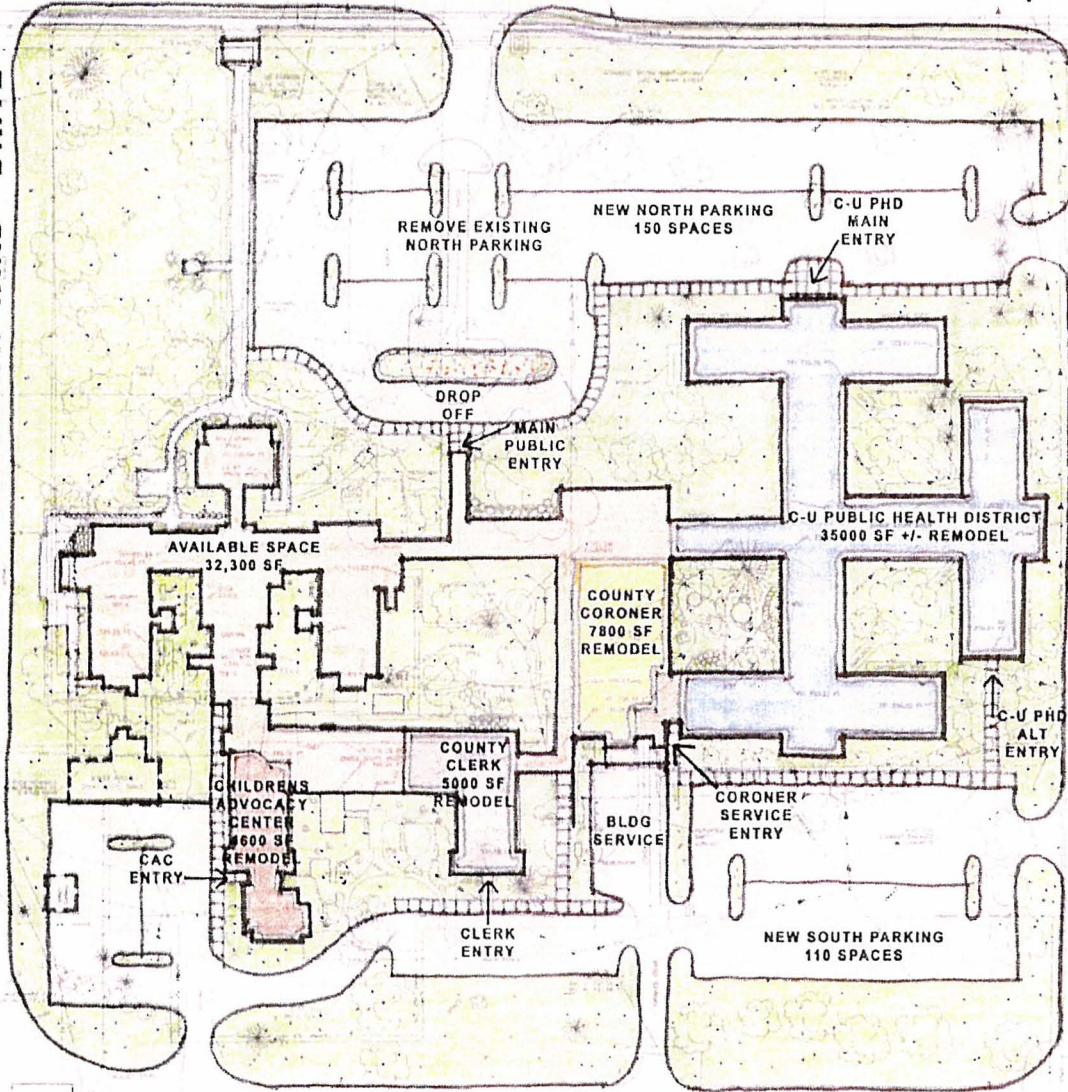
Christopher Billing, P.E., Vice President

CB:blk  
Enclosures  
Cc: Brad Bennett, Urbana  
    Deb Busey, Champaign Co.  
    Alan Reinhart, Champaign Co.  
J:\4605 CC East Campus\47\4605-47 mi011411.doc

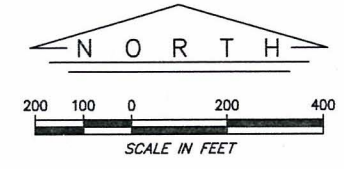
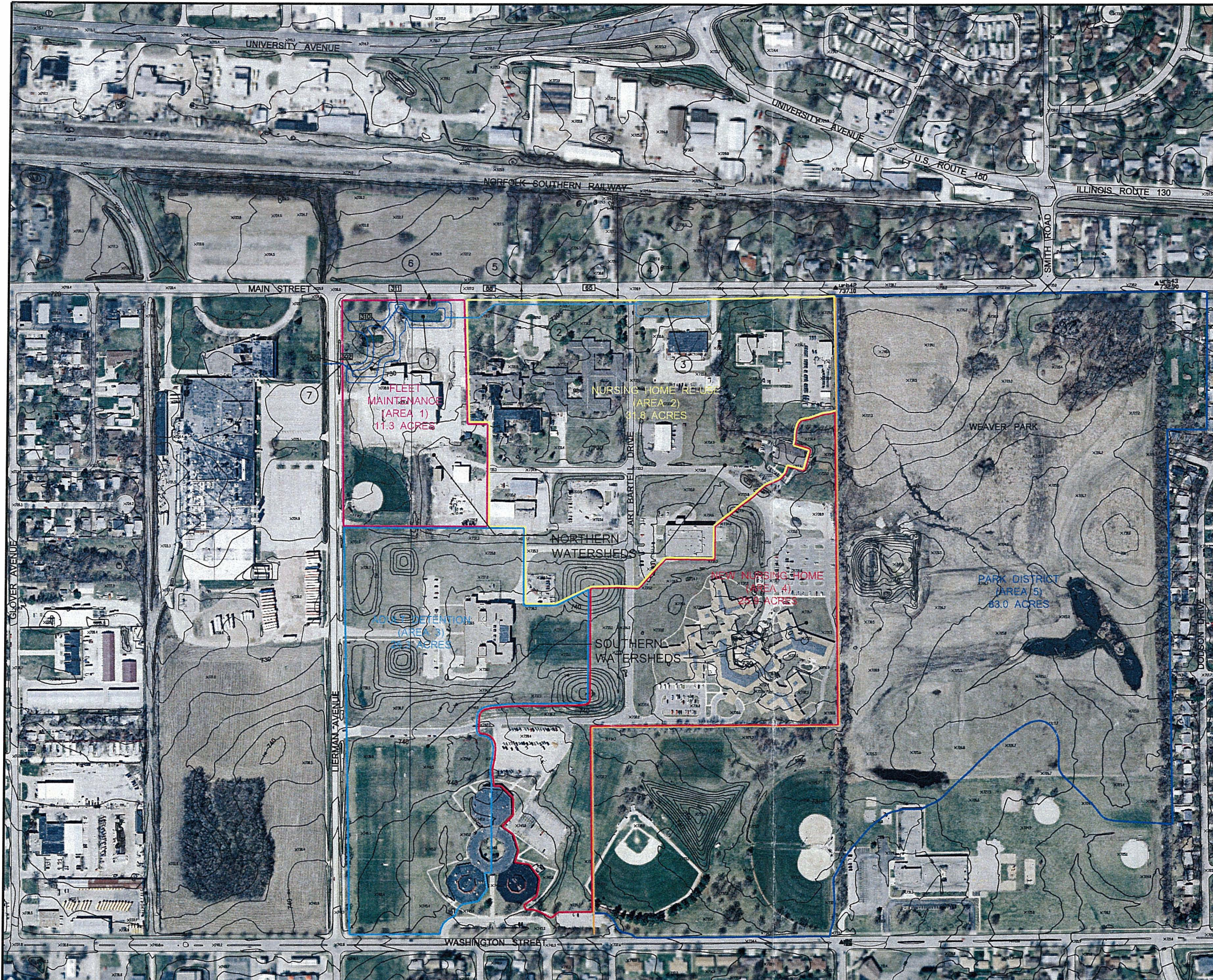
MAIN STREET

FLEET MAINTENANCE / HIGHWAY YARD - DRIVE

ART BARTELL DRIVE



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NO.	DATE	REVISION																			



**LEGEND**

- CHAMPAIGN COUNTY EAST CAMPUS PROPERTY LIMITS
- FLEET MAINTENANCE (AREA 1) WATERSHED LIMITS (11.3 ACRES ±)
- NURSING HOME REUSE (AREA 2) WATERSHED LIMITS (31.8 ACRES ±)
- ADULT DETENTION (AREA 3) WATERSHED LIMITS (26.3 ACRES ±)
- NEW NURSING HOME (AREA 4) WATERSHED LIMITS (25.9 ACRES ±)
- PARK DISTRICT (AREA 5) WATERSHED LIMITS (83.0 ACRES ±)
- 726.2 SPOT ELEVATION PER CHAMPAIGN COUNTY GIS CONSORTIUM DATA
- 730 TOPOGRAPHIC CONTOUR DATA PER CHAMPAIGN COUNTY GIS CONSORTIUM DATA
- 881 MANHOLE IDENTIFICATION NUMBER

**KEYED NOTES**

- ① FLEET MAINTENANCE PONDS: FIRST PHASE STORMWATER DETENTION STORAGE, 5.4 ACRE-FEET AT ELEVATION 729.0 FEET.
- ② NURSING HOME RE-USE: SECOND PHASE UNDERGROUND STORMWATER DETENTION STORAGE AND CONVEYANCE: 6 FEET X 4 FEET PRECAST BOX CULVERT, 0.4 ACRE-FEET STORAGE, PROVIDES CAPACITY TO CONVEY FLOW TO FLEET MAINTENANCE PONDS.
- ③ NURSING HOME RE-USE: SECOND PHASE DRY BOTTOM STORMWATER DETENTION, 9 FOOT BOTTOM AROUND ELEVATION 724.5 FEET, 5:1 SIDE SLOPES, TOP WIDTH 64 FEET ±, TOP LENGTH 300 FEET ±, 0.9 ACRE FEET AT ELEVATION 729.0 FEET.
- ④ PRIMARY MAIN STREET OUTLET, 24-INCH DIAMETER STORM SEWER THAT EXTENDS FROM BCA MANHOLE 65, LENGTH 600 FEET, SLOPE 0.45%, UPSTREAM INVERT ELEVATION IS 722.1 FEET.
- ⑤ SECONDARY MAIN STREET OUTLET, 18-INCH DIAMETER STORM SEWER THAT EXTENDS FROM BCA MANHOLE 88, 20 FOOT LONG, 12-INCH DIAMETER RESTRICTION SECTION TO MANHOLE 88 WITH UPSTREAM INVERT ELEVATION OF 725.7 FEET.
- ⑥ CONTROLLED OVERFLOW LOCATION WEIR CREST ELEVATION 728.67 FEET, WEIR IS 40 FEET WIDE.
- ⑦ LIERMAN AVENUE OUTLET, 15-INCH DIAMETER STORM SEWER FROM NEW STORM INLET 301 TO LIERMAN AVENUE STRUCTURE NUMBER 69 AND ACROSS LIERMAN AVENUE. LENGTH 125 FEET. UPSTREAM INVERT IS 721.1 FEET.

**EXHIBIT 1**

J. U. L. I. E.  
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITY LOCATIONS CALL J.U.L.I.E. (800) 892-0123  
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 BERNS, CLANCY AND ASSOCIATES, P.C.

REVISIONS	
DRAFTED:	BLK/KRE
CHECKED:	CB/TBB
FILE:	4605-47AP.DWG

BASE DATA FROM CHAMPAIGN COUNTY GIS CONSORTIUM TOPOGRAPHY DATED 2005 AND CHAMPAIGN COUNTY ORTHOPHOTOGRAPHY DATED APRIL 2008. ALL OTHER EXHIBIT INFORMATION TAKEN FROM EXHIBIT 1 OF THE CHAMPAIGN COUNTY EAST CAMPUS NORTHERN WATERSHED STORMWATER MANAGEMENT PLAN DATED JULY 25, 2006.

**BCA**  
 BERNS, CLANCY AND ASSOCIATES  
 ENGINEERS • SURVEYORS • PLANNERS  
 405 EAST MAIN STREET - POST OFFICE BOX 0765  
 URBANA, ILLINOIS 61803-0765  
 PHONE: (217) 384-1144 - FAX: (217) 384-3355

**CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES**  
 1776 EAST WASHINGTON STREET  
 URBANA, ILLINOIS 61802  
 PHONE: (217) 384-3776 - FAX: (217) 384-3896

CHAMPAIGN COUNTY  
 EAST CAMPUS MASTER PLAN  
 CHAMPAIGN COUNTY, ILLINOIS

EAST CAMPUS  
 NORTHERN WATERSHED  
 STORMWATER MANAGEMENT PLAN

DATE: 011311  
 SHEET:  
 1 OF 1  
 JOB: 4605-47