



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

Tuesday, April 8, 2025, at 6:30p.m.

Shields-Carter Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana, IL 61802

Committee Members:

Jenny Lokshin – Chair	Carolyn Greer
Jeff Wilson – Vice Chair	Elly Hanauer-Friedman
Ben Crane	Bethany Vanichtheeranont
Stephanie Fortado	Daniel Wiggs

Agenda

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- II. Approval of Agenda/Addenda
- III. Approval of Minutes – March 4, 2025 1-6
- IV. Public Input
- V. Communications
- VI. New Business
 - A. Update on ITB# 2022-009 Satellite Jail Consolidation Project – Eric Hoene
 - B. Discussion and Approval of Change Orders 69, 70, and 71 – ITB#2022-009 Satellite Jail Consolidation Project 7-18
 - C. ITB Pope Jail Roof Replacement and Bracket Repair – Update
 - D. Update on ITB# 2023-005 County Plaza Elevator Renovation Project – Eric Hoene
 - E. Update on ITB#2022-008 County Plaza Renovation Project – Eric Hoene
 - F. Discussion and Approval of ARPA Funding Memo 19-20
 - G. Discussion and Approval of Boiler Feed System
 - H. Discussion Bennett Building Teller Station Renovation
 - I. Update on ITB# 2025-004 Juvenile Detention Center – Lockable Doors – Eric Hoene 21-35

- VII. Other Business
- VIII. Presiding Officer's Report
 - A. Future Meeting – **May 6, 2025 @ 6:30 pm**
- IX. Designation of Items to be Placed on the Consent Agenda
- X. Adjournment



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

MINUTES – Subject to Approval

DATE: Tuesday, March 4, 2025
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana IL 61802

Committee Members

Present: Ben Crane, Stephanie Fortado, Carolyn Greer, Elly Hanauer-Friedman, Jenny Lokshin, Bethany Vanichtheeranont, Daniel Wiggs and Jeff Wilson

Absent: None

County Staff: Eric Hoene (Facilities Director), Steve Summers (County Executive), Michelle Jett (Director of Administration), Judge Rosenbaum (Chief Judge), Lori Hansen (Court Administrator) and Mary Ward (Recording Clerk)

Others Present: Jen Locke (County Board Chair), Jon Cagle and Aaron Esry (County Board Members), Karla Smalley (Bailey Edward Design)

Agenda

I. Call to Order and Roll Call

Chair Lokshin called the meeting to order at 6:30 p.m. Roll call was taken, and a quorum was declared present.

II. Approval of Agenda/Addenda

MOTION by Mr. Wilson to approve the agenda; seconded by Ms. Vanichtheeranont. Upon voice vote the **MOTION CARRIED** unanimously.

III. Approval of Minutes – February 4, 2025

MOTION by Mr. Crane to approve the February 4, 2025 minutes; seconded by Mr. Wiggs. Upon voice vote, the **MOTION CARRIED** unanimously.

IV. Public Input

There was no public input.

V. Communications

There were no communications from the Committee.

VI. New Business

A. Discussion of 12th Courtroom – Judge Rosenbaum

Judge Rosenbaum spoke about the need for a 12th courtroom and space needs in the Courthouse. Originally, when the Public Defender was moving to Bennett, meetings were held with the Architect, so we have an idea of the needs of the departments in the Courthouse. The long-term solution, and most logical, is to add a 3-story addition on the East side of the current building. There are a lot of needs in the Courthouse beyond the 12th Courtroom.

In the short term, two judges are sharing a courtroom, and it is not going too well. He has been looking at other options including a courtroom at the U of I law school, Lincoln Square Mall, and the Sheriff's Office. There is already a courtroom in the basement of the Sheriff's Office plus there are multiple other spaces that could be used. There is a security issue with that as you would need security in the courtroom but also on the first floor. He feels the best solution is on the first floor there is a big "bullpen" area behind glass, you could just take out the desks and put in a bench. He has also checked with the Federal Courthouse.

He is just looking to begin the conversation on both short-term and long-term solutions.

Mr. Hoene said that the 11-year plan will be re-adjusted as some of the projects will be paid for with ARPA funds. He hopes to address this issue in five years. He knows that it is five long years, but funding is the major issue. There is a major concern with using the Sheriff's Office as the roof is in terrible shape and there are security concerns.

Ms. Fortado said she had spoken with the Sheriff, and no matter what remote site it is, they will need two or three staff for security. Looking at the parameters of the budget, she does not see how we can do that without taking deputies off the street. That is more of a concern than the actual facility concern. We will need to address both operations and facilities on this issue. We will also need a plan for that piece of property as it's a real, valuable asset for the County.

Judge Rosenbaum said that as far as security, they are trying to make it a courtroom with very few litigants, but it still must have security. Ms. Hanauer-Friedman asked if there was any way to move around in the existing space. Judge Rosenbaum said that they would have to move judges around weekly causing confusion for everyone as to where to go. Mr. Wilson raised the question if the Public Defender could move into the old Sheriff's Office. The security concerns would be the same as if we used it for a courtroom.

Executive Summers told the committee that there are structural concerns with the Sheriff's Office, the roof is beyond repair. It would need replaced and would be very expensive to do.

Ms. Jett said that the Public Defender wanted to stay in the Courthouse for security reasons. In fact, several Public Defenders threatened to quit if they moved due to security/safety concerns. Judge Rosenbaum added some historical context saying when the Courthouse was remodeled 25 years ago, the Public Defender's office was the first to be moved out and the last to be moved back in. Ms. Locke added that when someone is dealing with the Public Defender's office, they are in the worse state of life and may not think or act rationally. It is a security concern and could be a liability.

Ms. Vanichtheeranont asked about using a courtroom at the Federal Courthouse. Judge Rosenbaum said they could possibly do something short-term, as in a week or two. He doesn't think they are interested and has had trouble getting call backs. Ms. Lokshin asked if it would be cost effective in the short-term to hire someone to help with the scheduling of courtrooms. Judges and their clerks currently set the schedule. He was not sure if that would be a help or not.

Discussion then centered on taking five years before looking at an addition. By then we could address some issues with other buildings and have a better idea of where we would stand with our bond status. The Public Safety Sales Tax would probably be the source of the bond, and it is at its limit right now. There is no money to pay bonds. We haven't been keeping up with Capital Projects. There are no good choices right now. Judge Rosenbaum questioned if funds from the sale of Brookens and the Sheriff's office could be used to pay down the current bonds.

The question was asked if ARPA funds could be used to cover the architectural work? Mr. Hoene said we do have a preliminary design for the addition. The only finished space would have been the first floor and we have basic cost estimates for the project.

Discussion then returned to what to do in the short-term. Ms. Fortado said that there would be annual operating costs no matter what and it would help if we had the numbers. We would need the upfront numbers and the annual operating costs. The Judge said that due to the structural issues at the Sheriff's Office, they wouldn't explore that option for now. Ms. Lokshin said she would also like to see the costs for the various options as was suggested. Ms. Fortado said the committee hears you and sympathizes with you. Ms. Hanauer-Friedman asked about the \$180,000 on the project list for the design plans for Courthouse expansion and a timeline for that project. Mr. Hoene said it would have to be completed by 2026. We could get it started and try to finalize as close to the end of 2026 as possible. That would make it closer to when we might be able to start the project. Ms. Fortado also suggested reaching out to our representatives in Springfield as they gave us a judge but no capacity for funding to help with expenses.

B. Discussion of ARPA Funding – allocate funds for Capital Projects

Mr. Hoene went over the priority list. There are a few bigger projects, and some are smaller, recurring items. This is our list as we see it now. It was pointed out on the handout in the packet that items six and ten are duplicates of each other. Mr. Wilson asked what's the amount of the remaining ARPA funds. It is right around \$3 million. Ms. Jett said this plan would be contingent on nothing falling apart. Discussion followed on which items on the list to recommend to the County Board for allocation of funds.

Members felt that projects at the Pope Jail and JDC should be a priority. Mr. Esry asked if item 11 (replacing Liebert Units at METCAD) and item 12 (replacing the generator at ILEAS) were having issues now or if it was time to update? METCAD is having issues with the Liebert Units, but the ILEAS generator can probably wait. Ms. Jett suggested deciding what not to fund with ARPA to give some leeway as to what projects can get done. We don't want to make the list too restrictive.

Mr. Wilson asked if the estimated cost for item 1, replacing the roof at the Pope Jail, was accurate. We won't know for sure until the bids come in, but it should be close. Executive Summers added that the roof has to be replaced to keep up with the new section.

Ms. Fortado reminded the committee that most of these items are also on the Facilities 10-year plan. We are looking at what we can possibly fund out of ARPA now and get completed by 2026. Mr. Cagle mentioned that we might want to look at ordering the generator soon as it could have a 72-month lead time.

After much discussion the committee agreed to recommend the following items are out: 6, 7, 10, 11, 16 and 18. All others remain as an option with these projects being a priority: Pope Jail projects (roof replacement, foundation joint repair and various small projects), Bennett Building (glass/Data & Low Voltage/Moving Repairs/Parking), JDC projects (foundation joint repair, parking lot project and to

replace window sealant and paint exterior windows), \$30,000 to the Coroner's Office and Design Plans for the Courthouse Expansion.

Ms. Fortado and Ms. Jett both emphasized that these ARPA funds should remain with Facilities to use on projects and that it should be emphasized to the full board.

C. Discussion of 11-Year Capital Plan

Mr. Hoene said with some of these projects being covered by ARPA funds, we will be looking at updating the 10-Year Capital Plan. He would like to isolate some of the ARPA funding projects and get them off the books so we can budget for a long-term plan. There is a critical need for space at the Courthouse. The idea has been to address it in five years depending on our bond status and other factors. ILEAS has been kicked down the list multiple times and it would make sense when we tear it down to replace three of the HVAC units. They have some of the oldest HVAC units in the County. JDC potentially may need the same foundation work on the shell that we are doing at the Jail and they also need additional exterior fencing. We would like to tear down the Sheriff's Office sooner rather than later. There are going to be issues with parking. If we expand the Courthouse, we will lose parking in that lot. Suggestions were made about the parking garage and Lincoln Square. With the move to Bennett, parking is going to be a concern downtown. In 2028, and this is something that could be rolled into the future Courthouse project, he would like to tuckpoint the building, replace parts of the roof, reseal all the windows on the exterior skin. He went over various other projects. Ms. Lokshin added that there are Brookens projects on the list that we should be able to strike off, hopefully soon. Mr. Hoene said they hoped to have a finalized plan by May.

D. Update on ITB#2022-009 Satellite Jail Consolidation

The Pope Jail project is going well. They are in the Booking area laying flooring and painting. They are on schedule to be completed in April.

E. ITB2022-009 Satellite Jail Consolidation Project – Funding Update Discussion

We are still on budget. Currently, we still have \$1.9 million to spend.

F. Discussion of ITB2022-009 Satellite Jail Consolidation Project – Foundation Work

This is a status update as it was under the threshold for approval. There is heaving around the foundation and missing brackets.

G. Discussion and Approval of ITB Pope Jail Roof Replacement and Bracket Repair – Review

Mr. Hoene said that approval is needed to send the project out to bid.

MOTION by Mr. Crane and seconded by Ms. Vanichtheeranont to prepare the construction documents for the Pope Jail Roof Replacement and Bracket Repair and send out for bid.

Upon voice vote, the **MOTION CARRIED** unanimously.

H. Discussion and Approval of Brookens Broker RFP Review

Trautman Real Estate Agency and Appraisal, LLC was determined to be the best fit for the County's needs. Ms. Fortado said we need to temper expectations of what we will get for Brookens. Selling Brookens will not save the county financially. Ms. Jett added the land is the value of this property.

We will look at the buyer and what they will do with the building and land. Mr. Wiggs said he was pleased we were choosing Trautman as they are a local company and well versed in the community.

MOTION by Mr. Wiggs to recommend County Board approval to award the Request for Proposal 2024-08 to Trautman Real Estate Agency & Appraisal, LLC; seconded by Ms. Greer.

Upon voice vote, the **MOTION CARRIED** unanimously.

I. Update on Bennett Remodel Project – Bailey Edward Design

Ms. Smalley gave an updated on the Bennett Remodel Project. They are wrapping up the change orders from November and December. They are working on signage and parking deck repairs.

J. Discussion and Approval of Change Orders COR 87 and 88 Bennett Remodel Project

Ms. Smalley went over the change orders for the Bennett Remodel Project. Change Order 87 is for additional concrete repairs on the parking deck. Three additional concrete planks were found that need to be replaced at a cost of \$62,166.00. These were not there last fall when we surveyed. Ms. Vanichtheeranont asked if it was water damage. The picture actually shows a hole in a plank. Additional concerns were raised including if this was from being old and if it will be an ongoing issue. Mr. Wilson asked if this was only at one location. It is actually three locations. Ms. Greer asked if they were by the drains. They were all near failed drains.

Change Order 88 is to add doors/doorways and do finish work on the third floor at a cost of \$16,750.00 for potential tenants. Ms. Vanichtheeranont asked if the tenants were related to County business. They are current tenants at Brookens.

MOTION by Ms. Greer to recommend County Board approval of resolutions for Change Orders 87 and 88 for the Bennett Remodel Project; seconded by Ms. Vanichtheeranont.

Upon voice vote, the **MOTION CARRIED** unanimously.

K. Update on ITB2023-005 County Plaza Elevator Renovation Project – Bailey Edward Design

Ms. Smalley gave an update on the County Plaza Elevator Renovation Project. Elevators 1 and 2 (South) should be complete by the end of April.

L. Discussion and Approval of Change Order for ITB#2023-005 County Plaza Elevator Renovation Project – Data & Power

Mr. Hoene presented a Change Order for the Elevator Renovation Project. There is a need for additional data and power drops in select areas, secure access doors on two floors and for roof repairs on the North One-Story Built in Gutter/Roof and the East side one-story roof at a cost of \$55,854.00.

MOTION by Mr. Crane to recommend County Board approval of a resolution approving a Change Order for the County Plaza Renovation Project; seconded by Mr. Wilson.

Upon voice vote, the **MOTION CARRIED** unanimously.

VII. Other Business

There was no other business.

VIII. Presiding Officer's Report

A. Future Meeting – **April 8, 2025 @ 6:30 pm**

There was no presiding officer's report. Ms. Lokshin announced that the next meeting would be April 8th at 6:30 p.m.

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

Items to be placed on the consent agenda include: VI. H, J, and L.

X. Adjournment

Chair Lokshin adjourned the meeting at 8:11 p.m.



AIA Document G701[®] – 2017

Change Order

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

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

CHANGE ORDER INFORMATION:
Change Order Number: 068
Date: November 27, 2024

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Provide credit for eliminating two (2) workstations at Booking.

The original Contract Sum was	\$	22,228,357.00
The net change by previously authorized Change Orders	\$	1,490,839.36
The Contract Sum prior to this Change Order was	\$	23,719,196.36
The Contract Sum will be decreased by this Change Order in the amount of	\$	4,531.25
The new Contract Sum including this Change Order will be	\$	23,714,665.11

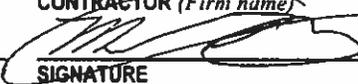
The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be unchanged.

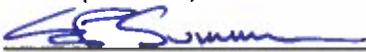
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed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

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

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

SIGNATURE

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

SIGNATURE

Champaign County Board
OWNER *(Firm name)*

SIGNATURE

Chris Bieser, Project Manager
PRINTED NAME AND TITLE

Matt Brown, Senior Project Manager
PRINTED NAME AND TITLE

Steve Summers County Executive
PRINTED NAME AND TITLE

November 27, 2024
DATE

3-7-25
DATE

03/18/2025
DATE



AIA® Document G701® – 2017

Change Order

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

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

CHANGE ORDER INFORMATION:
Change Order Number: 069
Date: March 17, 2025

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

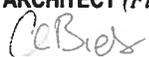
Per Construction Change Directive 003 dated August 16, 2023, provide additional expansion joint material and concrete pour per construction control joint plan.

The original Contract Sum was	\$ 22,228,357.00
The net change by previously authorized Change Orders	\$ 1,486,308.11
The Contract Sum prior to this Change Order was	\$ 23,714,665.11
The Contract Sum will be increased by this Change Order in the amount of	\$ 14,268.45
The new Contract Sum including this Change Order will be	\$ 23,728,933.56

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

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

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

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

SIGNATURE

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

SIGNATURE

Champaign County Board
OWNER *(Firm name)*

SIGNATURE

Chris Bieser, Project Manager
PRINTED NAME AND TITLE

Matt Brown, Senior Project Manager
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

March 17, 2025
DATE

3-17-25
DATE

DATE



EXCAVATING, INC.

July 18, 2023

P.J. Hoerr Inc.
Attn: Matt Brown
117 Merle Ln. Normal, IL
mbrown@pjhoerr.com

Re: Champaign County Satellite Jail Expansion
COR.4 – SOG Pour Plan Revisions
SEI Project #23060

Matt,

I have calculated the cost of the adding and additional slab on grade pour for this project.

See below for pricing breakout:

Additional Slab on Grade Pour ADD: \$11,309.00

Description	Labor	Material	Equipment	Cost	Mark-Up 15%	Total Price
Form Bulkhead	\$1,754.00	\$62	\$0	\$1,816.00	\$272.40	\$2,088.40
Pour Concrete	\$3,089.91	\$0	\$1,536.00	\$4,625.91	\$693.89	\$5,319.80
Finish Concrete	\$2,992.00	\$0	\$400.00	\$3,392.00	\$508.80	\$3,900.80
Total						\$11,309.00

Scope of Work:

- Add an additional slab on grade pour to make a total of 5 instead of 4 overall.
- Only labor and cost of concrete pump included in this pricing.

Clarifications / Exclusions:

- All clarifications and exclusions from previously dated scope letters apply.

If you have any questions or comments regarding this change order request, please don't hesitate to contact me at 309-275-5739.

Respectfully,

STARK EXCAVATING, INC.

Tommy Solberg
Estimator / Project Manager



EXCAVATING, INC.

August 2, 2023

P.J. Hoerr Inc.
Attn: Matt Brown
117 Merle Ln. Normal, IL
mbrown@pjhoerr.com

Re: Champaign County Satellite Jail Expansion
COR.5 – Construction Joint Revisions **R.1 – 8/4/2023**
SEI Project #23060

Matt,

I have calculated the cost of the adding the expansion joint at construction joints in the slab on grade.

See below for pricing breakout:

Expansion Joint Install: ADD: \$2,280.00

Description	Labor	Material	Equipment	Cost	Mark-Up 15%	Total Price
Install Expansion Joint	\$1,595.00	\$388.00	\$0	\$1,983.00	\$297.00	\$2,280.00

Scope of Work:

- ~~• Drill for smooth dowels in slab edge at construction joints.~~
- Install expansion joint at construction joints in the slab on grade.

Clarifications / Exclusions:

- All clarifications and exclusions from previously dated scope letters apply.
- Expansion joint to be ½” fiber.
- Joint sealant for all building concrete is excluded.

If you have any questions or comments regarding this change order request, please don't hesitate to contact me at 309-275-5739.

Respectfully,

STARK EXCAVATING, INC.

Tommy Solberg
Estimator / Project Manager

AIA® Document G701® – 2017

Change Order

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

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

CHANGE ORDER INFORMATION:
Change Order Number: 070
Date: March 17, 2025

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

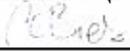
Provide shower curb modifications and resurface epoxy walls and floors in Booking area showers.

The original Contract Sum was	\$ 22,228,357.00
The net change by previously authorized Change Orders	\$ 1,500,576.56
The Contract Sum prior to this Change Order was	\$ 23,728,933.56
The Contract Sum will be increased by this Change Order in the amount of	\$ 8,400.00
The new Contract Sum including this Change Order will be	\$ 23,737,333.56

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

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

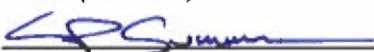
NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

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

SIGNATURE
Chris Bieser, Project Manager
PRINTED NAME AND TITLE
March 17, 2025
DATE

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

SIGNATURE
Matt Brown, Senior Project Manager
PRINTED NAME AND TITLE

DATE

Champaign County Board
OWNER *(Firm name)*

SIGNATURE
Steve Summers County Executive
PRINTED NAME AND TITLE
03/18/2025
DATE



**MIDWEST
COMMERCIAL COATINGS INC.**

2004 Linview Ave Urbana, IL
Phone: 217-729-1802

March 7th, 2025

ATTN: Matt Brown

County Jail
Quote – Painting

We propose to furnish all necessary tools, labor and material to complete the following work: 099123 painting.

- Demo curb in 2 showers
- Create new curb and slope floor to drain
- Epoxy floors and walls

Total - \$8,000.00

Thank You,
Trevor Simpson
Estimator/Project manager
MCCI



AIA Document G701[®] – 2017

Change Order

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

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

CHANGE ORDER INFORMATION:
Change Order Number: 071
Date: April 2, 2025

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

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

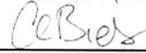
Per COR 84 from PJ Hoerr, provide foundation repairs along existing precast walls.

The original Contract Sum was	\$	22,228,357.00
The net change by previously authorized Change Orders	\$	1,508,976.56
The Contract Sum prior to this Change Order was	\$	23,737,333.56
The Contract Sum will be increased by this Change Order in the amount of	\$	45,018.75
The new Contract Sum including this Change Order will be	\$	23,782,352.31

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

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

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

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

SIGNATURE

Chris Bieser, Project Manager
PRINTED NAME AND TITLE

April 2, 2025
DATE

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

SIGNATURE

Matt Brown, Senior Project Manager
PRINTED NAME AND TITLE

4-2-25
DATE

Champaign County Board
OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



EXCAVATING, INC.

February 13, 2023

P.J. Hoerr, Inc.

Attn: Matt Brown, Sr. Project Manager

Re: Champaign County Satellite Jail Expansion – SEI Job #23060
502 S Lierman Ave.
Urbana, IL 61802

Mr. Brown,

Stark Excavating proposes the following pricing per your request:

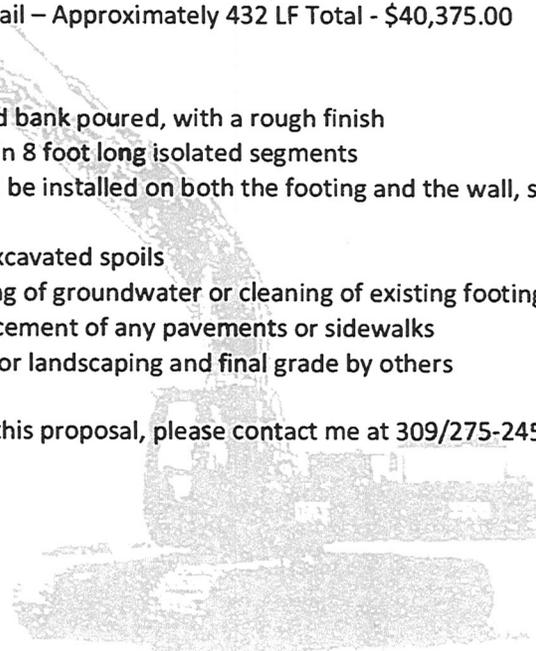
Wall Panel to Footing Connection per attached detail – Approximately 432 LF Total - \$40,375.00

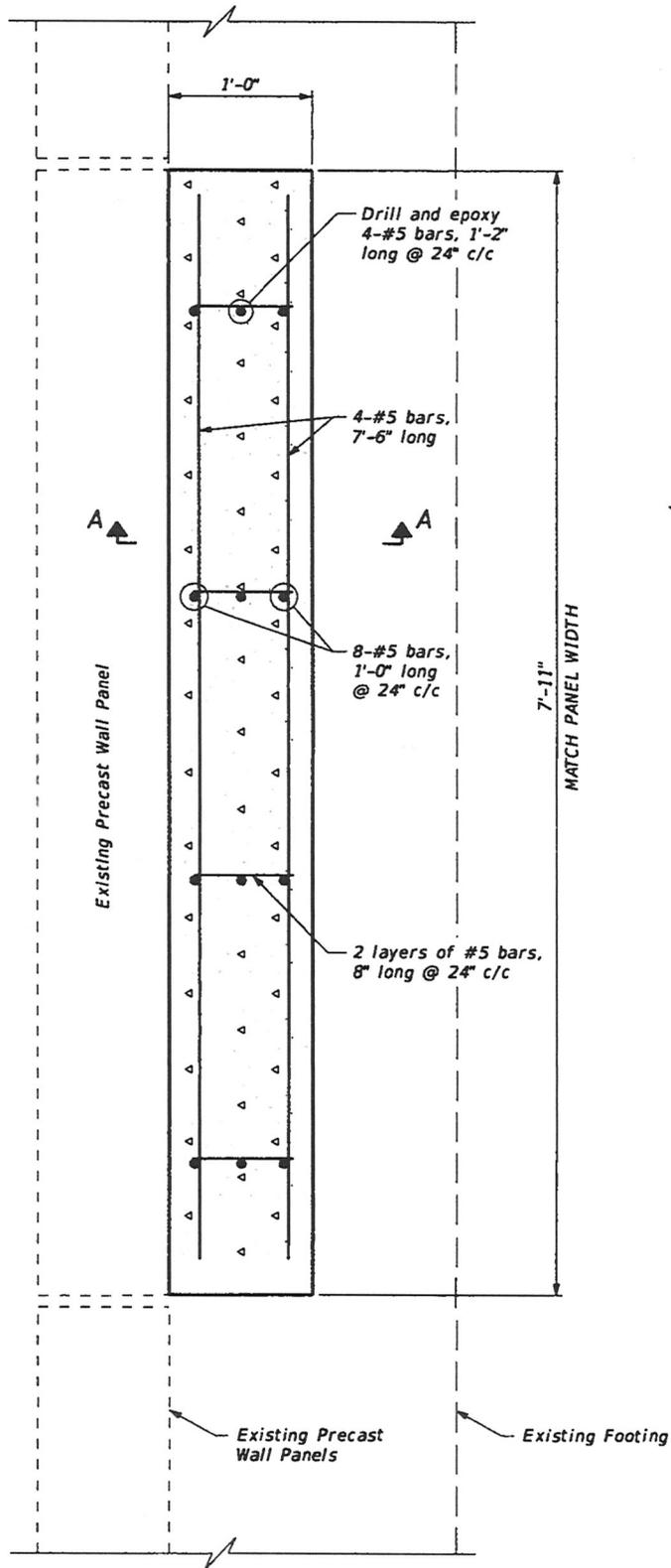
Scope/Clarifications:

- Concrete will be earth-formed and bank poured, with a rough finish
- Reinforcing steel will be installed in 8 foot long isolated segments
- A strip of swellstop waterstop will be installed on both the footing and the wall, surface will be scarified prior to installation.
- Concrete will be backfilled with excavated spoils
- Pricing excludes excessive pumping of groundwater or cleaning of existing footings/walls
- Pricing excludes removal or replacement of any pavements or sidewalks
- Site grade will be knocked down for landscaping and final grade by others

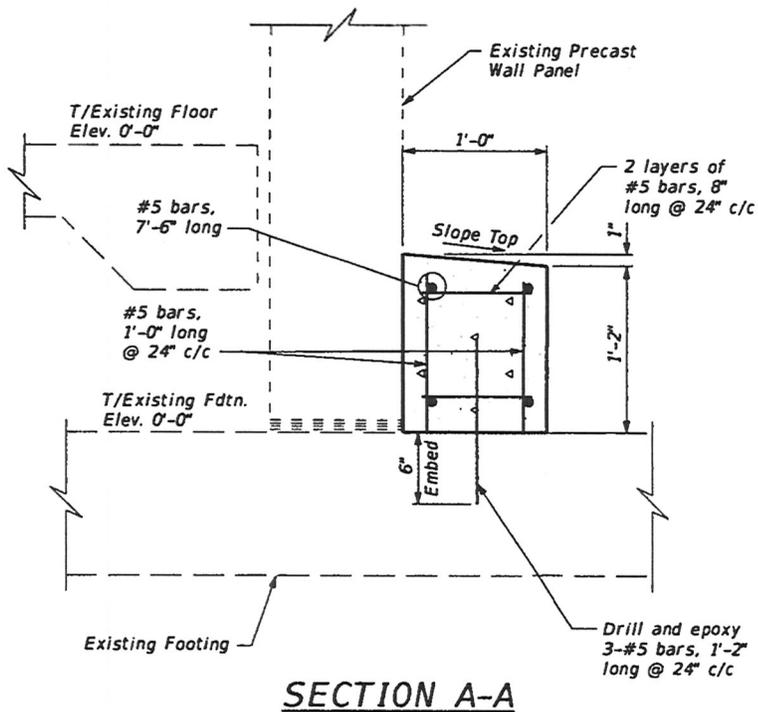
If you have any questions or comments regarding this proposal, please contact me at 309/275-2455.

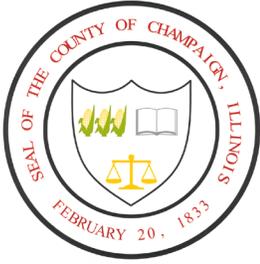
Brad Jameson
Sr. Estimator/Project Manager





WALL BASE PLAN





OFFICE OF THE CHAMPAIGN COUNTY EXECUTIVE

1776 East Washington Street, Urbana, Illinois 61802-4581

Steve Summers, County Executive

MEMORANDUM

To: Honorable Members of the Champaign County Board

From: **Eric Hoene, Director of Facilities**

Date: April 1, 2025

Re: ARPA Funds – Facilities Capital Projects

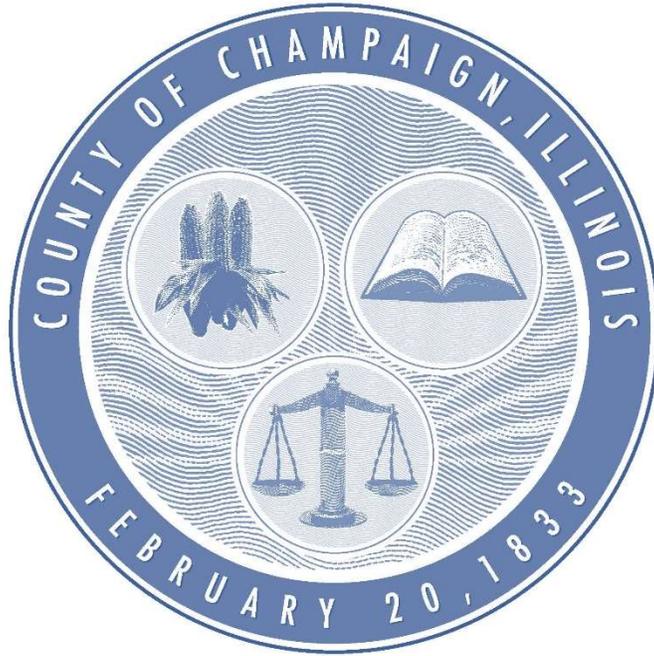
As previously discussed, the jail renovation project continues to be underbudget. The remaining funds are from the ARPA allocation. At this time, it is estimated the unused funds will be approximately \$2.5 million.

The County Executive's Office and the Facilities Committee recommend utilizing the funds for the projects outlined below. These are costs currently in the 11-year capitol plan and addressing these needs with ARPA funds will have a significant positive impact on the General Fund. The items listed below are an assortment of catch up on deferred maintenance to County facilities and scheduled maintenance to avoid emergency spending on repairs and maintenance.

The Facilities Committee will be updated monthly on the status of projects.

**Facilities Committee
Initial Scope of Work and Project Details
Over \$6,000,000 in**

Priority	Building	Building Project	Estimated Budgetary Cost
1	Pope Jail	Replace ballasted roof with white EPDM rubber roof	\$ 1,400,000
2	Pope Jail	Foundation joint repair, includes drainage tile	\$ 300,000
3	Pope Jail	Consolidation project reserve & small Projects	\$ 120,000
4	Bennett	Project Reserve - glass/Low Voltage/Moving repairs/Parking	\$ 200,000
5	Courthouse	Boiler Feed Project	\$ 100,000
6	Courthouse	Design Plans for Courthouse Expansion	\$ 180,000
7	MetCad	Replace 2 Liebert Units	\$ 200,000
8	ILEAS	Replace existing 175kw generator	\$ 200,000
9	JDC	Foundation joint repair, include drainage tile	\$ 300,000
10	JDC	Install Parking curb and resurface parking lot and drive	\$ 350,000
11	JDC	Replace window sealant and paint exterior windows	\$ 120,000
12	Courthouse	Update and replace all Building Automation Controls	\$ 850,000
13	ALL Facilities	Keys/Locks/Door Access Repair and Standardization	\$ 200,000
14	MetCad	Replace ballasted roof with white EPDM rubber roof	\$ 350,000
15	Pope Jail	Replace parking lot and drive	\$ 350,000
16	ALL Facilities	Garage Replace Metal Skins on 5 garages	\$ 320,000
17	Coroner	Facility improvements, equipment	\$ 30,000
18	ILEAS	Tear down abandoned Nursing Home Buildings	\$ 1,200,000
Total ALL Projects			\$ 6,890,000



ITB#: 2025-004

Juvenile Detention Center – Lockable Screen Doors

APRIL 1, 2025
CHAMPAIGN COUNTY
1776 E. Washington St. Urbana, IL 61802

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

April 1, 2025

BID: County of Champaign, Illinois
Juvenile Detention Center – Lockable Screen Doors (ITB #2025-004)

April 29, 2025

2:00 P.M., Public Opening

Shields Meeting Room
Brookens Administrative Center
1776 East Washington St.
Urbana, Illinois 61802-4581

Dear Bidder:

The County of Champaign is inviting the submission of sealed bids to furnish and install 10 stainless steel mesh screen doors, hardware, and locks in existing openings throughout the Champaign County Juvenile Detention Center, 400 Art Bartell Road, Urbana, Illinois 61801.

Specifications are prepared with the intent of offering equal opportunity to all bidders. No oral interpretations will be given to any bidder as to the meaning of the specifications.

Requests for clarification must be submitted **in writing** via mail, fax or email to:

Champaign County Facilities
Attn.: Eric Hoene
1776 East Washington St.
Champaign, IL 61820
Fax: (217) 384-3896
Email: Eric.Hoene@ChampaignCountyIL.gov

Clarification requests must be received no later than April 22, 2025, 2:00 pm to be considered. Pursuant to the Illinois Prevailing Wage Act (820 ILCS 130/1 et seq.), not less than the prevailing rate of wages as determined by the Illinois Department of Labor, County of Champaign, or court on review shall be paid by the vendor/contractor to all laborers, workers and mechanics performing work under this contract. All bids are to be sealed and in the hands of the undersigned by the due date and time stated above, at which time bids will be publicly opened. There will be no bids accepted after said date and time. Your bid is to be submitted on the bid form provided. The envelope containing your bid is to be sealed and marked in the lower left-hand corner: **“Sealed Bid: Juvenile Detention Center – Lockable Screen Doors (ITB #2025-004)”**. Bids will not be accepted by FAX or by e-mail.

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

The Champaign County Board reserves the right to reject any or all bids, to accept the bids, or to waive any irregularities should it deem to be in the best interest of the County of Champaign to do so. The bids will be awarded to the lowest responsible bidder meeting specifications as determined by the Champaign County Board.

Sincerely,

Eric Hoene
Facilities Director

END OF NOTICE TO BIDDERS

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

INVITATION TO BID - ITB #2025-004

1 PROJECT INFORMATION

1.1 Notice to Bidders: Qualified bidders are invited to submit bids for Project as described in this Document.

1.2 Project Identification: **Juvenile Detention Center – Lockable Screen Doors**

1.2.1 Project Location:

Champaign County Juvenile Detention Center
400 Art Bartell Road
Urbana, Illinois 61801

1.2.2 Owner:

Eric Hoene, Facilities Director
1776 East Washington
Urbana, IL 61802-4581
Phone: (217) 384-3765
Email: Eric.Hoene@ChampaignCountyIL.gov

1.3 Project Description:

1.3.1 Furnish and install 10 stainless steel mesh doors and frames, all necessary hardware, and locks to be installed in existing openings. Door locks will need to be integrated into the current door control and security system. Mesh doors and frames will need to be permanently mounted to the existing openings.

1.4 BID SUBMITTAL AND OPENING

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

1.4.1 Owner will receive sealed bids until the bid time and date at the location indicated below. Owner will consider bids prepared in compliance with the Contract Documents issued by Owner, and delivered as follows:

1.4.2 Bid Date: April 29, 2025.

1.4.3 Bid Time: 2:00 p.m., local time.

1.4.4 Location:

Shields Meeting Room
Brookens Administration Center
1776 East Washington
Urbana, IL 61802

1.4.5 Bids will be thereafter opened in the presence of the bidders and read aloud

1.5 BID SECURITY

1.5.1 Bid security in the form of a bank draft/cashier's check, certified check, U.S. money order, or bid bond **payable to County of Champaign** shall be submitted with each bid in the amount of **ten (10) percent** of the bid amount. No bids may be withdrawn for a period of **sixty (60) days** after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.6 PREBID CONFERENCE / SITE VISIT

1.6.1 A prebid conference for all bidders will be held at **Champaign County - Juvenile Detention Center, 400 Art Bartell Road, Urbana, Illinois** on Wednesday, **April 16, 2025 at 1:00 pm**, local time. Meet in front lobby.

1.6.2 Building access for additional site visits may be made by contacting Owner's Representative.

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

Chris Smith, Building and Grounds Manager
Phone: 217-384-3765
Fax: 217-384-3896
E-mail: csmith@co-champaign.il.us

1.7 DOCUMENTS

1.7.1 Documents may be viewed at: www.co.champaign.il.us/countyexecutive/bids.php

1.7.2 Documents can be procured free of charge by emailing Eric Hoene, Eric.Hoene@ChampaignCountyIL.gov. All documents will be in pdf form by email only.

1.8 TIME OF COMPLETION

1.8.1 Bidders shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time.

1.8.1.1 Anticipated Award of Contract: Board Meeting, **May 22, 2025**.

1.8.1.2 Anticipated Letter of Notice of Award: On or about **May 23, 2025**.

1.8.1.3 Pre-Construction/Pre-Installation Meeting: TBD.

1.8.1.4 **Substantial Completion: September 15, 2025.**

1.8.1.5 Punch List: Issued on or about **September 8, 2025**.

1.8.1.6 **Final Completion: September 22, 2025.**

1.9 BIDDER'S QUALIFICATIONS

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

1.9.1 Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. **A Performance Bond, a separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.**

1.10 BIDDER'S QUALIFICATIONS

1.10.1 Bidders shall hold directly a State of Illinois License for their designated trade.

1.10.2 Bidders shall carry insurance in the minimum amount of \$1,000,000 to cover losses related to their work. (A Certificate to this effect is part of the License Procurement from the State.)

1.10.3 Welders employed for this work shall be ASME certified.

1.10.4 Bidders shall have at least ten years documentable experience in security hardware or door installation in either a juvenile or jail related setting.

1.11 CONDITIONS OF THE WORK

1.11.1 The doorways for the newly furnished mesh doors are in Juvenile pods which are used year-round depending on Champaign County juvenile in-mate needs for any given period.

1.11.2 Coordinate installation with designated County Representative and Juvenile Detention Center staff so as to not impose operational hardships for staff or juvenile inmates during the installation process.

1.11.3 Bidders shall visit the site prior to submitting their bid. Observe the means of access to the door installation locations for materials and personnel.

1.11.4 Work on one Juvenile Detention “pod” at a time. Remaining doorways in separate pods shall remain in full operational use until the newly installed doors in previous pod is made available to staff for full functional use. Continue to each pod location until all newly furnished doors are installed.

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

1.11.5 The Champaign County Juvenile Detention Center is fully occupied and must remain in operation at all times.

1.11.6 Schedule material deliveries and removal with designated County Representative to avoid conflicts with ongoing operations.

1.11.7 Observe all building safety and security protocols as expressed by the designated County Representative. The project premises is a secure detention facility.

1.12 SCOPE OF WORK

1.12.1 Provide all labor, equipment and material to:

1.12.1.1 Furnish and install

1.12.1.1.1 Stainless Steel Mesh Doors = total of 10 doors with varying width.

1.12.1.1.1.1 2 - Stainless steel mesh doors - 36” wide

1.12.1.1.1.2 8 - Stainless steel mesh doors - 40” wide

1.12.1.1.2 Hardware

1.12.1.1.2.1 All Necessary hardware for a fully functional door and locking system.

1.12.1.1.3 Locks

1.12.1.1.3.1 Installed on each door and will be connected to door security system.

1.12.1.2 Doors will need to be installed in current openings and exact dimensions. See Exhibit A for door detail

1.12.1.3 Installation

1.12.1.3.1 The scope of the project will include at a minimum, the following:

1.12.1.3.1.1 10 – Lockable Screen doors with varying dimension width.

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

- 1.12.1.3.1.2 10 – Locks – integrated into master control system.
- 1.12.1.3.1.3 10 – Cores to be keyed to existing key and core schedule
- 1.12.1.3.1.4 Framing doors in existing block wall walkways. Located in various juvenile inmate pods throughout detention center.
- 1.12.1.3.1.5 Patching all doorways so as to leave clean paintable finish.
- 1.12.1.3.1.6 Bidder shall contact existing Door Control service provider (Barbech Communications, 217-384-3101) and include all work by Barbech Communications required to properly connect door locks to system. Johnson Controls Systems currently integrates into a master control system which allows Juvenile Detention Staff to lock/unlock all doors in the facility from a central location. This function shall continue with the doors, locks, and hardware.

1.13 1.11 SCHEDULE

- 1.13.1 See “Time of Completion” above. Successful Bidder shall submit shop drawings to the Owner by June 1, 2025.

2 QUALIFICATIONS

- 2.1 Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. Insurance in a form acceptable to Owner will be required of the successful Bidder.
- 2.2 Bidders shall hold directly any and all State of Illinois Licenses.
- 2.3 Bidders shall carry insurance in the minimum amount of \$1,000,000 to cover losses related to their work. (A Certificate to this effect is part of the License Procurement from the State.)
- 2.4 Welders employed for this work shall be ASME certified.

3 CERTIFICATIONS AND BASE BID

- 3.1 General Bid, Single-Prime Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract,

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

Drawings, Specifications, and all subsequent Addenda, as prepared by Champaign County, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

_____ Dollars

(\$_____). **Bidders Note: Show bid amount in both words and figures. All spaces must be completed.**

3.2 BID GUARANTEE

3.2.1 The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within **ten (10)** days after a written Notice of Award, if offered within **sixty (60)** days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached bank draft/cashier's check, certified check, U.S. money order, or bid bond **payable to County of Champaign**, as liquidated damages for such failure, in an amount constituting **ten percent (10%)** of the Base

Bid amount:

_____ Dollars

(\$_____).

3.2.2 In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the bank draft/cashier's check, certified check, U.S. money order, or bid bond.

3.3 TIME OF COMPLETION

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

3.3.1 The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Owner, and shall fully complete the Work as indicated in the Invitation to Bid.

3.4 ACKNOWLEDGEMENT OF ADDENDA

3.4.1 The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

3.4.1.1 Addendum No. 1, dated _____.

3.4.1.2 Addendum No. 2, dated _____.

3.4.1.3 Addendum No. 3, dated _____.

3.5 CONTRACTOR'S LICENSE

3.5.1 The undersigned warrants that he/she is duly authorized to bind contractually the entity submitting this bid, to fully perform all duties and to deliver all services in accordance with the terms and conditions set forth herein. All signatures to be sworn before a Notary Public.

4 REFERENCES

4.1 List two separate projects where door installation or door/lock hardware was installed in a juvenile detention or jail facility setting.

4.1.1 Location_____ Type_____

4.1.2 Location_____ Type_____

4.2 Provide two photographs of each example.

4.2.1 Location_____ Photos Attached (Y/N)_____

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

4.2.2 Location _____ Photos Attached (Y/N) _____

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

5 SUBMISSION OF BID

Respectfully submitted this ____ day of _____, 2025.

Submitted By: _____

(Name of bidding firm or corporation)

Authorized

Signature: _____

(Handwritten signature)

Signed By: _____

(Type or print name)

Title: _____

(Owner/Partner/President/Vice President)

Witness By: _____

(Handwritten signature)

Attest: _____

(Handwritten signature)

By: _____

(Type or print name)

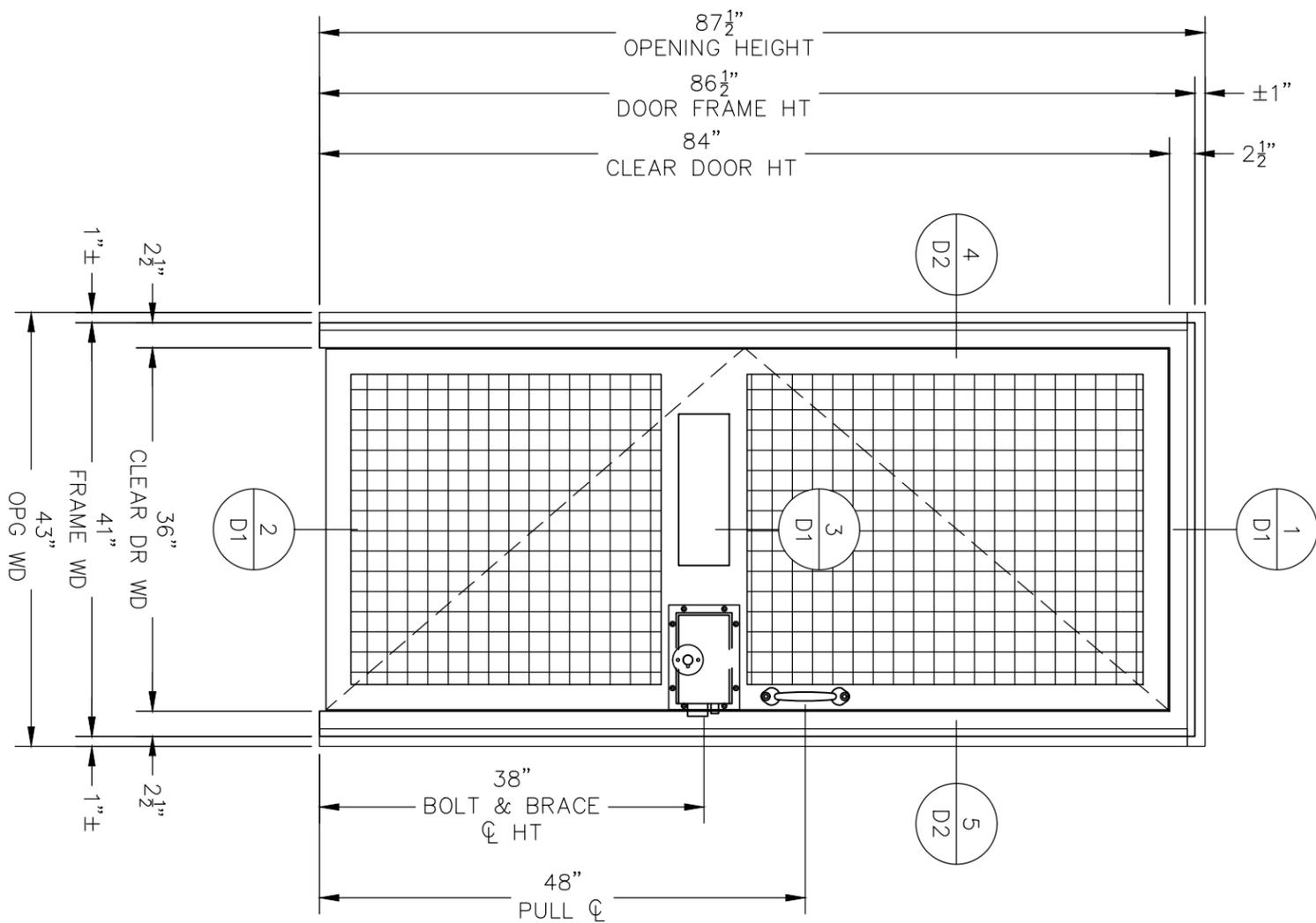
Subscribed and sworn to before me this

____ Day of _____, 2025.

_____, Notary Public

(Affix Notary Seal Here)

END OF DOCUMENT



PROJECT
X-D13-P
PRE-HUNG VANTAGE WALL DOOR
 13 GA. STAINLESS STEEL

© 2014

KANE INNOVATIONS
 GUARDIANS OF SAFE ENVIRONMENTS

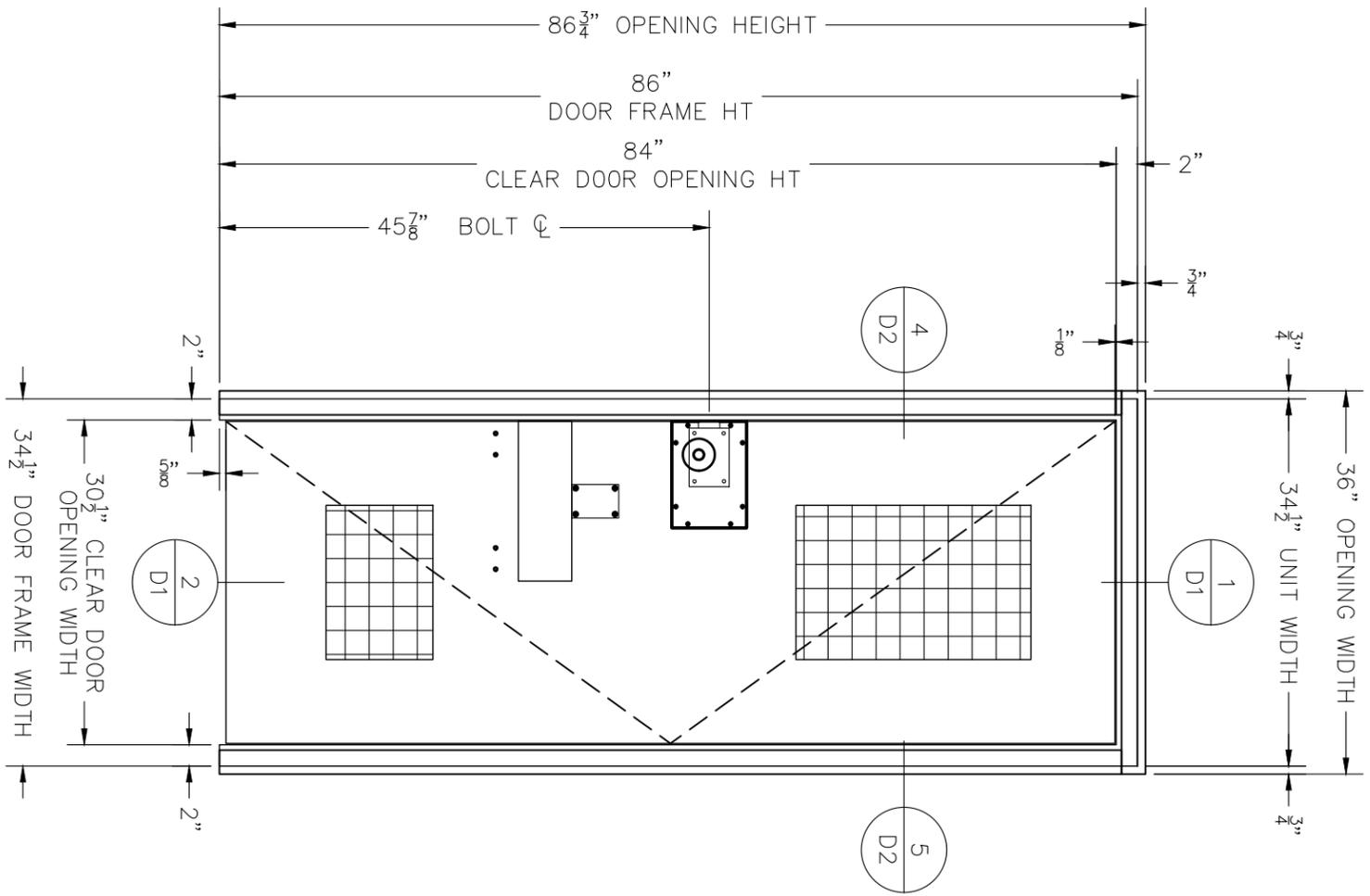
KANE DETENTION
 PROTECTION BY KANE

2250 POWELL AVE.
 ERIE, PENNSYLVANIA 16506
 PH#: 800-773-2439
 www.kaneinnovations.com

REVISION LOG			
REV	BY	DATE	DESCRIPTION

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DRAWN: _____ DATE: --/--/--
 SCALE: 3/4" = 1'-0"
 SHEET: E1



X-D13-P
PRE-HUNG VANTAGE WALL DOOR
13 GA. STAINLESS STEEL

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REVISION LOG

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PROJECT NO.
 DRAWN DATE
 SCALE 3/4" = 1'-0"
 SHEET E1