



CHAMPAIGN COUNTY BOARD FACILITIES COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Tuesday, August 7, 2018 - 6:30 p.m.

Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Stan Harper – Vice-Chair

Jack Anderson

Tracy Douglas

Jon Rector

Giraldo Rosales

James Tinsley

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. Facilities meeting – May 8, 2018 1 - 2
- V. Public Participation
- VI. Communications
- VII. Items to be Approved by Facilities
 - A. Discussion of old Nursing Utility Isolation, Closure and Boarding 3 - 36
 1. GHR Utility Isolation Presentation/Q&A of Utilities shut off to old Nursing Home (attachment-GHR's Draft Study)
 - B. Approval of Sheriff's Office/Downtown Jail Closure and RFQ process and architectural services. 37 - 52
 1. Baily Edward Facility Condition Report to Sheriff's Office/Downtown Jail (attachment)
 - C. Discussion of Art Bartell mandatory sidewalk project (attachment-Subdivision Plot Revision Document) 53 - 75
 - D. Discussion of Brookens Fire Alarm Panel (attachment) 76 - 91
- VIII. Facilities Director's Report
 - A. Update Satellite Jail Domestic Hot Water Distribution Project 92 - 94
 - B. Update on Downtown Jail Generator and Roof 95 - 99
 - C. Update on CCNH Kitchen/Laundry Boiler
 - D. Update on Satellite Jail Compressor Replacement-Unit 2 Circuit B & Unit 4 Circuit A
- IX. Chair's Report
 - A. Future Meeting – Tuesday, September 4, 2018

CHAMPAIGN COUNTY BOARD

FACILITIES COMMITTEE

February 6, 2018 Agenda

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- X. Other Business
- XI. Designation of Items to be Placed on Consent Agenda
- XII. Adjournment



**Champaign County Board
Facilities Committee
County of Champaign, Urbana, Illinois**

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Tuesday May 8, 2018
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington, Urbana, IL 61802

Committee Members

Present: Jack Anderson, Stan Harper, Giraldo Rosales, Jon Rector
Absent: Shana Crews, James Tinsley

County Staff: Dana Brenner (Facilities Director, Ashley Peete (Recording Secretary)

Others Present: Pius Weibel (County Board Chair), Patti Petrie (County Board Member)

MINUTES

I. Call to Order

Committee Vice-Chair Stan Harper called the meeting to order at 6:30 p.m.

II. Roll Call

A verbal roll call was taken and a quorum was declared present.

III. Approval of Agenda

MOTION by Mr. Rector to approve the agenda; seconded by Mr. Rosales. Upon vote, the **Motion Carried Unanimously**.

IV. Approval of Minutes – March 6, 2018

MOTION by Mr. Anderson to approve the minutes of the March 6, 2018 meeting; seconded by Mr. Rosales. Upon vote, the **Motion Carried Unanimously**.

V. Public Participation

None

VI. Communications

None

VII. Items to Recommended to the County Board

A. Discussion of Proposed 10-Year Capital Asset Fund Project Schedule

Mr. Brenner put together 10-year capital plan based on buildings and projects causing the most issues. Funding for 2018 is \$532,000.00. The capital asset fund list consists of 5 priorities that require attention including roofs, walls, exteriors, mechanicals, emergency preparedness, parking lots, roads, and sidewalks. Neither the Champaign County Nursing Home nor the Downtown Jail are included in this fund project schedule.

MOTION by Mr. Anderson to Recommend Approval to County Board for Proposed 10-Year Capital Asset Fund Project Schedule; seconded by Rector. Upon vote, the **Motion Carried Unanimously**.

VIII. Facilities Director Report

A. Update Satellite Jail Asphalt Project

Mr. Brenner explained pictures that were handed out in regards to the Asphalt Project. The Asphalt Project is complete and should last 25-30 years with resealing after 8-10 years.

B. Update on Satellite Jail Domestic Hot Water Distribution Project

Mr. Brenner stated that the Domestic Hot Water Project has begun. One hot water heater has already been installed. Project anticipated to be done by the end of June 2018.

C. Update on Downtown Jail Generator and Roof

Mr. Brenner explained the pictures in the agenda packet. The jail generator has a substantial leak. Mr. Brenner received prices to rebuild the generator units and will get pricing for a new generator to be installed. He also reported the Downtown Jail roof has significant leaking. Repairs on the roof have totaled about \$7,000.00 this year. According to Mr. Brenner, the County will need to look into new roofing in the near future.

IX. Chair's Report

A. Future Meeting- Tuesday June 5, 2018

X. Other Business

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

VIIA.

XII. Adjournment

Mr. Harper adjourned the meeting at 7:04 p.m.

***Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*

August 28, 2017
Revised July 19, 2018
Utility Isolation
1904 Building
Champaign County Nursing Home

GHR No. 7103

Utilities Associated with the Old Champaign County Nursing Home

Buildings Involved

1904 - Boiler Building

- Floor elevation is below grade so it wants to flood.
- Low pressure steam boiler heats the 1904 structures and the 1942 - Annex.

1904 - Nursing Home

- Two-story with a basement that wants to flood (this floods the 1972!!)
- Steam heat.
- Window units, PTAC's and DX blower coil units for cooling.
- Fully sprinkled.

1904 - Administration Building

- Heated by steam.
- Fully sprinkled (reportedly has anti-freeze).

1942 - Annex

- Heated by steam.
- DX fan coil units for cooling.
- Fully sprinkled.

1944 - Annex was Demolished

1972 - ILEAS

- Heated by standalone hot water boilers.
- Cooled by chiller / chilled water.
- Fully sprinkled.

1984 - ARD

- Heated and cooled by rooftop unit.
- Fully sprinkled.

Utilities / Services

Sprinkler Service

- 6" service for the 1904 structures and the Annex enters the northwest corner of the 1904. This service is fed by a private main that loops around the old Nursing Home Campus. Post indicator valve east of Fleet Maintenance Building.
- ARD feeds off 6" in 1904.
- Fire hydrant at north side of the building is fed by the private main.
- The 1971 - ILEAS has a 4" service from the private main.

Domestic Water

- Water meter in pit out near Main Street on 4" service.
- 4" (2") enters northwest corner of 1904 from what appears to be an IL-AWC utility main. This serves 1904 - Nursing Home and 1904 - Administration.
- 4" enters 1904 Boiler Building on north. A water line of undetermined size exits the south of the Boiler Building and appears to feed three other out buildings to the south.
- The 1984 - ARD is fed from the 1904.
- the 1972 - ILEAS is fed 4" from the 6" private main.

Sanitary Sewer

- The 1904 - Boiler Building is not connected to a sanitary sewer. Sump drains by gravity to storm sewer.
- The 1904 - Nursing Home Building has at least three connections to an 8" sanitary west of the building that hits a manhole at the northwest corner.
- The 1904 - Administration is piped through the basement of the 1904 - Nursing Home connection.
- The 1942 - Annex is piped through the basement to the 1904 - Nursing home connections.
- The 1984 - ARD is piped through the basement to the 1904 - Nursing Home connection.
- 1972 - ILEAS has its own sanitary sewer connections on the south and east sides.

Storm Sewer

- The 1904 - Nursing Home and 1904 - Administration have sloped roofs with gutters with some piped downspouts and some with splashblocks. The courtyards have catch basins.
- The 1904 - Boiler Building has a sloped roof with no gutters.
- The 1942 - Annex has a flat roof with scuppers and downspouts to splashblocks.
- The 1984 - ARD has a flat roof with scupper and downspouts.
- The 1972 - ILEAS has sloped roofs with no gutters. Courtyards have catch basins.

Natural Gas (Ameren)

- Gas meter located outside 1904 - Boiler Room.
- Ameren gas service / metering feeds the 1904 - Boiler Building.
- Owner's underground gas piping extends from the 1904 - Boiler Building to the 1972 - ILEAS Building. There is one gas meter for the entire old Nursing Home Campus.

Utility (Ameren) Power

- The 1972 - ILEAS Building is fed by underground primaries from the east. A pad-mounted transformer on the south feeds distribution equipment in the basement to the 1972. Power is fed from there to the 1904 buildings, the 1942 - Annex and the 1984 - ARD.

Emergency Power

- A diesel generator south of the 1972 - ILEAS provides emergency power through an Automatic Transfer Switch to emergency power distribution equipment in the 1972 Basement.
- Emergency power is fed from this equipment to the 1904 buildings, the 1942 - Annex and the 1984 - ARD as well as to the 1972 - ILEAS.
- The emergency power is used for life safety, egress lighting and critical building functions (e.g., exit lighting, nurse call, fire alarm, heat, sumps, sewage ejectors, etc.).

Fire Alarm

- System is a Simplex Model 4000U that uses addressable technology. The control panel is located in the 1972-ILEAS. Recent renovations in ILEAS - occupied areas use addressable devices while zone addressable modules are used to serve zones in the "older" portions of the facility.
- Zones correspond to various areas in the 1904, 1942, 1972 and 1984 structures.

Copper Phone Service

- AT & T copper phone service enters the basement of the 1972 ILEAS building. The service demarcation is located there.
- AT & T reports there currently are six plain old telephone services and one digital T1 service to the building.
- All copper phone wiring downstream of the demarcation point belongs to the Owner (County).
- A 100 pair cable extends from the demarcation point through the basement to the old physical plant office location in the 1904 building where punch down terminals are located.

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Utility Isolation
1904 Building
Champaign County Nursing Home

GHR No. 7103

Security

- Door alarms on 1903 and 1942 have been removed.
- Standalone alarms / controls on 1972 - ILEAS.
- There is a door buzzer / entry system on the 1985 - ARD that is standalone.
- Motion sensors.

Surveillance

- No cameras are currently in use in the 1904, 1942 or 1984.

CATV (Doesn't show in 2005 survey)

- Underground service appears to come in on east side of 1972 - ILEAS from a pull box located on the east side of Bartell Drive. Service rises up north of the east door of the C Wing.
- Based on current information no CATV service enters the 1904 Complex from Comcast.

Fiber (Doesn't show in 2005 survey)

- The iTV3 fiber ring serves the complex. This reportedly is ring 7A.
- iTV3 fiber originates at the Highway Department and runs down the south side of Main Street. It hits a pull box just west of the Bus Shelter.
- Illinois Century Network (ICN) fiber from an unknown source originates on the north side of Main Street. It runs under Main Street to the same pull box. Just west of the Bus Shelter.
- A conduit extends from the pull box to another pull box immediately outside a mechanical space in the 1904 Building.
- The iTV3 fiber and the ICN fiber share the conduit from Main Street to the building. (Apparently a pullbox with "AT * T on the cover isn't automatically an AT & T service.)
- Both the ICN fiber and the iTV3 fiber enter the 1904 mechanical space and terminate in area that formerly housed the Maintenance Office.
- Fiber system architecture drawing provided by ILEAS suggests:
 1. Fiber runs from the 1904 to a server room in the basement of the 1972 - ILEAS.
 2. Fiber runs within the 1904 to "Metro" located apparently in the 1984 - ARD building.
 3. Fiber runs from the 1972-ILEAS to the ILEAS Warehouse Building.
 4. Fiber run sfrom the ILEAS Warehouse Building overhead to the ESDA Garage.
- AT & T reports they have fiber service to the 1972-ILEAS on the east side from a pullbox adjacent to Art Bartel Drive.
- This fiber runs through the 1972-ILEAS to the Maintenance Office in the 1904 Building where the VoIP phone system serving Vertex is located.

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- There is a decided lack of documentation on the entire fiber optic system both outside and inside the Complex. All such work should be documented via as-built drawings.

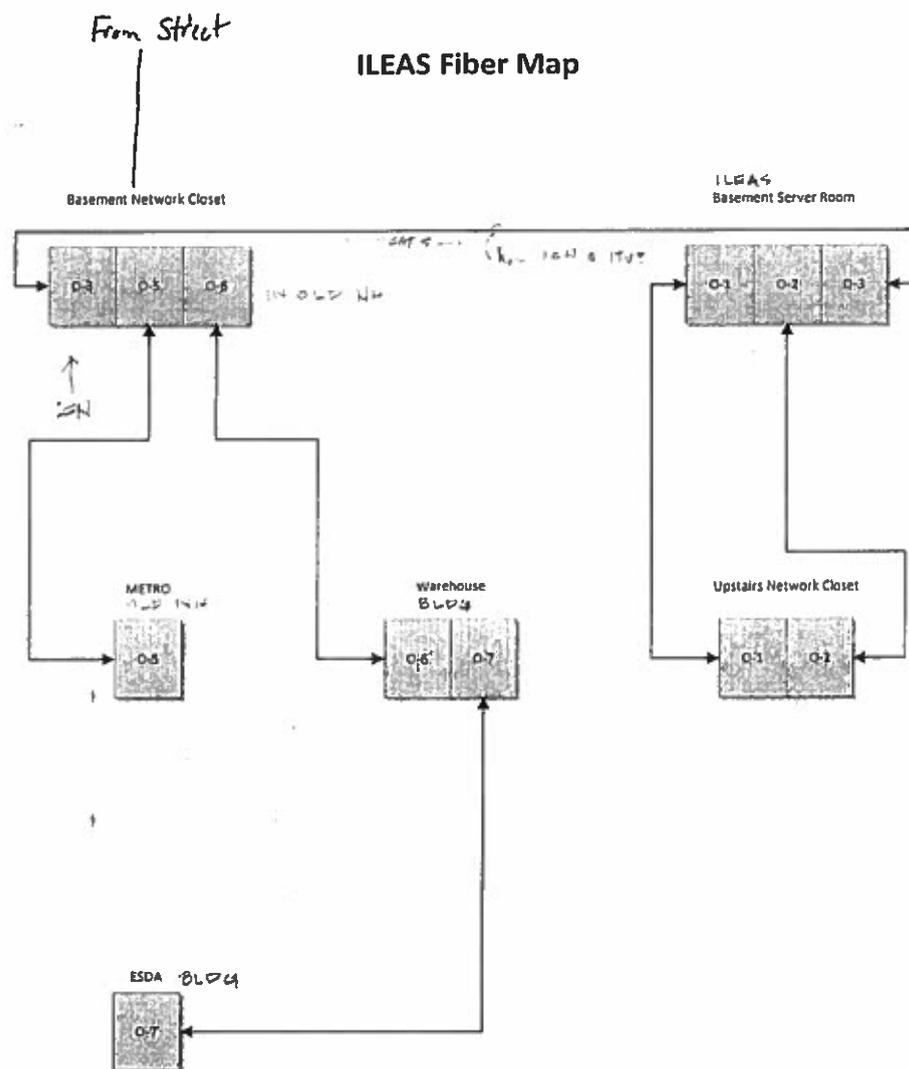
Site Lighting

- At north (main) entrance to 1972 - ILEAS. Fed from 1972 - ILEAS.
- Along N-S drive west of 1904 buildings. Fed from?
- Along E-W drive south of 1942 - Annex and 1972 - ILEAS. Fed from?

Miscellaneous

- See No. 6093 Study, No. 5262 Chiller Replacement, No. 6253 ILEAS, No. 5708 Master Plan, No. 6396 ILEAS.
- PACA salvage.

#7103



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Work Required to Cut off all Utilities to the Old Nursing Home Prior to Demolition of the Building

	<u>Cost</u>
<u>Sprinkler Service</u>	\$11,000
<p>Remove 6" service back to private main and cap. Include removal of existing post indicator valve (PIV). Piping removals would include the lengths at the main at the PIV and at penetration through the Basement wall. The rest of the piping would be abandoned in place.</p> <p>See "Comments" for cautionary observation.</p> <p>Note that eliminating sprinkler protection leaves the entire complex vulnerable to a devastating fire.</p> <p>Note the 1972-ILEAS Building is fed separately.</p>	
<u>Domestic Water</u>	\$18,000
<p>Retain the water meter pit.</p> <p>Intercept the existing domestic water service and cut off the 4" feed to the 1904-Nursing Home. Pipe around the 1904 with a new plastic line that refeeds the three outbuildings to the south. This cuts off water to entire old Nursing Home Complex.</p> <p>Note the 1972-ILEAS is fed separately.</p>	
<u>Sanitary Sewer</u>	\$26,000
<p>The multiple sanitary sewers from the 1905 Complex would be properly abandoned by excavating to their connections to manholes and plugged with concrete. Locations where these sewers leave the building footprint would be excavated, cut and plugged with concrete.</p> <p>All identified sanitary sewer lines should be carefully and accurately located on a site plan. For purposes of estimating it is assumed there are three manholes involved.</p> <p>Note the 1972-ILEAS is served separately.</p>	

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	<u>Cost</u>
<u>Storm Sewer</u>	\$15,000
<p>Since most of the Complex currently employs downspouts and splashblocks there aren't many piped connections. Retain storm catch basins at the 1904-Boiler House and in the 1904-Nursing Home Courtyards.</p> <p>Scope piped downspout connections at the 1904 Admin Building. Excavate downstream piping connections, cut and plug with concrete.</p> <p>All identified storm sewer lines should be carefully and accurately located on a site plan.</p> <p>Note that removing storm drainage will aggravate flooding in the 1904-Nursing Home Basement.</p> <p>The 1972-ILEAS structure is served separately.</p>	
<u>Natural Gas</u>	\$31,000
<p>The 1972-ILEAS Building is fed from the same gas meter as the 1904 Complex. Establish a new Ameren gas service to the 1972 Building. For estimating purposes it is assumed the Ameren gas main on the east side of Art Bartel Drive has adequate capacity. Set new gas meter and regulator near screen wall on the south of the building, away from the generator. Retain existing delivery pressure.</p> <p>Have Ameren properly abandon their gas service to the 1904-Boiler Building. This will involve excavating and cutting the pipe. Remove the Ameren meter and regulator.</p> <p>Note removal of natural gas service will eliminate the ability to heat the Building Complex. Lack of heat will inevitably hasten the decline of the old Building Complex.</p>	
<u>Utility Power (Electricity)</u>	\$7,000
<p>The 1904 Complex is fed electric power from switchgear located in the Basement of the 1972-ILEAS structure. Disconnect and remove feeders</p>	

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Cost

that extend from that gear to the various panels in the 1904 Complex. Retain existing breakers. (See General Work for related waterproofing.)

Note this will eliminate power to sump pumps in the 1904 Basement and guarantee flooding. It will also disable all internal security lighting.

The 1972-ILEAS Building will remain on the existing Ameren underground electrical service.

Emergency Power

\$13,000

The 1904 Complex is fed emergency power from a separate switchboard in the Basement of the 1972-ILEAS. Disconnect and remove feeders that extend from that switchboard to dedicated emergency panels in the 1904 Complex. Retain existing breakers.

This will remove power to exit lighting and emergency egress lighting in the 1904 Complex.

Provide a 60 amp temporary feed from the 1972 to the 1904 at first floor level to feed a temporary power panel for the sump pumps.

The 1972-ILEAS Building will continue to be served by the emergency power generator and distribution system.

Fire Alarm

\$5,000

Cut off the zones that serve the 1904 Complex. Retain the addressable coverage of the 1972-ILEAS. Revise the graphics on the control panel.

Reprogram the addressable system to suit.

This will remove all ability to detect and / or alarm fire in any of the 1904 Complex. Like removing sprinkler protection this leaves the old facility completely vulnerable to fire.

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	<u>Cost</u>
<u>Copper Phone Service</u>	\$1,000
Retain existing AT & T copper phone service in the Basement of the 1972-ILEAS.	
Remove the existing 100 pair cable to the 1904-Nursing Home Basement and abandon all existing phone service to that Complex.	
<u>CATV</u>	\$1,000
Any CATV wiring in the 1904 Complex should be cut off and removed in the 1972-ILEAS. This is not well-defined.	
<u>Fiber Work - Outside</u>	\$39,000
This scope needs to be extensively vetted as information on the fiber installations has proven difficult to obtain.	
Bore two 2" conduits from the common in-ground box (located near the Bus Shelter) to the exterior basement wall of ILEAS.	
Provide an above-ground structure to accommodate splicing the new fiber optic cables to the existing. Note the strand counts will be limited by the existing cables. It is likely that fusion splicing will give better results than mechanical splicing.	
Run new iTV3 fiber in one conduit and new ICN fiber in the other conduit.	
Set new "switch" (get proper term inserted here) in the basement server room of ILEAS and feed both iTV3 and ICN into the existing equipment.	
Set new "switch" in the Basement Server Room of ILEAS to pick up the existing 0-6 and 0-7 switches.	

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	<u>Cost</u>
<u>Fiber Work - Inside</u>	\$28,000
Run new County fiber in the 1972 ILEAS Building from the new "switch" to the existing 0-6 and 0-7 switches and connect. This connects the 1707 East Main Warehouse and the eSDA Building to the new fiber.	
At the east end of the 1972, pay AT & T to pull in a new fiber optic service in the existing underground conduits to serve the Vertex occupancy.	
Remove existing iTV3 and existing ICN fiber optic services to the 1904 Building.	
Remove County network wiring in the 1904 Building to switches 0-5 and 0-6 / 0-7.	
Remove existing ICN and iTV3 cables between the 1904 and 1972 buildings.	
Remove existing switches from the 1904 Building.	
<u>Fiber Work - Vertex</u>	\$25,000
Run the AT & T fiber inside the 1972 Building to a new switch location for the Vertex tenants.	
Provide a new patch panel to serve Vertex.	
Run new Cat 6 data network wiring from existing Vertex VoIP phones to the new switch location.	
Move the existing Vertex switch from the Basement of the 1904 to the new location in the 1972.	
Remove existing AT & T cable from the 1904 and 1972 Buildings.	
Remove the AT & T fiber optic service at the east end of the 1972 Building.	

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	<u>Cost</u>
<u>Site Lighting</u>	\$0
<p>Any building-mounted site lighting associated with the 1904 Complex will be de-energized when the power is cut off.</p> <p>Existing 1972-ILEAS site lighting will remain.</p>	
<u>General Work</u>	\$37,000
<p>Excavate to the old utility tunnel that used to feed the Annex. Cut the tunnel out completely for a distance of at least ten feet.</p> <p>Seal conduit penetrations from the outside and the inside that formerly resided in the tunnel. Apply waterproofing.</p> <p>Backfill and compact the excavation. Grade away from the building. Reseed.</p> <p>Construct a masonry wall at the basement link between the 1972 and the 1904. Set a door in the wall approximately 12" above the floor (to keep water flowing from the 1904 Basement to the link). This work not needed if the 1904 is immediately demolished.</p> <p>It is assumed there is a fire separation between the 1904 and the 1972.</p> <p>If the 1904 remains it needs to be boarded up and fitted with signage. Ideally it is immediately demolished in which case this work is not needed.</p>	
Total	\$257,000

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 1904 Building
 Champaign County Nursing Home

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Construction Cost Summary	Cost
Sprinkler Service	\$11,000
Domestic Water	\$18,000
Sanitary Sewer	\$26,000
Storm Sewer	\$15,000
Natural Gas	\$31,000
Utility Power (Electricity)	\$7,000
Emergency Power	\$13,000
Fire Alarm	\$5,000
Copper Phone Service	\$1,000
CATV	\$1,000
Fiber Work - Outside	\$39,000
Fiber Work - Indoor	\$28,000
Fiber Work - Vertex	\$25,000
Site Lighting	\$0
General Work	\$37,000
Construction Cost Total	\$257,000

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1904 Building
Champaign County Nursing Home

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Comments

Work related to fiber optic service relocations involves site work that is fairly easy to define and it involves interior work that is very difficult to define. Such work will involve costs incurred by ILEAS and any other tenants in this facility.

Consideration of access to equipment spaces as well as privacy and minimization of down time needs given when rebuilding fiber optic services to the facility.

Disconnecting utilities from the old facility will leave it vulnerable to fire, flood and trespass. A fire in an unsprinkled, non-alarmed building could easily grow to involve the 1972-ILEAS.

The 1904 structures are provided with a number of sump pumps to control groundwater seepage into the basement. The deterioration of the building envelopes is now allowing rain water to penetrate. Unless power is maintained to them, the sump pumps will stop. The basement will flood sooner or later.

Flooding in the 1904 basement will drain into the 1972-ILEAS basement. The 1972 basement is considerably lower than the 1904 basement.

To prevent this problem, the west end of the link needs to be sealed water tight. This creates a dead end in the basement that needs to be addressed. A similar dead end would be created at the first floor level. Treatment of this condition should be commensurate with potential facilities that could be constructed here.

In the short term, the basement link needs to be isolated from the 1904 before power is removed from the 1904.

Disconnecting utilities that serve the 1904 should be coupled with immediate demolition of the buildings. Allowing them to remain poses insurmountable hazards that threaten the 1972 construction.

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Project Cost

Estimated Construction Cost	\$257,000
Subtotal	\$257,000
Bid Contingency (5%)	\$12,850
Subtotal	\$269,850
Construction Contingency (15%)	\$40,478
Subtotal	\$310,328
A/E Basic Fees (Estimated 11% Based on CDB Group 2R Fee Rate)	\$34,136
Reimbursable Expenses (Estimated) (Includes Site Obs)	\$4,250
Total	\$348,714

JNG/smh

Utility Isolation Revised 2018.07.19.JNG.wpd

OPINION OF PROBABLE COST - Fire Protection

GHR Engineers & Associates, Inc.

RE: 7103
Utility Isolation
1904 Building Old CCNH
Sprinkler

X	Original 07/20/18

date printed: 07/20/18
time printed: 11:54 AM
prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 excavation at main	1	ls	\$2,000.00	\$2,000
2.0 shut off private main (hopefully the valves hold)	1	ls	\$500.00	\$500
3.0 remove 6" fire service connection and cap	1	ls	\$1,500.00	\$1,500
4.0 re-fill private main	1	ls	\$500.00	\$500
5.0 remove PIV	1	ls	\$500.00	\$500
6.0 excavation and building	1	ls	\$800.00	\$800
7.0 remove service entrance into 1904 basement	1	ls	\$800.00	\$800
8.0 patch foundation	1	ls	\$300.00	\$300
9.0 backfill and compact both holes	1	ls	\$2,000.00	\$2,000
10.0 restore site at PIV	1	ls	\$700.00	\$700
11.0 as-built drawings	1	ls	\$300.00	\$300

12.0 Miscellaneous	10.00%	\$990
13.0 Bond	1.50%	\$163
14.0 Insurance not included	1.50%	\$163

Fire Protection Contract (actual)	\$11,217
Fire Protection Contract (rounded)	\$11,000

OPINION OF PROBABLE COST - Plumbing

GHR Engineers & Associates, Inc

RE: 7103
 Utility Isolation
 1904 Building Old CCNH
 Domestic Water

X	Original 07/20/18

date printed: 07/20/18
 time printed: 11:57 AM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 retain existing meter pit (IL-AWC may want new meter)				-\$0-
2.0 excavate at meter pit	1	ls	\$1,500.00	\$1,500
3.0 remove service to 1904 at the meter	1	ls	\$1,000.00	\$1,000
4.0 new 2" valve downstream of meter, assume curb stop type	1	ls	\$1,000.00	\$1,000
5.0 bore 310' for new water service	310	lf	\$10.00	\$3,100
6.0 2" PVC	310	lf	\$10.00	\$3,100
7.0 allow for cutting and patching of pavement / gravel	1	ls	\$1,100.00	\$1,100
8.0 excavate downstream of boiler building	1	ls	\$1,500.00	\$1,500
9.0 tie new 2" PVC to existing, WAG	1	ls	\$1,000.00	\$1,000
10.0 backfill and compact	1	ls	\$2,000.00	\$2,000
11.0 restore site	1	ls	\$800.00	\$800
12.0 as-built drawings				

13.0 Miscellaneous			10.00%	\$1,610
14.0 Bond			1.50%	\$266
15.0 Insurance			1.50%	\$266

Plumbing Contract (actual) \$18,241
 Plumbing Contract (rounded) \$18,000

OPINION OF PROBABLE COST - Plumbing

GHR Engineers & Associates, Inc.

RE: 7103
 Utility Isolation
 1904 Building Old CCNH
 Sanitary Sewer

X	Original 07/20/18

date printed: 07/20/18
 time printed: 12:03 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 assume there are three sanitary manholes involved				-\$0-
2.0 excavate at manhole	3	ea	\$1,200.00	\$3,600
3.0 remove building drain and patch manhole	3	ea	\$800.00	\$2,400
4.0 backfill and compact	3	ea	\$900.00	\$2,700
5.0 restore site	3	ea	\$600.00	\$1,800
6.0 excavate and building	3	ea	\$1,500.00	\$4,500
7.0 cut drain and fill both sides with concrete	3	ea	\$900.00	\$2,700
8.0 backfill and compact	3	ea	\$1,000.00	\$3,000
9.0 restore site	3	ea	\$600.00	\$1,800
10.0 as-built drawings	1	ls	\$300.00	\$300

11.0 Miscellaneous			10.00%	\$2,280
12.0 Bond			1.50%	\$376
13.0 Insurance			1.50%	\$376

Plumbing Contract (actual) \$25,832
 Plumbing Contract (rounded) \$26,000

OPINION OF PROBABLE COST - Plumbing

GHR Engineers & Associates, Inc.

RE: 7103
 Utility Isolation
 1904 Building Old CCNH
 Storm Sewer

X	Original 07/20/18

date printed: 07/20/18
 time printed: 12:05 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 allow for time to track and scope piped downspouts at 1904 Admin	1	ls	\$1,200.00	\$1,200
2.0 excavate to downspout connections to storm, assume	4	ea	\$900.00	\$3,600
3.0 cut connections and plug with concrete	4	ea	\$700.00	\$2,800
4.0 backfill and compact	4	ea	\$800.00	\$3,200
5.0 site restoration	4	ea	\$500.00	\$2,000
6.0 as-built drawings	1	ls	\$300.00	\$300

7.0 Miscellaneous	10.00%	\$1,310
8.0 Bond	1.50%	\$216
9.0 Insurance	1.50%	\$216

Plumbing Contract (actual)	\$14,842
Plumbing Contract (rounded)	\$15,000

OPINION OF PROBABLE COST - Plumbing

GHR Engineers & Associates, Inc.

RE: 7103
 Utility Isolation
 1904 Building Old CCNH
 Natural Gas

X	Original 07/20/18

date printed: 07/20/18
 time printed: 12.07 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 disconnect existing gas service to 1972 at the building	1	ls	\$500.00	\$500
2.0 new Ameren gas service to 1972, assume 2 psi, allow	450	lf	\$25.00	\$11,250
3.0 meter set, install	1	ls	\$2,500.00	\$2,500
4.0 connect new service to existing piping	1	ls	\$1,200.00	\$1,200
5.0 allow for Ameren charge for new service, WAG	1	ls	\$8,000.00	\$8,000
6.0 allow for Ameren charge to retire existing service, WAG	1	ls	\$2,000.00	\$2,000
7.0 remove existing meter and connections to the 1904	1	ls	\$1,000.00	\$1,000
8.0 plug both ends of abandoned gas piping	1	ls	\$400.00	\$400
9.0 as-built drawings	1	ls	\$300.00	\$300

10.0 Miscellaneous	10.00%	\$2,715
11.0 Bond	1.50%	\$448
12.0 Insurance	1.50%	\$448

Plumbing Contract (actual) \$30,761
 Plumbing Contract (rounded) \$31,000

OPINION OF PROBABLE COST - Electrical Contract

GHR Engineers & Associates, Inc.

RE: 7103
Utility Isolation
1904 Building Old CCNH
Utility Power

X	Original 07/20/18

date printed: 07/20/18
time printed: 12:09 PM
prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 disconnect feeders to the 1904 Building from the 1972 MDP, assume	3	ea	\$400.00	\$1,200
2.0 excavate to feeders outside, allow	1	ls	\$1,600.00	\$1,600
3.0 cut feeders and remove back to MDP, allow	3	ea	\$900.00	\$2,700
4.0 see "General Work" for sealing				-\$0-
5.0 backfill and compact	1	ls	\$600.00	\$600

6.0 Miscellaneous	10.00%	\$610
7.0 Bond	1.50%	\$101
8.0 Insurance	1.50%	\$101

Electrical Contract (actual) \$6,911
Electrical Contract (rounded) \$7,000

OPINION OF PROBABLE COST - Electrical Contract

GHR Engineers & Associates, Inc.

RE: 7103
Utility Isolation
1904 Building Old CCNH
Emergency Power

X	Original 07/20/18

date printed: 07/20/18
time printed: 12:14 PM
prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 disconnect emergency feeders to the 1904, allow	2	ea	\$400.00	\$800
2.0 excavate to feeders outside (include in Utility Power)				-\$0-
3.0 cut feeders and remove back to distribution panel	2	ea	\$900.00	\$1,800
4.0 wall sealing in "General Work"				-\$0-
5.0 backfill and compaction in "Utility Power"				-\$0-
6.0 temporary 60 amp feeder on emergency power panel from the 1972 first floor into the 1904 to a central location (this work not necessary if the old building is demolished), allow	1	ls	\$4,000.00	\$4,000
7.0 set fusible disconnects as taps of the 60 amp feeder, allow	3	ea	\$300.00	\$900
8.0 run Romex to three existing sump pumps in the basement of the 1904 Building	3	ea	\$1,200.00	\$3,600
9.0 provide outlets for the sump pumps	3	ea	\$200.00	\$600

10.0 Miscellaneous			10.00%	\$1,170
11.0 Bond			1.50%	\$193
12.0 Insurance			1.50%	\$193

Electrical Contract (actual)	\$13,256
Electrical Contract (rounded)	\$13,000

OPINION OF PROBABLE COST - Electrical Contract

GHR Engineers & Associates, Inc.

RE: 7103
 Utility Isolation
 1904 Building Old CCNH
 Fire Alarm

X	Original 07/20/18

date printed: 07/20/18
 time printed: 12:16 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 trip charge	1	ls	\$800.00	\$800
2.0 remove zone addressable modules serving the 1904 complex	1	ls	\$800.00	\$800
3.0 remove unused fire alarm wiring from the FACP to the boundary of the 1904, allow	1	ls	\$900.00	\$900
4.0 reprogram the FACP	1	ls	\$400.00	\$400
5.0 revise the graphics	1	ls	\$900.00	\$900
6.0 test remaining addressable system	1	ls	\$500.00	\$500

7.0 Miscellaneous	10.00%	\$430
8.0 Bond	1.50%	\$71
9.0 Insurance	1.50%	\$71

Electrical Contract (actual) \$4,872
 Electrical Contract (rounded) \$5,000

OPINION OF PROBABLE COST - Electrical Contract

GHR Engineers & Associates, Inc.

RE: 7103
 Utility Isolation
 1904 Building Old CCNH
 Copper Phone Service

X	Original 07/20/18

date printed: 07/20/18
 time printed: 12:17 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 remove existing 100 pair cable between 1972 and 1904	1	ls	\$1,100.00	\$1,100

2.0 Miscellaneous			10.00%	\$110
3.0 Bond			1.50%	\$18
4.0 Insurance			1.50%	\$18

Electrical Contract (actual)	\$1,246
Electrical Contract (rounded)	\$1,000

OPINION OF PROBABLE COST - Electrical Contract

GHR Engineers & Associates, Inc.

RE: 7103
Utility Isolation
1904 Building Old CCNH
CATV

X	Original 07/20/18

date printed: 07/20/18
time printed: 12:18 PM
prepared by: JNG

LINE ITEM NO. AND DESCRIPTION

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 in the absence of information make an allowance to find and remove any feed into the 1904 from the 1972	1	ls	\$900.00	\$900

2.0 Miscellaneous			10.00%	\$90
3.0 Bond			1.50%	\$15
4.0 Insurance			1.50%	\$15

Electrical Contract (actual)				\$1,020
Electrical Contract (rounded)				\$1,000

OPINION OF PROBABLE COST - Electrical Contract

GHR Engineers & Associates, Inc.

RE: 7103
 Utility Isolation
 1904 Building Old CCNH
 Fiber Work - Outside

X	Original 07/20/18

date printed: 07/20/18
 time printed: 12:21 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 pedestal, guesstimate	1	ls	\$1,500.00	\$1,500
2.0 560' bore	560	lf	\$10.00	\$5,600
3.0 560' bore	560	lf	\$10.00	\$5,600
4.0 2" conduit	1,120	lf	\$8.00	\$8,960
5.0 quazite boxes	4	ea	\$600.00	\$2,400
6.0 core drill foundation	2	ea	\$500.00	\$1,000
7.0 miscellaneous excavation and restoration	1	ls	\$2,600.00	\$2,600
8.0 multi-mode fiber, 12 strand	1,200	lf	\$2.10	\$2,520
9.0 splicing, fusion	2	ea	\$800.00	\$1,600
10.0 land new cables	1	ls	\$1,000.00	\$1,000
11.0 pull out old fiber optic cable to 1904	1	ls	\$900.00	\$900
12.0 blank off conduit feeds to 1904	1	ls	\$600.00	\$600
13.0 as-built drawings	1	ls	\$500.00	\$500

14.0 Miscellaneous	10.00%	\$3,478
15.0 Bond	1.50%	\$574
16.0 Insurance	1.50%	\$574

Electrical Contract (actual) \$39,406
 Electrical Contract (rounded) \$39,000

OPINION OF PROBABLE COST - Electrical Contract

GHR Engineers & Associates, Inc.

RE: 7103
 Utility Isolation
 1904 Building Old CCNH
 Fiber Work - Indoor

X	Original 07/20/18

date printed: 07/20/18
 time printed: 12:24 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 new switches in 1972, total guess, need County input	2	ea	\$6,000.00	\$12,000
2.0 new fiber to 0-6 and 0-7 in inner duct	1	ls	\$7,000.00	\$7,000
3.0 terminations, programming, etc.	1	ls	\$2,000.00	\$2,000
4.0 refeed 0-1, 0-2 and 0-3	1	ls	\$1,000.00	\$1,000
5.0 terminations, programming, etc.	1	ls	\$800.00	\$800
6.0 remove iTV3 and ICN cables from 1904	1	ls	\$500.00	\$500
7.0 remove 0-3, 0-5 and 0-6 (turn over to County)	1	ls	\$300.00	\$300
8.0 remove fiber to Metro	1	ls	\$500.00	\$500
9.0 remove 0-5 (turn over to County)	1	ls	\$300.00	\$300
10.0 remove fiber to 0-6	1	ls	\$300.00	\$300
11.0 as-built drawings	1	ls	\$300.00	\$300

12.0 Miscellaneous	10.00%	\$2,500
13.0 Bond	1.50%	\$413
14.0 Insurance	1.50%	\$413

Electrical Contract (actual) \$28,325
 Electrical Contract (rounded) \$28,000

OPINION OF PROBABLE COST - Electrical Contract

GHR Engineers & Associates, Inc.

RE: 7103
 Utility Isolation
 1904 Building Old CCNH
 Fiber Work - Vertex

X	Original 07/20/18

date printed: 07/20/18
 time printed: 12:26 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 AT & T charge for new fiber service to new location inside, allow	1	ls	\$6,000.00	\$6,000
2.0 allow for main duct, WAG	1	ls	\$1,500.00	\$1,500
3.0 new patch panel for Vertex, WAG	1	ls	\$2,300.00	\$2,300
4.0 new cat 6 network / data feeds, exact number not known, allow	10	ea	\$800.00	\$8,000
5.0 move existing Vertex switch from 1904 to 1972	1	ls	\$500.00	\$500
6.0 terminations, programming, etc.	1	ls	\$1,500.00	\$1,500
7.0 PITA factor for private entlty	1	ls	\$1,000.00	\$1,000
8.0 remove interior fiber between 1972 and 1904	1	ls	\$500.00	\$500
9.0 remove exterior fiber	1	ls	\$700.00	\$700
10.0 as-built drawings	1	ls	\$300.00	\$300

11.0 Miscellaneous	10.00%	\$2,230
12.0 Bond	1.50%	\$368
13.0 Insurance	1.50%	\$388

Electrical Contract (actual) \$25,266
 Electrical Contract (rounded) \$25,000

OPINION OF PROBABLE COST - Electrical Contract

GHR Engineers & Associates, Inc.

RE: 7103
 Utility Isolation
 1904 Building Old CCNH
 Site Lighting

X	Original 07/20/18

date printed: 07/20/18
 time printed: 12:27 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 assume any site lighting fed from the 1904 does not need to be refed				-\$0-

2.0 Miscellaneous	10.00%
3.0 Bond	1.50%
4.0 Insurance	1.50%

Electrical Contract (actual)
 Electrical Contract (rounded)

OPINION OF PROBABLE COST - General Contract

GHR Engineers & Associates, Inc

RE: 7103
Utility Isolation
1904 Building Old CCNH
General Work

X	Original 07/20/18

date printed: 07/20/18
time printed: 12:30 PM
prepared by: JNG

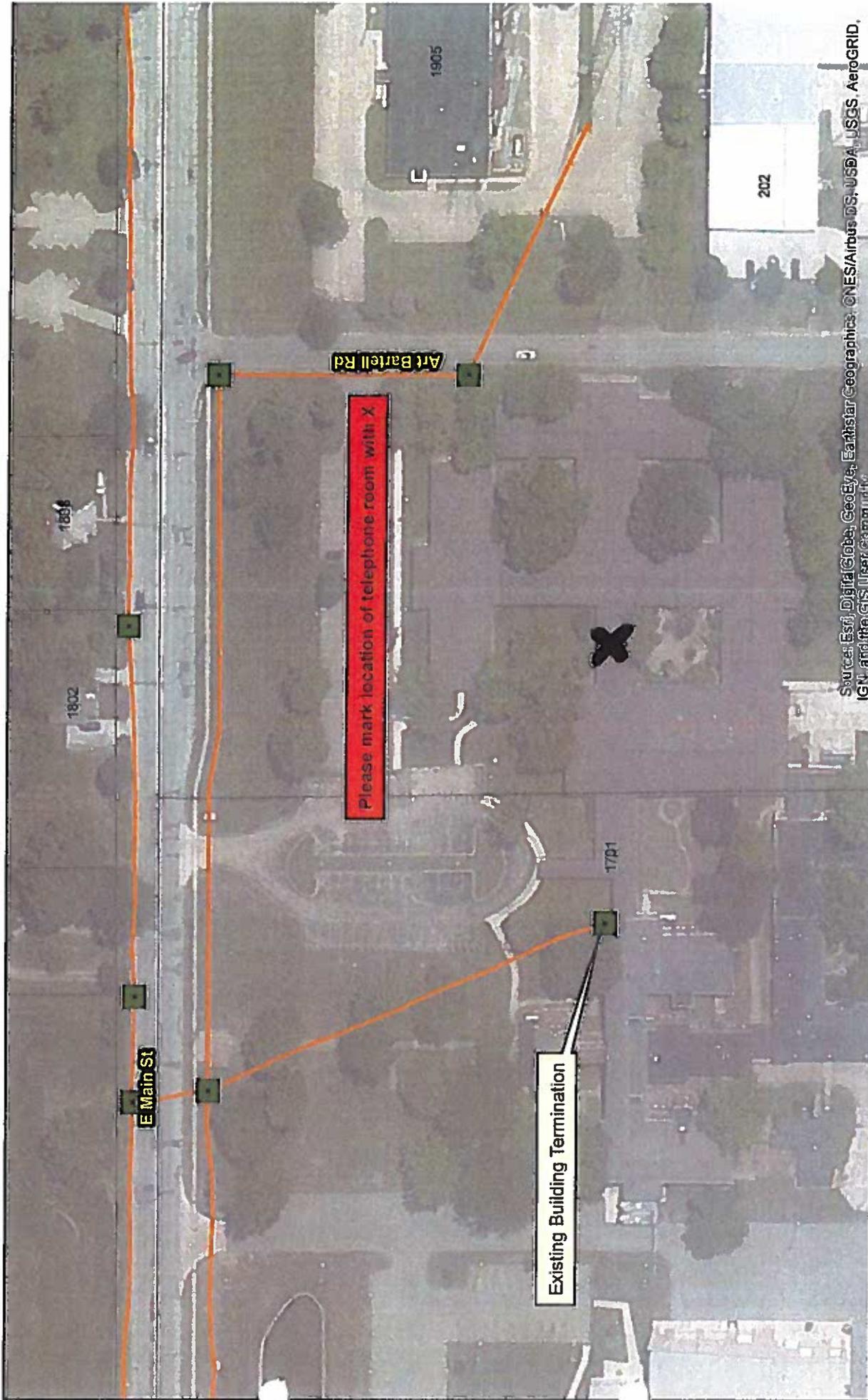
LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
1.0 excavate at the utility tunnel (for electrical)	1	ls	\$2,000.00	\$2,000
2.0 remove old concrete tunnel back ten feet	1	ls	\$2,500.00	\$2,500
3.0 conduit removal by Electrical				-\$0-
4.0 patch both sides well	1	ls	\$500.00	\$500
5.0 waterproofing	1	ls	\$500.00	\$500
6.0 backfill and compact	1	ls	\$2,000.00	\$2,000
7.0 restore site	1	ls	\$500.00	\$500
8.0 masonry wall at basement link between 1972 and 1904, allow	1	ls	\$9,000.00	\$9,000
9.0 steel door with lock	1	ls	\$1,000.00	\$1,000
10.0 allow for boarding up windows and doors per City of Urbana requirements, WAG	1	ls	\$15,000.00	\$15,000

11.0 Miscellaneous			10.00%	\$3,300
12.0 Bond			1.50%	\$545
13.0 Insurance			1.50%	\$545

General Contract (actual) \$37,389
General Contract (rounded) \$37,000

i3 Broadband Facilities - 1701 E Main, Urbana IL

7103
8/16/17



i3 Broadband

Author: Lukas Dye Date: 8/16/2017
Email: Engineering@i3broadband.com
Phone: (309) 670 0400

Legend

- Handhole
- Conduit



ENGINEERS AND ASSOCIATES, INC.

Mechanical & Electrical Consulting Engineers
1615 S. Neil St. • Champaign, IL 61820
Tel: (217) 356-0536 • Fax: (217) 356-1092

Project No. 7103

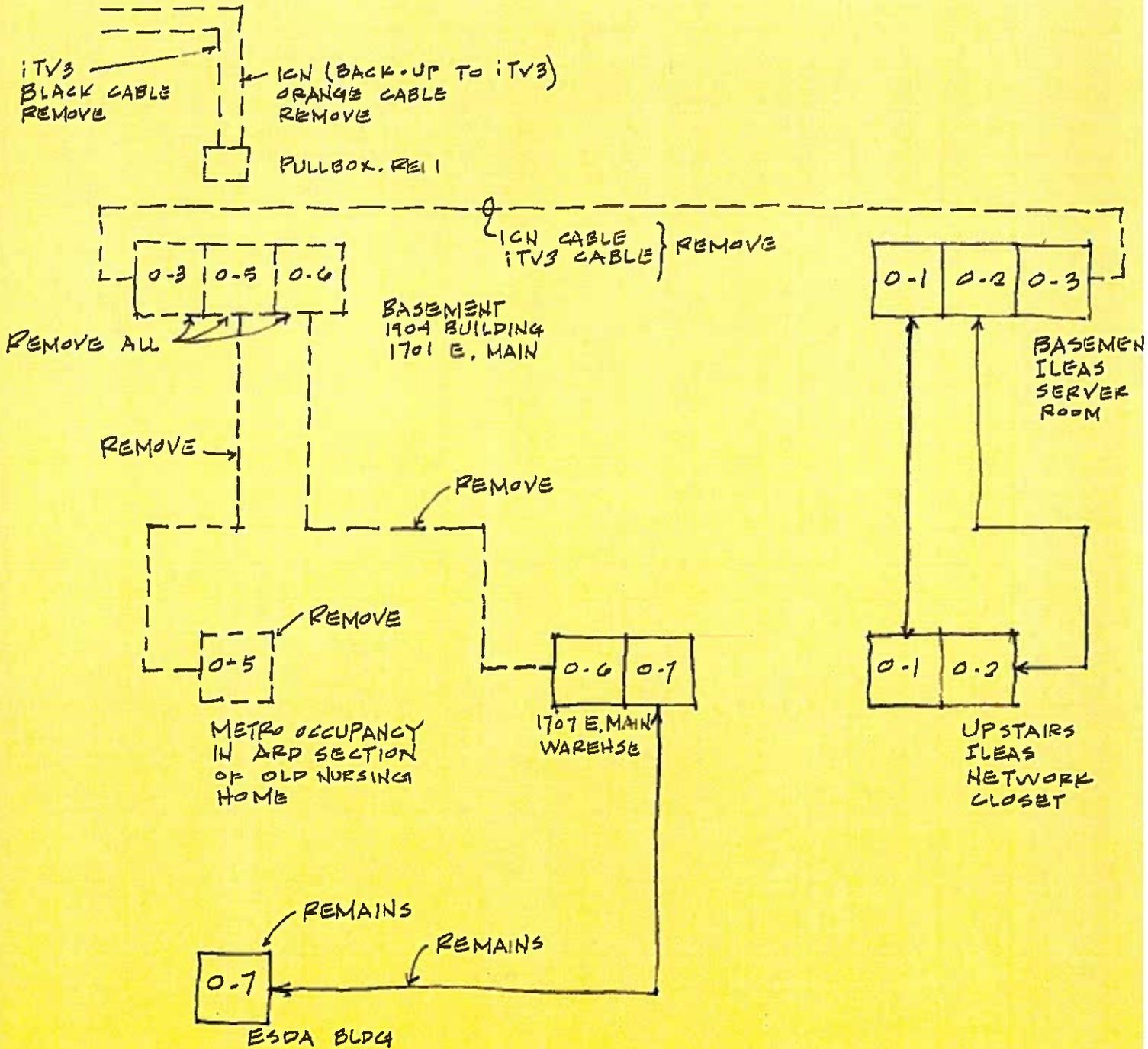
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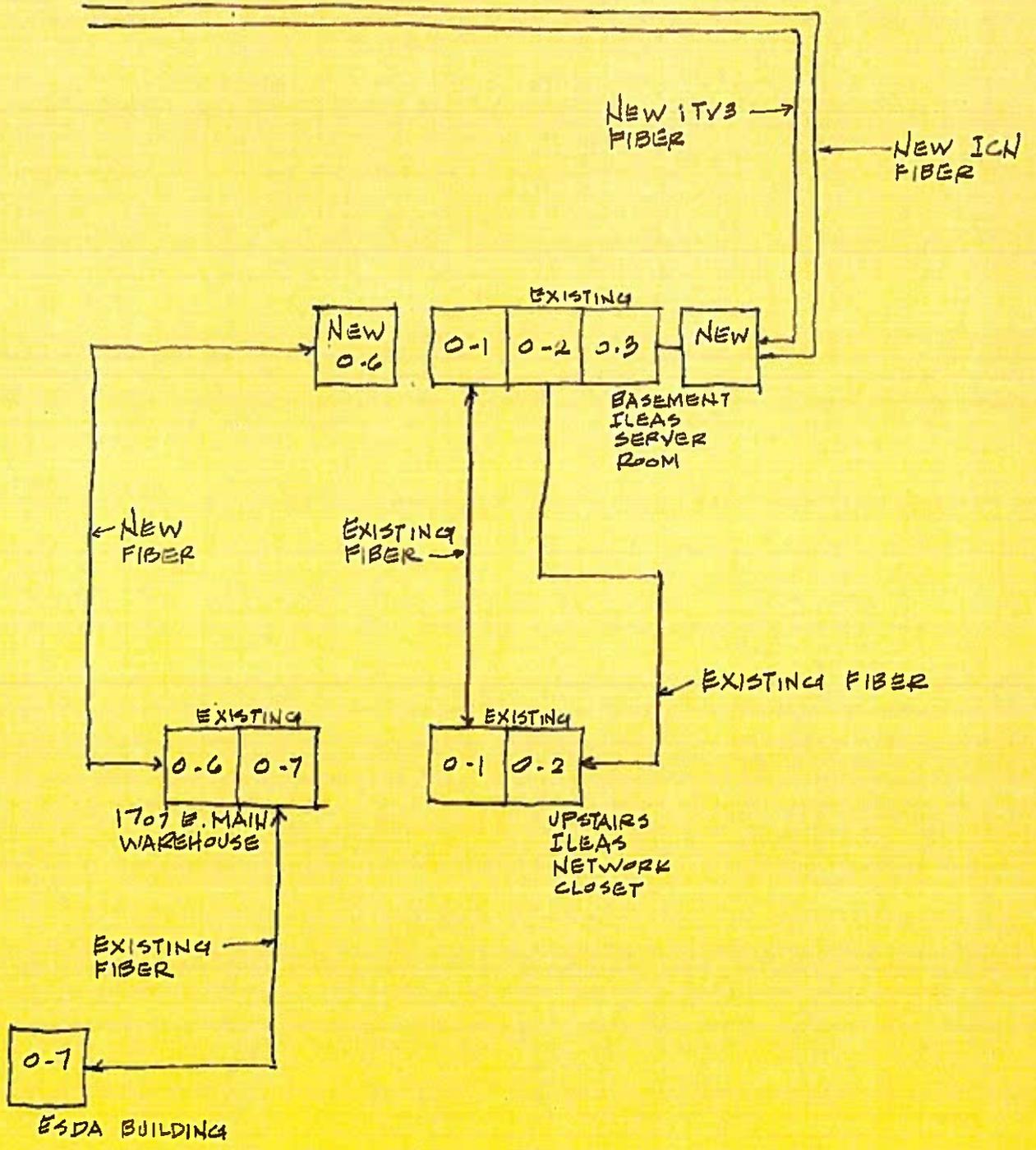
Date 7.19.18

By HL

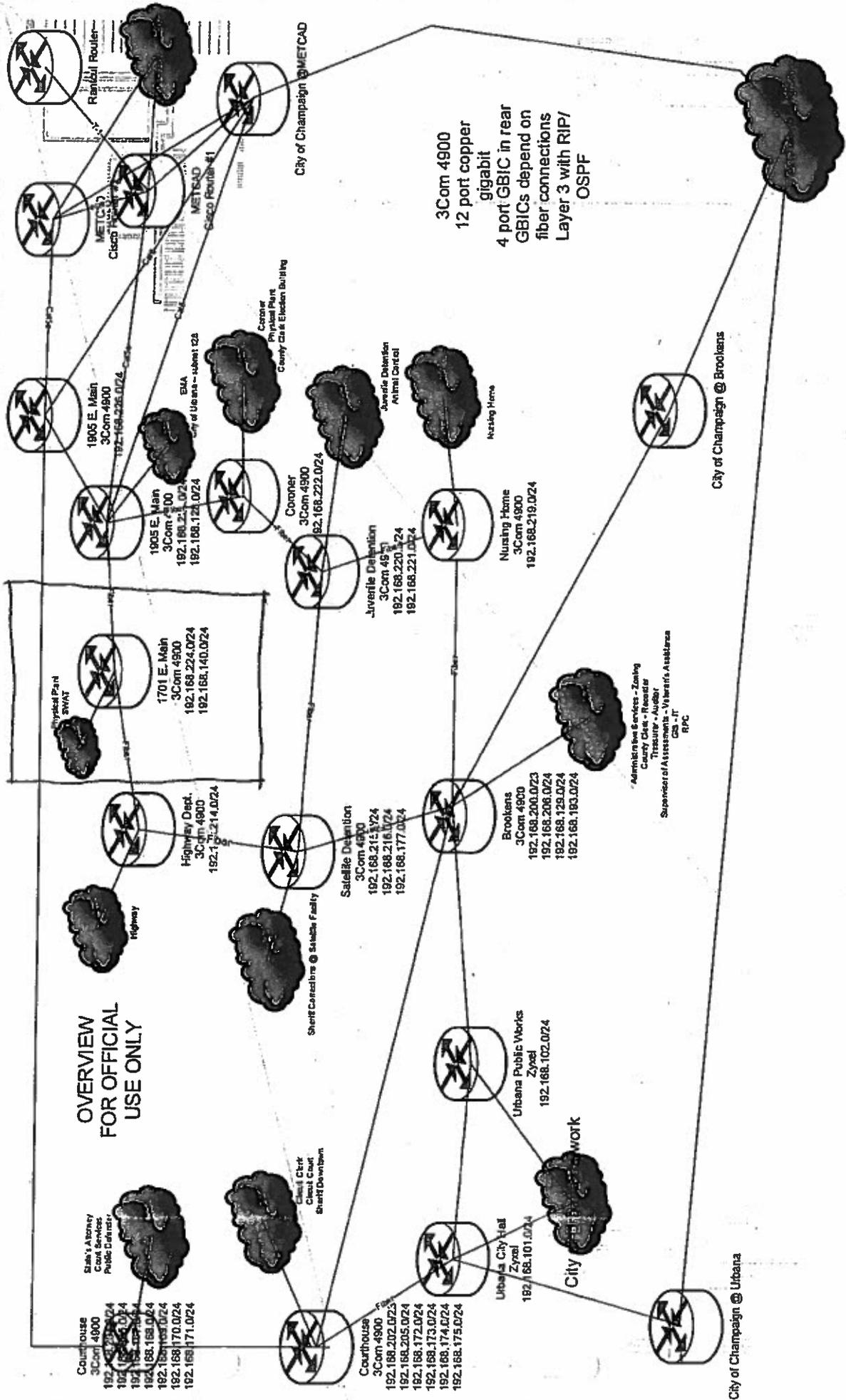
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FIBER DEMOLITION

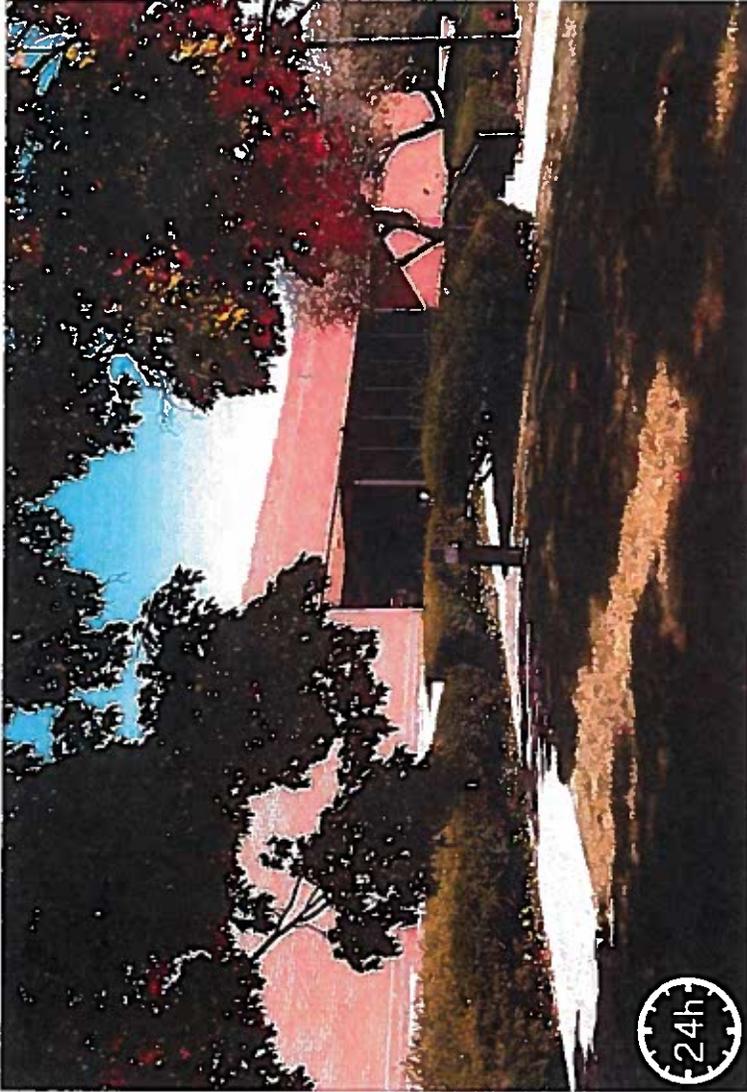




7104
 4.3.18
 From Tim Breen



COUNTY FIBER ARCHITECTURE



Observation Highlights:

- This building has a back-up generator.
- Original mechanical equipment requires replacement.
- Masonry joint deterioration, minor cracking, and plant growth.
- Major brick efflorescence on walls around building and screen walls.
- Stone parapet stained, possible moisture penetration.
- Exterior metal doors have deteriorated.
- Sun screen at ceiling enclosure in recreation area is heavily damaged.
- VCT adhesive failed and tiles are missing.
- Interior CMU cracked in multiple locations.
- Served by two boilers and a chiller original to building.
- Cooling tower leaks and is not used.

CRV

\$11,766,150

Annual Cost to Maintain *DMB*

\$352,985

Vital Statistics

Use Type
County Jail

Floors	Built	Area
2	1980	55,000 SF

Priority Issues 0-5 Year Issues

FCI	FCI
7.8%	17.3%

<i>DMB</i>	<i>DMB</i>
\$919,000	\$2,033,800

<i>DMB Excess</i>	<i>DMB Excess</i>
\$330,693	\$1,445,493

1 Year Rating

FAIR

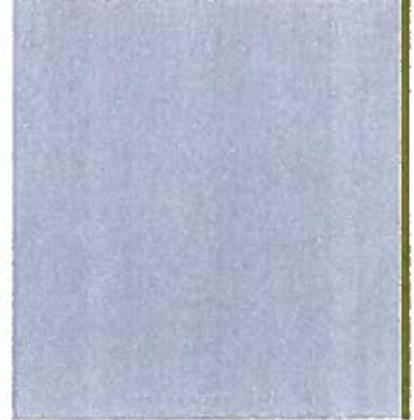
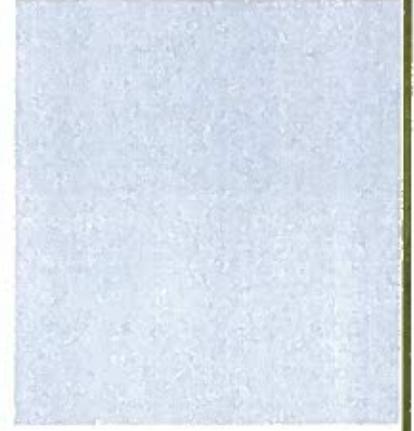


5 Year Rating

POOR

responsive | e|c

bailey edward



responsive | e|c

bailey edward

Building Report

Building	21	Sheriff Correctional Center	Year Built	1980	CRV	FGI
Address	204 E Main St		Grade	D	\$11,766,150	DMB
Construction	Urbana	IL	Priority	4	0-1 Year	\$919,000
Block	61802		Total SqFt	55,000	0-5 Year	\$2,033,800
			Annual Maintenance Cost	\$352,985	5-25 Year	\$9,732,350
						82.71%

Item	A.4	General - Accessibility Review	% of CRV	0%	CRV Amt	\$0.00
Sub System	A.4.3	Accessible Passage Into Interior Space	Grade	Priority	ERL	
Description	Wood					
Memo		Noncompliant wood ramp.				
Component	A.4.3.12	Ramp Exceeds 1:12	Grade	F	Priority	4
Description	Wood		Photo ID			
Memo		Combustible wood ramp does not meet slope compliance.	Cost Range	\$3,000 to \$4,000		
Item	B.2	Architectural - Exterior Wall System	% of CRV	12%	CRV Amt	\$1,411,937.97
Sub System	B.2.1	Masonry Wall	Grade	Priority	ERL	
Description	Brick					
Memo		Exterior brick façade.				
Component	B.2.1.5	Efflorescence/Staining	Grade	D	Priority	4
Description	Brick		Photo ID			
Memo		Considerable efflorescence at screen wall, joints at stone cap and brick are deteriorated.	Cost Range	\$50,000 to \$75,000		

Building Report

Component **B.2.1.9** Other Grade **B** Priority **3** ERL **10**
 Description Brick Photo ID
 Memo Brick on main building generally in fair condition except at areas noted. Cost Range

Sub System **B.2.4** Metal
 Description Metal
 Memo Exposed joists and structural elements over recreation area.

Component **B.2.4.3** Surface Coating Failure Grade **C** Priority **4** ERL **00**
 Description Metal Photo ID
 Memo Exposed joists and structural elements at recreation area show deteriorated paint / coating. Cost Range \$45,000 to \$50,000

Component **B.2.4.4** Lacking Maintenance Grade **C** Priority **4** ERL **01**
 Description Metal Photo ID
 Memo Chain link in recreation area is deteriorated and in need of repair. Cost Range \$20,000 to \$25,000

Component **B.2.4.5** Other Grade **D** Priority **4** ERL **00**
 Description Metal Photo ID
 Memo Sun screen netting is deteriorated, some areas area missing. Cost Range \$20,000 to \$25,000

Sub System **B.2.6** Window
 Description Aluminum / Glass
 Memo Aluminum and glass windows.

Component **B.2.6.8** Other Grade **B** Priority **3** ERL **10**
 Description Aluminum / Glass Photo ID
 Memo Cost Range

Building Report

Sub System	B.2.8	Door and Frame	Grade	Priority	ERL
Description	Overhead Door				
Memo	Overhead doors.				
Component	B.2.8.7	Other	Grade	C Priority	3 ERL 05
Description	Overhead Door		Photo ID		
Memo	Generally in operable condition, not insulated. Showing wear.		Cost Range	\$30,000 to \$40,000	
Item	B.4	Architectural - Interior Finishes & Openings	% of CRV	15%	CRV Amt \$1,764,922.57
Sub System	B.4.1	Flooring	Grade	Priority	ERL
Description	Carpet				
Memo	Interior carpet flooring.				
Component	B.4.1.1	Wear	Grade	D Priority	4 ERL 00
Description	Carpet		Photo ID		
Memo	Carpet is worn and past useful life, many stains.		Cost Range	\$100,000 to \$150,000	
Component	B.4.1.10	Other	Grade	B Priority	2 ERL 10
Description	Sealed Concrete		Photo ID		
Memo			Cost Range		
Component	B.4.1.4	Loose or Broken Tiles	Grade	F Priority	5 ERL 00
Description	Vinyl Composition Tile		Photo ID		
Memo	Floor adhesive has failed and tiles are loose and easily removed or missing.		Cost Range	\$15,000 to \$20,000	
Sub System	B.4.3	Interior Walls	Grade	Priority	ERL
Description	CMU				
Memo	CMU at indoor recreation area.				

Findings Report

Component **B.4.3.2** Cracks / Open Joints Grade **c** Priority **4** ERL **01**

Description **CMU** Photo ID

Memo Vertical and stair-step cracks visible at high CMU walls. Cost Range \$9,000 to \$10,000

Sub System **B.4.4** Finishes & Wall Coverings Grade Priority ERL

Description **Paint**

Memo Paint on interior CMU walls.

Component **B.4.4.2** Peeling / Flaking Grade **C** Priority **3** ERL **01**

Description **Paint** Photo ID

Memo Paint on CMU generally in fair condition. Paint is deteriorated in areas and easily removed. Cost Range \$45,000 to \$50,000

Component **B.4.4.6** Missing Elements Grade **D** Priority **4** ERL **01**

Description **Wood Trim / Molding** Photo ID

Memo Laminate is deteriorated or no longer present on millwork. Cost Range \$150,000

Sub System **B.4.5** Ceilings Grade Priority ERL

Description **Acoustical Tile**

Memo Lay-in tile and concealed spline ceilings.

Component **B.4.5.1** Stains / Discoloration Grade **D** Priority **5** ERL **00**

Description **Acoustical Tile** Photo ID

Memo Lay-in tile and concealed spline ceilings are generally stained and in poor condition. Due to surface texture they are not able to be cleaned and are difficult to remove to access above ceiling. Cost Range \$50,000 to \$75,000

Iding Report

Component **B.4.5.6** Cracks Grade **D** Priority **3** ERL **05**
 Description **Plaster** Photo ID
 Memo **Deteriorated and cracks at areas, some areas removed due to work and not patched. Paint failing.** Cost Range **\$20,000**

Sub System **B.4.6** Interior Doors, Frames, Hardware & Windows Grade ERL
 Description **Steel Door** Priority
 Memo **Interior metal doors.**

Component **B.4.6.1** Deteriorated Finish Grade **C** Priority **3** ERL **01**
 Description **Steel Door** Photo ID
 Memo **Paint is deteriorated and damaged from impacts with equipment.** Cost Range **\$45,000 to \$50,000**

Item **B.5** Architectural - Conveying System % of CRV **3%** CRV Amt **\$352,984.49**

Sub System **B.5.2** Elevator Grade ERL
 Description **Passenger** Priority
 Memo **Passenger elevator.**

Component **B.5.2.2** Unreliable Operation Grade **C** Priority **3** ERL **01**
 Description **Passenger** Photo ID
 Memo **Elevator is not reliable and has frequent outages.** Cost Range **\$140,000 to \$160,000**

Item **B.6** Mechanical - Plumbing System % of CRV **8%** CRV Amt **\$941,291.98**

Sub System **B.6.3** Water Supply Equipment System Grade ERL
 Description Priority
 Memo

Findings Report

Component **B.6.3.2** Domestic Water Heater Grade **C** Priority **2** ERL **10**

Description **No Deficiency** Photo ID

Memo Domestic Water Heaters: 2 Lochinvar CopperFin II, Model CFN0991PM. S/N L03H00160322 and S/N L03H00160323. 990 MBH input, 1020 GPH recovery. Installed in 2003; heat exchangers replaced in 2013.
Cost Range \$30,000 to \$40,000

Component **B.6.3.3** Water Supply Pump Grade **C** Priority **2** ERL **10**

Description **No Deficiency** Photo ID

Memo Hot water circulation pump: Armstrong Model 0406
Cost Range \$1,000 to \$2,000

Item **B.7** Mechanical - Fire Protection System % of CRV **4%** CRV Amt **\$470,645.99**

Sub System **B.7.1** Wet Pipe Fire Sprinkler System Grade Priority ERL

Description
Memo

Component **B.7.1.3** Sprinkler Head Grade **C** Priority **2** ERL **10**

Description **No Deficiency** Photo ID

Memo Basement Fire Storage is sprinkled adequately.
Cost Range \$20,000 to \$25,000

Item **B.8** Mechanical - HVAC System % of CRV **12%** CRV Amt **\$1,411,937.97**

Sub System **B.8.1** Boiler Grade Priority ERL

Description
Memo

Building Report

Component	B.8.1.1	Steam / Hot Water Boiler	Grade	D	Priority	4	ERL	03
Description	End of Life		Photo ID					
Memo		Cleaver-Brooks model CB-200-60, S/N L-67166. 2,511 MBH input. Installed in 1979. Stack in very bad condition; intake too close to wet cooling tower.	Cost Range		\$50,000 to \$75,000			
Component	B.8.1.6	Hot Water Circ. Pump	Grade	D	Priority	4	ERL	03
Description	End of Life		Photo ID					
Memo		Taco model BB2508-7-4B5B2D2TL-0. 140 GPM, 50' head. Installed in 1979. Two pumps installed.	Cost Range		\$2,000 to \$3,000			
Sub System	B.8.4	Cooling System	Grade		Priority		ERL	
Description								
Memo								
Component	B.8.4.1.1	Water Chiller - Absorption	Grade	D	Priority	4	ERL	05
Description	End of Life		Photo ID					
Memo		Water cooled chiller: Bohn Heat Transfer, Model HWDC 75, S/N BLA8192, 75HP. Works but not used; tower is full of leaks.	Cost Range		\$70,000 to \$100,000			
Component	B.8.4.1.2	Water Chiller - Centrifugal	Grade	B	Priority	2	ERL	20
Description	No Deficiency		Photo ID					
Memo		New air cooled chiller and condenser. Trane model RTUD, 2 compressors. Condensing unit: Heatcraft Model BHND10A074, S/N T10D02608, ten condenser fans at 1.5HP each.	Cost Range		\$75,000 to \$100,000			

Iding Report

Component **B.8.4.1.5** Water Chiller - Circulation Pump Grade D Priority 4 ERL 05

Description End of Life Photo ID

Memo Condenser water pump: Aurora Pump, Model 98-12320, 450 GPM, 40' head, 7.5 HP. Cost Range \$1,000 to \$2,000

Component **B.8.4.9.4** Heat Pump - Circulation Pump Grade D Priority 4 ERL 05

Description End of Life Photo ID

Memo Chilled Water Circulation Pump: Taco model 883008-7.0B5B2E118. 280GPM, 60' head, 5 HP. Original to building. Cost Range \$1,000 to \$2,000

Sub System **B.8.5** HVAC Distribution System Grade Priority ERL

Description

Memo

Component **B.8.5.1.1** Supply/Return Air Fan - Air Handling Unit Grade C Priority 3 ERL 05

Description End of Life Photo ID

Memo AHU-1 serving First Floor: Carrier Model 39ED26, S/N 791566180. Cooling coil in poor shape, has been replaced several times. Cost Range \$50,000 to \$70,000

Sub System **B.8.6** Packaged HVAC Equipment Grade Priority ERL

Description

Memo

Component **B.8.6.1.3** PTAC - Terminal Air Conditioning Unit Grade D Priority 4 ERL 01

Description End of Life Photo ID

Memo Fan coils serving perimeter rooms in nonsecure areas: End of life, controls non-operational. Cost Range \$50,000 to \$70,000

Building Report

Sub System **B.8.7** HVAC Control and Instrumentation Grade Priority ERL

Description

Memo

Component **B.8.7.1.3** HVAC - Pneumatic Control System Grade D Priority 5 ERL 03
 Description End of Life Photo ID

Memo Air compressor for pneumatic controls: Quincy Compressor, Model 370-7 119436-L. 5 HP. Cost Range \$8,000 to \$9,000

Item **B.9** Electrical - Electric System % of CRV 12% CRV Amt \$1,411,937.97

Sub System **B.9.1** Electrical Service and Distribution Grade Priority ERL

Description

Memo

Component **B.9.1.2.12** Building Electrical Service & Distribution - Other Com Grade C Priority 3 ERL 05
 Description End of Life Photo ID

Memo ONAN 75DYC, 277/480V, 3 phase, 4 wire diesel generator with underbelly fuel tank, weatherproof housing. Replacement parts difficult to obtain. Cost Range \$50,000 to \$70,000

Component **B.9.1.2.3** Building Electrical Service & Distribution - Switchboard Grade C Priority 3 ERL 05

Description

Memo

Description End of Life Photo ID
 General Electric AV-line switchboard, QMR fused switches 800 amp, 277/480V, 3 phase, 4 wire. Installed in 1980; replacement parts difficult to obtain. Cost Range \$75,000 to \$100,000

Iding Report

Component **B.9.1.3.5** Interior Electrical Distribution - Distribution Panel Grade **C** Priority **3** ERL **05**

Description End of Life Photo ID

Memo General Electric NHB distribution panels, 277/480V, 3 phase, 4 wire installed in 1980. Replacement parts difficult to obtain. Cost Range \$30,000 to \$40,000

Component **B.9.1.4.1** Electrical Branch Circuit - Panelboard Grade **C** Priority **3** ERL **05**

Description End of Life Photo ID

Memo General Electric NLAB branch panels, 120/208V, 3 phase, 4 wire installed in 1980. Replacement parts difficult to obtain. Cost Range \$30,000 to \$40,000

Sub System **B.9.2** Lighting and Branch Wiring Grade ERL

Description Memo

Component **B.9.2.1.2** Electrical Branch Wiring - Wiring Device Grade **C** Priority **3** ERL **10**

Description End of Life Photo ID

Memo General Electric QHT dry type transformers, 480V primary to 120/208V secondary. Cost Range \$20,000 to \$25,000

Component **B.9.2.2.1** Interior Lighting - Lamp & Ballast Grade **C** Priority **3** ERL **05**

Description End of Life Photo ID

Memo Existing lighting fixtures are mostly T12 lamps with core and coil ballast, incandescent both can lights and egress lights. Cost Range \$75,000 to \$100,000

Sub System **B.9.3** Communication and Security System Grade Priority ERL

Description Memo

Building Report

Component	B.9.3.1.1	Alarms and Detection System - Fire Alarm System	Grade	B	Priority	2	ERL	10
Description	No Deficiency		Photo ID					
Memo	Fire alarm system Edwards EST quick start up graded in 2000, along with duct smoke detectors. Other devices original to building.		Cost Range	\$20,000 to \$25,000				
Component	B.9.3.3.4	Voice and Data System - Door Answering System	Grade	B	Priority	2	ERL	10
Description	No Deficiency		Photo ID					
Memo	Intercom system/locking system upgraded in 2000. Will need updating throughout the years.		Cost Range	\$140,000 to \$160,000				
Item	C.1	Civil - Site Work	% of CRV	5%	CRV Amt	\$588,307.51		
Sub System	C.1.1	Drives / Roads / Curbs	Grade	B	Priority	2	ERL	05
Description	Asphalt Paving							
Memo								
Component	C.1.1.1.2	Cracking - East Driveway	Grade	B	Priority	2	ERL	05
Description	Asphalt Paving		Photo ID					
Memo	Cracking developing; Needs to be removed and replaced		Cost Range	\$2,000 to \$3,000				
Component	C.1.1.1.3	Curbs Eroded or Missing - West Entrance Curb	Grade	B	Priority	2	ERL	05
Description	Concrete Construction		Photo ID					
Memo	Chipped section missing at base of curb from spalling; Need to remove and replace section of curb		Cost Range	\$100 to \$500				
Sub System	C.1.2	Parking Lots	Grade	B	Priority	2	ERL	05
Description	Asphalt Paving							
Memo								

Building Report

Component C.1.2.1.2 Cracking - East Lot Grade B Priority 2 ERL 05

Description Asphalt Paving Photo ID

Memo Minor cracks developing; Surface needs to be sealed Cost Range \$9,000 to \$10,000

Sub System C.1.3 Side Walks Grade B Priority 2 ERL 05

Description Concrete Construction

Memo

Component C.1.3.1.1 Surface Deterioration - East Driveway Sidewalk Grade B Priority 2 ERL 05

Description Concrete Construction Photo ID

Memo Section of concrete spalled off and missing at joint; need to remove and replace adjacent panels Cost Range \$5,000 to \$6,000

Sub System C.1.9 Site Drainage / Erosion Grade C Priority 2 ERL 05

Description Concrete Construction

Memo

Component C.1.9.1.4 Other - East Driveway Inlet Grade C Priority 2 ERL 05

Description Concrete Construction Photo ID

Memo Inlet covered with debris from past storms; needs to be cleaned off Cost Range \$100 to \$200

Item C.4 Civil - Site Utilities % of CRV 5% CRV Amt \$588,307.51

Sub System C.4.3 Site Energy Utilities Grade C Priority 2 ERL 02

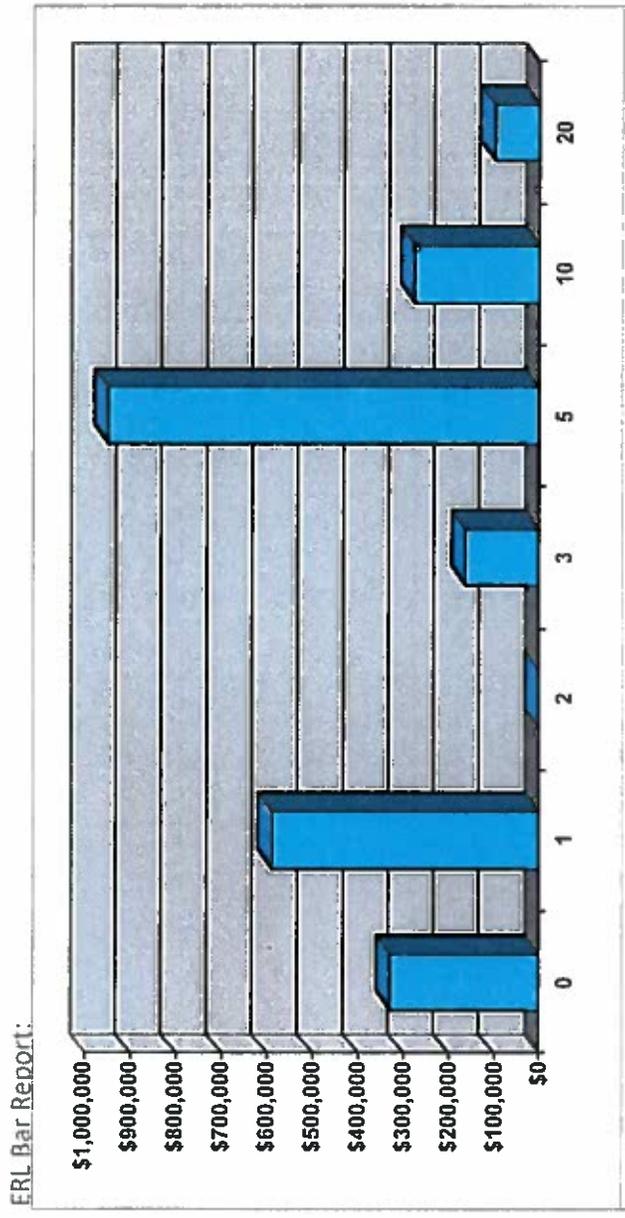
Description West

Memo

Component C.4.3.2.1 Site Lighting - Housing Grade C Priority 3 ERL 02

Description Broken Photo ID

Memo Broken hinge on light fixture; needs to be replaced Cost Range \$200 to \$300



Bar Chart: Probable Replacement Cost vs Estimated Remaining Life (ERL)

2N



8 2 5 6 7 4 7
Tx:4101879

STATE OF ILLINOIS)
)SS
COUNTY OF CHAMPAIGN)

2018R13001
REC ON: 07/27/2018 03:13:30 PM
CHAMPAIGN COUNTY
MARK SHELDEN
REC FEE: 51.00
RHSPS Fcc:
REV FEE:
PAGES 2
PLAT PAGE:

COVENANT

CHAMPAIGN COUNTY NURSING HOME MINOR SUBDIVISION
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

Pursuant to and in consideration of the approval by the Urbana City Council of Urbana Ordinance No. 2018-02-014, "An Ordinance Approving Subdivision Waivers," the undersigned, the County of Champaign ("County"), a body corporate and politic, does hereby agree and covenant that, within two years from the recording of the Plat of Subdivision approved by the City of Urbana ("City") in Plan Case 2334-S-18, the County will install, at the County's expense, sidewalks meeting City standards along one side of Art Bartell Road, connecting the Champaign County Nursing Home Subdivision to both East Main Street and South Lierman Avenue, according to designs approved by the City Engineer of the City. If the County does not install such sidewalks within two years from the recording of said Plat, then the City may construct the sidewalks and charge the County for the construction of the sidewalks.

In witness whereof, this instrument is signed this 11 day of June, 2018.

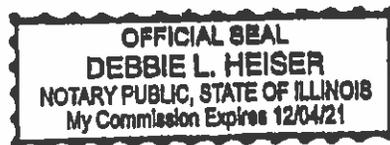
OWNER:

County of Champaign, a body corporate and politic.

By: C. Pius Weibel
C. Pius Weibel, Chair
Champaign County Board

Signed and sworn before me this 11 day of June, 2018.

Debbie L. Heiser
Notary Public



SCHOOL DISTRICT STATEMENT

Pursuant to Public Act Number 286, 765 ILCS 205/1.005, the Champaign County Nursing Home Subdivision lies in the Urbana School District 116.

OWNER:

County of Champaign, a body corporate and politic.

By: C. Pius Weibel

CPius Weibel, Chair
Champaign County Board

Signed and sworn before me the 25 day of July, 2018.

Debbie L. Heiser
Notary Public



Return to:
City of Urbana
400 S. Vine
Morris Ricci
Urbana, IL 61801

PREPARED BY
COUNTY of CHAMPAIGN
1776 E. Washington
Urbana, IL 61802

RECORDING AGENT DESIGNATION

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN)

I, David E. Atchley, Illinois Professional Land Surveyor Number 2950, in accordance with 765 ILCS 205/2 (The Plat Act) do hereby designate an employee of the City of Urbana as the agent who may record "Minor Plat Champaign County Nursing Home Subdivision" a true copy of which has been retained by me to assure no changes have been made to said plat.

Champaign County, Illinois

Dated: July 25, 2018



David E. Atchley
Illinois Professional Land Surveyor No. 2950
License Expires November 30, 2018



SCHOOL DISTRICT STATEMENT

Pursuant to Public Act Number 286, 765 ILCS 205/1.005, the Champaign County Nursing Home Subdivision lies in the Urbana School District 116.

OWNER:

County of Champaign, a body corporate and politic.

By: C. Pius Weibel
CPius Weibel, Chair
Champaign County Board

Signed and sworn before me the 26 day of July, 2018.

Debbie L. Heiser
Notary Public



STATE OF ILLINOIS)
)SS
COUNTY OF CHAMPAIGN)

2018R12996
REC ON: 07/27/2018 02:40:27 PM
CHAMPAIGN COUNTY
MARK SHELDEN
REC FEE: 98.00
RHSPS Fee:
REV FEE:
PAGES 14
PLAT PAGE: 0

OWNER'S CERTIFICATE

CHAMPAIGN COUNTY NURSING HOME MINOR SUBDIVISION
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

The undersigned, the County of Champaign, a body corporate and politic, does hereby certify that it is the Owner of legal and equitable title to the following described real estate situated in Champaign County, Illinois (hereinafter referred to as "Lot 1"), to wit:

See Exhibit A, attached hereto and incorporated herein by reference.

And does hereby certify such land is included in the accompanying plat, and having caused the survey and subdivision to be made thereof by David E. Atchley, Illinois Professional Land Surveyor No. 2950, as shown on said plat, said subdivision to be known as the Champaign County Nursing Home Minor Subdivision, Champaign County, Illinois, and acknowledges said survey to be correct to the best of the owner's knowledge and belief.

The County hereby creates an easement for ingress to and egress from Lot 1, and for drainage and utilities, over Art Bartell Road, and an additional easement over the access road to the northern entrance of Lot 1, as shown and described on the plat and subject to the terms and conditions stated in the Declaration of Covenants and Restrictions, attached hereto and incorporated by reference.

In witness whereof, this instrument is signed this 17th day of January, 2018.

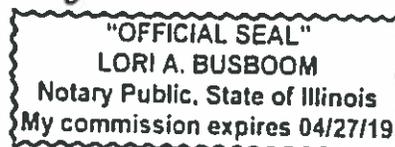
OWNER:

The County of Champaign, a body corporate and politic.

By: C. Pius Weibel
C. Pius Weibel, Chair
Champaign County Board

Signed and sworn before me this 17th day of January, 2018.

Lori A. Busboom
Notary Public



LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, described as follows:

Beginning at the northeast corner of Section 16, a point on the centerline of East Main Street, proceed South $00^{\circ}37'27''$ East 1000.29 feet along the east line of said Section 16 to the True Point of Beginning, thence continue along the said east line of Section 16 South $00^{\circ}37'27''$ East 767.98 feet to the north of Tract "B" as depicted by a plat of survey by Charles S. Danner dated November 3, 1966, thence South $89^{\circ}36'12''$ West 814.84 feet along the said north line of Tract "B" and the north line of Tract "A" as depicted by the said plat of survey by Charles S. Danner to the proposed east right-of-way line of Art Bartell Road, thence North $00^{\circ}11'25''$ East 575.20 feet along the said east right-of-way line of Art Bartell Road, thence North $90^{\circ}00'00''$ East 235.96 feet, thence North $44^{\circ}59'42''$ East 81.81 feet, thence North $90^{\circ}00'00''$ East 216.10 feet, thence North $00^{\circ}03'18''$ East 137.32 feet, thence North $89^{\circ}22'23''$ East 294.53 feet to the True Point of Beginning on the said east line of Section 16.

Said tract containing 12.315 acres, more or less.

DECLARATION OF COVENANTS AND RESTRICTIONS

CHAMPAIGN COUNTY NURSING HOME MINOR SUBDIVISION CITY OF
URBANA CHAMPAIGN COUNTY, ILLINOIS

This Declaration of Easements, Covenants, Conditions, and Restrictions is made and entered into this 25th day of July, 2018, by the County of Champaign, a body corporate and politic (hereinafter referred to as the "County").

WHEREAS, the County is the fee owner of certain real property (hereinafter referred to as "Lot 1") described in Exhibit "A"; and

WHEREAS, the County may convey Lot 1 to certain other persons or entities; and

WHEREAS, the County will continue to own and have interests in lands adjacent to Lot 1; and

WHEREAS, the County desires to subject Lot 1 to the terms, conditions and provisions of this Declaration as hereinafter set forth,

NOW, THEREFORE, the County does hereby declare and agree as follows:

1. **Ingress/Egress Easement for Lot 1 over Art Bartell Road.** The County hereby creates a non-exclusive easement and right of use appurtenant to and for the benefit of Lot 1, for the persons or entities to whom Lot 1 is conveyed, their successors and assigns, tenants, licensees, guests and invitees (collectively referred to hereinafter as the "Purchasers"), in, on, and over the area designated and described on the attached plat as "proposed easement for ingress/egress, drainage, and public utilities," as designated and described on the attached plat, solely and exclusively for the purposes of ingress to and egress from Lot 1, and subject to all of the following terms and conditions:
 - a. The easement is established in perpetuity, except that it may be extinguished as provided by law, and except that it shall terminate upon occurrence of either or both of the following conditions or events: establishment of alternative access for the Purchasers by public right-of-way, easement, or otherwise, to both the main entrance and the northern parking lot of Lot 1; and/or dedication as a public right-of-way of Art Bartell Road.
 - b. Within the premises of this easement, the County will maintain the road surface and any additional road improvements, such as sidewalks, curbs, shoulders, and drainage ditches, in accordance with County standards, for the duration of the existence of this easement.

- c. The County reserves the right to any reasonable above-surface or subsurface use of the easement premises.
 - d. The County reserves the right to relocate this easement, provided that the County first obtains all necessary approvals from the City of Urbana, at the County's expense.
 - e. This easement shall allow traffic only up to the amount and of the type reasonably expected to be necessary for the use of Lot 1 for the operation of a nursing home facility.
 - f. This easement shall not be a buildable lot.
2. **Private Sanitary Sewer Easement for Lot 1.** A perpetual, non-exclusive easement is hereby reserved for and granted to the owner of Lot 1 in, on, across, over, under, and through the area designated and described on the attached plat as "proposed easement for ingress/egress, drainage, and public utilities," for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining the connection to the sanitary sewer and any and all manholes, hydrants, pipes, connections, together with the right of access to the premises of this easement for the necessary persons and equipment to do any or all of the above work. This easement is not a buildable lot. Installation and all other work performed by the Owner of Lot 1 in the premises of this easement shall be subject to the County's reasonable prior approval as to the type of equipment used and the method and timing of the work, and subject to execution of appropriate agreements. The Owner of Lot 1 shall be responsible for repair of any damage they may cause to the surface of the easement premises or to any subsurface installations owned and maintained by the County.
3. **Utility Easement for Lot 1.** A perpetual, non-exclusive easement is hereby reserved for and granted to the City of Urbana, and to all public utility companies and other companies of any kind operating under franchise granting them easement rights from the City of Urbana, in, on, across, over, under, and through the area designated and described on the attached plat as "proposed easement for ingress/egress, drainage, and public utilities," for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining electrical, gas, telephone, or other utility lines or appurtenances, sanitary sewers, storm sewers, water mains, and any and all manholes, hydrants, pipes, connections, and, without limitation, such other installations as may be required to furnish public utility service or other franchise services to Lot 1, and such appurtenances and additions thereto as the City and Utilities may deem necessary, together with the right of access to the premises of this easement for the necessary persons and equipment to do any or all of the above work. This easement is not a buildable lot. Installation and all other work performed by the City or Utilities in the premises of this easement shall be subject to the County's reasonable prior approval as to the type of equipment used and the method and timing of the work, and subject to execution of appropriate agreements.

The City or Utilities shall be responsible for repair of any damage they may cause to the surface of the easement premises or to any subsurface installations owned and maintained by the County.

4. **Access Drive Easement for Lot 1.** The County hereby creates a perpetual, nonexclusive easement and right of use appurtenant to and for the benefit of Lot 1, for the Purchasers of Lot 1, in, on, and over the Access Drive connecting the northernmost portion of Lot 1 with Art Bartell Road, as designated and described on the attached plat, solely and exclusively for the purposes of ingress and egress to and from Lot 1, and subject to all of the following terms and conditions:
 - a. Within the premises of this easement, the County will maintain the Access Road surface in accordance with County standards for the duration of the existence of this easement.
 - b. The County reserves the right to any reasonable above-surface or subsurface use of the easement premises.
5. **Obligations of the Purchasers of Lot 1 for the Benefit of the County and Its Successors and Assigns.**
 - a. **Reservation of Drainage Infrastructure Easement In Lot 1.** The County hereby reserves, for the benefit of the County, and its successors and assigns, for the use and ownership of its lands adjacent to Lot 1, a perpetual, non-exclusive easement and right of use by the County in, on, across, over, under, and through those areas designated on the attached plat as “proposed easement for drainage and public utilities,” in the southwest corner of Lot 1 and along the eastern boundary of Lot 1, for drainage and public utilities, and for maintenance of existing subsurface drainage and utilities infrastructure, and for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining subsurface drainage and utilities infrastructure, and for access to the premises of this easement for the necessary persons and equipment to do the above work. The County shall provide reasonable notice to the Purchasers of Lot 1 prior to entry onto the easement premises. The County shall be responsible for repair of any damage to the surface of Lot 1 caused by its use of the easement premises. The County shall have the right to increase, above the present yearly average, the volume of subsurface drainage conducted through this easement, as may be necessary to serve the storm water drainage needs of all County land adjacent to Lot 1.
 - b. **No Alteration of Lot 1 to Increase Runoff Without County Approval.** The Purchasers of Lot 1 are prohibited from physically altering the condition of Lot 1, including making improvements in drainage infrastructure, in any manner that may increase runoff into Weaver Park, without first notifying the County and providing specifications, drawings, and other information that the County may reasonably request, regarding the planned alterations, and obtaining the County’s approval, in addition to

obtaining any necessary approvals from the City of Urbana. Should the Purchasers of Lot 1 fail to provide notice and obtain approval as required in this subparagraph, the County may seek injunctive relief and/or damages, and costs, including attorneys' fees.

- 6. No New Easements. Except as expressly stated herein, all easements identified on the attached plat are for informational purposes only, and no new easements are intended to be granted hereby.

IN WITNESS WHEREOF, the County of Champaign has executed this Declaration this 25th day of July, 2018.

THE COUNTY OF CHAMPAIGN

By: C. Pius Weibel
C. Pius Weibel, Chair
Champaign County Board

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

The foregoing Declaration of Covenants and Restrictions was signed and sworn before me this 25 day of July, 2018, by C. Pius Weibel, on behalf of the County of Champaign.

Debbie L. Heiser Notary
Public



LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, described as follows:

Beginning at the northeast corner of Section 16, a point on the centerline of East Main Street, proceed South $00^{\circ}37'27''$ East 1000.29 feet along the east line of said Section 16 to the True Point of Beginning, thence continue along the said east line of Section 16 South $00^{\circ}37'27''$ East 767.98 feet to the north of Tract "B" as depicted by a plat of survey by Charles S. Danner dated November 3, 1966, thence South $89^{\circ}36'12''$ West 814.84 feet along the said north line of Tract "B" and the north line of Tract "A" as depicted by the said plat of survey by Charles S. Danner to the proposed east right-of-way line of Art Bartell Road, thence North $00^{\circ}11'25''$ East 575.20 feet along the said east right-of-way line of Art Bartell Road, thence North $90^{\circ}00'00''$ East 235.96 feet, thence North $44^{\circ}59'42''$ East 81.81 feet, thence North $90^{\circ}00'00''$ East 216.10 feet, thence North $00^{\circ}03'18''$ East 137.32 feet, thence North $89^{\circ}22'23''$ East 294.53 feet to the True Point of Beginning on the said east line of Section 16.

Said tract containing 12.315 acres, more or less.

3N



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Tx:4101878

2018R13000

REC ON: 07/27/2018 03:10:52 PM
CHAMPAIGN COUNTY

MARK SHELDEN

REC FEE: 51.00

RHSPS Fee:

REV FEE:

PAGES 3

PLAT ACT: 0 PLAT PAGE:

**SIDEWALK CONSTRUCTION DEFERRAL COVENANT
FOR LANDS EAST AND NORTH OF LOT 1 IN CHAMPAIGN COUNTY NURSING HOME
MINOR SUBDIVISION**

That the County of Champaign, (the "County") being the owner of the land described in Section I of this declaration and being desirous of subjecting said property to the restrictions, covenants, reservations and charges hereinafter set forth, each of which shall inure to benefit of and pass with said property, and shall apply to and bind the undersigned, and their successors and assigns, hereby declare that the property described in Section I hereof is held and shall be transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations and charges hereinafter set forth.

SECTION I

The real property which is and shall be held and which shall be transferred and sold and conveyed subject to the conditions, restrictions, covenants, reservations, and charges with respect to the various portions thereof set forth in the several sections and subdivisions of this declaration is more particularly described as follows (and herein referred to as "The Subject Land"):

All land owned by Champaign County lying adjacent to the western and northern boundaries of Lot 1 in Champaign County Nursing Home Subdivision, in the City of Urbana, Champaign County, Illinois

PIN# Part of 91-21-16-200-005 (but excluding Lot 1 in Champaign County Nursing Home Subdivision)

SECTION II

As a condition of approval of the Champaign County Nursing Home Minor Subdivision, and the granting of certain waivers in connection therewith, the City of Urbana has agreed to defer the requirement of sidewalk installation along the west side of the north-south portion of Art Bartell Road and the north side of the east-west portion thereof. In consideration thereof, the Subject Land is hereby subjected to the following covenant: In the event of further subdivision of the Subject Land, the County or subsequent owner(s) of the property affected will construct the sidewalk along the west and north side of the adjacent portions of Art Bartell Road, at the County's or subsequent owner's expense, within six (6) months of passage of a City Council resolution to do so; or the City will construct and charge the then owners and/or the County as applicable. Construction standards and dimensions must comply with the Urbana Subdivision and Land Development Code and Manual of Practice, as amended from time to time. The sidewalk width required as of June 1, 2018, is five feet.

If the County or subsequent owner does not install or pay for the installation of sidewalks, then the City of Urbana has the authority to request the owners of such adjacent property to install sidewalks on the subject property within six (6) months of passage by the City Council of Urbana of a resolution to so do. The City has the authority to construct the sidewalks and charge the then owners for the construction if the then owners do not install the sidewalks as requested. It is agreed by the County that this obligation shall be a covenant running with the land.

SECTION III

The City of Urbana shall be a third-party beneficiary of the improvements of this covenant and shall have the right to enforce the covenants itself against any individual property owner coming into ownership of the described lands. If the County or property owner does not install or pay for the installation of sidewalks, then the City of Urbana has the authority to request the property owner to install sidewalks on the subject property within six (6) months of passage by the City Council of Urbana of a resolution to so do. The City has the authority to construct the sidewalks and charge the then owners for the construction if the then owners do not install the sidewalks as requested.

SECTION IV

It is agreed by the County that this obligation shall be a covenant running with the land.

SECTION V

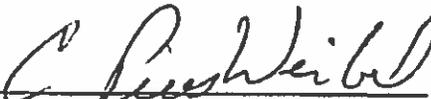
Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

SECTION VI

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the County of Champaign has executed this Declaration this 25th
day of July, 2018.

THE COUNTY OF CHAMPAIGN

By: 
C. Pius Weibel, Chair
Champaign County Board

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN)

SS

I, a Notary Public of the State of Illinois, hereby affirm that C. Pius Weibel, who is personally known to me, appeared before me this 25 day of ~~June~~, 2018, and signed the foregoing instrument, or affirmed that he had signed the foregoing instrument, as his free and voluntary act on behalf of the County of Champaign, duly approved, for the uses and purposes therein set forth.

Debbie L. Heiser
Notary Public

Ⓢ **Prepared by and Return to:**
The County of Champaign State's Attorney
1776 E. Washington
Urbana IL 61801

*City of Urbana
Marius Ricci
400 S. Vine St
Urbana, IL 61802*



07/27/2018 3:10:51 PM
CITY OF URBANA

TRANSACTION # 4101878
DOCUMENT # 2018R13000

COVENANTS
RECORDING FEE: 51.00
TOTAL: 51.00
CHECK: 51.00 CHAMPAIGN COUNTY 0003400

THANK YOU

MARK SHELLEN
CHAMPAIGN COUNTY
RECORDER
(217) 384-3774

07/27/2018 3:13:29 PM
COMMUNITY DEVELOPMENT

TRANSACTION # 4101879
DOCUMENT # 2018R13001

COVENANTS
RECORDING FEE: 51.00
TOTAL: 51.00
CHECK: 51.00 CHAMPAIGN COUNTY IL 0003
400

THANK YOU

MARK SHELLEN
CHAMPAIGN COUNTY
RECORDER
(217) 384-3774

07/27/2018 2:40:26 PM
CITY OF URBANA

TRANSACTION # 4101872
DOCUMENT # 2018R12996

PLAT
PLAT FEE: 98.00
TOTAL: 98.00
CHECK: 98.00 CHAMPAIGN COUNTY IL 0003
400

THANK YOU

MARK SHELLEN
CHAMPAIGN COUNTY
RECORDER
(217) 384-3774



Johnson Controls
50 Technology Dr.
Westminster MA 01441

Tel: 978-731-7317
paul.joseph.vautour@jci.com
www.johnsoncontrols.com

Subject: The 4020 Fire Alarm Panel

The original 4020 panel was released in 1992 and supported up to 254 addressable points. The 4020+ with support for 508 addressable points was released in 1996 and was discontinued in February of 2002. In addition to the addressable point capacity, both versions supported up to 20 points that could be configured as a conventional zone, notification appliance or an auxiliary relay. We continued to support the product for a full 13 years after it was discontinued for new sales with service parts and expansion modules. The raw materials and components required to build service boards for the 4020 became very difficult to source and it got to the point that we were no longer able to provide service replacement parts to repair 4020 systems.

The 4020 panel could also be configured as a transponder on a 4100 / 4120 network. In order to make a 4020 upgrade as cost effective as possible, we provide the following upgrade paths:

The 4007ES

The 4007ES comes with 100 addressable points in its base unit and can be expanded in 75 point increments to allow for 250 total addressable points. The 4007ES is a networkable panel that accommodate TrueAlert ES addressable notification appliances as well as the staples of our e-services offerings TrueInsight and ExacTech

4 loop 1,000 point 4010ES

The 4010ES can be expanded to allow for up to four 250 point loops for a total of 1,000 addressable points. The 4010ES is a networkable panels that accommodate TrueAlert ES addressable notification appliances as well as the staples of our e-services offerings TrueInsight and ExacTech.



Given the age of an existing 4020 system combined with the lack of service parts it is recommended that any customer who still has a 4020 system installed begin the transition plan to an upgraded system as soon as possible to avoid the potential of expensive fire watches and an unplanned emergency upgrade.

Respectfully,

A handwritten signature in black ink, appearing to read "Paul J. Vautour". The signature is written in a cursive style and is positioned above a horizontal dashed line that extends to the right.

Paul J. Vautour
Sr. Fire Alarm Product Manager –
Fire Detection Products Panels and Workstations
Johnson Controls
50 Technology Drive
Westminster, Ma. 01441
paul.joseph.vautour@jci.com



686 High Point Lane
 EAST PEORIA, IL 61611-9329
 (309) 694 8000
 FAX: (309) 694 8007

Johnson Controls Quotation

TO:
 Champaign Co Physical Plant
 1776 E Washington St
 URBANA, IL 61802-4578
 Attn: Dana Brenner
 (217) 493-8547 EXT() Fax:

Project: Champ Physical Plant Device Up
 Customer Reference: Champ Physical Plant Device Up
 Johnson Controls Reference: 375424702
 Date: 08/06/2018
 Page 1 of 5

Johnson Controls is pleased to offer for your consideration this quotation for the above project.

QUANTITY	MODEL NUMBER	DESCRIPTION
25	4098-9792	SENSOR BASE
17	4098-9714	PHOTO SENSOR
8	4098-9733	HEAT SENSOR
10	4099-9006	STATION-LED, DA PUSH ADDR
6	4090-9001	SUPERVISED IAM
1	4903-9252	HORN/STROBE-15CD-RED
1	DPIM	INSTALLATION MATERIALS

Total net selling price, FOB shipping point, \$8,826.00

Comments

Scope: Proposal to upgrade zone devices on IO9 through IO13 to addressable devices for existing MAPNET channel. Price includes installation, programming, and commissioning.

Note: Quote is based on reusing existing zone wiring to be field verified for integrity. Any wire runs deemed defective will be replaced per change order.

This quotation includes material and labor, is valid for 30 days, and is based upon acceptance of delivery within one (1) year. All work performed by a JCI-Simplex technician. Labor based on prevailing wage for Champaign County. Any additional device coverage needed as required by the local authority having jurisdiction (AHJ) will be provided on a separate quote.

Orders over \$1000.00 will require a written purchase order.

Excludes:

Monitoring, Network Access, Notification Devices and Sync, Taxes, Fees, Permits, Bonding, Paint, Plastering, Patchwork, TVSS, Lift Rental, Conduit, and Raceway unless otherwise noted.

Regards,
 Dan Galletti
 Electronic Service Sales Executive
 SimplexGrinnell (A Tyco International Company)
 686 High Point Lane, East Peoria, IL 61611 USA

THIS QUOTATION AND ANY RESULTING CONTRACT SHALL BE SUBJECT TO THE GENERAL TERMS AND CONDITIONS ATTACHED HERETO.
 Fire, Security, Communications, Sales & Service
 Offices & Representatives in Principal Cities throughout North America



Project: Champ Physical Plant Device Up
Customer Reference: Champ Physical Plant Device Up
Johnson Controls Reference: 375424702
Date: 08/06/2018
Page 2 of 5

Johnson Controls Quotation

Comments (continued)

Cell: 309-349-5140
Fax: 309-694-8007
www.tycosimplexgrinnell.com <<http://www.tycosimplexgrinnell.com>>

Fire, Security, Communications, Sales & Service
Offices & Representatives in Principal Cities throughout North America

TERMS AND CONDITIONS (Rev. 4/18)

1. Payment. Payments shall be invoiced and due in accordance with the terms and conditions set forth above. Work performed on a time and material basis shall be at Company's then-prevailing rate for material, labor, and related items, in effect at the time supplied under this Agreement. Company shall invoice Customer for progress payments to one hundred (100%) percent based upon equipment delivered or stored, and services performed. Customers without established satisfactory credit shall make payments of cash in advance, upon delivery or as otherwise specified by Company. Where Customer establishes and maintains satisfactory credit, payments shall be due and payable thirty (30) days from date of invoice. Company reserves the right to revoke or modify Customer's credit in its sole discretion. Customer's failure to make payment when due is a material breach of this Agreement. If Customer fails to make any payment when due, in addition to any other rights and remedies available, Company shall have the right, at Company's sole discretion, to stop performing any Services and/or withhold further deliveries of materials, until the account is current. In the event payment is not received when due, Company may, at its discretion, assess late fees at the rate of 1.5% per month or the maximum rate allowed by law. Customer agrees to pay all costs of collection, including without limitation costs, fees, and attorneys' fees. Customer's failure to make payment when due is a material breach of this Agreement until the account is current.

2. Pricing. The pricing set forth in this Agreement is based on the number of devices to be installed and services to be performed as set forth in the Scope of Work ("Equipment" and "Services"). If the actual number of devices installed or services to be performed is greater than that set forth in the Scope of Work, the price will be increased accordingly. If this Agreement extends beyond one year, Company may increase prices upon notice to the Customer. Customer agrees to pay all taxes, permits, and other charges, including but not limited to state and local sales and excise taxes, however designated, levied or based on the service charges pursuant to this Agreement. Prices in any quotation or proposal from Company are subject to change upon notice sent to Customer at any time before the quotation or proposal has been accepted. Prices for products covered may be adjusted by Company, upon notice to Customer at any time prior to shipment, to reflect any increase in Company's cost of raw materials (e.g., steel, aluminum) incurred by Company after issuance of Company's applicable proposal or quotation.

3. Alarm Monitoring Services. Any reference to alarm monitoring services in this Agreement is included for pricing purposes only. Alarm monitoring services are performed pursuant to the terms and conditions of Company's standard alarm monitoring services agreement.

4. Code Compliance. Company does not undertake an obligation to inspect for compliance with laws or regulations unless specifically stated in the Scope of Work. Customer acknowledges that the Authority Having Jurisdiction (e.g. Fire Marshal) may establish additional requirements for compliance with local codes. Any additional services or equipment required will be provided at an additional cost to Customer.

5. Limitation of Liability; Limitations of Remedy. It is understood and agreed by the Customer that Company is not an insurer and that insurance coverage shall be obtained by the Customer and that amounts payable to company hereunder are based upon the value of the services and the scope of liability set forth in this Agreement and are unrelated to the value of the Customer's property and the property of others located on the premises. Customer agrees to look exclusively to the Customer's insurer to recover for injuries or damage in the event of any loss or injury and that Customer releases and

waives all right of recovery against Company arising by way of subrogation. Company makes no warranty or Warranty, including any implied warranty of merchantability or fitness for a particular purpose that equipment or services supplied by Company will detect or avert occurrences or the consequences therefrom that the equipment or service was designed to detect or avert. It is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure on the part of Company to perform any of its obligations under this Agreement. Accordingly, Customer agrees that, Company shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences therefrom, which the equipment or service was designed to detect or avert. Should Company be found liable for any loss, damage or injury arising from a failure of the equipment or service in any respect, Company's liability shall be limited to an amount equal to the Agreement price (as increased by the price for any additional work) or where the time and material payment term is selected, Customer's time and material payments to Company. Where this Agreement covers multiple sites, liability shall be limited to the amount of the payments allocable to the site where the incident occurred. Such sum shall be complete and exclusive. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGE, LOSS, INJURY, OR ANY OTHER CLAIM ARISING FROM ANY SERVICING, ALTERATIONS, MODIFICATIONS, CHANGES, OR MOVEMENTS OF THE COVERED SYSTEM(S) OR ANY OF ITS COMPONENT PARTS BY THE CUSTOMER OR ANY THIRD PARTY. COMPANY SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO DAMAGES ARISING FROM THE USE, LOSS OF THE USE, PERFORMANCE, OR FAILURE OF THE COVERED SYSTEM(S) TO PERFORM. The limitations of liability set forth in this Agreement shall inure to the benefit of all parents, subsidiaries and affiliates of company, whether direct or indirect, company's employees, agents, officers and directors.

6. Reciprocal Waiver of Claims (SAFETY Act). Certain of Company's systems and services have received Certification and/or Designation as Qualified Anti-Terrorism Technologies ("QATT") under the Support Anti-terrorism by Fostering Effective Technologies Act of 2002, 6 U.S.C. §§ 441-444 (the "SAFETY Act"). As required under 6 C.F.R. 25.5 (e), to the maximum extent permitted by law, Company and Customer hereby agree to waive their right to make any claims against the other for any losses, including business interruption losses, sustained by either party or their respective employees, resulting from an activity resulting from an "Act of Terrorism" as defined in 6 C.F.R. 25.2, when QATT have been deployed in defense against, response to, or recovery from such Act of Terrorism.

7. General Provisions. Customer has selected the service level desired after considering and balancing various levels of protection afforded, and their related costs. All work to be performed by Company will be performed during normal working hours of normal working days (8:00 a.m. – 5:00 p.m., Monday through Friday, excluding Company holidays), as defined by Company, unless additional times are specifically described in this Agreement. Company will perform the services described in the Scope of Work section ("Services") for one or more system(s) or equipment as described in the Scope of Work section or the listed attachments ("Covered System(s)"). The Customer shall promptly notify Company of any malfunction in the Covered System(s) which comes to Customer's attention. This Agreement assumes the Covered System(s) are in operational and maintainable condition as of the Agreement

date. If, upon initial inspection, Company determines that repairs are recommended, repair charges will be submitted for approval prior to any work. Should such repair work be declined, Company shall be relieved from any and all liability arising therefrom UNLESS OTHERWISE SPECIFIED IN THIS AGREEMENT, ANY INSPECTION (AND, IF SPECIFIED, TESTING) PROVIDED UNDER THIS AGREEMENT DOES NOT INCLUDE ANY MAINTENANCE, REPAIRS, ALTERATIONS, REPLACEMENT OF PARTS, OR ANY FIELD ADJUSTMENTS WHATSOEVER, NOR DOES IT INCLUDE THE CORRECTION OF ANY DEFICIENCIES IDENTIFIED BY COMPANY TO CUSTOMER. COMPANY SHALL NOT BE RESPONSIBLE FOR EQUIPMENT FAILURE OCCURRING WHILE COMPANY IS IN THE PROCESS OF FOLLOWING ITS INSPECTION TECHNIQUES, WHERE THE FAILURE ALSO RESULTS FROM THE AGE OR OBSOLESCENCE OF THE ITEM OR DUE TO NORMAL WEAR AND TEAR. THIS AGREEMENT DOES NOT COVER SYSTEMS, EQUIPMENT, COMPONENTS OR PARTS THAT ARE BELOW GRADE, BEHIND WALLS OR OTHER OBSTRUCTIONS OR EXTERIOR TO THE BUILDING, ELECTRICAL WIRING, AND PIPING.

8. Customer Responsibilities. Customer shall furnish all necessary facilities for performance of its work by Company, adequate space for storage and handling of materials, light, water, heat, heat tracing, electrical service, local telephone, watchman, and crane and elevator service and necessary permits. Where wet pipe system is installed, Customer shall supply and maintain sufficient heat to prevent freezing of the system. Customer shall promptly notify Company of any malfunction in the Covered System(s) which comes to Customer's attention. This Agreement assumes any existing system(s) are in operational and maintainable condition as of the Agreement date. If, upon initial inspection, Company determines that repairs are recommended, repair charges will be submitted for approval prior to any work. Should such repair work be declined, Company shall be relieved from any and all liability arising therefrom. Customer shall further:

- supply required schematics and drawings unless they are to be supplied by Company in accordance with this Agreement.
- Provide a safe work environment, in the event of an emergency or Covered System(s) failure, take reasonable safety precautions to protect against personal injury, death, and property damage, continue such measures until the Covered System(s) are operational, and notify Company as soon as possible under the circumstances.
- Provide Company access to any system(s) to be serviced,
- Comply with all laws, codes, and regulations pertaining to the equipment and/or services provided under this agreement.

9. Excavation. In the event the Work includes excavation, Customer shall pay, as an extra to the contract price, the cost of any additional work performed by Company due to water, quicksand, rock or other unforeseen condition or obstruction encountered or shoring required.

10. Structure and Site Conditions. While employees of Company will exercise reasonable care in this respect, Company shall be under no responsibility for loss or damage due to the character, condition or use of foundations, walls, or other structures not erected by it or resulting from the excavation in proximity thereto or for damage resulting from concealed piping, wiring, fixtures, or other equipment or condition of water pressure. All shoring or protection of foundation, walls or other structures subject to being disturbed by any excavation required hereunder shall be the responsibility of Customer. Customer shall have all things in readiness for installation including, without limitation, structure to support the sprinkler system and related equipment (including tanks), other materials, floor or suitable working base, connections and facilities for erection at the time the materials are delivered. In the event Customer fails

to have all things in readiness at the time scheduled for receipt of materials. Customer shall reimburse Company for all expenses caused by such failure. Failure to make areas available to Company during performance in accordance with schedules that are the basis for Company's proposal shall be considered a failure to have things in readiness in accordance with the terms of this Agreement.

11. Confined Space. If access to confined space by Company is required for the performance of Services, Services shall be scheduled and performed in accordance with Company's then-current hourly rate.

12. Hazardous Materials. Customer represents that, except to the extent that Company has been given written notice of the following hazards prior to the execution of this Agreement, to the best of Customer's knowledge there is no:

- "permit confined space," as defined by OSHA,
- risk of infectious disease,
- need for air monitoring, respiratory protection, or other medical risk,
- asbestos, asbestos-containing material, formaldehyde or other potentially toxic or otherwise hazardous material contained in or on the surface of the floors, walls, ceilings, insulation or other structural components of the area of any building where work is required to be performed under this Agreement.

All of the above are hereinafter referred to as "Hazardous Conditions". Company shall have the right to rely on the representations listed above. If hazardous conditions are encountered by Company during the course of Company's work, the discovery of such materials shall constitute an event beyond Company's control and Company shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Customer as certified in writing by an independent testing agency, and Customer shall pay disruption expenses and re-mobilization expenses as determined by Company. This Agreement does not provide for the cost of capture, containment or disposal of any hazardous waste materials, or hazardous materials, encountered in any of the Covered System(s) and/or during performance of the Services. Said materials shall at all times remain the responsibility and property of Customer. Company shall not be responsible for the testing, removal or disposal of such hazardous materials.

13. OSHA Compliance. Customer shall indemnify and hold Company harmless from and against any and all claims, demands and/or damages arising in whole or in part from the enforcement of the Occupational Safety Health Act (and any amendments or changes thereto) unless said claims, demands or damages are a direct result of causes within the exclusive control of Company.

14. Interferences. Customer shall be responsible to coordinate the work of other trades (including but not limited to ducting, piping, and electrical) and for and additional costs incurred by Company arising out of interferences to Company's work caused by other trades.

15. Modifications and Substitutions. Company reserves the right to modify materials, including substituting materials of later design, providing that such modifications or substitutions will not materially affect the performance of the Covered System(s).

16. Changes, Alterations, Additions. Changes, alterations and additions to the Scope of Work, plans, specifications or construction schedule shall be invalid unless approved in writing by Company. Should changes be approved by Company, that increase or decrease the cost of the work to Company, the parties shall agree, in writing, to the change in price prior to performance of any work. However if no agreement is reached prior to the time for performance of said work, and Company elects to perform said work so as to avoid delays, then Company's estimate as to the value of said work shall be deemed accepted by Customer. In addition, Customer shall pay for all extra work requested by Customer or made necessary because of incompleteness or inaccuracy of plans or other information submitted by Customer with respect to the location,

type of occupancy, or other details of the work to be performed. In the event the layout of Customer's facilities has been altered, or is altered by Customer prior to the completion of the Work, Customer shall advise Company, and prices, delivery and completion dates shall be changed by Company as may be required.

17. Commodities Availability. Company shall not be responsible for failure to provide services, deliver products, or otherwise perform work required by this Agreement due to lack of available steel products or products made from plastics or other commodities. In the event Company is unable, after reasonable commercial efforts, to acquire and provide steel products, or products made from plastics or other commodities, if required to perform work required by this Agreement, Customer hereby agrees that Company may terminate the Agreement, or the relevant portion of the Agreement, at no additional cost and without penalty. Customer agrees to pay Company in full for all work performed up to the time of any such termination.

18. Project Claims. Any claim of failure to perform against Company arising hereunder shall be deemed waived unless received by Company, in writing specifically setting forth the basis for such claim, within ten (10) days after such claims arises.

19. Backcharges. No charges shall be levied against Company unless seventy-two (72) hours prior written notice is given to Company to correct any alleged deficiencies which are alleged to necessitate such charges and unless such alleged deficiencies are solely and directly caused by Company.

20. System Equipment. The purchase of equipment or peripheral devices (including but not limited to smoke detectors, passive infrared detectors, card readers, sprinkler system components, extinguishers and hoses) from Company shall be subject to the terms and conditions of this Agreement. If, in Company's sole judgment, any peripheral device or other system equipment, which is attached to the Covered System(s), whether provided by Company or a third party, interferes with the proper operation of the Covered System(s), Customer shall remove or replace such device or equipment promptly upon notice from Company. Failure of Customer to remove or replace the device shall constitute a material breach of this Agreement. If Customer adds any third party device or equipment to the Covered System(s), Company shall not be responsible for any damage to or failure of the Covered System(s) caused in whole or in part by such device or equipment.

21. Reports. Where inspection and/or test services are selected, such inspection and/or test shall be completed on Company's then current Report form, which shall be given to Customer, and, where applicable, Company may submit a copy thereof to the local authority having jurisdiction. The Report and recommendations by Company are only advisory in nature and are intended to assist Customer in reducing the risk of loss to property by indicating obvious defects or impairments noted to the system and equipment inspected and/or tested. They are not intended to imply that no other defects or hazards exist or that all aspects of the Covered System(s), equipment, and components are under control at the time of inspection. Final responsibility for the condition and operation of the Covered System(s) and equipment and components lies with Customer.

22. Limited Warranty. Subject to the limitations below, Company warrants any equipment (as distinguished from the Software) installed pursuant to this Agreement to be free from defects in material and workmanship under normal use for a period of one (1) year from the date of first beneficial use or all or any part of the Covered System(s) or 18 months after Equipment shipments, whichever is earlier, provided however, that Company's sole liability, and Customer's sole remedy, under this limited warranty shall be limited to the repair or replacement of the Equipment or any part thereof, which Company determines is defective, at Company's sole option and subject to the availability of service personnel and parts, as determined by Company. Company warrants expendable items, including, but not limited to, video and print heads, television camera tubes,

video monitor displays tubes, batteries and certain other products in accordance with the applicable manufacturer's warranty. Company does not warrant devices designed to fail in protecting the System, such as, but not limited to, fuses and circuit breakers. Company warrants that any Company software described in this Agreement, as well as software contained in or sold as part of any Equipment described in this Agreement, will reasonably conform to its published specifications in effect at the time of delivery and for ninety (90) days after delivery. However, Customer agrees and acknowledges that the software may have inherent defects because of its complexity. Company's sole obligation with respect to software, and Customer's sole remedy, shall be to make available published modifications, designed to correct inherent defects, which become available during the warranty period. If Repair Services are included in this Agreement, Company warrants that its workmanship and material for repairs made pursuant to this Agreement will be free from defects for a period of ninety (90) days from the date of furnishing.

EXCEPT AS EXPRESSLY SET FORTH HEREIN, COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPORTED HEREUNDER.

Warranty service will be performed during Company's normal working hours. If Customer requests warranty service at other than normal working hours, service will be performed at Company's then current rates for after hours services. All repairs or adjustments that are or may become necessary shall be performed by and authorized representative of Company. Any repairs, adjustments or interconnections performed by Customer or any third party shall void all warranties.

23. Indemnity. Customer agrees to indemnify, hold harmless and defend Company against any and all losses, damages, costs, including expert fees and costs, and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions whether or not Customer pre-notifies Company of the existence of said hazardous conditions arising in any way from any act or omission of Customer or Company relating in any way to this Agreement, including but not limited to the Services under this Agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise. Company reserves the right to select counsel to represent it in any such action.

24. Insurance. Customer shall name Company, its officers, employees, agents, subcontractors, suppliers, and representatives as additional insureds on Customer's general liability and auto liability policies.

25. Termination. Any termination under the terms of this Agreement shall be made in writing. In the event Customer terminates this Agreement prior to completion for any reason not arising solely from Company's performance or failure to perform, Customer understands and agrees that Company will incur costs of administration and preparation that are difficult to estimate or determine. Accordingly, should Customer terminate this Agreement as described above, Customer agrees to pay all charges incurred for products and equipment installed and services performed, and in addition pay an amount equal to twenty (20%) percent of the price of products and equipment not yet delivered and Services not yet performed, return all products and equipment delivered and pay a restocking fee of twenty (20%) percent the price of products or equipment returned. Company may terminate this Agreement immediately at its sole discretion upon the occurrence of any Event of Default as hereinafter defined. Company may also terminate this Agreement at its sole discretion upon notice to Customer if Company's performance of its obligations under this Agreement becomes impracticable due to obsolescence of equipment at



Customer's premises or unavailability of parts.

26. Default. An Event of Default shall be 1) failure of the Customer to pay any amount within ten (10) days after the amount is due and payable, 2) abuse of the System or the Equipment, 3) dissolution, termination, discontinuance, insolvency or business failure of Customer. Upon the occurrence of an Event of Default, Company may pursue one or more of the following remedies, 1) discontinue furnishing Services, 2) by written notice to Customer declare the balance of unpaid amounts due and to become due under the this Agreement to be immediately due and payable, provided that all past due amounts shall bear interest at the rate of 1 1/2% per month (18% per year) or the highest amount permitted by law, 3) receive immediate possession of any equipment for which Customer has not paid. 4) proceed at law or equity to enforce performance by Customer or recover damages for breach of this Agreement, and 5) recover all costs and expenses, including without limitation reasonable attorneys' fees, in connection with enforcing or attempting to enforce this Agreement.

27. Exclusions. Unless expressly included in the Scope of Work, this Agreement expressly excludes, without limitation, testing inspection and repair of duct detectors, beam detectors, and UV/IR equipment; provision of fire watches; clearing of ice blockage; draining of improperly pitched piping; replacement of batteries; recharging of chemical suppression systems; reloading of, upgrading, and maintaining computer software; system upgrades and the replacement of obsolete systems, equipment, components or parts, making repairs or replacements necessitated by reason of negligence or misuse of components or equipment or changes to Customer's premises, vandalism, corrosion (including but not limited to micro-bacterially induced corrosion ("MIC")), power failure, current fluctuation, failure due to non-Company installation, lightning, electrical storm, or other severe weather, water, accident, fire, acts of God or any other cause external to the Covered System(s). Repair Services provided pursuant to this Agreement do not cover and specifically excludes system upgrades and the replacement of obsolete systems, equipment, components or parts. All such services may be provided by Company at Company's sole discretion at an additional charge. If Emergency

Services are expressly included in the scope of work section, the Agreement price does not include travel expenses.

28. No Option to Solicit. Customer shall not, directly or indirectly, on its own behalf or on behalf of any other person, business, corporation or entity, solicit or employ any Company employee, or induce any Company employee to leave his or her employment, for a period of two years after termination of this Agreement.

29. Force Majeure; Delays. Company shall not be liable for any damage or penalty for delays or failure to perform work due to acts of God, acts or omissions of Customer, acts of civil or military authorities, Government regulations or priorities, fires, epidemics, quarantine, restrictions, war, riots, civil disobedience or unrest, strikes, delays in transportation, vehicle shortages, differences with workmen, inability to obtain necessary labor, material or manufacturing facilities, defaults of Company's subcontractors, failure or delay in furnishing complete information by Customer with respect to location or other details of work to be performed, impossibility or impracticability of performance or any other cause or causes beyond Company's control, whether or not similar to the foregoing. In the event of any delay caused as aforesaid, completion shall be extended for a period equal to any such delay, and this contract shall not be void or voidable as a result of the delay. In the event work is temporarily discontinued by any of the foregoing, all unpaid installments of the contract price, less an amount equal to the value of material and labor not furnished, shall be due and payable upon receipt of invoice by Customer.

30. One-Year Limitation on Actions; Choice of Law. It is agreed that no suit, or cause of action or other proceeding shall be brought against either party more than one (1) year after the accrual of the cause of action or one (1) year after the claim arises, whichever is shorter, whether known or unknown when the claim arises or whether based on tort, contract, or any other legal theory. The laws of Massachusetts shall govern the validity, enforceability, and interpretation of this Agreement.

31. Assignment. Customer may not assign this Agreement without Company's prior written consent. Company may assign this Agreement to an affiliate without obtaining Customer's consent.

32. Entire Agreement. The parties intend this Agreement, together with any attachments or Riders (collectively the "Agreement") to be the final, complete and exclusive expression of their Agreement and the terms and conditions thereof. This Agreement supersedes all prior representations, understandings or agreements between the parties, written or oral, and shall constitute the sole terms and conditions of sale for all equipment and services. No waiver, change, or modification of any terms or conditions of this Agreement shall be binding on Company unless made in writing and signed by an Authorized Representative of Company.

33. Severability. If any provision of this Agreement is held by any court or other competent authority to be void or unenforceable in whole or in part, this Agreement will continue to be valid as to the other provisions and the remainder of the affected provision.

34. Legal Fees. Company shall be entitled to recover from the customer all reasonable legal fees incurred in connection with Company enforcing the terms and conditions of this Agreement.

35. License Information (Security System Customers): AL Alabama Electronic Security Board of Licensure 7956 Vaughn Road, Pmb 392, Montgomery, Alabama 36116 (334) 264-9388. AR Regulated by: Arkansas Board of Private Investigators And Private Security Agencies, #1 State Police Plaza Drive, Little Rock 72209 (501)618-8600: CA Alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA, 95814. Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act: NY Licensed by N.Y.S. Department of the State: TX Texas Commission on Private Security, 5805 N. Lamar Blvd., Austin, 78752-4422, 512-424-7710 License numbers available at www.jci.com or contact your local Johnson Controls office.

IMPORTANT NOTICE TO CUSTOMER

In accepting this Proposal, Customer agrees to the terms and conditions contained herein including those on the following pages of this Agreement and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that the Customer may issue. Any changes in the system requested by the Customer after the execution of this Agreement shall be paid for by the Customer and such changes shall be authorized in writing. **ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS ON THE FOLLOWING PAGES. This proposal shall be void if not accepted in writing within thirty (30) days from the date of the Proposal.**

<p>Offered By: Johnson Controls Fire Protection LP License#: 686 High Point Lane EAST PEORIA, IL 61611-9329 Telephone: (309) 694 8000 Fax: 309-694-8007 Representative: Dan Galletti Email: dgalletti@simplexgrinnell.com</p>	<p>Accepted By: (Customer) Company: _____ Address: _____ Signature: _____ Title: _____ P.O.#: _____ Date: _____</p>
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Fire, Security, Communications, Sales & Service
 Offices & Representatives in Principal Cities throughout North America



686 High Point Lane
 EAST PEORIA, IL 61611-9329
 (309) 694 8000
 FAX: (309) 694 8007

Johnson Controls Quotation

TO:
 Champaign Co Physical Plant
 1776 E Washington St
 URBANA, IL 61802-4578
 Attn: Dana Brenner
 (217) 493-8547 EXT(____) Fax:

Project: Champ Physical Plant FACP Upgr
 Customer Reference: Champ Physical Plant FACP Upgr
 Johnson Controls Reference: 375424701
 Date: 08/06/2018
 Page 1 of 5

Johnson Controls is pleased to offer for your consideration this quotation for the above project.

QUANTITY	MODEL NUMBER	DESCRIPTION
1	4100-9111	4100ES PRECONFIG DOMESTIC 120V
1	4100-0634	POWER DISTRIBUTION MODULE 120V
1	4100-0638	ADDITIONAL 24V HARNESS
16	4100-1279	2 BLANK DISPLAY MODULE
2	4100-2300	EXPANSION BAY (PHASE 10 ONLY)
1	4100-2303	LEGACY CARD STABILIZER BRKT
1	4100-3102	MAPNET MODULE, UP TO 127 PTS
1	4100-3204	4 POINT 2 AMP AUX RELAY MODULE
2	4100-5013	8 POINT ZONE/RELAY MODULE
1	4100-5101	XPS POWER, 3 NACS, 120VAC
1	4100-6052	EVENT/POINT REPORTING DACT
1	41002153	INDICATOR ONLY 3 BAY GLASS
1	41007905	FACTORY BUILT-MAIN CONFIGURED
1	2975-9446	3 BAY BB/GDOOR/DRESS PNL PLAT
2	2081-9275	BATTERY 18AH
1	DPFA	Remote Annun Chip Upgrade
1	ETHEDROP	ETHERNET-NETWORK COMPATIBLE
1	DPIM	INSTALLATION MATERIALS

Total net selling price, FOB shipping point, \$11,566.00

Comments

Scope: Proposal to upgrade obsolete legacy 4020 Fire Panel with new 4100ES FACP. Price includes installation, programming, and commissioning.

This quotation includes material and labor, is valid for 30 days, and is based upon acceptance of delivery within one (1) year. All work performed by a JCI-Simplex technician. Labor based on prevailing wage for Champaign County. Any additional device coverage needed as required by the local authority having jurisdiction (AHJ) will be provided on a separate quote.

Orders over \$1000.00 will require a written purchase order.

**THIS QUOTATION AND ANY RESULTING CONTRACT SHALL BE SUBJECT TO THE GENERAL TERMS AND CONDITIONS ATTACHED HERETO.
 Fire, Security, Communications, Sales & Service
 Offices & Representatives in Principal Cities throughout North America**



Project: Champ Physical Plant FACP Upgr
Customer Reference: Champ Physical Plant FACP Upgr
Johnson Controls Reference: 375424701
Date: 08/06/2018
Page 2 of 5

Johnson Controls Quotation

Comments (continued)

Excludes:

Monitoring, Network Access, Notification Devices and Sync, Taxes, Fees, Permits, Bonding, Paint, Plastering, Patchwork, TVSS, Lift Rental, Conduit, and Raceway unless otherwise noted.

Regards,

Dan Galletti

Electronic Service Sales Executive

SimplexGrinnell (A Tyco International Company)

686 High Point Lane, East Peoria, IL 61611 USA

Cell: 309-349-5140

Fax: 309-694-8007

www.tycosimplexgrinnell.com <<http://www.tycosimplexgrinnell.com>>

Fire, Security, Communications, Sales & Service
Offices & Representatives in Principal Cities throughout North America

TERMS AND CONDITIONS (Rev. 4/18)

1. Payment. Payments shall be invoiced and due in accordance with the terms and conditions set forth above. Work performed on a time and material basis shall be at Company's then-prevailing rate for material, labor, and related items, in effect at the time supplied under this Agreement. Company shall invoice Customer for progress payments to one hundred (100%) percent based upon equipment delivered or stored, and services performed. Customers without established satisfactory credit shall make payments of cash in advance, upon delivery or as otherwise specified by Company. Where Customer establishes and maintains satisfactory credit, payments shall be due and payable thirty (30) days from date of invoice. Company reserves the right to revoke or modify Customer's credit in its sole discretion. Customer's failure to make payment when due is a material breach of this Agreement. If Customer fails to make any payment when due, in addition to any other rights and remedies available, Company shall have the right, at Company's sole discretion, to stop performing any Services and/or withhold further deliveries of materials, until the account is current. In the event payment is not received when due, Company may, at its discretion, assess late fees at the rate of 1.5% per month or the maximum rate allowed by law. Customer agrees to pay all costs of collection, including without limitation costs, fees, and attorneys' fees. Customer's failure to make payment when due is a material breach of this Agreement until the account is current.

2. Pricing. The pricing set forth in this Agreement is based on the number of devices to be installed and services to be performed as set forth in the Scope of Work ("Equipment" and "Services"). If the actual number of devices installed or services to be performed is greater than that set forth in the Scope of Work, the price will be increased accordingly. If this Agreement extends beyond one year, Company may increase prices upon notice to the Customer. Customer agrees to pay all taxes, permits, and other charges, including but not limited to state and local sales and excise taxes, however designated, levied or based on the service charges pursuant to this Agreement. Prices in any quotation or proposal from Company are subject to change upon notice sent to Customer at any time before the quotation or proposal has been accepted. Prices for products covered may be adjusted by Company, upon notice to Customer at any time prior to shipment, to reflect any increase in Company's cost of raw materials (e.g., steel, aluminum) incurred by Company after issuance of Company's applicable proposal or quotation.

3. Alarm Monitoring Services. Any reference to alarm monitoring services in this Agreement is included for pricing purposes only. Alarm monitoring services are performed pursuant to the terms and conditions of Company's standard alarm monitoring services agreement.

4. Code Compliance. Company does not undertake an obligation to inspect for compliance with laws or regulations unless specifically stated in the Scope of Work. Customer acknowledges that the Authority Having Jurisdiction (e.g. Fire Marshal) may establish additional requirements for compliance with local codes. Any additional services or equipment required will be provided at an additional cost to Customer.

5. Limitation of Liability; Limitations of Remedy. It is understood and agreed by the Customer that Company is not an insurer and that insurance coverage shall be obtained by the Customer and that amounts payable to company hereunder are based upon the value of the services and the scope of liability set forth in this Agreement and are unrelated to the value of the Customer's property and the property of others located on the premises. Customer agrees to look exclusively to the Customer's insurer to recover for injuries or damage in the event of any loss or injury and that Customer releases and

waives all right of recovery against Company arising by way of subrogation. Company makes no warranty or Warranty, including any implied warranty of merchantability or fitness for a particular purpose that equipment or services supplied by Company will detect or avert occurrences or the consequences therefrom that the equipment or service was designed to detect or avert. It is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure on the part of Company to perform any of its obligations under this Agreement. Accordingly, Customer agrees that, Company shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences therefrom, which the equipment or service was designed to detect or avert. Should Company be found liable for any loss, damage or injury arising from a failure of the equipment or service in any respect, Company's liability shall be limited to an amount equal to the Agreement price (as increased by the price for any additional work) or where the time and material payment term is selected, Customer's time and material payments to Company. Where this Agreement covers multiple sites, liability shall be limited to the amount of the payments allocable to the site where the incident occurred. Such sum shall be complete and exclusive. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGE, LOSS, INJURY, OR ANY OTHER CLAIM ARISING FROM ANY SERVICING, ALTERATIONS, MODIFICATIONS, CHANGES, OR MOVEMENTS OF THE COVERED SYSTEM(S) OR ANY OF ITS COMPONENT PARTS BY THE CUSTOMER OR ANY THIRD PARTY. COMPANY SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO DAMAGES ARISING FROM THE USE, LOSS OF THE USE, PERFORMANCE, OR FAILURE OF THE COVERED SYSTEM(S) TO PERFORM. The limitations of liability set forth in this Agreement shall inure to the benefit of all parents, subsidiaries and affiliates of company, whether direct or indirect, company's employees, agents, officers and directors.

6. Reciprocal Waiver of Claims (SAFETY Act). Certain of Company's systems and services have received Certification and/or Designation as Qualified Anti-Terrorism Technologies ("QATT") under the Support Anti-terrorism by Fostering Effective Technologies Act of 2002, 6 U.S.C. §§ 441-444 (the "SAFETY Act"). As required under 6 C.F.R. 25.5 (e), to the maximum extent permitted by law, Company and Customer hereby agree to waive their right to make any claims against the other for any losses, including business interruption losses, sustained by either party or their respective employees, resulting from an activity resulting from an "Act of Terrorism" as defined in 6 C.F.R. 25.2, when QATT have been deployed in defense against, response to, or recovery from such Act of Terrorism.

7. General Provisions. Customer has selected the service level desired after considering and balancing various levels of protection afforded, and their related costs. All work to be performed by Company will be performed during normal working hours of normal working days (8:00 a.m. - 5:00 p.m., Monday through Friday, excluding Company holidays), as defined by Company, unless additional times are specifically described in this Agreement. Company will perform the services described in the Scope of Work section ("Services") for one or more system(s) or equipment as described in the Scope of Work section or the listed attachments ("Covered System(s)"). The Customer shall promptly notify Company of any malfunction in the Covered System(s) which comes to Customer's attention. This Agreement assumes the Covered System(s) are in operational and maintainable condition as of the Agreement

date. If, upon initial inspection, Company determines that repairs are recommended, repair charges will be submitted for approval prior to any work. Should such repair work be declined, Company shall be relieved from any and all liability arising therefrom UNLESS OTHERWISE SPECIFIED IN THIS AGREEMENT. ANY INSPECTION (AND, IF SPECIFIED, TESTING) PROVIDED UNDER THIS AGREEMENT DOES NOT INCLUDE ANY MAINTENANCE, REPAIRS, ALTERATIONS, REPLACEMENT OF PARTS, OR ANY FIELD ADJUSTMENTS WHATSOEVER, NOR DOES IT INCLUDE THE CORRECTION OF ANY DEFICIENCIES IDENTIFIED BY COMPANY TO CUSTOMER. COMPANY SHALL NOT BE RESPONSIBLE FOR EQUIPMENT FAILURE OCCURRING WHILE COMPANY IS IN THE PROCESS OF FOLLOWING ITS INSPECTION TECHNIQUES. WHERE THE FAILURE ALSO RESULTS FROM THE AGE OR OBSOLESCENCE OF THE ITEM OR DUE TO NORMAL WEAR AND TEAR, THIS AGREEMENT DOES NOT COVER SYSTEMS, EQUIPMENT, COMPONENTS OR PARTS THAT ARE BELOW GRADE, BEHIND WALLS OR OTHER OBSTRUCTIONS OR EXTERIOR TO THE BUILDING, ELECTRICAL WIRING, AND PIPING.

B. Customer Responsibilities. Customer shall furnish all necessary facilities for performance of its work by Company, adequate space for storage and handling of materials, light, water, heat, heat tracing, electrical service, local telephone, watchman, and crane and elevator service and necessary permits. Where wet pipe system is installed, Customer shall supply and maintain sufficient heat to prevent freezing of the system. Customer shall promptly notify Company of any malfunction in the Covered System(s) which comes to Customer's attention. This Agreement assumes any existing system(s) are in operational and maintainable condition as of the Agreement date. If, upon initial inspection, Company determines that repairs are recommended, repair charges will be submitted for approval prior to any work. Should such repair work be declined, Company shall be relieved from any and all liability arising therefrom. Customer shall further:

- supply required schematics and drawings unless they are to be supplied by Company in accordance with this Agreement,
- Provide a safe work environment, in the event of an emergency or Covered System(s) failure, take reasonable safety precautions to protect against personal injury, death, and property damage, continue such measures until the Covered System(s) are operational, and notify Company as soon as possible under the circumstances.
- Provide Company access to any system(s) to be serviced.
- Comply with all laws, codes, and regulations pertaining to the equipment and/or services provided under this agreement.

9. Excavation. In the event the Work includes excavation, Customer shall pay, as an extra to the contract price, the cost of any additional work performed by Company due to water, quicksand, rock or other unforeseen condition or obstruction encountered or shoring required.

10. Structure and Site Conditions. While employees of Company will exercise reasonable care in this respect, Company shall be under no responsibility for loss or damage due to the character, condition or use of foundations, walls, or other structures not erected by it or resulting from the excavation in proximity thereto, or for damage resulting from concealed piping, wiring, fixtures, or other equipment or condition of water pressure. All shoring or protection of foundation, walls or other structures subject to being disturbed by any excavation required hereunder shall be the responsibility of Customer. Customer shall have all things in readiness for installation including, without limitation, structure to support the sprinkler system and related equipment (including tanks), other materials, floor or suitable working base, connections and facilities for erection at the time the materials are delivered. In the event Customer fails

to have all things in readiness at the time scheduled for receipt of materials, Customer shall reimburse Company for all expenses caused by such failure. Failure to make areas available to Company during performance in accordance with schedules that are the basis for Company's proposal shall be considered a failure to have things in readiness in accordance with the terms of this Agreement.

11. Confined Space. If access to confined space by Company is required for the performance of Services, Services shall be scheduled and performed in accordance with Company's then-current hourly rate.

12. Hazardous Materials. Customer represents that, except to the extent that Company has been given written notice of the following hazards prior to the execution of this Agreement, to the best of Customer's knowledge there is no:

- "permit confined space," as defined by OSHA,
- risk of infectious disease,
- need for air monitoring, respiratory protection, or other medical risk,
- asbestos, asbestos-containing material, formaldehyde or other potentially toxic or otherwise hazardous material contained in or on the surface of the floors, walls, ceilings, insulation or other structural components of the area of any building where work is required to be performed under this Agreement.

All of the above are hereinafter referred to as "Hazardous Conditions". Company shall have the right to rely on the representations listed above. If hazardous conditions are encountered by Company during the course of Company's work, the discovery of such materials shall constitute an event beyond Company's control and Company shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Customer as certified in writing by an independent testing agency, and Customer shall pay disruption expenses and re-mobilization expenses as determined by Company. This Agreement does not provide for the cost of capture, containment or disposal of any hazardous waste materials, or hazardous materials, encountered in any of the Covered System(s) and/or during performance of the Services. Said materials shall at all times remain the responsibility and property of Customer. Company shall not be responsible for the testing, removal or disposal of such hazardous materials.

13. OSHA Compliance. Customer shall indemnify and hold Company harmless from and against any and all claims, demands and/or damages arising in whole or in part from the enforcement of the Occupational Safety Health Act (and any amendments or changes thereto) unless said claims, demands or damages are a direct result of causes within the exclusive control of Company.

14. Interferences. Customer shall be responsible to coordinate the work of other trades (including but not limited to ducting, piping and electrical) and for and additional costs incurred by Company arising out of interferences to Company's work caused by other trades.

15. Modifications and Substitutions. Company reserves the right to modify materials, including substituting materials of later design, providing that such modifications or substitutions will not materially affect the performance of the Covered System(s).

16. Changes, Alterations, Additions. Changes, alterations and additions to the Scope of Work, plans, specifications or construction schedule shall be invalid unless approved in writing by Company. Should changes be approved by Company, that increase or decrease the cost of the work to Company, the parties shall agree, in writing, to the change in price prior to performance of any work. However, if no agreement is reached prior to the time for performance of said work, and Company elects to perform said work so as to avoid delays, then Company's estimate as to the value of said work shall be deemed accepted by Customer. In addition, Customer shall pay for all extra work requested by Customer or made necessary because of incompleteness or inaccuracy of plans or other information submitted by Customer with respect to the location,

type of occupancy, or other details of the work to be performed. In the event the layout of Customer's facilities has been altered, or is altered by Customer prior to the completion of the Work, Customer shall advise Company, and prices, delivery and completion dates shall be changed by Company as may be required.

17. Commodities Availability. Company shall not be responsible for failure to provide services, deliver products, or otherwise perform work required by this Agreement due to lack of available steel products or products made from plastics or other commodities. In the event Company is unable, after reasonable commercial efforts, to acquire and provide steel products, or products made from plastics or other commodities, if required to perform work required by this Agreement, Customer hereby agrees that Company may terminate the Agreement, or the relevant portion of the Agreement, at no additional cost and without penalty. Customer agrees to pay Company in full for all work performed up to the time of any such termination.

18. Project Claims. Any claim of failure to perform against Company arising hereunder shall be deemed waived unless received by Company, in writing specifically setting forth the basis for such claim, within ten (10) days after such claims arises.

19. Backcharges. No charges shall be levied against Company unless seventy-two (72) hours prior written notice is given to Company to correct any alleged deficiencies which are alleged to necessitate such charges and unless such alleged deficiencies are solely and directly caused by Company.

20. System Equipment. The purchase of equipment or peripheral devices (including but not limited to smoke detectors, passive infrared detectors, card readers, sprinkler system components, extinguishers and hoses) from Company shall be subject to the terms and conditions of this Agreement. If, in Company's sole judgment, any peripheral device or other system equipment, which is attached to the Covered System(s), whether provided by Company or a third party, interferes with the proper operation of the Covered System(s), Customer shall remove or replace such device or equipment promptly upon notice from Company. Failure of Customer to remove or replace the device shall constitute a material breach of this Agreement. If Customer adds any third party device or equipment to the Covered System(s), Company shall not be responsible for any damage to or failure of the Covered System(s) caused in whole or in part by such device or equipment.

21. Reports. Where inspection and/or test services are selected, such inspection and/or test shall be completed on Company's then current Report form, which shall be given to Customer, and, where applicable, Company may submit a copy thereof to the local authority having jurisdiction. The Report and recommendations by Company are only advisory in nature and are intended to assist Customer in reducing the risk of loss to property by indicating obvious defects or impairments noted to the system and equipment inspected and/or tested. They are not intended to imply that no other defects or hazards exist or that all aspects of the Covered System(s), equipment, and components are under control at the time of inspection. Final responsibility for the condition and operation of the Covered System(s) and equipment and components lies with Customer.

22. Limited Warranty. Subject to the limitations below, Company warrants any equipment (as distinguished from the Software) installed pursuant to this Agreement to be free from defects in material and workmanship under normal use for a period of one (1) year from the date of first beneficial use or all or any part of the Covered System(s) or 18 months after Equipment shipments, whichever is earlier, provided however, that Company's sole liability, and Customer's sole remedy, under this limited warranty shall be limited to the repair or replacement of the Equipment or any part thereof, which Company determines is defective, at Company's sole option and subject to the availability of service personnel and parts, as determined by Company. Company warrants expendable items, including, but not limited to, video and print heads, television camera tubes,

video monitor displays tubes, batteries and certain other products in accordance with the applicable manufacturer's warranty. Company does not warrant devices designed to fail in protecting the System, such as, but not limited to, fuses and circuit breakers. Company warrants that any Company software described in this Agreement, as well as software contained in or sold as part of any Equipment described in this Agreement, will reasonably conform to its published specifications in effect at the time of delivery and for ninety (90) days after delivery. However, Customer agrees and acknowledges that the software may have inherent defects because of its complexity. Company's sole obligation with respect to software, and Customer's sole remedy, shall be to make available published modifications, designed to correct inherent defects, which become available during the warranty period. If Repair Services are included in this Agreement, Company warrants that its workmanship and material for repairs made pursuant to this Agreement will be free from defects for a period of ninety (90) days from the date of furnishing.

EXCEPT AS EXPRESSLY SET FORTH HEREIN, COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPORTED HEREUNDER.

Warranty service will be performed during Company's normal working hours. If Customer requests warranty service at other than normal working hours, service will be performed at Company's then current rates for after hours services. All repairs or adjustments that are or may become necessary shall be performed by and authorized representative of Company. Any repairs, adjustments or interconnections performed by Customer or any third party shall void all warranties.

23. Indemnity. Customer agrees to indemnify, hold harmless and defend Company against any and all losses, damages, costs, including expert fees and costs, and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions whether or not Customer pre-notifies Company of the existence of said hazardous conditions arising in any way from any act or omission of Customer or Company relating in any way to this Agreement, including but not limited to the Services under this Agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise. Company reserves the right to select counsel to represent it in any such action.

24. Insurance. Customer shall name Company, its officers, employees, agents, subcontractors, suppliers, and representatives as additional insureds on Customer's general liability and auto liability policies.

25. Termination. Any termination under the terms of this Agreement shall be made in writing. In the event Customer terminates this Agreement prior to completion for any reason not arising solely from Company's performance or failure to perform, Customer understands and agrees that Company will incur costs of administration and preparation that are difficult to estimate or determine. Accordingly, should Customer terminate this Agreement as described above, Customer agrees to pay all charges incurred for products and equipment installed and services performed, and in addition pay an amount equal to twenty (20%) percent of the price of products and equipment not yet delivered and Services not yet performed, return all products and equipment delivered and pay a restocking fee of twenty (20%) percent the price of products or equipment returned. Company may terminate this Agreement immediately at its sole discretion upon the occurrence of any Event of Default as hereinafter defined. Company may also terminate this Agreement at its sole discretion upon notice to Customer if Company's performance of its obligations under this Agreement becomes impracticable due to obsolescence of equipment at



Customer's premises or unavailability of parts.

26. Default. An Event of Default shall be 1) failure of the Customer to pay any amount within ten (10) days after the amount is due and payable, 2) abuse of the System or the Equipment, 3) dissolution, termination, discontinuance, insolvency or business failure of Customer. Upon the occurrence of an Event of Default, Company may pursue one or more of the following remedies: 1) discontinue furnishing Services, 2) by written notice to Customer declare the balance of unpaid amounts due and to become due under the this Agreement to be immediately due and payable, provided that all past due amounts shall bear interest at the rate of 1 ½% per month (18% per year) or the highest amount permitted by law, 3) receive immediate possession of any equipment for which Customer has not paid. 4) proceed at law or equity to enforce performance by Customer or recover damages for breach of this Agreement, and 5) recover all costs and expenses, including without limitation reasonable attorneys' fees, in connection with enforcing or attempting to enforce this Agreement.

27. Exclusions. Unless expressly included in the Scope of Work, this Agreement expressly excludes, without limitation, testing inspection and repair of duct detectors, beam detectors, and UV/IR equipment; provision of fire watches, clearing of ice blockage; draining of improperly pitched piping; replacement of batteries; recharging of chemical suppression systems; reloading of, upgrading, and maintaining computer software; system upgrades and the replacement of obsolete systems, equipment, components or parts; making repairs or replacements necessitated by reason of negligence or misuse of components or equipment or changes to Customer's premises, vandalism, corrosion (including but not limited to micro-bacterially induced corrosion ("MIC")), power failure, current fluctuation, failure due to non-Company installation, lightning, electrical storm, or other severe weather, water, accident, fire, acts of God or any other cause external to the Covered System(s). Repair Services provided pursuant to this Agreement do not cover and specifically excludes system upgrades and the replacement of obsolete systems, equipment, components or parts. All such services may be provided by Company at Company's sole discretion at an additional charge. If Emergency

Services are expressly included in the scope of work section, the Agreement price does not include travel expenses.

28. No Option to Solicit. Customer shall not, directly or indirectly, on its own behalf or on behalf of any other person, business, corporation or entity, solicit or employ any Company employee, or induce any Company employee to leave his or her employment, for a period of two years after termination of this Agreement.

29. Force Majeure; Delays. Company shall not be liable for any damage or penalty for delays or failure to perform work due to acts of God, acts or omissions of Customer, acts of civil or military authorities, Government regulations or priorities, fires, epidemics, quarantine, restrictions, war, riots, civil disobedience or unrest, strikes, delays in transportation, vehicle shortages, differences with workmen, inability to obtain necessary labor, material or manufacturing facilities, defaults of Company's subcontractors, failure or delay in furnishing complete information by Customer with respect to location or other details of work to be performed, impossibility or impracticability of performance or any other cause or causes beyond Company's control, whether or not similar to the foregoing. In the event of any delay caused as aforesaid, completion shall be extended for a period equal to any such delay, and this contract shall not be void or voidable as a result of the delay. In the event work is temporarily discontinued by any of the foregoing, all unpaid installments of the contract price, less an amount equal to the value of material and labor not furnished, shall be due and payable upon receipt of invoice by Customer.

30. One-Year Limitation on Actions; Choice of Law. It is agreed that no suit, or cause of action or other proceeding shall be brought against either party more than one (1) year after the accrual of the cause of action or one (1) year after the claim arises, whichever is shorter, whether known or unknown when the claim arises or whether based on tort, contract, or any other legal theory. The laws of Massachusetts shall govern the validity, enforceability, and interpretation of this Agreement.

31. Assignment. Customer may not assign this Agreement without Company's prior written consent. Company may assign this Agreement to an affiliate without obtaining Customer's consent.

32. Entire Agreement. The parties intend this Agreement, together with any attachments or Riders (collectively the "Agreement") to be the final, complete and exclusive expression of their Agreement and the terms and conditions thereof. This Agreement supersedes all prior representations, understandings or agreements between the parties, written or oral and shall constitute the sole terms and conditions of sale for all equipment and services. No waiver, change, or modification of any terms or conditions of this Agreement shall be binding on Company unless made in writing and signed by an Authorized Representative of Company.

33. Severability. If any provision of this Agreement is held by any court or other competent authority to be void or unenforceable in whole or in part, this Agreement will continue to be valid as to the other provisions and the remainder of the affected provision.

34. Legal Fees. Company shall be entitled to recover from the customer all reasonable legal fees incurred in connection with Company enforcing the terms and conditions of this Agreement.

35. License Information (Security System Customers): AL Alabama Electronic Security Board of Licensure 7956 Vaughn Road, Pmb 392, Montgomery, Alabama 36116 (334) 264-9388; AR Regulated by: Arkansas Board of Private Investigators And Private Security Agencies, #1 State Police Plaza Drive, Little Rock 72209 (501)618-8600. CA Alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA. 95814. Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act: NY Licensed by N.Y.S. Department of the State; TX Texas Commission on Private Security, 5805 N. Lamar Blvd., Austin, 78752-4422. 512-424-7710 License numbers available at www.jci.com or contact your local Johnson Controls office.

IMPORTANT NOTICE TO CUSTOMER

In accepting this Proposal, Customer agrees to the terms and conditions contained herein including those on the following pages of this Agreement and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that the Customer may issue. Any changes in the system requested by the Customer after the execution of this Agreement shall be paid for by the Customer and such changes shall be authorized in writing. **ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS ON THE FOLLOWING PAGES. This proposal shall be void if not accepted in writing within thirty (30) days from the date of the Proposal.**

Offered By: Johnson Controls Fire Protection LP License#:	Accepted By: (Customer)
686 High Point Lane EAST PEORIA, IL 61611-9329	Company: _____
Telephone: (309) 694 8000 Fax: 309-694-8007	Address: _____
Representative: Dan Galletti	Signature: _____
Email: dgalletti@simplexgrinnell.com	Title: _____
	P.O.#: _____ Date: _____

Fire, Security, Communications, Sales & Service
 Offices & Representatives in Principal Cities throughout North America

Upgrade now. It's the safe thing to do.

Replace your obsolete fire panel easily and affordably.



MAKE IT
SAFE





For many years, your SIMPLEX fire panel has provided reliable protection to help optimize the safety of your people and property. But now it has reached or is approaching obsolete status. As a result, we may no longer be able to provide repairs due to the age of the panel and the unavailability of many replacement parts. Since it's still operating today, you might feel there's no real urgency to replace it now. But consider this very real possibility: Your panel fails tomorrow, and it cannot be repaired. What happens then? You will need to take steps – such as a manual fire watch – that can have costly and inconvenient repercussions for your business or institution.

This is no doubt a scenario that you want to avoid. As your trusted fire and life safety partner, we're committed to helping you transition to a new and more advanced fire panel as easily and affordably as possible. That's why we developed the Make It Safe program.



Why upgrade now?

"If it's not broke, don't fix it." This adage may ring true in many situations, but there are important factors to consider when safety is part of the equation. If your obsolete panel suddenly fails and cannot be repaired, your people could instantly be at risk. The potentially time-consuming replacement process – and the actions you'll need to take until a new panel is in place – could result in:

- Compromised safety
- A break in compliance
- Business interruptions
- Significant operational costs

What are the advantages?

Proactively upgrading your panel helps mitigate the risk in fire protection and also helps ensure:

- Up-to-date protection for peace of mind
- Uninterrupted fire alarm system performance
- Continuous business operation
- Maximized system reliability and compliance
- Compliance with all relevant codes and standards

By upgrading now, you'll also gain access to the most advanced SIMPLEX technologies available for maximizing the safety of your people and property.

A solution that meets your present and future needs

The Make It Safe program can ensure optimal protection today with far-reaching benefits. It offers:

Flexible finance options.

We offer 100% financing solutions that will work within your budget – including **limited-time preferred pricing**. You'll also receive a warranty that provides specified coverage on equipment, software and repairs.

Forward/backward compatibility.

Since our SIMPLEX panels are designed to accommodate growth, your investment is protected when new technologies are added in the future.

Ability to work with existing systems.

In most cases, our panels can be connected to wiring, detectors and alarms that are already installed, so there's no need to rip and replace.

Convenient upgrades for up-to-date protection.

The modular design of our SIMPLEX panels lets you choose the features and capabilities you need now – with the ability to add on to the system as your business grows and evolves.

Access to practical innovations.

Upgrading lets you take advantage of fire and life safety advances that can maximize safety and simplify operations.

Innovative technology for optimal safety and efficiency

The newest SIMPLEX ES panels feature enhancements such as addressable technology and modular design that offer:

- Lower costs and improved efficiency from streamlined day-to-day operations
- Automated, less-intrusive testing and inspection
- Convenient digital documentation
- Optional connected services for proactive notification of system issues and remote diagnostics

Panels packed with advanced features

Drawing on our industry-leading innovation and experience, we've built the most advanced features into our SIMPLEX panels, including:

- **Addressable technology** that enables convenient self-testing
- **A modular design** that can be custom configured to a facility's specifications
- **An intuitive interface** to easily view information and reports
- **Integration with building systems** that enables centralized access to critical information
- **Future-proofing** for fast and easy upgrades and expansions
- **Regulatory compliance** with UL and CSFM listings and FM approval

Size up the benefits

From the smallest building to the most complex facilities – we deliver efficient and cost-effective protection with advanced SIMPLEX panels such as these:



SIMPLEX 4100ES for medium to large facilities includes:

- Support for up to 2,500 points
- Addressable technology
- A flexible and scalable design
- Multi-hazard suppression control
- Networking capabilities
- Voice recognition/audio capability
- A large-screen display with an easy-to-use interface



SIMPLEX 4010ES for small to medium facilities includes:

- Support for up to 1,000 points
- Addressable technology
- A flexible and scalable design
- Device-level ground fault isolation
- Available with easy-to-use large-screen display



SIMPLEX 4007ES for smaller buildings includes:

- Support for up to 250 points
- Addressable technology
- A flexible and scalable design
- Multi-hazard suppression control
- A color touchscreen display

To learn more about the Make It Safe program and how you can start the process of updating your SIMPLEX fire panel, contact your Johnson Controls technician or sales representative, or visit makeitsafenow.com.



ABOUT JOHNSON CONTROLS BUILDING TECHNOLOGIES & SOLUTIONS

Johnson Controls Building Technologies & Solutions is making the world safer, smarter and more sustainable – one building at a time. Our technology portfolio integrates every aspect of a building – whether security systems, energy management, fire protection or HVACR – to ensure that we exceed customer expectations at all times. We operate in more than 150 countries through our unmatched network of branches and distribution channels, helping building owners, operators, engineers and contractors enhance the full lifecycle of any facility. Our arsenal of brands includes some of the most trusted names in the industry, such as Tyco®, YORK®, Metasys®, Ruskin®, Titus®, Frick®, PENN®, Sabroe®, Simplex® and Grinnell®. For more information, visit www.johnsoncontrols.com or follow @JCI_Buildings on Twitter

Project Name: Water Heater Replacement
Satellite Jail

Date of Punch List: July 11, 2018

Punch List By: Randy Feese

1. Closeout requirements per Specification 01 7000.
 - a. Submit "Operations and Maintenance Manual".
 - b. Submit "Record Drawings".
2. Schedule and train maintenance personnel to adjust, operate and maintain domestic-water heaters.
3. Complete pipe insulation (including first floor HWR pipe).
4. Complete pipe labels with flow-direction arrows (including first floor HWR pipe).
5. Verify gas pressure; main concern is gas pressure to unit heaters.
 - a. Confirm 3/4" gas regulator is not required for existing unit heater.
6. Control wiring at north penthouse water heater to thermowell is a trip hazard, raise wiring to provide "walk path" between heater and piping.



- 7. Provide thermowell for south penthouse water heater control wiring.



- 8. Install flow switch cover on south penthouse water heater outlet pipe.



RAF/smh

- cc: Corr
- Dana Brenner - CCAS
- Mike Meislahn - Reliable
- Doug Steepelton - Reliable

2018.07.11 PL.RAF.wpd

Satellite Jail Domestic Hot Water Replacement Project Total Expenses

GHR Engineering - Reimbursable Expenses - \$5,300.00		Services	Reimbursable	Invoice	Remaining Contract	Maximum Total
Contract Amount \$29,922.00		Amount	Expenses	Amount	Amount	Expenses
	Date					
Invoice #24297	2.15.18	\$ 7,000.00	\$ 155.45	\$ 7,155.45	\$ 28,066.55	
Invoice #24390	3.12.18	\$ 16,937.60	\$ -	\$ 16,937.60	\$ 11,128.95	
Invoice #24466	4.16.18	\$ 585.10	\$ -	\$ 585.10	\$ 10,543.85	
Invoice #24592	6.13.18	\$ 1,496.10	\$ -	\$ 1,496.10	\$ 9,047.75	
Invoice #24591	6.13.18	\$ -	\$ 765.25	\$ 765.25	\$ 8,282.50	
GHR Total Project Price		\$ 26,018.80	\$ 920.70	\$ 26,939.50		\$ 26,939.50
Reliable - Bid Price						
Change Order #1		\$ 139,900.00				
Change Order #2		\$ 6,637.00				
Change Order #3		\$ -		Not Approved		
Change Order #4		\$ 3,531.00				
Change Order #5		\$ 3,764.00				
<u>Reliable Total Price</u>		<u>\$ 2,973.00</u>				
		\$ 156,805.00				
Pay Application #1	4.6.18		\$ -	\$ 7,992.90		\$ 7,992.90
Pay Application #2	5.25.18		\$ -	\$ 83,560.50		\$ 83,560.50
Pay Application #3	6.22.18		\$ -	\$ 21,591.00		\$ 21,591.00
Pay Application #4	7.23.18		\$ -	\$ 35,820.35		\$ 35,820.35
PROJECIED TOTAL EXPENSE		\$ 192,027.00	\$ -	\$ 148,964.75	Total Expense To Date	\$ 175,904.25



Payment terms are 30 days from invoice date unless otherwise agreed upon in writing.

Remit To: Cummins Crosspoint
75 Remittance Dr-Ste1701
Chicago, IL 60675-1701

NORMAL BRANCH
450 W NORTHTOWN ROAD
NORMAL, IL 61761-
(309)452-4454

REPRINT

INVOICE NO
003-78304
Remit To:75 Remittance Dr-Ste1701 Chicago, IL 60675-1701

BILL TO

CHAMPAIGN CO PHYSICAL PLA
ATT. DANA BRENNER
1776 E WASHINGTON
URBANA, IL 61802-

OWNER

SHERIFFS OFFICE/JAIL
204 E MAIN STREET
URBANA, IL 61802-
DANA BRENNER - 217 384-3776

PAGE 1 OF 2

*** CHARGE ***

DATE	CUSTOMER ORDER NO.	DATE IN SERVICE	ENGINE MODEL	PUMP NO.	EQUIPMENT MAKE
26-JUL-2018	.		75.0DYC		ONAN
CUSTOMER NO.	SHIP VIA	FAIL DATE	ENGINE SERIAL NO.	CPL NO.	EQUIPMENT MODEL
21802		05-JUL-2018	H780350563		GEN SET
REF. NO.	SALESPERSON	PARTS DISP.	MILEAGE/HOURS	PUMP CODE	UNIT NO.
196552	192671				1980JAIL

QUANTITY ORDERED	BACK ORDERED	QUANTITY SHIPPED	PART NUMBER	DESCRIPTION	PRODUCT CODE	UNIT PRICE	AMOUNT
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OSN/MSN/VIN H780350563 YEAR 1978 LICENSE AUDIT MR428 12/1/16

COMPLAINT WORK ORDER TO REMOVE THE RADIATOR AND ENGINE ALTERNATOR TO HAVE SENT OUT FOR REPAIRS

CAUSE MAINTENANCE

CORRECTION 7-5-18... DROVE TO SITE. CUSTOMER CAME AND UNLOCKED THE DOOR AND TURNED OFF BLOCK HEATERS. FOUND BLOCK HEATER NEEDS NEW WIRE INSULATION BECAUSE IT IS BROKEN AND MISSING ON WIRES. TRANSFER SWITCH HAD BATTERY CHARGER SO REMOVED THE BOARD AND UNHOOKED THE BATTERY AND TAGGED OUT BLOCK HEATER BREAKER. TAGGED ALTERNATOR WIRES AND UNHOOKED THEM. REMOVED THE FAN AND GUARD, DRAINED COOLANT AND REMOVED HOSES. PULLED RADIATOR OUT AND LOADED. CLEANED SITE AND LEFT.
7-25-18... DROVE TO SITE. UNLOADED PARTS OUT OF TRUCK AND WENT TO THE GENERATOR. VERIFIED THE BREAKER FOR BLOCK HEATER WAS OPEN. PUT RADIATOR IN PLACE AND BOLTED IT IN. PUT BELTS ON FAN PULLEY, PUT FAN AND SPACER ON. INSTALLED AND HOOKED UP ALTERNATOR. PUT NEW HOSES ON AND REMOVED THE BLOCK HEATER HOSES. PUT NEW WIRING ON BLOCK HEATER OLD DID NOT HAVE INSULATION ON WIRES, AND PUT BLOCK HEATER BACK ON AND HOOKED WIRES UP. FILLED COOLANT WITH NEW AND -30 2.4, AND OIL FULL. HAD CUSTOMER GO AND CLOSED BLOCK HEATER BREAKER, LET WARM AND STARTED. THERMOSTAT OPENED AT 165, AND ALTERNATOR CHARGED TO 27.5 VDC. LET RUN AND ALL OK NO LEAKS. SHUT DOWN AND LEFT IN OFF NOT HOOKED TO BUILDING AT THIS TIME STILL HAS PORTABLE GENERATOR. PICKED UP AND LEFT SITE.

COVERAGE CUSTOMER BILLABLE

REMARK WE APPRECIATE YOUR BUSINESS ! THANK YOU.

2		2	503-0747	HOSE-FLEX RADIATOR	ONAN	38.52	77.04
2		2	25-22607	BELT	NSPART2	57.74	115.48
8		8	30164	1" COOLANT HOSE	DELCO	7.49	59.92
4		4	24147	NO 16 SILICONE HOSE CLAMP	STRAT	1.24	4.96

Billing Inquiries? Call (877)480-6970 or email CBSCrossPointReceivables@cummins.com

THERE ARE ADDITIONAL CONTRACT TERMS ON THE REVERSE SIDE OF THIS DOCUMENT, INCLUDING LIMITATION ON WARRANTIES AND REMEDIES, WHICH ARE EXPRESSLY INCORPORATED HEREIN AND WHICH PURCHASER ACKNOWLEDGES HAVE BEEN READ AND FULLY UNDERSTOOD.

AUTHORIZED BY (print name)

SIGNATURE

DATE

ENGINES, PARTS, COMPONENTS AND OTHER PRODUCTS - MANUFACTURER'S WARRANTY

THE ONLY WARRANTY WITH RESPECT TO ANY ENGINES, PARTS, COMPONENTS OR PRODUCTS TO WHICH THIS INVOICE RELATES IS THAT WARRANTY, IF ANY, MADE BY THE MANUFACTURER THEREOF. CUMMINS CROSSPOINT, LLC ("CCRPT") MAKES NO WARRANTY OF ANY KIND REGARDING SUCH ENGINES, PARTS, COMPONENTS OR PRODUCTS, WHETHER EXPRESS, ARISING BY OPERATION OR LAW, OR IMPLIED BY COURSE OF DEALING, USAGE OR TRADE, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE. CCRPT IS NOT RESPONSIBLE FOR INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES.

LIMITED SERVICE WARRANTY AND EXCLUSIVE REMEDY

Coverage

Cummins Crosspoint, LLC Limited Service Warranty covers failures, which are a direct result of improper workmanship performed by Cummins Crosspoint, LLC on the purchaser's equipment. This coverage extends for a period of ninety days (90) days or 25,000 miles or 1,000 hours of operation, whichever comes first, from the date the service or repair work was performed by Cummins Crosspoint, LLC ("CCRPT") as specified on the front of this invoice. This limited service warranty is made to the original Purchaser of services and repairs as specified on the front of this invoice and does not apply to subsequent purchasers or users.

OTHER COVERAGES

Engines and components rebuilt by CCRPT for sale on an exchange basis are covered by a separate warranty policy. Copies of this policy are available to purchasers of these specific engines or components upon request.

Exclusive Remedy

The Purchaser's sole and exclusive remedy for any claim resulting from defects in workmanship shall be correction of improperly performed service or repair at the expense of CCRPT. CCRPT will also pay for reasonable parts and labor needed to correct any damage to other portions of the unit (sometimes known as "progressive damages") directly resulting from such improperly performed workmanship by CCRPT, up to a maximum of \$ 5000, subject to the terms and conditions contained herein.

Limitations

EXCEPT FOR THE FOREGOING, CCRPT MAKES NO WARRANTY OF ANY KIND, WHETHER EXPRESS, ARISING BY OPERATION OR LAW, OR IMPLIED BY COURSE OF DEALING, USAGE, OR TRADE INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR SERVICE OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTY ARISING WITH RESPECT TO SERVICE OR REPAIRS WHICH ARE THE SUBJECT OF THIS INVOICE.

EXCEPT AS SPECIFICALLY PROVIDED HEREIN, CCRPT SHALL NOT BE LIABLE FOR ANY INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES INCLUDING, WITHOUT LIMITATION, LOST PROFITS, DAMAGES RESULTING FROM "DOWNTIME" EXPENSES, CARGO DAMAGES, TOWING FEES, LOSS OF USE OF EQUIPMENT, COST OF SUBSTITUTE EQUIPMENT, FACILITIES OR SERVICES OR ANY OTHER BUSINESS COSTS AND LOSSES RESULTING FROM A COVERED FAILURE. CCRPT'S COMPLETE LIABILITY FOR ANY FAILURES RESULTING FROM IMPROPER WORKMANSHIP PERFORMED BY CCRPT, AND THE PURCHASER'S EXCLUSIVE REMEDY THEREFOR, ARE LIMITED TO CORRECTION OF IMPROPERLY PERFORMED WORKMANSHIP AT THE EXPENSE OF CCRPT.

IF CCRPT DETERMINES, IN ITS SOLE DISCRETION, THAT IT IS IMPRACTICAL TO REMEDY DEFECTS BY SERVICE OR REPAIR, CCRPT MAY REFUND THE PART OF THE PURCHASE PRICE ATTRIBUTABLE TO THE DEFECTIVE SERVICE OR REPAIR PAID BY THE PURCHASER, AND SUCH REFUND SHALL BE THE SOLE AND EXCLUSIVE REMEDY FOR ANY SUCH CLAIM. The warranty set forth herein is the sole warranty made by CCRPT with regard to service or repairs performed by CCRPT.

What Is Not Covered By This Warranty

This warranty covers service or repair work only. CCRPT does not warranty any engine, product, component or part, and the only warranty respecting a product, component or part is the warranty, if any, made by the manufacturer thereof. CCRPT makes no warranty and shall have no responsibility for any portion of the Purchaser's equipment that CCRPT does not work on. This warranty does not apply to damage by accident, failure to perform proper maintenance, abuse, misuse, neglect or modification by Purchaser or third parties. This warranty does not apply if service or repair to the portion(s) of the equipment repaired by CCRPT is performed by anyone other than CCRPT after the date this warranty becomes effective.

How to Obtain Service Warranty

Prior to the expiration of this warranty, the original Purchaser of service or repairs must give notice of any warrantable failure to CCRPT and deliver the unit at owner's expense to a CCRPT facility for repair or to another location as specified by CCRPT. The original Purchaser is responsible for providing his original repair documentation.

Abandoned Material

Any materials left on the premises of CCRPT after repair work has been completed will be considered abandoned. Such materials may be scrapped or sold at the sole discretion of CCRPT.

Payment

Unless Prior credit arrangements are made with CCRPT, payment in full by Purchaser for all service and repair work performed by CCRPT and for any parts, components, engines and products furnished to Purchaser shall be made at the time of completion of the repair and service work. If credit is extended to Purchaser, Purchaser agrees to pay all costs and expenses, including reasonable attorneys' fees, incurred by CCRPT in collecting any amounts due to CCRPT from Purchaser. Any invoice which is past due shall bear interest until paid at the rate of 1.5% per month or, if such rate is greater than that allowed by applicable law, such lesser rate as may be so allowed.



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Remit To: Cummins Crosspoint
75 Remittance Dr-Ste1701
Chicago, IL 60675-1701

NORMAL BRANCH
450 W NORTH TOWN ROAD
NORMAL, IL 61761-
(309)452-4454

REPRINT

INVOICE NO
003-78304
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ATT. DANA BRENNER
1776 E WASHINGTON
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OWNER

SHERIFFS OFFICE/JAIL
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PAGE 2 OF 2

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CUSTOMER NO.	SHIP VIA	FAIL DATE	ENGINE SERIAL NO.	CPL NO.	EQUIPMENT MODEL
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196552	192671				1980JAIL

QUANTITY ORDERED	BACK ORDERED	QUANTITY SHIPPED	PART NUMBER	DESCRIPTION	PRODUCT CODE	UNIT PRICE	AMOUNT
OSN/MSN/VIN		H780350563		YEAR 1978	LICENSE AUDIT MR428 12/1/16		
8		8	CC2825	ES COMP EG	FLG	12.57	100.56
1		1	130-0449	CAP-RADIATOR	ONAN	70.05	70.05
1		1	REPAIR	RADIATOR REPAIR	NSPART4	1,325.00	1,325.00
1		1	74255459	HOSE	NSPART2	49.20	49.20
1		1	REPAIR	ALTERNATOR REPAIR	NSPART3	258.74	258.74
PARTS:							2,060.95
PARTS COVERAGE CREDIT:							0.00CR
TOTAL PARTS:						2,060.95	
SURCHARGE TOTAL:							0.00
LABOR:							2,157.30
LABOR COVERAGE CREDIT:							0.00CR
TOTAL LABOR:						2,157.30	
MISC.:							257.60
MISC. COVERAGE CREDIT:							0.00CR
TOTAL MISC.:						257.60	
ROAD MILEAGE FS PG							257.60
TAX EXEMPT NUMBERS:						LOCAL	0.00

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SUB TOTAL: 4,475.85

TOTAL TAX: 0.00

TOTAL AMOUNT: US \$ 4,475.85

AUTHORIZED BY (print name)

SIGNATURE

DATE

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Dana,

Year to date Advanced Commercial Roofing, we have paid the following invoices.

INV00003817	\$595.85	Invoice Date 2/15/18	PAID
INV00003894	\$609.78	Invoice Date 3/9/18	PAID
INV00003932	\$1937.08	Invoice Date 3/16/18	PAID
INV00003980	\$1130.12	Invoice Date 4/9/18	PAID
INV00003981	\$4156.20	Invoice Date 4/9/18	PAID
INV00004128	\$384.06	Invoice Date 6/15/18	PAID
INV00004145	\$659.96	Invoice Date 6/25/18	PAID
INV00004126	\$1175.72	Invoice Date 6/15/18	PROCESSING

Total Paid: 10,648.77

There is also an invoice in today's bills for \$814.98. That will bring year to date total to \$11,463.75