



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

Tuesday, May 6, 2025, at 6:30p.m.

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

Committee Members:

Jenny Lokshin – Chair
Jeff Wilson – Vice Chair
Ben Crane
Stephanie Fortado

Carolyn Greer
Elly Hanauer-Friedman
Bethany Vanichtheeranont
Daniel Wiggs

Agenda

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- VI. New Business
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 - D. Update on ITB# 2023-005 County Plaza Elevator Renovation Project – Eric Hoene
 - E. Update on ITB#2022-008 County Plaza Renovation Project – Eric Hoene
- VII. Other Business
- VIII. Presiding Officer's Report
 - A. Future Meeting – **June 3, 2025 @ 6:30 pm**

All meetings are at the Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

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



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

MINUTES – *Subject to Approval*

DATE: Tuesday, April 8, 2025
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana IL 61802

Committee Members

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

Absent: Ben Crane

County Staff: Eric Hoene (Facilities Director) and Mary Ward (Recording Clerk)

Others Present: Jen Locke (County Board Chair), George Danos (County Auditor)

Agenda

I. Call to Order and Roll Call

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

II. Approval of Agenda/Addenda

MOTION by Ms. Vanichtheeranont to approve the agenda; seconded by Mr. Wilson. **MOTION TO AMMEND** by Ms. Lokshin to add Auditor George Danos under Other Business; seconded by Mr. Wiggs. Upon voice vote, the **MOTION TO AMMEND CARRIED** unanimously. Upon voice vote, the **MOTION TO APPROVE THE AMMENDED AGENDA CARRIED** unanimously.

III. Approval of Minutes – March 4, 2025

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

IV. Public Input

There was no public input.

V. Communications

Mr. Wilson reminded the committee that Passover is this weekend. Ms. Hanauer-Friedman asked if the committee could have a tour of Bennett before the May meeting. Ms. Lokshin added

that the Bennett Dedication Committee will be holding their next meeting at Bennett so committee members can see the space as most had not seen the building.

VI. New Business

A. Update on ITB# 2022-009 Satellite Jail Consolidation Project – Eric Hoene

Mr. Hoene provided the update. We went through the final punch list submittal on Friday, April 4. Things went well, there are only minor things to fix. Everything is on schedule, and they are hoping that within the month inmates will be able to return to the facility.

B. Discussion and Approval of Change Orders 69, 70, and 71 – ITB#2022-009 Satellite Jail Consolidation Project

Mr. Hoene presented the Change Orders. Change Order 69 is older and shows some of the sign offs happened over year ago and slipped through the cracks. The Project Manager caught this. It was for additional expansion joint material and concrete pour. Change Order 68 was also included in the packet. It shows a credit for eliminating two workstations in the Booking area. Change Order 70 shower curb modifications and resurfacing epoxy walls and floors in the Booking area showers. Change Order 71 is the big one for the foundation repairs along the existing precast walls. It came in at \$45,018.75. We were expecting this to be much higher.

Ms. Fortado joined the meeting at 6:40 p.m.

Mr. Wilson asked about the 15% markup from a contractor on Change Order 69 and what that is used for. We really don't have any control over the markup. That is probably know their standard markup rate.

OMNIBUS MOTION by Ms. Hanauer-Friedman to recommend County Board approval of a resolution approving Change Orders 69, 70, and 71 for the Pope Jail Consolidation Project; seconded by Mr. Wilson. Upon voice vote, the **MOTION CARRIED** unanimously.

C. ITB Pope Jail Roof Replacement and Bracket Repair – Update

Mr. Hoene shared that it has been submitted to Reifsteck-Reed for design and they have given us a minor update. On their advice, it may go out for bid a bit later but will still make it through the process this year.

D. Update on ITB# 2023-005 County Plaza Elevator Renovation Project – Eric Hoene

As of 11:30 today, we have an elevator turned over to us. Otis worked with us throughout the whole process. We're hopeful to have the other two elevators turned over to us in the next month. They keep stressing the end of April, but it could be sooner. Ms. Lokshin wanted clarification if just one elevator had been turned over or if it was two. It is just one. Mr. Wilson asked to be reminded what the concerns were with the fire protection system and if they had been addressed. We had installed sprinkler, smoke and heat detectors in the shaft and mechanical space for the lift on the elevators on top of the roof. When the State Fire

Marshall inspected, they said due to the type of elevator we have, they wanted us to remove the sprinkler lines and smoke detectors. We left a heat detector in each shaft.

Ms. Greer joined the meeting at 6:42 p.m.

E. Update on ITB#2022-008 County Plaza Renovation Project – Eric Hoene

Stocks have been delivering furniture. IT is moving in this week. We have a defined plan when departments are moving. Mr. Wiggs asked if they are moving more servers into the room. Mr. Hoene said other people are wondering as well and he will have to check with MC Neal on that.

F. Discussion and Approval of ARPA Funding Memo

The proposed ARPA Funding Memo was discussed. This is just to have something official to present to the full County Board. Ms. Hanauer-Friedman added that it was also discussed at the Finance Committee and that this should be under the ARPA section for the full County Board.

MOTION by Ms. Fortado to approve the Memo and attached list of projects; seconded by Mr. Wiggs. Discussion centered on correcting a spelling error and re-ordering the list to match what was discussed at the March meeting. After discussion Ms. Fortado offered a friendly amendment to re-order the list, and Mr. Wiggs agreed, to the following:

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

From within this list, we need to find the projects that can be completed by 2026. Ms. Vanichtheeranont asked if price increases that are coming were built into the numbers. They are as much as possible. They are fairly accurate as of today. Mr. Wilson asked if the ILEAS generator is an immediate need or if it is due to age and if the cost listed is just the generator

or if it includes installation. It is due to age. It could take months to get a new generator. The cost listed is for the generator and installation.

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

G. Discussion and Approval of Boiler Feed System

Mr. Hoene said we received 2 quotes for the Boiler Feed system. A third company was contacted with no response. He recommends we accept the bid from XCell Mechanical even though their quote came in a little higher than the other. They are also the company that installed the burners. Mr. Wiggs added that their bid looks more comprehensive than A&R's.

MOTION by Mr. Wilson to accept the quote from XCell Mechanical for the Boiler Feed System; seconded by Mr. Wiggs.

Mr. Wilson agreed that we should accept the XCell Mechanical quote. The other quote did not say what type of system they would use. Mr. Wiggs asked if XCell Mechanical provides a warranty. Mr. Hoene said he will verify that.

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

Ms. Fortado said she feels like we need to move quickly as prices may be going up.

H. Discussion Bennett Building Teller Station Renovation

Mr. Hoene said that the Teller Station is a separate building on the parking deck. We could get quotes from three general contractors or send it out for bid to renovate the teller station. It will be a higher dollar item. We are unsure of what it would cost, so we want to get bids and move ahead with it if feasible. It will probably be over \$100,000. The building contains electrical and a couple of sump pumps, so it is something that is permanent. It just has block walls that can be refinished, and an office could be moved in there. Mr. Wiggs asked if there was a specific use for the space in mind. It could be used as storage for the Courthouse or as office space. Ms. Hanauer-Friedman asked if we would retain the sump pump, etc. Mr. Hoene said it could be used to shuffle offices around and make more room at Bennett. Depending on code, it could possibly hold five to six staff members.

Mr. Wilson would not recommend going out for bid at this time. Mr. Wilson would recommend doing an RFI at this time and then move to an RFQ. Mr. Hoene said we would just be doing the shell at this time along with HVAC, plumbing, flooring, etc. Any other adjustments would be done later by whoever moves in. Not sure if we will quote out each piece or go to a general contractor – we're fishing for costs.

I. Update on ITB# 2025-004 Juvenile Detention Center – Lockable Doors – Eric Hoene

ITB#2025-004 is active and out for bid. We are waiting for bids to come in. Bids will be opened April 29th at 2 p.m.

VII. Other Business

Auditor George Danos spoke at this time regarding his office location in the Bennett building. He was asked to forfeit his space on the 4th floor for the E.M.A. for space on the 2nd floor. The space on the 4th floor had been designed specifically for his office. The space on the 2nd floor is a wide-open space with two small, finished offices. His staff is accustomed to individual offices. The space on the 2nd floor doesn't lend itself to Auditor work.

Mr. Danos shared floor plans for both the 4th and 2nd floors. The change was suggested by Administration and the Auditor was not consulted.

Mr. Wilson asked if the roles and responsibilities for allocation of space belonged to the County Executive or Facilities. Ms. Locke said that input was asked for along the way from the departments, but the final decision came from Administration/County Executive's office. Ms. Locke stated that she appreciates him sticking up for his employees. She feels there were some concerns about the types of people who come into the Sheriff's Office. The plan has been made and this committee nor the County Board have input into the decision. Ms. Lokshin added that open floor plans are not as bad as you think.

Mr. Danos stated he feels the reasons for the move lack legitimacy. The idea originated with Administration. He feels like all their plans are washed away. No one had expressed safety concerns previously. Most visitors to their office are internal visitors.

Ms. Lokshin stated that the Facilities Committee never had any input on office placement. Mr. Hoene said the chain of events regarding moving the Auditor's Office started when the Public Defender decided not to move. Ms. Hanauer-Friedman asked again for a tour of the building before the next meeting. She also asked if changes were made after people were moved in if the department would have to pay for those. They would have to pay for their changes. Ms. Fortado said that there is a pool of money for moving expenses.

VIII. Presiding Officer's Report

There was no report.

A. Future Meeting – **May 6, 2025 @ 6:30 p.m.**

Ms. Lokshin announced the date of the next meeting would be May 6 at 6:30 p.m.

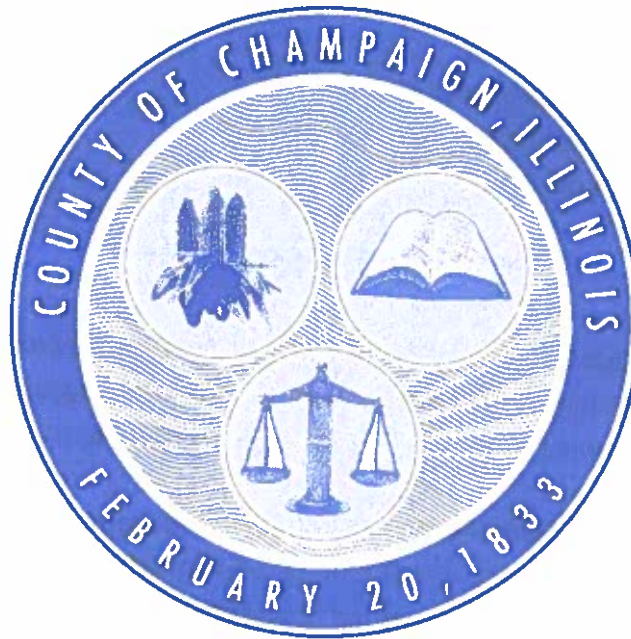
IX. Designation of Items to be Placed on the Consent Agenda

Items VI. B and G are to be placed on the Consent Agenda.

X. Adjournment

Chair Lokshin adjourned the meeting at 7:34 p.m.

Bidder: Stronghold
Industries



ITB#: 2025-004

Juvenile Detention Center – Lockable Screen Doors

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

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

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

ONE HUNDRED TWENTY THOUSAND Dollars

(\$ 120,000.00). **Bidders Note: Show bid amount in both words and figures. All spaces must be completed.**

3.2 BID GUARANTEE

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

Bid amount:

TWELVE THOUSAND Dollars
(\$ 12,000.00).

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

3.3 TIME OF COMPLETION

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

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

3.4 ACKNOWLEDGEMENT OF ADDENDA

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

3.4.1.1 Addendum No. 1, dated 4/24/25.

3.4.1.2 Addendum No. 2, dated _____.

3.4.1.3 Addendum No. 3, dated _____.

3.5 CONTRACTOR'S LICENSE

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

4 REFERENCES

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

4.1.1 Location Whitehall, WI Type Trempealeau County Justice Center

4.1.2 Location St. Joseph, MI Type Berrien County Jail

4.2 Provide two photographs of each example.

4.2.1 Location Trempealeau Co. Photos Attached (Y/N) Yes

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

4.2.2 Location Saint Paul, MN Photos Attached (Y/N) Yes
Ramsey County Jail

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

5 SUBMISSION OF BID

Respectfully submitted this 29th day of April, 2025.

Submitted By: STRONGHOLD INDUSTRIES, INC.

(Name of bidding firm or corporation)

Authorized

Signature: Thomas J. Ackley

(Handwritten signature)

Signed By: Thomas J. Ackley

(Type or print name)

Title: President

(Owner/Partner/President/Vice President)

Witness By: Jodie Wickert

(Handwritten signature)

Attest: Jack Little

(Handwritten signature)

By: Jack Little

(Type or print name)

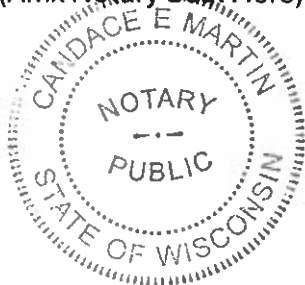
Subscribed and sworn to before me this

29th Day of April, 2025.

Candace E. Martin, Notary Public

(Affix Notary Seal Here)

8/19/26



END OF DOCUMENT

Trempealeau County Justice
Center, Whitehall, WI .





Berrien County Jail
St Joseph, MI



OV00



Ramsey County Jail.
St Paul, MN







Bid Bond

CONTRACTOR:

(Name, legal status and address)

**Stronghold Industries, Inc.
2000 Oakes Rd
Racine, WI 53406-4681**

SURETY:

(Name, legal status and principal place of business)

**Nationwide Mutual Insurance Company
One West Nationwide Blvd. FSSC-RR
Columbus, OH 43215-2220**

OWNER:

(Name, legal status and address)

**County of Champaign
1776 East Washington Street
Urbana, IL 61802**

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Ten Percent (10%) of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

**Juvenile Detention Center-Lockable Screen Doors
[Furnish and install stainless steel ten (10) mesh frames and doors.]
400 Art Bartell Road
Urbana, IL**

ITB #2025-004

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

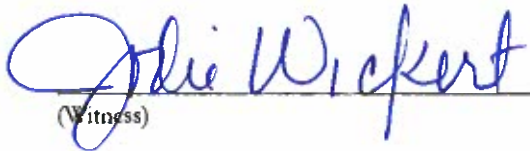
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.



By arrangement with the American Institute of Architects, the National Association of Surety Bond Producers (NASBP) (www.nasbp.org) makes this form document available to its members, affiliates, and associates in Microsoft Word format for use in the regular course of surety business. NASBP vouches that the original text of this document conforms exactly to the text in AIA Document A310-2010, Bid Bond. Subsequent modifications may be made to the original text of this document by users, so careful review of its wording and consultation with an attorney are encouraged before its completion, execution or acceptance.

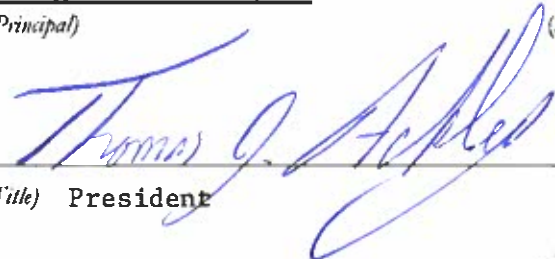
When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 28th day of April, 2025.


(Witness)

Stronghold Industries, Inc.

(Principal)


(Seal)

(Title) President


Underwriting Assistant (Witness)

Nationwide Mutual Insurance Company

(Surety)


(Seal)

Rita Jorgenson, Attorney-in-Fact



By arrangement with the American Institute of Architects, the National Association of Surety Bond Producers (NASBP) (www.nasbp.org) makes this form document available to its members, affiliates, and associates in Microsoft Word format for use in the regular course of surety business. NASBP vouches that the original text of this document conforms exactly to the text in AIA Document A310-2010, Bid Bond. Subsequent modifications may be made to the original text of this document by users, so careful review of its wording and consultation with an attorney are encouraged before its completion, execution or acceptance.

ACKNOWLEDGMENT OF PRINCIPAL (Individual)

State of _____ }
County of _____ }

On this _____ day of _____, in the year _____, before me personally comes _____, to me known and known to me to be the person who is described in and executed the foregoing instrument, and acknowledges to me that he/she executed the same.

Notary Public

ACKNOWLEDGMENT OF PRINCIPAL (Partnership)

State of _____ }
County of _____ }

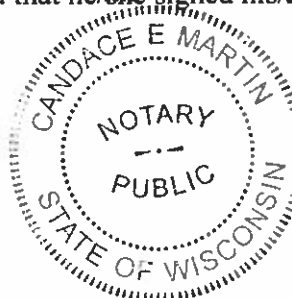
On this _____ day of _____, in the year _____, before me personally come(s) _____, a member of the co-partnership of _____, to me known and known to me to be the person who is described in and executed the foregoing instrument, and acknowledges to me that he/she executed the same as the act and deed of the said co-partnership.

Notary Public

ACKNOWLEDGMENT OF PRINCIPAL (Corporation/LLC)

State of Wisconsin }
County of Racine }

On this 29th day of April, in the year 2025, before me personally come(s) Thomas J. Ackley, to me known, who being duly sworn, deposes and says that he/~~she~~ resides in the City of Brookfield that he/~~she~~ is the President of the Stronghold Industries, Inc., the corporation described in and which executed the foregoing instrument, and that he/~~she~~ signed his/~~her~~ name thereto by like order.



Candace E. Martin
Notary Public 8/19/26

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

JACK ANDERSON; RITA JORGENSEN;

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 1st day of April, 2024.

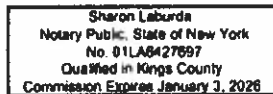


Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF KINGS: ss

On this 1st day of April, 2024, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.



Notary Public
My Commission Expires
January 3, 2026

CERTIFICATE

I, Leslie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 28th day of April, 2025.

Assistant Secretary

ACKNOWLEDGEMENT OF SURETY

STATE OF MINNESOTA

COUNTY OF CHIPPEWA

On this 28th day of April, 2025, before me, a Notary Public within and for said County, personally appeared **Rita Jorgenson** to me personally known, who being by me duly sworn he/she did say that he/she is the attorney-in-fact of **Nationwide Mutual Insurance Company**, the corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporation seal of said corporation, and sealed on behalf of said corporation by authority of its Board of Directors and said **Rita Jorgenson** acknowledged said instrument to be the free act and deed of said corporation.



NOTARY PUBLIC

My Commission Expires

1/31/2028



Bidder: Valley Security



ITB#: 2025-004

Juvenile Detention Center – Lockable Screen Doors

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

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

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

ONE HUNDRED SIXTEEN THOUSAND NINE HUNDRED FIFTY Dollars

(\$ 116,950.00). **Bidders Note: Show bid amount in both words and figures. All spaces must be completed.**

3.2 BID GUARANTEE

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

Bid amount:

TEN PERCENT Dollars
(\$ 10%).

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

3.3 TIME OF COMPLETION

Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

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

3.4 ACKNOWLEDGEMENT OF ADDENDA

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

3.4.1.1 Addendum No. 1, dated April 24, 2025.

3.4.1.2 Addendum No. 2, dated _____.

3.4.1.3 Addendum No. 3, dated _____.

3.5 CONTRACTOR'S LICENSE

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

4 REFERENCES

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

4.1.1 Location Madison, WI Type Mental Health Detention Facility

4.1.2 Location Chicago, IL Type U.S. Marshall Detention Facility

4.2 Provide two photographs of each example.

4.2.1 Location Madison, WI Photos Attached (Y/N) Y



Sealed Bid: Juvenile Detention Center – Lockable Screen Doors

4.2.2 Location Chicago, IL Photos Attached (Y/N) Y



Sealed Bid: Juvenile Detention Center - Lockable Screen Doors

5 SUBMISSION OF BID

Respectfully submitted this 29th day of April, 2025.

Submitted By: Valley Security

(Name of bidding firm or corporation)

Authorized

Signature: 

(Handwritten signature)

Signed By: Steve Straub

(Type or print name)

Title: President

(Owner/Partner/President/Vice President)

Witness By: Reilly Straub

(Handwritten signature)

Attest: Reilly Straub

(Handwritten signature)

By: Reilly Straub

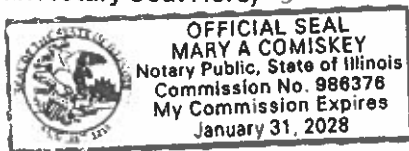
(Type or print name)

Subscribed and sworn to before me this

29th Day of April, 2025.

Mary A. Comiskey, Notary Public

(Affix Notary Seal Here)



END OF DOCUMENT

AIA[®] Document A310[™] – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Valley Security Company
660 Schneider Drive
South Elgin, Illinois 60177

OWNER:

(Name, legal status and address)

County of Champaign
1776 East Washington St.
Champaign, IL 61820

BOND AMOUNT: Ten Percent (10%) of the amount of the Bid

PROJECT:

(Name, location or address, and Project number, if any)

Juvenile Detention Center-Lockable Screen Doors

SURETY:

(Name, legal status and principal place of business)

Ohio Farmers Insurance Company
1 Park Circle, PO Box 5001
Westfield Center, OH 44251-5001

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Init.

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User Notes:

(1283017540)

Signed and sealed this 21st day of April, 2025

Henry A. Coniskey
(Witness)

Shirley
(Witness)

Hartgrave Builders
(Principal) (Seal)

Steve Straub
(Title) Steve Straub, President

OHIO FARMERS INSURANCE COMPANY
(Surety) (Seal)

John G. Kelly
(Title) John G. Kelly, Attorney-In Fact

Init.

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User Notes:

(1263017540)

General
Power
of Attorney

POWER NO. 1211492 06

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.
Westfield Center, Ohio

CERTIFIED COPY

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint
JOHN G. KELLY, CRAIG N. FLYNN, LINDA M. SUND, PHILIP M. BENNETT, SANDY J. ALVAREZ, KEVIN MADDEN, MICHAEL THIER, SHELLEY L. SAMAAAN, JOINTLY OR SEVERALLY

of ELGIN and State of IL its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship in any penal limit, and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

"Be It Resolved, that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

The Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary."

"Be It Further Resolved, that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their National Surety Leader and Senior Executive and their corporate seals to be hereto affixed this 05th day of JUNE A.D., 2024 .

Corporate
Seals
Affixed



WESTFIELD INSURANCE COMPANY
WESTFIELD NATIONAL INSURANCE COMPANY
OHIO FARMERS INSURANCE COMPANY

By:
Gary W. Stumper, National Surety Leader and
Senior Executive

State of Ohio
County of Medina ss.:

On this 05th day of JUNE A.D., 2024 , before me personally came Gary W. Stumper to me known, who, being by me duly sworn, did depose and say, that he resides in Medina, OH; that he is National Surety Leader and Senior Executive of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals; that they were so affixed by order of the Boards of Directors of said Companies; and that he signed his name thereto by like order.

Notarial
Seal
Affixed



State of Ohio
County of Medina ss.:

David A. Kotnik, Attorney at Law, Notary Public
My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

I, Frank A. Carrino, Secretary of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this 21st day of April A.D., 2025



Frank A. Carrino, Secretary

ACKNOWLEDGEMENT OF SURETY

STATE OF Illinois }
COUNTY OF Winnebago } ss.

On this 21st day of April, 2025 personally appeared
before me John G. Kelly

who being duly sworn did depose and say that he/she is the attorney-in-fact of the Ohio Farmers Insurance Company of Westfield Center, Ohio, that the seal affixed to the attached instrument is the Corporate Seal of said Corporation, and that said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors and the said
John G. Kelly

acknowledged that he/she executed said instrument as such attorney-in-fact and as the free act and deed of said Corporation.


Notary Signature and stamp

BD 5439 OF (1-00)





PROPOSAL

Prepared For:	Chris Smith	By:	Drew Bill
Date:	Wednesday, April 16, 2025		
Project:	Juvenile Detention Center RTU Replacement		
Scope:	HVAC		

HVAC Scope

- Demo existing RTU
- Furnish and install new RTU and curb adaptor
- Furnish and install new ductwork and piping connections as needed
- Provide crane and rigging

RTU 1	\$55,400.00
RTU 1&2	\$156,500.00

*Due to the volatility of current market conditions and tariffs, stable pricing for materials and equipment is out of our control.

Exclusions not specified above:

1. Overtime
2. Other Scopes: Electrical / Fire Protection / Plumbing
3. Additional coverage not included in our standard COI
4. Any/all roof work including penetrations, patching, insulation, and flashing
5. Ceiling removal/replacement
6. Cutting & patching
7. Painting
8. Wall openings
9. Concrete pads
10. Structural framing/supports
11. P&P Bonds
12. Permits
13. Sales Tax
14. Temporary HVAC

AGREEMENT AND ACCEPTANCE

Payment to be made as follows: As work is in progress and within 20 days of our invoice. All material is guaranteed to be specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above our estimate. All agreements contingent upon strikes, accidents or delays are beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workers' compensation insurance. Davis-Houk reserves the right to withdraw this proposal if it is not accepted within 30 days of the date above.

Authorized by

ACCEPTANCE OF PROPOSAL – the above prices, specifications and conditions are satisfactory and are hereby accepted. DHM is authorized to proceed with the work as specified. Payment will be made as outlined above.

Accepted By	Signature	Date
	Signature	Date

Project Agreement



Entec Services, Inc. ("Entec") 4300 Entec Drive, Bartonville

and

Champaign County Physical Plant ("Customer") 400 S Art Bartell, Urbana, IL - 61802

Project Scope

- Disconnect power to the unit
- Valve off gas supply to the unit
- Remove control
- Remove old unit from the curb
- Crane off old unit
- Dispose of old unit
- Crane new unit into place
- Mount new unit to the curb
- Connect gas line to the unit
- Install controls on the new unit
- Connect power to the unit
- Test and commission the new RTU

The total project cost for this scope of work is: **\$48,488.00**

(The price stated herein is guaranteed for thirty days from proposal date above.)

Initial Down payment: 25% - **\$12,122.00**

Additional Payments: Upon completion of the project

Entec Services, Inc.

Champaign County Physical Plant

Signature: *Tyler Bailliez*

Signature:

Name: Tyler Bailliez

Name:

Title: Territory Sales Manager

Title:

Date:

PO #:

Terms and Conditions



1. ENTEC warrants that the workmanship hereunder shall be free from defects for thirty (30) days from date of installation, and failure to notify ENTEC in writing within forty-five (45) days from the date of installation shall constitute an irrevocable acceptance of ENTEC's work and an admission that such work fully complies with all the terms, conditions and specifications of this Agreement. THIS WARRANTY IS EXPRESSLY IN LIEU OF ANY OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE and any other obligations or liabilities on the part of ENTEC which neither assumes or authorizes any other person to assume for it any other liability in connection with this Agreement. The liability of ENTEC on any claim, including those for defective workmanship, is limited to refund of the contract price or repair of defective workmanship or such combination as ENTEC may elect. If any replacement part or item of equipment proves defective, ENTEC will extend to Customer the benefits of any warranty ENTEC has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates then in effect.
2. Customer shall permit ENTEC free and timely access to areas and equipment and allow ENTEC to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during ENTEC's normal working hours.
3. ENTEC may require an initial down payment if so specified in the proposal. ENTEC may submit progress billing based on the percentage of project completion as of the date of billing. ENTEC shall submit a final invoice upon project completion. Customer will promptly pay invoices within thirty (30) days of receipt. On overdue invoices, Customer agrees to pay 1-1.2% per month delinquency charge if permitted by law, otherwise at the highest legal rate. Should a payment become thirty (30) days or more delinquent, ENTEC may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.
4. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.
5. Any alteration to, or deviation from, this Agreement involving extra work, cost of material or labor will become an extra charge (fixed-price amount to be negotiated or on a time-and-material basis at ENTEC's rates then in effect) over the sum stated in this Agreement.
6. In the event ENTEC must commence legal action in order to recover any amount payable under this Agreement, Customer shall pay ENTEC all court costs and attorneys' fees incurred by ENTEC.
7. Any legal action relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work and shall be commenced exclusively in the forum of the state courts located in Peoria County, Illinois.
8. ENTEC shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by ENTEC's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
9. To the fullest extent permitted by law, Customer shall indemnify and hold harmless ENTEC, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by any active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of ENTEC.
10. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL ENTEC BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS OR ANY SPECIAL INDIRECT OR CONSEQUENTIAL DAMAGES.
11. No waiver, alteration or modification of any of the provisions hereof shall be binding on ENTEC unless made in writing and agreed to in writing by a duly authorized official of ENTEC. Waiver by ENTEC of any default by Customer hereunder shall not be deemed a waiver by ENTEC of any default by Customer which may thereafter occur. ENTEC's failure to object to provisions contained in any communication from Customer shall not be deemed an acceptance of such provisions or as a waiver of the provisions of this Agreement.



ENTEC

Project Proposal

Building
Performance.
Building
Relationships.

Prepared for:
Champaign County Juvenile Detention Center
RTU-1 Replacement and Controls

Serving Central Illinois • Missouri • Iowa • www.entecservicesinc.com • (800) 383-2122



**LISTEN
PLAN
BUILD**

April 28, 2025

Chris Smith
Champaign County Detention Center
400 Art Bartell Rd
Urbana, IL 61802

RTU Replacement

HVAC PROPOSAL

HVAC Scope of Work:

United Mechanical Group shall furnish and install the following scope of work:

RTU #1 Only

- Shut power off to RTU 1
- Disconnect the power wiring and low voltage wiring from the RTU
- Lift unit off the roof with a crane
- Install a new curb adapter
- Set new unit on the roof with crane
- Extend the wiring and connect it to new RTU
- Connect gas piping
- Perform startup and check unit operations
- Crane service

Above Scope of work.....\$ 47,628

RTU #1 & #2

- Shut power off to RTU 1 and RTU 2
- Disconnect the power wiring and low voltage wiring from the RTU
- Lift unit off the roof with a crane
- Install a new curb adapter
- Set new unit on the roof with crane
- Extend the wiring and connect it to new RTU
- Connect gas piping
- Perform startup and check unit operations
- Crane service

Above Scope of Work.....\$ 134,856



**LISTEN
PLAN
BUILD**

Exclusions:

- Payment and Performance Bonds
- Insurance above UMG's company standard
- Overtime
- Back charges without prior 48-hour notice

Thank you for the opportunity to bid,

Ryan Bohac,

Service Manager

rbohac@umg-il.com

www.umg-il.com