



**CHAMPAIGN  
PARK DISTRICT**

**AGENDA  
REGULAR BOARD MEETING  
REMOTE MEETING HELD VIA TELECONFERENCE**  
*(As permitted by Public Act 101-0640)*

The President of the Board of Commissioners has determined that an in-person meeting or a meeting conducted pursuant to the Open Meetings Act is not practical or prudent because of the COVID-19 disaster.

**Citizens may participate in the zoom meeting by going to the following web address:**  
<https://us02web.zoom.us/j/84904946682?pwd=b0dtNHNmelpYit1cTg1cXdISXRUZz09>

For online video access, please use the following Meeting ID and Password when prompted:  
Meeting ID: 849 0494 6682  
Password: 938149

Alternatively, the meeting may be accessed by telephone at:  
1-312-626-6799, If prompted for the following items, please enter:  
Meeting ID: 849 0494 6682, followed by the # symbol  
Password: 938149, followed by the # symbol

Citizens will be offered an opportunity to speak to the Board during the public comment portion. To facilitate this and not have individuals speaking over one another, the Park District kindly requests that individuals wishing to address the Board via the conference line during public comment notify the Park District via email, as noted below, of their intent to address the Board. Alternatively, citizens may submit public comments by email prior to the Board meeting, to be announced by the Park Board President during the public comment portion of the meeting. Email submissions (notice of intent to speak or comment via email) should be submitted by Noon on Wednesday, September 8, 2021, and sent to [joe.deluce@champaignparks.org](mailto:joe.deluce@champaignparks.org).

**Wednesday, September 8, 2021  
7:00 P.M.**

**A. CALL TO ORDER**

**B. COMMENTS FROM THE PUBLIC**

**C. COMMUNICATIONS**

**D. TREASURER'S REPORT**

1. Consideration of Acceptance of the Treasurer's Report for the Month of August 2021. *(Roll Call Vote)*

**E. EXECUTIVE DIRECTOR'S REPORT**

1. General Announcements

**F. COMMITTEE REPORTS**

1. Champaign Parks Foundation

**G. REPORT OF OFFICERS**

1. Attorney's Report
2. President's Report

#### H. CONSENT AGENDA

All items appearing below are considered routine by the Board and shall be enacted by one motion. If discussion is desired, that item shall be removed and discussed separately. **(Roll Call Vote)**

1. Approval of Minutes of the Regular Board Meeting, August 11, 2021
2. Approval of Minutes of the Executive Session, August 11, 2021
3. Approval of Minutes of the Special Board Meeting, August 25, 2021
4. Approval of Minutes of the Executive Session, August 25, 2021
5. Approval of Resolution Ratifying Change Orders 3, 5, and 7-11 for the Martens Center Construction

#### I. NEW BUSINESS

1. Approval of Disbursements  
Staff recommends approval of disbursements for the period beginning August 11, 2021 and ending September 08, 2021. **(Roll Call Vote)**
2. Approval of a Resolution Initiating the 2021 General Obligation Bond Issue  
Staff recommends that the Champaign Park District Board of Commissioners approve a resolution stating the Park District's need and intent to issue \$1,212,500 of General Obligation Bonds for FYE2022. **(Roll Call Vote)**
3. Approval of a Resolution Setting a Public Hearing on Proposed Bond Issue  
Staff recommends that the Champaign Park District Board of Commissioners approve a resolution to set a Public Hearing for Wednesday, October 13, 2021 at 7:00 p.m. at the Bresnan Meeting Center, which can be heard and participated in live by the public utilizing Zoom call in information that will be posted on the Champaign Park District's website, to discuss the issuance of \$1,212,500 of General Obligation Bonds. **(Roll Call Vote)**
4. Approval of Recreational Trail Easement for Parker Glen Trail  
The District staff recommends the Park Board vote to approve the recreational trail easement for the 800-foot Parker Glen Trail that connects to the North Champaign Trail. **(Roll Call Vote)**
5. Approval of the Induction of Olympic and Paralympic Athletes into the Olympic Tribute  
Staff recommends the Board approve the induction of Olympic Athletes: Justin Spring and Michelle Bartsch-Hackley into the Olympic Tribute at Dodds Park, and Paralympic Athletes: Adam Bleakney, Aaron Pike, and Stephanie Wheeler. Staff also recommend adding "2020" to the squares within the Paralympic Tribute of five (5) Paralympics Athletes: Tatyana Mc Fadden, Amanda McGrory, Brian Siemann, Nichole Millage, and Joshua George, who are already inducted into the Paralympic Tribute are competing in the Tokyo Games. **(Roll Call Vote)**
6. Approval of Acceptance of Interim GASB 75 Actuarial Valuation Report for FYE2021 Ending April 30, 2021  
Staff recommends the Board accept the FYE2021 GASB 75 Actuarial Valuation report as presented. **(Roll Call Vote)**
7. Approval of Adoption of Ordinance No. 653: Declaring Personal Property as Surplus  
Staff recommends that the Board adopt Ordinance No.653, an ordinance providing for the disposal of personal property owned by the Champaign Park District of Champaign County. **(Roll Call Vote)**
8. Approval of Adoption of Ordinance No. 654: Annexing Territory  
Staff recommends approval of Ordinance No. 654 annexing territory pursuant to petition (1216 W. Windsor Road, Champaign). **(Roll Call Vote)**

**J. DISCUSSION ITEMS**

1. Pickleball Complex

**K. COMMENTS FROM COMMISSIONERS**

**L. ADJOURN**

**CHAMPAIGN PARK DISTRICT  
MINUTES OF THE REGULAR BOARD MEETING  
BOARD OF PARK COMMISSIONERS  
August 11, 2021**

The Champaign Park District Board of Commissioners held the Regular Board Meeting on Wednesday, August 11, 2021 at 7:00 p.m. at the Bresnan Meeting Center, 706 Kenwood Road, Champaign, Illinois, and online due to President Miller's determination that an in-person meeting or a meeting conducted pursuant to the Open Meetings Act was not practical or prudent because of the COVID-19 disaster. The Regular Board Meeting occurred pursuant to published notice duly given. President Miller presided over the meeting. The twelve individuals identified below were physically present at the meeting. Citizens were given the opportunity to participate in the teleconference at the web address:

<https://us02web.zoom.us/j/89438812005?pwd=bVFTkVYkzVOcHk4bkhOS3hFK3N3dz09> or by calling 312-626-6799. Citizens were also offered the opportunity to submit comments or questions by email prior to the meeting. Those comments were to be announced by President Miller during the public comment portion of the meeting. Email submissions were solicited from the public through a notice of intent to speak or comment to be submitted by noon on Wednesday, August 11, 2021 to be sent to the Executive Director of the Park District at: [joe.deluce@champaignparks.org](mailto:joe.deluce@champaignparks.org). There were no email comments or questions submitted by citizens for consideration by the Board.

Present in person: President Kevin J. Miller, Vice President Craig W. Hays, Commissioner Barbara J. Kuhl, Treasurer Brenda Timmons, Joseph C. DeLuce, Executive Director, and Jarrod Scheunemann, Secretary and Assistant to the Executive Director.

Present electronically: Commissioners Jane L. Solon, Timothy P. McMahon, and Attorney Guy C. Hall.

Staff present in person: Andrea Wallace, Director of Finance, Andrew Weiss, Director of Planning, Tammy Hoggatt, Director of HR, Risk and IT, and Steven Bentz, Director of the Virginia Theatre.

Staff present electronically: Dan Olson, Director of Operations.

Neil Strack and Brian Kesler from Architectural Expressions were present in-person at the meeting.

Jean Flood, a representative from the League of Women's Voters, Don Block, Hal, and Chris Rogan also attended the meeting electronically.

#### **Call to Order**

President Miller called the meeting to order at 7:00 p.m.

#### **Presentation**

Mr. Strack from Architectural Expressions presented pickleball complex site plans for three potential locations. These site plans included new options for pickleball courts at Zahnd Park or Seaman Field (Centennial Park), as well as an option of refurbishing existing tennis courts into pickleball courts at Parkland College. The total number of courts and upgraded amenities varied by location. Mr. Strack also shared cost estimates and a pros/cons list for each location as prepared by his firm and Park District staff.

Discussion and clarifications ensued related to site drainage, access to restrooms, parking, and pickleball court size regulations.

#### **Comments from the Public**

Mr. Don Block commented that Zahnd Park had originally been the preferred location of the pickleball players who had been surveyed in Champaign. He noted that off-street parking and access to restrooms were key priorities. After reviewing the potential site plans, Mr. Block noted that the Champaign pickleball players now prioritized a pickleball complex at the Seaman Field location if parking is included in the first phase of the project.



Mr. Chris Rogan stated that Seaman Field was the preferred location for a new pickleball complex. He commented that off-street, accessible parking is a priority for the complex.

Neil Strack, Brian Kesler, Don Block, Hal, and Chris Rogan departed the meeting at 7:37 p.m.

### **Communications**

President Miller called attention to the communications, which had been distributed to the Board members by email.

### **Treasurer's Report**

Treasurer Timmons presented the Treasurer's Report noting revenue and expenses for the month of July 2021. She stated the Park District's finances had been reviewed and were found to be in appropriate order.

Commissioner Kuhl requested more information about the deposit insurance and allocated collateral for reserve funds. Ms. Wallace responded that she will investigate and report on the fund.

Commissioner Hays made a motion to accept the Treasurer's Report for the month of July 2021. The motion was seconded by Commissioner Solon. Upon roll call, the vote was as follows: Commissioner Kuhl – yes; Commissioner McMahon – yes; Vice President Hays – yes; President Miller – yes; and Commissioner Solon – yes. The motion passed 5-0.

### **Executive Director's Report**

#### General Announcements

Mr. DeLuce reported that staff members are organizing an event to commemorate the installation of the last beam at the Martens Center. At the event, the Board and key stakeholders will be invited to sign the beam before it is installed. Staff members are working with Broeren Russo to coordinate the date and time of the event.

Mr. DeLuce invited the Board to participate in a strategic planning exercise on Wednesday, October 13, 2021, at 5:30 p.m. prior to its Regular Meeting at 7:00 p.m.

Mr. DeLuce also made the Board aware that staff is planning an induction ceremony for the Olympic Tribute in October, 2021. Potential inductees include Justin Spring and Michelle Bartsch-Hackley.

### **Committee and Liaison Reports**

#### Champaign Parks Foundation

President Miller reported that the Foundation is investigating an event to precede the showing of the Bat at the Virginia Theatre in December. He also notified the Board that the Foundation will engage in a training session in September.

### **Report of Officers**

#### Attorney's Report

Attorney Hall reported that he is addressing routine ongoing matters. He highlighted various items related to the revision of an Intergovernmental Agreement with Unit 4 related to the Spalding Park tennis courts refurbishment/addition.

#### President's Report

None.

## **Consent Agenda**

President Miller stated that all items on the Consent Agenda are considered routine and shall be acted upon by one motion. If discussion is desired regarding any item, that item shall be removed and discussed separately.

1. Approval of Minutes of the Regular Board Meeting, July 14, 2021
2. Approval of Minutes of the Executive Session Minutes, July 14, 2021
3. Approval of Minutes of the Special Board Meeting, July 28, 2021
4. Approval of Minutes of the Executive Session, July 28, 2021
5. Approval of a Resolution Ratifying Change Order No 4 for the Martens Center Construction
6. Approval of a Resolution Authorizing Change Order No 6 for the Martens Center Construction

Commissioner Kuhl made a motion to approve the Consent Agenda. The motion was seconded by Vice President Hays. Upon roll call, the vote was as follows: Commissioner McMahon – yes; Commissioner Solon – yes; Vice President Hays – yes; President Miller – yes; and Commissioner Kuhl - yes. The motion passed 5-0.

## **New Business**

### 1. Approval of Disbursements

Commissioner Kuhl made a motion to approve the list of disbursements for the period beginning July 14, 2021 and ending August 11, 2021. The motion was seconded by Vice President Hays. Upon roll call, the vote was as follows: Vice President Hays – yes; Commissioner Kuhl – yes; Commissioner Solon – yes; Commissioner McMahon – yes; and President Miller – yes. The motion passed 5-0.

### 2. Approval of Agreement for Paper Recycling and Shredding Services

Mr. Wallace presented the report. She stated that the Board is reviewing this agreement due to its three (3) year terms. Ms. Wallace highlighted the benefits and cost savings related to the agreement.

Commissioner Solon made a motion authorizing the Executive Director to execute a 3-year agreement with Midwest Fiber/Confidential On-Site Paper Shredding (COPS) for facility paper shredding services with an option to renew for one additional 3-year term. The motion was seconded by Vice President Hays. Upon roll call, the vote was as follows: Commissioner Kuhl – yes; President Miller – yes; Vice President Hays – yes; Commissioner Solon – yes; and Commissioner McMahon – yes. The motion passed 5-0.

### 3. Approval of Application for National Endowment for the Arts (NEA) Grant for the Virginia Theatre

Mr. Bentz reported that funding from the American Rescue Plan is earmarked for distribution through the National Endowment for the Arts grant program. No local match is required and grant awards can be applied broadly to cover expenses such as artist fees, operations, and marketing.

Commissioner Kuhl requested clarification about the terms of payment for the grant award. Mr. Bentz responded that the Park District would be reimbursed for expenses.

Vice President Hays made a motion to authorize staff to apply for the American Rescue Plan Grant in the amount of \$150,000.00 from the National Endowment for the Arts in support of house-presented events at the Virginia Theatre. The motion was seconded by Commissioner Kuhl. Upon roll call, the vote was as follows: Commissioner Solon – yes; Vice President Hays – yes; Commissioner Kuhl – yes; President Miller – yes; and Commissioner McMahon – yes. The motion passed 5-0.

## **Comments from Commissioners**

Commissioner McMahon shared that his spouse had played tennis at Hessel Park and she noted that the park was well maintained.

Commissioner Kuhl requested recommendations from staff regarding the potential development of a pickleball complex including the recommended number of courts, desired amenities, and programming options. Discussion ensued.

Commissioner Kuhl also requested that staff investigate the Park District's request for funding from the City and County related to the American Rescue Plan.

**Executive Session**

Commissioner Kuhl moved pursuant to the basis set forth below to convene into Executive Session. The motion was seconded by Vice President Hays. Upon roll call, the vote was as follows: Commissioner McMahon – yes; Vice President Hays – yes; President Miller – yes; Commissioner Solon – yes; and Commissioner Kuhl - yes. The motion passed 5-0. The Board convened into Executive Session under the Illinois Open Meetings Act, specifically 5 ILCS 120/2(c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

**Return to Regular Meeting**

Following the adjournment of the Executive Session, the Board reconvened in open meeting.

**Adjourn**

There being no further business to come before the Board, Vice President Hays made a motion to adjourn the meeting. The motion was seconded by Commissioner Kuhl. Upon roll call, the vote was as follows: Commissioner Solon – yes; Vice President Hays – yes; Commissioner McMahon – yes; President Miller – yes; and Commissioner Kuhl - yes. The motion passed 5-0 and the meeting was adjourned at 8:35 p.m.

Approved

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Kevin J. Miller, President

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Jarrod Scheunemann, Secretary

**CHAMPAIGN PARK DISTRICT  
MINUTES OF THE SPECIAL BOARD MEETING  
BOARD OF PARK COMMISSIONERS  
August 25, 2021**

The Champaign Park District Board of Commissioners held a Special Board Meeting on Wednesday, August 25, 2021 at 5:30 p.m. at the Bresnan Meeting Center, 706 Kenwood Road, Champaign, Illinois, and online due to President Miller's determination that an in-person meeting or a meeting conducted pursuant to the Open Meetings Act was not practical or prudent because of the COVID-19 disaster. The Special Board Meeting occurred pursuant to published notice duly given. President Miller presided over the meeting. The twelve individuals identified below were physically present at the meeting with appropriate social distancing. Citizens were given the opportunity to participate in the teleconference at the web address:

<https://us02web.zoom.us/j/89438812005?pwd=bIVFTkVyKzVOcHk4bkhOS3hFK3N3dz09> or by calling 312-626-6799. Citizens were also offered the opportunity to submit comments or questions by email prior to the meeting. Those comments were to be announced by President Miller during the public comment portion of the meeting. Email submissions were solicited from the public through a notice of intent to speak or comment to be submitted by noon on Wednesday, August 25, 2021 to the Executive Director of the Park District at: [joe.deluce@champaignparks.org](mailto:joe.deluce@champaignparks.org). There were no email comments or questions submitted by citizens for consideration by the Board.

Present in person: President Kevin J. Miller, Vice President Craig W. Hays, Commissioner Jane L. Solon, Attorney Guy C. Hall, Treasurer Brenda Timmons, Joseph C. DeLuce, Executive Director, and Jarrod Scheunemann, Secretary and Assistant to the Executive Director.

Present electronically: Commissioner Barbara J. Kuhl.

Absent: Commissioner Timothy P. McMahon

Staff present in person: Andrew Weiss, Director of Planning, and Tammy Hoggatt, Director of HR, Risk and IT.

Staff present electronically: Jameel Jones, Director of Recreation and Jimmy Gleason, Director of Revenue Facilities.

Visitors present in person: Jayne DeLuce of Visit Champaign County and Barbara Suggs-Mason and Angela Rivers of the Champaign County African American Cultural & Heritage Trail initiative.

Jean Flood of the League of Women's Voters were also electronically in attendance.

**Call to Order**

Vice President Hays called the meeting to order at 5:30 p.m. President Miller arrived momentarily thereafter.

**Presentation**

Jayne DeLuce from Visit Champaign County introduced Barbara Suggs-Mason and Angela Rivers from the Champaign County African American Culture & Heritage Trail initiative.

Ms. Suggs-Mason and Ms. Rivers outlined plans to develop a free and accessible African American Culture and Heritage trail with related bus tour, school curriculum, and traveling exhibit. The Champaign Rotary Club, Scott Burge from Farnsworth Group, Preston Jackson, a sculptor, Ms. Suggs-Mason, and Ms. Rivers have discussed conceptual designs for a Skelton Park trail segment to honor African-American musicians from Champaign. Ms. Suggs-Mason and Ms. Rivers anticipate that the installation of the trail will coincide with City improvements to the Boneyard Creek at Skelton Park.

Discussion and clarifications ensued related to the request for support from the Park District for the initiative.

### **Comments from the Public**

None.

### **New Business**

#### 1. Approval of Underground Electrical Easement for Ameren Illinois at the Martens Center and Human Kinetics Park

Mr Weiss reported that Ameren Illinois had requested an underground electrical easement at the Martens Center and Human Kinetics Park property to supply power to the Martens Center. He stated that Park District staff corresponded with staff from the National Park Service (NPS) and would be in touch with Illinois Department of Natural Resources (IDNR) administration to seek their approval for the easement for land that had been purchased with funding support from the Land, Water, and Conservation Fund (LWCF). Discussion and clarification about future maintenance obligations ensued.

Attorney Hall stated that he had recommended revisions to the terms of the easement to reduce the length of the agreement to ninety-nine (99) years according to Park District Ordinance 459. He noted that the IDNR is amenable to the easement, but it prefers utilizing a license agreement or other form of agreement with an express duration.

Mr. Weiss clarified that no work would be completed by Ameren Illinois until an easement is finalized.

Commissioner Solon requested more information to clarify the easement's timeline. Mr. Weiss responded that he expected to receive approval from the IDNR within one week.

Commissioner Hays made a motion to approve entering into an underground electrical easement with Ameren Illinois at the Martens Center and Human Kinetics Park subject to the consent of the Illinois Department of Natural Resources (IDNR). The motion was seconded by Commissioner Solon. Upon roll call, the vote was as follows: Commissioner Kuhl – yes; Commissioner Solon – yes; President Miller – yes; and Vice President Hays – yes. The motion passed 4-0.

#### 2. Approval of Apply for an Open Space Land Acquisition and Development (OSLAD) Grant for a Pickleball Complex

Mr. DeLuce presented the report. He noted that the Park District continues to engage with the IDNR about the terms of a previous OSLAD grant award. The OSLAD grant applications has a September 1, 2021 deadline. Staff is preparing an application. Mr. DeLuce presented the pickleball project for Board for consideration. He stated staff had selected a pickleball complex at the Seaman Field location of Centennial Park as the highest priority option for the \$400,000 matching grant program. Discussion ensued.

Commissioner Kuhl requested more information about the project's cost estimates and budget. Mr. DeLuce responded that the estimates had been vetted by Architectural Expressions with several contractors.

Mr. Gleason reported that staff had visited several pickleball complexes in central Illinois and their managers had recommended a minimum of twelve (12) courts. He also stated that staff visited a 280-player pickleball tournament in Springfield. The tournament had received more interest, but it was determined that 280 players would be the maximum they could accommodate for an eight (8) court three-day weekend tournament.

Discussion ensued about the terms of a grant award acceptance, obligations, compliance and timeline; the pickleball complex's potential site location in relation to maintenance and operations buildings in

consideration of future expansion, off-street parking, site soil conditions, site drainage, and its location within Champaign.

Commissioner Kuhl made a motion to approve proceeding with \$400,000 OSLAD grant as shown in attachment 1, and authorization and signature of *Grant Program Resolution of Authorization* due to IDNR by September 1, 2021. The motion was seconded by President Miller. Upon roll call, the vote was as follows: Vice President Hays – no; Commissioner Solon – no; Commissioner Kuhl – yes; and President Miller – yes. The motion was defeated 2-2.

## **Discussion**

### **1. Parker Glen Development**

Mr. Weiss presented the report. The developer is building multi-family units in the Parker Glen subdivision and per the 2011 Trail Plan jointly established by the City of Champaign and the Champaign Park District, the developer will be required to install a trail that connects with the North Champaign Trail. Mr. Weiss noted that the Board will be presented with a request from the City of Champaign at a future Board meeting for an easement in which the Park District would agree to maintain the new trail segment.

Discussion and clarifications ensued about the type of development, the new trail's location and specifications, the Park District's trail maintenance requirements and expenses, development obligations, and the trail plan's priorities.

Commissioners Solon and Kuhl requested the review of the 2011 Trail Plan during a future study session. Mr. DeLuce noted that staff had reviewed the 2011 Trail Plan with City personnel and discussed updating the joint plan. President Miller requested that staff move forward with presenting this trail development for consideration at a future Board Meeting.

## **Comments from Commissioners**

President Miller had received a letter from a citizen thanking the horticulture staff for addressing the flowers in a memorial garden at 4<sup>th</sup> and Washington St. He noted that the citizen was pleased with the work and is considering donating a memorial bench at the same location.

## **Executive Session**

Commissioner Solon moved pursuant to the basis set forth below to convene into Executive Session. The motion was seconded by Vice President Hays. Upon roll call, the vote was as follows: President Miller – yes; Commissioner Kuhl – yes; Vice President Hays – yes; and Commissioner Solon – yes. The motion passed 4-0. The Board convened into Executive Session under the Illinois Open Meetings Act, specifically 5 ILCS 120/2(c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

## **Return to Regular Meeting**

Following the adjournment of the Executive Session, the Board reconvened in open meeting.

## **Adjourn**

There being no further business to come before the Board, Vice President Hays made a motion to adjourn the meeting. The motion was seconded by Commissioner Solon. Upon roll call, the vote was as follows: President Miller – yes; Commissioner Kuhl – yes; Vice President Hays – yes; and Commissioner Solon - yes. The motion passed 4-0 and the meeting was adjourned at 7:33 p.m.

Approved

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Kevin J. Miller, President

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Jarrod Scheunemann, Secretary



**REPORT TO PARK BOARD**

**FROM: Joe DeLuce, Executive Director**

**DATE: September 1, 2021**

**SUBJECT: Approval of a Resolution Ratifying Change Orders 3, 5, and 7 through 11 for Martens Center Construction**

Background

Construction is underway at the Martens Center. Park District Attorney recommends ratification (attachment 2) of attendant construction change orders when their cumulative value exceeds staff spending authority. In the course of building and in the interest of construction schedule, the following change orders reviewed/authored by Ratio Architects have been executed:

No.	Amount (\$)	Description	Remarks
3	4,972.50	Suitable soil import	Additional to CO 1 unit pricing
5	2,675.14	Brush and encroachment clearing	Along south property line
7	2,198.71	Building permit revisions; plumbing	Required by City
8	1,445.20	Building permit revisions; exiting	Required by City
9	2,801.74	Building permit revisions; sprinkler	Required by City
10	2,049.04	Building permit revisions; HVAC	Required by City
11	8,268.74	Precast panel steel imbed fortification	Per shop drawing review/coordination

Prior Board Action

*January 13, 2021 Regular Meeting*—Broeren Russo Builders awarded the Martens Center construction contract.

*April 14, 2021 Regular Meeting*—Change Order 1 ratified.

*June 9, 2021 Regular Meeting*—Change Order 2 ratified.

*August 11, 2021 Regular Meeting*—Change Order 4 ratified; Change Order 6 authorized.

Budget Impact

The change orders added \$24,411.07 in total to the Martens Center construction contract. The contract sum to date is \$9,652,867.96 as shown on (attachment 1) *Change Order Log*.

Recommended Action

Staff recommends approval of a resolution ratifying Change Orders 3, 5 and 7 through 11 to the Broeren Russo construction contract for the Martens Center.

Prepared by:

Reviewed by:

Andrew Weiss  
Director of Planning

Joe DeLuce  
Executive Director

**RESOLUTION**

**CHAMPAIGN PARK DISTRICT BOARD OF COMMISSIONERS**

**Ratification of Martens Center Construction Contract  
Change Orders 3, 5 and 7 through 11**

WHEREAS, the Champaign Park District is a municipal corporation located in Champaign County, Illinois, and is a park district organized and operating pursuant to the provisions of the Park District Code (70 ILCS 1205/1-1 et seq.); and

WHEREAS, the Champaign Park District annually considers and approves a capital budget for each fiscal year commencing May 1 and ending April 30 for various projects; and

WHEREAS, Champaign Park District did enter into a construction contract with Broeren Russo Builders for construction of the Martens Center, effective January 27, 2021; and

WHEREAS, Broeren Russo Builders presented estimate pricing for Change Orders 3, 5, and 7 through 11, whereupon Ratio Architects authored such Change Orders; and

WHEREAS, Champaign Park District representatives, Ratio Architects, and Broeren Russo Builders determined that the costs associated with Change Orders 3, 5, and 7 through 11 total \$24,411.07; and

WHEREAS, as to Change Orders 3, 5, and 7 through 11 to the construction contract, circumstances necessitating the change in performance were not reasonably foreseeable at the time the contract was signed; the changes are germane to the original contract as signed; and such changes are in the best interest of the Champaign Park District and authorized by law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Champaign Park District as follows:

That Change Orders 3, 5, and 7 through 11 to the Martens Center construction contract with Broeren Russo Builders are hereby passed, approved, confirmed, and ratified for the cumulative amount of \$24,411.07 as reflected in Change Orders 3, 5, and 7 through 11, which are attached hereto as Exhibit "A".

APPROVED by the President and Board of Commissioners of the Champaign Park District this 8th day of September, 2021.

(SEAL)

APPROVED

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Jarrod Scheunemann, Secretary

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Kevin J. Miller, President



Martens Center Construction Change Order Log

Current: 1 Sep 2021

Change Order			Amount (\$)			Remarks
Number	Date	Brief Description	Add	Deduct	Contract Sum	
	2/27/2021				9,463,400.00	Original Contract
1	4/6/2021	Building Slab Unsuitable Soils Replacement	55,867.50		9,519,267.50	Ratified at 4/14/2021 Regular Board Meeting
2	7/13/2021	Building Foundation Unsuitable Soils Replacement	58,411.29		9,577,678.79	Ratified at 6/9/2021 Regular Board Meeting
3	7/13/2021	Building Slab Unsuitable Soils Replacement (additional)	4,972.50		9,582,651.29	Executed 7/16/2021; <i>pending ratification</i>
4	7/27/2021	Athletic Equipment Certified Installers	16,000.00		9,598,651.29	Ratified at 8/11/2021 Regular Board Meeting
5	8/2/2021	Additional Brush and Fence Encroachment Clearing	2,675.14		9,601,326.43	Executed 8/3/2021; <i>pending ratification</i>
6	8/4/2021	Five Foot Wide City Sidewalk	34,778.10		9,636,104.53	Authorized at 8/11/2021 Regular Board Meeting
7	8/17/2021	Plumbing Permit Changes	2,198.71		9,638,303.24	Executed 8/25/2021; <i>pending ratification</i>
8	8/17/2021	Illuminated Exit Sign Permit Change	1,445.20		9,639,748.44	Executed 8/25/2021; <i>pending ratification</i>
9	8/17/2021	Fire Department Connection Permit Change	2,801.74		9,642,550.18	Executed 8/25/2021; <i>pending ratification</i>
10	8/17/2021	Ductwork Metal Plate Escutcheon Requirement	2,049.04		9,644,599.22	Executed 8/25/2021; <i>pending ratification</i>
11	8/17/2021	Steel Tube Headers at West Windows Structural	8,268.74		9,652,867.96	Executed 8/25/2021; <i>pending ratification</i>

COPY

SCANNED

9/1/2021



AIA®

Document G701™ – 2017

CO 3

Change Order

PROJECT: (Name and address)
Martens Center
1515 N. Market St.
Champaign, IL 61820

CONTRACT INFORMATION:
Contract For: Construction
Date: January 27, 2021

CHANGE ORDER INFORMATION:
Change Order Number: 03
Date: July 13, 2021

OWNER: (Name and address)
Champaign Park District
706 Kenwood Rd.
Champaign, IL 61821

ARCHITECT: (Name and address)
RATIO States LLC
d/b/a RATIO States PLLC
102 S. Neil St.
Champaign, IL 61820
19163.000

CONTRACTOR: (Name and address)
Broeren Russo Builders, Inc.
802 N. Country Fair Dr.
Champaign, IL 61821

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Excavate unsatisfactory soil and dispose off-site. Replace with satisfactory fill material or engineered fill from off-site, as required, in accordance with Section 312000 Earth Moving in the Contract Documents. Change in Contract Sum for this change order shall not exceed \$4,972.50. Contractor is to maintain tickets and the total quantity of soils measured in cubic yards. Cost of this work shall be based on the unit cost of \$58.50 per cubic yard of soil excavated based on in-place surveys of volume before and after removal.

The Geotechnical Engineer Field Report dated April 2, 2021 recommends stripping depths of 18 inches below finished sub grade in areas that will support slab-on-grade. Reference document MC CO-03 Attachments for Contractor provided pricing breakdown.

Table with 2 columns: Description and Amount. Rows include original contract sum (\$9,463,400.00), net change (\$114,278.79), contract sum prior to change (\$9,577,678.79), increase by this change order (\$4,972.50), and new contract sum (\$9,582,651.29).

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be March 31, 2022

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

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

RATIO States LLC
d/b/a RATIO States PLLC
ARCHITECT (Firm name)
Ryan Hinz
SIGNATURE
Ryan Hinz AIA, Associate
PRINTED NAME AND TITLE
07/13/2021
DATE

Broeren Russo Builders, Inc.
CONTRACTOR (Firm name)
Sky Sanborn
SIGNATURE
Sky Sanborn, Executive Vice President, COO
PRINTED NAME AND TITLE
7/16/21
DATE

Champaign Park District
OWNER (Firm name)
Joe DeLuca
SIGNATURE
Joe DeLuca, Executive Director
PRINTED NAME AND TITLE
July 16, 2021
DATE



# CHANGE ORDER REQUEST

COR #: D2  
 TITLE: Building Pad Unsuitable Soil

Date: 4/29/2021  
 Project Name: Martens Center  
 Project #: 202103

### Scope Description

Replace Unsuitable Soils at Building Pad with clay and compact to achieve suitable subgrade condition (approx. 18,720 SF x 18" deep for a total of 1,040 CY)

1,040 CY x \$58.50/CY = \$60,840.00

DEDUCT Previously Approved COR#1 amount \$55,867.50 for a total of \$4,972.50

### Subcontractor/Vendor Change Items

Subcontractor/Vendor	Change Description	Value
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

### BRBI Staffing

Role	Change Description	Hours	x Rate (\$/hr)	Value
Project Director				\$ -
Project Manager				\$ -
Sr. Project Engineer				\$ -
Superintendent				\$ -
Assistant Superintendent				\$ -

### BRBI General Conditions

Item	Change Description	Value
		\$ -
		\$ -
		\$ -
		\$ -

### Total COR

Sub/Vendor Subtotal	\$ -
Fee on Sub/Vendor 5.00%	\$ -
BRBI Subtotal	\$ -
Fee on BRBI 10.00%	\$ -
Subtotal	\$ -
Bonds & Insurance 2.00%	\$ -

VALUE REPRESENTS 85 CY @ \$58.50/CY\_RHINZ

**TOTAL COR VALUE: \$ 4,972.50**

**COR SCHEDULE DELAY (cal days): 0**

### Approval

Owner Approval

\_\_\_\_\_  
 Signature Date

This COR may be withdrawn or amended if not accepted within 30 days of the above date and is subject to all terms and conditions outlined. Owner approval of this COR certifies that the work is to proceed and that a change order is to be issued adjusting the contract agreement per this COR.





**ADVANTAGE TRUCKING**

No. 11366

P.O. Box 944  
Champaign, IL 61824

TRUCK # 2 DRIVER: Scott Gabe DATE: 4/9/21

Customer: Mid-America Center  
 Tandem  Lunch  
 Semi  No Lunch

Time Started 2:00pm  
 Time Stopped 4:00pm

Location: Madison Green

Signature: [Signature]

Loads: Bob Co (from BUD) - 1  
Don't (from BUD) - 1  
Bob Co (from BUD) - 1

9 loads

**ADVANTAGE TRUCKING**

No. 11422

P.O. Box 944  
Champaign, IL 61824

TRUCK # C DRIVER: Mike Waters DATE: 4-9-21

Customer: MTC  
 Tandem  Lunch  
 Semi  No Lunch

Time Started 7:00  
 Time Stopped 7:30pm

Location: Madison Green

Signature: [Signature]

Loads: 3" Fern Utean Loads - 11  
Don't (from BUD) Loads - 11  
Don't (from BUD) Loads - 11

10 loads

**ADVANTAGE TRUCKING**

No. 11464

P.O. Box 944  
Champaign, IL 61824

TRUCK # 4 DRIVER: [Signature] DATE: 4/9/21

Customer: M d IL  
 Tandem  Lunch  
 Semi  No Lunch

Time Started 6am  
 Time Stopped 2:30pm

Location: Madison Center

Signature: [Signature]

Loads: Dick (from BUD) - 9  
Bob Co (from BUD) - 6

15 loads







3 loads IN

# JACKSON EXCAVATING, INC.

P.O. Box 1162 • Mchomes, IL 61853  
phone 202-3396

Date 4-17-21

For M.I.

Job	Equipment	Material/Description
David Hut shop Wibawa, IL to Martin Center	<input type="checkbox"/> BACKHOE <input type="checkbox"/> SKIDLOADER <input type="checkbox"/> EXCAVATOR <input checked="" type="checkbox"/> TANDEM 904 <input type="checkbox"/> LABOR <input type="checkbox"/> OTHER	Spills to Market St 3 loads <b>3 loads</b>
Start 7:00am	Lunch 8:30am	Stop 1 1/2 hrs
Signature: <i>[Signature]</i>		Total

## ADVANTAGE TRUCKING No. 11552

P.O. Box 944  
Champaign, IL 61824

TRUCK# 12 DRIVER: Kyle W. DATE: 4-13-21

Customer: M.I. I

Location: Concrete

Time Started: 7:00am

Time Stopped: 6:15pm

Signature: *[Signature]*

Tandem  Lunch  
 Semi  No Lunch

9 loads out  
9 loads IN  
**9 loads**

P.O. Box 944  
Champaign, IL 61824

TRUCK# 4 DRIVER: Luke DATE: 4/13/21

Customer: M d FL

Location: Hardware Center

Time Started: 3:30pm

Time Stopped: 6pm

Signature: *[Signature]*

Tandem  Lunch  
 Semi  No Lunch

2 1/2 hrs

4 loads IN  
**4 loads**

## ADVANTAGE TRUCKING No. 11425

P.O. Box 944  
Champaign, IL 61824

TRUCK # 6 DRIVER: Mike Williams DATE: 4-13-21

Customer: M.I.C

Location: Martin Center

Time Started: 7:00

Time Stopped: 6:30

Signature: *[Signature]*

Tandem  Lunch  
 Semi  No Lunch

9 loads out  
14 loads IN  
**14 loads**

2 1/2 hrs



**MARTIN BROS. LOGISTICS, LLC** 50748

513 N. Ohio, Rantoul, IL 61866

Telephone 217/202-2038

Fax 217/893-4694

DATE: 4-13-2021

Contractor <u>MIC</u>	Equipment Rental Tandem # <u>05</u>	Material Hauled <u>SPRINKLER</u>
Job # <u>SPORTS CENTER</u>	<input type="checkbox"/> Trailer - Alum./Steel	<u>8000 PVC</u>
<u>SPORTS CENTER</u>	<input type="checkbox"/> Trailer - Steel large	<u>SPRINKLER</u>
<u>SPORTS CENTER</u>	<input type="checkbox"/> Excavator	<u>SPRINKLER</u>
<u>SPORTS CENTER</u>	<input type="checkbox"/> 590SM Backhoe	<u>SPRINKLER</u>
<u>SPORTS CENTER</u>	<input type="checkbox"/> 850G Dozer	<u>SPRINKLER</u>
<u>SPORTS CENTER</u>	<input type="checkbox"/> EC 250 Excavator	<u>SPRINKLER</u>
<u>SPORTS CENTER</u>	<input type="checkbox"/> Skid Loader	<u>SPRINKLER</u>
<u>SPORTS CENTER</u>	<input type="checkbox"/> Mini Excavator	<u>SPRINKLER</u>
<u>SPORTS CENTER</u>	<input type="checkbox"/> 544G Loader	<u>SPRINKLER</u>
<u>SPORTS CENTER</u>	<input type="checkbox"/> Concrete Hammer	<u>SPRINKLER</u>

Time Started 8:00 AM/PM Time Finished 6:00 AM/PM

Lunch Yes  No

Owner Operator RICH WILKINSON Signature RICH WILKINSON

Material Hauled 10 loads out

**MARTIN BROS. LOGISTICS, LLC**

513 N. Ohio Ave., Rantoul, IL 61866

Telephone 217/202-2038

Fax 217/893-4694

DATE: 4-13-21

Contractor <u>MIC</u>	Equipment Rental Tandem # <u>05</u>	Material Hauled <u>CLAY</u>
Job # <u>MARTIN</u>	<input type="checkbox"/> Trailer - Alum./Steel	<u>CLAY</u>
<u>CLAY</u>	<input type="checkbox"/> Trailer - Steel large	<u>CLAY</u>
<u>CLAY</u>	<input type="checkbox"/> Excavator	<u>CLAY</u>
<u>CLAY</u>	<input type="checkbox"/> 590SM Backhoe	<u>CLAY</u>
<u>CLAY</u>	<input type="checkbox"/> 850G Dozer	<u>CLAY</u>
<u>CLAY</u>	<input type="checkbox"/> EC 250 Excavator	<u>CLAY</u>
<u>CLAY</u>	<input type="checkbox"/> Skid Loader	<u>CLAY</u>
<u>CLAY</u>	<input type="checkbox"/> Mini Excavator	<u>CLAY</u>
<u>CLAY</u>	<input type="checkbox"/> 544G Loader	<u>CLAY</u>
<u>CLAY</u>	<input type="checkbox"/> Concrete Hammer	<u>CLAY</u>

Time Started 3:15 AM/PM Time Finished AM/PM

Lunch Yes  No

Owner Operator RICH WILKINSON Signature RICH WILKINSON

Material Hauled 3 loads out

6 loads out  
8 loads in

**JACKSON EXCAVATING, INC.**

P.O. Box 1162 • Mahomet, IL 61853

phone 202-3396

For Mid Illinois Concrete Date 4-13-21

Job <u>Asphalt Center</u>	Equipment <input type="checkbox"/> BACKHOE	Material/Description <u>Blocks dirt to</u>
<u>MARTIN</u>	<input type="checkbox"/> SKIDLOADER	<u>Ranoul Sports complex</u>
<u>CHAMPAIN, IL</u>	<input type="checkbox"/> EXCAVATOR	<u>4 loads</u>
<u>CHAMPAIN, IL</u>	<input checked="" type="checkbox"/> TANDEM 8-4	<u>4 day from ADV Yard</u>
<u>CHAMPAIN, IL</u>	<input type="checkbox"/> LABOR	<u>87 loads</u>
<u>CHAMPAIN, IL</u>	<input type="checkbox"/> OTHER	<u>Dirt to ADV Yard</u>
<u>CHAMPAIN, IL</u>		<u>2 loads</u>
<u>CHAMPAIN, IL</u>		<u>8 Pcs</u>
Start <u>8:30 am</u>	Lunch <u>4:30</u>	Stop <u>8 Pcs</u>
Signature <u>RICH WILKINSON</u>		Total

**JACKSON EXCAVATING, INC.**

P.O. Box 1162 • Mahomet, IL 61853

phone 202-3396

For MIC Date 4/13

Job <u>Martin</u>	Equipment <input type="checkbox"/> BACKHOE	Material/Description <u>Blk Dirt</u>
<u>Center</u>	<input type="checkbox"/> SKIDLOADER	<u>to Sportsplex</u>
<u>Center</u>	<input type="checkbox"/> EXCAVATOR	<u>300' In</u>
<u>Center</u>	<input checked="" type="checkbox"/> TANDEM	<u>clay to market</u>
<u>Center</u>	<input type="checkbox"/> LABOR	<u>6 loads</u>
<u>Center</u>	<input type="checkbox"/> OTHER	<u>8 loads</u>
Start <u>8:15</u>	Lunch <u>11:00 am</u>	Stop <u>4:30 pm</u>
Signature <u>RICH WILKINSON</u>		Total

# TNT Trucking

634 North 500 East Rd.  
Buckley IL 60918

Work For: Mid Illinois

Day: Tuesday

Date: 4-13-21

Job #	What Hauled	Ticket #	Tons	Load Site	Destination	Amount
# 21013	Red Rock			Mid IL Yard	Maeter Center	1
<del>Renton Sport Complex</del>	<del>Top soil</del>			<del>Maeter Center</del>	<del>Sport Complex</del>	<del>1</del>
# 21013	Clay			ADV Yard	Maeter Center	1
	Top soil			Maeter Center	ADV Yard	1
Load type 1:	Load type 2:		Load type 3:		Total:	

(8 Loads OUT)  
(12 Loads IN)

12 loads

Driver Rip Owner TNT Trucking Equip # 1203

- Tandem
- Semi
- Other
- .5 lunch
- no lunch
- Hourly Hauling
- Tonnage Hauling
- Pre trip
- Post trip

Start Time: 7:15 am End Time: 6:15 pm Total Time: 11 hrs.

Foreman's Signature (required): Rich Wilcoxen

Driver's Signature: Richard P. Zehner

Fuel \_\_\_\_\_ Oil \_\_\_\_\_ Down time \_\_\_\_\_

Notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# TnT Trucking

671

634 North 500 East Rd.

Buckley IL 60918

Mantow Center

Work For: Mid IL Concrete

Day: TUE

Date: 4-13-21

Job #	What Hauled	Ticket #	Tons	Load Site	Destination	Amount
	Dirt			<del>market st</del> <sup>DHM</sup>	N market st	MARKET ST
	Black Dirt			N market	sport complex	
	Clay			AD Yard	market center	
<b>11 loads</b>						
(9 loads out)			(11 loads in)			
	market st			Mantow Center DHM	AD Road to MARKET CIR	
	Black			clay	clay	
Load type 1:	/ / / / / / / / / /	Load type 2:	1	Load type 3:	/ / / / / / / / / /	Total:

Driver: Doug Owner: Smith Landscaping Equip # 118

- Tandem
- Semi
- Other
- .5 lunch
- no lunch
- Hourly Hauling
- Tonnage Hauling
- Pre trip
- Post trip

Start Time: 7:15 End Time: 6:15 pm Total Time: 11 hrs.

Foreman's Signature (required): Rich Wilcox

Driver's Signature: Doug

Fuel 3/4 Oil OK Down time: \_\_\_\_\_

Notes \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# TnT Trucking

13 out  
13 in

641

634 North 500 East Rd.  
Buckley IL 60918

Work For: Mid Illinois

Day: Tuesday

Date: 4-13-21

Job #	What Hauled	Ticket #	Tons	Load Site	Destination	Amount	
	Dirct		Driver's	midill	Mar tin		TOP
	Clay			Mar tin market st.			
			(145)	Adi Yard	Mar tin		
							Clay
						118	
						13 loads	Clay top mix

*[Handwritten scribble]*  
19 Loads IN

Load type 1:	Load type 2:	Load type 3:	Total=
--------------	--------------	--------------	--------

Driver H Gladney Owner TnT Equip # 1118

Tandem       Semi       .5 lunch       Hourly Hauling       Pre trip  
 Other       no lunch       Tonnage Hauling       Post trip

Start Time: 7:00 End Time: 6:00pm Total Time: 11 hrs.

Foreman's Signature (required): Rich Wilson  
Driver's Signature: H Gladney

Fuel \_\_\_\_\_ Oil \_\_\_\_\_ Down time \_\_\_\_\_

Notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



MARTENS  
CENTER

1315 N MARKET ST  
CHAMPAIGN, IL  
51820

Address: 1315 N Market St  
Champaign, IL 61820

Phone: (217) 244-1122  
Fax: (217) 244-1122

Project: Martens Center  
Date: 11/10/00

Drawn by: J. J. ...  
Checked by: ...

Scale: 1/4" = 1'-0"

Sheet: S-101



REV.	DATE	DESCRIPTION



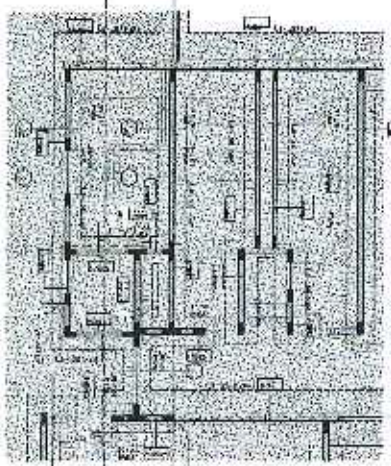
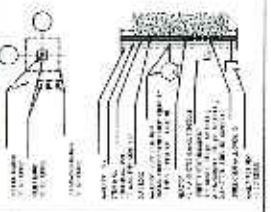
FOUNDATION PLAN

S-101

FOUNDATION NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR GENERAL NOTES.
2. ALL FOOTINGS SHALL BE CONCRETE ON GRADE UNLESS NOTED OTHERWISE. ALL FOOTINGS SHALL BE MINIMUM 12" WIDE AND 12" DEEP UNLESS NOTED OTHERWISE. ALL FOOTINGS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
3. ALL WALLS SHALL BE CONCRETE ON GRADE UNLESS NOTED OTHERWISE. ALL WALLS SHALL BE MINIMUM 12" THICK UNLESS NOTED OTHERWISE.
4. ALL WALLS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
5. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
6. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
7. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
8. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
9. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
10. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
11. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
12. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
13. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
14. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
15. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
16. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
17. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
18. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
19. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.
20. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM 4" THICK SAND OR GRANULAR FILL UNDERLAYMENT.

GENERAL PLAN LEGEND



ELEVATOR AND RESTROOM FOUNDATION PLAN

FOUNDATION PLAN



**AIA® Document G701™ – 2017**

**Change Order**

**PROJECT:** *(Name and address)*  
 Martens Center  
 1515 N. Market St.  
 Champaign, IL 61820

**CONTRACT INFORMATION:**  
 Contract For: Construction  
 Date: January 27, 2021

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 05  
 Date: August 2, 2021

**OWNER:** *(Name and address)*  
 Champaign Park District  
 706 Kenwood Rd.  
 Champaign, IL 61821

**ARCHITECT:** *(Name and address)*  
 RATIO States LLC  
 d/b/a RATIO States PLLC  
 102 S. Neil St.  
 Champaign, IL 61820  
 19163.000

**CONTRACTOR:** *(Name and address)*  
 Broeren Russo Builders, Inc.  
 602 N. Country Fair Dr.  
 Champaign, IL 61821

**THE CONTRACT IS CHANGED AS FOLLOWS:**

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

Contractor to provide material, labor and equipment necessary to clear trees, shrubs, brush and chainlink fencing along south property line from Market Street to Champaign Street to the extent necessary to install new work indicated in the Contract Documents. The price of this work shall not exceed \$2,675.14.

Reference attached MC CO-5 Backup for associated Proposal Request and Change Order Request.

The original Contract Sum was	\$ 9,463,400.00
The net change by previously authorized Change Orders	\$ 135,251.29
The Contract Sum prior to this Change Order was	\$ 9,598,651.29
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,675.14
The new Contract Sum including this Change Order will be	\$ 9,601,326.43

The Contract Time will be unchanged by Zero (0) days.  
 The new date of Substantial Completion will be March 31, 2022

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

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

RATIO States LLC  
 d/b/a RATIO States PLLC  
**ARCHITECT** *(Firm name)*  
  
**SIGNATURE**  
 Ryan Hinz AIA, Associate  
**PRINTED NAME AND TITLE**  
 08/02/2021  
**DATE**

Broeren Russo Builders, Inc.  
**CONTRACTOR** *(Firm name)*  
  
**SIGNATURE**  
 Sky Sanborn, Executive Vice President,  
 COO  
**PRINTED NAME AND TITLE**  
 8/3/21  
**DATE**

Champaign Park District  
**OWNER** *(Firm name)*  
  
**SIGNATURE**  
 Joe DeLuca, Executive Director  
**PRINTED NAME AND TITLE**  
 8/3/21  
**DATE**

**ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS**

Owner Contact: Andrew Weiss / Champaign Park District  
Architect Contact: Ryan Hinz / RATIO Architects, LLC.  
Contractor Contact: Tyler Adkins / Broeren Russo Builders, Inc

File: 19163.000/CA/ASI

---

Project: Martens Center

A.S.I. Number: 2

Owner: Champaign Park District

Date of Issuance: February 5, 2021

To: Broeren Russo Builders, Inc.

Architect: RATIO Architects, LLC.  
102 S. Neil Street  
Champaign, IL 61820

Architect's Project No.: 19163.000

---

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in the Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions shall serve as your acceptance of this change as consistent with the Contract Documents, without change to the Contract Sum or Contract Time.

Description: The design team has responded to City of Champaign Permit Review 1 comments. These responses are recorded attached Building Plan Review Record and Memorandum and compiled as ASI 02. Individual items believed to change the Contract are being tracked separately. Individual Proposal Requests will be issued for those items and will reference ASI 02.

**Attachments:**

1. Building Plan Review Record, BS21-0122\_AE Responses Rev 1 Memorandum
2. Specifications: 102800
3. Drawings: G-001, G-003, C-201, C-502, C-503, L-001, L-201, L-202, L-501, L-701, L-702, A-001, A-002, A-101, A-201, A-401, A-421, A-422, A-423, A-911, A-913, FP-001, FP-101, P-000, P-100, P-101, E-201, E-401, E-402

**END ASI 2**

---

**ISSUED BY:** \_\_\_\_\_

RATIO Architect, LLC.

Date



RATIO DESIGN  
102 S NEIL ST  
CHAMPAIGN, IL 61820

[RATIODESIGN.COM](http://RATIODESIGN.COM)

## MEMORANDUM

TO: John Kunich, Marchello Grady, Beverly Maddock, Harmon Jordan, Nichole Millage, Eric Van Buskirk

RATIO PROJECT NO: Martens Center 19163.00

DATE: February 15, 2021

SUBJECT: 1501 N. Market Street – DS21-0122 Review Responses

### Responses to Plumbing Review Comments received from John Kunich on February 1, 2021

1. Sheet P-001, Detail 16. Please note the fire protection backflow is required to be within 2' of an active main to comply with the "dead end" section 890.1200(c). Please note this on the plans.  
**RESPONSE: Added a note to specifically mention the 2 feet requirement from 890.1200 on detail 7/FP-001.**
2. Sink SK-2 is specified to indirect waste into a floor sink. This fixture is not allowed to open site, it is required to be directly connected to comply with section 890.710. Please revise on the drawings.  
**RESPONSE: The note on the schedule is in error. The drawings indicate a direct trapped and vented connection to the sanitary system. The schedule has been corrected.**
3. Sheet P-100 The floor sinks on the west side are not properly vented in accordance with section 890.1480. Please revise this on the drawings.  
**RESPONSE: Added an additional vent to serve the first 4" floor sink serving the water service RPZs, the next two floor sinks in the mechanical room will not receive large discharges of water and are wet vented.**
4. No cleanouts are shown on the drawings and are required to comply with section 890.420. Please add this to the drawings.  
**RESPONSE: There are cleanouts included, FCOs, WCOs and every sink and lavatory p-trap is removable to be considered a p-trap. A FCO was added to P-100/P-101 where one was missing on the end of the line in the locker room area.**
5. The elevator sump pump should be indirectly wasted into an open site drain to comply with section 890.1360(g)2. Please specify where this discharges.  
**RESPONSE: The sump pump discharge, PD, discharges into the mop sink in JAN 1000, as shown on P-200.**

Design  
for  
Impact.

INDIANAPOLIS  
CHICAGO  
DENVER  
RALEIGH  
CHAMPAIGN, IL



6. A roof hydrant is specified with drainage weep holes. Where does this item drain to? Also with this item and the length of the run as well as limited usage a double check is recommended to prevent any backflow into the system.

**RESPONSE:** *The Woodford SRH-MS roof hydrant is a drain-free model. It comes with a dual check on the outlet. Having a double check BFP is not code required, is this a City of Champaign requirement? It will add additional points of maintenance for the Owner to get certified yearly. Please advise.*

**Responses to Review Comments received from Marchello Graddy, Bev Maddock, and Harmon Jordan on January 28, 2021**

- Existing sidewalk along Market will be removed and replaced. See revised sheets L-201, L-202 and L-701 attached.
- Flowable fill backfill note added to sheet C-503 Keyed Note 13. See revised attached sheet.
- Siphon system design calculations will be provided separately.
- Stormwater system design summary will be separately submitted. There is NO storage required for this project in the stormwater detention basin. Please confer with Eleanor Blackmon. This basin is a part of the city's Boneyard Creek improvement Project and its design is a part thereof.
- The stone bag inlet protection detail has been removed from sheet C-502, attached.
- The construction entrance detail has been removed from sheet C-502, attached.
- Truncated domes have been removed from curb ramps scope.
- Sheet C-002 B6-12 curb and gutter is being used at internal driveway and replacement on Market street where shown.
- Pavement patch standards are indicated on sheet G1/L-701, city standard detail included.
- Driveway Approach revised per city recommendations and Ch. 25 MOP. Refer to Sheet L-201, L-202.
- Continue sidewalk through sidewalk approach. Separate by ¼" expansion\_Revised per city recommendations from City.

**Responses to Review Comments received from Eric Van Buskirk on February 8, 2021**

- Please provide a site plan showing the setbacks for the building and parking lot to the property lines. **Revised, refer to sheet L-001 Key Plan**
- Please provide the FAR of the project
  - **Building: 38,491 SF**
  - **Site area (LOW): 383,067 Sf**
  - **FAR: 0.10**
- Please provide a breakdown of the minimum parking spaces required and count of parking provide on the site
  - **133 spaces required per Sec. 37-359.3\_37-359.7**
    - **154 spaces, 6 ADA spaces**
    - **5 temporary spaces**
  - **Bike parking**
    - **16 bike spaces per Sec 37-359.3**

- Please provide dimensions of parking lot stall, aisles and access drives to determine compliance with parking design standards.
  - **18.5 ft deep, 23 ft wide aisles, access drives 18 ft (north), 23 ft (south).**
- Please provide simplified landscaping plan showing landscaping required by the ordinance for the parking lot.
  - **Refer to sheet L-502 and L-503**
- Please provide the neighboring uses and provide information on compliance with the landscaping and buffer requirements.
  - **Neighboring use north: Commercial medium impact**
    - **C, D, or E buffer yard screening.**
    - **Type E buffer yard utilized.**
  - **Neighboring use south: single-family residential no impact**
    - **A or B buffer yard screening.**
    - **Type B buffer yard utilized.**

CC: Client Personnel – Andrew Wales, Champaign Park District

Consultant Personnel – BRIC Partnership, Bems Clancy & Associates, Bacon Farmer Workman,

Contractor Personnel – NA

RATIO Personnel – Ed Scopet, RATIO Project #19163.000

RATIO DESIGN  
102 S NEIL ST  
CHAMPAIGN, IL 61820

[RATIODESIGN.COM](http://RATIODESIGN.COM)









MARTENS CENTER  
1515 N MARKET ST  
CHAMPAIGN, IL  
61820

CHAMPAIGN PUBLIC UTILITIES  
1515 N MARKET ST  
CHAMPAIGN, IL 61820  
PH: 219.244.3100  
FAX: 219.244.3101  
WWW.CUPU.COM

DATE: 02/03/2010  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
SCALE: AS SHOWN  
PROJECT: CHAMPAIGN PUBLIC UTILITIES  
SHEET: L-701

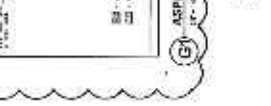
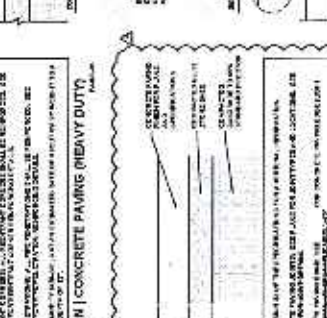
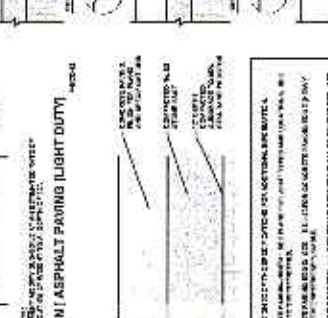
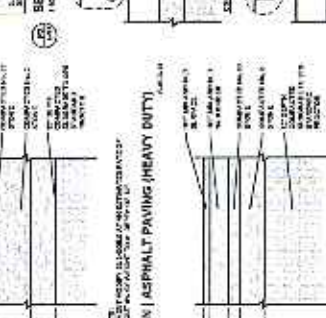
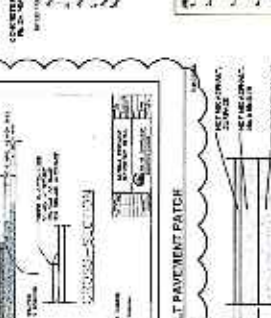
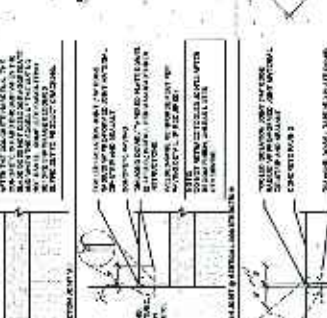
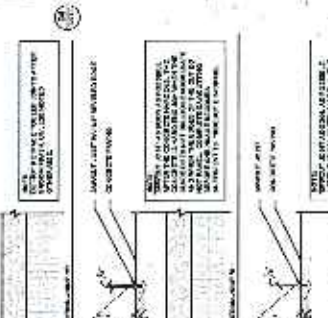
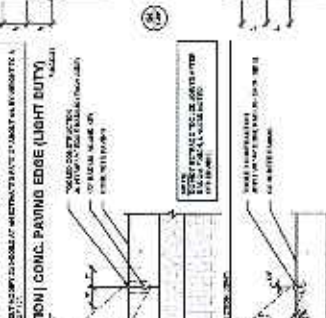
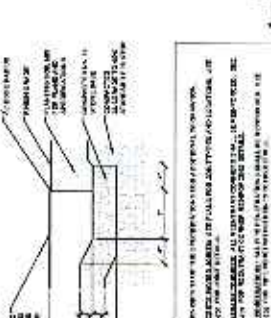
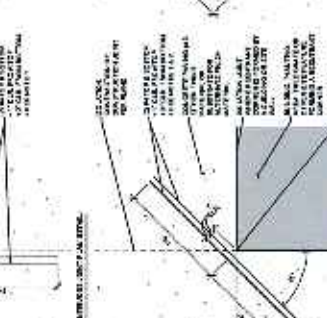
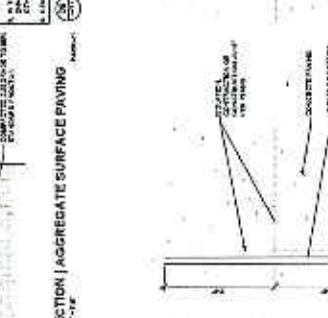
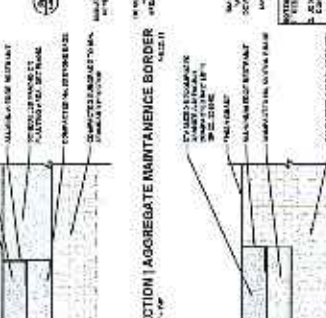
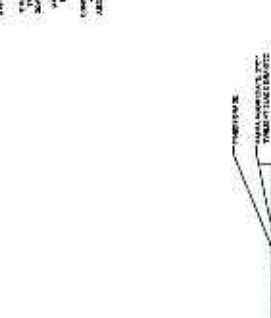
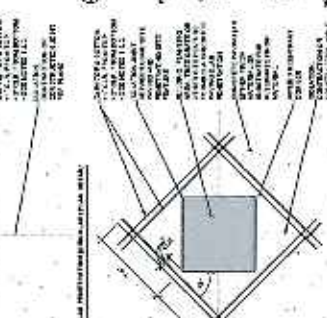
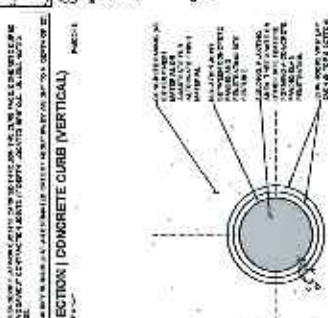
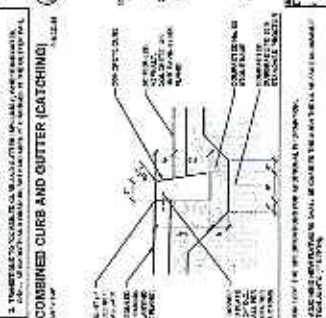
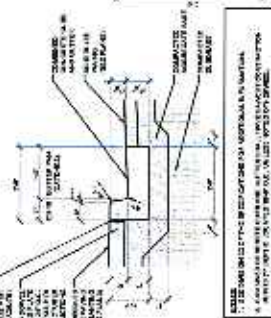
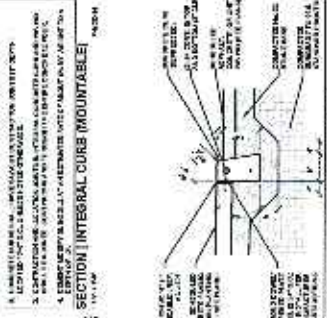
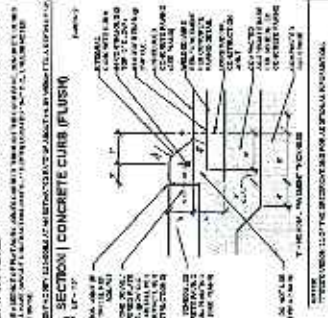
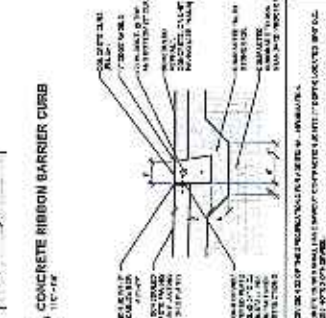
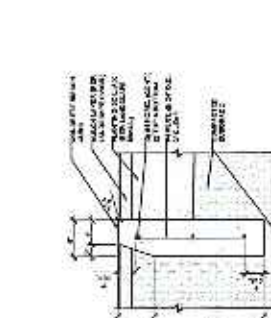
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SECTION 11-1.1  
11-1.1



RATIO  
SCALE: AS SHOWN

SITE DETAILS - GENERAL  
L-701

**PROPOSAL REQUEST**

Owner: Andrew Weiss / Champaign Park District  
Architect: Ryan Hinz / RATIO Architects, LLC.  
Contractor: Tyler Adkins / Broeren Russo Builders, Inc  
Other:  
File: 19163.000/CA/PR

---

PROJECT: Martens Center  
1515 N. Market Street  
Champaign, IL 61820

PROPOSAL REQUEST NO.: PR-06  
DATE OF ISSUANCE: April 12, 2021

OWNER: Champaign Park District  
706 Kenwood Road  
Champaign, IL 61821

ARCHITECT: Ratio Architects, LLC.  
102 South Neil Street  
Champaign, IL 61820

TO: Broeren Russo Builders, Inc.  
602 N. Country Fair Drive  
Champaign, IL 61821

ARCHITECT'S PROJECT NUMBER: 19163.000  
CONTRACT FOR: Construction A101-2017

---

Please submit an itemized quotation for changes in the Contract Sum and/or Contract Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

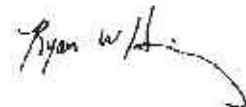
Description:

Replace additional sidewalk along Market Street with standard light duty concrete paving, broom finish as indicated on sheets L-201, L-202, and L-701 issued as part of ASI-2 City of Champaign Permit Review.

Attachments (list of supporting documents):

1. See L-201, L-202, L-701 issued as part of ASI-2

ISSUED BY: \_\_\_\_\_



Ryan Hinz  
Associate/ Architecture

Ratio Architects, LLC.



**PROPOSAL REQUEST**

Owner: Andrew Weiss / Champaign Park District  
Architect: Ryan Hinz / RATIO Architects, LLC.  
Contractor: Tyler Adkins / Broeren Russo Builders, Inc  
Other:  
File: 19163.000/CA/PR

---

PROJECT: Martens Center  
1515 N. Market Street  
Champaign, IL 61820

PROPOSAL REQUEST NO.: PR-06

DATE OF ISSUANCE: April 12, 2021

OWNER: Champaign Park District  
706 Kenwood Road  
Champaign, IL 61821

ARCHITECT: Ratio Architects, LLC.  
102 South Neil Street  
Champaign, IL 61820

TO: Broeren Russo Builders, Inc.  
602 N. Country Fair Drive  
Champaign, IL 61821

ARCHITECT'S PROJECT NUMBER: 19163.000

CONTRACT FOR: Construction A101-2017

---

Please submit an itemized quotation for changes in the Contract Sum and/or Contract Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description:

Replace additional sidewalk along Market Street with standard light duty concrete paving, broom finish as indicated on sheets L-201, L-202, and L-701 issued as part of ASI-2 City of Champaign Permit Review.

Attachments (list of supporting documents):

1. See L-201, L-202, L-701 issued as part of ASI-2

ISSUED BY: \_\_\_\_\_

  
Ryan Hinz  
Associate/ Architecture

Ratio Architects, LLC.



# CHANGE ORDER REQUEST

**COR #:** 03  
**TITLE:** Additional Sidewalk and Curb (RFP 06)

Date: 5/5/2021  
 Project Name: Martens Center  
 Project #: 202103

**Scope Description**

Replace Additional Sidewalk and provide additional curb at entrances per ASI 112.

**Subcontractor/Vendor Change Items**

Subcontractor/Vendor	Change Description	Value
Mid Illinois Concrete	Additional Sidewalk and Curb	\$ 32,472.55
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

**BRBI Staffing**

Role	Change Description	Hours	x Rate (\$/hr)	Value
Project Director				\$ -
Project Manager				\$ -
Sr. Project Engineer				\$ -
Superintendent				\$ -
Assistant Superintendent				\$ -

**BRBI General Conditions**

Item	Change Description	Value
		\$ -
		\$ -
		\$ -
		\$ -

**Total COR**

Sub/Vendor Subtotal	\$	32,472.55
Fee on Sub/Vendor	5.100%	\$ 1,623.63
BRBI Subtotal	\$	-
Fee on BRBI	10.00%	\$ -
Subtotal	\$	34,096.18
Bonds & Insurance	2.00%	\$ 681.92

**TOTAL COR VALUE: \$ 34,778.10**

**COR SCHEDULE DELAY (cal days): 0**

**Approval**

Owner Approval

\_\_\_\_\_  
 Signature Date

This COR may be withdrawn or amended if not accepted within 30 days of the above date and is subject to all terms and conditions outlined. Owner approval of this COR certifies that the work is to proceed and that a change order is to be issued adjusting the contract agreement per this COR.





Date: 4/13/21

Task Code: 2900 3440  
3700

**Change Order Request**

Contractor/ Owner: Broeren Russo Builders  
Attn: Tyler Adkins

Job Name: Martens Center

Job Number: 21013

Work Description: COR is for the additional site concrete work associated with city sidewalks and entrance curbs per ASI #002. It includes approx. 1,450 SF of city sidewalk removal and replacement along with approx. 145LF of depressed city curb along Market St.

Ref. Document: ASI-02

Labor						
Qty	Description	Straight		Overtime		Total
		Hrs	Rate	Hrs	Rate	
1	Laborer Foreman	12	\$80.00			\$960.00
1	Cement Mason Foreman	24	\$92.00			\$1,968.00
1	Operator	10	\$89.00			\$890.00
1	Operator	12	\$88.00			\$1,068.00
1	Laborer	68	\$77.00			\$5,236.00
1	Cement Mason	110	\$79.00			\$8,690.00
1	Superintendent	4	\$95.00			\$380.00
						<b>\$19,192.00</b>

Material				
Qty	Unit	Description	Unit Price	Total
41	CY	IDOT S1PV Concrete Mix	\$108	\$4,428
18	TN	CA-6 Stone	\$14.50	\$261
74	EA	Dowel Bars	\$1.50	\$111
1	LS	Form Lumber	\$435.00	\$435
				<b>\$5,235.00</b>

Equipment				
Qty	Description	Hrs	Unit Price	Total
1	CAT 324 Excavator	10	\$145.00	\$1,450.00
1	Track Skidsteer	12	\$55.00	\$660.00
2	Tandem Hauling	20	\$85.00	\$1,700.00
				<b>\$3,810.00</b>

Summary					
Total Labor	\$19,192.00	Total Material	\$5,235.00	Total Equipment	\$3,810.00

Subtotal (1)+(2)+(3)	\$28,237.00
Bond @ 2%	
Mark-up @ 15%	\$4,235.55
<b>TOTAL</b>	<b>\$32,472.55</b>

Approved (Owner's Representative) \_\_\_\_\_ Date \_\_\_\_\_

COPY

SCANNED

9/1/2021



AIA®

Document G701 - 2017

CO 7

Change Order

PROJECT: (Name and address)
Martens Center
1515 N. Market St.
Champaign, IL 61820

CONTRACT INFORMATION:
Contract For: Construction
Date: January 27, 2021

CHANGE ORDER INFORMATION:
Change Order Number: 07
Date: August 17, 2021

OWNER: (Name and address)
Champaign Park District
706 Kenwood Rd.
Champaign, IL 61821

ARCHITECT: (Name and address)
RATIO States LLC
d/b/a RATIO States PLLC
102 S. Nett St.
Champaign, IL 61820
19163.000

CONTRACTOR: (Name and address)
Broeren Russo Builders, Inc.
602 N. Country Fair Dr.
Champaign, IL 61821

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Provide an additional vent to serve the first 4" diameter floor sink serving the water service RPZs indicated on sheet P-100. Provide an additional floor clean out on the end of the plumbing line in the Changing Room indicated on sheet P-100 and P-101. Provide an 8" diameter Northeast Storm Lateral in lieu of 6" diameter indicated on sheets C-201 and P-100.

Provide condensate neutralization kits for the water heaters. Install inline on the condensate drain line. Kit shall be model NC-1S manufactured by Axlom.

Change in Contract Sum for this change order shall not exceed \$2,198.71.

Reference document MC\_CO-07 Attachments for all associated back up information.

Table with 2 columns: Description and Amount. Rows include original contract sum (\$9,463,400.00), net change (\$172,704.53), contract sum prior to change (\$9,636,104.53), increase by this change order (\$2,198.71), and new contract sum (\$9,638,303.24).

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be March 31, 2022

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

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

RATIO States LLC
d/b/a RATIO States PLLC
ARCHITECT (Firm name)
Signature: Ryan Hinz
SIGNATURE
Ryan Hinz AIA, Associate
PRINTED NAME AND TITLE
08/17/2021
DATE

Broeren Russo Builders, Inc.
CONTRACTOR (Firm name)
Signature: Sky Sanborn
SIGNATURE
Sky Sanborn, Executive Vice President, COO
PRINTED NAME AND TITLE
8/25/21
DATE

Champaign Park District
OWNER (Firm name)
Signature: Joe DeLuca
SIGNATURE
Joe DeLuca, Executive Director
PRINTED NAME AND TITLE
8/25/21
DATE



# CHANGE ORDER REQUEST

COR #: **04**  
 TITLE: **Vent Line to Floor Sink (PR-01)**

Date: 6/14/2021  
 Project Name: Marlens Center  
 Project #: 202103

**Scope Description**

Provide additional vent line to floor sink per ASI #2 drawing revisions

**Subcontractor/Vendor Change Items**

Subcontractor/Vendor	Change Description	Value
Xtreme Mechanical, Inc.	Additional Vent to floor sink	\$ 494.05
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

**BRBI Staffing**

Role	Change Description	Hours	x Rate (\$/hr)	Value
Project Director				\$ -
Project Manager				\$ -
Sr. Project Engineer				\$ -
Superintendent				\$ -
Assistant Superintendent				\$ -

**BRBI General Conditions**

Item	Change Description	Value
		\$ -
		\$ -
		\$ -
		\$ -

**Total COR**

Sub/Vendor Subtotal	\$	494.05
Fee on Sub/Vendor	5.00%	\$ 24.70
BRBI Subtotal	\$	-
Fee on BRBI	10.00%	\$ -
Subtotal	\$	518.75
Bonds & Insurance	2.00%	\$ 10.38

**TOTAL COR VALUE: \$ 529.13**

**COR SCHEDULE DELAY (cal days): 0**

**Approval**

RATIO TAKES NO EXCEPTION\_7/27/21

Owner Approval

\_\_\_\_\_  
 Signature Date

This CDR may be withdrawn or amended if not accepted within 30 days of the above date and is subject to all terms and conditions outlined. Owner approval of this CDR certifies that the work is to proceed and that a change order is to be issued adjusting the contract agreement per this CDR.



**PROPOSAL REQUEST**

Owner: Andrew Weiss / Champaign Park District  
Architect: Ryan Hinz / RATIO Architects, LLC.  
Contractor: Tyler Adkins / Broeren Russo Builders, Inc  
Other:  
File: 19163.000/CA/PR

---

PROJECT: Martens Center  
1515 N. Market Street  
Champaign, IL 61820

PROPOSAL REQUEST NO.: PR-01

DATE OF ISSUANCE: April 12, 2021

OWNER: Champaign Park District  
706 Kenwood Road  
Champaign, IL 61821

ARCHITECT: Ratio Architects, LLC.  
102 South Neil Street  
Champaign, IL 61820

TO: Broeren Russo Builders, Inc.  
602 N. Country Fair Drive  
Champaign, IL 61821

ARCHITECT'S PROJECT NUMBER: 19163.000

CONTRACT FOR: Construction A101-2017

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Please submit an itemized quotation for changes in the Contract Sum and/or Contract Time incidental to proposed modifications to the Contract Documents described herein.

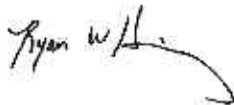
THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description:

1. Provide an additional vent to serve the first 4<sup>th</sup> floor sink serving the water services RPZs indicated on sheet P-100 issued as part of ASI-2 City of Champaign Permit Review.

Attachments (list of supporting documents):

1. See P-100 issued as part of ASI-2



ISSUED BY: \_\_\_\_\_

Ryan Hinz  
Associate/ Architecture

Ratio Architects, LLC.

## XTREME MECHANICAL, INC.

### Contractors/Subcontractor Request for Proposal Breakdown Summary

#### RFP INFORMATION

PROJECT: CPD- Martens Center  
 RFP NO/RFI NO RFP3/PR-01  
 RFP DATE: 5/12/2021  
 CONTRACT NO:

#### DESCRIPTION OF CHANGE

Provide an additional vent to serve the first 4" floor sink serving the water services RPZs indicated on sheet P-100 issued as part of ASI-1 City of Champaign Permit Review

#### SUMMARY OF DETAILED BREAKDOWN

		<u>ADDITIONS</u>	<u>DELETIONS</u>	<u>NET TOTAL</u>
A. MATERIAL	\$	84.61	\$	\$84.61
B. LABOR 4HR/\$86.25	\$	345	\$	\$345.00
C. OTHER	\$	0	\$	\$0.00
D. NET TOTAL		(Lines A + B + C)		\$429.61
E. OVERHEAD AND PROFIT		(Line D x 16%; if net total is credit, then 5%)		\$64.44
F. SUBTOTAL, CONTRACTOR		(Lines D + E)		<u>\$494.05</u>

#### CONTRACTOR'S MARKUP ON WORK OF SUBCONTRACTORS

	<u>SUBCONTRACTOR: Firm Name</u>	<u>CONTRACT WORK: Description</u>	<u>PROPOSAL</u>
1	_____	_____	\$0.00
2	_____	_____	\$
3	_____	_____	\$
4	_____	_____	\$
5	_____	_____	\$
G.	SUBTOTAL of all work performed by the contractor's subcontractors		\$0.00
H.	CONTRACTOR'S MARK-UP on work of subcontractor's (Line G x 5%; if net total is credit, then 0%)		\$0.00
I.	SUBTOTAL, SUBCONTRACTORS (Lines G + H)		<u>\$0.00</u>

#### PROPOSAL

J.	WORK PERFORMED BY CONTRACTOR AND SUBCONTRACTORS	(Lines F + I)	\$494.05
K.	INSURANCE, BOND AND TAXES (enter % here)	0.00%	\$0.00
L.	TOTAL, REQUEST FOR PROPOSAL	(Lines J + K)	<u>\$494.05</u>

The request for proposal will increase (decrease) the contract amount.

This work to be accomplished in \_\_\_\_\_ calendar days.

This work will increase (decrease) the contract completion date by \_\_\_\_\_ calendar days.

CONTRACTOR SIGNATURE: \_\_\_\_\_

Date: \_\_\_\_\_

Title \_\_\_\_\_

# QUOTATION

Holt Supply Company  
 PO Box 1365  
 Bloomington, IL 61702-1365  
 217-351-1000



Order Number	
1249753	
Order Date	Page
5/14/2021 08:17:54	1 of 1

Quote Expires On 8/12/2021

**Bill To:**

X-treme Mechanical, Inc.  
 4912 Windsor Road  
 Champaign, IL 61826-3518

**Ship To:**

X-treme Mechanical, Inc.  
 4912 Windsor Road  
 Champaign, IL 61826-3518

217-863-2090

Customer ID: 14398

<i>PO Number</i>	<i>Ship Route</i>	<i>Taker</i>
Martens PR1 A-G		ANDREW_HOLT

<i>Quantities</i>			<i>UOM</i> <i>Unit Size</i>	<i>Eng.</i>	<i>Item ID</i> <i>Item Description</i>	<i>Pricing</i> <i>UOM</i> <i>Unit Size</i>	<i>Unit Price</i>	<i>Extended Price</i>
<i>Ordered</i>	<i>Allocated</i>	<i>Remaining</i>						

**Customer Note: \*\*\*ASK IF JOB IS TAX EXEMPT\*\*\***

1	0	1	EA		SPEARS-401-420	EA	16.4833	16.48
				1.0	4X2 PVC REDUCING TEE SOC SCH40		1.0	
4	0	4	EA		P4F17E90-S	EA	2.0000	8.00
				1.0	2 PVC 90 ELL SOC SCH40 #406-020		1.0	
1	0	1	EA		P4F17TEE-S	EA	2.1000	2.10
				1.0	2 PVC TEE SOC SCH40 #401-020		1.0	
30	0	30	FT		P4P17-10F	FT	1.9344	58.03
				1.0	2 X 10' PVC SCH 40 PIPE		1.0	

Total Lines: 4

<b>SUB-TOTAL:</b>	84.61
<b>TAX:</b>	0.00
<b>AMOUNT DUE:</b>	84.61
	<i>U.S. Dollars</i>



# CHANGE ORDER REQUEST

COR #: 05  
 TITLE: Added Floor Clean-Out (PR-02)

Date: 6/14/2021  
 Project Name: Martens Center  
 Project #: 202103

**Scope Description**

Provide additional floor cleanout per ASI 47 revisions

**Subcontractor/Vendor Change Items**

Subcontractor/Vendor	Change Description	Value
Xtreme Mechanical, Inc.	Additional Floor Cleanout	\$ 367.57
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

**BRBI Staffing**

Role	Change Description	Hours	x Rate (\$/hr)	Value
Project Director				\$ -
Project Manager				\$ -
Sr. Project Engineer				\$ -
Superintendent				\$ -
Assistant Superintendent				\$ -

**BRBI General Conditions**

Item	Change Description	Value
		\$ -
		\$ -
		\$ -
		\$ -

**Total COR**

Sub/Vendor Subtotal	\$	367.57
Fee on Sub/Vendor	5.00%	\$ 18.38
BRBI Subtotal	\$	-
Fee on BRBI	15.00%	\$ -
Subtotal	\$	385.95
Bonds & Insurance	2.00%	\$ 7.72

**TOTAL COR VALUE: \$ 393.67**

**COR SCHEDULE DELAY (cal days): 0**

**Approval**

NO EXCEPTION TAKEN\_RHINZ 7/27/21

**Owner Approval**

Signature

Date

This COR may be withdrawn or amended if not accepted within 30 days of the above date and is subject to all terms and conditions outlined. Owner approval of this COR certifies that the work is to proceed and that a change order is to be issued adjusting the contract agreement per this COR.



**PROPOSAL REQUEST**

Owner: Andrew Weiss / Champaign Park District  
Architect: Ryan Hinz / RATIO Architects, LLC.  
Contractor: Tyler Adkins / Broeren Russo Builders, Inc  
Other:  
File: 19163.000/CA/PR

---

PROJECT: Martens Center  
1515 N. Market Street  
Champaign, IL 61820

PROPOSAL REQUEST NO.: PR-02

DATE OF ISSUANCE: April 12, 2021

OWNER: Champaign Park District  
706 Kenwood Road  
Champaign, IL 61821

ARCHITECT: Ratio Architects, LLC.  
102 South Neil Street  
Champaign, IL 61820

TO: Broeren Russo Builders, Inc.  
602 N. Country Fair Drive  
Champaign, IL 61821

ARCHITECT'S PROJECT NUMBER: 19163.000

CONTRACT FOR: Construction A101-2017

---

Please submit an Itemized quotation for changes in the Contract Sum and/or Contract Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

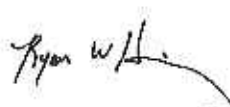
Description:

1. Provide an additional floor clean out on the end of the line in the locker room area as indicated on sheet P-100 and P-101 issued as part of ASI-2 City of Champaign Permit Review.

Attachments (list of supporting documents):

1. See P-100 and P-101 issued as part of ASI-2

ISSUED BY: \_\_\_\_\_

  
Ryan Hinz  
Associate/ Architecture

Ratio Architects, LLC.



**XTREME MECHANICAL, INC.**

**Contractors/Subcontractor Request for Proposal Breakdown Summary**

**RFP INFORMATION**

PROJECT: CPD- Martens Center  
 RFP NO/RFI NO RFP4/PR-02  
 RFP DATE: 5/18/2021  
 CONTRACT NO:

**DESCRIPTION OF CHANGE**

Provide an additional floor clean out on the end of the line in the locker room area as indicated on sheet P-100 and P-101 issued as part of ASI-2 City of Champaign Permit Review

**SUMMARY OF DETAILED BREAKDOWN**

	<u>ADDITIONS</u>	<u>DELETIONS</u>	<u>NET TOTAL</u>
A. MATERIAL	\$ 233.38	\$	\$233.38
B. LABOR 1HR/\$86.25	\$ 86.25	\$	\$86.25
C. OTHER	\$ 0	\$	\$0.00
D. NET TOTAL	(Lines A + B + C)		\$319.63
E. OVERHEAD AND PROFIT	(Line D x 15%; if net total is credit, then 5%)		\$47.94
F. SUBTOTAL, CONTRACTOR	(Lines D + E)		<u>\$367.57</u>

**CONTRACTOR'S MARKUP ON WORK OF SUBCONTRACTORS**

<u>SUBCONTRACTOR: Firm Name</u>	<u>CONTRACT WORK: Description</u>	<u>PROPOSAL</u>
1 _____	_____	\$0.00
2 _____	_____	\$
3 _____	_____	\$
4 _____	_____	\$
5 _____	_____	\$
G. SUBTOTAL of all work performed by the contractor's subcontractors		\$0.00
H. CONTRACTOR'S MARK-UP on work of subcontractor's	(Line G x 5%; if net total is credit, then 0%)	\$0.00
I. SUBTOTAL, SUBCONTRACTORS	(Lines G + H)	<u>\$0.00</u>

**PROPOSAL**

J. WORK PERFORMED BY CONTRACTOR AND SUBCONTRACTORS	(Lines F + I)	\$367.57
K. INSURANCE, BOND AND TAXES	(enter % here)	0.00% \$0.00
L. TOTAL, REQUEST FOR PROPOSAL	(Lines J + K)	<u>\$367.57</u>

The request for proposal will increase (decrease) the contract amount.

This work to be accomplished in \_\_\_\_\_ calendar days.

This work will increase (decrease) the contract completion date by \_\_\_\_\_ calendar days.

CONTRACTOR SIGNATURE: \_\_\_\_\_

Date: \_\_\_\_\_

Title \_\_\_\_\_



CAPITOL GROUP, INC. - Champaign  
 3101 RESEARCH ROAD  
 CHAMPAIGN, IL 61822  
 217-351-1050  
 Fax 217-351-1051



# Quotation

EXPIRATION DATE	QUOTE NUMBER
06/28/2021	S2087778
CAPITOL GROUP, INC. - Champaign 3101 RESEARCH ROAD CHAMPAIGN, IL 61822 217-351-1050 Fax 217-351-1051	PAGE NO.
	1 of 1

QUOTE TO:

SHIP TO:

XTREME MECHANICAL INC  
 PO BOX 3518  
 CHAMPAIGN, IL 61826

XTREME MECHANICAL INC  
 4912 W WINDSOR ROAD  
 CHAMPAIGN, IL 61822

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB / RELEASE #	QUOTED TO	SALESPERSON
5662	CPD MARTEN CENTER	FCO CHANGE	LESLIE	David Stephenson
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
Penny Sturdy		NET END OF MONTH	05/14/2021	No
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
1ea	== MIFAB C1224-R-1 4" NH W/NB TOP/PLUG *** Non-Stock Item - Non Returnable			
	Subtotal -----FCO			130.00
	**PLUS FREIGHT CHARGES**			

Note: Unless specifically stated otherwise upon this quote, the standard TERMS & CONDITIONS will be applicable as stated and found upon our Company website: [www.capitolgroupinc.com](http://www.capitolgroupinc.com) All returns subject to a restock charge.

Subtotal	130.00
S&H Charges	0.00
Amount Due	130.00

# QUOTATION

Holt Supply Company  
 PO Box 1365  
 Bloomington, IL 61702-1365  
 217-351-1000



Order Number	
1249774	
Order Date	Page
5/14/2021 09:01:42	1 of 1

Quote Expires On 8/12/2021

**Bill To:**

X-treme Mechanical, Inc.  
 4912 Windsor Road  
 Champaign, IL 61826-3518

**Ship To:**

X-treme Mechanical, Inc.  
 4912 Windsor Road  
 Champaign, IL 61826-3518

217-863-2090

Customer ID: 14398

<i>PO Number</i>	<i>Ship Route</i>	<i>Taker</i>
Martens PR2 B-G		ANDREW_HOLT

<i>Quantities</i>					<i>Item ID</i>	<i>Pricing UOM</i>	<i>Unit Price</i>	<i>Extended Price</i>
<i>Ordered</i>	<i>Allocated</i>	<i>Remaining</i>	<i>UOM Unit Size</i>	<i>Disp.</i>	<i>Item Description</i>	<i>Unit Size</i>		

*Customer Note: \*\*\*ASK IF JOB IS TAX EXEMPT\*\*\**

1	0	1	EA		SPEARS-475-420	EA	58.2667	58.27
				1.0	4X2 PVC RED WYE SOC SCH40 150PSI	1.0		
1	0	1	EA		P4F17E45-S	EA	2.0000	2.00
				1.0	2 PVC 45 ELL SOC SCH40 #417-020	1.0		
10	0	10	FT		P4P22-10F	FT	4.3108	43.11
				1.0	4 X 10' PVC SCH 40 PIPE	1.0		

Total Lines: 3

**SUB-TOTAL:** 103.38  
**TAX:** 0.00  
**AMOUNT DUE:** 103.38  
 U.S. Dollars



# CHANGE ORDER REQUEST

COR #: 06  
 TITLE: Storm Lateral Upsize (ASI #6)

Date: 6/14/2021  
 Project Name: Martens Center  
 Project #: 202103

### Scope Description

Upsize Storm Lateral from 6" to 8" per ASI #6

### Subcontractor/Vendor Change Items

Subcontractor/Vendor	Change Description	Value
Xtreme Mechanical, Inc.	Storm Lateral Upsize	\$ 538.12
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

### BRBI Staffing

Role	Change Description	Hours	x Rate (\$/hr)	Value
Project Director				\$ -
Project Manager				\$ -
Sr. Project Engineer				\$ -
Superintendent				\$ -
Assistant Superintendent				\$ -

### BRBI General Conditions

Item	Change Description	Value
		\$ -
		\$ -
		\$ -
		\$ -

### Total COR

Sub/Vendor Subtotal	\$	538.12
Fee on Sub/Vendor	5.00%	\$ 26.91
BRBI Subtotal	\$	-
Fee on BRBI	15.00%	\$ -
Subtotal	\$	565.03
Bonds & Insurance	2.00%	\$ 11.30

**TOTAL COR VALUE: \$ 576.33**

**COR SCHEDULE DELAY (cal days): 0**

### Approval

No Exception Taken\_rhinz 07/27/21

### Owner Approval

Signature

Date

This COR may be withdrawn or amended if not accepted within 30 days of the above date and is subject to all terms and conditions outlined. Owner approval of this COR certifies that the work is to proceed and that a change order is to be issued adjusting the contract agreement per this COR.



X-TREME MECHANICAL, INC.

4912 W. Windsor  
Champaign, IL. 61822  
Phone: (217) 863-2090  
Fax: (217) 863-2092

Transmittal # 1

# LETTER OF TRANSMITTAL

To: Tyler Adkins/ Broeren Russo	From: Leslie Seaman
Fax:	Pages:
Phone:	Date: 5/12/21
Re: Martens Center RFP2/ASI6	cc:

We are sending you:  Shop Drawings  Prints  Change Order  Warranty

Copies	Date	Description
1	5/12/21	RFP2
1	5/12/21	CAPITOL QUOTE
1	3/2/21	ASI6

These are transmitted as checked below:

- For Approval     Approved as submitted     Resubmit copies  
 For your use     Approved as noted     Submit copies for distribution  
 As requested     For review and comment

Remarks:

Signed: John Matthews

## XTREME MECHANICAL, INC.

### Contractors/Subcontractor Request for Proposal Breakdown Summary

#### RFP INFORMATION

PROJECT: CPD- Martens Center  
 RFP NO/RFI NO: RFP2/ ASI8  
 RFP DATE: 5/12/2021  
 CONTRACT NO:

#### DESCRIPTION OF CHANGE

Changes for ASI-06 STORM LATERAL UPSIZE from 6" to 8"

#### SUMMARY OF DETAILED BREAKDOWN

		ADDITIONS	DELETIONS	NET TOTAL
A. MATERIAL	\$	381.68	\$	\$381.68
B. LABOR 1HR/\$86.25	\$	86.25	\$	\$86.25
C. OTHER	\$	0	\$	\$0.00
D. NET TOTAL		(Lines A + B + C)		\$467.93
E. OVERHEAD AND PROFIT		(Line D x 15%; if net total is credit, then 5%)		\$70.19
F. SUBTOTAL, CONTRACTOR		(Lines D + E)		\$538.12

#### CONTRACTOR'S MARKUP ON WORK OF SUBCONTRACTORS

	SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1	_____	_____	\$0.00
2	_____	_____	\$
3	_____	_____	\$
4	_____	_____	\$
5	_____	_____	\$
G.	SUBTOTAL of all work performed by the contractor's subcontractors		\$0.00
H.	CONTRACTOR'S MARK-UP on work of subcontractor's		\$0.00
	(Line G x 5%; if net total is credit, then 0%)		
I.	SUBTOTAL, SUBCONTRACTORS		\$0.00
	(Lines G + H)		

#### PROPOSAL

J.	WORK PERFORMED BY CONTRACTOR AND SUBCONTRACTORS		(Lines F + I) \$538.12
K.	INSURANCE, BOND AND TAXES	(enter % here)	0.00% \$0.00
L.	<b>TOTAL, REQUEST FOR PROPOSAL</b>		(Lines J + K) \$538.12

The request for proposal will increase (decrease) the contract amount.

This work to be accomplished in \_\_\_\_\_ calendar days.

This work will increase (decrease) the contract completion date by \_\_\_\_\_ calendar days.

CONTRACTOR SIGNATURE: \_\_\_\_\_

Date: \_\_\_\_\_

Title \_\_\_\_\_



# Quotation



**CONNOR CO.**

CONNOR CO. URBANA  
 1900 N LINCOLN AVE  
 URBANA, IL 61801-1099  
 217-367-7601 Fax 217-367-6901

QUOTE DATE	QUOTE NUMBER
05/03/21	S9544083
ORDER TO:	
CONNOR CO. URBANA 1900 N LINCOLN AVE URBANA, IL 61801-1099 217-367-7601 Fax 217-367-6901	
PAGE NO	1

QUOTE TO:  
 XTREME MECHANICAL INC  
 PO BOX 3518  
 CHAMPAIGN, IL 61826-3518

SHIP TO:  
 XTREME MECHANICAL INC  
 4912 W WINDSOR RD  
 CHAMPAIGN, IL 61822-9723

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	QUOTE NUMBER	SALES PERSON	
24868	Martens Center ASI 6	Pricing	Dave Bergia - URB	
BUYER	SHIP TO	QUOTE DATE	FREIGHT ALLOWED	
Darin Trulock - URB	BW BEST-WAY	05/03/21	No	
QUANTITY	DESCRIPTION	NET PPS	GROSS PPS	
20ft	P40080020 8X20 SCH40 PVC PIPE	10.782	215.64	
lea	601.800600 8X8X6 ALL HUB WYE	115.252	115.25	
lea	107.800600 8X6 SXH FLUSH BUSH	50.785	50.79	
TAXES NOT INCLUDED				
			<b>Subtotal</b>	<b>381.68</b>
			<b>S&amp;H CHGS</b>	<b>0.00</b>
			<b>Amount Due</b>	<b>381.68</b>

**\* This is a quotation \***

Price remains as quoted for one business day,  
 unless otherwise agreed upon in writing by Connor Co.  
 This quotation is subject to credit approval,  
 applicable taxes, and our terms and conditions.

**ARCHITECT'S SUPPLEMENTAL  
INSTRUCTIONS**

Owner Contact: Andrew Weiss / Champaign Park District  
Architect Contact: Ryan Hinz / RATIO Architects, LLC.  
Contractor Contact: Tyler Adkins / Broeren Russo Builders, Inc  
Other Contact: Joel Vogt / BRIC Partnership, LLC  
File: 19163.000/CA/ASI

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Project: Martens Center

A.S.I. Number: #06

Owner: Champaign Park District

Date of Issuance: March 2, 2021

To: Broeren Russo Builders, Inc.

Architect: RATIO Architects, LLC.  
102 S. Neil Street  
Champaign, IL 61820

Architect's Project No.: 19163.000

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The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in the Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions shall serve as your acceptance of this change as consistent with the Contract Documents, without change to the Contract Sum or Contract Time.

**Description:**

1. P-100,
  - A. Northeast storm lateral sized revised from 6" to 8".
2. C-201,
  - A. Revise storm lateral indicated by keyed note 27 at the northeast corner of the building from 6" to 8".

**Attachments:**

1. Drawings: P-100, C-201

**END ASI #06**

---

**ISSUED BY:**

\_\_\_\_\_  
RATIO Architect, LLC.

\_\_\_\_\_  
Date







MARTENS  
CENTER  
1515 N MARKET ST  
CHICAGO, IL  
61820

DATE: 01/15/10  
 DRAWN BY: J. J. RAY  
 CHECKED BY: J. J. RAY  
 PROJECT: MARTENS CENTER  
 SHEET: P-100  
 TOTAL SHEETS: 100

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

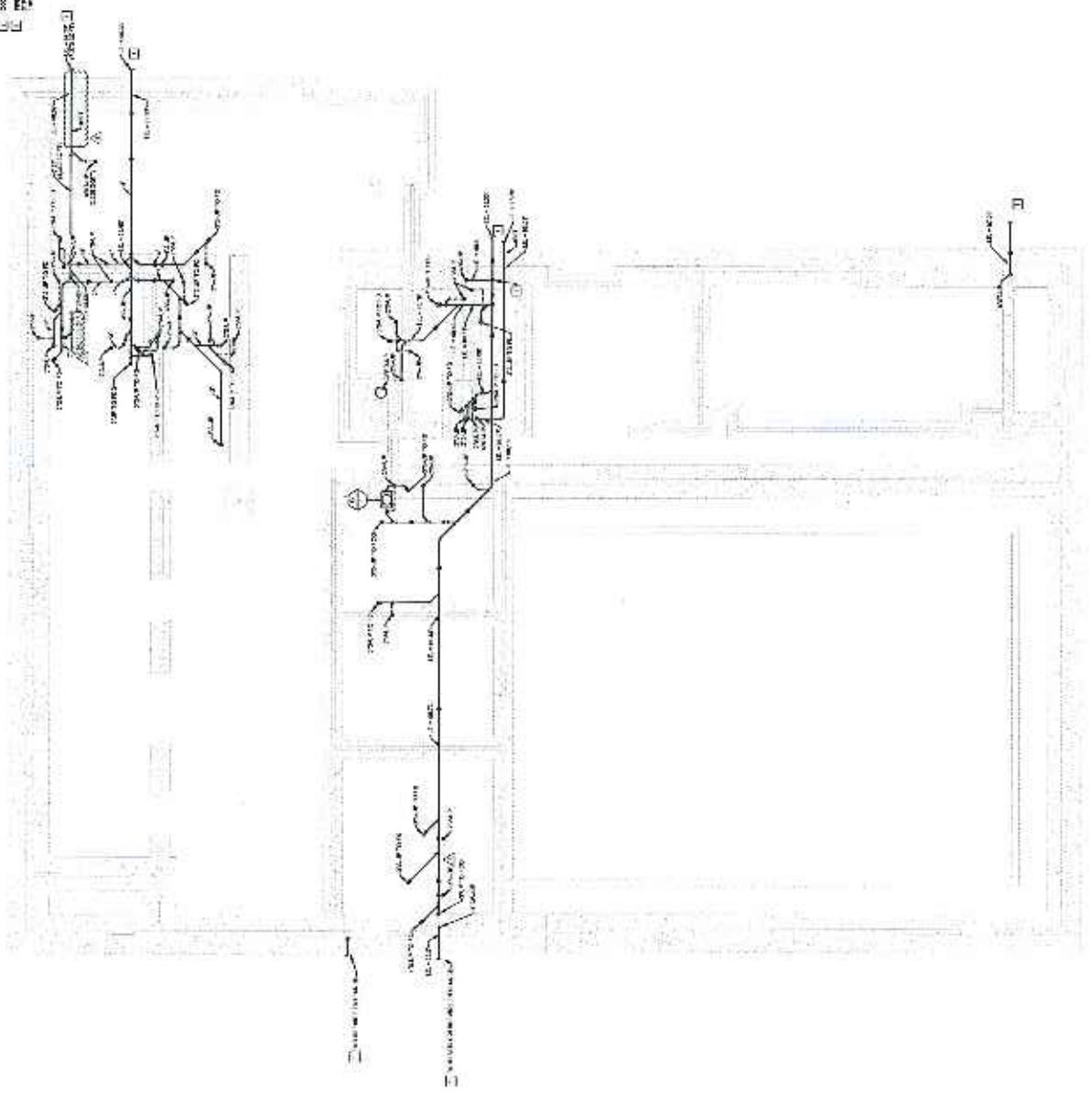
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/10
2	ISSUED FOR CONSTRUCTION	01/15/10
3	ISSUED FOR AS-BUILT	01/15/10

**RATIO**  
 ENGINEERING & ARCHITECTURE  
 1111 N. WABASH ST., SUITE 200  
 CHICAGO, ILLINOIS 60606  
 TEL: 312.467.1000  
 FAX: 312.467.1001  
 WWW.RATIOENR.COM

PROJECT:  
**PLUMBING  
 UNDERGROUND  
 PLAN**

SHEET NO.:  
**P-100**

REVISIONS:  
 1. 01/15/10 J. J. RAY  
 2. 01/15/10 J. J. RAY



UNDERGROUND PLUMBING PLAN - AREA A





# CHANGE ORDER REQUEST

COR #: 07  
 TITLE: Water Heater Condensate Neutralizer Kits

Date: 6/14/2021  
 Project Name: Martens Center  
 Project #: 202103

**Scope Description**

Furnish and install condensate neutralization kits at water heaters per RFI #4 response.

**Subcontractor/Vendor Change Items**

Subcontractor/Vendor	Change Description	Value
Xtreme Mechanical, Inc.	Provide condensate neutralization kits at water heaters.	\$ 653.20
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

**BRBI Staffing**

Role	Change Description	Hours	x Rate (\$/hr)	Value
Project Director				\$ -
Project Manager				\$ -
Sr. Project Engineer				\$ -
Superintendent				\$ -
Assistant Superintendent				\$ -

**BRBI General Conditions**

Item	Change Description	Value
		\$ -
		\$ -
		\$ -
		\$ -

**Total COR**

Sub/Vendor Subtotal	\$	653.20
Fee on Sub/Vendor	5.00%	\$ 32.66
BRBI Subtotal	\$	-
Fee on BRBI	15.00%	-
Subtotal	\$	685.86
Bonds & Insurance	2.00%	\$ 13.72

**TOTAL COR VALUE: \$ 699.58**

**COR SCHEDULE DELAY (cal days): 0**

**Approval**

Contractor says freight charges are appropriate\_rhinz 7/27/21

Owner Approval

Signature

Date

This COR may be withdrawn or amended if not accepted within 30 days of the above date and is subject to all terms and conditions outlined. Owner approval of this COR certifies that the work is to proceed and that a change order is to be issued adjusting the contract agreement per this COR.

X-TREME MECHANICAL, INC.

4912 W. Windsor  
Champaign, IL. 61822  
Phone: (217) 863-2090  
Fax: (217) 863-2092

Transmittal # 1

# LETTER OF TRANSMITTAL

To: Tyler Adkins/ Broeren Russo	From: Leslie Seaman
Fax:	Pages: 6
Phone:	Date: 5/12/21
Re: Martens Center RFP1/RFI4	cc:

We are sending you:  Shop Drawings \_\_\_ Prints \_\_\_ Change Order \_\_\_ Warranty

Copies	Date	Description
1	5/12/21	RFP1
1	5/12/21	CAPITOL QUOTE
1	5/12/21	SUBMITTAL/SHOP DRAWING FOR APPROVAL
1	4/30/21	RFI#4
1	5/7/21	RFI TRANSMITTAL FROM RATIO ARCHITECTS

These are transmitted as checked below:

- For Approval    \_\_\_ Approved as submitted    \_\_\_ Resubmit copies  
\_\_\_ For your use    \_\_\_ Approved as noted    \_\_\_ Submit copies for distribution  
\_\_\_ As requested    \_\_\_ For review and comment

Remarks:

Signed: John Matthews





CAPITOL GROUP, INC. - Champaign  
 3101 RESEARCH ROAD  
 CHAMPAIGN, IL 61822  
 217-351-1050  
 Fax 217-351-1051



# Quotation

EXPIRATION DATE	QUOTE NUMBER
06/14/2021	S2082919
CAPITOL GROUP, INC. - Champaign 3101 RESEARCH ROAD CHAMPAIGN, IL 61822 217-351-1050 Fax 217-351-1051	
PAGE NO.	
1 of 1	

QUOTE TO:

SHIP TO:

XTREME MECHANICAL INC  
 PO BOX 3518  
 CHAMPAIGN, IL 61826

XTREME MECHANICAL INC  
 4912 W WINDSOR ROAD  
 CHAMPAIGN, IL 61822

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB / RELEASE #	QUOTED TO	SALESPERSON
5882	MARTEN CENTER	NEUTRALIZATIO	LESLIE	David Stephenson
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
Penny Sturdy		NET END OF MONTH	04/30/2021	No
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
2ea	NEUTRASAFE CN2-220V CONDENSATE NEUTRALIZER *** Non-Stock Item - Non Returnable <del>*</del> **PLUS FREIGHT CHARGES** \$100.-		61.500/ea	123.00

Note: Unless specifically stated otherwise upon this quote, the standard TERMS & CONDITIONS will be applicable as stated and found upon our Company website: [www.capitolgroupinc.com](http://www.capitolgroupinc.com) All returns subject to a restock charge.

Subtotal	123.00
S&H Charges	0.00
Amount Due	123.00

+ 100.00  
 -----  
 223.00

**XTREME MECHANICAL, INC.**

**Contractors/Subcontractor Request for Proposal Breakdown Summary**

**RFP INFORMATION**

PROJECT: CPD- Martens Center  
 RFP NO/RFI NO: RFP1/ RFI 4  
 RFP DATE: 5/12/2021  
 CONTRACT NO:

**DESCRIPTION OF CHANGE**

Add condensate neutralization kit (2) for both water heaters, per RFI#4.

**SUMMARY OF DETAILED BREAKDOWN**

		<u>ADDITIONS</u>	<u>DELETIONS</u>	<u>NET TOTAL</u>
A.	MATERIAL	\$ 223.00	\$	\$223.00
B.	LABOR 2HR/\$86.25	\$ 345	\$	\$345.00
C.	OTHER	\$ 0	\$	\$0.00
D.	NET TOTAL	(Lines A + B + C)		\$568.00
E.	OVERHEAD AND PROFIT	(Line D x 15%; if net total is credit, then 5%)		\$85.20
F.	SUBTOTAL, CONTRACTOR	(Lines D + E)		<u>\$653.20</u>

**CONTRACTOR'S MARKUP ON WORK OF SUBCONTRACTORS**

	<u>SUBCONTRACTOR: Firm Name</u>	<u>CONTRACT WORK: Description</u>	<u>PROPOSAL</u>
1	_____	_____	\$0.00
2	_____	_____	\$
3	_____	_____	\$
4	_____	_____	\$
5	_____	_____	\$
G.	SUBTOTAL of all work performed by the contractor's subcontractors		\$0.00
H.	CONTRACTOR'S MARK-UP on work of subcontractor's (Line G x 5%; if net total is credit, then 0%)		\$0.00
I.	SUBTOTAL, SUBCONTRACTORS (Lines G + H)		<u>\$0.00</u>

**PROPOSAL**

J.	WORK PERFORMED BY CONTRACTOR AND SUBCONTRACTORS	(Lines F + I)	\$653.20
K.	INSURANCE, BOND AND TAXES (enter % here)	0.00%	\$0.00
L.	<b>TOTAL, REQUEST FOR PROPOSAL</b>	(Lines J + K)	<u>\$653.20</u>

The request for proposal will increase (decrease) the contract amount.

This work to be accomplished in \_\_\_\_\_ calendar days.

This work will increase (decrease) the contract completion date by \_\_\_\_\_ calendar days.

CONTRACTOR SIGNATURE: \_\_\_\_\_

Date: \_\_\_\_\_

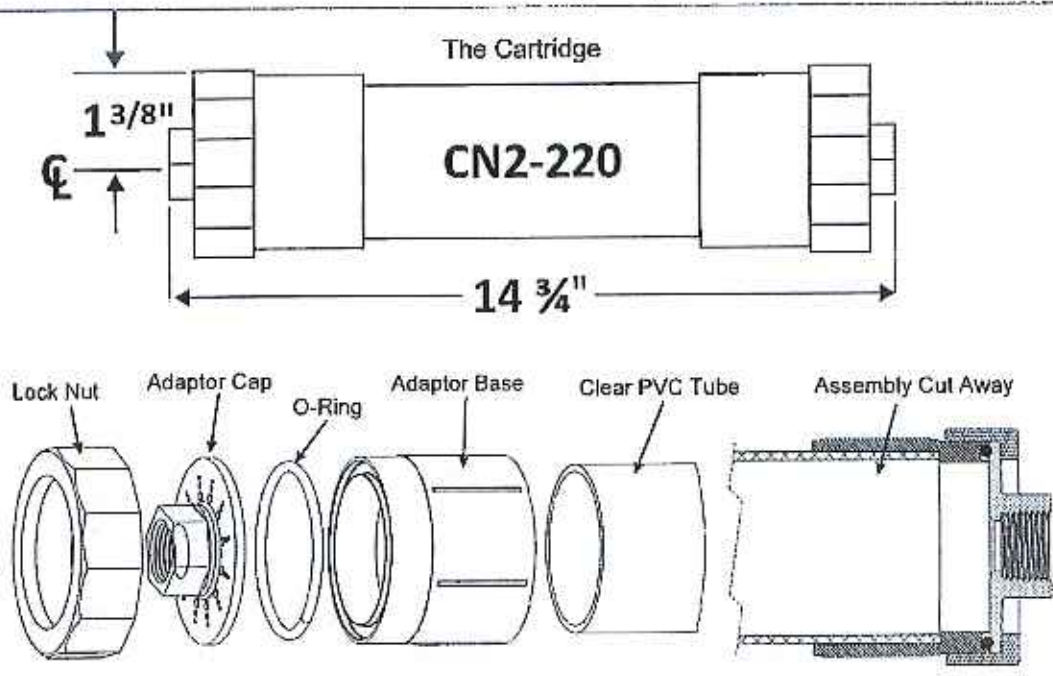
Title \_\_\_\_\_



**SUBMITTAL DATA: ALL CN2-220 MODELS**

JOB: \_\_\_\_\_ ENGINEER: \_\_\_\_\_ CONTRACTOR: \_\_\_\_\_ REP: \_\_\_\_\_

DESCRIPTION	PART #	INCLUDED
220 MBH Tube Model (Horizontal Installation Only)	CN2-220C	(2) 1/2" Male x 3/4" PVC Adaptors (2) Snap In Brackets Sack containing Neutra-pH media
220 MBH Tube Model (Horizontal Installation Only)	CN2-220BC	(2) 1/2" Male x 3/4" PVC Adaptors (2) 1/2" Male x 3/4" Barb Adaptors (2) Snap In Brackets Sack containing Neutra-pH media
220 MBH Tube Model (Vertical or Horizontal Installation)	<b>CN2-220V</b>	Stainless Steel Screen (2) 1/2" Male x Female threaded 90 (2) 1/2" Male x PVC Adaptors (2) 1/2" Male x 3/4" PVC Adaptors (2) Snap In Brackets Sack containing Neutra-pH media
220 MBH Recharge Kit -	22RCK-S	(All CN2-220 Models) (1) Sack containing Neutra-pH media (1) Replacement O-ring
Neutra-pH Media		Proprietary blend of pure calcite and magnesium oxide granules for superior performance.







RFI #4

Broeren Russo Builders, Inc.  
602 N Country Fair Dr  
Champaign, Illinois 61821  
Phone: (217) 352-4232

Project: 202103 - Martens Center  
1515 N. Market Street  
Champaign, Illinois 61820

### Water Heater Condensate Neutralization Kit

<b>TO:</b>	Ryan Hinz (RATIO Architects, Inc.)	<b>FROM:</b>	Tyler Adkins (Broeren Russo Builders, Inc.)
<b>DATE INITIATED:</b>	04/30/2021		602 N. Country Fair Drive Champaign, Illinois 61821
<b>LOCATION:</b>		<b>STATUS:</b>	Closed on 05/07/21
<b>PROJECT STAGE:</b>		<b>DUE DATE:</b>	05/05/2021
<b>COST IMPACT:</b>		<b>COST CODE:</b>	
<b>DRAWING NUMBER:</b>		<b>SCHEDULE IMPACT:</b>	
<b>LINKED DRAWINGS:</b>		<b>SPEC SECTION:</b>	
		<b>REFERENCE:</b>	

RECEIVED FROM:

COPIES TO:

**Question from Tyler Adkins (Broeren Russo Builders, Inc.) at 10:22 AM on 04/30/2021**

An RFP is being requested to provide the condensate neutralization kits for the water heaters per submittal comments. See attached RFI from the plumbing contractor for reference. Please advise.

**Attachments:**

[Xireme Mechancial RFI-RFP - condensate neutralization kit for both water heaters.pdf](#)

**Official Response:** Ryan Hinz (RATIO Architects, Inc.) responded on Friday, May 7th, 2021 at 11:56AM CDT

PROVIDE CONDENSATE NEUTRALIZATION KITS FOR THE WATER HEATERS. INSTALL INLINE ON THE CONDENSATE DRAIN LINE. KIT SHALL BE MODEL NC-1S MANUFACTURED BY AXIOM OR APPROVED EQUAL. Note: Please review the attached Transmittal PDF for the full formatted text.

**Attachments:**

[Transmittal\\_RFI - 4 \(Responded and Closed\).pdf](#)

BY \_\_\_\_\_

DATE \_\_\_\_\_

COPIES TO \_\_\_\_\_





# RFI Transmittal

RATIO Architects, Inc.

PROJECT: CPD Martens Community Center 19163.000      DATE SENT: 5/7/2021

SUBJECT: Water Heater Condensate Neutralization Kit      RFI ID: 4

TYPE: RFI      TRANSMITTAL ID: 00223

PURPOSE: Answered      VIA: Procure

**QUESTION:**

NOTE: Received 1 files from Procure at 10:23 AM EDT on 04/30/2021. Any changes made to the Rfi in Procure after this time are not shown in Newforma.

**Question:**

An RFP is being requested to provide the condensate neutralization kits for the water heaters per submittal comments. See attached RFI from the plumbing contractor for reference. Please advise.

**SUGGESTION:**

**ANSWER:** PROVIDE CONDENSATE NEUTRALIZATION KITS FOR THE WATER HEATERS. INSTALL INLINE ON THE CONDENSATE DRAIN LINE. KIT SHALL BE MODEL NC-15 MANUFACTURED BY AXIOM OR APPROVED EQUAL.

**FROM**

NAME	COMPANY	EMAIL	PHONE
Ryan Hinz	RATIO Architects, Inc.	RHinz@RATIOdesign.com	(217) 239-3101

**TO**

NAME	COMPANY	EMAIL	PHONE
Tyler Adkins	Broeren Russo Construction, Inc.	tadkins@broeren-russo.com	(217) 352-4232

**DESCRIPTION OF CONTENTS**

QTY	DATED	TITLE	NUMBER	SCALE	SIZE
1	4/30/2021	Xtreme Mechancial RFI-RFP - condensate neutralization kit for both water heaters.pdf			

**RFI Transmittal**

DATE: 5/7/2021  
ID: 00223

---

**COPIES:**

Joel Vogt

(BRIC Partnership, LLC)

COPY

SCANNED

9/1/2021



# AIA Document G701 - 2017

CO8

## Change Order

**PROJECT:** (Name and address)  
Martens Center  
1515 N. Market St.  
Champaign, IL 61820

**CONTRACT INFORMATION:**  
Contract For: Construction  
Date: January 27, 2021

**CHANGE ORDER INFORMATION:**  
Change Order Number: 08  
Date: August 17, 2021

**OWNER:** (Name and address)  
Champaign Park District  
706 Kenwood Rd.  
Champaign, IL 61821

**ARCHITECT:** (Name and address)  
RATIO States LLC  
d/b/a RATIO States PLLC  
102 S. Nell St.  
Champaign, IL 61820  
19163.000

**CONTRACTOR:** (Name and address)  
Broeren Russo Builders, Inc.  
602 N. Country Fair Dr.  
Champaign, IL 61821

**THE CONTRACT IS CHANGED AS FOLLOWS:**

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

Provide illuminated exit sign at door 1002-1 indicated on sheet E-201 issued as part of ASI-2 of City of Champaign Permit Review.

Change in Contract Sum for this change order shall not exceed \$1,445.20.

Reference document MC\_CO-08 Attachments for all associated back up information.

The original Contract Sum was	\$	9,463,400.00
The net change by previously authorized Change Orders	\$	174,903.24
The Contract Sum prior to this Change Order was	\$	9,638,303.24
The Contract Sum will be increased by this Change Order in the amount of	\$	1,445.20
The new Contract Sum including this Change Order will be	\$	9,639,748.44

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be March 31, 2022

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

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

RATIO States LLC  
d/b/a RATIO States PLLC

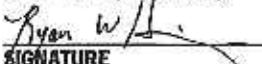
Broeren Russo Builders, Inc.

Champaign Park District

**ARCHITECT** (Firm name)

**CONTRACTOR** (Firm name)

**OWNER** (Firm name)

  
**SIGNATURE**

  
**SIGNATURE**

  
**SIGNATURE**

Ryan Hinz AIA, Associate

Sky Sanborn, Executive Vice President,  
COO

Joe DeLuca, Executive Director

**PRINTED NAME AND TITLE**

**PRINTED NAME AND TITLE**

**PRINTED NAME AND TITLE**

08/17/2021

8/25/21

8/25/21

**DATE**

**DATE**

**DATE**





# CHANGE ORDER REQUEST

COR #: 09  
 TITLE: Additional Exit Light

Date: 6/14/2021  
 Project Name: Martens Center  
 Project #: 202103

**Scope Description**

Provide additional exit light per ASI #2 revisions.

**Subcontractor/Vendor Change Items**

Subcontractor/Vendor	Change Description	Value
Aladdin Electric	Provide Added exit light per ASI #2	\$ 1,349.39
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

**BRBI Staffing**

Role	Change Description	Hours	Rate (\$/hr)	Value
Project Director				\$ -
Project Manager				\$ -
Sr. Project Engineer				\$ -
Superintendent				\$ -
Assistant Superintendent				\$ -

**BRBI General Conditions**

Item	Change Description	Value
		\$ -
		\$ -
		\$ -
		\$ -

**Total COR**

Sub/Vendor Subtotal	\$	1,349.39
Fee on Sub/Vendor	5.00%	\$ 67.47
BRBI Subtotal	\$	-
Fee on BRBI	15.00%	\$ -
Subtotal	\$	1,416.86
Bonds & Insurance	2.00%	\$ 28.34

**TOTAL COR VALUE: \$ 1,445.20**

**COR SCHEDULE DELAY (cal days): 0**

**Approval**

AE questioned subcontractor on the labor hours noted in red below. Contractor responded they believe the labor is accurate, RHinz 8/17/21

Owner Approval

Signature

Date

This COR may be withdrawn or amended if not accepted within 30 days of the above date and is subject to all terms and conditions outlined. Owner approval of this COR certifies that the work is in proceed and that a change order is to be issued adjusting the contract agreement per this COR.

**PROPOSAL REQUEST**

Owner: Andrew Weiss / Champaign Park District  
Architect: Ryan Hinz / RATIO Architects, LLC.  
Contractor: Tyler Adkins / Broeren Russo Builders, Inc  
Other:  
File: 19163.000/CA/PR

---

PROJECT: Martens Center  
1515 N. Market Street  
Champaign, IL 61820

PROPOSAL REQUEST NO.: PR-04

DATE OF ISSUANCE: April 12, 2021

OWNER: Champaign Park District  
706 Kenwood Road  
Champaign, IL 61821

ARCHITECT: Ratio Architects, LLC.  
102 South Neil Street  
Champaign, IL 61820

TO: Broeren Russo Builders, Inc.  
602 N. Country Fair Drive  
Champaign, IL 61821

ARCHITECT'S PROJECT NUMBER: 19163.000

CONTRACT FOR: Construction A101-2017

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Please submit an itemized quotation for changes in the Contract Sum and/or Contract Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

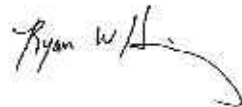
**Description:**

Provide illuminated exit sign at door 1002-1 as indicated on sheet E-201 issued as part of ASI-2 City of Champaign Permit Review.

**Attachments (list of supporting documents):**

1. See E-201 issued as part of ASI-2

ISSUED BY: \_\_\_\_\_



Ryan Hinz  
Associate/ Architecture

Ratio Architects, LLC.

# ALADDIN ELECTRIC, Inc.

1201 E Oregon  
Urbana, IL 61802  
Phone (217) 344-5977  
Fax (217) 344-8210

June 7, 2021

Broeren Russo Builders, Inc.  
602 N. Country Fair Dr.  
Champaign, IL 61821

Attn: Tyler Adkins

Re: CPD Martens Center PR-04

Please consider this our proposal for electrical work requested within Proposal Request 04 dated April 12, 2021. Proposal is based on the work listed below:

- Provide illuminated exit sign at door 1002-1 as indicated on sheet E-201 as part of ASI-2 City of Champaign Permit Review

<b>Labor (9.33hrs @\$92.00)</b>	<b>\$858.36</b>
<b>Material:</b>	<b>\$309.31</b>
<b><u>Overhead</u></b>	<b><u>\$181.72</u></b>
<b>Amount of Quote:</b>	<b>\$1,349.39</b>

## Qualifications:

1. Work to be performed during normal working hours of M-F, 7:00am- 3:30pm

If you have any questions or wish to speak with me in any regards, please contact me at your earliest convenience.

Thank you,

*Brian Madsen*

Brian Madsen



**CDP Martens Center : PR-04 Exit Sign per City Plan review**  
**Totals (Summary) - Bid Summary: Default**

<b>Material</b>	
Non-Quoted	\$97.31
Quotes	212.00
Sales Tax (0.00%)	0.00
<b>Total Material</b>	<b>\$309.31</b>
<b>Labor</b>	
Direct (9.33 hours @ \$92.00)	\$858.36
Non-Productive Labor	0.00
<b>Total Labor (9.33 hours)</b>	<b>\$858.36</b>
Direct Job Expenses	\$0.00
Tools and Miscellaneous Materials	0.00
Subcontracts	0.00
<b>Job Subtotal (Prime Cost)</b>	<b>\$1,167.67</b>
Overhead (7.50%)	87.58
Profit (7.50%)	94.14
<b>Job Total</b>	<b>\$1,349.39</b>
<b>Actual Bid Price</b>	<b>\$1,349.39</b>
Material to Direct Labor ratio: 0.26	
Prime Cost per square foot	\$0.03
Job Total per square foot	\$0.03
Actual Bid Price per square ft	\$0.03
Labor cost per square foot	\$0.02
Labor hours per square foot	0.00
Gross Profit %	13.47
Gross Profit \$	\$181.72
Net Profit %	6.98

RS Means indicates  
.062/ft which includes  
couplings, hangers  
and connectors

CDP Martens Center : PR-04 Exit Sign per City Plan review

Job Number: C0767-1

Bid Summary: Default

Extension By Phase

18 minutes each?  
12 minutes each?

Item #	Description	Quantity	Price U	Ext Price	Labor Hr U	Ext Lab Hr
--- 01 Underground Feeder Raceway ---						
1011	3/4" EMT (Difficult)	40	100.70 C	40.28	7.50 C	3.00
1485	3/4" Compression Steel Connector	4	39.40 C	1.58	0.20 E	0.80
1565	3/4" Compression Steel Coupling	4	45.89 C	1.84	0.30 E	1.20
2360	3/4" Conduit Hanger w/Bolt	5	88.11 C	4.41	25.00 C	1.25
2469	4" Square Box (1/2 & 3/4 KO's)	2	436.00 C	8.72	0.30 E	0.60
4892	4" Square-3/0 Plaster Ring-5/8"D	1	117.00 C	1.17	0.15 E	0.15
--- 01 Underground Feeder Raceway Total ---				58.00		7.00
--- 02 Underground Branch Raceway ---						
2681	#12 THHN CU Solid Wire	126	204.67 M	25.79	6.00 M	0.76
--- 02 Underground Branch Raceway Total ---				25.79		0.76
--- 04 Above Ground Branch Raceway ---						
5258	T-Bar Box Hanger	1	908.84 C	9.07	0.24 E	0.24
X	Exit Fixture w/Batt Pack	1	QUOTE 1	0.00	1.00 E	1.00
--- 04 Above Ground Branch Raceway Total --				9.07		1.24
--- 05 Feeder Wire ---						
5080	4" Square Flat Blank Cover w/KO	1	358.00 C	3.58	0.12 E	0.12
--- 05 Feeder Wire Total ---				3.58		0.12
--- 07 Switchgear ---						
6133	Red Wirenuts	6	145.79 M	0.87	3.50 C	0.21
--- 07 Switchgear Total ---				0.87		0.21
Job Total				97.31		9.33

9/1/2021



**Document G701™ – 2017**

**Co9**

**Change Order**

**PROJECT:** *(Name and address)*  
Martens Center  
1515 N. Market St.  
Champaign, IL 61820

**CONTRACT INFORMATION:**  
Contract For: Construction  
Date: January 27, 2021

**CHANGE ORDER INFORMATION:**  
Change Order Number: 09  
Date: August 17, 2021

**OWNER:** *(Name and address)*  
Champaign Park District  
706 Kenwood Rd.  
Champaign, IL 61821

**ARCHITECT:** *(Name and address)*  
RATIO States LLC  
d/b/a RATIO States PLLC  
102 S. Neil St.  
Champaign, IL 61820  
19163.000

**CONTRACTOR:** *(Name and address)*  
Broeren Russo Builders, Inc.  
602 N. Country Fair Dr.  
Champaign, IL 61821

**THE CONTRACT IS CHANGED AS FOLLOWS:**

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

Route piping for Fire Department Connection (FDC) to the revised location on the East Elevation. See sheet FP-101 issued as part of ASI-2 of City of Champaign Permit Review.

Change in Contract Sum for this change order shall not exceed \$2,801.74.

Reference document MC\_CO-09 Attachments for all associated back up information.

The original Contract Sum was	\$ 9,463,400.00
The net change by previously authorized Change Orders	\$ 176,348.44
The Contract Sum prior to this Change Order was	\$ 9,639,748.44
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,801.74
The new Contract Sum including this Change Order will be	\$ 9,642,550.18

The Contract Time will be unchanged by Zero (0) days.  
The new date of Substantial Completion will be March 31, 2022

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

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

RATIO States LLC  
d/b/a RATIO States PLLC  
\_\_\_\_\_  
**ARCHITECT** *(Firm name)*  
  
\_\_\_\_\_  
**SIGNATURE**  
Ryan Hinz AIA, Associate  
\_\_\_\_\_  
**PRINTED NAME AND TITLE**  
08/17/2021  
\_\_\_\_\_  
**DATE**

Broeren Russo Builders, Inc.  
\_\_\_\_\_  
**CONTRACTOR** *(Firm name)*  
  
\_\_\_\_\_  
**SIGNATURE**  
Sky Sanborn, Executive Vice President,  
COO  
\_\_\_\_\_  
**PRINTED NAME AND TITLE**  
8/25/21  
\_\_\_\_\_  
**DATE**

Champaign Park District  
\_\_\_\_\_  
**OWNER** *(Firm name)*  
  
\_\_\_\_\_  
**SIGNATURE**  
Joe DeLuce, Executive Director  
\_\_\_\_\_  
**PRINTED NAME AND TITLE**  
8/25/21  
\_\_\_\_\_  
**DATE**





# CHANGE ORDER REQUEST

COR #: 11  
 TITLE: Relocate FDC (PR-07)

Date: 6/14/2021  
 Project Name: Martens Center  
 Project #: 202103

**Scope Description**

Relocate FDC to East building entrance per ASI #2 revisions

**Subcontractor/Vendor Change Items**

Subcontractor/Vendor	Change Description	Value
MATCO Fire Protection, Inc.	Relocate FDC	\$ 2,616.00
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

**BRBI Staffing**

Role	Change Description	Hours	x Rate (\$/hr)	Value
Project Director				\$ -
Project Manager				\$ -
Sr. Project Engineer				\$ -
Superintendent				\$ -
Assistant Superintendent				\$ -

**BRBI General Conditions**

Item	Change Description	Value
		\$ -
		\$ -
		\$ -
		\$ -

**Total COR**

Sub/Vendor Subtotal	\$	2,616.00
Fee on Sub/Vendor	5.00%	\$ 130.80
BRBI Subtotal	\$	-
Fee on BRBI	15.00%	\$ -
Subtotal	\$	2,746.80
Bonds & Insurance	2.00%	\$ 54.94

**TOTAL COR VALUE: \$ 2,801.74**

**COR SCHEDULE DELAY (cal days): 0**

**Approval**

**THE AE TAKES NO EXCEPTION TO THE PRICING AND BACK UP PRESENTED, RHINZ 7/30/21**

**Owner Approval**

Signature

Date

This COR may be withdrawn or amended if not accepted within 30 days of the above date and is subject to all terms and conditions outlined. Owner approval of this COR certifies that the work is to proceed and that a change order is to be issued adjusting the contract agreement per this COR.

**PROPOSAL REQUEST**

Owner: Andrew Weiss / Champaign Park District  
Architect: Ryan Hinz / RATIO Architects, LLC.  
Contractor: Tyler Adkins / Broeren Russo Builders, Inc  
Other:  
File: 19163.000/CA/PR

---

PROJECT: Martens Center  
1515 N. Market Street  
Champaign, IL 61820

PROPOSAL REQUEST NO.: PR-06

DATE OF ISSUANCE: April 12, 2021

OWNER: Champaign Park District  
706 Kenwood Road  
Champaign, IL 61821

ARCHITECT: Ratio Architects, LLC.  
102 South Neil Street  
Champaign, IL 61820

TO: Broeren Russo Builders, Inc.  
602 N. Country Fair Drive  
Champaign, IL 61821

ARCHITECT'S PROJECT NUMBER: 19163.000

CONTRACT FOR: Construction A101-2017

---

Please submit an itemized quotation for changes in the Contract Sum and/or Contract Time incidental to proposed modifications to the Contract Documents described herein.

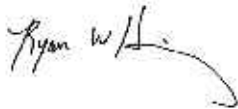
THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description:

Route piping for Fire Department Connection (FDC) to the revised location on the East Elevation. See sheet FP-101 issued as part of ASI-2 City of Champaign Permit Review.

Attachments (list of supporting documents):

1. See FP-101 issued as part of ASI-2



ISSUED BY: \_\_\_\_\_

Ryan Hinz  
Associate/ Architecture

Ratio Architects, LLC.



**MATCO FIRE PROTECTION, INC.**  
**1195 E PELLIS ST, STE B**  
**PAXTON IL 60957**  
**MAIN: 217.579.1072**  
**FAX: 866.777.0741**

3/10/2021

Broeren-Russo Builders  
 602 N Country Fair Dr  
 Champaign, IL  
 Attn: Tyler Adkins

Proposal M-11004A

Re: Martens Center ASI #2 Revisions

MATCO Fire Protection, Inc. proposes the following:

**Work Included:**

- Revise Fire department connection location per ASI #2

Our price to perform the scope of work above is **TWO THOUSAND SIX HUNDRED SIXTEEN (\$2,616) DOLLARS.**

**Work Excluded:**

- Overtime
- Painting or paint protection
- Taxes

MATCO Fire Protection, Inc.

By \_\_\_\_\_

Matthew E. Rock

President

Illinois Contractors License #F5C0317

**Acceptance and Approval**

Customer accepts the above Proposal, this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

Customer Name \_\_\_\_\_

Billing Address \_\_\_\_\_

Field Labor:  
 \$89.79 x 16 hrs. = \$1,436.64  
 Material: = \$838.23  
 OH&P: = \$341.13  
**Total: = \$2,616.00**

**Material Breakout**

Qty.	Item	Price	Total
6	4" Gr. 90s	\$ 19.81	\$ 118.83
18	4" Vics	\$ 8.30	\$ 149.40
150	4" Black Sch. 10	\$ 3.80	\$ 570.00
			<b>\$ 838.23</b>





**GENERAL NOTES**

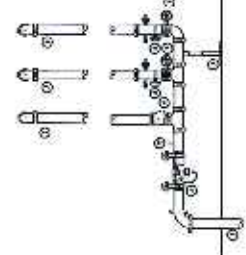
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) AND THE NATIONAL BOARD OF BOILER INSPECTION (NBIB).  
 2. ALL MATERIALS SHALL BE OF THE GRADE AND MANUFACTURE SPECIFIED IN THE SPECIFICATIONS AND SHALL BE FURNISHED BY THE CONTRACTOR.  
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND THE NATIONAL ELECTRICAL CODE (NEC).  
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUREAU OF FIRE UNDERWRITERS (NBFIU) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).  
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).  
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).  
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).  
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 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).  
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).

**MATERIALS NOTES**

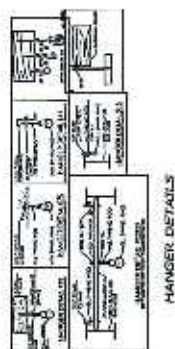
1. ALL MATERIALS SHALL BE OF THE GRADE AND MANUFACTURE SPECIFIED IN THE SPECIFICATIONS AND SHALL BE FURNISHED BY THE CONTRACTOR.  
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 10. ALL MATERIALS SHALL BE OF THE GRADE AND MANUFACTURE SPECIFIED IN THE SPECIFICATIONS AND SHALL BE FURNISHED BY THE CONTRACTOR.

**OWNER'S NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).  
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).  
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).  
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).  
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 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).

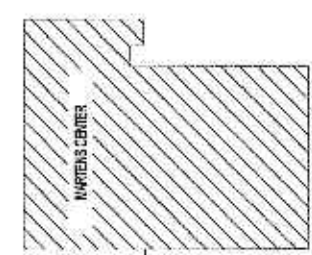
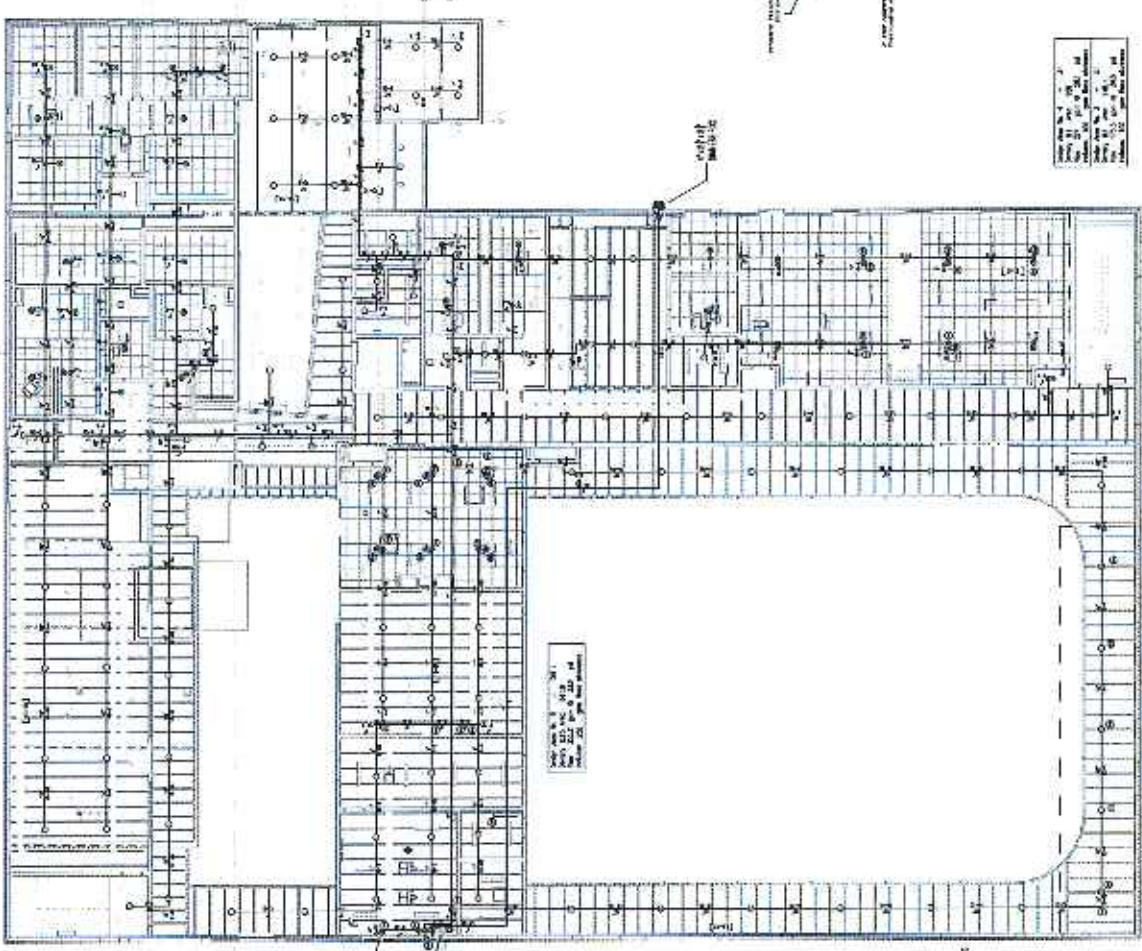


- 1. THE BRASS (100%)
- 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI).
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**HANGER DETAILS**

ALL MATERIALS SHALL BE OF THE GRADE AND MANUFACTURE SPECIFIED IN THE SPECIFICATIONS AND SHALL BE FURNISHED BY THE CONTRACTOR.  
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**SITE PLAN**

		DATE: 11/11/2011 TIME: 10:00 AM	
PROJECT: WATER TREATMENT PLANT		DRAWING NO.: 11-11-2011-001	
CLIENT: MATCO		SCALE: AS SHOWN	
PROJECT LOCATION:		PROJECT NO.:	
PROJECT DESCRIPTION:		PROJECT STATUS:	
PROJECT MANAGER:		PROJECT ENGINEER:	
PROJECT SUPERVISOR:		PROJECT ASSISTANT:	
PROJECT START DATE:		PROJECT END DATE:	
PROJECT BUDGET:		PROJECT COST:	
PROJECT RISK:		PROJECT COMPLEXITY:	
PROJECT CHALLENGES:		PROJECT SOLUTIONS:	
PROJECT LESSONS LEARNED:		PROJECT IMPACT:	
PROJECT OUTCOMES:		PROJECT RECOMMENDATIONS:	
PROJECT CONTACT INFORMATION:		PROJECT DOCUMENTATION:	
PROJECT APPROVALS:		PROJECT SIGNATURES:	
PROJECT REVIEW:		PROJECT CLOSURE:	
PROJECT ARCHIVE:		PROJECT LEGACY:	

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9/1/2021

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Change Order

PROJECT: (Name and address)
Martens Center
1515 N. Market St.
Champaign, IL 61820

CONTRACT INFORMATION:
Contract For: Construction
Date: January 27, 2021

CHANGE ORDER INFORMATION:
Change Order Number: 10
Date: August 17, 2021

OWNER: (Name and address)
Champaign Park District
706 Kenwood Rd.
Champaign, IL 61821

ARCHITECT: (Name and address)
RATIO States LLC
d/b/a RATIO States PLLC
102 S. Neil St.
Champaign, IL 61820
10163.000

CONTRACTOR: (Name and address)
Broeren Russo Builders, Inc.
602 N. Country Fair Dr.
Champaign, IL 61821

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Provide field fabricated sheet metal plate escutcheon to encase the two round ducts and cover the 3'-11" wide by 2'-1 1/4" opening through the precast wall panel as indicated on sheet M-102 issued as part of ASI-04.

Change in Contract Sum for this change order shall not exceed \$2,049.04.

Reference document MC\_CO-10 Attachments for all associated back up information.

Table with 2 columns: Description and Amount. Rows include original contract sum (\$9,463,400.00), net change by previous orders (\$179,150.18), contract sum prior to change (\$9,642,550.18), increase by this change order (\$2,049.04), and new contract sum (\$9,644,599.22).

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be March 31, 2022

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

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

RATIO States LLC
d/b/a RATIO States PLLC
ARCHITECT (Firm name)
Signature: Ryan Hinz
SIGNATURE
Ryan Hinz AIA, Associate
PRINTED NAME AND TITLE
08/17/2021
DATE

Broeren Russo Builders, Inc.
CONTRACTOR (Firm name)
Signature: Sky Sanborn
SIGNATURE
Sky Sanborn, Executive Vice President, COO
PRINTED NAME AND TITLE
8/25/21
DATE

Champaign Park District
OWNER (Firm name)
Signature: Joe DeLuca
SIGNATURE
Joe DeLuca, Executive Director
PRINTED NAME AND TITLE
8/25/21
DATE





# CHANGE ORDER REQUEST

COR #: **11**  
 TITLE: **Relocate FDC (PR-07)**

Date: 6/21/2021  
 Project Name: Martens Center  
 Project #: 202103

**Scope Description**

Provide Sheet Metal Escutcheon at Gym Wall Penetration per Proposal Request #8

**Subcontractor/Vendor Change Items**

Subcontractor/Vendor	Change Description	Value
Davis-Hauk Mechanical	Sheet Metal Escutcheon at Gym Penetration	\$ 1,913.20
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

**BRBI Staffing**

Role	Change Description	Hours	x Rate (\$/hr)	Value
Project Director				\$ -
Project Manager				\$ -
Sr. Project Engineer				\$ -
Superintendent				\$ -
Assistant Superintendent				\$ -

**BRBI General Conditions**

Item	Change Description	Value
		\$ -
		\$ -
		\$ -
		\$ -

**Total COR**

Sub/Vendor Subtotal	\$	1,913.20
Fee on Sub/Vendor	5.00%	\$ 95.66
BRBI Subtotal	\$	-
Fee on BRBI	15.00%	\$ -
<b>Subtotal</b>	<b>\$</b>	<b>7,008.86</b>
Bonds & Insurance	2.00%	\$ 40.18

**TOTAL COR VALUE: \$ 2,049.04**

**COR SCHEDULE DELAY (cal days): 0**

**Approval**

Owner Approval

AE has reviewed Contractor provided back up and takes no exception.  
 RHinz\_08/17/21

Signature

Date

This COR may be withdrawn or amended if not accepted within 30 days of the above date and is subject to all terms and conditions outlined. Owner approval of this COR certifies that the work is to proceed and that a change order is to be issued adjusting the contract agreement per this COR.



**PROPOSAL REQUEST**

Owner: Andrew Weiss / Champaign Park District  
Architect: Ryan Hinz / RATIO Architects, LLC.  
Contractor: Tyler Adkins / Broeren Russo Builders, Inc  
Other:  
File: 19163.000/CA/PR

PROJECT: Martens Center  
1515 N. Market Street  
Champaign, IL 61820

PROPOSAL REQUEST NO.: PR-08

DATE OF ISSUANCE: April 12, 2021

OWNER: Champaign Park District  
706 Kenwood Road  
Champaign, IL 61821

ARCHITECT: Ratio Architects, LLC.  
102 South Neil Street  
Champaign, IL 61820

TO: Broeren Russo Builders, Inc.  
602 N. Country Fair Drive  
Champaign, IL 61821

ARCHITECT'S PROJECT NUMBER: 19163.000

CONTRACT FOR: Construction A101-2017

Please submit an itemized quotation for changes in the Contract Sum and/or Contract Time incidental to proposed modifications to the Contract Documents described herein.

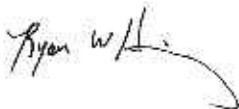
THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

**Description:**

Provide field fabricated sheet metal plate escutcheon to encase the two round ducts and cover the 3'-11" wide by 2'-1 1/4" opening through the precast wall as indicated on the sheet M-102 issued as part of ASI-04. Field fabricated escutcheon to surround the wall opening on all sides by at least 3 inches.

**Attachments (list of supporting documents):**

1. See M-102 issued as part of ASI-04 dated 2/25/21



ISSUED BY: \_\_\_\_\_

Ryan Hinz  
Associate/ Architecture

Ratio Architects, LLC.

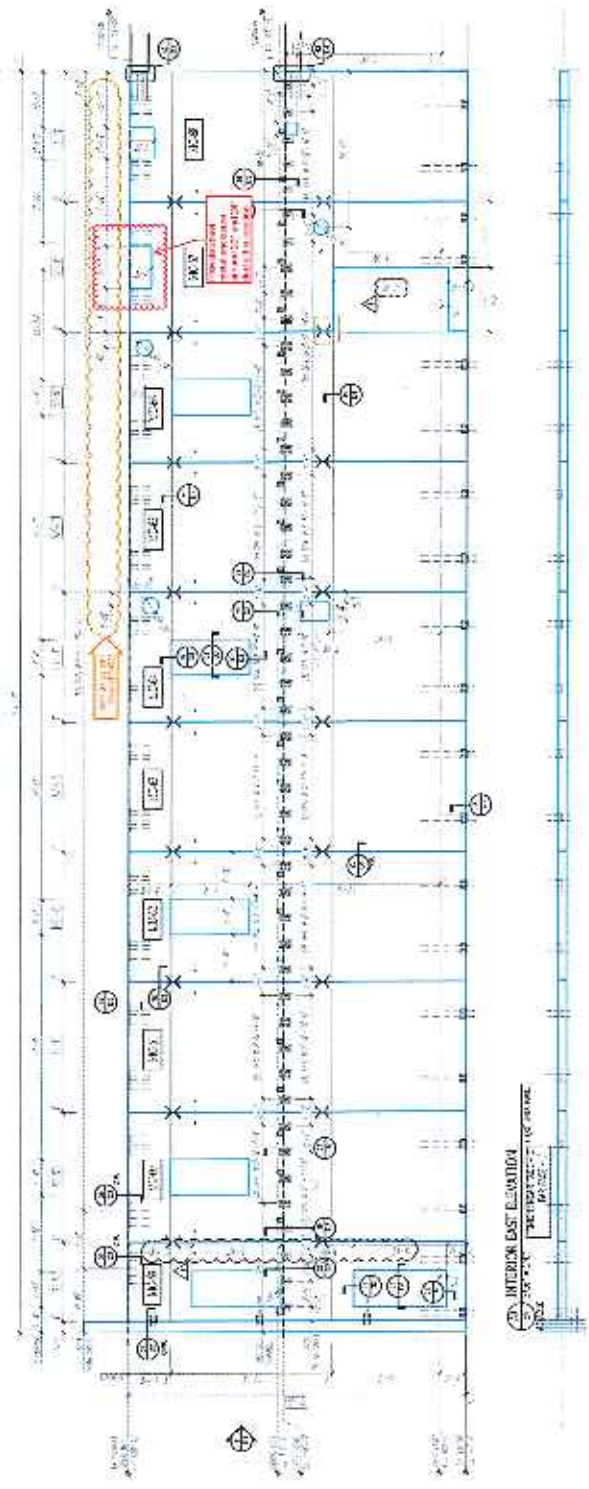
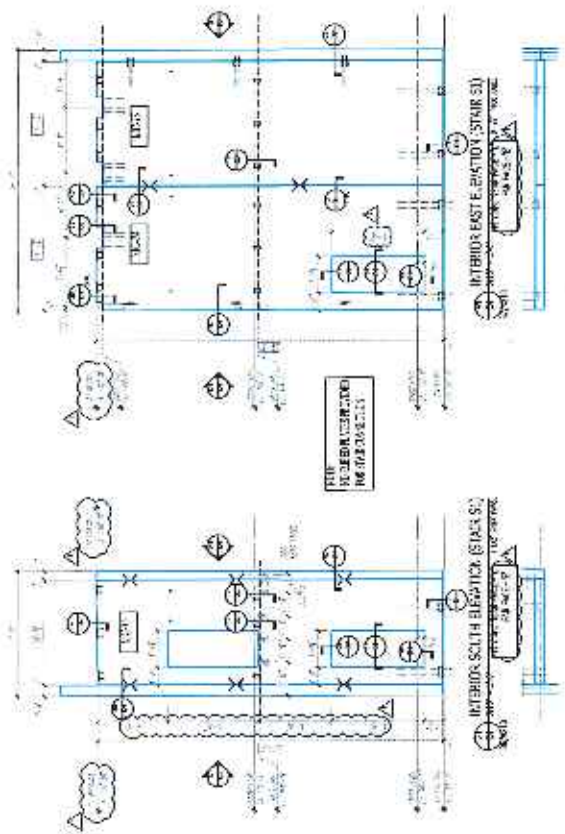
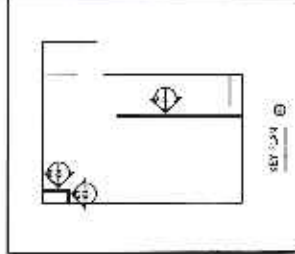


1. LIB-3  
 PROJECT: MARR  
 LOCATION: WARR  
 DESIGN: 2/2021  
 DRAWN: J. BROWN

2. LIB-3  
 PROJECT: MARR  
 LOCATION: WARR  
 DESIGN: 2/2021  
 DRAWN: J. BROWN

2-16-2021  
 FOR APPROVAL ONLY  
 NOT FOR CONSTRUCTION

DATE	DESCRIPTION





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9/11/2021



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Change Order

PROJECT: (Name and address)
Martens Center
1515 N. Market St.
Champaign, IL 61820

CONTRACT INFORMATION:
Contract For: Construction
Date: January 27, 2021

CHANGE ORDER INFORMATION:
Change Order Number: 11
Date: August 17, 2021

OWNER: (Name and address)
Champaign Park District
706 Kenwood Rd.
Champaign, IL 61821

ARCHITECT: (Name and address)
RATIO States LLC
d/b/a RATIO States PLLC
102 S. Neil St.
Champaign, IL 61820
19163.000

CONTRACTOR: (Name and address)
Broeren Russo Builders, Inc.
602 N. Country Fair Dr.
Champaign, IL 61821

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Provide steel tube headers over openings in precast panels on the west elevation of the gymnasium as requested by the steel joist manufacturer. Provide a credit for steel angles, embed plates, and rebar eliminated from the project.

Change in Contract Sum for this change order shall not exceed \$8,268.74.

Reference document MC\_CO-11 Attachments for all associated back up information.

Table with 2 columns: Description and Amount. Rows include original contract sum (\$9,463,400.00), net change (\$181,199.22), sum prior to change (\$9,644,599.22), increase by change order (\$8,268.74), and new contract sum (\$9,652,867.96).

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be March 31, 2022

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

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

RATIO States LLC
d/b/a RATIO States PLLC
ARCHITECT (Firm name)
Ryan W. Hinz
SIGNATURE
Ryan Hinz AIA, Associate
PRINTED NAME AND TITLE
08/17/2021
DATE

Broeren Russo Builders, Inc.
CONTRACTOR (Firm name)
Sky Sanborn, Executive Vice President, COO
SIGNATURE
PRINTED NAME AND TITLE
8/25/21
DATE

Champaign Park District
OWNER (Firm name)
Jay DeLuca, Executive Director
SIGNATURE
PRINTED NAME AND TITLE
8/25/21
DATE



# CHANGE ORDER REQUEST

COR #: **12**  
 TITLE: **Joist Bearing Revisions (PR-16)**

Date: 6/17/2021  
 Project Name: Marlens Center  
 Project #: 202103

### Scope Description

Provide steel tube window headers at (10) locations in lieu of stiffened steel angle for bearing of steel joists above windows per ASI #3

### Subcontractor/Vendor Change Items

Subcontractor/Vendor	Change Description	Value
Stonecast Products	Provide steel tube headers for joist bearing at windows	\$ 11,423.48
Prairie Steel Services	Deduct for bearing angles in base bid	\$ (3,702.90)
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

### BRBI Staffing

Role	Change Description	Hours	x Rate (\$/hr)	Value
Project Director				\$ -
Project Manager				\$ -
Sr. Project Engineer				\$ -
Superintendent				\$ -
Assistant Superintendent				\$ -

### BRBI General Conditions

Item	Change Description	Value
		\$ -
		\$ -
		\$ -
		\$ -

### Total COR

Sub/Vendor Subtotal	\$	7,720.58
Fee on Sub/Vendor	5.00%	\$ 386.03
BRBI Subtotal	\$	-
Fee on BRBI	15.00%	\$ -
Subtotal	\$	8,106.61
Bonds & Insurance	2.00%	\$ 162.13

**TOTAL COR VALUE: \$ 8,268.74**

**COR SCHEDULE DELAY (cal days): 0**

### Approval

Owner Approval

AE has reviewed the Contractor Backup. See comments in red. AE takes no further exception to the COR value now that all backup has been provided. RHinz 08/17/21

Signature

Date

This COR may be withdrawn or amended if not accepted within 30 days of the above date and is subject to all terms and conditions outlined. Owner approval of this COR certifies that the work is to proceed and that a change order is to be issued adjusting the contract agreement per this COR.



TO: Sky Sanborn  
 COMPANY: Broeren Russo

FROM: Joseph Dudzek  
 DATE: May 27, 2021

RE: Change Order # 1 C/O Description: Bearing Plate/ Design Changes

PROJECT: Martens Center(21-0008)

<u>Item No.</u>	<u>Description</u>	<u>Amount</u>
1	Engineering Fees - Redesign bearing locations & plates 10 Hours @ \$240/hr	Total Item 1 \$ 2,400.00
2	Drafting - Revise shop drawings, piece drawings and plate drawings 4.8 Hours @ \$100/hr	Total Item 2 \$ 480.00
3	Labor - Pour/Install Filled Steel/Concrete Tube Assemblies, Mold work, Reinforcing Adjustment 44 Hours @ \$75/hr	Total Item 3 \$ 3,300.00
4	Price Difference of Redesigned Plates - Tube Assemblies Original Plate cost = \$529 Final New Plate Cost = \$4,761.25	Total Item 4 \$ 4,232.25
		Credit \$ 30.00
		10% Overhead/Profit \$ 1,041.23
		Sub Total \$ 11,423.48
		Tax
		<b>Total \$ 11,423.48</b>

Submitted By:

Date: 27-May-21

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_





# Prairie Steel Services, Inc.

ESTABLISHED 1970

## Change Order Cost Summary

Date: 5/19/21

Project: Marten Center

Description: Removing 10 support clips

### Equipment Summary

Item or Description	Qty	Hours	Price/Per Hour	Amount
Welder w/ Rods	1	-2	\$ 30.00	-\$60.00
Torch w/ Gas	1		\$ 18.00	\$0.00
Mag Drill	1		\$ 25.00	\$0.00
Demo Saw w/ Blades	1		\$ 20.00	\$0.00
Service Truck	1		\$ 15.00	\$0.00
Hammer Drill	1		\$ 15.00	\$0.00
Core Drill	1		\$ 11.00	\$0.00
Small Tools 3% of labor	1	-1	\$ (10.22)	-\$10.22
<b>Total</b>				<b>-\$49.78</b>

\$-70.22?

Correct

### Material and Vendor Summary

Item or Description	Qty	Price	Amount
Material	1	\$ (3,292.00)	-\$3,292.00
	1		\$0.00
	1		\$0.00
<b>Total</b>			<b>-\$3,292.00</b>

### Labor Summary

Item or Description	Qty	Hours	Labor Rate	Amount
Ironworker Foreman Reg Time	1		\$ 87.47	\$0.00
Ironworker Journeyman Reg time	2	-2	\$ 85.17	-\$340.68
Ironworker Foreman O/T	1		\$ 122.89	\$0.00
Ironworker Journeyman O/T	1		\$ 118.45	\$0.00
IW Foreman Man OT Premium Only	1		\$ 35.42	\$0.00
IW Jrny Man OT Premium Only	1		\$ 33.28	\$0.00
IW Foreman Double time Premium on	1		\$ 66.94	\$0.00
IW Jrny Double Time Premium Only	1		\$ 64.58	\$0.00
<b>Total</b>				<b>-\$340.68</b>

Notes:

Mat/Lab Cost	-\$3,682.46
Overhead and Profit (0%)	\$0.00
<b>Subtotal</b>	<b>-\$3,682.46</b>
Bonds/Insurance (0%)	\$0.00
<b>TOTAL</b>	<b>(\$-3,682.46)</b>

602 N. Country Fair Dr. PO Box 8518 Champaign, IL 61826

Phone: 217.355.3333 | Fax: 217.355.0449

**PROPOSAL REQUEST**

Owner: Andrew Weiss / Champaign Park District  
Architect: Ryan Hinz / RATIO Architects, LLC.  
Contractor: Tyler Adkins / Broeren Russo Builders, Inc  
Other: Phillip Holthaus / Bacon Farmer Workman  
File: 19163.000/CA/PR

PROJECT: Martens Center  
1515 N. Market Street  
Champaign, IL 61820

PROPOSAL REQUEST NO.: 16

DATE OF ISSUANCE: 05/25/2021

OWNER: Champaign Park District  
706 Kenwood Road  
Champaign, IL 61821

ARCHITECT: Ratio Architects, LLC.  
102 South Neil Street  
Champaign, IL 61820

TO: Broeren Russo Builders, Inc.  
602 N. Country Fair Drive  
Champaign, IL 61821

ARCHITECT'S PROJECT NUMBER: 19163.000

CONTRACT FOR: Construction A101-2017

Please submit an itemized quotation for changes in the Contract Sum and/or Contract Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description:

1. Stonecast design and drafting fee for west joist bearing details. See attached C1/E3.
2. Stonecast cost to provide steel tube headers over each window. See attached C1/E3.
3. Credit from steel fabricator for steel angles and embed plates that item 2 replaced.
4. Credit from Stonecast for rebar eliminated due to the reduced joist reaction eccentricity on west precast walls compared to bid detail.
5. Credit from Stonecast for 20 embed plates that would have supported the joist support angles.
6. Credit from steel fabricator for heavy structural steel angles along west wall.
7. Credit from joist manufacturer for simplified joist seats for double joists along the west wall eliminating the requirement to stiffen the joist seat to allow the reaction to be transferred to the original support angle vertical leg.

- 1) Cost for this item is \$2,880.00 per Stonecast quote line items (1) and (2)
- 2) Cost for this item is \$7,532.25 per Stonecast revised quote line items (3) and (4), cost previously included with this line item for increased bearing plate sizes has been removed. Only material related to steel tube headers is included.
- 3) Credit for original bearing angles from Prairie Steel is (\$3,682.46) per quote provided
- 4) Credit from Stonecast for (2) strands rebar is (\$30.00)
- 5) Credit for original plates from Stonecast is (\$529.00) per line item (4) "Original Plate Cost"
- 6) This is included with credit provided per item #3
- 7) There is no credit from the joist manufacturer for this item

AE BELIEVES THIS CREDIT SHOULD BE (2) STRANDS PER PANEL BASED ON REMOVING ECCENTRICITY FROM PANELS ALONG WEST SIDE OF THE GYM

Attachments:

1. CO1 Martens Center for Construction 3-12-21-Updated
2. Martens Change Order Plate Design Revisions 4-21-2021

ISSUED BY: \_\_\_\_\_

Ryan Hinz  
Associate/ Architecture

Ratio Architects, LLC

This was a misunderstanding by BRBI. Response from Stonecast is as follows: In reference to item #4, we only removed (1) #4 bar x 7'-4" per location, used at (10) locations. I have attached the piece drawing for reference. Typically, we would have (2) bars above an opening (1 each face), only one is location in this situation due to the location of the tube. The cost of the bar is \$0.40LF. That comes out to roughly \$30.





TO: Sky Sanborn  
 COMPANY: Broeren Russo

FROM: Joseph Dudzek  
 DATE: April 21, 2020

RE: Change Order # 1 C/O Description: Bearing Plate/ Design Changes

PROJECT: Martens Center(21-0008)

<u>Item No.</u>	<u>Description</u>	<u>Amount</u>
1	Engineering Fees - Redesign bearing locations & plates 10 Hours @ \$240/hr	Total Item 1 \$ 2,400.00
2	Drafting - Revise shop drawings, piece drawings and plate drawings 4.8 Hours @ \$100/hr	Total Item 2 \$ 480.00
3	Labor - Pour/Install Filled Steel/Concrete Tube Assemblies, Mold work, Reinforcing Adjustment 44 Hours @ \$75/hr	Total Item 3 \$ 3,300.00
4	SEE NEXT PAGE - Price Difference of Redesigned Plates Original Plate cost = \$2,478 Final New Plate Cost = \$9,059	<del>Total Item 4 \$ 6,581.00</del>
	Delivery	\$ -
	10% Overhead/Profit	\$ 1,276.10
	Sub Total	\$ 14,037.10
	Tax	
	<b>Total</b>	<b>\$ 14,037.10</b>

Submitted By: 

Date: 21-Apr-21

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_



A/E disagrees with the requested additional cost for redesigned embed plates. The width of the joist seats are not a standard dimension but based on the joist designers requirements. A/E set up details for the precast designer to coordinate the required width of all joist support and design this accordingly. These plates should not have been designed and detailed until precaster obtained the necessary information from the joist manufacturer or from the GC. The cost request specifically referred to detail 39/D2 which corresponds with our detail 6/S303. On the bid documents our detail stated that the "joist connection into precast wall be designed by precast manufacturer." The Contract Documents indicate precaster to design the necessary lengths. Along the west wall at the locations highlighted in this request, the A/E detailed for joist seats with embed plates to be provided and the support angle table read as follows:

LENGTH OF ANGLE
JOIST SEAT WIDTH 12"
JOIST SEAT WIDTH 12"
JOIST SEAT WIDTH 12"
JOIST SEAT WIDTH 12"

It is the precast designers requirement to provide an embed plate large enough to support these angles and coordinate what they needed. The Precaster requested to change from this detail to a pocket detail which then was setup with the same note "joist connection into precast wall be designed by precast manufacturer". This places the responsibility on the joist manufacturer to coordinate the length of embed plates required. For these reasons we do not feel that there was ever a change to these embed plate size requirements and it should not be the owner's responsibility to pay more money for this request.

# Martens Center

1515 N MARKET ST CHAMPAIGN, IL 61820

Architect: **RATIO**

103 South Neil Street, Suite 102  
Champaign, Illinois 61820  
217-352-7666

Contractor: **BROEREN RUSSO BUILDERS**

602 N COUNTRY PAIR DRIVE  
CHAMPAIGN, IL 61821  
217-202-2588

PRECASTER:



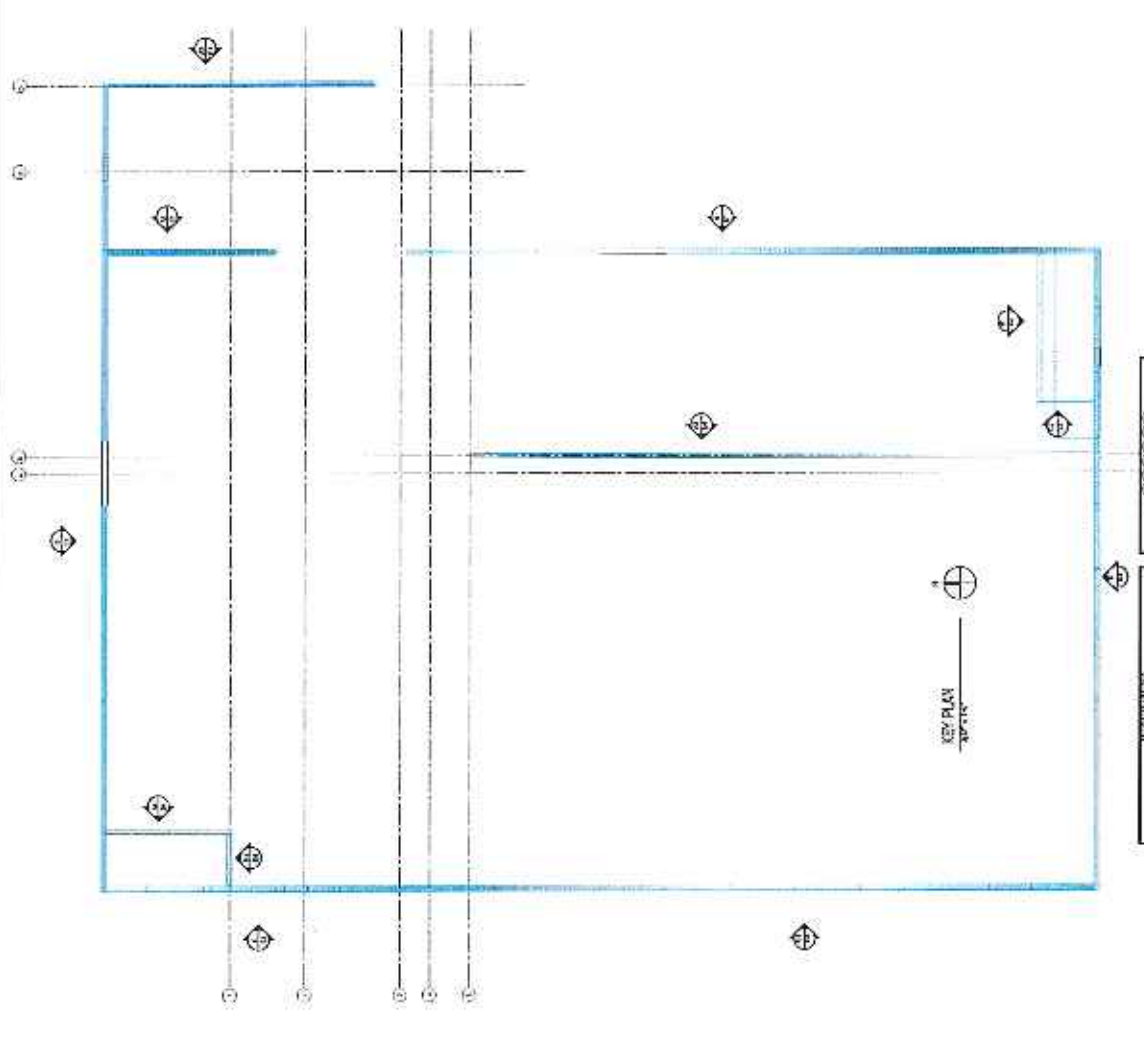
515 N. CALVERT STREET, SUITE 100  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217-244-2222 FAX: 217-244-2224

PROJECT MANAGER: JOE DUDZEK

## DRAWING KEY

	WALL	CONCRETE
	SLAB	CONCRETE
	COLUMN	CONCRETE
	BEAM	CONCRETE
	WINDOW	PRECAST
	DOOR	PRECAST
	STAIR	CONCRETE
	ELEVATION	CONCRETE
	SECTION	CONCRETE
	DETAIL	CONCRETE
	NOTE	CONCRETE

NO.	REVISION	DATE	BY	REASON
1	ISSUED FOR PERMIT	08/13/21	JR	
2	REVISED PER COMMENTS	08/13/21	JR	
3	REVISED PER COMMENTS	08/13/21	JR	
4	REVISED PER COMMENTS	08/13/21	JR	
5	REVISED PER COMMENTS	08/13/21	JR	
6	REVISED PER COMMENTS	08/13/21	JR	
7	REVISED PER COMMENTS	08/13/21	JR	
8	REVISED PER COMMENTS	08/13/21	JR	
9	REVISED PER COMMENTS	08/13/21	JR	
10	REVISED PER COMMENTS	08/13/21	JR	



KEY PLAN

**REVISIONS**

1. THE PRECASTER HAS REQUESTED TO REVISION THE PRECAST CONCRETE WALLS TO BE CAST IN PLACE. THE PRECASTER HAS REQUESTED TO REVISION THE PRECAST CONCRETE WALLS TO BE CAST IN PLACE. THE PRECASTER HAS REQUESTED TO REVISION THE PRECAST CONCRETE WALLS TO BE CAST IN PLACE.

**REVISIONS**

1. THE PRECASTER HAS REQUESTED TO REVISION THE PRECAST CONCRETE WALLS TO BE CAST IN PLACE. THE PRECASTER HAS REQUESTED TO REVISION THE PRECAST CONCRETE WALLS TO BE CAST IN PLACE. THE PRECASTER HAS REQUESTED TO REVISION THE PRECAST CONCRETE WALLS TO BE CAST IN PLACE.

2-28-2021  
RELEASED FOR  
CONSTRUCTION

Martens Center  
1515 N MARKET ST  
CHAMPAIGN, IL 61820

DATE: 08/13/21  
SCALE: AS SHOWN  
PROJECT: MARTENS CENTER  
SHEET: CS





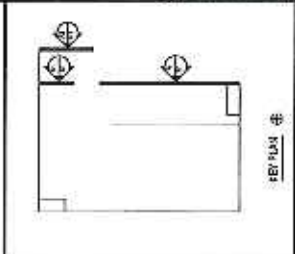




1.1 SHEET NO. 101  
 1.2 PROJECT NO. 101  
 1.3 DRAWING TITLE  
 1.4 DATE

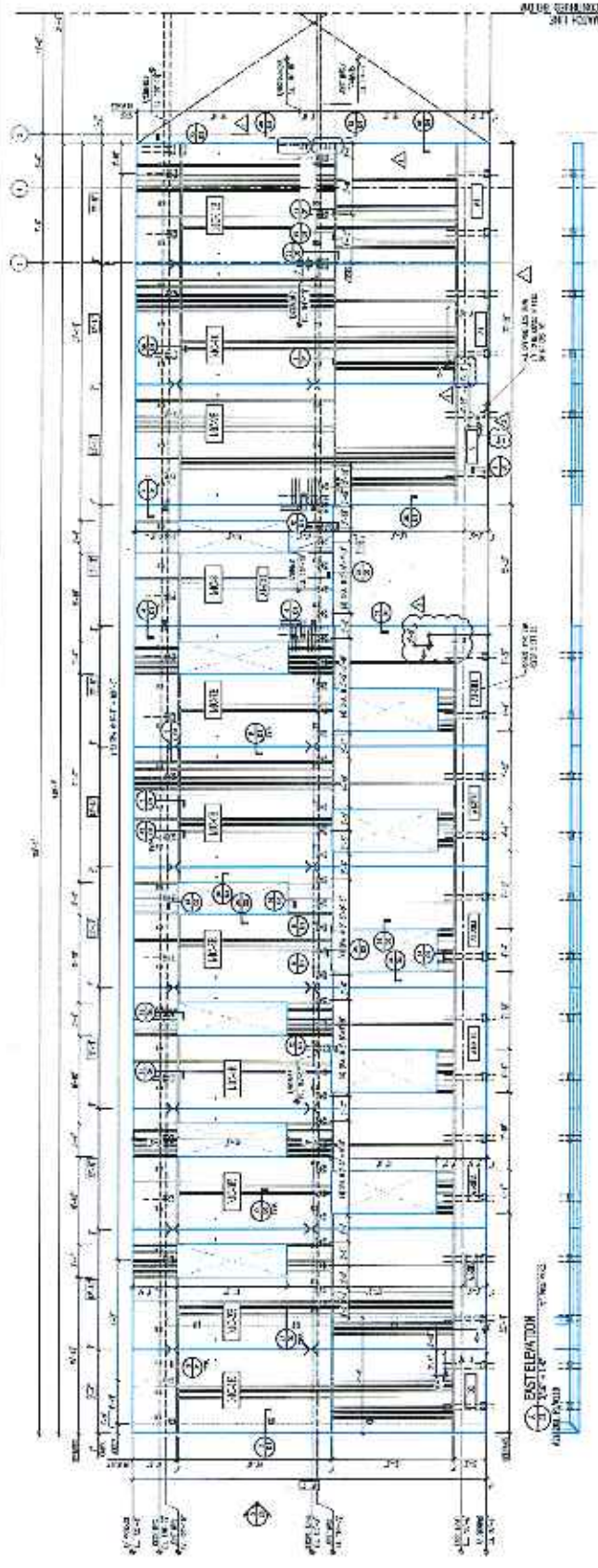
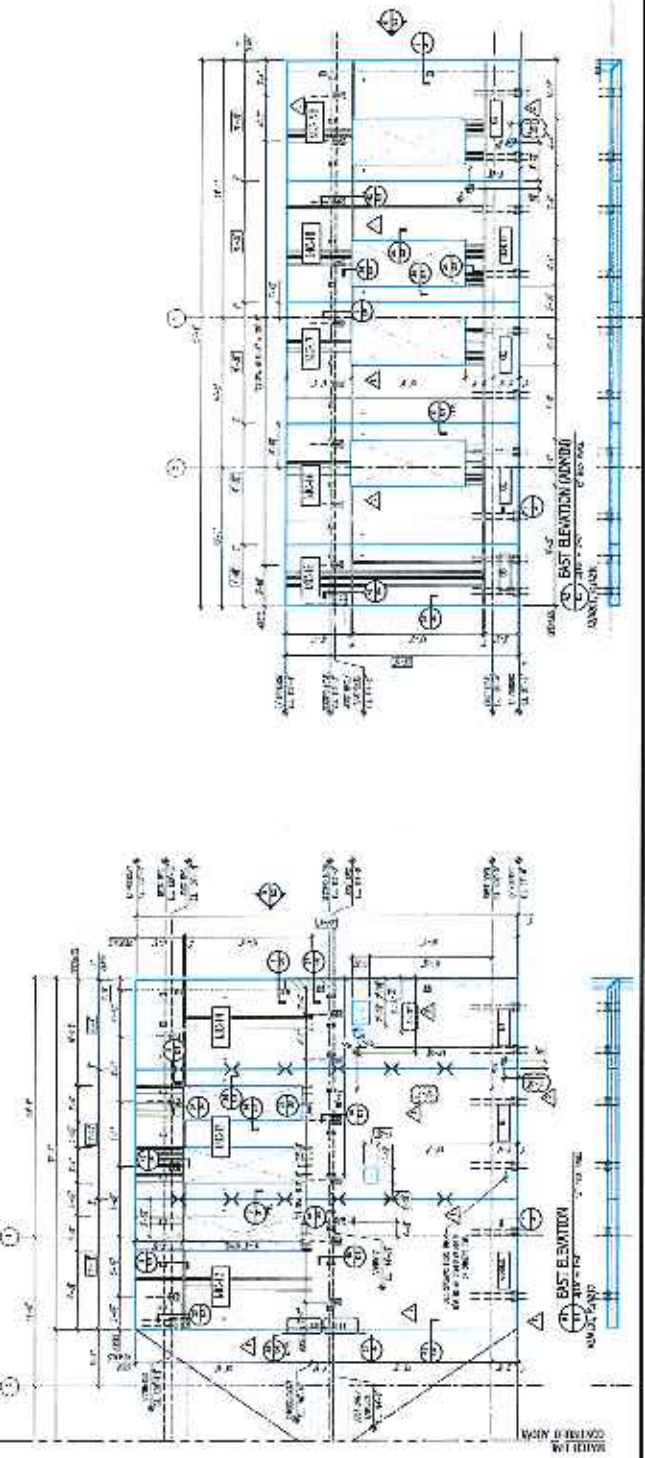
CONTRACTOR: [Name]  
 ARCHITECT: [Name]  
 ENGINEER: [Name]

2-20-2021  
 RELEASED FOR  
 CONSTRUCTION

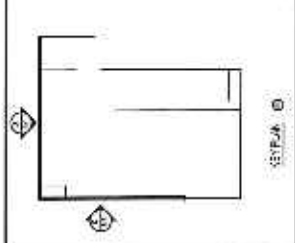


Material Schedule

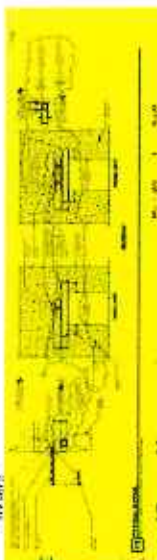
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1	1/2" PLATE	100	SQ FT
2	3/4" PLATE	50	SQ FT
3	1" PLATE	20	SQ FT
4	2" PLATE	10	SQ FT
5	3" PLATE	5	SQ FT
6	4" PLATE	2	SQ FT
7	5" PLATE	1	SQ FT
8	6" PLATE	1	SQ FT
9	7" PLATE	1	SQ FT
10	8" PLATE	1	SQ FT
11	9" PLATE	1	SQ FT
12	10" PLATE	1	SQ FT
13	11" PLATE	1	SQ FT
14	12" PLATE	1	SQ FT
15	13" PLATE	1	SQ FT
16	14" PLATE	1	SQ FT
17	15" PLATE	1	SQ FT
18	16" PLATE	1	SQ FT
19	17" PLATE	1	SQ FT
20	18" PLATE	1	SQ FT
21	19" PLATE	1	SQ FT
22	20" PLATE	1	SQ FT
23	21" PLATE	1	SQ FT
24	22" PLATE	1	SQ FT
25	23" PLATE	1	SQ FT
26	24" PLATE	1	SQ FT
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37	35" PLATE	1	SQ FT
38	36" PLATE	1	SQ FT
39	37" PLATE	1	SQ FT
40	38" PLATE	1	SQ FT
41	39" PLATE	1	SQ FT
42	40" PLATE	1	SQ FT
43	41" PLATE	1	SQ FT
44	42" PLATE	1	SQ FT
45	43" PLATE	1	SQ FT
46	44" PLATE	1	SQ FT
47	45" PLATE	1	SQ FT
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100	98" PLATE	1	SQ FT





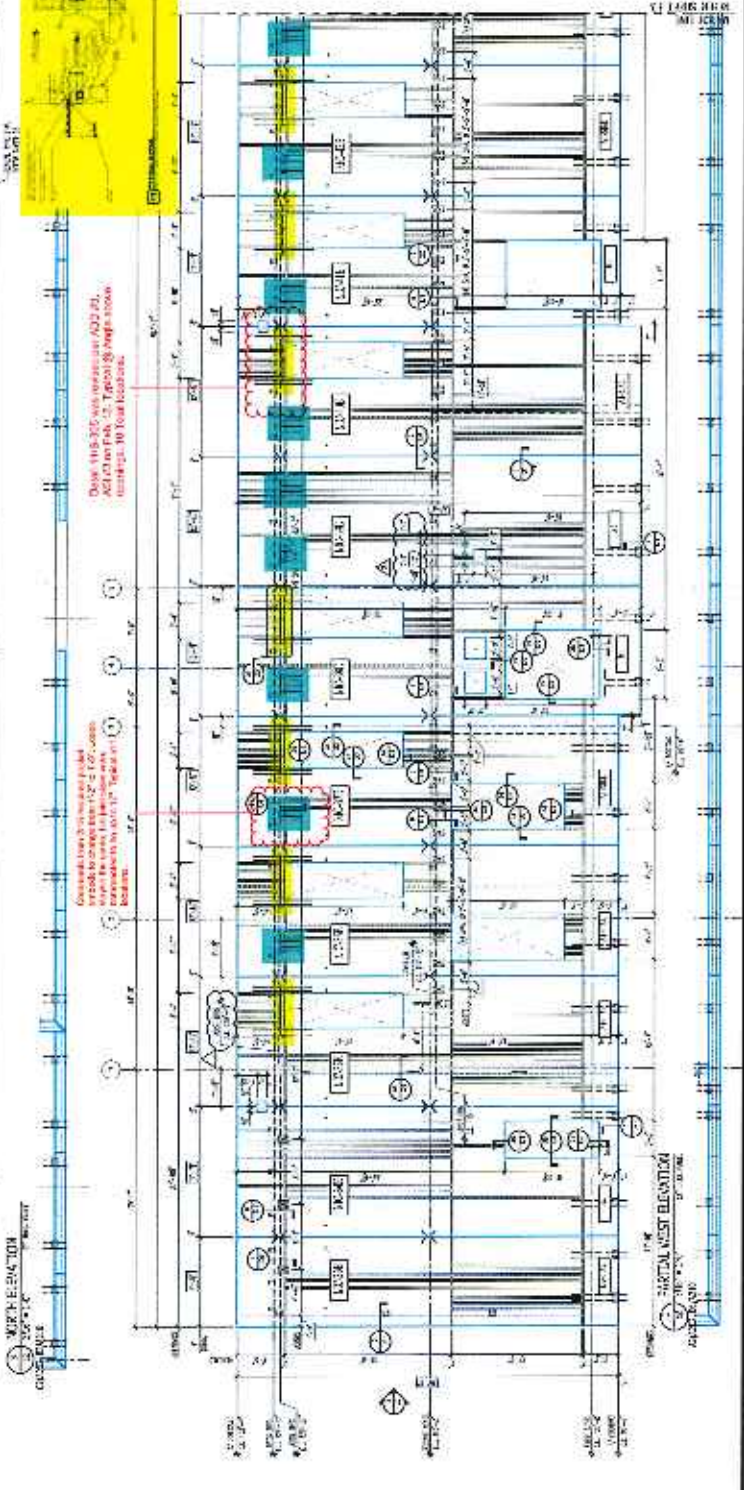
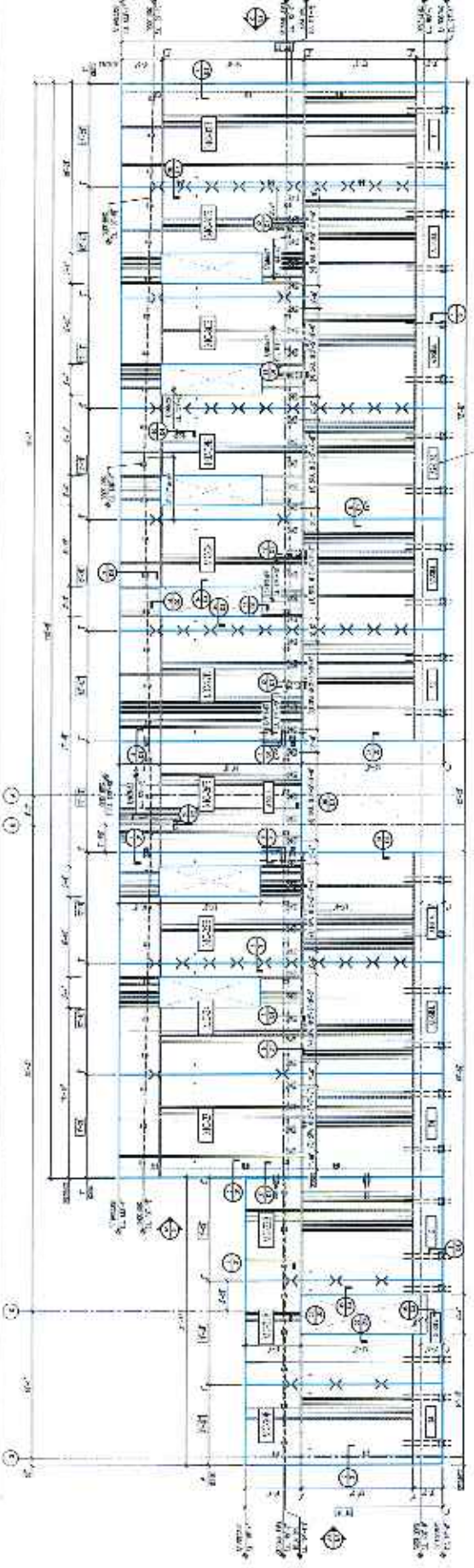


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DOW 1115-315 with connector AD3 211  
 AD3 1115-315 211  
 1115-315 211

CONNECTION TO THE EXISTING  
 SYSTEM TO BE MAINTAINED  
 WITH THE NEW SYSTEM  
 TO BE MAINTAINED  
 WITH THE NEW SYSTEM

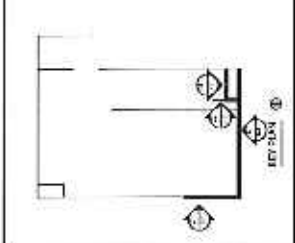


MECHANICAL ELEVATION  
 1/4" = 1'-0"

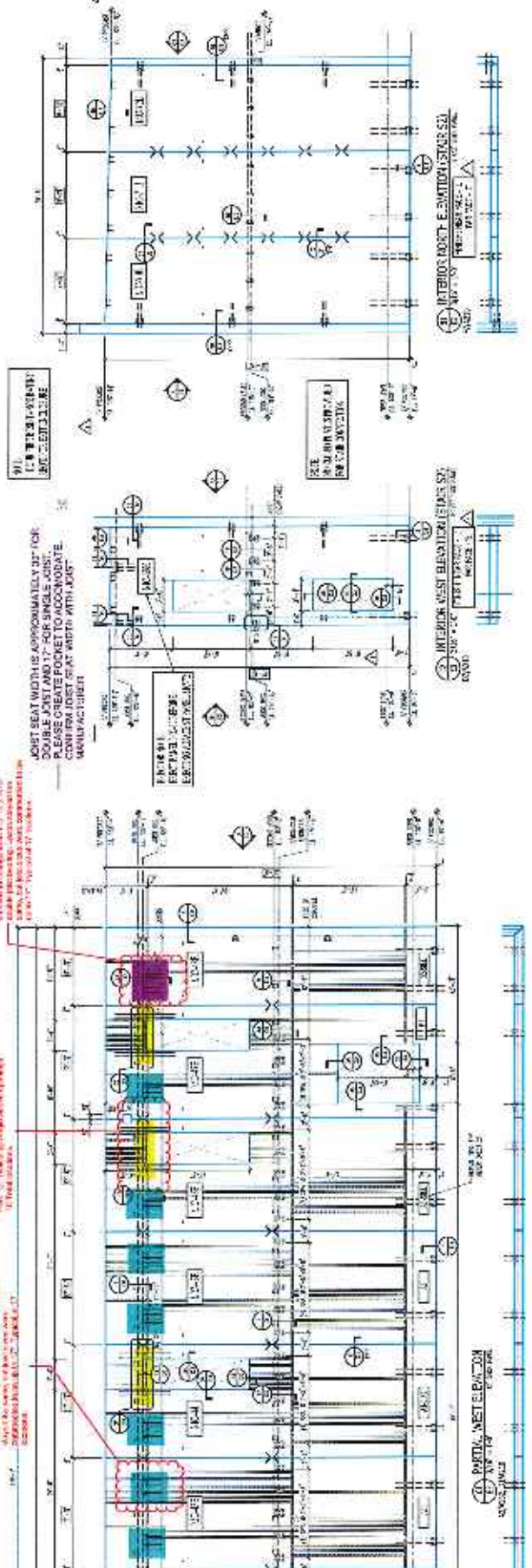
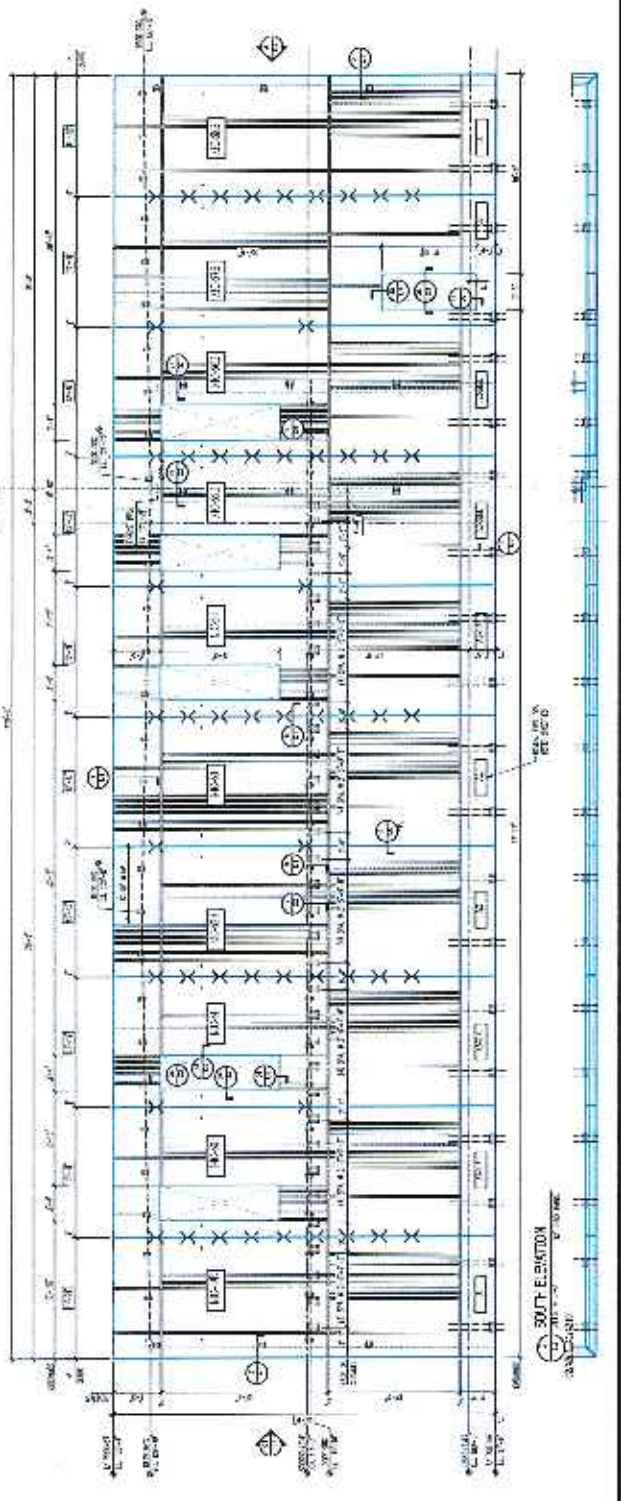
MECHANICAL ELEVATION  
 1/4" = 1'-0"



NO.	REVISION



NO.	REVISION



JOIST SEAT WIDTH IS APPROXIMATELY 37" FOR  
 DOUBLE JOIST AND 17" FOR SINGLES JOIST.  
 PLEASE CREATE POCKET TO ACCOMMODATE  
 JOIST SEAT WIDTH WITH 1/8" JOIST  
 MANUFACTURER.

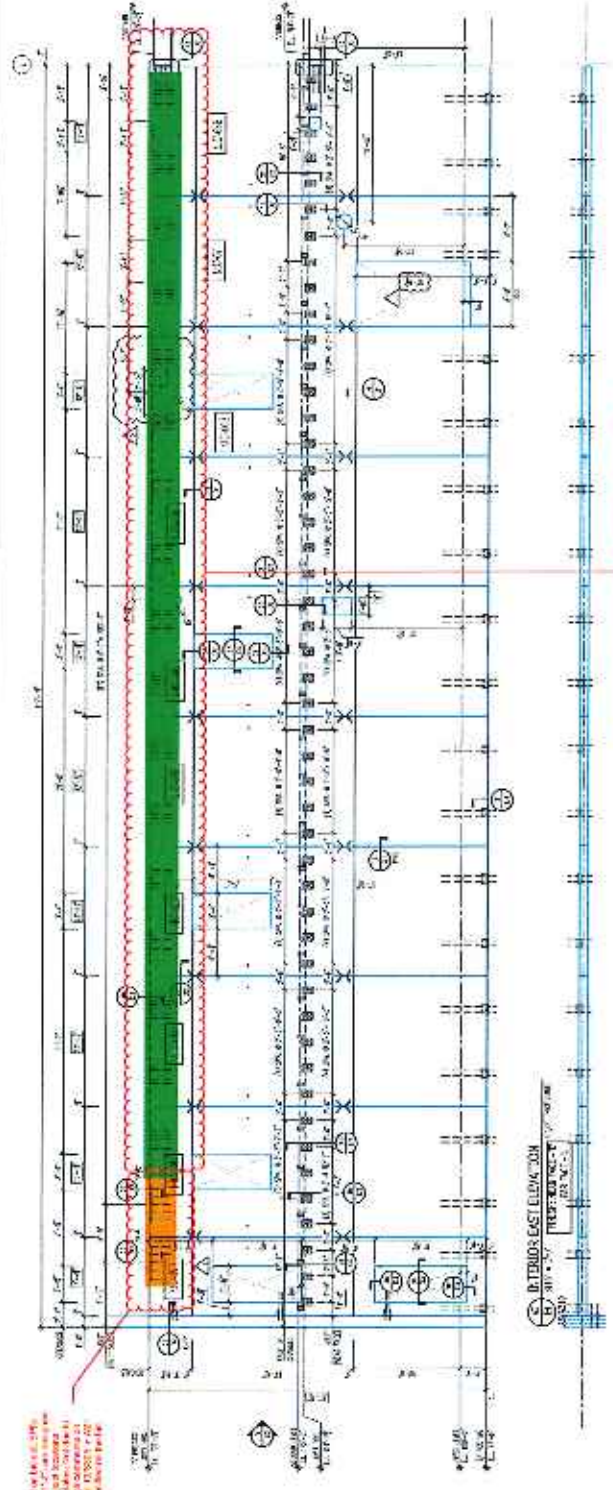
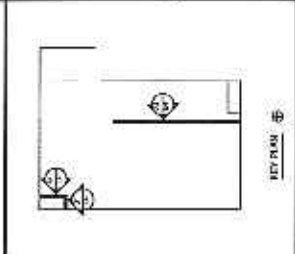
JOIST SEAT WIDTH IS APPROXIMATELY 37"  
 FOR DOUBLE JOIST AND 17" FOR SINGLES JOIST.  
 PLEASE CREATE POCKET TO ACCOMMODATE  
 JOIST SEAT WIDTH WITH 1/8" JOIST  
 MANUFACTURER.

CHECK THE SEAT WIDTH FOR THE JOIST  
 MANUFACTURER TO ACCOMMODATE THE  
 JOIST SEAT WIDTH WITH 1/8" JOIST  
 MANUFACTURER.

CHECK THE SEAT WIDTH FOR THE JOIST  
 MANUFACTURER TO ACCOMMODATE THE  
 JOIST SEAT WIDTH WITH 1/8" JOIST  
 MANUFACTURER.

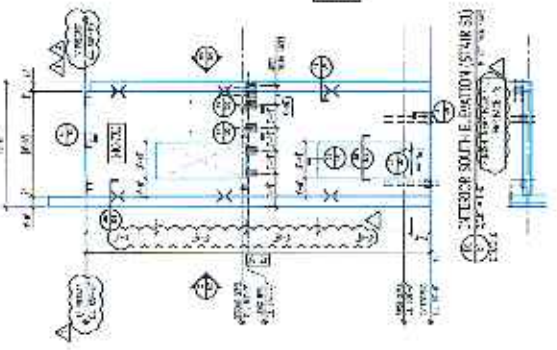
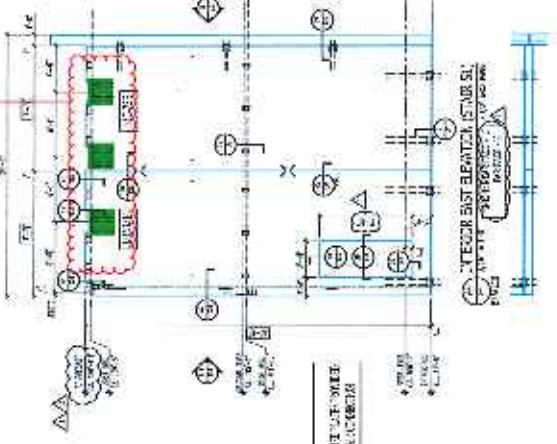
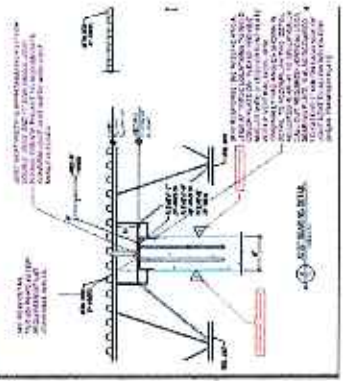


2-26-2021  
 RELEASED FOR  
 CONSTRUCTION



ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



INTERIOR EAST ELEVATION  
 5'-4" X 5'

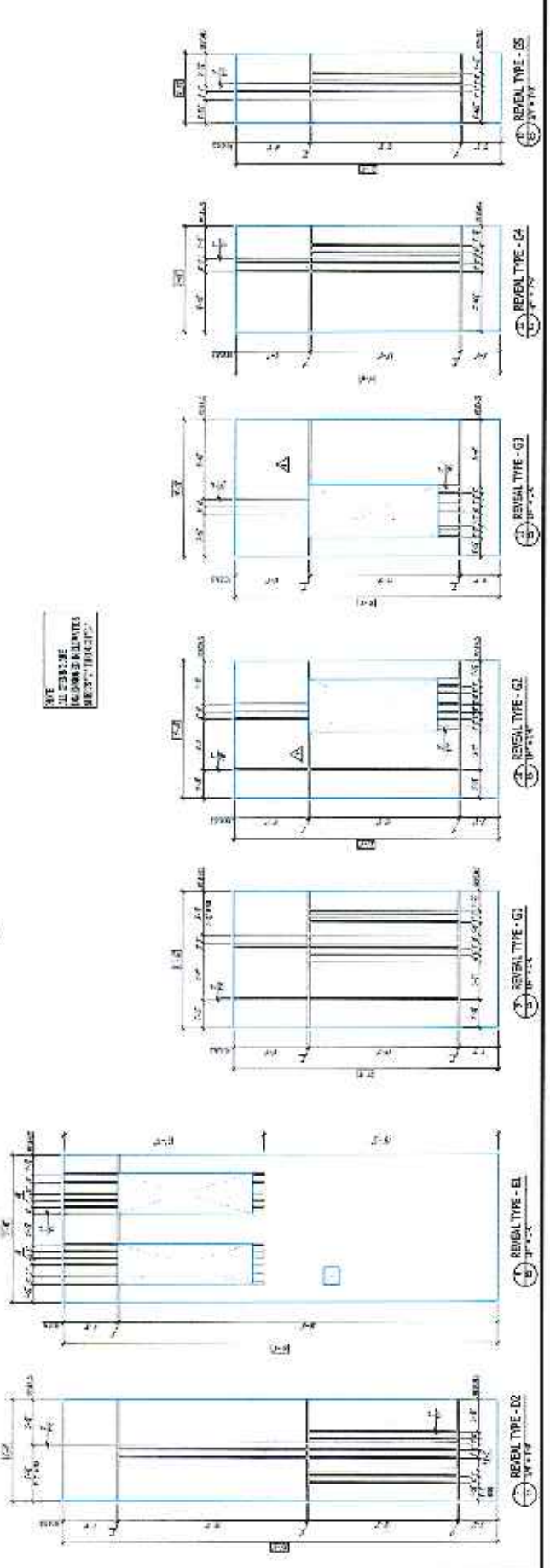
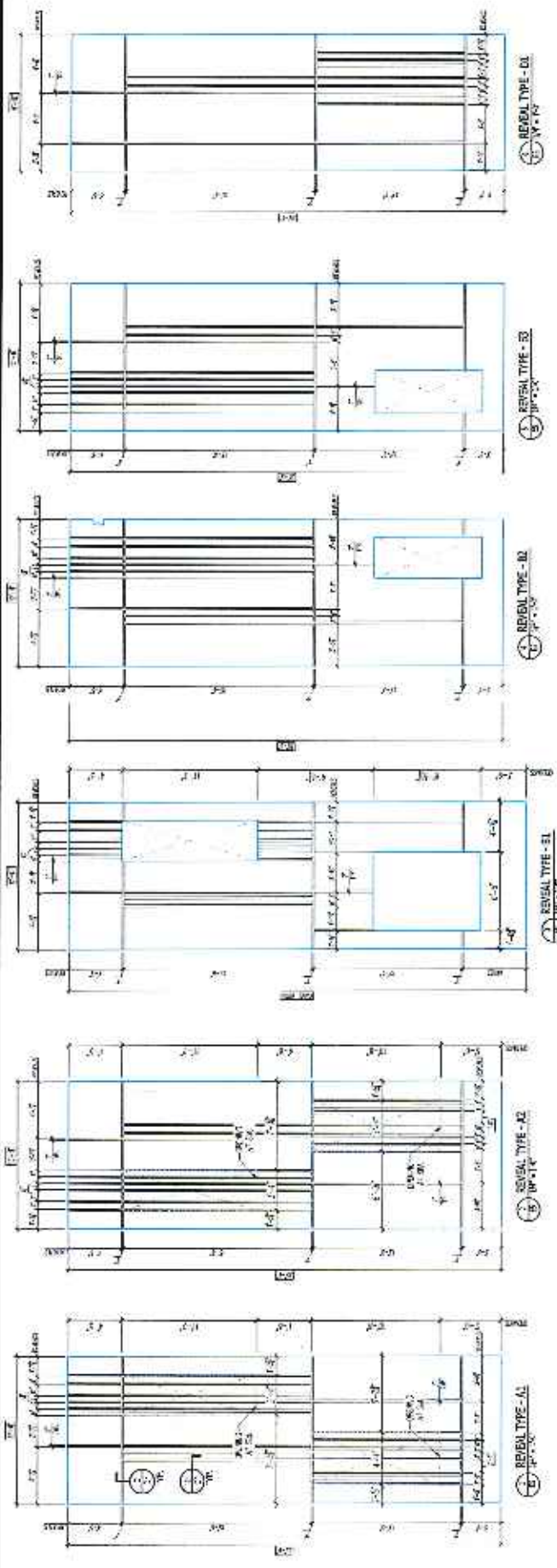


NO.	REV.	DATE	BY	DESCRIPTION

2-29-2021  
RELEASED FOR  
CONSTRUCTION

Martens Center  
1000 WEST 10TH AVENUE  
DENVER, CO 80202

PROJECT NO. 19-0000  
SHEET NO. 05  
DATE 2-18-21



SEE  
ELEVATION  
FOR  
DETAILS  
NOT SHOWN



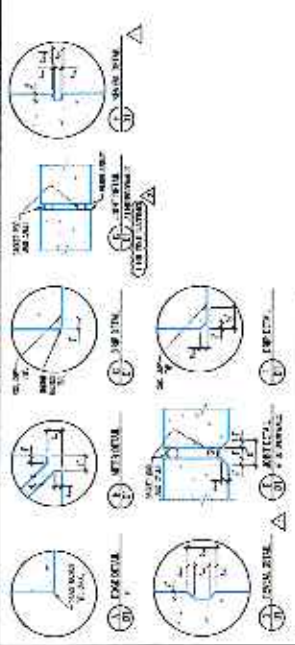


DATE	NO. OF SHEETS	TOTAL SHEETS

2-28-2021  
RELEASED FOR  
CONSTRUCTION

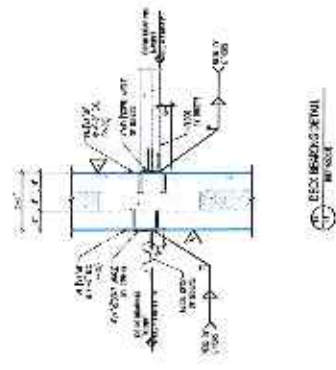
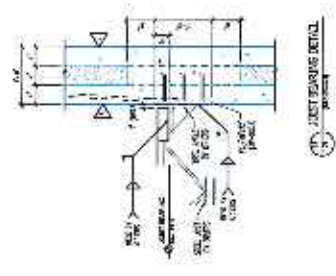
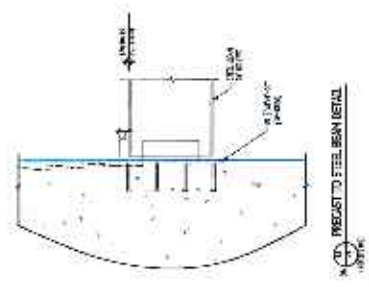
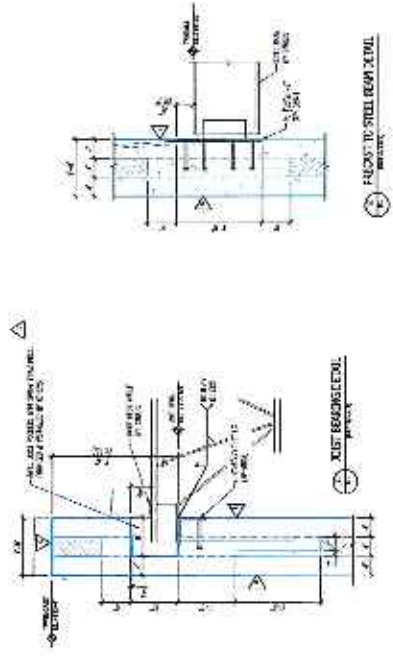
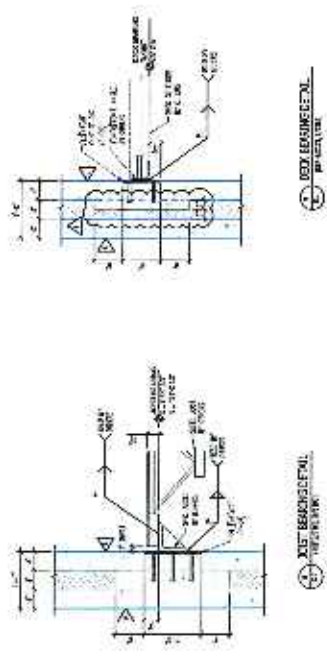
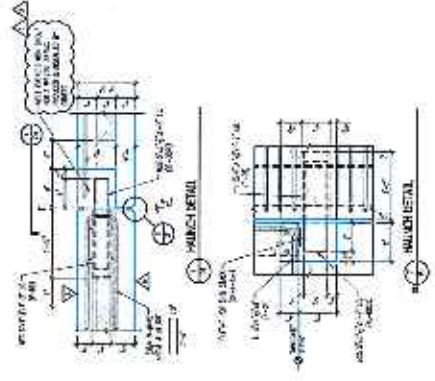
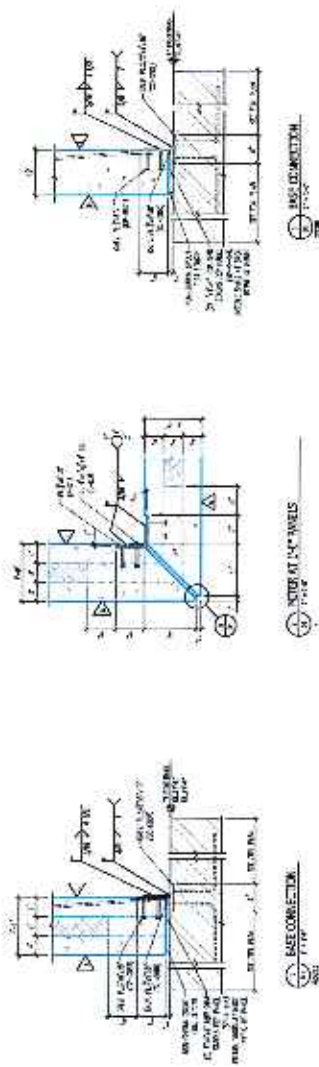
MARKERS CENTER  
MARKERS CENTER  
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PROJECT NAME  
MARKERS CENTER  
DATE  
MARKERS CENTER  
SHEET NO. DI



STEEL SHEET  
 ▲ - WELDED CONNECTION  
 ▲ - BOLTED CONNECTION  
 ▲ - SHEAR CONNECTION  
 ▲ - MOMENT RESISTING CONNECTION  
 ▲ - BEAM TO COLUMN CONNECTION  
 ▲ - COLUMN TO COLUMN CONNECTION  
 ▲ - BEAM TO BEAM CONNECTION  
 ▲ - COLUMN TO BEAM CONNECTION  
 ▲ - WALL TO COLUMN CONNECTION  
 ▲ - WALL TO WALL CONNECTION  
 ▲ - WALL TO BEAM CONNECTION  
 ▲ - WALL TO WALL CONNECTION

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED



WALL TO COLUMN CONNECTION

ALIGNMENT CONNECTION

XIST BEARING DETAIL

BOX BEARING DETAIL

XIST BEARING DETAIL

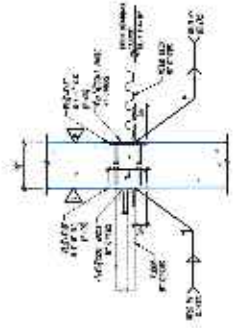
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WELDED METAL

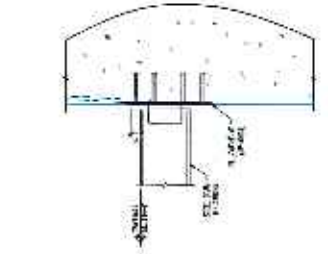
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BOX BEARING DETAIL

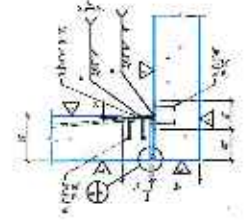
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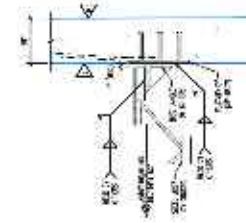
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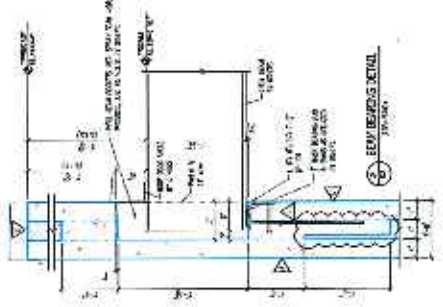
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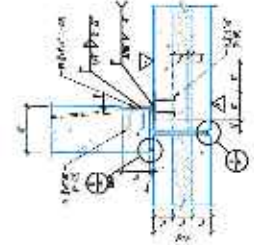
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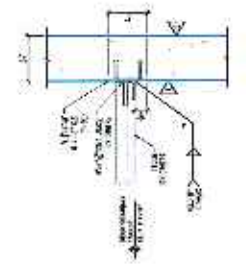
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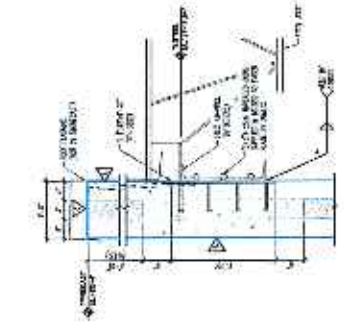
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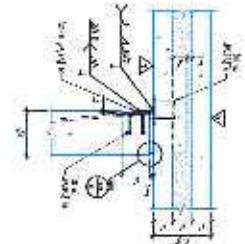
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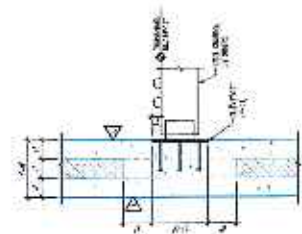
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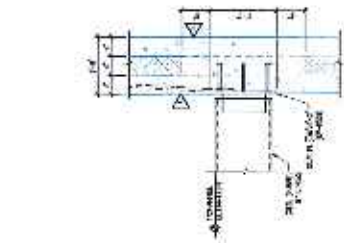
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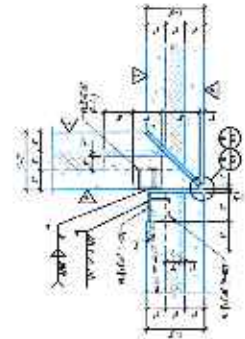
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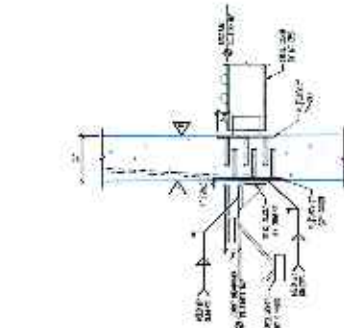
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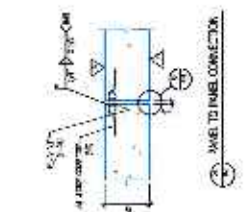
11. BEAM-TO-COLUMN DETAIL



12. BEAM-TO-COLUMN DETAIL



13. BEAM-TO-BEAM DETAIL



14. BEAM-TO-COLUMN DETAIL



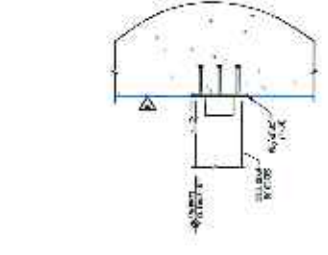


DATE	11/11/11
BY	...
CHK	...
APP	...
REV	...

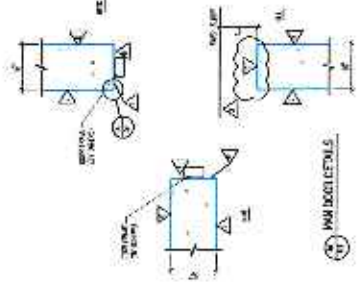
2-26-2021  
RELEASED FOR  
CONSTRUCTION

PROJECT: ...  
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MARKERS CENTER  
MARKERS CENTER

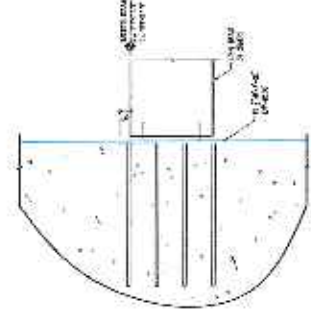
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DATE: ...  
SHEET NO: D3



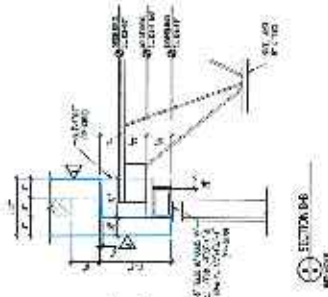
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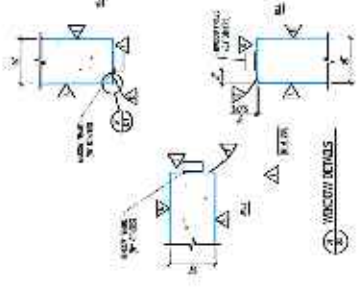
PLAN JOINT DETAILS



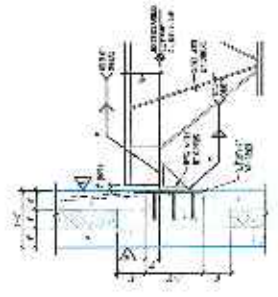
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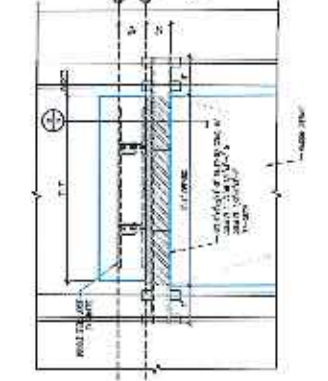
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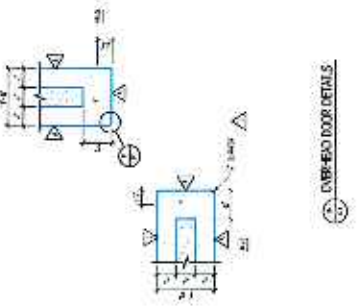
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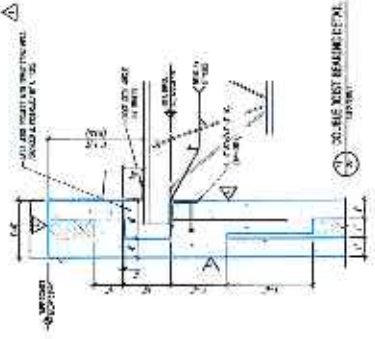
POST-TENSIONING BEAM DETAIL



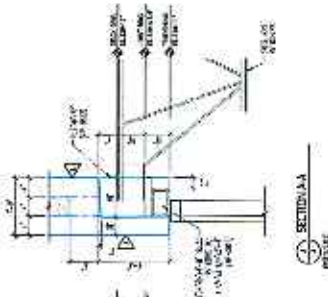
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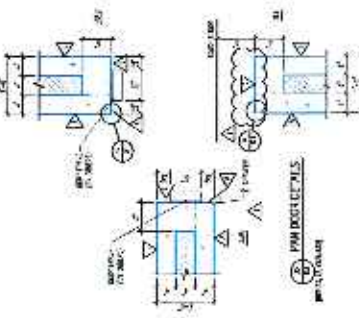
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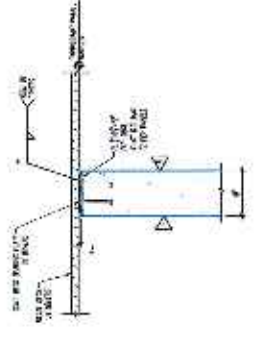
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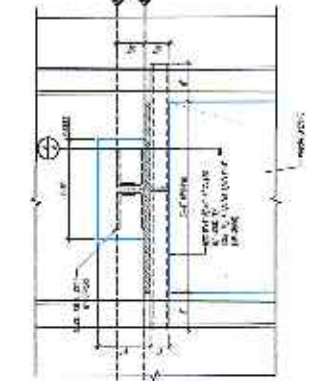
SECTION DAA



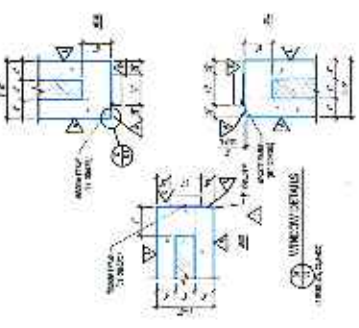
PLAN JOINT DETAILS



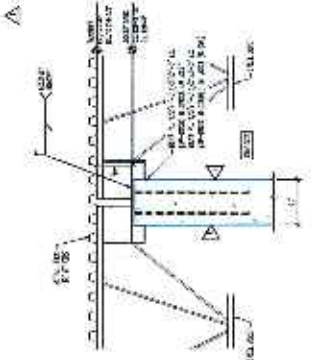
POST-TENSIONING BEAM DETAIL



POST-TENSIONING BEAM DETAIL & COLUMN



WINDOW DETAILS



POST-TENSIONING BEAM DETAIL



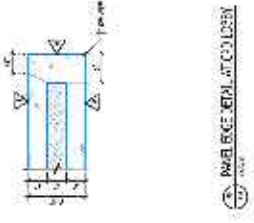
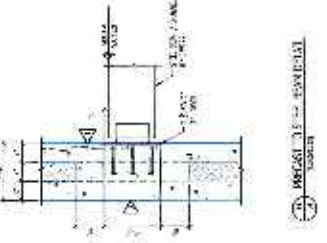
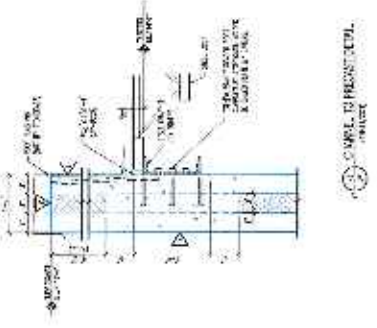
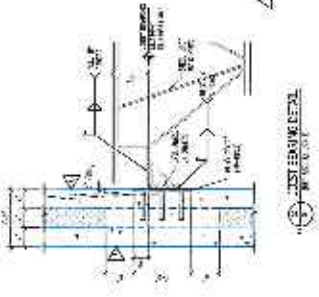
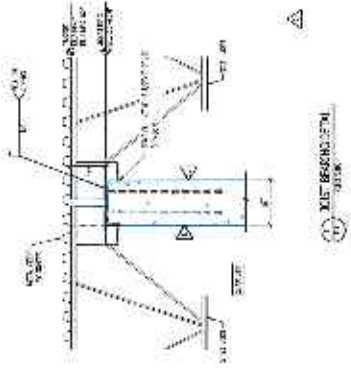
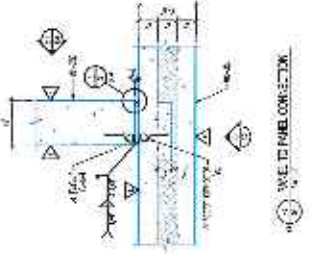
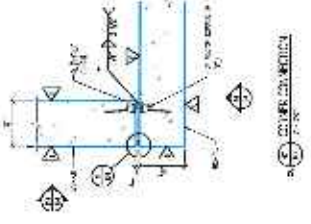
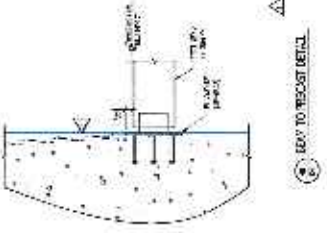


NO.	DATE	REVISION

2-26-2021  
 RELEASED FOR  
 CONSTRUCTION

PROJECT INFORMATION  
 PROJECT NAME: Martens Center  
 PROJECT ADDRESS: 1500 W. 16th Avenue, Denver, CO 80202  
 ARCHITECT: STANTEC

SCALE: 1/4" = 1'-0"  
 DATE: 2-26-21  
 SHEET: D4





## REPORT TO PARK BOARD

**FROM:** Joe DeLuce, Executive Director

**DATE:** September 1, 2021

**SUBJECT:** Approval of a Resolution Initiating the 2021 General Obligation Bond Issue

### Background

Each year the Champaign Park District issues General Obligation (GO) Bonds in order to fund necessary improvements and repairs to Park District property and has been pledged towards the future debt service payments outstanding on the alternate revenue bonds (ARB) issued to build Sholem Aquatic Center. For fiscal year ended (FYE) 2022, this translates to approximately \$533,250 of the bond issue applied to the ARB debt service payment, and the remaining \$679,250 to capital improvements. Last year the Board authorized the issuance of \$1,195,800 of non-referendum General Obligation Bonds. The consumer price index (CPI) increased 1.4% during this past year, therefore the District has the authority to add that percent to the prior year issuance which increases the new bond issue to \$1,212,500. The current debt service extension base of the District for calendar year 2021 is \$1,239,107.77, the maximum amount including interest that the District may levy. The interest rate for the current bond issue that matures November 30, 2021 is 0.30%, or \$3,590 estimated total expense.

### Timeline for bond issuance

- September – resolution of intent to issue the annual GO bond is presented for approval and the date for the public hearing is set
- October – request approval to solicit bids for the bond issue
- November – request approval to accept bid for bond issue, approve bond ordinance, and approve payoff amount for the prior year bond issue due November 30

### Prior Board Action

None

### Budget Impact

The FYE2022 budget includes the GO Bond issue at the full value mentioned above, as well as all applicable attorney and filing fees.

### Recommended Action

Staff recommends that the Champaign Park District Board of Commissioners approve a resolution stating the Park District's need and intent to issue \$1,212,500 of General Obligation Bonds for FYE2022.

Prepared by:

Andrea N. Wallace, CPA  
Director of Finance

Reviewed by:

Joe DeLuce, CPRP  
Executive Director

---

**The mission of the Champaign Park District is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts.**

## RESOLUTION

**WHEREAS**, the Champaign Park District is a duly authorized General Park District organized under the provisions of the Park District Code of the State of Illinois as amended; and

**WHEREAS**, for the payment of land purchased for parks and boulevards, for the building, maintaining, improving and protecting of the same, and for certain debt service on alternate bonds issued for such purposes, and for the payment of expenses incident thereto, the Champaign Park District is authorized and empowered to issue general obligation limited bonds of said Park District in an amount not to exceed .575% of the total assessed valuation of all property in said Park District by Ordinance, and within the Park District's applicable debt service extension base, without an election on such proposition; and

**WHEREAS**, it is now reasonably expected that the aggregate outstanding unpaid balance of bonds and notes of the Park District, including the bond issue which the Park District proposes to issue and sell on or about December 1, 2021, will not, on that date, exceed .575% of the total assessed valuation of all taxable property in the Park District, and in any event such amount will not be exceeded; and

**WHEREAS**, the Commissioners of the Champaign Park District have made a thorough investigation and given careful consideration of the needs for maintaining, improving and protecting of the lands and buildings and the parks of said Park District, and for land acquisition and the payment of debt service on outstanding alternate bonds; and

**WHEREAS**, said Commissioners have determined it is necessary to raise additional funds for maintaining, improving and protecting the lands, buildings and parks of said Park District, including the payment of expenses incident thereto and the payment of debt service on outstanding alternate bonds; and

**WHEREAS**, Champaign Park District does not have sufficient funds available for such purposes and, therefore, it will be necessary to borrow and to issue and sell general obligation limited bonds of said Park District as evidence of such indebtedness in the sum of up to \$1,212,500.00, all as provided for by The Park District Code and the statutes of the State of Illinois thereunto enabling;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Park Commissioners of Champaign Park District, as follows:

Section 1. It is desirable and necessary for the best interests of the Champaign Park District and for the residents thereof that the Park District raise additional funds for the maintaining, improving and protecting of the lands and buildings and the parks of said Park District, and the payment of debt service on outstanding alternate bonds, and for land acquisition, including the payment of expenses incident thereto.



Section 2. The Park District has obligated itself to pay the costs of such improvements and repairs and the payment of debt service on outstanding alternate bonds in excess of \$1,212,500.00 and that, in order to be able to pay those costs, it is necessary, and for the best interests of Champaign Park District, that the Park District borrow the sum of \$1,212,500.00 and that general obligation bonds of the Park District in the aggregate amount of \$1,212,500.00 be issued in evidence thereof, and sold.

Section 3. The ordinance selling such general obligation bonds shall not be enacted for a period of seven days after the adjournment of the public hearing to receive public comments on the proposal to sell such bonds. After expiration of said seven day period, the Park District may act on the ordinance selling such bonds for sale on terms to be hereafter approved by this Board general obligation limited bonds of Champaign Park District in the aggregate amount of up to \$1,212,500.00, said bonds to be dated as provided in such ordinance, maturing on or about November 30, 2022 and the Treasurer of the Park District is hereby authorized and directed to seek out and negotiate with prospective purchasers of said bonds and to report to this Board for its consideration and approval or disapproval the interest rates and other terms bid by said prospective purchasers.

Adopted this 8<sup>th</sup> day of September, 2021.

Approved:

---

Kevin J. Miller, President

Attest:

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Jarrod Scheunemann, Secretary



## REPORT TO PARK BOARD

**FROM:** Joe DeLuce, Executive Director

**DATE:** September 1, 2021

**SUBJECT:** Approval of a Resolution Setting a Public Hearing on Proposed 2021 General Obligation Bond Issue

### Background

According to State Statute, if the Champaign Park District is to sell General Obligation Bonds, a Public Hearing must occur for the purpose of receiving public comments on the Board proposal to sell bonds. Staff is requesting Board approval of a Resolution to set the public hearing date for Wednesday, October 13, 2021 at 7:00 p.m. at the Bresnan Meeting Center (The said public hearing can be heard and participated in live by the public utilizing Zoom call in information that will be posted on the Champaign Park District's website: <http://www.champaignparks.com> before the hearing on the General Obligation Bonds) to discuss the issuance of \$1,212,500 of bonds for the purpose of providing funds for capital improvements and to pay debt service on alternate bonds.

### Prior Board Action

None

### Budget Impact

The FYE2022 budget includes the GO Bond issue at the full value mentioned above, as well as all applicable attorney and filing fees.

### Recommended Action

Staff recommends that the Champaign Park District Board of Commissioners approve a resolution to set a Public Hearing for Wednesday, October 13, 2021 at 7:00 p.m. at the Bresnan Meeting Center, which can be heard and participated in live by the public utilizing Zoom call in information that will be posted on the Champaign Park District's website, to discuss the issuance of \$1,212,500 of General Obligation Bonds.

Prepared by:

Reviewed by:

Andrea N. Wallace, CPA  
Director of Finance

Joe DeLuce, CPRP  
Executive Director

## RESOLUTION

**WHEREAS**, it is the intention of Champaign Park District to sell bonds in the total amount of \$1,212,500.00 for the purpose of providing funds to pay for the building, maintaining, improving and protecting the parks and boulevards of the Park District, and for certain debt service on alternate bonds issued for such purpose, and for the payment of expenses incident thereto.

**WHEREAS**, it is required by statute that a governmental unit proposing to sell non-referendum general obligation bonds hold a public hearing concerning its intent to do so prior to the sale of such bonds, and that it give notice of such hearing as required by said statute.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Park Commissioners of Champaign Park District that said Park District shall hold a public hearing concerning its intent to issue and sell general obligations bonds of said Park District in the amount of \$1,212,500.00 for said purpose, said public hearing to be held Wednesday, October 13, 2021 at 7:00 P.M. Central Daylight time at Bresnan Meeting Center, 706 Kenwood Road, Champaign, Illinois, which can be heard and participated in live by the public utilizing zoom call in information that will be posted on the Champaign Park District's website as part of the regularly scheduled meeting of said Board to be held that date.

**BE IT FURTHER RESOLVED** that the Secretary of this Board shall give due public notice of said hearing in the time and manner prescribed by law.

Adopted this 8<sup>th</sup> day of September, 2021.

Approved:

\_\_\_\_\_  
Kevin J. Miller, President

Attest:

\_\_\_\_\_  
Jarrod Scheunemann, Secretary





## REPORT TO PARK BOARD

**FROM:** Joe DeLuce, Executive Director

**DATE:** September 8, 2021

**SUBJECT:** North Champaign Trail Easement

### Background

The Champaign Trail Plan adopted by the Park District in 2011 indicates a planned spur of the North Champaign Trail to be constructed once platting and development of the parcel takes place.

The purpose of the Trails Plan is to provide a vision for a connected system throughout the community. The plan also sets clear expectations for where trails should be built and to what standard. The plan will influence the site design of development, provide direction for public works projects, and be a resource in applying for grant funding for new trail segments. Most importantly, the plan provides a common vision that can be supported and promoted by the broader community.

The Trails Plan is a joint effort between the City of Champaign and the Champaign Park District. Both the City and Park District understand the quality-of-life benefits that can result from a well-connected trail system in the community. During the creation of this plan these two units of government coordinated to better understand how the vision of this plan can be realized. The implementation of this plan outlines how the City and District will work together to achieve the vision of the plan with the construction and maintenance of new trails.

The North Champaign Multi-Use Trail is a 1.6-mile trail that runs through the north Neil Street and Prospect Avenue shopping district and connects several residential neighborhoods. To connect to the Boneyard Greenway, a pedestrian/bicycle overpass will be necessary over interstate 74. Much of this trail is already built and travels through Ashland Park, 88 West Apartments, and along Moreland Boulevard.

The City is currently in the platting phase of a multi-family development to occur within the property (attached). Part of the plat conditions are for the developer to construct the North Champaign Trail spur along the southern property line. The drawings indicate a recreational easement to be granted to the Champaign Park District for this segment contiguous with the North Champaign Trail (last four pages of attachment). Before the City finalizes the plat with developers they are requesting acceptance of the easement in order to move forward with the development.

### Prior Board Action

2011 the Park Board accepted the Champaign Trails Plan between the Park District and the City of Champaign in order to help plan for the future development and maintenance of trails in the overall community.

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**The mission of the Champaign Park District is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts.**

Budget Impact

The trail construction would be undertaken by the developer. Maintenance of the trail would be in accordance with the easement. The District operations staff estimates the annual cost to maintain this portion of the North Champaign Trail would be \$345 per year.

Recommendation

The District staff recommends the Park Board vote to approve the recreational trail easement for the 800-foot Parker Glen Trail that connects to the North Champaign Trail.

Prepared by:

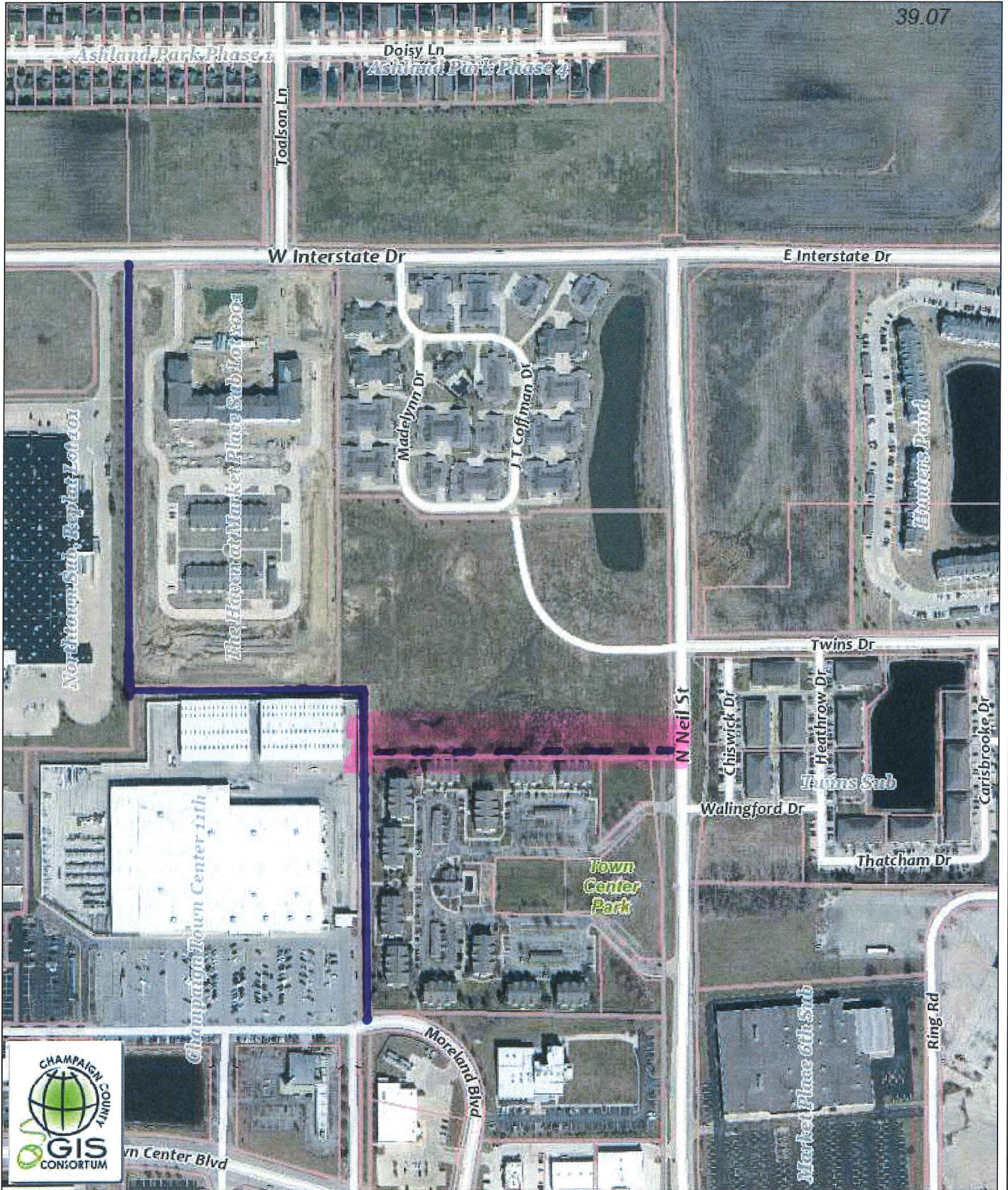
Reviewed by:

Andrew Weiss  
Director of Planning

Joe DeLuce  
Executive Director



# North Champaign Trail and Parker Glen Development



39.07



240

Feet

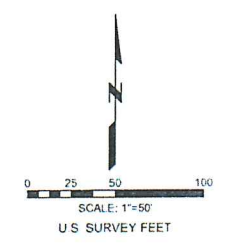
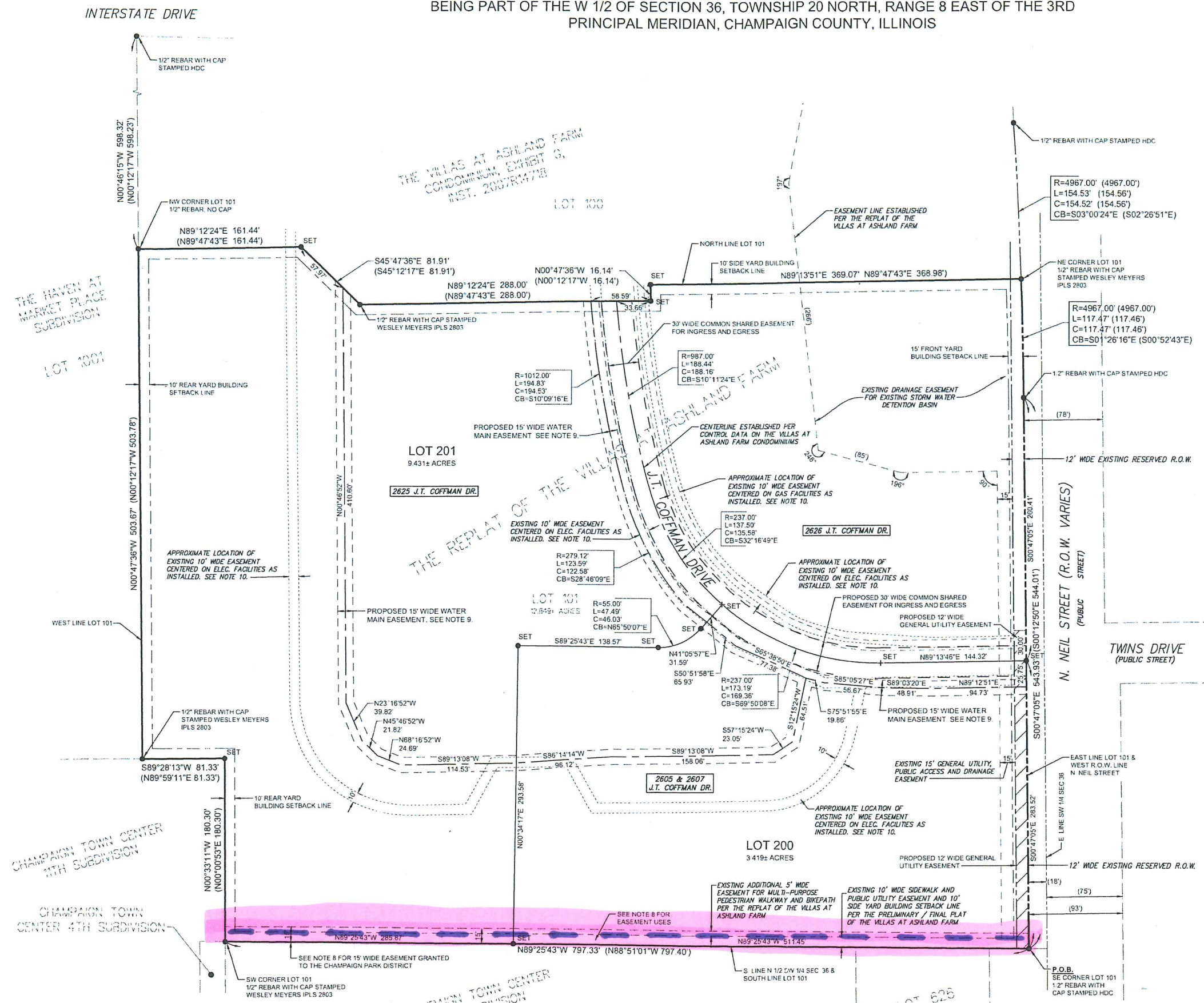
This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.





# THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM

BEING PART OF THE W 1/2 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS



BASIS OF BEARINGS IS ILLINOIS STATE PLANE EAST ZONE NAD 83 (2011) ADJUSTMENT

### LEGEND

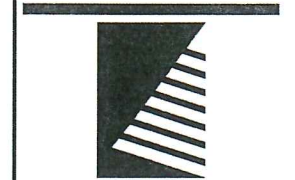
- SET SET 5/8" DIAMETER, 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- SET SET MAG NAIL
- + IRON ROD FOUND AS SHOWN
- BOUNDARY LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT LOT LINE
- RIGHT OF WAY LINE
- PROPOSED 12' WIDE GENERAL UTILITY EASEMENT ALL OTHER EASEMENTS ARE NOTED AS SHOWN
- RECORD BEARING AND DISTANCE
- MEASURED BEARING AND DISTANCE
- STREET ADDRESS

### LOT AREAS:

- LOT 200 = 141,243 SQ. FT. ± (3.419 ACRES)±
- LOT 201 = 406,504 SQ. FT. ± (9.431 ACRES)±
- TOTAL AREA = 559,706 SQ. FT. ± (12.850 ACRES)±



Location Map  
Not to Scale



**Farnsworth GROUP**

2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(217) 352-7408 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUE # DATE DESCRIPTION:

PROJECT  
WODA PARKER GLEN

THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM

City of Champaign, Illinois

DATE: 05/13/2021

DESIGNED: WJM

DRAWN: PDM

REVIEWED: PJM

FIELD BOOK NO.: CHA 147/55

SHEET TITLE  
**MINOR SUBDIVISION PLAT**

SHEET NUMBER

**1**  
OF 2

Prepared by: J. J. V. 2020/05/13/2021 - West Parker Gen'l Survey 07, Champaign, IL - 02/01/2021 01:44g 1.5/17/2021 1:13 PM



**NOTES:**

- BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.
- THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.
- SEE THE CITY OF CHAMPAIGN ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS AND OTHER INFORMATION.
- THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM LIES WITHIN THE ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE RATE MAP NO. 17019C0313D, WITH EFFECTIVE DATE OF OCTOBER 2, 2013, FOR CHAMPAIGN COUNTY, ILLINOIS AND INCORPORATED AREAS.
- THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM IS NOT SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
- THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM IS LOCATED WITHIN THE URBANA-CHAMPAIGN SANITARY DRAINAGE DISTRICT.
- DIMENSIONS BETWEEN ADJACENT MONUMENTS ARE HORIZONTAL DISTANCES IN FEET AND DECIMAL PARTS THEREOF
- THERE IS A 10 FOOT WIDE EASEMENT DEDICATED FOR THE PURPOSE OF A PUBLIC SIDEWALK AND UTILITIES ALONG THE SOUTH LINE OF THIS SUBDIVISION BY THE PRELIMINARY / FINAL PLAT OF THE VILLAS AT ASHLAND FARM RECORDED AS DOCUMENT NUMBER 2006R00328. THERE IS AN ADDITIONAL 5 FOOT WIDE EASEMENT DEDICATED FOR THE PURPOSE OF PUBLIC SIDEWALK AND UTILITIES ADJOINING THE NORTH LINE OF THE ABOVE 10 FOOT WIDE EASEMENT BY THE REPLAT OF THE VILLAS AT ASHLAND FARM RECORDED AS DOCUMENT 2008R27768. THE COMBINED 15 FOOT WIDTH OF THESE EASEMENTS IS GRANTED TO THE CHAMPAIGN PARK DISTRICT BY DOCUMENT NUMBER XXXXXXXX FOR ACCESS AND MAINTENANCE FOR IMPROVEMENTS WITHIN THE EASEMENT AREA.
- THE LOCATION FOR THE PROPOSED 15-FOOT WIDE WATER MAIN EASEMENT SHOWN ON THE ATTACHED PLAT IS BASED ON AN AS-BUILT DRAWING PROVIDED BY ILLINOIS AMERICAN WATER COMPANY.
- THE LOCATIONS FOR THE EXISTING 10-FOOT WIDE UNDERGROUND ELECTRIC AND GAS MAIN EASEMENTS ARE PER EASEMENTS RECORDED AS DOCUMENT NUMBER 2013R14409 (UNDERGROUND ELECTRIC) AND DOCUMENT NUMBER 2013R14410 (GAS). ACCORDING TO THE DOCUMENTS THE EASEMENTS ARE CENTERED ON THE UNDERGROUND ELECTRIC AND GAS LINES AS INSTALLED. THESE EASEMENTS ARE SHOWN FOR REFERENCE AND ARE APPROXIMATE IN LOCATION BASED ON THE LOCATION OF ABOVE GROUND UTILITY APPURTENANCES AND LIMITED FIELD MARKINGS.
- DOCUMENTS AND SURVEYS USED IN THE PREPARATION OF THIS SURVEY AS FOLLOWS
  - A QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 2018R07019.
  - THE PRELIMINARY/FINAL PLAT OF THE VILLAS AT ASHLAND FARM RECORDED AS DOCUMENT NUMBER 2006R00328.
  - THE REPLAT OF LOT 101 OF THE VILLAS AT ASHLAND FARM RECORDED AS DOCUMENT NUMBER 2008R27768.
  - EXHIBIT "G" TO THE VILLAS AT ASHLAND FARM CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 2007R14718.

**DRAINAGE STATEMENT**

TO THE BEST OF OUR KNOWLEDGE AND BELIEF PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM.

AGENT FOR VALHALLA HOUSING PROPERTIES, LTD. DATE

PATRICK J. MOONE DATE  
ILLINOIS PROFESSIONAL ENGINEER NO. 062-049972



**SURVEYOR'S DECLARATION:**

I, WESLEY J. MEYERS, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2803, DO HEREBY STATE THAT AT THE REQUEST OF VALHALLA PROPERTIES, LTD., I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT TO BE DRAWN UNDER MY DIRECT SUPERVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**LEGAL DESCRIPTION FOR LOTS 200 AND 201:**

SITUATED IN THE COUNTY OF CHAMPAIGN, STATE OF ILLINOIS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 101 IN THE REPLAT OF THE VILLAS AT ASHLAND FARM, BEING A PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

**FOR INFORMATIONAL PURPOSES NEW LOTS 200, 201 AND OUTLOT 202 ARE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

A PART OF THE WEST ONE-HALF OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 101 IN THE REPLAT OF THE VILLAS AT ASHLAND FARM RECORDED AS DOCUMENT NUMBER 2008R27768 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER, SAID SOUTHEAST CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH NEIL STREET. FROM SAID POINT OF BEGINNING, THENCE NORTH 89 DEGREES 25 MINUTES 43 SECONDS WEST 797.33 FEET ALONG THE SOUTH LINE OF SAID LOT 101 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 33 MINUTES 11 SECONDS WEST 180.30 FEET ALONG THE WEST LINE OF SAID LOT 101; THENCE SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST 81.33 FEET ALONG SAID WEST LINE OF SAID LOT 101; THENCE NORTH 00 DEGREES 47 MINUTES 36 SECONDS WEST 503.67 FEET ALONG SAID WEST LINE OF LOT 101 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 12 MINUTES 24 SECONDS EAST 161.44 FEET ALONG THE NORTH LINE OF SAID LOT 101; THENCE SOUTH 45 DEGREES 47 MINUTES 36 SECONDS EAST 81.91 FEET ALONG THE NORTH LINE OF SAID LOT 101; THENCE NORTH 89 DEGREES 12 MINUTES 24 SECONDS EAST 288.00 FEET ALONG THE NORTH LINE OF SAID LOT 101; THENCE NORTH 00 DEGREES 47 MINUTES 36 SECONDS WEST 16.14 FEET ALONG THE NORTH LINE OF SAID LOT 101; THENCE NORTH 89 DEGREES 13 MINUTES 51 SECONDS EAST 369.07 FEET ALONG THE NORTH LINE OF SAID LOT 101 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH NEIL STREET; THENCE SOUTHERLY 117.47 FEET ALONG THE EAST LINE OF SAID LOT 101 AND WEST RIGHT-OF-WAY LINE OF NORTH NEIL STREET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4,967.00 FEET AND THE 117.47 FOOT CHORD OF SAID ARC BEARS SOUTH 01 DEGREE 26 MINUTES 16 SECONDS EAST; THENCE SOUTH 00 DEGREES 47 MINUTES 05 SECONDS EAST 543.93 FEET ALONG THE EAST LINE OF SAID LOT 101 AND WEST RIGHT-OF-WAY LINE OF NORTH NEIL STREET TO THE POINT OF BEGINNING, CONTAINING 12.85 ACRES, MORE OR LESS.

FARNSWORTH GROUP, INC.  
2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821



BY: WESLEY J. MEYERS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2803

DATE: 11-30-2022  
EXP. DATE: 11-30-2022  
DESIGN FIRM REGISTRATION NO. 184-001856

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

**ENGINEER/SURVEYOR**

FARNSWORTH GROUP, INC.  
2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(217) 352-7408

**OWNER/DEVELOPER**

VALHALLA HOUSING PROPERTIES, LTD.  
505 S. FRONT STREET, 10TH FLOOR  
COLUMBUS, OHIO 43215

BY: AGENT FOR VALHALLA HOUSING PROPERTIES, LTD.

DATE:

**APPROVED:**

THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS IN ACCORDANCE WITH COUNCIL

BILL NO. \_\_\_\_\_

DATE: \_\_\_\_\_

BY: MAYOR

ATTEST: CITY CLERK

APPROVED AS TO FORM:

BY: ASSISTANT CITY ATTORNEY

**Farnsworth GROUP**  
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CHAMPAIGN, ILLINOIS 61821  
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Engineers | Architects | Surveyors | Scientists

ISSUE # DATE DESCRIPTION:

PROJECT: WODA PARKER GLEN

**THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM**

City of Champaign, Illinois  
DATE: 05/13/2021  
DESIGNED: WJM  
DRAWN: PDM  
REVIEWED: PJM  
FIELD BOOK NO.: CHA 147/55

**MINOR SUBDIVISION PLAT**

SHEET NUMBER: 2 OF 2

Printed: I:\V201\0201\001\001 - Woda Parker Glen\Survey\07\_20rmpgs\SV\_Subdivision Plat - 07011301.dwg [ 5/17/2021 1:13 PM ]

PERMANENT EASEMENT

(2605 JT Coffman Dr., Champaign)

THE GRANTOR, the CITY OF CHAMPAIGN, in the County of Champaign and State of Illinois, for and in consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, and the conditions and agreements hereinafter contained, hereby give, grant, and convey to the GRANTEE, THE CHAMPAIGN PARK DISTRICT, an Illinois Municipal Corporation, of the City of Champaign, a permanent, perpetual and non-exclusive easement for ingress and egress only together with the privilege, right and authority to work, erect, construct, install and/or lay, and thereafter use, operate, inspect, repair, maintain, replace, and conduct all activities necessary for the construction of trail improvements (hereinafter "Improvements"), and appurtenances to any of the same, located upon or adjacent to, over, under, across and through the land of the GRANTOR(S), which part shall hereinafter be referred to as the "Easement Area" described as follows:

COMMON ADDRESS: 2605 JT Coffman Dr., Champaign, Illinois, 61822

PERMANENT PARCEL NO: 41-14-36-326-035

LEGAL DESCRIPTION:

The part of the tract being granted for a permanent easement is depicted on the attached plat and is more particularly described as follows:

Lot 101 of the Villas at Ashland Farms Replat, recorded as Document Number 2008R27768 on November 3, 2008 at the Champaign County Recorder's Office, encompassing 12.85 acres, more or less, situated in Champaign County, Illinois. all situated in the City of Champaign, County of Champaign, and State of Illinois.

Together with the right of ingress and egress over adjacent land of the GRANTOR for purposes of the easement.

In consideration of the grant of easement herein contained, the parties hereby agree to the following terms and conditions:

1. That the GRANTOR shall retain all rights not herein granted, to the ownership, use and occupation of the above described Easement Area. The GRANTOR shall not place anything or allow anything to be placed or parked with their permission, within the easement area without prior authorization by the GRANTEE, including structures, obstacles, obstructions, furniture, vehicles, fences, trees, bushes, shrubs, plants, gardens, machinery, supplies, etc. The GRANTOR shall not deny or impair the GRANTEE or its contractors access thereto for purposes of construction, maintenance, repair or replacement of the Improvements. During the period of



construction or maintenance of the Improvements, the GRANTEE shall have the exclusive use of the easement area for any and all construction and maintenance work.

2. That all materials, equipment, tools, supplies and apparatus used in the construction and/or maintenance of the Improvements and all surplus soil and debris excavated in the course of the maintenance or construction of the Improvement, may be transported to or from and be used upon the site of said construction work, on and across the Easement Area, and over the remainder of the GRANTOR's property in a reasonable working space adjacent to the work being performed. GRANTOR shall not restrict or impede GRANTEE or its contractor access to, ingress to or egress from the Improvements.

3. That the GRANTEE, or its contractor, if reasonable, shall refill the excavations so that the surface of the Easement Area adjacent to the Improvements shall be restored to the approximate level and condition existing at the place of the construction before the easement thereof and shall remove from the above-described real estate all surplus soil and debris resulting from said construction work. The "approximate elevation" shall be interpreted to mean such elevations as will provide drainage and usefulness comparable to or better than that now existing.

4. The GRANTEE, or its contractor, in consideration of the granting of this easement and as a condition of such grant, will repair or replace to conform as nearly to the original condition as is reasonable, at no cost to the GRANTOR, any fence, driveway or sidewalk that is damaged, destroyed or disturbed during the construction of said Improvements. If the original surface condition was that of a grassy area, then the GRANTEE, or its contractor, shall prepare such surface area for reseeding with grass, and shall reseed the area disturbed by the construction. The GRANTOR shall be responsible for any watering of the reseeded area.

5. That the GRANTOR shall be privileged to remove any structures, sod, trees, bushes, shrubs and plants of any kind which are on any part of the Easement Area, prior to the construction of the said Improvements. The GRANTEE may remove small portable structures, sod, rock, gravel, trees, signs, parking directional equipment or signage, bushes, shrubs and plants of any kind which are on any part of the easement area during the construction, replacement or maintenance of the Improvements and GRANTEE shall not be obligated to replace small portable structures, trees, bushes, shrubs and plants of any kind, or any portion of the Easement Area which may be removed or damaged.

6. Consideration herein shall be full payment for any damages to the GRANTOR's land, or successors and assigns, by reason of the construction, improvement or repairs of the Improvements.

7. In the event that the GRANTEE shall ever abandon or stop using the easement, then in such event GRANTEE shall, unless directed otherwise by GRANTOR, at its sole cost and expense, remove the Improvements it made to the Easement Area and return the area said easement was onto substantially the same condition it was in prior to the granting of the easement.

8. That as long as this easement shall remain in full force and effect GRANTEE shall provide and make all maintenance and repairs which are necessary for the upkeep of the paved portion of the easement.

9. That time shall be of the essence of this easement and that the terms and conditions hereof shall extend to and be obligatory upon the GRANTOR, its successors and assigns and upon the GRANTEE and its successor, assigns and contractors until the construction of the Improvement has been completed.

WITNESS our hands and seals as set forth below.

GRANTOR

Approved as to form:

City of Champaign, Illinois, a Municipal Corporation

By: \_\_\_\_\_

Assistant City Attorney

Date: \_\_\_\_\_

By: \_\_\_\_\_

City Manager

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF CHAMPAIGN )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the waiver of the right of homestead.

Given under my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

Notary Public

GRANTEE

Champaign Park District, an Illinois Municipal Corporation

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

STATE OF ILLINOIS                    )  
  ) ss.  
COUNTY OF CHAMPAIGN            )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the waiver of the right of homestead.

Given under my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public





## REPORT TO PARK BOARD

**FROM:** Joe DeLuce, Executive Director  
**DATE:** September 8, 2021  
**SUBJECT:** Olympic and Paralympic Tribute Inductees

### Background

The Tribute to Olympic and Paralympic Athletes at Dodds Park honors the extraordinary achievements of Champaign County residents who have participated in the Olympic or Paralympic Games, as its granite platform is inscribed with their names and the Olympic symbol of linked rings.

### Policy for Inclusion of Area Athletes

Automatic Inclusion:

1. Any athlete listed on the Olympic or Paralympics team roster, for any Olympiad, who designated a community in Champaign County as their home town on the roster.
2. Any athlete who participated in an Olympic or Paralympics demonstration or exhibition sport that designated a community in Champaign County as their hometown.

Other inclusion possibilities (Material to validate must be provided by the applying athlete or representative of the athlete):

1. A candidate who attended elementary or high school in Champaign County for five (5) years or more.
2. A candidate who moved to Champaign County within five (5) years from the time they participated as an Olympic athlete and remained in residence for a period of fifteen (15) years or more.
3. Any unusual situations or circumstances will be considered.

### 2021 Proposed Inductees

**Justin Spring**, USA Gymnastic participated in the 2008 Olympic Games in Beijing, China, Justin has lived in Champaign, Illinois from 2002 to the present and is currently the Men's Gymnastics Coach at the University of Illinois.

**Melissa Bartch- Hackly**, USA Women's Volleyball participated in the Tokyo Games 2020 and recorded Champaign, Illinois as her hometown.

**Adam Bleakney** - wheelchair track (plus he has been the US track coach for 2012, 2016, and 2020)  
2000 Sydney, Australia  
2004 Athens, Greece  
2008 Beijing, China

**Aaron Pike** – Wheelchair track and Nordic skiing  
2012 London, England  
2014 Sochi, Russia  
2016 Rio De Janeiro, Brazil  
2018 PyeongChang, South Korea

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**The mission of the Champaign Park District is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts.**

**Stephanie Wheeler** – Wheelchair Basketball

2004 Athens, Greece

2008 Beijing, China

2016 Rio De Janeiro, Brazil (Coach)

Returning Athletes inducted in 2016, now competing in Tokyo 2020

- **Tatyana McFadden**, Paralympic Athlete competing in Track and Field in Tokyo 2020. Inducted into the Olympic Paralympic Tribute in 2016.
- **Amanda McGrory**, Paralympic Athlete competing in Track and Field in Tokyo 2020. Inducted into the Olympic Paralympic Tribute in 2016.
- **Brian Siemann**, Paralympic Athlete competing in Track and Field in Tokyo 2020. Inducted into the Olympic Paralympic Tribute in 2016.
- **Joshua George**, Paralympic Athlete competing in Track and Field in Tokyo 2020. Inducted into the Olympic Paralympic Tribute in 2016.
- **Nichole Millage**, Paralympic Athlete competing in Sitting Volleyball in Tokyo 2020. Inducted in to the Olympic Paralympic Tribute in 2016.

**Recommended Action**

The Tribute to Olympic and Paralympic Committee made up of Maureen Gilbert, Jean Driscoll, and Joe DeLuce reviewed the information on the above athletes and unanimously agreed that since the new inductees are no longer students at the U of I and are now considered permanent residents of Champaign County and they are competing in Tokyo in this month, they qualify to be inducted into the Tribute for Olympic and Paralympic Athletes.

Five (5) Paralympics Athletes, Tatyana Mc Fadden, Amanda McGrory, Brian Siemann, Nichole Millage, and Joshua George, who are already inducted into the Olympic Tribute are competing in the Tokyo Games so we will add the 2020 to their squares within the Paralympic Tribute.

Due to the increase in COVID 19 cases in the county we are planning to hold the induction ceremony in May of 2022.

Prepared by:

Joe DeLuce  
Executive Director

Reviewed by:

Jarrold Scheunemann  
Asst. to the Executive Director



# CHAMPAIGN PARK DISTRICT

## REPORT TO PARK BOARD

**FROM:** Joe DeLuce, Executive Director

**DATE:** September 1, 2021

**SUBJECT:** Acceptance of GASB 75 Actuarial Valuation Report for Fiscal Year Ending April 30, 2021

### Background

The Park District engaged Nyhart to conduct the actuarial valuation for the Park District in relation to health insurance offered to retirees and spouses upon retirement from the Park District. The results of the report are required under governmental accounting standard (GASB) No. 75 *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions*, commonly referred to as OPEB.

To review the report, begin on page 15-21 which summarizes the details of the current plan provisions, actuarial assumptions and methods beginning on page 16. Of items to note, the discount rate provided is based on the GASB 75 standard and reflects the 20-year general obligation bond indices. Page 20 per capita costs are what determine the OPEB liability broken out between explicit and implicit as noted on page 21. These pages represent the details behind the report used to calculate the liability which is noted in the Executive Summary on page 3 of the report. A detailed breakdown of the liability is represented on page 4; make note that no liability is recognized for Medicare eligible retirees. There are further detailed actuary notes on page 24 that provide a little more detail on the assumption changes and the impact on the OPEB liability. The footnote disclosure to be included in the financial audit report, along with the liability to be recognized in the government-wide financials are presented on pages 5-10.

### Prior Board Action

*May 26, 2021– Board authorized the Executive Director to execute the Service Agreement with The Howard E Nyhart Company for the two fiscal years ended April 30, 2021 and 2022.*

### Budget Impact

The FYE2022 budget includes \$4,120 funds to cover this expenditure, and \$2,100 will be included in the FYE2023 budget.

### Recommended Action

Staff recommends the Board accept the FYE2021 GASB 75 Actuarial Valuation report as presented.

Prepared by:

Reviewed by:

Andrea N. Wallace  
Director of Finance

Joe DeLuce, CPRP  
Executive Director

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**The mission of the Champaign Park District is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts.**





# GASB 75 ACTUARIAL VALUATION

## Fiscal Year Ending April 30, 2021

# CHAMPAIGN PARK DISTRICT

### CONTACT

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Indianapolis, IN 46250

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**September 1, 2021**

**Andrea N. Wallace  
Champaign Park District  
Bresnan Meeting Center  
706 Kenwood Road  
Champaign, IL 61821**

This report summarizes the GASB actuarial valuation for the Champaign Park District 2020/21 fiscal year. To the best of our knowledge, the report presents a fair position of the funded status of the plan in accordance with GASB Statement No. 75 (Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions). This report may not be appropriate for other purposes. Please contact Nyhart prior to disclosing this report to any other party or relying on its content for any purpose other than that explained above. Failure to do so may result in misrepresentation or misinterpretation of this report.

The information presented herein is based on the actuarial assumptions and substantive plan provisions summarized in this report and participant information furnished to us by the Plan Sponsor. We have reviewed the employee census provided by the Plan Sponsor for reasonableness when compared to the prior information provided but have not audited the information at the source, and therefore do not accept responsibility for the accuracy or the completeness of the data on which the information is based. When relevant data may be missing, we may have made assumptions we feel are neutral or conservative to the purpose of the measurement. We are not aware of any significant issues with and have relied on the data provided.

The discount rate, other economic assumptions, and demographic assumptions have been selected by the Plan Sponsor with the concurrence of Nyhart. In our opinion, the actuarial assumptions are individually reasonable and in combination represent our estimate of anticipated experience of the Plan. All calculations have been made in accordance with generally accepted actuarial principles and practice.

Future actuarial measurements may differ significantly from the current measurements presented in this report due to such factors as the following:

- plan experience differing from that anticipated by the economic or demographic assumptions;
- changes in economic or demographic assumptions;
- increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period); and
- changes in plan provisions or applicable law.

We did not perform an analysis of the potential range of future measurements due to the limited scope of our engagement.

To our knowledge, there have been no significant events prior to the current year's measurement date or as of the date of this report that could materially affect the results contained herein.



Neither Nyhart nor any of its employees has any relationship with the plan or its sponsor that could impair or appear to impair the objectivity of this report. Our professional work is in full compliance with the American Academy of Actuaries "Code of Professional Conduct" Precept 7 regarding conflict of interest. The undersigned meet the Qualification Standards of the American Academy of Actuaries to render the actuarial opinion contained herein.

Should you have any questions please do not hesitate to contact us.

Suraj M. Datta, FSA, MAAA  
Consulting Actuary

Rosemary Howell, FSA, EA, MAAA  
Valuation Actuary

DRAFT

# Executive Summary

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### Summary of Results

Presented below is the summary of GASB 75 results for the fiscal year ending April 30, 2021 compared to the prior fiscal year as shown in the District's Notes to Financial Statement.

	As of April 30, 2020	As of April 30, 2021
<b>Total OPEB Liability</b>	\$ 320,633	\$ 421,490
<b>Actuarial Value of Assets</b>	\$ 0	\$ 0
<b>Net OPEB Liability</b>	\$ 320,633	\$ 421,490
<b>Funded Ratio</b>	0.0%	0.0%

	FY 2019/20	FY 2020/21
<b>OPEB Expense</b>	\$ 27,931	\$ 39,923
<b>Annual Employer Contributions</b>	\$ 16,744	\$ 19,217

	As of April 30, 2020	As of April 30, 2021
<b>Discount Rate</b>	2.92%	2.27%
<b>Expected Return on Assets</b>	N/A	N/A

	As of April 30, 2021
<b>Total Active Participants</b>	66
<b>Total Retiree Participants</b>	6

The active participants' number above may include active employees who currently have no health care coverage. Refer to Summary of Participants section for an accurate breakdown of active employees with and without coverage.

# Executive Summary

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### Summary of Results

Below is a breakdown of total GASB 75 liabilities allocated to past and current service compared to the prior year. The table below also provides a breakdown of the Total OPEB Liability allocated to pre- and post- Medicare eligibility. The liability shown below includes explicit (if any) and implicit subsidies. Refer to the Substantive Plan Provisions section for complete information on the Plan Sponsor's GASB subsidies.

Present Value of Future Benefits	As of April 30, 2020	As of April 30, 2021
Active Employees	\$ 465,896	\$ 483,117
Retired Employees	101,224	168,697
<b>Total Present Value of Future Benefits</b>	<b>\$ 567,120</b>	<b>\$ 651,814</b>

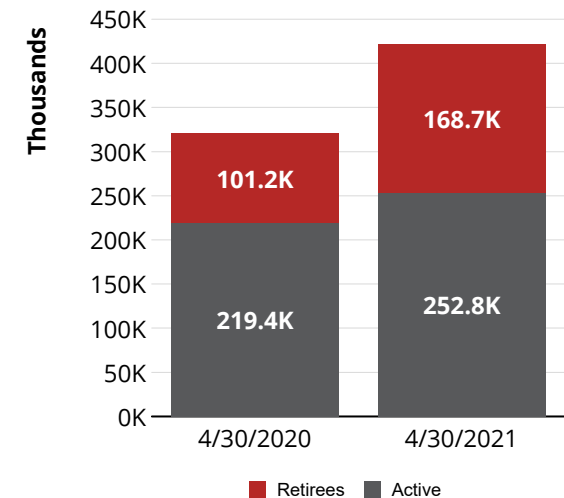
Total OPEB Liability	As of April 30, 2020	As of April 30, 2021
Active Pre-Medicare	\$ 219,409	\$ 252,793
Active Post-Medicare	0	0
Active Liability	\$ 219,409	\$ 252,793

Retiree Pre-Medicare	\$ 101,224	\$ 168,697
Retiree Post-Medicare	0	0
Retiree Liability	\$ 101,224	\$ 168,697

<b>Total OPEB Liability</b>	<b>\$ 320,633</b>	<b>\$ 421,490</b>
-----------------------------	-------------------	-------------------

	As of April 30, 2020	As of April 30, 2021
Discount Rate	2.92%	2.27%

### Changes In Total OPEB Liability



**Present Value of Future Benefits (PVFB)** is the amount needed as of April 30, 2021 and April 30, 2020, to fully fund the District's retiree health care subsidies for existing and future retirees and their dependents assuming all actuarial assumptions are met.

**Total OPEB Liability** is the portion of PVFB considered to be accrued or earned as of April 30, 2021 and April 30, 2020. This amount is a required disclosure in the Required Supplementary Information section.



# GASB Disclosures

Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

## Schedule of Changes in Net OPEB Liability and Related Ratios

OPEB Liability	FY 2020/21	FY 2019/20	FY 2018/19
<b>Total OPEB Liability</b>			
Total OPEB Liability - beginning of year	\$ 320,633	\$ 304,966	\$ 291,538
Service cost	17,628	15,028	13,956
Interest	9,599	11,813	11,823
Change of benefit terms	0	0	0
Changes in assumptions	41,908	15,201	3,153
Differences between expected and actual experience	50,939	(9,631)	0
Benefit payments	(19,217)	(16,744)	(15,504)
Net change in total OPEB liability	\$ 100,857	\$ 15,667	\$ 13,428
Total OPEB Liability - end of year	\$ 421,490	\$ 320,633	\$ 304,966
<b>Plan Fiduciary Net Position</b>			
Plan fiduciary net position - beginning of year	\$ 0	\$ 0	\$ 0
Contributions - employer	19,217	16,744	15,504
Contributions - active employees	0	0	0
Net investment income	0	0	0
Benefit payments	(19,217)	(16,744)	(15,504)
Trust administrative expenses	0	0	0
Net change in plan fiduciary net position	\$ 0	\$ 0	\$ 0
Plan fiduciary net position - end of year	\$ 0	\$ 0	\$ 0
<b>Net OPEB Liability - end of year</b>	<b>\$ 421,490</b>	<b>\$ 320,633</b>	<b>\$ 304,966</b>
Plan fiduciary net position as % of total OPEB liability	0.0%	0.0%	0.0%
Covered employee payroll	\$ 3,367,228	\$ 3,641,572	\$ 3,571,632
Net OPEB liability as % of covered payroll	12.5%	8.8%	8.5%

# GASB Disclosures

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### OPEB Expense

OPEB Expense	FY 2020/21	FY 2019/20
Discount Rate		
Beginning of year	2.92%	3.79%
End of year	2.27%	2.92%
Service cost	\$ 17,628	\$ 15,028
Interest	9,599	11,813
Change of benefit terms	0	0
Projected earnings on OPEB plan investments	0	0
Reduction for contributions from active employees	0	0
OPEB plan administrative expenses	0	0
Current period recognition of deferred outflows / (inflows) of resources		
Differences between expected and actual experience	\$ 5,163	\$ (1,204)
Changes in assumptions	7,533	2,294
Net difference between projected and actual earnings on OPEB plan investments	0	0
Total current period recognition	\$ 12,696	\$ 1,090
Total OPEB expense	\$ 39,923	\$ 27,931

# GASB Disclosures

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### Deferred Outflows / (Inflows) of Resources

Deferred Outflows / (Inflows) of Resources represents the following items that have not been recognized in the OPEB Expense:

1. Differences between expected and actual experience of the OPEB plan
2. Changes of assumptions
3. Differences between projected and actual earnings in OPEB plan investments (for funded plans only)

The initial amortization period for the first two items noted above is based on expected future service lives while the difference between the projected and actual earnings in OPEB plan investment is amortized over five years. All balances are amortized linearly on a principal only basis and new bases will be created annually for each of the items above.

Differences between expected and actual experience for FYE	Initial Balance	Initial Amortization Period	Annual Recognition	Unamortized Balance as of April 30, 2021
April 30, 2019	\$ 0	N/A	\$ 0	\$ 0
April 30, 2020	\$ (9,631)	8	\$ (1,204)	\$ (7,223)
April 30, 2021	\$ 50,939	8	\$ 6,367	\$ 44,572

Changes in assumptions for FYE	Initial Balance	Initial Amortization Period	Annual Recognition	Unamortized Balance as of April 30, 2021
April 30, 2019	\$ 3,153	8	\$ 394	\$ 1,971
April 30, 2020	\$ 15,201	8	\$ 1,900	\$ 11,401
April 30, 2021	\$ 41,908	8	\$ 5,239	\$ 36,669

Net Difference between projected and actual earnings in OPEB plan investments for FYE	Initial Balance	Initial Amortization Period	Annual Recognition	Unamortized Balance as of April 30, 2021
April 30, 2019	\$ 0	N/A	\$ 0	\$ 0
April 30, 2020	\$ 0	N/A	\$ 0	\$ 0
April 30, 2021	\$ 0	N/A	\$ 0	\$ 0



# GASB Disclosures

Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

## Deferred Outflows / (Inflows) of Resources (Continued)

As of fiscal year ending April 30, 2021	Deferred Outflows	Deferred Inflows
Differences between expected and actual experience	\$ 44,572	\$ (7,223)
Changes in assumptions	50,041	0
Net difference between projected and actual earnings in OPEB plan investments	N/A	N/A
<b>Total</b>	<b>\$ 94,613</b>	<b>\$ (7,223)</b>

## Annual Amortization of Deferred Outflows / (Inflows)

The balances as of April 30, 2021 of the deferred outflows / (inflows) of resources will be recognized in OPEB expense in the future fiscal years as noted below.

FYE	Balance
2022	\$ 12,696
2023	\$ 12,696
2024	\$ 12,696
2025	\$ 12,696
2026	\$ 12,697
Thereafter	\$ 23,909

# GASB Disclosures

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### Sensitivity Results

The following presents the Net OPEB Liability as of April 30, 2021, calculated using the discount rate assumed and what it would be using a 1% higher and 1% lower discount rate.

- The current discount rate is 2.27%.
- The 1% decrease in discount rate would be 1.27%.
- The 1% increase in discount rate would be 3.27%.

As of April 30, 2021	Net OPEB Liability	
1% Decrease	\$	446,389
Current Discount Rate	\$	421,490
1% Increase	\$	397,632

The following presents the Net OPEB Liability as of April 30, 2021, using the health care trend rates assumed and what it would be using 1% higher and 1% lower health care trend rates.

- The current health care trend rate starts at an initial rate of 8.00%, decreasing to an ultimate rate of 4.50%.
- The 1% decrease in health care trend rates would assume an initial rate of 7.00%, decreasing to an ultimate rate of 3.50%.
- The 1% increase in health care trend rates would assume an initial rate of 9.00%, decreasing to an ultimate rate of 5.50%.

As of April 30, 2021	Net OPEB Liability	
1% Decrease	\$	386,594
Current Trend Rates	\$	421,490
1% Increase	\$	462,215

# Projection of GASB Disclosures

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

The Total OPEB Liability (TOL) is expected to change on an annual basis as a result of expected and unexpected events. Under normal circumstances, it is generally expected to have a net increase each year. Below is a list of the most common events affecting the total OPEB liability and whether they increase or decrease the liability.

### Expected Events

- Increases in TOL due to additional benefit accruals as employees continue to earn service each year
- Increases in TOL due to interest as the employees and retirees age
- Decreases in TOL due to benefit payments

### Unexpected Events

- Increases in TOL when actual premium rates increase more than expected. A liability decrease occurs when the reverse happens.
- Increases in TOL when more new retirements occur than expected or fewer terminations occur than anticipated. Liability decreases occur when the opposite outcomes happen.
- Increases or decreases in TOL depending on whether benefits are improved or reduced.

Projection of Total OPEB Liability (TOL)	FY 2020/21	FY 2021/22
TOL as of beginning of year	\$ 320,633	\$ 421,490
Normal cost as of beginning of year	17,628	17,617
Exp. benefit payments during the year	(19,217)	(32,390)
Interest adjustment to end of year	9,599	9,602
Exp. TOL as of end of year	\$ 328,643	\$ 416,319
Actuarial Loss / (Gain)	92,847	TBD
<b>Actual TOL as of end of year</b>	<b>\$ 421,490</b>	<b>\$ TBD</b>

Discount rate as of beginning of year	2.92%	2.27%
Discount rate as of end of year	2.27%	TBD



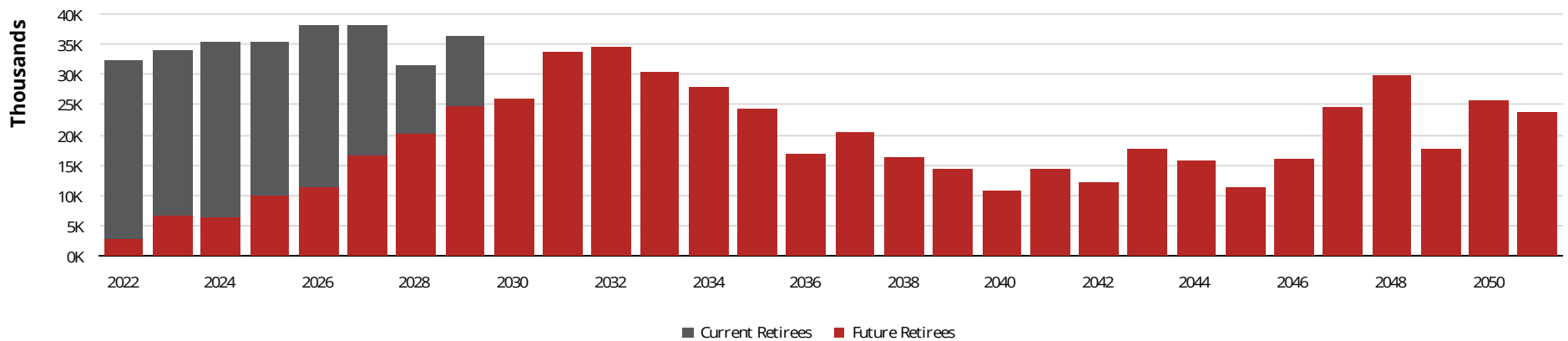
# Cash Flow Projections

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

The below projections show the actuarially estimated employer-paid contributions for retiree health benefits for the next thirty years. Results are shown separately for a closed group of current/future retirees. These projections include explicit and implicit subsidies.

FYE	Current Retirees	Future Retirees*	Total	FYE	Current Retirees	Future Retirees*	Total	FYE	Current Retirees	Future Retirees*	Total
2022	\$ 29,729	\$ 2,661	\$ 32,390	2032	\$ 0	\$ 34,620	\$ 34,620	2042	\$ 0	\$ 12,176	\$ 12,176
2023	\$ 27,085	\$ 6,744	\$ 33,829	2033	\$ 0	\$ 30,387	\$ 30,387	2043	\$ 0	\$ 17,728	\$ 17,728
2024	\$ 28,925	\$ 6,449	\$ 35,374	2034	\$ 0	\$ 27,959	\$ 27,959	2044	\$ 0	\$ 15,621	\$ 15,621
2025	\$ 25,229	\$ 9,974	\$ 35,203	2035	\$ 0	\$ 24,322	\$ 24,322	2045	\$ 0	\$ 11,278	\$ 11,278
2026	\$ 26,660	\$ 11,288	\$ 37,948	2036	\$ 0	\$ 16,751	\$ 16,751	2046	\$ 0	\$ 16,066	\$ 16,066
2027	\$ 21,434	\$ 16,542	\$ 37,976	2037	\$ 0	\$ 20,309	\$ 20,309	2047	\$ 0	\$ 24,619	\$ 24,619
2028	\$ 11,129	\$ 20,261	\$ 31,390	2038	\$ 0	\$ 16,370	\$ 16,370	2048	\$ 0	\$ 29,812	\$ 29,812
2029	\$ 11,573	\$ 24,921	\$ 36,494	2039	\$ 0	\$ 14,465	\$ 14,465	2049	\$ 0	\$ 17,750	\$ 17,750
2030	\$ 0	\$ 25,844	\$ 25,844	2040	\$ 0	\$ 10,851	\$ 10,851	2050	\$ 0	\$ 25,593	\$ 25,593
2031	\$ 0	\$ 33,726	\$ 33,726	2041	\$ 0	\$ 14,289	\$ 14,289	2051	\$ 0	\$ 23,785	\$ 23,785

### Projected Employer Pay-go Cost



\* Projections for future retirees do not take into account future new hires.

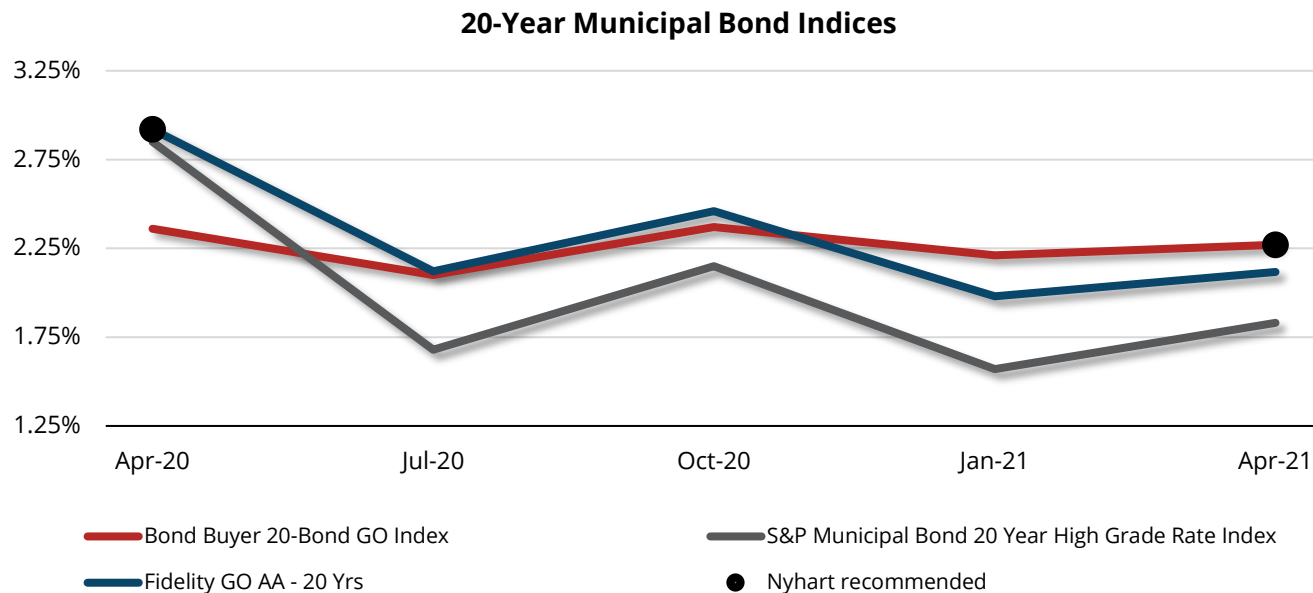
# Discussion of Discount Rates

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

Under GASB 75, the discount rate used in valuing OPEB liabilities for unfunded plans as of the Measurement Date must be based on a yield for 20-year tax-exempt general obligation municipal bonds with an average rating of AA /Aa or higher (or equivalent quality on another rating scale).

For the current valuation, the discount rate was selected from the range of indices as shown in the table below, where the range is given as the spread between the lowest and highest rate shown.

	Bond Buyer Go 20-Bond Municipal Bond Index	S&P Municipal Bond 20-Year High Grade Rate Index	Fidelity 20-Year Go Municipal Bond Index	Bond Index Range	Actual Discount Rate Used
Yield as of May 1, 2020	2.36%	2.85%	2.92%	2.36% - 2.92%	<b>2.92%</b>
Yield as of April 30, 2021	2.27%	1.83%	2.12%	1.83% - 2.27%	<b>2.27%</b>



# Summary of Plan Participants

Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

## Active Employees

Actives with coverage	Single	Non-Single <sup>1</sup>	Total	Avg. Age	Avg. Svc	Salary
HMO	55	11	66	42.7	8.9	\$ 3,367,228
<b>Total actives with coverage</b>	<b>55</b>	<b>11</b>	<b>66</b>	<b>42.7</b>	<b>8.9</b>	<b>\$ 3,367,228</b>

Actives without coverage	Single	Non-Single	Total	Avg. Age	Avg. Svc	Salary
<b>Total actives without coverage</b>	-	-	-	-	-	\$ -

Actives without coverage are assumed not to elect coverage at retirement and have been excluded from this GASB valuation.

## Active Age-Service Distribution

Age	Years of Service										Total
	< 1	1 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 & up	
Under 25	1										<b>1</b>
25 to 29	3	6	2								<b>11</b>
30 to 34	1	5	2								<b>8</b>
35 to 39	2	3	6	1	1						<b>13</b>
40 to 44	2	1	3	1		1					<b>8</b>
45 to 49	1	1		1	1						<b>4</b>
50 to 54			2	3	1	2	1	1			<b>10</b>
55 to 59			1	1	1			1			<b>4</b>
60 to 64	1	1	1			2		1			<b>6</b>
65 to 69											<b>0</b>
70 & up						1					<b>1</b>
<b>Total</b>	<b>11</b>	<b>17</b>	<b>17</b>	<b>7</b>	<b>4</b>	<b>6</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>66</b>

<sup>1</sup> Includes Member + Spouse coverage and Family coverage.

# Summary of Plan Participants

Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

## Retirees

Retirees with coverage	Single	Non-Single <sup>2</sup>	Total	Avg. Age
HMO	3	1	4	60.6
Medicare Supplement	1	1	2	76.7
<b>Total retirees with coverage</b>	<b>4</b>	<b>2</b>	<b>6</b>	<b>65.9</b>

## Retiree Age Distribution

Age	Retirees
< 45	
45 to 49	
50 to 54	
55 to 59	2
60 to 64	2
65 to 69	1
70 to 74	
75 to 79	
80 to 84	
85 to 89	1
90 & up	
<b>Total</b>	<b>6</b>

<sup>2</sup> Includes Member + Spouse coverage and Family coverage.



# Substantive Plan Provisions

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### Eligibility

All employees are eligible for retiree health care coverage until Medicare eligibility once they meet the eligibility requirements shown below for pension benefits. At Medicare eligibility, retirees may purchase Medicare Supplemental coverage.

Eligibility requirements under Illinois Municipal Retirement Fund (IMRF) are as follows:

1. Tier 1 (IMRF member prior to January 1, 2011):
  - a. Reduced pension – at least age 55 with 8 years of service
  - b. Unreduced pension – at least age 60 with 8 years of service or age 55 with 35 years of service
2. Tier 2 (IMRF member on / after January 1, 2011):
  - a. Reduced pension – at least age 62 with 10 years of service
  - b. Unreduced pension – at least age 67 with 10 years of service or age 62 with 35 years of service

### Spouse Benefit

Surviving spouse can continue coverage after the death of the retiree.

### Explicit Subsidy

None.

### Retiree Cost Sharing

Retirees pay the full cost of coverage.

### Medical Benefits

Same benefit options are available to retirees as active employees. Champaign Park District provides a health plan that is fully-insured and experience-rated. The monthly premiums effective on March 1, 2020 and March 1, 2021 are as shown below.

	3/1/2020		3/1/2021	
	Retiree	Retiree + Spouse	Retiree	Retiree + Spouse
HMO	\$ 667.16	\$ 1,579.40	\$ 667.16	\$ 1,579.40

# Actuarial Methods and Assumptions

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

The actuarial assumptions used in this report represent a reasonable long-term expectation of future OPEB outcomes. As national economic and Park District experience change over time, the assumptions will be tested for ongoing reasonableness and, if necessary, updated.

We expect to update discount rate, health care trend rates, mortality table, and per capita costs in the next full GASB valuation, which will be for the fiscal year ending April 30, 2023.

### Measurement Date

For fiscal year ending April 30, 2021, an April 30, 2021 measurement date was used.

### Actuarial Valuation Date

April 30, 2021 with no adjustments to get to the April 30, 2021 measurement date. Liabilities as of May 1, 2020 are based on an actuarial valuation date of April 30, 2021 projected to May 1, 2020 on a “no loss / no gain” basis.

### Discount Rate

2.92% as of May 1, 2020 and 2.27% as of April 30, 2021 for accounting disclosure purposes. Refer to the Discussion of Discount Rates section for more information on selection of the discount rate.

### Payroll Growth

Payroll growth including general wage inflation of 2.75% (includes 2.25% price inflation and 0.50% productivity increases and other macroeconomic forces) plus merit/longevity increases as shown below, which are based on the Illinois Municipal Retirement Fund (IMRF) actuarial valuation as of December 31, 2020. Sample merit/productivity increases are shown in the table below.

Regular			
< 5 Years of Service		5+ Years of Service	
YOS	Merit	Age	Merit
0	7.10%	25	2.50%
1	6.40%	30	2.02%
2	3.60%	35	1.34%
3	2.70%	40	0.98%
4	2.20%	45	0.72%
		50	0.48%
		55	0.28%
		60+	0.14%

### Inflation Rate

2.25% per year

# Actuarial Methods and Assumptions

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## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

<b>Cost Method</b>	Allocation of Actuarial Present Value of Future Benefits for services prior and after the Measurement Date was determined using Entry Age Normal Level % of Salary method where: <ul style="list-style-type: none"><li>• Service Cost for each individual participant, payable from date of employment to date of retirement, is sufficient to pay for the participant's benefit at retirement; and</li><li>• Annual Service Cost is a constant percentage of the participant's salary that is assumed to increase according to the Payroll Growth.</li></ul>
<b>Employer Funding Policy</b>	Pay-as-you-go cash basis
<b>Census Data</b>	Census information was provided by the Park District in July 2021. We have reviewed it for reasonableness and no material modifications were made to the census data.
<b>Health Care Coverage Election Rate</b>	Active employees with current coverage: 50% Active employees with no coverage: 0%  Inactive employees with current coverage: 100% Inactive employees with no coverage: 0%
<b>Spousal Coverage</b>	Spousal coverage for current and future retirees is based on actual data. Husbands are assumed to be three years older than wives.
<b>Disability</b>	No disability rates are assumed.
<b>Mortality</b>	For general Actives and Retirees: SOA Pub-2010 General Headcount Weighted Mortality Table fully generational using Scale MP-2020  For Surviving Spouses: SOA Pub-2010 Contingent Survivor Headcount Weighted Mortality Table fully generational using Scale MP-2020

# Actuarial Methods and Assumptions

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### Turnover Rate

Assumption used to project terminations (voluntary and involuntary) prior to meeting minimum retirement eligibility for retiree health coverage. The rates represent the probability of termination in the next 12 months. The termination rates are based on the Illinois Municipal Retirement Fund (IMRF) actuarial valuation as of December 31, 2020. Sample annual turnover rates are shown below:

Age	(Males) Years of Service				
	0	2	4	6	8+
25	24.8%	15.3%	10.7%	7.7%	4.8%
30	24.8%	15.3%	10.7%	7.7%	4.8%
40	24.8%	15.3%	10.7%	7.7%	3.0%
50	24.8%	15.3%	10.7%	7.7%	2.1%

Age	(Females) Years of Service				
	0	2	4	6	8+
25	27.7%	17.8%	12.0%	9.2%	7.7%
30	27.7%	17.8%	12.0%	9.2%	7.7%
40	27.7%	17.8%	12.0%	9.2%	4.6%
50	27.7%	17.8%	12.0%	9.2%	3.2%



# Actuarial Methods and Assumptions

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### Retirement Rate

Sample annual rates of retirement shown below are based on the IMRF actuarial valuation as of December 31, 2020.

Age	IMRF Tier I							
	Male				Female			
	10 YOS	20 YOS	30 YOS	35+ YOS	10 YOS	20 YOS	30 YOS	35+ YOS
55	7.0%	7.0%	7.0%	33.0%	6.1%	6.1%	6.1%	29.5%
60	13.0%	13.0%	13.0%	13.0%	11.5%	11.5%	11.5%	11.5%
65	26.0%	26.0%	26.0%	26.0%	27.0%	27.0%	27.0%	27.0%
70	26.0%	26.0%	26.0%	26.0%	25.5%	25.5%	25.5%	25.5%
75	23.0%	23.0%	23.0%	23.0%	24.0%	24.0%	24.0%	24.0%
80+	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Age	IMRF Tier II							
	Male				Female			
	10 YOS	20 YOS	30 YOS	35+ YOS	10 YOS	20 YOS	30 YOS	35+ YOS
60	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
62	15.0%	15.0%	15.0%	75.0%	13.0%	13.0%	13.0%	75.0%
65	15.0%	15.0%	15.0%	75.0%	13.0%	13.0%	13.0%	75.0%
70	20.0%	20.0%	50.0%	75.0%	18.0%	18.0%	50.0%	75.0%
75	18.0%	18.0%	50.0%	75.0%	18.0%	18.0%	50.0%	75.0%
80	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

# Actuarial Methods and Assumptions

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### Health Care Trend Rates

FYE	Medical/Rx	FYE	Medical/Rx
2022	8.0%	2026	6.0%
2023	7.5%	2027	5.5%
2024	7.0%	2028	5.0%
2025	6.5%	2029+	4.5%

The initial trend rate was based on a combination of employer history, national trend surveys, and professional judgment.

The ultimate trend rate was selected based on historical medical CPI information.

### Retiree Contributions

Retiree contributions are assumed to increase according to health care trend rates.

### Per Capita Costs

Annual per capita costs were calculated based on the Park District's 2021 medical premium rates, actuarially increased using health index factors and current enrollment. The costs are assumed to increase with health care trend rates.

Annual per capita costs are as shown below:

Age	HMO
< 55	\$ 10,100
55 - 59	\$ 12,500
60 - 64	\$ 15,900

The per capita costs represent the cost of coverage for a retiree-only population.

Actuarial standards require the recognition of higher inherent costs for a retired population versus an active population.

# Actuarial Methods and Assumptions

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### Explicit Subsidy

The difference between (a) the premium rate and (b) the retiree contribution. Below is an example of the monthly explicit subsidies for a retiree and spouse both age 58 enrolled in the HMO plan.

	<b>Premium Rate</b>	<b>Retiree Contribution</b>	<b>Explicit Subsidy</b>
	<b>A</b>	<b>B</b>	<b>C = A - B</b>
Retiree	\$ 667.16	\$ 667.16	\$ 0.00
Spouse	\$ 912.24	\$ 912.24	\$ 0.00

### Implicit Subsidy

The difference between (a) the per capita cost and (b) the premium rate. Below is an example of the monthly implicit subsidies for a retiree and spouse both age 58 enrolled in the HMO plan.

	<b>Per Capita Cost</b>	<b>Premium Rate</b>	<b>Implicit Subsidy</b>
	<b>A</b>	<b>B</b>	<b>C = A - B</b>
Retiree	\$ 1,041.67	\$ 667.16	\$ 374.51
Spouse	\$ 1,041.67	\$ 912.24	\$ 129.43

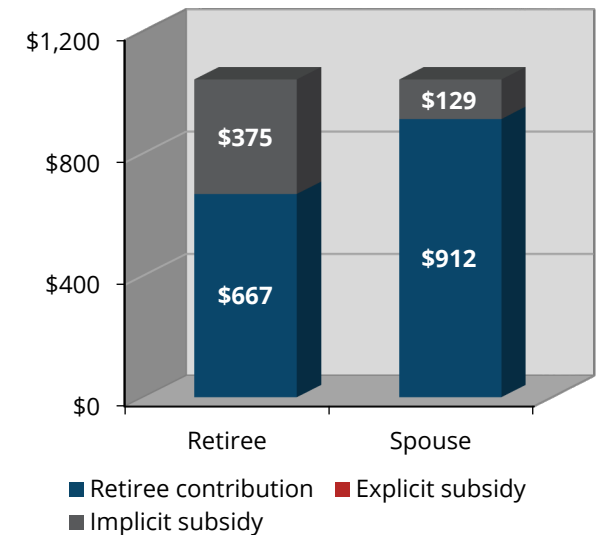
All employers that utilize premium rates based on blended active/retiree claims experience will have an implicit subsidy. There is an exception for Medicare plans using a true community-rated premium rate.

### GASB Subsidy Breakdown

Below is a breakdown of the GASB 75 monthly total cost for a retiree and spouse both age 58 enrolled in the HMO plan.

	<b>Retiree</b>	<b>Spouse</b>
Retiree contribution	\$ 667.16	\$ 912.24
Explicit subsidy	\$ 0.00	\$ 0.00
Implicit subsidy	\$ 374.51	\$ 129.43
<b>Total monthly cost</b>	<b>\$ 1,041.67</b>	<b>\$ 1,041.67</b>

### GASB Subsidy Breakdown



# APPENDIX

The background features a complex geometric design. It consists of several overlapping, semi-transparent shapes. A large, solid red shape is prominent in the lower right quadrant. To its left, there are various shades of gray and white shapes, some of which are semi-transparent, creating a layered effect. The overall composition is clean and modern, with sharp lines and a limited color palette.



# Appendix

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### Comparison of Participant Demographic Information

The active participants' number below may include active employees who currently have no health care coverage. Refer to Summary of Participants section for an accurate breakdown of active employees with and without coverage.

	As of April 30, 2019	As of April 30, 2021
Active Participants	79	66
Retired Participants	4	6
Averages for Active		
Age	42.7	42.7
Service	9.2	8.9
Averages for Inactive		
Age	67.1	65.9

# Appendix

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## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

### Detailed Actuary's Notes

There have been no substantive plan provision changes since the last full valuation, which was for the fiscal year ending April 30, 2019.

The following assumptions have been updated:

1. Discount rate as of the Measurement Date is based on a yield for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale). The prior full valuation used a discount rate of 2.92% as of May 1, 2020. The current full valuation uses a discount rate of 2.27% as of April 30, 2021. This change has caused an increase in liabilities.
2. Mortality table has been updated from SOA RPH-2018 Total Dataset Mortality Table fully generational using Scale MP-2018 to:
  - a. General Actives and Retirees: SOA Pub-2010 General Headcount Weighted Mortality Table fully generational using Scale MP-2020
  - b. Surviving Spouses: SOA Pub-2010 Contingent Survivor Headcount Weighted Mortality Table fully generational using Scale MP-2020

The impact of this change is a slight increase in liabilities.

3. Health care trend rates have been updated to an initial rate of 8.0% decreasing by 0.5% annually to an ultimate rate of 4.5%. This change caused an increase in liabilities.
4. The retirement tables, termination tables, and salary scale assumption has been updated to reflect the most recent Illinois Municipal Retirement Fund Actuarial Valuation as of December 31, 2020. Making these changes caused an increase in liabilities.

# GLOSSARY

The background features a series of overlapping, semi-transparent geometric shapes. A large, solid red shape is positioned in the bottom right corner. To its left, there are several overlapping shapes in various shades of gray and white, creating a layered, architectural effect. The top half of the image is a solid, medium-gray color.

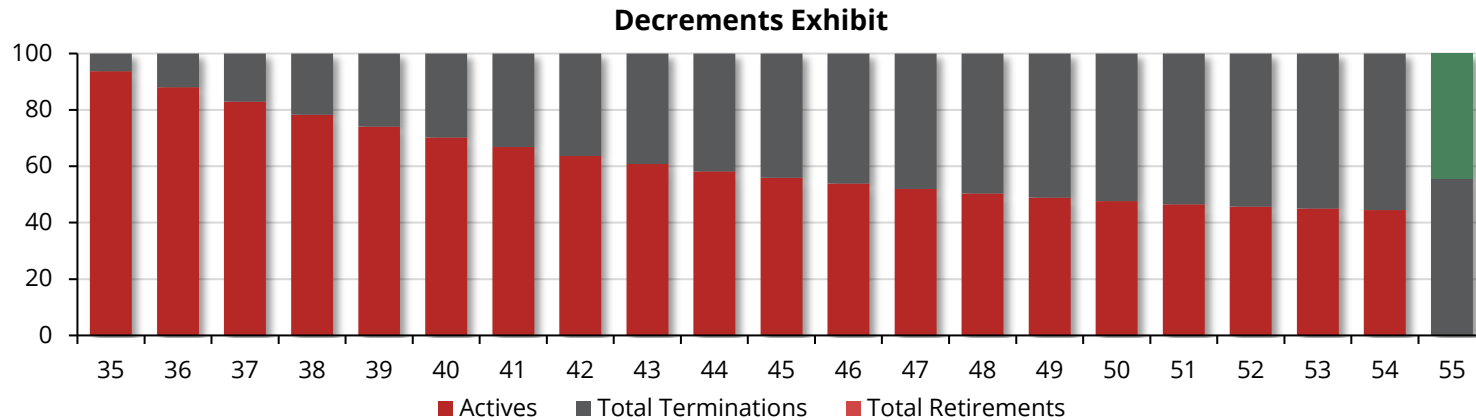
# Glossary – Decrements Exhibit

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

The table below illustrates how actuarial assumptions can affect a long-term projection of future liabilities. Starting with 100 employees at age 35, the illustrated actuarial assumptions show that 44.43 employees out of the original 100 are expected to retire and could elect retiree health benefits at age 55.

Age	# Remaining Employees	# of Terminations per Year <sup>3</sup>	# of Retirements per Year	Total Decrements
35	100.000	6.276	0.000	6.276
36	93.724	5.677	0.000	5.677
37	88.047	5.136	0.000	5.136
38	82.911	4.648	0.000	4.648
39	78.262	4.209	0.000	4.209
40	74.053	3.814	0.000	3.814
41	70.239	3.456	0.000	3.456
42	66.783	3.131	0.000	3.131
43	63.652	2.835	0.000	2.835
44	60.817	2.564	0.000	2.564
45	58.253	2.316	0.000	2.316

Age	# Remaining Employees	# of Terminations per Year	# of Retirements per Year	Total Decrements
46	55.938	2.085	0.000	2.085
47	53.853	1.866	0.000	1.866
48	51.987	1.656	0.000	1.656
49	50.331	1.452	0.000	1.452
50	48.880	1.253	0.000	1.253
51	47.627	1.060	0.000	1.060
52	46.567	0.877	0.000	0.877
53	45.690	0.707	0.000	0.707
54	44.983	0.553	0.000	0.553
55	44.430	0.000	44.430	44.430



<sup>3</sup> The above rates are illustrative rates and are not used in our GASB calculations.

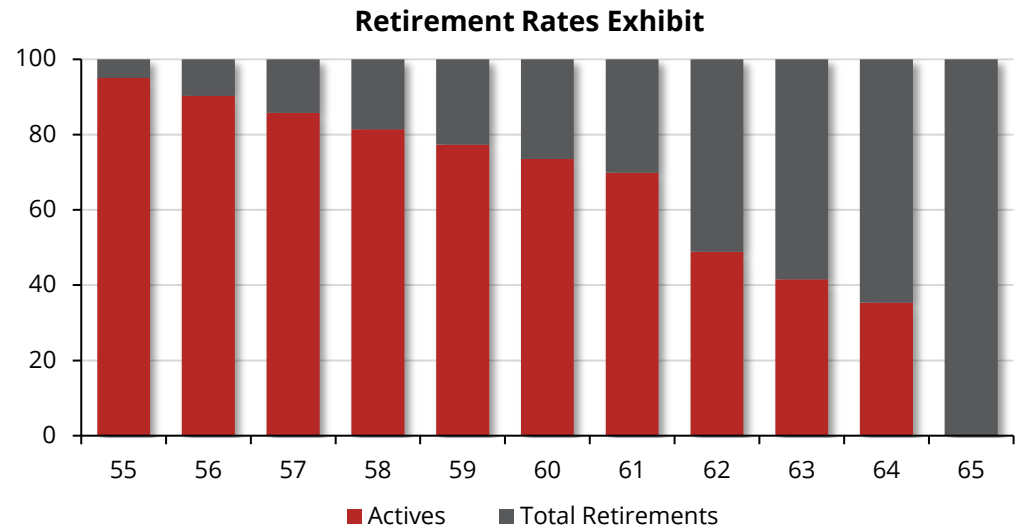


# Glossary – Retirement Rates Exhibit

## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

The table below illustrates how actuarial assumptions can affect a long-term projection of future liabilities. The illustrated retirement rates show the number of employees who are assumed to retire annually based on 100 employees age 55 who are eligible for retiree health care coverage. The average age at retirement is 62.0.

Age	Active Employees BOY	Annual Retirement Rates*	# Retirements per Year	Active Employees EOY
55	100.000	5.0%	5.000	95.000
56	95.000	5.0%	4.750	90.250
57	90.250	5.0%	4.513	85.738
58	85.738	5.0%	4.287	81.451
59	81.451	5.0%	4.073	77.378
60	77.378	5.0%	3.869	73.509
61	73.509	5.0%	3.675	69.834
62	69.834	30.0%	20.950	48.884
63	48.884	15.0%	7.333	41.551
64	41.551	15.0%	6.233	35.318
65	35.318	100.0%	35.318	0.000



\* The above rates are illustrative rates and are not used in our GASB calculations.

# Glossary – Definitions

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## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

GASB 75 defines several unique terms not commonly employed in the funding of pension and retiree health plans. The definitions of the terms used in the GASB actuarial valuations are noted below.

1. **Actuarial Assumptions** – Assumptions as to the occurrence of future events affecting health care costs, such as: mortality, withdrawal, disablement and retirement; changes in compensation and Government provided health care benefits; rates of investment earnings and asset appreciation or depreciation; procedures used to determine the Actuarial Value of Assets; characteristics of future entrants for Open Group Actuarial Cost Methods; and other relevant items.
2. **Actuarial Cost Method** – A procedure for determining the Actuarial Present Value of Future Benefits and expenses and for developing an actuarially equivalent allocation of such value to time periods, usually in the form of a Service Cost and a Total OPEB Liability.
3. **Actuarially Determined Contribution** - A target or recommended contribution to a defined benefit OPEB plan for the reporting period, determined in accordance with the parameters and in conformity with Actuarial Standards of Practice.
4. **Actuarial Present Value** – The value of an amount or series of amounts payable or receivable at various times, determined as of a given date by the application of a particular set of Actuarial Assumptions. For purposes of this standard, each such amount or series of amounts is:
  - a. adjusted for the probable financial effect of certain intervening events (such as changes in compensation levels, Social Security, marital status, etc.);
  - b. multiplied by the probability of the occurrence of an event (such as survival, death, disability, termination of employment, etc.) on which the payment is conditioned; and
  - c. discounted according to an assumed rate (or rates) of return to reflect the time value of money.
5. **Deferred Outflow / (Inflow) of Resources** – represents the following items that have not been recognized in the OPEB Expense:
  - a. Differences between expected and actual experience of the OPEB plan
  - b. Changes in assumptions
  - c. Differences between projected and actual earnings in OPEB plan investments (for funded plans only)
6. **Explicit Subsidy** – The difference between (a) the amounts required to be contributed by the retirees based on the premium rates and (b) actual cash contribution made by the employer.
7. **Funded Ratio** – The actuarial value of assets expressed as a percentage of the Total OPEB Liability.

# Glossary – Definitions

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## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

8. **Healthcare Cost Trend Rate** – The rate of change in the per capita health claims costs over time as a result of factors such as medical inflation, utilization of healthcare services, plan design, and technological developments.
9. **Implicit Subsidy** – In an experience-rated healthcare plan that includes both active employees and retirees with blended premium rates for all plan members, the difference between (a) the age-adjusted premiums approximating claim costs for retirees in the group (which, because of the effect of age on claim costs, generally will be higher than the blended premium rates for all group members) and (b) the amounts required to be contributed by the retirees.
10. **OPEB** – Benefits (such as death benefits, life insurance, disability, and long-term care) that are paid in the period after employment and that are provided separately from a pension plan, as well as healthcare benefits paid in the period after employment, regardless of the manner in which they are provided. OPEB does not include termination benefits or termination payments for sick leave.
11. **OPEB Expense** – Changes in the Net OPEB Liability in the current reporting period, which includes Service Cost, interest cost, changes of benefit terms, expected earnings on OPEB Plan investments, reduction of active employees' contributions, OPEB plan administrative expenses, and current period recognition of Deferred Outflows / (Inflows) of Resources.
12. **Pay-as-you-go** – A method of financing a benefit plan under which the contributions to the plan are generally made at about the same time and in about the same amount as benefit payments and expenses becoming due.
13. **Per Capita Costs** – The current cost of providing postretirement health care benefits for one year at each age from the youngest age to the oldest age at which plan participants are expected to receive benefits under the plan.
14. **Present Value of Future Benefits** – Total projected benefits include all benefits estimated to be payable to plan members (retirees and beneficiaries, terminated employees entitled to benefits but not yet receiving them, and current active members) as a result of their service through the valuation date and their expected future service. The actuarial present value of total projected benefits as of the valuation date is the present value of the cost to finance benefits payable in the future, discounted to reflect the expected effects of the time value (present value) of money and the probabilities of payment. Expressed another way, it is the amount that would have to be invested on the valuation date so that the amount invested plus investment earnings will provide sufficient assets to pay total projected benefits when due.
15. **Real Rate of Return** – the rate of return on an investment after adjustment to eliminate inflation.

# Glossary – Definitions

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## Champaign Park District GASB 75 Valuation for Fiscal Year Ending April 30, 2021

16. **Select and Ultimate Rates** – Actuarial assumptions that contemplate different rates for successive years. Instead of a single assumed rate with respect to, for example, the investment return assumption, the actuary may apply different rates for the early years of a projection and a single rate for all subsequent years. For example, if an actuary applies an assumed investment return of 8% for year 20W0, then 7.5% for 20W1, and 7% for 20W2 and thereafter, then 8% and 7.5% select rates, and 7% is the ultimate rate.
17. **Service Cost** – The portion of the Actuarial Present Value of projected benefit payments that are attributed to a valuation year by the Actuarial Cost Method.
18. **Substantive Plan** – The terms of an OPEB plan as understood by the employer(s) and plan members.
19. **Total OPEB Liability** – That portion, as determined by a particular Actuarial Cost Method, of the Actuarial Present Value of Future Benefits which is attributed to past periods of employee service (or not provided for by the future Service Costs).





# CHAMPAIGN PARK DISTRICT

## REPORT TO PARK BOARD

**FROM:** Joe DeLuce, Executive Director

**DATE:** August 31, 2021

**SUBJECT:** Approval of Ordinance No. 653 - Providing for the Disposal of Personal Property Owned by the Champaign Park District of Champaign County

### Background

Pursuant to the Park District Code, 70 ILCS 1205/8-22, every park district is authorized to sell or convey any personal property that in the opinion of three-fifths of the members of the Board of Park Commissioners then holding office is no longer necessary, useful to, or for the best interests of the park district, and in any manner they may designate with or without advertising. Staff have determined that certain property it owns, listed in Attachment A, is no longer necessary, useful to or for the best interests of the Champaign Park District to retain. Staff is requesting authorization for the surplus to be conveyed or sold to the highest bidder, with or without advertising the sale, or otherwise disposed of on terms as may be approved by the Executive Director.

CPD's standard suggests that items valued over \$1,000 at the time of their original purchase be declared surplus by the Board prior to disposal. Items with an unknown original purchase price may also be included in the request.

### Prior Board Action

The last surplus action was at the January 13, 2021 Regular Board Meeting.

### Budget Impact

Any proceeds received from the sale of these items will be put back into the Capital Improvement Fund as special receipts.

### Recommended Action

Staff recommends the Board adopt Ordinance No. 653 - An Ordinance providing for the disposal of personal property owned by the Champaign Park District of Champaign County, which will allow for the disposal of equipment as listed on Attachment A.

Prepared by:  
Dan Olson  
Director of Operations

Reviewed by:  
Jarrod Scheunemann  
Assistant to Executive Director

**ORDINANCE NO. 653**

**AN ORDINANCE PROVIDING FOR THE DISPOSAL OF  
PERSONAL PROPERTY OWNED BY THE CHAMPAIGN PARK DISTRICT.**

**WHEREAS**, the Champaign Park District pursuant to the Park District Code, 70 ILCS 1205/8-22, is granted the ability to dispose of personal property, and

**WHEREAS**, the Champaign Park District has determined that certain property it owns is no longer necessary, useful to, or in its best interests to retain.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the Champaign Park District of Champaign County, Illinois as follows:

Section 1. The Board of Commissioners hereby authorizes that said property shall be conveyed or sold to the highest bidder, with or without advertising the sale, or otherwise disposed of on terms as may be approved by the Executive Director.

Section 2. The items of personal property to be conveyed, sold, or disposed of are listed in Attachment A.

**PASSED AND APPROVED** by three-fifths vote of the Board of Commissioners of the Champaign Park District this 9th day of September, 2021.

**APPROVED:**

\_\_\_\_\_  
Kevin J. Miller, Board President

**ATTEST:**

\_\_\_\_\_  
Jarrod Scheunemann, Board Secretary



## **ATTACHMENT A**

### **Stationary Greenhouse Benches – Quantity 20**

Original Purchase Amount and Date – Approx. \$225 each. Purchase date unknown.  
At Operations building. Size 4' X 8' X 30". Aluminum frame and legs w/ plastic tops. Some are damaged from use.

### **Greenhouse Table Tops – Quantity 5**

Original Purchase Amount and Date – Approx. \$225 each. Date unknown.  
At Operations building. Size 4' X 8'. Expanded metal top with aluminum frame. No legs.

### **Aluminum Trusses – Quantity 4**

Original Purchase Amount and Date – Amount and Date unknown.  
From Virginia Theatre. Size 10 feet long and 12 <sup>1/2</sup> " square. Bases have eight bolt holes.



# CHAMPAIGN PARK DISTRICT

## REPORT TO PARK BOARD

**FROM:** Joe DeLuce, Executive Director

**DATE:** August 31, 2021

**SUBJECT:** Approval of Submitting an Annexation Petition

Background:

The City of Champaign recently annexed property as shown in attachment 1. The *Illinois Park District Code* Section 3-10 provides:

Whenever a Park District operating within territory predominantly in a city or village or two or more cities or villages would become coterminous or nearly coterminous with such city or village or two or more cities or villages upon the annexation of the additional territory within such municipalities but not incorporated within such a Park District, such Park District may annex such additional territory by the passage of an ordinance to that effect.

A Park District *Annexation Ordinance* (attachment 2) prepared by the Park District Attorney must be signed, certified, and recorded with the County in order to be formally included within the boundary of the Champaign Park District.

Prior Board Action:

No prior Board action.

Budget Impact:

None.

Recommendation:

Staff recommends signing and certifying the attached Annexation Ordinance and recording it with the Champaign County Clerk.

Prepared by:

Andrew Weiss  
Director of Planning

Reviewed by:

Joe DeLuce  
Executive Director



## CERTIFICATE

I, Glenda F. Robertson, duly Appointed, fully Qualified, and Deputy City Clerk of the City of Champaign, County of Champaign, State of Illinois, do hereby certify that the attached is a true and correct copy of Council Bill No. 2021-107 “An Ordinance Annexing Territory Pursuant to Petition (1216 West Windsor Road – Beyler Annexation Agreement)”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Champaign, County of Champaign, State of Illinois this, 12<sup>th</sup> day of August, 2021.



Glenda F. Robertson  
Deputy City Clerk

SEAL



COUNCIL BILL NO. 2021 - 107

AN ORDINANCE

ANNEXING TERRITORY PURSUANT TO PETITION  
(1216 West Windsor Road – Beyler Annexation Agreement)

WHEREAS, the property described in Section 1 below, 1216 W. Windsor Road, Champaign, Illinois, is adjacent and contiguous to the City of Champaign, Illinois; is not within the boundaries of any fire protection district; is not within the boundaries of any public library district; and no retail sales establishments are located upon said property; and

WHEREAS, the owner has filed with the City Clerk a written petition requesting annexation of said real estate; and

WHEREAS, there are two electors residing on said property; and

WHEREAS, written notices that this Ordinance would be voted on at the regular meeting of this Council on July 20, 2021, were mailed to the Champaign Township Board of Trustees, Champaign Township Clerk, Champaign Township Highway Commissioner, and the Champaign Township Supervisor, said notices being mailed on June 28, 2021, by certified mail, return receipt requested, with postage fully prepaid; and

WHEREAS, any such notice is at least ten (10) days in advance of the regular meeting of this Council, as required by statute.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS, as follows:

**Section 1.** That the real estate described below:

Lot 101 of Peters-Regan Subdivision recorded on October 11, 2019, in the Champaign County Recorder of Deed's Office as Document No. 2019R17009 encompassing 0.607 acres, more or less all located in Champaign County, Illinois

PIN: 03-20-23-380-019

Commonly known as: 1216 W. Windsor Road, Champaign, IL 61822  
together with any and all adjacent streets, highways, or parts thereof not now within the  
corporate limits of the City of Champaign, to the far side of said streets, highways, or parts  
thereof, are hereby annexed to the City of Champaign, Illinois.

**Section 2.** That the City Clerk is hereby directed to file for record, on or before August  
17, 2021, a certified copy of this Ordinance, together with an accurate map of the real estate  
described in Section 1 above, in the Office of the Recorder for Champaign County, Illinois, and  
with the Clerk of said County.

**Section 3.** That the City Clerk is hereby directed to send a certified copy of this  
Ordinance by certified mail to the Township Clerk for Champaign Township, 3900 Kearns  
Drive, Champaign, IL 61822 and the Champaign Township Highway Commissioner, 1  
Lyndhurst Place, Champaign, IL 61820.

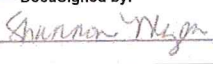
**Section 4.** That the City Clerk is hereby directed to transmit a certified copy of this  
Ordinance to: Peter & Dawn Beyler, 1214 W. Windsor Road, Champaign, IL 61821; the  
Director of the Champaign Park District, 706 Kenwood Road, Champaign, IL 61821; the County  
Zoning Administrator, 1776 East Washington, Urbana, IL 61802; the County Administrator,  
1776 East Washington, Urbana, IL 61802; the Postmaster for the City of Champaign, 2001 North  
Mattis, Champaign, IL 61821; the Director of the Champaign Public Library, 200 W. Green  
Street, Champaign, IL 61820; the County Superintendent of Highways, 1905 East Main Street,  
Urbana, IL 61801; the Director of METCAD, 1905 East Main Street, Urbana, IL 61801; and the  
Director of the Champaign-Urbana Mass Transit District, 1101 E. University Avenue, Urbana,  
IL 61802.

**Section 5.** That this annexation shall be effective from and after its passage and recording as provided by law.


COUNCIL BILL NO. 2021 - 107

PASSED: July 20, 2021

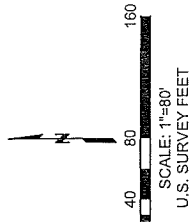
APPROVED: DocuSigned by:  
  
4C66254EF8A5472... Mayor

ATTEST: DocuSigned by:  
  
25CF6300946A44B... Acting City Clerk

APPROVED AS TO FORM:

DocuSigned by:  
  
056F1B2371EB46D...  
City Attorney



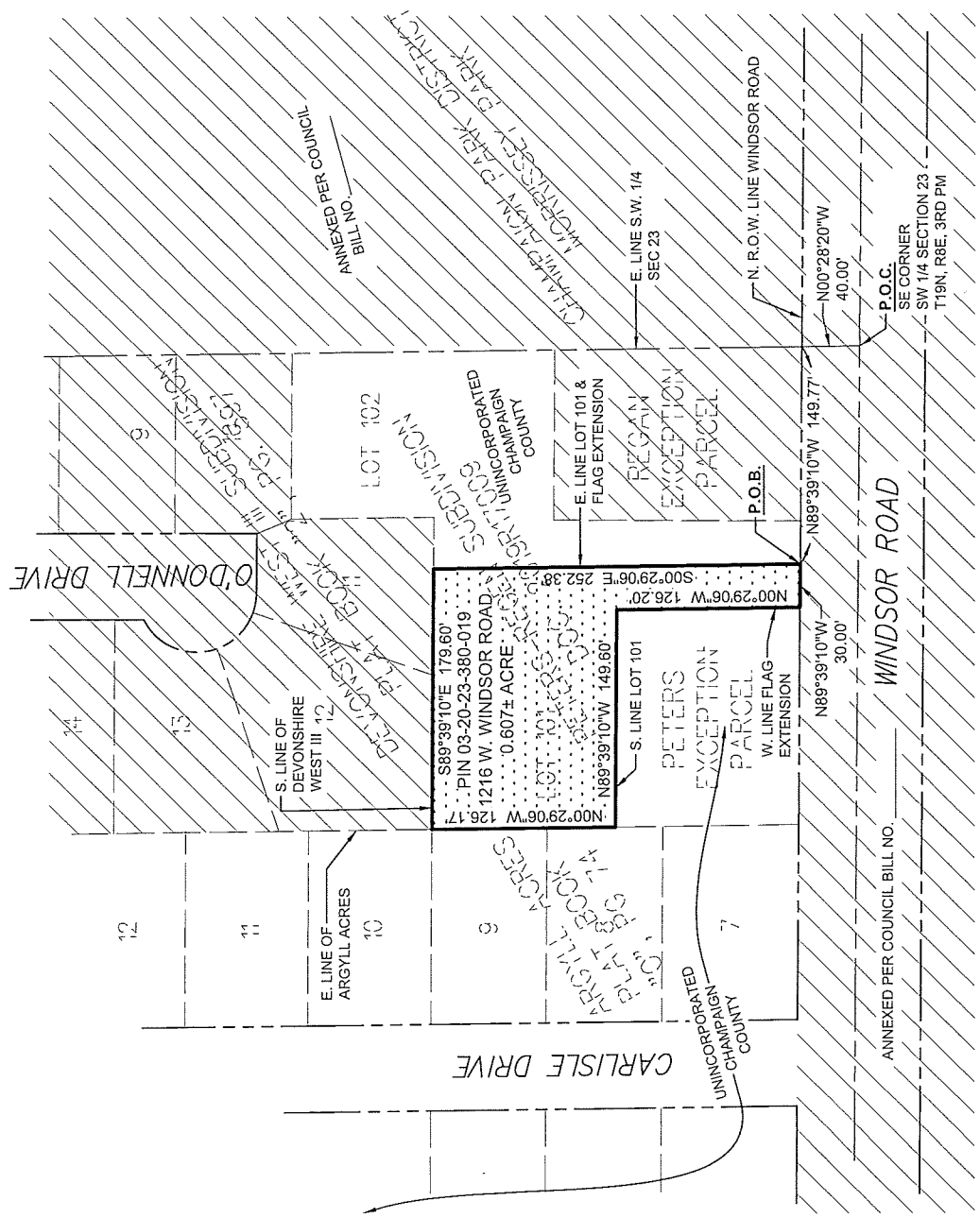


**LEGEND**

-  ANNEXATION AREA = 0.607± ACRE
-  AREA INSIDE CITY LIMITS
-  ANNEXATION LIMITS
-  EXISTING R.O.W. LINE
-  SECTION LINE

**GENERAL NOTES:**

1. THIS ANNEXATION PLAT WAS PREPARED FROM RECORD DOCUMENT DATA AND INFORMATION, AND THEREFORE DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. THE BASIS FOR BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM AS SHOWN ON THE PLAT OF PETERS-REGAN SUBDIVISION RECORDED AS DOCUMENT NO. 2019R17009 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER.
3. THE PROPERTY TO BE ANNEXED CONTAINS 0.607 ACRE ±, BEING LOT 101 IN PETERS REGAN-SUBDIVISION.



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND SURVEYORS CERTIFICATE

PROJECT NO.: 0201555.03  
 DRAWN: PDM  
 REVIEWED: WJM  
 DATE: 07/20/2021

1216 W. WINDSOR ROAD  
 CITY OF CHAMPAIGN  
 CHAMPAIGN COUNTY, ILLINOIS  
 ANNEXATION PLAT

**Farnsworth**  
 GROUP  
 2211 WEST BRADLEY AVENUE  
 CHAMPAIGN, ILLINOIS 61821  
 (217) 352-7408 / info@f-w.com

COUNCIL BILL NO.: 2021-107  
 DATE PASSED: July 20, 2021

LEGAL DESCRIPTION - PIN 03-20-23-380-019

LOT 101 OF PETERS-REGAN SUBDIVISION RECORDED ON OCTOBER 11, 2019 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE AS DOCUMENT NO. 2019R17009 ENCOMPASSING 0.607 ACRE, MORE OR LESS, ALL LOCATED IN CHAMPAIGN COUNTY, ILLINOIS.

SAID LOT 101 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, THENCE NORTH 00 DEGREES 28 MINUTES 20 SECONDS WEST 40.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE NORTH-RIGHT-OF-WAY LINE OF WINDSOR ROAD; THENCE NORTH 89 DEGREES 39 MINUTES 10 SECONDS WEST 149.77 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF A 30-FOOT WIDE FLAG EXTENSION OF LOT 101 IN PETERS-REGAN SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2019R17009 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER. FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 39 MINUTES 10 SECONDS WEST 30.00 FEET ALONG THE SOUTH LINE OF SAID FLAG EXTENSION TO THE SOUTHWEST CORNER OF SAID 30-FOOT WIDE FLAG EXTENSION; THENCE NORTH 00 DEGREES 29 MINUTES 06 SECONDS WEST 126.20 FEET ALONG THE WEST LINE OF SAID FLAG EXTENSION TO THE NORTHWEST CORNER OF SAID FLAG EXTENSION, ALSO BEING ON THE SOUTH LINE OF SAID LOT 101; THENCE NORTH 89 DEGREES 39 MINUTES 10 SECONDS WEST 149.60 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 101, ALSO BEING ON THE EAST LINE OF ARGYLL ACRES, RECORDED IN PLAT BOOK "V" AT PAGE 74 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE NORTH 00 DEGREES 29 MINUTES 06 SECONDS WEST 126.17 FEET ALONG THE WEST LINE OF SAID LOT 101 AND SAID EAST LINE OF ARGYLL ACRES TO THE NORTHWEST CORNER OF SAID LOT 101, ALSO BEING ON THE SOUTH LINE OF DEVONSHIRE WEST III SUBDIVISION, RECORDED IN PLAT BOOK "Z" AT PAGE 397 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST 179.60 FEET ALONG THE NORTH LINE OF SAID LOT 101 AND SAID SOUTH LINE OF DEVONSHIRE WEST III SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 101; THENCE SOUTH 00 DEGREES 29 MINUTES 06 SECONDS EAST 252.38 FEET ALONG THE EAST LINE OF SAID LOT 101 AND THE EAST LINE OF SAID 30 FOOT WIDE FLAG EXTENSION TO THE POINT OF BEGINNING.


I, WESLEY J. MEYERS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2803, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE PREPARED AT THE REQUEST OF THE CITY OF CHAMPAIGN PLANNING DEPARTMENT UNDER MY DIRECT SUPERVISION AN ANNEXATION PLAT OF PROPERTY SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 8TH DAY OF JUNE 2021.



FARNSWORTH GROUP, INC.  
2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821

DATE: 7-20-2021  
EXP. DATE: 11-30-2022  
DESIGN FIRM REGISTRATION  
NO. 184-001856

BY:   
WESLEY J. MEYERS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2803

**ORDINANCE NO. 654**  
**AN ORDINANCE ANNEXING TERRITORY**  
**TO CHAMPAIGN PARK DISTRICT**

---

WHEREAS, Champaign Park District is a General Park District organized and existing under the provisions of the Park District Code approved May 17, 1951, as amended, and

WHEREAS, Section 3-10 of the Park District Code provides:

"Whenever a Park District operating within territory predominantly in a city or village or two or more cities or villages would become coterminous or nearly coterminous with such city or village or two or more cities or villages upon the annexation of the additional territory within such municipalities but not incorporated within such a Park District, such Park District may annex such additional territory by the passage of an ordinance to that effect."

and

WHEREAS, Champaign Park District is presently operating within a territory predominantly within the corporate limits of the City of Champaign, Illinois; and

WHEREAS, the tracts of land hereinafter described are located within the corporate boundaries of the City of Champaign, Illinois, but are not presently incorporated within the present corporate boundaries of Champaign Park District or any other park district; and

WHEREAS, upon the annexation of said tracts of land hereinafter described by Champaign Park District, the boundaries of the City of Champaign, Illinois and of Champaign Park District will become coterminous or nearly coterminous;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF PARK COMMISSIONERS OF CHAMPAIGN PARK DISTRICT:

Section 1. The following described tracts of land be and the same are hereby annexed to Champaign Park District, effective as of the date of passage of this ordinance, and said tracts shall henceforth become and be a part of Champaign Park District the same as though originally included in said district.

Section 2. The territories hereby annexed are described as follows:

TERRITORY PURSUANT TO PETITION  
(1216 W. Windsor Road, Champaign, Illinois)  
Council Bill No. 2021 – 107

LOT 101 OF PETERS-REGAN SUBDIVISION RECORDED ON OCTOBER 11, 2019 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE AS DOCUMENT NO. 2019R17009 ENCOMPASSING 0.607 ACRE, MORE OR LESS, ALL LOCATED IN CHAMPAIGN COUNTY, ILLINOIS.

SAID LOT 101 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, THENCE NORTH 00 DEGREES 28 MINUTES 20 SECONDS EAST 40.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE NORTH-RIGHT-OF-WAY LINE OF WINDSOR ROAD; THENCE NORTH 89 DEGREES 39 MINUTES 10 SECONDS WEST 149.77 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF A 30-FOOT WIDE FLAG EXTENSION OF LOT 101 IN PETERS-REGAN SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2019R17009 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER. FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 39 MINUTES 10 SECONDS WEST 30.00 FEET ALONG THE SOUTH LINE OF SAID FLAG EXTENSION TO THE SOUTHWEST CORNER OF SAID 30-FOOT WIDE FLAG EXTENSION; THENCE NORTH 00 DEGREES 29 MINUTES 06 SECONDS WEST 126.20 FEET ALONG THE WEST LINE OF SAID FLAG EXTENSION TO THE NORTHWEST CORNER OF SAID FLAG EXTENSION, ALSO BEING ON THE SOUTH LINE OF SAID LOT 101; THENCE NORTH 89 DEGREES 39 MINUTES 10 SECONDS WEST 149.60 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 101, ALSO BEING ON THE EAST LINE OF ARGYLL ACRES, RECORDED IN PLAT BOOK "0" AT PAGE 74 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE NORTH 00 DEGREES 29 MINUTES 06 SECONDS WEST 126.17 FEET ALONG THE WEST LINE OF SAID LOT 101 AND SAID EAST LINE OF ARGYLL ACRES TO THE NORTHWEST CORNER OF SAID LOT 101, ALSO BEING ON THE SOUTH LINE OF DEVONSHIRE WEST III SUBDIVISION, RECORDED IN PLAT BOOK "Z" AT PAGE 397 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST 179.60 FEET ALONG THE NORTH LINE OF SAID LOT 101 AND SAID SOUTH LINE OF DEVONSHIRE WEST III SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 101; THENCE SOUTH 00 DEGREES 29 MINUTES 06 SECONDS EAST 252.38 FEET ALONG THE EAST LINE OF SAID LOT 101 AND THE EAST LINE OF SAID 30 FOOT WIDE FLAG EXTENSION TO THE POINT OF BEGINNING.

(PIN: 03-20-23-380-019)



Commonly known as: 1216 W. Windsor Road, Champaign, IL 61821

Together with any and all adjacent streets, highways, or parts thereof not now within the corporate limits of Champaign Park District, to the far side of said streets, highways or parts thereof.

Section 3. The Secretary of this Board is hereby authorized and directed to file a certified copy of this ordinance together with an accurate map of the territories hereby annexed, in the offices of the County Clerk and the Recorder of Deeds of Champaign County, Illinois.

Section 4. This ordinance shall be in full force from and after its passage and approval as required by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2021.

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Kevin J. Miller, President

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Secretary

CERTIFICATE OF SECRETARY

I, \_\_\_\_\_, Secretary of Champaign Park District, do hereby certify that the foregoing is a true and correct copy of an Ordinance Annexing Territory to Champaign Park District duly adopted by the Board of Park Commissioners of said Park District at a regular meeting of said Board held the 14<sup>th</sup> day of October 2020.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
\_\_\_\_\_, Secretary  
Board of Park Commissioners  
Champaign Park District

OFFICIAL SEAL

PREPARED BY AND RETURN TO:

Guy Hall  
Champaign Park District  
706 Kenwood Road  
Champaign, IL 61821



## REPORT TO PARK BOARD

**FROM:** Joe DeLuce, Executive Director

**DATE:** September 8, 2021

**SUBJECT:** Pickleball Courts: Location and Budget

### Background

Park District staff and Board have been working with Architectural Expressions (AEX) to identify potential multi-court pickleball facilities within the community. Seaman Field at Centennial Park and Parkland College are the two locations in consideration for the new pickleball complex.

Neil Strack and his team have updated the pickleball complex concepts and cost estimates for both the Centennial Park and Parkland College locations. The updated concepts and cost estimates are attached for your review.

### Prior Board Action

*July 28, 2021 Special Meeting - \$320,000 was approved in the FY22 Budget for a pickleball complex.  
August 25, 2021 Special Meeting - The Park Board voted not to seek an OSLAD Grant for \$400,000 for a pickleball complex.*

### Budget Impact

The budget impact will be determined based upon an approved location and concept for a new pickleball complex. \$320,000 was approved in the FY22 Capital Budget for a pickleball complex.

### Options

- A. Seaman Field (Centennial Park) includes 12 pickleball courts, lights, site work including detention, lights, fencing, restroom and concessions, and a 30-space parking lot for an estimated cost of \$999,358.05.
- B. Parkland College (Tennis Courts) includes 12 pickleball courts, extended asphalt service for additional space for each court) new fencing, lights, and the removal of two tennis courts for an estimated cost of \$785,129.79
- C. Reduce the number of courts to 6 or 9 for whichever location is selected.
- D. Construct 6 courts at Seaman Field in Centennial Park and 6 courts at Parkland College and see how each location works and then determine if additional courts are needed in the future.
- E. Complete the planned and approved additional courts at Hessel Park and then determine if additional courts are needed in the future.

### Discussion

Staff seeks direction from the Board for pickleball complex site to pursue design and development.

Prepared by:

Joe DeLuce  
Executive Director

Reviewed by:

Jarrod Scheunemann  
Asst. to the Executive Director

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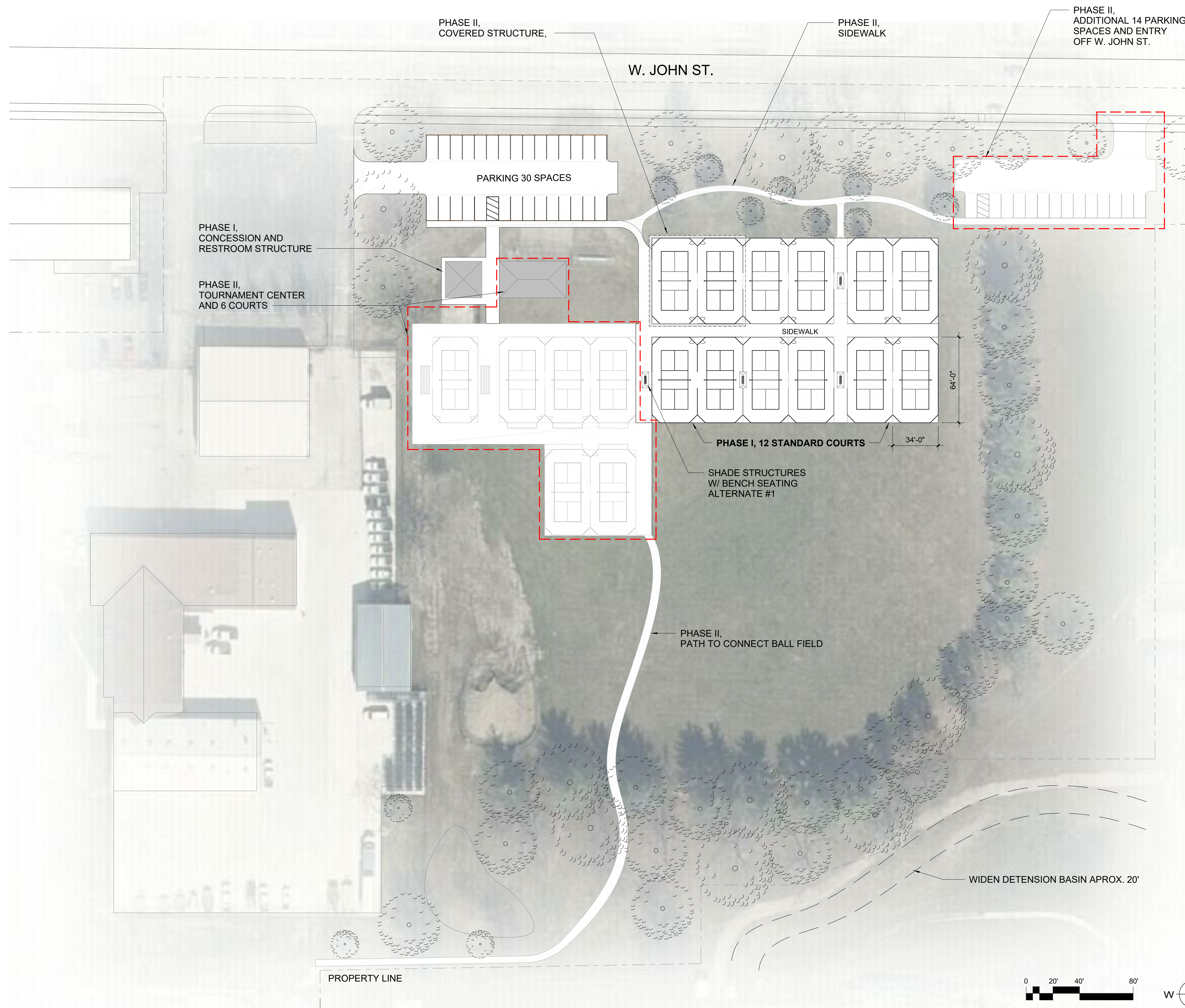
**The mission of the Champaign Park District is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts.**

## PROJECT COST OPINION COMPARISON

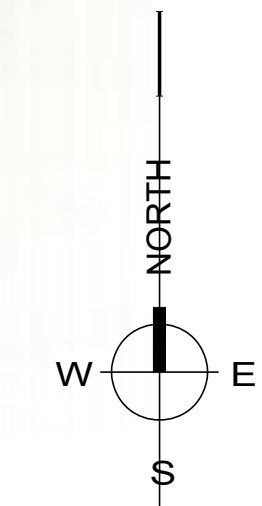
<b>Project:</b>	Site Selection pickleball	<b>DATE:</b>	8/11/2021	
<b>Owner:</b>	Champaign Park District	<b>AEX#:</b>	6379	
<b>Description:</b>	Comparison Pickleball Complexes			
<i>ITEM</i>	<b>Centenial Park</b>		<b>Parkland 4c</b>	%
Pre-Planning Cost				
Site Survey and Soil Investigation				
Site Preparation (Incl. Demolition/Disposal)	10,000.00			
Hazardous Materials Remediation (Allowance)				
Off-Site Work				
<b>WORK ITEM</b>				<b>\$/SF:</b>
GENERAL- Concession Building Included	102,432.00			-
No Concession Building /2-Porte Potties Included			28,000.00	
COURT CONSTRUCTION	267,017.72		315,017.72	-
ELECTRICAL	81,000.00		96,625.00	-
Service Upgrade, Site Lighting				
EQUIPMENT & FURNISHINGS	-			-
SPECIAL CONSTRUCTION	61,794.00		57,360.00	-
Fencing				
SITE WORK	163,043.08		47,693.20	-
Sidewalks,Patios				
<b>Total Construction Contracts</b>	685,286.80		544,695.92	-
General Contractor Markups (General Conditions, Overhead, and Profit)	\$ 102,793.02		\$ 81,704.39	15%
<b>SUBTOTAL CONSTRUCTION RELATED ITEMS</b>	<b>\$ 788,079.82</b>		<b>\$ 626,400.31</b>	-
Fixtures, Furnishings and Equipment (FFE)				
Architectural/Engineering/ Civil Fees	\$ 70,927.18		\$ 56,376.03	9%
Owner's Rep	\$ -			
Other Consulting Fees:	\$ -		\$ -	
Other Reimbursables (Printing)				
Bonds, Permits and Fees (not included in construction contracts)				
Fixed Capital Equipment (not in construction contracts)				
Building or Property Acquisition				
Other Costs				
<b>SUBTOTAL PROJECT RELATED ITEMS</b>	\$ 869,007.00		\$ 682,776.34	-
Contingency and Covid Multiplier	\$ 130,351.05		\$ 102,416.45	15%
<b>TOTAL FOR PROJECT</b>	<b>\$ 999,358.05</b>		<b>\$ 785,192.79</b>	-



<b>Pickleball Courts Comparison</b>						
<b>Champaign Park District</b>						
<b>Preliminary September 1, 2021</b>						
<b>Information shown based upon future completed Masterplan Complex</b>						
				<b>Parkland 4c</b>	<b>Centennial Park</b>	
<b>Site/Courts Data</b>						
Total acreage of park					69.6	
% of site for courts					3.90%	
Total number of courts				12	12	
Court Size				Preferred	Preferred	
Future Courts				Yes-4	Yes-6	
Shaded courts				0	Future	
Direction/Orientation of courts				N-S	N-S	
Combination courts				0	0	
<b>Parking and Access</b>						
Access from arterial street				Yes	Yes	
Parking available on site				Generous-Parkland	Yes-Bresnan Center	
New parking added				0	30	
Options for future parking				Yes	Yes	
Street parking in vicinity				Yes	No?	
Off site parking options				Yes	Yes-Centennial, CPD parking after hours	
<b>Tournament Considerations</b>						
Easy access to Interstate				Yes	Yes	
Viewing/bleacher options				Yes	Yes	
Registration/hospitality space				Yes	Yes	
Vendor space						
<b>Environmental Conditions and Impact</b>						
Neighborhood impact				Minimal	Minimal	
Changes to trees/vegetation				No	No	
Drainage issues				No	Detention Basin must be increased	
Grading and fill needed				Less	Less	
Lighting impact				None	None	
Existing amenities removed				No	Ballfield	
Perception				Isolated	Active/Students	
Security				On Arterial Street	Not clear view from street	
<b>Amenities</b>						
Restrooms-existing						
Concessions-existing						
Storage-new/added				No	Yes	
Restrooms-New				Porta-Potties budgeted for first 5 years of use	Yes	
Concessions-New				No	Yes	
<b>Pros and Cons</b>						
				Property not owned by CPD	Baseball Backstop would need to be removed	
				Width and length of courts expanded to preferred size	Not a good current use for Seaman Field	
				Courts in really poor condition, removed and replaced	Room for expansion for rmore courts	
				Next to Dodds Park, next to Parkland College	Centrally located in the community	
				Not very visible from nearby roads	Next to operations complex	
				Will players go to the site to play?	May need to include windscreens	
				Restroom initially are porta potties		
				Wind could be an issue, will need to add windscreens		



1 SITE PLAN  
1" = 40'-0"



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IL DESIGN FIRM No. 184-001487

DATE: \_\_\_\_\_  
LIC. EXP.: \_\_\_\_\_

SITE PLAN  
**CENTENNIAL PARK PICKLEBALL  
COMPLEX- PHASE I**  
CHAMPAIGN PARK DISTRICT  
CHAMPAIGN, IL

No.	Description	Date

**PRELIMINARY**

Project Number 6379  
Date 09/01/21  
Drawn By JLK  
Checked By AEX

**SP101**

**PROJECT COST OPINION**

<b>Project:</b>	Centennial Park Pickleball comple - Phase I		<b>DATE:</b>	8/19/2021
<b>Owner:</b>	Champaign Park District		<b>AEX#:</b>	6379
<b>Description:</b>	12 Court Pickleball Complex: 26112 SF		<b>OWNR#:</b>	
	Court: SF	\$/SF: N/A	<b>REV#:</b>	
<b>ITEM</b>			<b>%</b>	<b>AMOUNT</b>
Pre-Planning Cost				N/A
Site Survey and Soil Investigation				N/A
Site Preparation (Incl. Demolition/Disposal)				\$ 10,000.00
Hazardous Materials Remediation (Allowance)				N/A
Off-Site Work				N/A
<b>WORK ITEM</b>	<b>ESTIMATE</b>	<b>\$/SF:</b>		
GENERAL- Concession Building Included	102,432.00	-		
COURT CONSTRUCTION	267,017.72	-		
<b>SHELL</b>				
SUPERSTRUCTURE	-	-		
EXTERIOR CLOSURE	-	-		
ROOFING	-	-		
<b>INTERIORS</b>	-	-		
<b>SERVICES</b>				
CONVEYING	-	-		
PLUMBING	-	-		
HVAC	-	-		
FIRE PROTECTION	-	-		
ELECTRICAL	81,000.00	-		
Service Upgrade, Site Lighting				
<b>EQUIPMENT &amp; FURNISHINGS</b>	-	-		
<b>SPECIAL CONSTRUCTION</b>	61,794.00	-		
Fencing				
<b>SITE WORK</b>	163,043.08	-		
Sidewalks, Patios				
Site Preparation Demolition Disposal	10,000.00			
<b>Total Construction Contracts</b>	685,286.80	-		\$ 685,286.80
General Contractor Markups (General Conditions, Overhead, and Profit)			15%	\$ 102,793.02
<b>SUBTOTAL CONSTRUCTION RELATED ITEMS</b>			-	<b>\$ 788,079.82</b>
Fixtures, Furnishings and Equipment (FFE)				
Architectural/Engineering Fees (Estimated)			9%	\$ 70,927.18
Owner's Rep				\$ -
Other Reimbursables (Printing)				
Bonds, Permits and Fees (not included in construction contracts)				
Fixed Capital Equipment (not in construction contracts)				
Building or Property Acquisition				
Archeological Investigation				
Audit				
<b>SUBTOTAL PROJECT RELATED ITEMS</b>			-	\$ 869,007.00
Contingency			15%	\$ 130,351.05
<b>TOTAL FOR PROJECT</b>			-	<b>\$ 999,358.05</b>

Need to determine grade and fill requirements  
Baseball fencing and dugouts

No site irrigation or drinking fountains included

GENERAL- Concession Building Included

Main Bldg.: 576 SF

Pavillion/Breezeway:

Breezeway:

Total:

576 SF

DESCRIPTION	QUANTITY	U	UNIT COST	COST
<b>Future Work</b>				\$0.00
Custom 1-Story w/ brick veneer, wd frame, solid masonry	576	SF	\$157.00	\$90,432.00
AdditionalL Bathrooms: 6 Fixtures	1	LS	\$12,000.00	\$12,000.00
				\$0.00
				\$0.00
<b>CONSTRUCTION COST</b>				<b>\$ 102,432.00</b>

\$ 177.83 SF



COURT CONSTRUCTION

DESCRIPTION	QUANTITY	U	UNIT COST	COST
Aggregate Base Course 2" Ave.	317	TON	\$51.00	\$16,167.00
Bit. Mtls. Prime Coat MC-30	721	GAL	\$6.00	\$4,326.00
HMA Bit. Binder Course 2"	324	Ton	\$130.00	\$42,120.00
Bit. Mtls. Tack Coat NTEA	290	GAL	\$8.00	\$2,320.00
HMA Bit. Surface Course 1 1/2"	362	TON	\$160.00	\$57,920.00
Install foundations/Post/Anchors/ Nets/Etc.	12	SET	\$2,200.00	\$26,400.00
Paint Court color system/Stripping/Nets/ Posts/ Anchors	26,112	SF	\$2.60	\$67,891.20
				\$0.00
Construction Layout	1	LS	6750	\$6,750.00
Mobilization of Equipment	1	LS	5000	\$5,000.00
				\$0.00
Court Surface System(All Weather Court)	26,112	SF	1.46	\$38,123.52
				\$0.00
				\$0.00
				\$0.00
<b>CONSTRUCTION COST</b>				<b>\$267,017.72</b>
				\$ 22,251.00 */SF



SPECIAL CONSTRUCTION

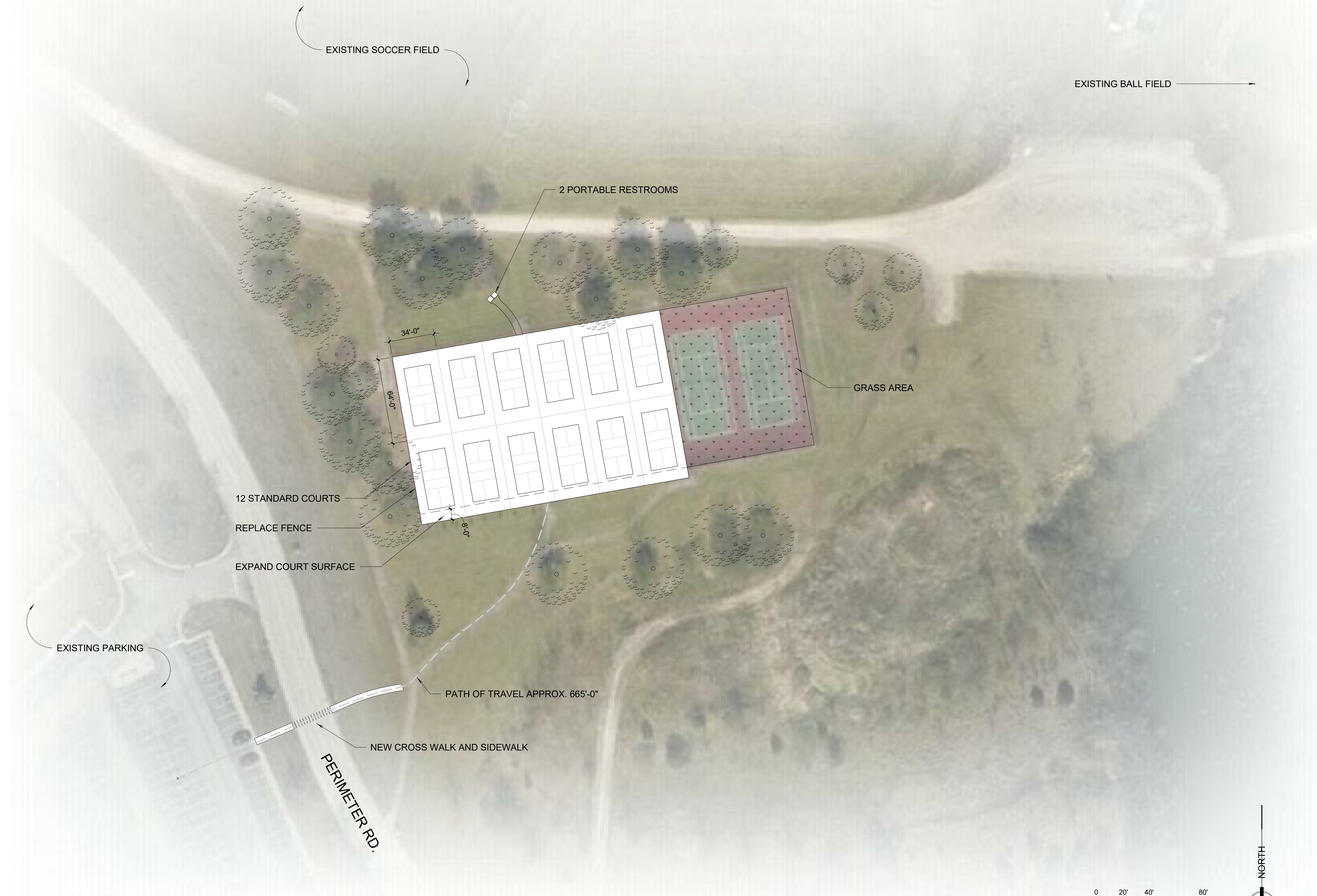
DESCRIPTION	QUANTITY	U	UNIT COST	COST	
Future-Shade Structure Structure; Shading 4 Courts	9250	SF		\$0.00	
Future-Grandstand- 90 seats: Permanent closed deck, steel, composit design	90	SEATS		\$0.00	
Future-Flagpoles	2	EACH		\$0.00	
New Fence Screen 8' high	1031	LF	\$42.00	\$43,302.00	
New Fence Screen 4' High	804	LF	\$23.00	\$18,492.00	
Acousti Screen				\$0.00	
Future-Shade Canopies	4	LS		\$0.00	
				\$0.00	No signage included
<b>CONSTRUCTION COST</b>				<b>\$61,794.00</b>	

SITE WORK

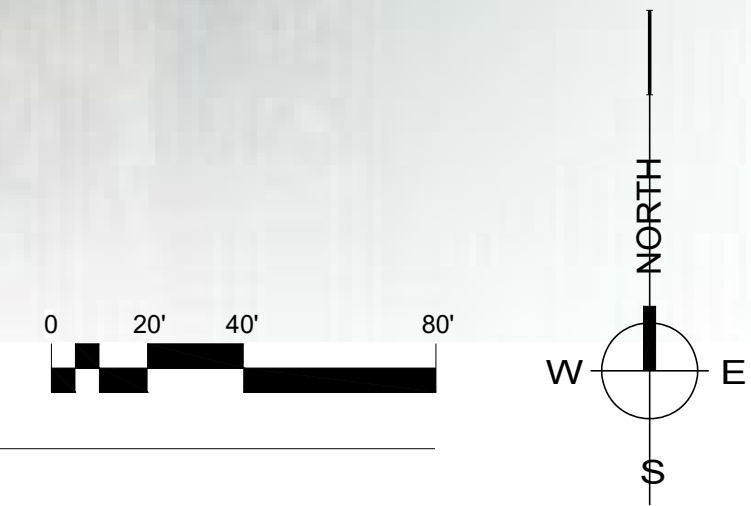
DESCRIPTION	QUANTITY	U	UNIT COST	COST
Expand Detension Basin	21,980	CF	0.3	\$6,594.00
Temporay Construction Fence	850	LF	13	\$11,050.00
Clean and Grub Site	1.68	Acre	\$ 11,902.00	\$19,995.36
Bulk Excavation	5558	CY	\$2.95	\$16,396.10
Spread and compact dumped materials	5558	CY	\$3.39	\$18,841.62
Parking Lot for 30 cars, 8' Base, 3" Bit.	30	PER CAR	\$1,683.00	\$50,490.00
Concrete Sidewalks/Patios, 6"	3800	SF	\$8.66	\$32,908.00
Fine Grading & Seeding	1600	SY	\$4.23	\$6,768.00
				\$0.00
				\$0.00
<b>CONSTRUCTION COST</b>				<b>\$163,043.08</b>

Gross site 109,000 sf not including Green Park Development  
adust by .67% for 12 courts





1 SITE DIAGRAM - PARKLAND COLLEGE  
 1" = 40'-0"



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DATE: \_\_\_\_\_  
 LIC. EXP.: \_\_\_\_\_

SITE PLAN - PARKLAND COLLEGE

**GENTENNIAL PARK PICKLEBALL  
 COMPLEX - PHASE I**  
 CHAMPAIGN PARK DISTRICT  
 CHAMPAIGN, IL

No.	Description	Date

PRELIMINARY

Project Number 6379  
 Date 09/01/21  
 Drawn By JLK  
 Checked By AEX

**SP102**

**PROJECT COST OPINION**

<b>Project:</b>	<b>Parkland- Existing Tennis Courts</b>	<b>DATE:</b>	<b>7/30/2021</b>
<b>Owner:</b>	<b>Champaign Park District</b>	<b>AEX#:</b>	<b>6379</b>
<b>Description:</b>	<b>12 Court Pickleball Complex: 26112 SF</b>	<b>OWNER#:</b>	
	<b>Court: SF</b>	<b>\$/SF: N/A</b>	<b>REV#:</b>
<b>ITEM</b>		<b>%</b>	<b>AMOUNT</b>
Pre-Planning Cost			N/A
Site Survey and Soil Investigation			N/A
Site Preparation (Incl. Demolition/Disposal)			
Hazardous Materials Remediation (Allowance)			N/A
Off-Site Work			N/A
<b>WORK ITEM</b>	<b>ESTIMATE</b>	<b>\$/SF:</b>	
GENERAL- No Concession Building (2- Porta Potties included)	28,000.00	-	
COURT CONSTRUCTION	315,017.72	-	
SHELL			
SUPERSTRUCTURE	-	-	
EXTERIOR CLOSURE	-	-	
ROOFING	-	-	
INTERIORS	-	-	
SERVICES			
CONVEYING	-	-	
PLUMBING	-	-	
HVAC	-	-	
FIRE PROTECTION	-	-	
ELECTRICAL	96,625.00	-	
Service Upgrade, Site Lighting			
EQUIPMENT & FURNISHINGS	-	-	
SPECIAL CONSTRUCTION	57,360.00	-	
Fencing			
SITE WORK	47,693.20	-	
<b>Total Construction Contracts</b>	544,695.92	-	\$ 544,695.92
General Contractor Markups (General Conditions, Overhead, and Profit)		15%	\$ 81,704.39
<b>SUBTOTAL CONSTRUCTION RELATED ITEMS</b>		-	\$ <b>626,400.31</b>
Fixtures, Furnishings and Equipment (FFE)			
Architectural/Engineering ? Civil Fees		9%	\$ 56,376.03
Owner's Rep			\$ -
Other Consulting Fees:			\$ -
Other Reimbursables (Printing)			
Bonds, Permits and Fees (not included in construction contracts)			
Fixed Capital Equipment (not in construction contracts)			
Building or Property Acquisition			
Other Costs			
<b>SUBTOTAL PROJECT RELATED ITEMS</b>		-	\$ 682,776.34
Contingency and Covid Multiplier		15%	\$ 102,416.45
<b>TOTAL FOR PROJECT</b>		-	\$ <b>785,192.79</b>

Assuming surface removal and base reused  
Refer to Court Construction

\$18,878 per court

No site irrigation or drinking fountains included

GENERAL- No Concession Building (2- Porta Potties included)

Main Bldg.: 2375 SF

Pavillion/Breezeway: 576 SF

Breezeway: 216 SF

Total:

3167 SF

DESCRIPTION	QUANTITY	U	UNIT COST	COST
Porta Potties ADA -Buy/ Leased	2	Each	\$ 2,000.00	\$4,000.00
Sevice/Maint. 1x weekly	60	Months	\$400.00	\$24,000.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00

**CONSTRUCTION COST** **\$ 28,000.00** \$ 8.84 SF







SPECIAL CONSTRUCTION

DESCRIPTION	QUANTITY	U	UNIT COST	COST	
				\$0.00	
				\$0.00	
				\$0.00	
New Fence Screen 8' high	840	LF	\$42.00	\$35,280.00	
New Fence Screen 4' High	960	LF	\$23.00	\$22,080.00	
Acousti Screen				\$0.00	
Future-Shade Canopies	5	LS		\$0.00	
				\$0.00	No signage included
<b>CONSTRUCTION COST</b>				<b>\$57,360.00</b>	

SITE WORK

DESCRIPTION	QUANTITY	U	UNIT COST	COST	
Temporay Construction Fence				\$0.00	
Future-Clean and Grub Site, parking area	0.5	Acre		\$0.00	Gross site 343,560 sf
Bulk Excavation				\$0.00	
Spread and compact dumped materials				\$0.00	
Future-Parking Lot for 18 cars,8" Base, 3" Bit.	18	PER CAR		\$0.00	
Future-24' wide Roadway Bit. 3- 1/2"	120	LF		\$0.00	
Concrete Sidewalks/Patios, 6"	4470	SF	\$8.66	\$38,710.20	
Concrete Sidewalk to Parking Lot, 6"	500	SF	\$8.66	\$4,330.00	
Fine Grading & Seeding	1100	SY	\$4.23	\$4,653.00	
				\$0.00	
				\$0.00	
<b>CONSTRUCTION COST</b>				<b>\$47,693.20</b>	