



CHAMPAIGN PARK DISTRICT

AGENDA REGULAR BOARD MEETING BRESNAN MEETING CENTER 706 Kenwood Road, Champaign, Illinois

Citizens may livestream or listen to the Regular Meeting by accessing the following web address or phone number:
<https://us02web.zoom.us/j/88155709136?pwd=1CaDi9Yr3JxdI3JdPb2TBIZEGm7eGo.1>

Public comment is not available through online video or telephone at this time. For those who are interested in sharing public comment, please join the meeting in-person at the address, time, and date listed above.

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

Meeting ID: 881 5570 9136

Passcode: 820052

Alternatively, the meeting may be accessed by telephone at:

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Meeting ID: **881 5570 9136**, followed by the # symbol

Password: **820052**, followed by the # symbol

**Wednesday, August 12, 2026
5:30 P.M.**

A. CALL TO ORDER

B. COMMENTS FROM THE PUBLIC

Public comments are important to the Board. However, it is the Board's policy not to take action on items until time has been taken to gather and evaluate information, as well as discuss available options. The absence of an immediate response does not indicate a lack of interest in the matter. During the community input portion of the agenda, the Board may typically ask residents to provide input before nonresidents.

The purpose of public participation is to allow the public to address and inform the Board. Please remember that the Board has a limited time to hear from citizens while also efficiently conducting park district business. After an individual has spoken, that individual may not address the same issue again. Any limitation about addressing the board may be waived by it. Planned agenda presentations may, within the Board's discretion, exceed certain time limits. *Public comments are limited to not more than three (3) minutes.*

Persons with disabilities requiring reasonable accommodation to participate in the meeting should contact the Board Secretary, Marguerite Bailey, at the Park District's Bresnan Meeting Center, 706 Kenwood Rd., Champaign, Illinois, by phone at (217) 819-3853, Monday through Friday, 8:30 am until 4:30 pm, or by email to marguerite.bailey@champaignparks.org at least 48 hours before the meeting. Requests for qualified sign language interpreters may require at least 5 business days' advance notice in order to arrange an interpreter's schedule. For deaf or hearing-impaired individuals, you may wish to access the Illinois Telecommunications Access Corporation (800) 841-6167 (VOICE), (217) 698-0942 (FAX), Monday – Friday, 8:00 a.m. – 4:30 p.m. or the Illinois Relay Center by dialing 711 or (800) 526-0857.

C. COMMUNICATIONS

D. TREASURER'S REPORT

1. Consideration of Acceptance of the Treasurer's Report for the Month of July 2026

E. EXECUTIVE DIRECTOR'S REPORT

1. General Announcements

F. COMMITTEE AND LIAISON 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.

1. Approval of Minutes of the Regular Board Meeting July 8, 2026 [Link](#)
2. Approval of Minutes of the Executive Session Regular Meeting July 8, 2026
3. Approval of Minutes of the Special Board Meeting July 13, 2026 [Link](#)
4. Approval of Minutes of the Special Board Meeting July 22, 2026 [Link](#)
5. Approval of Minutes of the Executive Session Special Meeting July 22, 2026
6. Approval of a Resolution to ratify Change Orders for Parkland Way Improvements [Link](#)
7. Approval of a Resolution to ratify Change Orders for Champaign Urbana Special Recreation [Link](#)
8. Approval of Terms and Conditions for Websites [Link](#)

J. NEW BUSINESS

1. Approval of Disbursements
Staff recommends approval of the list of disbursements for the period beginning July 12, 2025, and ending August 13, 2025. **(Roll Call Vote)**
2. Approval of a Budget Amendment to the Capital Improvement Fund Related to Carryforward of FY2025/26 Vehicle Replacement Funds
Staff recommends that the Board approve the budget amendment to increase the FY2026/27 Capital Improvement Fund vehicle replacement project by \$70,072. **(Roll Call Vote)** [Link](#)

3. Approval of Professional Services Agreement with Farnsworth Group for Champaign Urbana Special Recreation Three-Season Pavilion Design
Staff recommends approval of the Project Services Agreement with Farnsworth Group for final design, bidding assistance, and limited construction administration services for the CUSR Three-Season Pavilion and authorize the Executive Director to execute the agreement. [Link](#)
4. Approval of an Agreement with Blast It Clean for Sholem Aquatic Center Epoxy Repairs
Staff recommends awarding the bid to the lowest responsible bidder and authorizing the Executive Director to enter into an agreement with Blast It Clean, and accepting alternate 1, in the amount of \$350,000.00. [Link](#)
5. Approval of the Open Space Land Acquisition and Development Grant Application
Staff recommends authorization and signature of the Financial Commitment Resolution for the OSLAD Grant Program due to IDNR by August 31, 2026, and to proceed with a \$600,000 OSLAD grant application. [Link](#)
6. Approval of Memorandum of Understanding for Zahnd Park Pond Expansion
Staff recommends approval of the Memorandum of Understanding between Champaign Park District, Carle Health, and Stephens Family YMCA regarding the Zahnd Park Pond Expansion. [Link](#)

K. DISCUSSION

1. Lease Termination - Mini Park VIII Detention Basin [Link](#)
2. Parcel – 1202 N. Neil St. – Champaign, IL
3. Policies for Review [Link](#)

L. EXECUTIVE SESSION

The Board will convene into Executive Session under the Illinois Open Meetings Act, specifically 5 ILCS 120/2(c)(21) for the discussion of minutes of meetings lawfully closed under this Act, whether for purpose of approval by body of the minutes or semi-annual review of the minutes as mandated by Section 2.06, section (c)(5), the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired, and section (c)(1) for the discussion of the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, or legal counsel for the public. **(Roll Call Vote)**

M. RETURN TO REGULAR MEETING

N. EXECUTIVE SESSION ACTION ITEM

1. Approval of Releasing Executive Session Minutes for Public Review.

O. COMMENTS FROM COMMISSIONERS

P. ADJOURN

**CHAMPAIGN PARK DISTRICT
MINUTES OF THE REGULAR BOARD MEETING
BOARD OF PARK COMMISSIONERS**

July 8, 2026

The Champaign Park District Board of Commissioners (Board) held a Regular Board Meeting on Wednesday, July 8, 2026, at 5:30 p.m. at the Bresnan Meeting Center, 706 Kenwood Road, Champaign, Illinois, this being the principal office of the Champaign Park District (Park District). The Regular Meeting occurred pursuant to published notice duly given. President Michael R. Somers presided over the hearing and meeting.

Present in person: President Michael R. Somers, Commissioners Craig W. Hays and Tyler R. Rouse, Sarah Sandquist, Executive Director, Attorney Guy C. Hall, Courtney Kouzmanoff, Director of Finance, Bret Johnson, Director of Planning and Operations, Jeannie Robinson, Director of Recreation, Joe Kearfott, Assistant Director of Facilities & Technology, and Marguerite Bailey, Secretary/ Administrative Project Manager.

Absent and excused: Vice President Jane L. Solon, Commissioner Barbara J. Kuhl, and Deputy Executive Director Jarrod Scheunemann.

Present in the Audience: Many members of the community, Mr. Collin Carlier, Mr. Mike Royce, and Mr. Dennis Witte, representatives from the Spectate Group.

Present virtually: Alexi Silveerman, Courtney Cuthbertson, Eric Helfer, Ethan Kessler, Fenton Dowling, Michael Miller, TJ Blakeman, Kim Nelcyk, Carmen Zych, and Joe Arbogast.

REGULAR MEETING

A. CALL TO ORDER

President Somers called the Regular Meeting to order at 5:30 p.m.

B. COMMENTS FROM THE PUBLIC

The Board received comments from the following community members regarding the ice arena presentation on the meeting agenda: David Johnson, Bo Cheeman, Valerie Burkhart, Marisa Siero, Brett Puegh, Nicholas Minor, Elizabeth Bartlett, Yolano Willoughby, Katie Churchhill, Sarah Vee Benevento, and Vince Dorso.

C. PRESENTATION

1. Spectate Group – Champaign Ice Arena Presentation

Mr. Carlier, Mr. Royce, and Mr. Witte presented the Board with a proposal for an ice arena with a suggested location in the downtown Champaign area. The estimated cost of the proposed project is approximately \$ 48 million dollars. The Board thanked the representatives for the informational presentation.

D. COMMUNICATIONS

None.

E. TREASURERS REPORT

Ms. Kouzmanoff presented the report. Commissioner Hays moved to accept the Treasurer's Report for the month of June 2026. Commissioner Rouse seconded the motion. The motion passed 3-0.

F. EXECUTIVE DIRECTOR'S REPORT

Ms. Sandquist thanked President Somers and Vice President Solon for assisting with the staff breakfast. She highlighted several upcoming events, including the Flamazing Race scheduled for August 14, 2026, a car wash fundraiser sponsored by Crew Car Wash on July 10th – July 11th, 2026, and a Teen CU Round the district night on July 10, 2026. She noted the updates being made to some of the parks with the installation of five (5) sculptures and new lighting to illuminate the Double Dutch sculpture at West Side Park.

G. COMMITTEE AND LIAISON REPORTS

Ms. Sandquist reported to the Board that the foundation continues to meet regularly to coordinate the upcoming Ties and Tennies event. Tickets are on sale, and media promotions will begin. Ms. Bailey reported that a few foundation members will conduct a walk-through of the I Hotel and review the contract on Thursday, July 9, 2026.

H. REPORT OF OFFICERS

1. Attorney's Report
Mr. Hall reported that normal routine business was being completed along with some freedom of information requests and contracts/ agreements for review.
2. President's Report
President Somers reminded the Board members of the upcoming Special Meeting scheduled for July 13, 2026 to focus on the visioning. He noted the resources available for review.

I. CONSENT AGENDA

1. President Somers stated that all items on the Consent Agenda noted below are considered routine and shall be acted upon by one motion, and if discussion is desired, that item shall be removed and discussed separately. Commissioner Hays moved to approve all items on the Consent Agenda. Commissioner Rouse seconded the motion. The motion passed 3-0.

1. Approval of Minutes of the Regular Board Meeting, June 10, 2026
2. Approval of Minutes of the Executive Session Meeting, June 10, 2026
3. Approval of Minutes of the Study Session Meeting, June 24, 2026
4. Approval of Minutes of the Executive Session Meeting, June 24, 2026
5. Approval of a Budget Amendment for the Approval of Budget Line Transfers – Champaign Urbana Special Recreation Open Space Land Acquisitions Development Grant
6. Approval of an Agreement with Nyhart for Actuarial Services for two (2) years

J. NEW BUSINESS

1. Approval of Disbursements

Commissioner Hays made a motion to approve the list of disbursements for the period beginning June 11, 2026, and ending July 8, 2026. Commissioner Rouse seconded the motion. Upon roll call, the vote was as follows: Commissioner Rouse – yes, Commissioner Hays – yes, and President Somers –yes. The motion passed 3-0.

2. Approval of a Supplemental Budget and Appropriation Ordinance #694

Ms. Kouzmanoff presented the ordinance. Commissioner Hays moved to approve Ordinance No. 694 and adopt a supplemental budget for FY 2026/2027 as proposed. Commissioner Rouse seconded the motion. Upon roll call, the vote was as follows: President Somers –yes, Commissioner Rouse – yes, and Commissioner Hays - yes. The motion passed 3-0.

3. Approval of a Resolution for the Executive Director to Approve Change Orders

Commissioner Hays moved to approve a Resolution authorizing the Executive Director to execute Change Orders, Amendments, and Time Extensions for Board-approved projects with an updated amount not to exceed \$25,000.00 to be consistent with the Executive Director's purchasing authority. Commissioner Rouse seconded the motion. The motion passed 3-0.

4. Approval of Purchase and Installation of Wesley Park Playground Equipment Replacement

Commissioner Hays moved to approve the purchase and installation of the Welsey Park playground equipment and pour-in-place surfacing from NuToys Leisure Products, through OMNIA and Sourcewell Partners contract, and authorize the Executive Director to enter into an agreement in the amount of \$357,104.00. Commissioner Rouse seconded the motion. The motion passed 3-0.

5. Approval of Bid for Springer Cultural Center Concrete Coating

Commissioner Hays moved to award the contract to the lowest responsible bidder and authorizing the Executive Director to enter into an agreement with Duce Construction in the amount of \$28,250.00. Commissioner Rouse seconded the motion. The motion passed 3-0.

6. Approval of Operations Department Shop Parking Lot Reconstruction

Mr. Johnson provided information on the deterioration of the current asphalt and answered questions posed by the Board regarding future projects in the same vicinity. Commissioner Hays moved to award the contract to the lowest responsible bidder and authorize the Executive Director to enter into an agreement with Chandler Construction, and accept alternate 1, in the amount of \$345,475.84. Commissioner Rouse seconded the motion. The motion passed 3-0.

7. Approval of Bid for Dodds Tennis Center A/C Installation

Commissioner Rouse moved to award the contract to the lowest responsible bidder and authorize the Executive Director to enter into an agreement with United Mechanical Group, in the amount of \$333,800.00. Commissioner Hays seconded the motion. The motion passed 3-0.

8. Approval of Talent Buying and Booking Agent Services Agreement – Virginia Theatre

Commissioner Rouse moved to award the Talent Buying and Booking Agent Services contract to Kevin L. Maynard and authorize the Executive Director to negotiate and execute a one-year agreement on behalf of the Champaign Park District. The motion passed 3-0.

K. DISCUSSION ITEMS

1. Champaign Parks Foundation – FY2025/26 4th Quarter Update (Unaudited)

Ms. Kouzmanoff reported to the Board that the unaudited ending balance is \$3.6 million. Part of that figure is a restricted amount of \$ 1.2 million to be used for the Martens Center.

2. Champaign Park District - FY2025/26 4th Quarter Operating and Capital Update (Unaudited)

Ms. Kouzmanoff reported to the Board that fourth-quarter financial reports differ from those of other quarters due to the adjustments required to ensure accurate accrual balances. The Finance Department is currently preparing for the annual audit. Staff anticipates providing a

draft in the fall, in accordance with Government Finance Officers Association (GFOA) guidelines and state requirements to avoid potential penalties.

L. EXECUTIVE SESSION

President Somers read into the record that the Board may convene into Executive Session under the Illinois Open Meetings Act, specifically 5 ILCS 120/2(c)(1) for the discussion of the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, or legal counsel for the public body, and (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, and 5ILCS 120/2(c)(5) for the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting Commissioner Rouse moved to convene into executive session, upon such basis. Commissioner Hays seconded the motion. Upon roll call, the vote was as follows: Commissioner Hays – yes, President Somers -yes, and Commissioner Rouse – yes. The motion passed 3-0.

L. RETURN TO REGULAR MEETING

The Board reconvened the regular meeting at 8:08 pm following the executive session.

M. COMMENTS FROM COMMISSIONERS

None.

N. ADJOURN

Commissioner Hays moved to adjourn at 8:09 pm. Commissioner Rouse seconded the motion. The motion passed 3-0.

Approved:

Michael R. Somers, President

Marguerite Bailey, Board Secretary

**CHAMPAIGN PARK DISTRICT
MINUTES OF THE SPECIAL MEETING
BOARD OF PARK COMMISSIONERS**

Monday, July 13, 2026

The Champaign Park District Board of Commissioners (Board) held a Special Meeting on Monday, July 13, 2026, at 5:30 p.m. at the Bresnan Meeting Center, 706 Kenwood Road, Champaign, Illinois, pursuant to notice duly given. President Michael R. Somers presided over the meeting.

Present, In-Person: President Michael R. Somers, Vice President Jane L. Solon, Commissioners Craig W. Hays, Barbara J. Kuhl, and Tyler R. Rouse, Sarah Sandquist, Executive Director, Jarrod Scheunemann, Deputy Executive Director, Bret Johnson, Director of Operations and Planning, Jimmy Gleason, Director of Facilities & Technology, Kathryn Glynn, Human Resources Director, Steven Bentz, Director of the Virginia Theatre, Jeannie Robinson, Director of Recreation, Courtney Kouzmanoff, Director of Finance, Joe Kearfott, Assistant Director of Facilities & Technology, Chelsea Norton, Director of Marketing & Development, David Galvin, Membership Manager for Leonhard & Martens Center, and Marguerite Bailey, Administrative Project Manager/ Board Secretary.

Present in the Audience: Many members of the community.

Present virtually: Daniel Bowen, Finance Manager

A. CALL TO ORDER

President Michael R. Somers called the meeting to order at 5:30 p.m.

B. COMMENTS FROM THE PUBLIC

Mr. Harrington, Mr. Talin, Ms. Roberson, Mr. Miller, Mr. Cobb, and Mr. Townsend provided comments regarding the Douglass Community Center and a temporary fence post in Douglass Park. Ms. Roberson requested that a letter be included in the meeting record. Mr. Townsend requested accommodation to allow five (5) minutes to address the Board. The Board thanked each committee member and agreed to both requests.

D. DISCUSSION ITEMS

1. Champaign Park District Vision

Ms. Sandquist opened the discussion with an overview of the studies that have been completed. The Board provided individual feedback to Ms. Sandquist. After reviewing the feedback, the Board identified the Park District's existing assets and infrastructure as the highest shared priority. The Board held a discussion regarding potential projects, partnerships, available resources, community survey feedback, and remedial matters. There is a desire to identify revenue potential through sponsorships and advertising. The Board directed staff to provide a map showing population data, a report on scholarship utilization, a budget report identifying revenue that is replenished annually, and the current trail plan. President Somers invited staff to give feedback. Noted were the trails plan, installation of turf, Prairie Farm, Sholem Aquatic Center, and Virginia Theatre growth. The Board plans to further discuss matters at the next board meeting on July 22, 2026.

E. COMMENTS FROM COMMISSIONERS

None.

F. ADJOURN

Commissioner Hays moved to adjourn at 7:32 pm. Commissioner Rouse seconded the motion. The motion passed 5-0.

Approved:

Michael R. Somers, President

Marguerite Bailey, Board Secretary

**CHAMPAIGN PARK DISTRICT
MINUTES OF THE SPECIAL MEETING
BOARD OF PARK COMMISSIONERS**

July 22, 2026

The Champaign Park District Board of Commissioners (Board) held a Special Meeting on Wednesday, July 22, 2026, at 5:30 p.m. at the Bresnan Meeting Center, 706 Kenwood Road, Champaign, Illinois, pursuant to notice duly given. President Michael R. Somers presided over the meeting.

Present, In-Person: President Michael R. Somers, Vice President Jane L. Solon, Commissioners Barbara J. Kuhl, and Tyler R. Rouse, Sarah Sandquist, Executive Director, Jarrod Scheunemann, Deputy Executive Director, Jeannie Robinson, Director of Recreation, Courtney Kouzmanoff, Director of Finance, Jimmy Gleason, Director of Facilities & Technology, Joe Kearfott, Assistant Director of Facilities & Technology, David Galvin, Membership Manager for Leonhard & Martens Center, and Marguerite Bailey, Administrative Project Manager/ Board Secretary.

Absent and Excused: Commissioner Craig W. Hays

Present in the Audience: Nick Crompton, Chad Osterbur, and Jeff Scott.

Present virtually: Donna Lawson, Treasurer

A. CALL TO ORDER

President Michael R. Somers called the meeting to order at 5:31 p.m.

B. COMMENTS FROM THE PUBLIC

None.

C. COMMUNICATIONS

None.

D. NEW BUSINESS

1. Approval of Agreement with 40 North for Placement of Twisted Sister Sculpture at Porter Park
Mr. Scheunemann reported to the Board the background of the relationship between the Champaign Park District (Park District) and 40 North for the purpose of a (2) year agreement. Ms. Sandquist noted that the Parks Foundation Public Art line would be used to pay the expense of the contract. Commissioner Kuhl moved to approve an agreement with 40 North for placement of the Twisted Sister sculpture at Porter Park for two (2) years, totaling \$3,000.00. Commissioner Rouse seconded the motion. The motion passed 4-0.

E. DISCUSSION ITEM

President Somers proceeded with Discussion Item #2, for convenience to members in the audience being present to address the topic.

2. YMCA Request for Pond Expansion- Memorandum of Understanding Discussion
Ms. Sandquist reported to the Board that the item was initially on the agenda in February. The Stephens Family YMCA (YMCA) is proposing a non-binding agreement for shared use of the pond at Zahnd Park. The pond proposal is to dredge and expand the pond. The included parties would be Carle, the Champaign Park District, and the YMCA. The percentage breakdown would be Carle 45%, the Park District 35%, and the YMCA 20%. The Board directed staff to have legal review of the Memorandum of Understanding to begin the process, expand on maintenance terms, consider establishing a reserve fund, emphasizing non-binding until all

terms are agreed upon, and provide more financial consideration to the Park District since it owns the land.

1. Potential Open Space Lands Acquisition and Development (OSLAD) Projects

Ms. Sandquist reported that staff has identified three (3) projects that could be submitted for grant funding. Eisner Park, Dodds Park, and Heritage Park. She expanded on the use of Eisner Park by community members, the deteriorated grass tennis court, the community request to have a dog leash-less area, and a sidewalk on the outside of the park. The second proposed option is Dodds Soccer Park, with turf being installed, seating for spectators for Pee-Wee leagues, and potentially a connecting path that coincides with community feedback. The third proposed idea was to address Heritage Park and an ADA pedestrian bridge and a nature-themed play area. The Board indicated that all proposed projects have merit. Staff was directed to provide cost estimates for projects to be considered before a grant application is completed.

3. Champaign Park District Vision Continued

Ms. Sandquist provided an overview of the additional documents made available in response to the Board's requests from the July 13, 2026, meeting. The Board discussed deferred maintenance, current facility use for programming, and potential construction projects.

Ms. Kouzmanoff reported on fund balances and recurring annual revenue.

Ms. Robinson provided information pertaining to pre-school and cultural arts programming.

Mr. Gleason provided feedback on the Leonhard's Recreation Center usage. Noted was the Springer Cultural Center and the historical restoration requirements, the Dodd's Tennis Center with potential revenue if usable year-round, Leonhard Recreation Center, Hays Center, the Bresnan Meeting Center, and the Douglass Community Center. There was consensus that further discussion is needed to identify priorities and urgency for project priorities.

F. EXECUTIVE SESSION

President Somers stated that the Board may convene into Executive Session pursuant to the Illinois Open Meetings Act, specifically 5 ILCS 120/2(c)(5) for the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting, Vice President Solon moved to convene into executive session. Upon such basis. Commissioner Rouse seconded the motion. Upon roll call, the vote was as follows: Commissioner Kuhl – yes, President Somers -yes, Vice President Solon- yes, and Commissioner Rouse – yes. The motion passed 4-0.

G. RETURN TO REGULAR MEETING

The Board reconvened the regular meeting at 8:02 pm following the executive session.

H. COMMENTS FROM COMMISSIONERS

Vice President Solon commented on a recent concert she attended at the Virginia Theatre. President Somers commented that the youth production of "Annie" was also well done.

I. ADJOURN

Commissioner Kuhl moved to adjourn at 8:03 pm. Commissioner Rouse seconded the motion. The motion passed 4-0.

Approved:

Michael R. Somers, President

Marguerite Bailey, Board Secretary



REPORT TO PARK BOARD

FROM: Sarah Sandquist, Executive Director

DATE: August 12, 2026

SUBJECT: Approval of a Resolution to ratify Change Orders for Parkland Way Improvements

Background

Construction has wrapped up on the Parkland Way 2026 improvements project. It was in the District's best interest to replace additional concrete with observed settling and degradation to ensure no further replacement work would be needed in the near future. These locations were not originally included in the scope in order to prioritize other deteriorated areas.

Change Order #1 was for the full replacement of concrete panels at two additional locations. One region was identified due to settling observed from the subsurface culvert. The second region was identified due to transverse cracking and asphalt degradation near the intersection with Mattis Avenue.

Work performed:

Labor, material, and equipment for installing approximately 741 SF of concrete pavement.

Change Order #2 was for the full replacement of concrete panels at two additional locations. One region was identified due to durability cracking from freeze-thaw damage. The second region was identified due to traverse cracking and marked asphalt patching failure.

Work performed:

Labor, material, and equipment for installing approximately 324.5 SF of concrete pavement.

Prior Board Action

April 22, 2026, Regular Board Meeting – The Park Board awarded the Parkland Way 2026 improvements bid to SNC Construction.

Budget Impact

Approved project budget was \$230,000

SNC's original contract amount was \$159,310.58

Change Order #1 added \$10,203.57

Change Order #2 added \$4,468.37

Total Change Orders amount - \$14,671.94

Final Contract total \$ 173,982.52

Recommended Action

Staff recommends approval of a resolution ratifying Change Orders 1 & 2 to the SNC Construction contract for the Parkland Way 2026 improvements.

Prepared by:

Bret Johnson
Director of Operations & Planning

Reviewed by:

Sarah Sandquist
Executive Director, CPRE

Attachments:

- 1) Resolution
- 2) Change Order #1
- 3) Change Order #2

RESOLUTION

CHAMPAIGN PARK DISTRICT BOARD OF COMMISSIONERS

Parkland Way 2026 Improvements Construction Contract Change Orders 1-2

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 entered into a construction contract with SNC Construction Company for concrete replacements to Parkland Way in Dodds Park; and

WHEREAS, Champaign Park District representatives and SNC Construction determined that the amount associated with Change Order 1 is an addition of \$10,203.57 and the amount associated with Change Order 2 is an addition of \$4,468.37; and

WHEREAS, Change Orders 1-2 to the Construction Contract are germane to the original contract as signed, and such change is in the best interests of the Champaign Park District and authorized by law;

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

Change Orders 1-2 to the Parkland Way 2026 improvements construction contract are germane to the original contract; and that in order to proceed in the best interests of the Champaign Park District; and as authorized by law and pursuant to the terms of the award, contract, and documents incorporated therein, staff and officials of the Champaign Park District are authorized to approve, ratify, and execute such change order as is reasonably necessary as otherwise described herein to conform and amend the awarded contract to undertake the actions necessary in order to complete the project as directed by the Board of Commissioners. Accordingly, Change Orders 1-2 and any actions or costs referenced therein or associated therewith are hereby approved, authorized, ratified, and confirmed for the sum set forth as follows:

Change Order 1 – Replacement of concrete panels with settling, cracking, and asphalt degradation. See attached Change Order.

Change Order 2 – Replacement of concrete panels with durability cracking, traverse cracking, and asphalt degradation. See attached Change Order.

Total Change Orders (this resolution)\$14,671.94 (addition)

APPROVED, AUTHORIZED, and RATIFIED by the President and Board of Commissioners of the Champaign Park District this 12th day of August, 2026.

(SEAL)

APPROVED

Marguerite Bailey, Board Secretary

Michael R. Somers, President

CHANGE ORDER



General Description

Project (name and address): Parkland Way 2026 Improvements Dodds Park. 1501 N. Mattis Avenue, Champaign, IL	
Original Contract Date: 4/28/2026	Change Order Number: CO-1
Project Number (if applicable): N/A	Purchase Order Number: P26-24141
Date of Issue: 5/19/2026	Change Order Amount: \$10,203.57
Type of Change (select all that apply): Scope ☒ Duration ☐ Cost ☒ Description of Change: <i>CPD elected to have two areas of scope added to the project for concrete replacement with the alternate add pricing. Per contract, alternate pricing was valued at \$13.77/SF.</i> <i>Alternate Add #1 is approximately 26x22' for 572 SF total at a cost of \$7,876.44. This region was identified due to settling observed from subsurface culvert.</i> <i>Alternate Add #2 is approximately 13x13' for 169 SF total at a cost of \$2,327.13. This region was identified due to traverse cracking and asphalt degradation near the intersection with Mattis Ave.</i>	

Contract Change

Original Contract Sum	\$159,310.58
Net Change by Previously Authorized Change Orders	\$0
Contract Sum Prior to This Change Order	\$159,310.58
This Change Order Amount	\$10,203.57
New Contract Sum Including This Change Order	\$169,514.15
Change in Contract Time (days)	0
New Substantial Completion Date	July 31 st , 2026

Pursuant to 720 ILCS 5/33E-9, the undersigned attests that the circumstances which necessitate this Change Order were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or this change is authorized by law and is in the best interest of the Champaign Park District.

It is understood and agreed that this adjustment constitutes compensation in full on behalf of the contractor and their subcontractors and suppliers for all costs and markup directly or indirectly, including extended overhead, attributable to the Change Order, for all the delays related thereto, and for performance of the change within the time frame stated above.

CHANGE ORDER



Approval

Owner Champaign Park District 706 Kenwood Road Champaign, IL 61821	Contractor SNC Construction 100 E Hunt St Paxton, IL 60957
Owner approval: <i>Sarah Sandquist</i> _____ Signature	Contractor approval: <i>Shane Moline</i> _____ Signature
Date of approval: May 27, 2026 _____	Date of approval: May 27, 2026 _____

Alternate Add #1:

26x22' = 572 SF

-4 panels at settled concrete near culvert

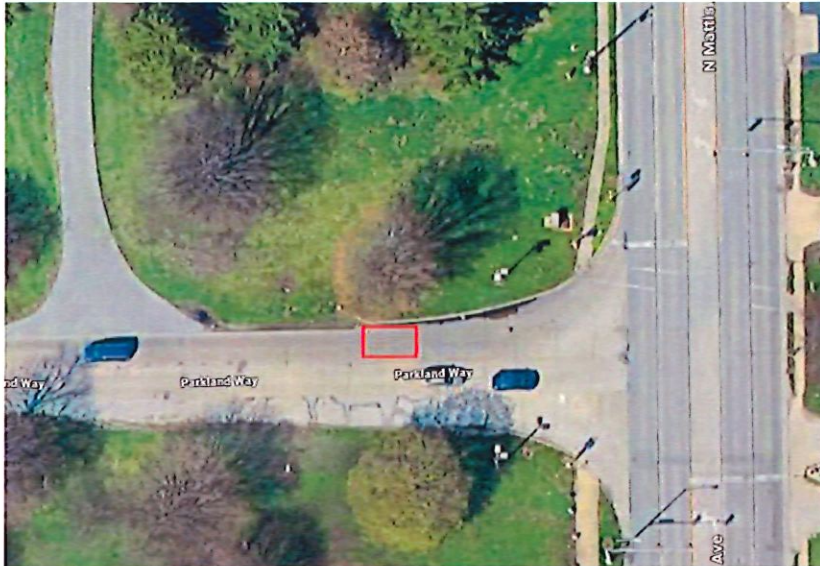




Alternate Add #2:

13x13' = 169 SF

Address section with two traverse cracks and middle asphalt patching.





SNC Construction, Incorporated
P.O. 322 | 100 E Hunt Street | Paxton, IL. 60957
snc@sncsolution.com | www.sncconstruction.com
O: 217-784-4439 | F: 217-784-5899

DATE: 05/19/2026

RE: Alternate Add #1 and Alternate Add #2 Parkland Way

Dear Alexandra Kolar

Here is change order pricing you requested for Parkland Way.

Alternate Add #1 572 S.F. x \$13.77 = \$7876.44

Alternate Add #2 169 S.F. x \$13.77 = \$2,327.13

Alternate Add pricing Total \$10,203.57

Sincerely,

Shane Moline
SNC Construction, Incorporated
(217) 841-0248
smoline@sncconstruction.com

Parkland CO-1 Packet

Final Audit Report

2026-05-27

Created:	2026-05-21
By:	Champaign Park District (adobe11@champaignparks.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqd3ajVw201XTFxEUesOmyImVJmRqUFSD

"Parkland CO-1 Packet" History

-  Document created by Champaign Park District (adobe11@champaignparks.org)
2026-05-21 - 8:22:24 PM GMT
-  Document emailed to Shane Moline (smoline@snccconstruction.com) for signature
2026-05-21 - 8:22:30 PM GMT
-  Email viewed by Shane Moline (smoline@snccconstruction.com)
2026-05-27 - 7:42:51 PM GMT
-  Document e-signed by Shane Moline (smoline@snccconstruction.com)
Signature Date: 2026-05-27 - 7:43:16 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Document emailed to Sarah Sandquist (sarah.sandquist@champaignparks.org) for signature
2026-05-27 - 7:43:18 PM GMT
-  Email viewed by Sarah Sandquist (sarah.sandquist@champaignparks.org)
2026-05-27 - 7:58:52 PM GMT
-  Document e-signed by Sarah Sandquist (sarah.sandquist@champaignparks.org)
Signature Date: 2026-05-27 - 7:59:14 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.
2026-05-27 - 7:59:14 PM GMT



Adobe Acrobat Sign

CHANGE ORDER



General Description

Project (name and address): Parkland Way 2026 Improvements Dodds Park. 1501 N. Mattis Avenue, Champaign, IL	
Original Contract Date: 4/28/2026	Change Order Number: CO-2
Project Number (if applicable): N/A	Purchase Order Number: P26-24141
Date of Issue: 6/5/2026	Change Order Amount: \$4,468.37
Type of Change (select all that apply): Scope ☒ Duration ☐ Cost ☒ Description of Change: <i>CPD elected to have two areas of scope added to the project for concrete replacement with the alternate add pricing. Per contract, alternate pricing was valued at \$13.77/SF.</i> <i>Alternate Add #1 is approximately 10.5' x 11' for 115.5 SF total at a cost of \$1,590.44. This region was identified due to durability cracking from freeze-thaw damage.</i> <i>Alternate Add #2 is approximately 11' x 19' for 209 SF total at a cost of \$2,877.93. This region was identified due to traverse cracking and noticeable asphalt patching failure.</i>	

Contract Change

Original Contract Sum	\$159,310.58
Net Change by Previously Authorized Change Orders	\$10,203.57
Contract Sum Prior to This Change Order	\$169,514.15
This Change Order Amount	\$4,468.37
New Contract Sum Including This Change Order	\$173,982.52
Change in Contract Time (days)	0
New Substantial Completion Date	July 31 st , 2026

Pursuant to 720 ILCS 5/33E-9, the undersigned attests that the circumstances which necessitate this Change Order were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or this change is authorized by law and is in the best interest of the Champaign Park District.

It is understood and agreed that this adjustment constitutes compensation in full on behalf of the contractor and their subcontractors and suppliers for all costs and markup directly or indirectly, including extended overhead, attributable to the Change Order, for all the delays related thereto, and for performance of the change within the time frame stated above.

CHANGE ORDER



Approval

Owner Champaign Park District 706 Kenwood Road Champaign, IL 61821	Contractor SNC Construction 100 E Hunt St Paxton, IL 60957
Owner approval: <i>Sarah Sandquist</i> _____ Signature	Contractor approval: <i>Shane Molina</i> _____ Signature
Date of approval: Jun 5, 2026 _____	Date of approval: Jun 05, 2026 _____

CO-2 Alternate Add Scope

Approximate location:



Add 1: 10.5' x 11' (full panel)



Add 2: 11 x 19' (one full panel + one partial panel)





SNC Construction, Incorporated
P.O. 322 | 100 E Hunt Street | Paxton, IL. 60957
snc@sncsolution.com | www.sncconstruction.com
O: 217-784-4439 | F: 217-784-5899

DATE 06/04/2026

RE: CHANGE ORDER #2

Dear Alexandra Kolar,

Here is change order #2 pricing for Parkland Way.

Add #1 10.5' x 11' = 115.5 S.F. x \$13.77 = \$1,590.44

Add #2 11' x 19' = 209 S. F. x \$13.77 = \$2,877.93

Change order #2 Add pricing Total \$4,468.37

Sincerely,

Shane Moline
SNC Construction, Incorporated
(217) 841-0248
smoline@sncconstruction.com

Parkland 2026 CO-2 Packet

Final Audit Report

2026-06-05

Created:	2026-06-05
By:	Champaign Park District (adobe11@champaignparks.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAz0ixsCPQQnSRi_yHhuVSHglUbZ9p1TeW

"Parkland 2026 CO-2 Packet" History

-  Document created by Champaign Park District (adobe11@champaignparks.org)
2026-06-05 - 6:31:24 PM GMT
-  Document emailed to Shane Moline (smoline@snconstruction.com) for signature
2026-06-05 - 6:31:30 PM GMT
-  Email viewed by Shane Moline (smoline@snconstruction.com)
2026-06-05 - 6:38:27 PM GMT
-  Document e-signed by Shane Moline (smoline@snconstruction.com)
Signature Date: 2026-06-05 - 6:39:12 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Document emailed to Sarah Sandquist (sarah.sandquist@champaignparks.org) for signature
2026-06-05 - 6:39:16 PM GMT
-  Email viewed by Sarah Sandquist (sarah.sandquist@champaignparks.org)
2026-06-05 - 7:43:29 PM GMT
-  Document e-signed by Sarah Sandquist (sarah.sandquist@champaignparks.org)
Signature Date: 2026-06-05 - 7:43:49 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.
2026-06-05 - 7:43:49 PM GMT



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[Return to Agenda](#)



REPORT TO PARK BOARD

FROM: Sarah Sandquist, Executive Director

DATE: August 12, 2026

SUBJECT: Approval of a Resolution to ratify Change Orders for Champaign Urbana Special Recreation

Background

Construction is roughly 60% completed on the CUSR Drop Off Site Improvements project. It was in the District's best interest to make these changes as the project progressed.

Change Order #1 was an addition for added concrete work.

Work performed:

Labor, material, and equipment for removal and replacement of the concrete stoop.

Change Order #2 was a deduction for the removal of temporary sidewalk and addition of construction fencing to the scope of work.

Work performed:

Labor, material, and equipment for the elimination of temporary sidewalk and addition of temporary fencing.

Change Order #3 was an addition for storm sewer changes, playground adjustments, sand credit, and rerouting of the existing water line.

Work performed:

Change Request #2 (\$3,003.93) - Labor, material, and equipment for removal of storm manhole and addition of 64 linear feet of concrete piping.

Change Request #4 (\$8,516.20) – Labor, material, and equipment for relocating the We-Go-Swing within the playground footprint and constructing a 6" curb around the existing maple tree.

Change Request #5 (\$2,582.69) – Credit for sand that was provide by CPD and labor, material, and equipment for rerouting the existing water line to the building.

Change Order #4 was an addition for hot mix asphalt work.

Work performed:

Labor, material, and equipment for 280' of road asphalt patching at 3 locations (east entrance, closed entrance, and new west exit) along Sangamon Dr.

Prior Board Action

April 22, 2026, Regular Board Meeting – The Park Board awarded the CUSR Drop Off Site Improvements bid to Petry-Kuhne Company.

Budget Impact

Approved project budget was \$866,803

Petry-Kuhne Company original contract amount was \$1,067,216

Change Order #1 added \$3,690.35

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.

Change Order #2 deducted \$-1,306.00
Change Order #3 added \$14,102.82
Change Order #4 added \$11,812.50
Total Change Orders amount to date - \$28,269.67

Recommended Action

Staff recommends approval of a resolution ratifying Change Orders 1-4 to the Petry-Kuhne Company contract for the CUSR Drop Off Site Improvements.

Prepared by:

Bret Johnson
Director of Operations & Planning

Reviewed by:

Sarah Sandquist
Executive Director, CPRE

Attachments:

- 1) Resolution
- 2) Change Order #1
- 3) Change Order #2
- 4) Change Order #3
- 5) Change Order #4

RESOLUTION

CHAMPAIGN PARK DISTRICT BOARD OF COMMISSIONERS

**Champaign Urbana Special Recreation (CUSR)
Drop Off Site Improvements Contract Change Orders 1-4**

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 entered into a construction contract with Petry-Kuhne Company for the CUSR Drop Off Site Improvements; and

WHEREAS, Champaign Park District representatives and Petry-Kuhne Company determined that the amount associated with Change Order 1 is an addition of \$3,690.35, Change Order 2 is a deduction of \$1,306, Change Order 3 is an addition of \$14,102.82, and the amount associated with Change Order 4 is an addition of \$11,812.50; and

WHEREAS, Change Orders 1-4 to the Construction Contract are germane to the original contract as signed, and such change is in the best interests of the Champaign Park District and authorized by law;

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

Change Orders 1-4 to the CUSR Drop Off Site Improvements construction contract are germane to the original contract; and that in order to proceed in the best interests of the Champaign Park District; and as authorized by law and pursuant to the terms of the award, contract, and documents incorporated therein, staff and officials of the Champaign Park District are authorized to approve, ratify, and execute such change order as is reasonably necessary as otherwise described herein to conform and amend the awarded contract to undertake the actions necessary in order to complete the project as directed by the Board of Commissioners. Accordingly, Change Orders 1-4 and any actions or costs referenced therein or associated therewith are hereby approved, authorized, ratified, and confirmed for the sum set forth as follows:

Change Order 1 – Addition for added concrete work. See attached Change Order.

Change Order 2 – Deduction for the removal of temporary sidewalk and addition of construction fencing to the scope of work. See attached Change Order.

Change Order 3 – Addition for storm sewer changes, playground adjustments, sand credit, and rerouting of the existing water line. See attached Change Order.

Change Order 4 – Addition for hot mix asphalt work. See attached Change Order.

Total Change Orders (this resolution)\$28,269.67 (addition)

APPROVED, AUTHORIZED, and RATIFIED by the President and Board of Commissioners of the Champaign Park District this 12th day of August 2026.

(SEAL)

APPROVED

Marguerite Bailey, Secretary

Michael R. Somers, President

CHANGE ORDER



General Description

Project (name and address): CUSR Drop Off Site Improvement	
Original Contract Date: April 23, 2026	Change Order Number: 01
Project Number (if applicable): 240014	Purchase Order Number: 26-23912
Date of Issue: 07/06/26	Change Order Amount: \$3,690.35
Type of Change (select all that apply): Scope ☒ Duration ☐ Cost ☒ Description of Change: (Detailed description of the change and, if applicable, attach or reference specific exhibits) CR #1 Labor, materials, and equipment needed for removal and replacement of concrete stoop.	

Contract Change

Original Contract Sum	\$ 1,067,216.00
Net Change by Previously Authorized Change Orders	\$ 0
Contract Sum Prior to This Change Order	\$ 1,067,216.00
This Change Order Amount	\$ 3,690.35
New Contract Sum Including This Change Order	\$ 1,070,906.35
Change in Contract Time (days)	N/A
New Substantial Completion Date	No Change

Pursuant to 720 ILCS 5/33E-9, the undersigned attests that the circumstances which necessitate this Change Order were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or this change is authorized by law and is in the best interest of the Champaign Park District.

It is understood and agreed that this adjustment constitutes compensation in full on behalf of the contractor and their subcontractors and suppliers for all costs and markup directly or indirectly, including extended overhead, attributable to the Change Order, for all the delays related thereto, and for performance of the change within the time frame stated above.

CHANGE ORDER



Approval

Owner Champaign Park District 706 Kenwood Road Champaign, IL 61821 Owner approval: <i>Sarah Sandquist</i> _____ Signature Date of approval: 07/06/2026 _____	Contractor Petry-Kuhne Company Contractor approval: <i>Nick Walder</i> Nick Walder (Jul 6, 2026 16:14:00 CDT) _____ Signature Date of approval: 7/6/26 _____	Consultant Clark Dietz, Inc. Consultant approval: _____ Signature Date of approval: _____ _____
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PETRY
KUHNE
C O M P A N Y

1701 Broadmoor Dr., Ste. 120
Champaign, IL 61821
Ph : (217)356-3743

Change Request

To: Bret Johnson
CHAMPAIGN PARK DISTRICT
706 Kenwood Road
Champaign, IL 61821
Ph: (217)819-3829 Fax: (217)355-8421

Number: 1
Date: 6/29/26
Job: 1-26-870 CUSR Drop Off Site Improvement
Phone:

Description: CR 1 Remove and Replace Concrete Stoop

We are pleased to offer the following specifications and pricing to make the following changes:

Work performed by us:

Description	Quantity	Unit	Unit Price	Price
CR 1 R&R Concrete Stoop - PK		Labor		\$1,772.00
CR 1 R&R Concrete Stoop - PK		Material		\$1,148.00
CR 1 R&R Concrete Stoop - PK		Equipment		\$289.00
			Subtotal:	\$3,209.00
			Subtotal:	\$3,209.00
			OH&P	\$3,209.00
			15.00%	\$481.35
			Total:	\$3,690.35

If you have any questions, please contact me at (217)356-3743.

Submitted by: Nick Walder
PETRY-KUHNE COMPANY

Approved by: _____
Date: _____

Description	Quantity	Labor	Material	Subcontract	Equipment	Total
		Amount	Amount	Amount	Amount	Amount
2000						
SITEWORK/DEMOLITION						
2112 Site Demolition		164			70	234
2611 Concrete Paving		580	772		35	1,387
2630 Walks		640	122			762
SITEWORK/DEMOLITION		1,384	894		105	2,383
16,794 Labor hours						
2.24 Equipment hours						
3000						
CONCRETE						
3001 Exc/Fill Footings		205	141		77	423
3101 Footing Forms		118	85			202
3151 Expansion Joints		65	28			93
CONCRETE		388	253		77	719
4.75 Labor hours						
1.60 Equipment hours						

Estimate Totals

Description	Amount	Totals	Hours	Rate
Labor	1,772		21.544 hrs	
Material	1,148			
Subcontract				
Equipment	182		3.840 hrs	
Other				
	3,102	3,102		
Small Tools/Equipment Expense	18			1.000 %
Equipment Burden	89			5.000 %
	107	3,209		
		3,209		
Total		3,209		

CUSR - Change Order 01

Final Audit Report

2026-07-06

Created:	2026-07-06
By:	Champaign Park District (adobe11@champaignparks.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAALdaQFf91nqqJDIsonalNHYvwmX4wBHL

"CUSR - Change Order 01" History

-  Document created by Champaign Park District (adobe11@champaignparks.org)
2026-07-06 - 9:05:01 PM GMT
-  Document emailed to nwalder@petry-kuhne.com for signature
2026-07-06 - 9:06:43 PM GMT
-  Email viewed by nwalder@petry-kuhne.com
2026-07-06 - 9:06:47 PM GMT
-  Signer nwalder@petry-kuhne.com entered name at signing as Nick Walder
2026-07-06 - 9:13:58 PM GMT
-  Document e-signed by Nick Walder (nwalder@petry-kuhne.com)
Signature Date: 2026-07-06 - 9:14:00 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Document emailed to Sarah Sandquist (sarah.sandquist@champaignparks.org) for signature
2026-07-06 - 9:14:02 PM GMT
-  Email viewed by Sarah Sandquist (sarah.sandquist@champaignparks.org)
2026-07-06 - 9:14:42 PM GMT
-  Document e-signed by Sarah Sandquist (sarah.sandquist@champaignparks.org)
Signature Date: 2026-07-06 - 9:15:33 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.
2026-07-06 - 9:15:33 PM GMT

CHANGE ORDER



General Description

Project (name and address): CUSR Drop Off Site Improvement	
Original Contract Date: April 23, 2026	Change Order Number: 02
Project Number (if applicable): 240014	Purchase Order Number: 26-23912
Date of Issue: 07/08/26	Change Order Amount: \$-1,306.00 (credit)
Type of Change (select all that apply): Scope ☒ Duration ☐ Cost ☒ Description of Change: (Detailed description of the change and, if applicable, attach or reference specific exhibits) CR #3 Labor, materials, and equipment for the elimination of temporary sidewalk and addition of temporary fencing.	

Contract Change

Original Contract Sum	\$ 1,067,216.00
Net Change by Previously Authorized Change Orders	\$ 3,690.35
Contract Sum Prior to This Change Order	\$ 1,070,906.35
This Change Order Amount	\$ -1,306.00
New Contract Sum Including This Change Order	\$ 1,069,600.35
Change in Contract Time (days)	N/A
New Substantial Completion Date	No Change

Pursuant to 720 ILCS 5/33E-9, the undersigned attests that the circumstances which necessitate this Change Order were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or this change is authorized by law and is in the best interest of the Champaign Park District.

It is understood and agreed that this adjustment constitutes compensation in full on behalf of the contractor and their subcontractors and suppliers for all costs and markup directly or indirectly, including extended overhead, attributable to the Change Order, for all the delays related thereto, and for performance of the change within the time frame stated above.

CHANGE ORDER



Approval

Owner Champaign Park District 706 Kenwood Road Champaign, IL 61821 Owner approval: <i>Sarah Sandquist</i> _____ Signature Date of approval: <u>Jul 8, 2026</u> _____	Contractor Petry-Kuhne Company Contractor approval: <i>Nick Walder</i> Nick Walder (Jul 8, 2026 08:52:48 CDT) _____ Signature Date of approval: <u>Jul 8, 2026</u> _____	Consultant Clark Dietz, Inc. Consultant approval: _____ Signature Date of approval: _____ _____
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PETRY
KUHNE
C O M P A N Y

1701 Broadmoor Dr., Ste. 120
Champaign, IL 61821
Ph : (217)356-3743

Change Request

To: Bret Johnson
CHAMPAIGN PARK DISTRICT
706 Kenwood Road
Champaign, IL 61821
Ph: (217)819-3829 Fax: (217)355-8421

Number: 3
Date: 7/6/26
Job: 1-26-870 CUSR Drop Off Site Improvement
Phone:

Description: CR 3 Temp Sidewalk/Fence

We are pleased to offer the following specifications and pricing to make the following changes:

Remove Temporary Sidewalk
Add Temporary Fence

Work performed by us:

Description	Quantity	Unit	Unit Price	Price
CR3 Add Temp Fence - PK		Labor		\$2,000.00
CR3 Add Temp Fence - PK		Material		\$1,000.00
CR3 Temporary Sidewalk - PK		Labor		\$-2,100.00
CR3 Temporary Sidewalk - PK		Material		\$-1,100.00
CR3 Temporary Sidewalk - PK		Equipment		\$-1,106.00
Subtotal:				\$-1,306.00
Subtotal:				\$-1,306.00
Total:				\$-1,306.00

If you have any questions, please contact me at (217)356-3743.

Submitted by: Nick Walder
PETRY-KUHNE COMPANY

Approved by: _____
Date: _____

Aiden Shonkwiler

From: Nick Walder
Sent: Monday, July 6, 2026 3:37 PM
To: Aiden Shonkwiler
Subject: Fw: changes - CUSR

Nick Walder | Executive Vice President
Petry-Kuhne Company
1701 Broadmoor Dr., Suite 120 | Champaign, IL 61821
P: 217.356.3743 | C: 217.493.6150
www.petry-kuhne.com

From: Nick Walder <nwalder@petry-kuhne.com>
Sent: Wednesday, May 27, 2026 3:30 PM
To: Bret Johnson <bret.johnson@champaignparks.org>
Subject: changes - CUSR

Bret,

A couple items as follow up on various costs:

- 1 - Temp sidewalk is \$4306.80
- 2 - Add for Temp Fence is approximately \$3,000 (includes furnish, install, maintenance, removal at project end)
- 3 - See below picture and drawings for curb cuts. I will call you to discuss.
- 4 - Tree stumps - Gary has a fair amount left for the one stump which remains (electrical line close by)

I will call...

thanks,

Nick Walder | Executive Vice President
Petry-Kuhne Company
1701 Broadmoor Dr., Suite 120 | Champaign, IL 61821
P: 217.356.3743 | C: 217.493.6150
www.petry-kuhne.com

CUSR - CO #2

Final Audit Report

2026-07-08

Created:	2026-07-08
By:	Champaign Park District (adobe11@champaignparks.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1to4JhYTbt6-UYKAIC0J2qgs2oluuqKV

"CUSR - CO #2" History

-  Document created by Champaign Park District (adobe11@champaignparks.org)
2026-07-08 - 12:20:07 PM GMT
-  Document emailed to nwalder@petry-kuhne.com for signature
2026-07-08 - 12:21:35 PM GMT
-  Email viewed by nwalder@petry-kuhne.com
2026-07-08 - 12:21:39 PM GMT
-  Signer nwalder@petry-kuhne.com entered name at signing as Nick Walder
2026-07-08 - 1:52:46 PM GMT
-  Document e-signed by Nick Walder (nwalder@petry-kuhne.com)
Signature Date: 2026-07-08 - 1:52:48 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Document emailed to Sarah Sandquist (sarah.sandquist@champaignparks.org) for signature
2026-07-08 - 1:52:50 PM GMT
-  Email viewed by Sarah Sandquist (sarah.sandquist@champaignparks.org)
2026-07-08 - 5:45:51 PM GMT
-  Document e-signed by Sarah Sandquist (sarah.sandquist@champaignparks.org)
Signature Date: 2026-07-08 - 5:46:05 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.
2026-07-08 - 5:46:05 PM GMT



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CHANGE ORDER



General Description

Project (name and address): CUSR Drop Off Site Improvement	
Original Contract Date: April 23, 2026	Change Order Number: 03
Project Number (if applicable): 240014	Purchase Order Number: 26-23912
Date of Issue: 07/27/26	Change Order Amount: \$14,102.82
Type of Change (select all that apply): Scope ☒ Duration ☐ Cost ☒ Description of Change: (Detailed description of the change and, if applicable, attach or reference specific exhibits) CR #2 - Credit for removal of storm manhole from scope, and add 64 linear feet of 12" concrete piping. \$3,003.93 CR #4 - Relocating the We-Go-Swing within the playground footprint and installation of a 6" curb around existing tree. \$8,516.20 CR #5 - Credit for sand provided by CPD, and reroute of existing water line. \$2,582.69	

Contract Change

Original Contract Sum	\$ 1,067,216.00
Net Change by Previously Authorized Change Orders	\$ 2,384.35
Contract Sum Prior to This Change Order	\$ 1,069,600.35
This Change Order Amount	\$ 14,102.82
New Contract Sum Including This Change Order	\$ 1,083,703.17
Change in Contract Time (days)	N/A
New Substantial Completion Date	No Change

Pursuant to 720 ILCS 5/33E-9, the undersigned attests that the circumstances which necessitate this Change Order were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or this change is authorized by law and is in the best interest of the Champaign Park District.

It is understood and agreed that this adjustment constitutes compensation in full on behalf of the contractor and their subcontractors and suppliers for all costs and markup directly or indirectly, including extended overhead, attributable to the Change Order, for all the delays related thereto, and for performance of the change within the time frame stated above.

CHANGE ORDER



Approval

Owner Champaign Park District 706 Kenwood Road Champaign, IL 61821 Owner approval: <i>Sarah Sandquist</i> _____ Signature Date of approval: Jul 27, 2026 _____	Contractor Petry-Kuhne Company Contractor approval: <i>Nick Walder</i> Nick Walder (Jul 27, 2026 14:40:02 CDT) _____ Signature Date of approval: Jul 27, 2026 _____	Consultant Clark Dietz, Inc. Consultant approval: _____ _____ Signature Date of approval: _____ _____
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PETRY
KUHNE
C O M P A N Y

1701 Broadmoor Dr., Ste. 120
Champaign, IL 61821
Ph : (217)356-3743

Change Request

To: Bret Johnson
CHAMPAIGN PARK DISTRICT
706 Kenwood Road
Champaign, IL 61821
Ph: (217)819-3829 Fax: (217)355-8421

Number: 2
Date: 7/1/26
Job: 1-26-870 CUSR Drop Off Site Improvement
Phone:

Description: CR 2 Remove STM-6/Additional 12" RCP

We are pleased to offer the following specifications and pricing to make the following changes:

Work performed by subcontractors:

Description	Subcontractor	Price
CR2 - Remove STM-6 - MAC		\$-727.75
CR2 - Additional 12"RCP - MAC		\$3,588.64
		Subtotal: \$2,860.89
		Subtotal: \$2,860.89
	OH&P	\$2,860.89
		5.00% \$143.04
		Total: \$3,003.93

If you have any questions, please contact me at (217)356-3743.

Submitted by: Nick Walder
PETRY-KUHNE COMPANY

Approved by: _____
Date: _____

Midwest Asphalt Company

Mailing Address:
510 W. 5th Street
Tilton, IL 61833
Phone: (217) 304-2795

Office Address:
510 West Fifth St.
Tilton, IL 61833
Fax: (217) 446-0874

7-1-26

Petry-Kuhne Co.
1701 Broadmoor Dr.
Champaign, IL 61821

Attn: Nick Walder

RE: CPD CUSR Drop Off

Scope: RFC Delete STM6 & 15" RCP

Original Pay Item	
STM6 #60240220 @	-\$3,529.47
Actual Costs to Install	
Hydrovac 4hrs @ \$350.00/hr	\$1,400.00
Operator Foreman 2hrs @ \$89.37/hr	\$178.74
Darnall Materials turned over to CPD	
Manhole	\$770.00
Frame & Lid	\$742.00
Credit Pay Item #60240220	-\$438.73

Original Pay Item	
15" RCP #550A0070 @	-\$592.70
Actual Costs to Furnish	
Darnall Materials turned over to CPD	
15" RCP	\$303.68
Credit Pay Item #550A0070	-\$289.02

Total Credit -\$727.75

Thank you for the opportunity to provide this proposal. If you have any questions or concerns, please contact the office at (217)446-3350.

This proposal includes materials, labor, and equipment necessary for the project unless otherwise stated. At the completion of this project, we will issue an invoice for the contract amount with adjustments for any additions or deletions agreed to by both parties.

Terms: Net 30

This proposal is valid for 30 days from the above date.

If this is acceptable, please sign and return one copy of this document to our office. You may mail it to the above address or fax it to the above number.

Accepted:

Midwest Asphalt Company

Thomas J. Ribbe

RETURN WITH BID

Midwest Asphalt Co Quote 4-14-26

SCHEDULE OF PRICES

A bid will be declared unacceptable if neither a unit price nor total price is shown.

County Champaign
Local Public Agency Champaign Park District
Section n/a
Route CUSR

Schedule for Single Bid

(For complete information covering these items, see plans and specifications)

Item No.	Items	Unit	Quantity	Unit Price	Total
20101400	NITROGEN FERTILIZER NUTRIENT	POUND	45	\$0.00	\$0.00
20101500	PHOSPHORUS FERTILIZER NUTRIENT	POUND	45	\$0.00	\$0.00
20101600	POTASSIUM FERTILIZER NUTRIENT	POUND	45	\$0.00	\$0.00
20200100	EARTH EXCAVATION	CU YD	1,200	\$15.90	\$19,080.00
21101625	TOPSOIL FURNISH AND PLACE, 6"	SQ YD	1,850	\$8.89	\$16,446.50
25100630	EROSION CONTROL BLANKET	SQ YD	1,850	\$2.42	\$4,477.00
25200200	SUPPLEMENTAL WATERING	UNIT	55	\$0.00	\$0.00
28000400	PERIMETER EROSION BARRIER	FOOT	336	\$3.50	\$1,176.00
28000500	INLET AND PIPE PROTECTION	EACH	3	\$231.71	\$695.13
28000510	INLET FILTERS	EACH	3	\$188.60	\$565.80
31101900	SUBBASE GRANULAR MATERIAL, TYPE C	TON	700	\$59.27	\$41,489.00
35100300	AGGREGATE BASE COURSE, TYPE A 4"	SQ YD	993	\$9.16	\$9,095.88
35100500	AGGREGATE BASE COURSE, TYPE A 6"	SQ YD	1,034	\$13.74	\$14,207.16
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	934	\$3.77	\$3,521.18
40604050	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "C", N50	TON	175	\$167.04	\$29,232.00
42000300	PORTLAND CEMENT CONCRETE PAVEMENT 8"	SQ YD	890	\$87.83	\$78,168.70
42001300	PROTECTIVE COAT	SQ YD	1,235	\$1.35	\$1,667.25
42300400	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH	SQ YD	96	\$88.91	\$8,535.36
42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	9,369	\$8.08	\$75,701.52
42400800	DETECTABLE WARNINGS	SQ FT	216	\$62.51	\$13,502.16
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44000600	SIDEWALK REMOVAL	SQ FT	5,819	\$3.07	\$17,864.33
55100300	STORM SEWER REMOVAL 8"	FOOT	72	\$32.33	\$2,327.76
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60108200	PIPE UNDERDRAINS 6" (SPECIAL)	FOOT	140	\$43.11	\$6,035.40
602 19300	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 11 FRAME AND GRATE	EACH	3	\$4,741.88	\$14,225.64
60234200	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	1	\$2,317.06	\$2,317.06
60240220	INLETS, TYPE B, TYPE 3 FRAME AND GRATE	EACH	1	\$3,529.47	\$3,529.47
60258300	MANHOLES TO BE RECONSTRUCTED WITH NEW TYPE 3 FRAME AND GRATE	EACH	1	\$1,885.98	\$1,885.98
6026 1200	INLETS TO BE ADJUSTED WITH NEW TYPE 10 FRAME AND GRATE	EACH	1	\$2,559.54	\$2,559.54
60266600	VALVE BOXES TO BE ADJUSTED	EACH	1	\$1,023.82	\$1,023.82
60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6,12	FOOT	768	\$45.53	\$34,967.04
60604400	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6,18	FOOT	275	\$50.38	\$13,854.50
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78009000	MODIFIED URETHANE PAVEMENT MARKING - LEITERS AND SYMBOLS	SQ FT	34	\$0.00	\$0.00
78009004	MODIFIED URETHANE PAVEMENT MARKING - LINE 4"	FOOT	221	\$0.00	\$0.00
78009012	MODIFIED URETHANE PAVEMENT MARKING - LINE 12"	FOOT	56	\$0.00	\$0.00
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81702100	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 12	FOOT	474	\$0.00	\$0.00
81702140	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 4	FOOT	432	\$0.00	\$0.00
84400105	RELOCATE EXISTING LIGHTING UNIT	EACH	1	\$0.00	\$0.00
X0321973	MODIFY EXISTING SERVICE INSTALLATION	EACH	1	\$0.00	\$0.00

Schedule of Prices 1 of 2

RETURN WITH BID

Schedule for Single Bid
(For complete Information covering these Items, see plans and specifications)

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X4240114	TEMPORARY SIDEWALK	SQ FT	555	\$10.24	\$5,683.20
X5930100	CONTROLLED LOW-STRENGTH MATERIAL (SPECIAL)	CU YD	75	\$145.49	\$10,911.75
X7010Z16	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	LSUM	1	\$5,927.36	\$5,927.36
XX000882	WOOD FENCE	FOOT	100	\$0.00	\$0.00
XX004101	ORNAMENTAL METAL FENCE	FOOT	405	\$0.00	\$0.00
XX006B34	ELECTRICAL CONNECTION TO EXISTING LIGHTING SYSTEM EACH	EACH	1	\$0.00	\$0.00
XX008979	CONCRETE COLLAR	EACH	2	\$458.02	\$916.04
Z0004002	BOLLARDS	EACH	4	\$700.51	\$2,802.04
Z001379B	CONSTRUCTION LAYOUT	LSUM	1	\$5,763.24	\$5,763.24
Z0042500	POST (SPECIAL)	EACH	8	\$0.00	\$0.00
P00 1	PLAYGROUND EQUIPMENT COMPLETE	LSUM	1	\$0.00	\$0.00
P002	PLAYGROUND PROTECTIVE SURFACING	SQ FT	4,068	\$0.00	\$0.00
Bidder's Proposal for Making Entire Improvements:					\$499,737.37

Submitted by: Midwest Asphalt Company
Submitted Date: April 14, 2026
Contact Name: Ken Dunbar
Email Address: ken.dunbar@midwestasphaltco.com
Phone Number: (217) 260-1781

* Items without a unit price and Total are excluded from Bid

DARNALL CONCRETE PRODUCTS CO.

705 PINE STREET
NORMAL, ILLINOIS 61761
PH: 309-452-4469 FAX: 309-452-5044

Bid Proposal CURS Drop Off Site Improvements Champaign, IL

To:			Date	4/1/2026
Qty	Product Description	Unit	Ave Cost/Unit	Total Cost
3	4'Dia Storm Manhole Ty 11 F&G	ea	\$1,350.00	\$4,050.00
1	Type A Inlet Ty1 F&OL	ea	\$300.00	\$300.00
1	Type B Inlet Ty 3 F&G	ea	\$770.00	\$770.00
3	Neenah R-3281-A IDOT Ty11	ea	\$733.00	\$2,199.00
1	Neenah R-2504 Frame and D Grate IDOT Ty1	ea	\$505.00	\$505.00
1	Neenah R-3278-A IDOT Ty3	ea	\$742.00	\$742.00
1	Neenah R-3506-A2 Ty 10 F&G	ea	\$1,500.00	\$1,500.00
	<i>*For Inlet to be adjusted</i>			
1	4'Dia Storm Manhole (STM 5)	ea	\$1,441.00	\$1,441.00
1	Neenah R-3278-A IDOT Ty3	ea	\$742.00	\$742.00
	<i>*Above 2 Items for "Reconstruct Ex MH w/ New Ty3 F&G"</i>			
1	Delivery	ea	\$657.00	\$657.00
184	12" CL5 RCP w/gaskets	lf	\$15.24	\$2,804.16
16	15" CL4 RCP w/gaskets	lf	\$18.98	\$303.68
1	Delivery - Pipe	ea	\$1,288.00	\$1,288.00

TOTAL \$17,301.84

*RCP pricing (good for 30 days)availability/price will need to be re-evaluated at the time of order.

*Sales tax not included.(9 3/4%)

*Casting and freight/delivery prices only good for 30 days due to fluctuation in steel/fuel pricing.

*Manholes are not provided with any liners, external drops, microbial additives, external joint wrap, chimney seals, damproofing,HDPE riser rings, joint splices or epoxy coating unless noted otherwise.

*Special setting disclaimer: (This only applies to items we are planning to set in the hole)

We will make every effort to set the item if we can – as long as the outriggers can meet the space to hole requirements, we don't over extend the weight requirements of the boom and we are 20' from overhead power lines. OSHA Crane requirements may lead to circumstances that our certified boom operators are unable to set in the hole – especially heavier items.

Thank you for the opportunity to quote!

Call with any questions (309) 452-4469

ALWAYS DEPENDABLE



SERVICE AND QUALITY

MIDWEST ASPHALT COMPANY

510 W. 5th STREET

TILTON, IL 61833

2024 LABOR RATES

UPDATED 07/15/2024

	Qualified				Worker's Company		Fed & IL	TOTAL				
	Health & Welfare	Pension	Savings Plan Trust	Apprenticeship & Training	PAC	IAF	DIAAF COMP	FICA/med Unemploy.	COST			
OPERATORS	\$ 46.15	\$ 12.15	\$ 9.00	\$ 4.60	\$ 1.40	\$ -	\$ 0.20	\$ 0.10	\$ 1.70	\$ 3.53	\$ 6.76	\$ 85.59
OT 1 1/2	\$ 69.23	\$ 12.15	\$ 9.00	\$ 4.60	\$ 1.40	\$ -	\$ 0.20	\$ 0.10	\$ 2.55	\$ 5.30	\$ 10.14	\$ 114.66
OT 2X	\$ 92.30	\$ 12.15	\$ 9.00	\$ 4.60	\$ 1.40	\$ -	\$ 0.20	\$ 0.10	\$ 3.40	\$ 7.06	\$ 13.52	\$ 143.73
OP.FOREMAN	\$ 49.15	\$ 12.15	\$ 9.00	\$ 4.60	\$ 1.40	\$ -	\$ 0.20	\$ 0.10	\$ 1.81	\$ 3.76	\$ 7.20	\$ 89.37
OT 1 1/2	\$ 73.73	\$ 12.15	\$ 9.00	\$ 4.60	\$ 1.40	\$ -	\$ 0.20	\$ 0.10	\$ 2.71	\$ 5.64	\$ 10.80	\$ 120.33
OT 2X	\$ 98.30	\$ 12.15	\$ 9.00	\$ 4.60	\$ 1.40	\$ -	\$ 0.20	\$ 0.10	\$ 3.62	\$ 7.52	\$ 14.40	\$ 151.29

	Health & Welfare						Worker's Company					Fed & IL	TOTAL
	Hourly Wage	Welfare	Pension	Annuity	Training	Legal	LECET	Comp	FICA/med	IAF-AGC	Unemploy.	COST	
LABORERS	\$ 37.47	\$ 8.25	\$ 17.81	\$ 1.61	\$ 0.80	\$ 0.30	\$ 0.56	\$ 1.73	\$ 2.87	\$ 0.20	\$ 5.49	\$ 77.08	
OT 1 1/2	\$ 56.21	\$ 8.25	\$ 17.81	\$ 1.61	\$ 0.80	\$ 0.30	\$ 0.56	\$ 1.90	\$ 4.30	\$ 0.20	\$ 8.23	\$ 100.17	
OT 2X	\$ 74.94	\$ 8.25	\$ 17.81	\$ 1.61	\$ 0.80	\$ 0.30	\$ 0.56	\$ 2.54	\$ 5.73	\$ 0.20	\$ 10.98	\$ 123.72	
LAB.FOREMAN	\$ 40.47	\$ 8.25	\$ 17.81	\$ 1.61	\$ 0.80	\$ 0.30	\$ 0.56	\$ 1.37	\$ 3.10	\$ 0.20	\$ 5.93	\$ 80.39	
OT 1 1/2	\$ 60.71	\$ 8.25	\$ 17.81	\$ 1.61	\$ 0.80	\$ 0.30	\$ 0.56	\$ 2.05	\$ 4.64	\$ 0.20	\$ 8.89	\$ 105.83	
OT 2X	\$ 80.94	\$ 8.25	\$ 17.81	\$ 1.61	\$ 0.80	\$ 0.30	\$ 0.56	\$ 2.74	\$ 6.19	\$ 0.20	\$ 11.86	\$ 131.26	

	Health & Welfare			Industry Advance.	Apprentice Training		Worker's Company		Fed & IL	TOTAL
	Hourly Wage	Welfare	Pension			SAT	COMP	FICA/med	Unemploy.	COST
MASONS	\$ 39.30	\$ 10.24	\$ 12.00	\$ 0.21	\$ 0.50	\$ 0.02	\$ 1.81	\$ 3.01	\$ 5.76	\$ 72.85
OT 1 1/2	\$ 58.95	\$ 10.24	\$ 12.00	\$ 0.21	\$ 0.50	\$ 0.02	\$ 2.72	\$ 4.51	\$ 8.64	\$ 97.78
OT 2X	\$ 78.60	\$ 10.24	\$ 12.00	\$ 0.21	\$ 0.50	\$ 0.02	\$ 3.62	\$ 6.01	\$ 11.51	\$ 122.72
MAS.FOREMAN	\$ 42.30	\$ 10.24	\$ 12.00	\$ 0.21	\$ 0.50	\$ 0.02	\$ 1.95	\$ 3.24	\$ 6.20	\$ 76.65
OT 1 1/2	\$ 63.45	\$ 10.24	\$ 12.00	\$ 0.21	\$ 0.50	\$ 0.02	\$ 2.93	\$ 4.85	\$ 9.30	\$ 103.49
OT 2X	\$ 84.60	\$ 10.24	\$ 12.00	\$ 0.21	\$ 0.50	\$ 0.02	\$ 3.90	\$ 6.47	\$ 12.39	\$ 130.34

	Health & Welfare			Industry Advance.	Apprenticeship & Training	Intl mgmt Fund	SAP	Worker's Company	Fed & IL	TOTAL	
CARPENTERS	Hourly Wage	Welfare	Pension				Annuitly	COMP	FICA/med Unemploy.	COST	
JOURNEYMAN	\$ 40.10	\$ 9.70	\$ 15.48	\$ 0.21	\$ 0.66	\$ 0.14	\$ 3.50	\$ 1.85	\$ 3.07	\$ 1.42	\$ 76.14
OT 1 1/2	\$ 60.15	\$ 14.55	\$ 23.22	\$ 0.21	\$ 0.66	\$ 0.14	\$ 5.25	\$ 2.77	\$ 4.60	\$ 2.13	\$ 113.70
OT 2X	\$ 80.20	\$ 19.40	\$ 30.96	\$ 0.21	\$ 0.66	\$ 0.14	\$ 7.00	\$ 3.70	\$ 6.14	\$ 2.84	\$ 151.25
JOU FOREMAN	\$ 43.10	\$ 9.25	\$ 14.23	\$ 0.21	\$ 0.66	\$ 0.14	\$ 3.00	\$ 1.99	\$ 3.30	\$ 1.36	\$ 77.24
OT 1 1/2	\$ 64.65	\$ 13.88	\$ 23.22	\$ 0.21	\$ 0.66	\$ 0.14	\$ 5.25	\$ 2.98	\$ 4.95	\$ 2.03	\$ 117.97
OT 2X	\$ 86.20	\$ 18.50	\$ 30.96	\$ 0.21	\$ 0.66	\$ 0.14	\$ 7.00	\$ 3.97	\$ 6.59	\$ 2.71	\$ 156.96

Midwest Asphalt Company

Mailing Address:
510 W. 5th Street
Tilton, IL 61833
Phone: (217) 304-2795

Office Address:
510 West Fifth St.
Tilton, IL 61833
Fax: (217) 446-0874

6-29-26

Petry-Kuhne Co.
1701 Broadmoor Dr.
Champaign, IL 61821

Attn: Nick Walder

RE: CPD CUSR Drop Off

Scope: RFCO Revised 12'' Storm Sewer Piping Qty's

Furnish & Install additional 64lf 12''RCP unit price \$48.50/lf	\$3,104.00
Additional Pipe Pricing \$6.01/lf	\$384.64
Partial Delivery Charge	\$100.00

Total \$3,588.64

Thank you for the opportunity to provide this proposal. If you have any questions or concerns, please contact the office at (217)446-3350.

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Terms: Net 30

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If this is acceptable, please sign and return one copy of this document to our office. You may mail it to the above address or fax it to the above number.

Accepted:

Midwest Asphalt Company

Thomas J. Ribbe

RETURN WITH BID

Midwest Asphalt Co Quote 4-14-26

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Z0042500	POST (SPECIAL)	EACH	8	\$0.00	\$0.00
P00 1	PLAYGROUND EQUIPMENT COMPLETE	LSUM	1	\$0.00	\$0.00
P002	PLAYGROUND PROTECTIVE SURFACING	SQ FT	4,068	\$0.00	\$0.00
Bidder's Proposal for Making Entire Improvements:					\$499,737.37

Submitted by: Midwest Asphalt Company
Submitted Date: April 14, 2026
Contact Name: Ken Dunbar
Email Address: ken.dunbar@midwestasphaltco.com
Phone Number: (217) 260-1781

* Items without a unit price and Total are excluded from Bid

Ken Dunbar

From: Brandon Wilt <bwilt@darnallconcrete.com>
Sent: Thursday, June 25, 2026 1:28 PM
To: Ken Dunbar
Subject: CUSR Extra Pipe

[EXTERNAL]

Hey Ken,

For the extra 8 sticks of pipe coming out of or yard it is going to ~~\$17.25~~ per foot which comes out to \$1360, then we have a \$100 partial delivery charge.

So total comes out to \$1460.

Let me know if you need any more info.

Thanks!

Brandon Wilt

Darnall Concrete Products

Office: 309-452-4469

M-F 7-4

DARNALL CONCRETE PRODUCTS CO.

705 PINE STREET
NORMAL, ILLINOIS 61761
PH: 309-452-4469 FAX: 309-452-5044

Bid Proposal CUSR Drop Off Site Improvements Champaign, IL

To:			Date	4/1/2026
Qty	Product Description	Unit	Ave Cost/Unit	Total Cost
3	4'Dia Storm Manhole Ty 11 F&G	ea	\$1,350.00	\$4,050.00
1	Type A Inlet Ty1 F&OL	ea	\$300.00	\$300.00
1	Type B Inlet Ty 3 F&G	ea	\$770.00	\$770.00
3	Neenah R-3281-A IDOT Ty11	ea	\$733.00	\$2,199.00
1	Neenah R-2504 Frame and D Grate IDOT Ty1	ea	\$505.00	\$505.00
1	Neenah R-3278-A IDOT Ty3	ea	\$742.00	\$742.00
1	Neenah R-3506-A2 Ty 10 F&G	ea	\$1,500.00	\$1,500.00
	*For Inlet to be adjusted			
1	4'Dia Storm Manhole (STM 5)	ea	\$1,441.00	\$1,441.00
1	Neenah R-3278-A IDOT Ty3	ea	\$742.00	\$742.00
	*Above 2 items for "Reconstruct Ex MH w/ New Ty3 F&G"			
1	Delivery	ea	\$657.00	\$657.00
184	12" CL5 RCP w/gaskets	lf	\$15.19	\$2,804.16
16	15" CL4 RCP w/gaskets	lf	\$18.98	\$303.68
1	Delivery - Pipe	ea	\$1,288.00	\$1,288.00

TOTAL \$47,301.84

*RCP pricing (good for 30 days) availability/price will need to be re-evaluated at the time of order.

*Sales tax not included. (9 3/4%)

*Casting and freight/delivery prices only good for 30 days due to fluctuation in steel/fuel pricing.

*Manholes are not provided with any liners, external drops, microbial additives, external joint wrap, chimney seals, damproofing, HDPE riser rings, joint splices or epoxy coating unless noted otherwise.

*Special setting disclaimer: (This only applies to items we are planning to set in the hole)

We will make every effort to set the item if we can – as long as the outriggers can meet the space to hole requirements, we don't over extend the weight requirements of the boom and we are 20' from overhead power lines. OSHA Crane requirements may lead to circumstances that our certified boom operators are unable to set in the hole – especially heavier items.

Thank you for the opportunity to quote!

Call with any questions (309) 452-4469

ALWAYS DEPENDABLE



SERVICE AND QUALITY

10# 26-05-01 APPROVED 5/13/26
Ken [Signature]



PETRY
KUHNE
C O M P A N Y

1701 Broadmoor Dr., Ste. 120
Champaign, IL 61821
Ph : (217)356-3743

Change Request

To: Bret Johnson
CHAMPAIGN PARK DISTRICT
706 Kenwood Road
Champaign, IL 61821
Ph: (217)819-3829 Fax: (217)355-8421

Number: 4
Date: 7/21/26
Job: 1-26-870 CUSR Drop Off Site Improvement
Phone:

Description: CR 4 We-Go-Swing Area Shift

Source: Other

We are pleased to offer the following specifications and pricing to make the following changes:

Pricing includes relocating the We-Go-Swing approximately 6 feet to the south to preserve the existing tree. The proposed scope also includes removing the landscape islands and installing a 6-inch curb around the tree, as shown on the attached sketch.

The ADA sidewalk requirements will be maintained while increasing the south radius of the play area to preserve a symmetrical and uniform layout.

Work performed by us:

Description		Quantity	Unit	Unit Price	Price
CR4 We-Go-Swing Shift/Curb-PK	Labor				\$4,168.00
CR4 We-Go-Swing Shift/Curb-PK	Material				\$2,851.00
CR4 We-Go-Swing Shift/Curb-PK	Equipment				\$723.00
				Subtotal:	\$7,742.00
				Subtotal:	\$7,742.00
				OH&P	\$774.20
					\$0.00
					\$0.00
				Total:	\$8,516.20

If you have any questions, please contact me at (217)356-3743.

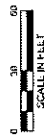
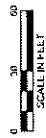
Submitted by: Nick Walder
PETRY-KUHNE COMPANY

Approved by: _____
Date: _____

Description	Quantity	Labor	Material	Subcontract	Equipment	Total
		Amount	Amount	Amount	Amount	Amount
1000						
GENERAL CONDITIONS						
1060 Site Layout		213	50			263
GENERAL CONDITIONS		213	50			263
2.50 Labor hours						
2000						
SITEWORK/DEMOLITION						
2620 Curbs/Gutters		1,435	645		56	2,136
2630 Walks		2,519	1,356		417	4,292
SITEWORK/DEMOLITION		3,954	2,001		473	6,428
48.535 Labor hours						
12.55 Equipment hours						
5000						
STEEL						
5023 Surveys			700			700
STEEL			700			700

Estimate Totals

Description	Amount	Totals	Hours	Rate
Labor	4,168		51.035 hrs	
Material	2,751			
Subcontract				
Equipment	473		12.550 hrs	
Other				
	7,392	7,392		
Small Tools/Equipment Expense	42			1.000 %
Equipment Burden	208			5.000 %
Builders Risk %	15			0.200 %
	265	7,657		
Performance Bond (7.5 mil)	85			
	85	7,742		
Total		7,742		



DESIGNED BY: CTP DRAWN BY: CTP CHECKED BY: DAW REVISION:		N. FIELD N. FIELD N. FIELD N. FIELD	
CURB CENTER SITE IMPROVEMENTS CHAMPAIGN PARK DISTRICT CHAMPAIGN COUNTY, ILLINOIS		GRADING PLAN	
COUNTY: _____ TOWNSHIP: _____ SECTION: _____ CHAMPAIGN: _____ CONTRACT NO.: _____		COUNTY: _____ TOWNSHIP: _____ SECTION: _____ CHAMPAIGN: _____ CONTRACT NO.: _____	



PETRY
KUHNE
C O M P A N Y

1701 Broadmoor Dr., Ste. 120
Champaign, IL 61821
Ph : (217)356-3743

Change Request

To: Bret Johnson
CHAMPAIGN PARK DISTRICT
706 Kenwood Road
Champaign, IL 61821
Ph: (217)819-3829 Fax: (217)355-8421

Number: 5
Date: 7/24/26
Job: 1-26-870 CUSR Drop Off Site Improvement
Phone:

Description: CR 5 Credit for Sand Backfill/Reroute Water Line at Manhole

We are pleased to offer the following specifications and pricing to make the following changes:

Work performed by subcontractors:

Description	Subcontractor	Price
CR5 Credit for Sand - MAC		\$-866.64
CR5 Reroute Water Line - MAC		\$3,326.34
		Subtotal: \$2,459.70
		Subtotal: \$2,459.70
	OH&P	\$2,459.70
		5.00% \$122.99
		Total: \$2,582.69

If you have any questions, please contact me at (217)356-3743.

Submitted by: Nick Walder
PETRY-KUHNE COMPANY

Approved by: _____
Date: _____

Midwest Asphalt Company

Mailing Address:
510 W. 5th Street
Tilton, IL 61833
Phone: (217) 304-2795

Office Address:
510 West Fifth St.
Tilton, IL 61833
Fax: (217) 446-0874

7-24-26

Petry-Kuhne Co.
1701 Broadmoor Dr.
Champaign, IL 61821

Attn: Nick Walder

RE: CPD CUSR Drop Off

Scope: RFP Credit Sand Backfill

260' Piping Ditch @ 2.5'w x 4' deep @ 144tons @ \$6.00/ton -\$866.64

Total Credit-\$866.64

Thank you for the opportunity to provide this proposal. If you have any questions or concerns, please contact the office at (217)446-3350.

This proposal includes materials, labor, and equipment necessary for the project unless otherwise stated. At the completion of this project, we will issue an invoice for the contract amount with adjustments for any additions or deletions agreed to by both parties.

Terms: Net 30

This proposal is valid for 30 days from the above date.

If this is acceptable, please sign and return one copy of this document to our office. You may mail it to the above address or fax it to the above number.

Accepted:

Midwest Asphalt Company

Thomas J. Ribbe

Midwest Asphalt Company

Mailing Address:
510 W. 5th Street
Tilton, IL 61833
Phone: (217) 304-2795

Office Address:
510 West Fifth St.
Tilton, IL 61833
Fax: (217) 446-0874

7-24-26

Petry-Kuhne Co.
1701 Broadmoor Dr.
Champaign, IL 61821

Attn: Nick Walder

RE: CPD CUSR Drop Off

Scope: RFCO Reroute Water Line at Manhole

Excavate & Backfill 50lf x2.5'x4' in pavement area
& cap with 10tons CA6

Operator/Excavator 3.5hrs @ \$195.00/hr	\$682.50
Operator/Skidsteer 3.5 hrs @ \$185.00/hr	\$647.50
2-Laborers 3.5hrs each @ \$81.59/hr	\$571.13
10Tons CA6 Delivered @ \$29.35/Ton	\$293.50
Ridge Plumbing Labor	\$399.00
Ridge Plumbing Materials	\$298.84
Subtotal	\$2,892.47
OH&P 15%	\$433.87
Total	\$3,326.34

Thank you for the opportunity to provide this proposal. If you have any questions or concerns, please contact the office at (217)446-3350.

This proposal includes materials, labor, and equipment necessary for the project unless otherwise stated. At the completion of this project, we will issue an invoice for the contract amount with adjustments for any additions or deletions agreed to by both parties.

Terms: Net 30

This proposal is valid for 30 days from the above date.

If this is acceptable, please sign and return one copy of this document to our office. You may mail it to the above address or fax it to the above number.

Accepted:

Midwest Asphalt Company

Thomas J. Ribbe

Ridge Plumbing Contractor LLC

1538 E Fairchild St
Danville, IL 61832-4144 US
(217) 427-5340
angie@ridgeplumbing.net

**INVOICE**

BILL TO
Midwest Asphalt
510 W. Fifth St.
Tilton, IL 61833

INVOICE #	DATE	TERMS	DUE DATE
3966	06/25/2026	Net 30	07/25/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
06/11/2026	Foreman plumber labor to tie 4" building drain into the grease interceptor with 4" pipe and run two vents from the grease interceptor back into the building and tie into existing vents at new Chick Fil A location in Danville, IL	8.50	114.00	969.00
06/11/2026	Plumber labor to tie 4" building drain into the grease interceptor with 4" pipe and run two vents from the grease interceptor back into the building and tie into existing vents at new Chick Fil A location in Danville, IL	8.50	105.00	892.50
06/11/2026	Miscellaneous PVC fittings and consumable material for Chick Fil A	1	42.70	42.70
06/24/2026	Plumber labor to replace approximately 40' of damaged 2" copper water service with 2" CTS at CSR Building 2212 Sangamon Dr. Champaign, IL	3.50	114.00	399.00
06/24/2026	Material for CSR job	1	298.84	298.84

*CPD CUSR DROP OFF
TO TALK 67.84
WATER LINE REROUTE*

We have moved.
Our new address is 1538 E. Fairchild St., Danville, IL 61832
There will be a 1.5% fee applied on unpaid invoices after 30 days.

BALANCE DUE**\$2,602.04**

MIDWEST ASPHALT COMPANY
510 W. 5th STREET
TULON, IL 61833
2026 LABOR RATES
UPDATED 07/20/2026

	Health & Welfare		Qualified Savings Plan Trust	Apprenticeship & Training	PAC	LAF	DIAF	Worker's Company FICA/med Unemploy.			TOTAL COST	
	Hourly Wage							COMP				
OPERATORS	\$ 48.15	\$ 12.40	\$ 10.00	\$ 5.50	\$ 1.55	\$ -	\$ 0.20	\$ 0.10	\$ 2.53	\$ 3.68	\$ 6.28	\$ 90.40
OT 1 1/2	\$ 72.23	\$ 12.40	\$ 10.00	\$ 5.50	\$ 1.55	\$ -	\$ 0.20	\$ 0.10	\$ 3.80	\$ 5.53	\$ 9.43	\$ 120.72
OT 2X	\$ 96.30	\$ 12.40	\$ 10.00	\$ 5.50	\$ 1.55	\$ -	\$ 0.20	\$ 0.10	\$ 5.07	\$ 7.37	\$ 12.57	\$ 151.05
OP FOREMAN	\$ 51.15	\$ 12.40	\$ 10.00	\$ 5.50	\$ 1.55	\$ -	\$ 0.20	\$ 0.10	\$ 2.69	\$ 3.91	\$ 6.68	\$ 94.18
OT 1 1/2	\$ 73.73	\$ 12.40	\$ 10.00	\$ 5.50	\$ 1.55	\$ -	\$ 0.20	\$ 0.10	\$ 3.88	\$ 5.64	\$ 9.62	\$ 122.62
OT 2X	\$ 102.30	\$ 12.40	\$ 10.00	\$ 5.50	\$ 1.55	\$ -	\$ 0.20	\$ 0.10	\$ 5.38	\$ 7.83	\$ 13.35	\$ 158.61

	Health & Welfare						Worker's Company						Fed & IL		TOTAL COST
	Hourly Wage	Welfare	Pension	Amnity	Training	Legal	LECET	Comp	FICA/med	IAF-AGC	Unemploy.	Fed & IL			
LABORERS	\$ 40.22	\$ 9.75	\$ 17.81	\$ 1.61	\$ 0.80	\$ 0.30	\$ 0.72	\$ 1.85	\$ 3.08	\$ 0.20	\$ 5.25	\$ 81.59			
OT 1 1/2	\$ 60.33	\$ 8.25	\$ 17.81	\$ 1.61	\$ 0.81	\$ 0.30	\$ 0.72	\$ 2.04	\$ 4.62	\$ 0.20	\$ 7.87	\$ 104.56	\$ 81.59		
OT 2X	\$ 80.44	\$ 8.25	\$ 17.81	\$ 1.61	\$ 0.81	\$ 0.30	\$ 0.72	\$ 2.72	\$ 6.15	\$ 0.20	\$ 10.50	\$ 129.51	\$ 129.51		
LAB.FOREMAN	\$ 43.47	\$ 8.25	\$ 17.81	\$ 1.61	\$ 0.81	\$ 0.30	\$ 0.72	\$ 1.47	\$ 3.33	\$ 0.20	\$ 5.67	\$ 83.64	\$ 83.64		
OT 1 1/2	\$ 65.21	\$ 8.25	\$ 17.81	\$ 1.61	\$ 0.81	\$ 0.30	\$ 0.72	\$ 2.21	\$ 4.99	\$ 0.20	\$ 8.51	\$ 110.61	\$ 110.61		
OT 2X	\$ 86.94	\$ 8.25	\$ 17.81	\$ 1.61	\$ 0.81	\$ 0.30	\$ 0.72	\$ 2.94	\$ 6.65	\$ 0.20	\$ 11.35	\$ 137.58	\$ 137.58		

	Health & Welfare		Pension	Industry Advance.	Apprentice Training	AGC/IAF	Worker's COMP	Company FICA/med	SAT	Fed & IL Unemploy.	TOTAL COST
MASONS	\$ 41.89	\$ 11.25	\$ 13.00	\$ 0.21	\$ 0.80	\$ 0.21	\$ 1.93	\$ 3.20	\$ 0.02	\$ 5.47	\$ 77.98
OT 1 1/2	\$ 62.84	\$ 11.42	\$ 14.00	\$ 0.21	\$ 0.60	\$ 0.21	\$ 2.90	\$ 4.81	\$ 0.02	\$ 8.20	\$ 105.20
OT 2X	\$ 83.78	\$ 11.42	\$ 14.00	\$ 0.21	\$ 0.60	\$ 0.21	\$ 3.86	\$ 6.41	\$ 0.02	\$ 10.93	\$ 131.44
MAS-FOREMAN	\$ 45.30	\$ 11.42	\$ 14.00	\$ 0.21	\$ 0.60	\$ 0.21	\$ 2.09	\$ 3.47	\$ 0.02	\$ 5.91	\$ 83.23
OT 1 1/2	\$ 67.95	\$ 11.42	\$ 14.00	\$ 0.21	\$ 0.60	\$ 0.21	\$ 3.13	\$ 5.20	\$ 0.02	\$ 8.87	\$ 111.61
OT 2X	\$ 90.60	\$ 11.42	\$ 14.00	\$ 0.21	\$ 0.60	\$ 0.21	\$ 4.18	\$ 6.93	\$ 0.02	\$ 11.82	\$ 139.99

	Health & Welfare			Industry Apprenticeship & Training			Ind. mgmt Fund		SAP		Worker's COMP		Company FICA/med		Fed & IL Unemploy.		TOTAL COST
	Hourly Wage	Welfare	Pension	Advance	& Training				Annunity	COMP							
CARPENTERS	\$ 42.97	\$ 10.45	\$ 16.65	\$ 0.21		0.70	\$ 0.15		\$ 4.00	\$ 7.25	\$ 3.29	\$ 5.61					\$ 91.29
JOURNEMAN	\$ 64.46	\$ 15.68	\$ 24.98	\$ 0.21		0.70	\$ 0.15		\$ 6.00	\$ 10.88	\$ 4.93	\$ 8.41					\$ 136.40
OT 1 1/2	\$ 85.94	\$ 20.90	\$ 33.30	\$ 0.21		0.70	\$ 0.15		\$ 8.00	\$ 14.51	\$ 6.57	\$ 11.22					\$ 181.51
OT 2X	\$ 46.10	\$ 9.25	\$ 14.23	\$ 0.21		0.70	\$ 0.15		\$ 3.50	\$ 7.78	\$ 3.53	\$ 6.02					\$ 91.47
JOU FOREMAN	\$ 69.15	\$ 13.88	\$ 24.98	\$ 0.21		0.70	\$ 0.15		\$ 6.00	\$ 11.67	\$ 5.29	\$ 9.02					\$ 141.06
OT 1 1/2	\$ 92.20	\$ 18.50	\$ 33.30	\$ 0.21		0.70	\$ 0.15		\$ 8.00	\$ 15.56	\$ 7.05	\$ 12.03					\$ 187.72
OT 2X																	

DRIVERS	Health & Welfare		PENSION		HRA		APP & TRAINING		Industry Advance.		Worker's COMP		Company FICA/med		Fed & IL Unemploy.		TOTAL
	Hourly Wage																COST
CLASS 3	\$ 46.15	\$ 16.11	\$ 8.06	\$ 1.00	\$	\$ 0.25	\$ 0.20				2.13	3.53	2.10				79.53

*WE PAY 322.20/WK NO MATTER HOW MANY HOURS WORKED FOR PENSION
8.06 IS HOURLY RATE

*WE PAY 322.20/WK NO MATTER HOW MANY HOURS WORKED FOR PENSION
8.06 IS HOURLY RATE

CUSR - Change Order 03

Final Audit Report

2026-07-27

Created:	2026-07-27
By:	Champaign Park District (adobe11@champaignparks.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7H2nuCOBDbzByFNM-GohN2dA1N-IWE1

"CUSR - Change Order 03" History

-  Document created by Champaign Park District (adobe11@champaignparks.org)
2026-07-27 - 7:29:06 PM GMT
-  Document emailed to nwalder@petry-kuhne.com for signature
2026-07-27 - 7:31:03 PM GMT
-  Email viewed by nwalder@petry-kuhne.com
2026-07-27 - 7:34:11 PM GMT
-  Signer nwalder@petry-kuhne.com entered name at signing as Nick Walder
2026-07-27 - 7:40:00 PM GMT
-  Document e-signed by Nick Walder (nwalder@petry-kuhne.com)
Signature Date: 2026-07-27 - 7:40:02 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Document emailed to Sarah Sandquist (sarah.sandquist@champaignparks.org) for signature
2026-07-27 - 7:40:08 PM GMT
-  Email viewed by Sarah Sandquist (sarah.sandquist@champaignparks.org)
2026-07-27 - 8:46:34 PM GMT
-  Document e-signed by Sarah Sandquist (sarah.sandquist@champaignparks.org)
Signature Date: 2026-07-27 - 8:46:52 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.
2026-07-27 - 8:46:52 PM GMT



Adobe Acrobat Sign

CHANGE ORDER



General Description

Project (name and address): CUSR Drop Off Site Improvement	
Original Contract Date: April 23, 2026	Change Order Number: 04
Project Number (if applicable): 240014	Purchase Order Number: 26-23912
Date of Issue: 07/30/26	Change Order Amount: \$11,812.50
Type of Change (select all that apply): Scope ☒ Duration ☐ Cost ☒ Description of Change: (Detailed description of the change and, if applicable, attach or reference specific exhibits) CR #6 - Per City of Champaign requirements, 280' of road asphalt patching at 3 locations along Sangamon Drive.	

Contract Change

Original Contract Sum	\$ 1,067,216.00
Net Change by Previously Authorized Change Orders	\$ 16,487.17
Contract Sum Prior to This Change Order	\$ 1,083,703.17
This Change Order Amount	\$ 11,812.50
New Contract Sum Including This Change Order	\$ 1,095,515.67
Change in Contract Time (days)	N/A
New Substantial Completion Date	No Change

Pursuant to 720 ILCS 5/33E-9, the undersigned attests that the circumstances which necessitate this Change Order were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or this change is authorized by law and is in the best interest of the Champaign Park District.

It is understood and agreed that this adjustment constitutes compensation in full on behalf of the contractor and their subcontractors and suppliers for all costs and markup directly or indirectly, including extended overhead, attributable to the Change Order, for all the delays related thereto, and for performance of the change within the time frame stated above.

CHANGE ORDER



Approval

Owner Champaign Park District 706 Kenwood Road Champaign, IL 61821 Owner approval: <i>Sarah Sandquist</i> _____ Signature Date of approval: Jul 30, 2026 _____	Contractor Petry-Kuhne Company Contractor approval: <i>Nick Walder</i> Nick Walder (Jul 30, 2026 10 29 12 CDT) _____ Signature Date of approval: Jul 30, 2026 _____	Consultant Clark Dietz, Inc. Consultant approval: _____ Signature Date of approval: _____ _____
---	--	--

CHANGE ORDER



General Description

Project (name and address): CUSR Drop Off Site Improvement	
Original Contract Date: April 23, 2026	Change Order Number: 04
Project Number (if applicable): 240014	Purchase Order Number: 26-23912
Date of Issue: 07/30/26	Change Order Amount: \$11,812.50
Type of Change (select all that apply): Scope ☒ Duration ☐ Cost ☒ Description of Change: (Detailed description of the change and, if applicable, attach or reference specific exhibits) CR #6 - Per City of Champaign requirements, 280' of road asphalt patching at 3 locations along Sangamon Drive.	

Contract Change

Original Contract Sum	\$ 1,067,216.00
Net Change by Previously Authorized Change Orders	\$ 16,487.17
Contract Sum Prior to This Change Order	\$ 1,083,703.17
This Change Order Amount	\$ 11,812.50
New Contract Sum Including This Change Order	\$ 1,095,515.67
Change in Contract Time (days)	N/A
New Substantial Completion Date	No Change

Pursuant to 720 ILCS 5/33E-9, the undersigned attests that the circumstances which necessitate this Change Order were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or this change is authorized by law and is in the best interest of the Champaign Park District.

It is understood and agreed that this adjustment constitutes compensation in full on behalf of the contractor and their subcontractors and suppliers for all costs and markup directly or indirectly, including extended overhead, attributable to the Change Order, for all the delays related thereto, and for performance of the change within the time frame stated above.

CHANGE ORDER



Approval

Owner Champaign Park District 706 Kenwood Road Champaign, IL 61821 Owner approval: <i>Sarah Sandquist</i> _____ Signature Date of approval: Jul 30, 2026 _____	Contractor Petry-Kuhne Company Contractor approval: <i>Nick Walder</i> Nick Walder (Jul 30, 2026 10:29:12 CDT) _____ Signature Date of approval: Jul 30, 2026 _____	Consultant Clark Dietz, Inc. Consultant approval: _____ _____ Signature Date of approval: _____ _____
---	--	---



PETRY
KUHNE
C O M P A N Y

1701 Broadmoor Dr., Ste. 120
Champaign, IL 61821
Ph : (217)356-3743

Change Request

To: Bret Johnson
CHAMPAIGN PARK DISTRICT
706 Kenwood Road
Champaign, IL 61821
Ph: (217)819-3829 Fax: (217)355-8421

Number: 6
Date: 7/27/26
Job: 1-26-870 CUSR Drop Off Site Improvement
Phone:

Description: CR 6 Revised hot mix asphalt patch at street

We are pleased to offer the following specifications and pricing to make the following changes:

280 If of road asphalt patching

includes: (2) new approach locations, and (1) location where approach closed off with concrete

(milling, cleanup, install of new asphalt)

Work performed by subcontractors:

Description	Subcontractor	Price
CR 6 asphalt patching MAC		\$11,250.00
		Subtotal: \$11,250.00
		Subtotal: \$11,260.00
	OHP	\$11,250.00
		5.00% \$562.50
		Total: \$11,812.50

If you have any questions, please contact me at (217)356-3743.

Submitted by: Nick Walder
PETRY-KUHNE COMPANY

Approved by: _____
Date: _____

Midwest Asphalt Company

Mailing Address:

510 W. 5th Street

Tilton, IL 61833

Phone: (217) 304-2795

Office Address:

510 West Fifth St.

Tilton, IL 61833

Fax: (217) 446-0874

7-27-26

Petry-Kuhne Co.
1701 Broadmoor Dr.
Champaign, IL 61821

Attn: Nick Walder

RE: CPD CUSR Drop Off

Scope: RFP Asphalt Road Patching

280' Asphalt Road Patching @ 3-Entrances
Milling / Cleanup / Install New Asphalt

Total \$12,750.00

— 1500 per Ken
11,250 07/30

Thank you for the opportunity to provide this proposal. If you have any questions or concerns, please contact the office at (217)446-3350.

This proposal includes materials, labor, and equipment necessary for the project unless otherwise stated. At the completion of this project, we will issue an invoice for the contract amount with adjustments for any additions or deletions agreed to by both parties.

Terms: Net 30

This proposal is valid for 30 days from the above date.

If this is acceptable, please sign and return one copy of this document to our office. You may mail it to the above address or fax it to the above number.

Accepted:

Midwest Asphalt Company

Thomas J. Ribbe

CUSR - Change Order 04

Final Audit Report

2026-07-30

Created:	2026-07-30
By:	Champaign Park District (adobe11@champaignparks.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAaw6vJ-8zZJr1SYf650MsGP2pjDivngPsJ

"CUSR - Change Order 04" History

-  Document created by Champaign Park District (adobe11@champaignparks.org)
2026-07-30 - 3:14:03 PM GMT
-  Document emailed to nwalder@petry-kuhne.com for signature
2026-07-30 - 3:15:19 PM GMT
-  Email viewed by nwalder@petry-kuhne.com
2026-07-30 - 3:28:33 PM GMT
-  Signer nwalder@petry-kuhne.com entered name at signing as Nick Walder
2026-07-30 - 3:29:10 PM GMT
-  Document e-signed by Nick Walder (nwalder@petry-kuhne.com)
Signature Date: 2026-07-30 - 3:29:12 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_TYPE
-  Document emailed to Sarah Sandquist (sarah.sandquist@champaignparks.org) for signature
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-  Document e-signed by Sarah Sandquist (sarah.sandquist@champaignparks.org)
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-  Agreement completed.
2026-07-30 - 7:16:11 PM GMT



REPORT TO PARK BOARD

FROM: Sarah Sandquist, Executive Director

DATE: August 12, 2026

SUBJECT: Approval of Terms and Conditions for Champaign Park District Websites

Background

Staff identified a need for Terms and Conditions pages on the three Champaign Park District (Park District) websites (champaignparks.org, thevirginia.org, cuspecialrecreation.org). The need arose when staff began researching Short Message Service (SMS) software to send participants text communications. The software chosen, Pidj, requires Terms and Conditions to be present on all client websites. Staff researched additional use cases for a Terms and Conditions and discovered other credible reasons to adopt one, including legal protections.

The purpose of Terms and Conditions is to provide clear expectations about how a website and its content may be used by customers. It provides protection for an organization by outlining guidelines such as acceptable and prohibited use of the site, intellectual property on the site, and limited liability.

In April 2027, staff will request a second review of the Terms and Conditions with a new accessibility clause, as recommended by Title II of the Americans with Disabilities Act.

Prior Board Action

On June 10, 2026, Staff presented a draft of the Terms and Conditions to the Board and requested feedback. The Board offered the addition of a phishing clause.

Recommended Action

Staff recommends the approval of the Terms and Conditions for the three (3) Park District websites.

Prepared by:

Tachel Brown
Marketing Manager

Reviewed by:

Chelsea Norton
Director of Marketing & Development

Attachment: Terms and Conditions with an edit and clean format.

Terms and Conditions

These terms and conditions (the “Terms and Conditions”), as well as the [Online Privacy Policy](#), govern the use of <https://champaignparks.org/> (the “Site”). This Site is owned and operated by Champaign Park District (“Park District”) and is provided for convenience. The information on the Site does not constitute the official records of Park District.

Please read these Terms and Conditions carefully before using the Site. Your (“User”) continued use of the Site indicates your acceptance of the Terms and Conditions, including updates to the Terms and Conditions. Because the Terms and Conditions may change periodically, you should check this page from time to time to see posted changes and to remain aware of the most up-to-date Terms and Conditions. If you do not agree with these Terms and Conditions, please do not use the Site. Park District reserves the right to restrict or terminate User’s access to the Site for violation of the Terms and Conditions.

GENERAL DISCLAIMER

The Site has tried to ensure the accuracy of the information provided. However, due to the possibility of transmission errors, HTML browser incompatibilities, human error, changes made since the last update to the Site, or other aspects of electronic communication that are beyond Park District’s control, the Site does not guarantee the accuracy of the information provided and is not liable for reliance on this information.

Please contact Park District via our [General Contact Form](#) to report inaccuracies on the Site.

INTELLECTUAL PROPERTY

All content published and made available on our Site is the property of Park District. This includes, but is not limited to, images, text, videos, logos, documents, downloadable files, and anything that contributes to the composition of our Site (collectively the “Content”). The Content is protected, without limitation, pursuant to U.S. and foreign copyright and trademark laws. User may download material displayed on the Site to any single computer for User’s personal, non-commercial use only, provided that User does not remove any trademarks, copyright, or any other notice contained in such Content. Any unauthorized or prohibited use may subject the offender to civil liability and criminal prosecution under applicable federal and state laws.

ADDITIONAL PROHIBITED USES

The following activities are strictly prohibited when using our Site:

Spamming

Spamming is defined as sending unsolicited bulk and/or commercial messages using the Site’s contact forms or email addresses.

Hacking

Hacking is defined as illegally accessing computers, accounts, equipment or networks belonging to another party, or attempting to penetrate security measures of another system. This includes

any activity that may be used as a precursor to an attempted system penetration, including, but not limited to, port scans, stealth scans, or other information-gathering activity.

Phishing

Phishing is defined as using tactics of deception to gather sensitive information about an individual or organization. Phishing typically includes a piece of communication, such as a text or email, that appears to come from a legitimate organization and contains a fraudulent link to trick users into taking action that will leave them vulnerable to cyber-attacks.

Malicious Activity

Malicious Activity is defined as the sending of Internet viruses, worms, Trojan Horses, pings, floods, mail bombs, or denial-of-service attacks. Also, activities that disrupt the use of, or interfere with others' ability to effectively use, the node or any connected network, system, service, or equipment.

Other Illegal Activities

Other Illegal Activities are defined as the use of the Site in violation of applicable laws and regulations, including, but not limited to, advertising, transmitting, or otherwise making available Ponzi schemes, pyramid schemes, fraudulently charging credit cards, pirating software, or making fraudulent offers to sell or buy products, items, or services.

You expressly agree to all of the policies and disclaimers contained herein by using the Site.

LINKS TO OTHER WEBSITES

Our Site contains links to third-party websites or services that we do not own. We are not responsible for the policies or practices of any third-party website or service linked to our Site. It is your responsibility to read the terms and conditions and privacy policies of these third-party websites before using these sites.

REGISTRATIONS AND RESERVATIONS

Activity registrations and facility reservations are governed by policies not included in the Terms and Conditions. You should independently review the separate policies before registering for activities or making reservations. To review the registration and reservation policies, visit <https://app.amilia.com/store/en/champaignparks#> and select "Legal conditions."

NOTICE OF PUBLIC RECORDS

Information submitted through the Site may be subject to disclosure under the Illinois Freedom of Information Act (FOIA). This includes, but is not limited to, contact form submissions.

INDEMNITY

User shall indemnify, defend and hold harmless Park District and any of its commissioners, directors, officers, employees, agents, representatives, and volunteers from and against any and all liability, loss, costs, causes of actions, demands, attorney's fees, expenses, claims, suits and

judgments of whatsoever kind and character, including without limitation, all possible costs of responding to demands, in whatever form that may take, with respect to any claim made against Park District that arises from an act, failure, or omission on the part of User or any of its trustees, directors, officers, employees, contractors, agents and representatives in carrying out of the Terms and Conditions.

LIMITATION OF LIABILITY

The Content on the Site is provided “as is” and without guarantees of any kind. Park District does not guarantee that the information contained on the Site is accurate, complete, or reliable, or that the Site will be free of errors, viruses, or downtime. User hereby acknowledges that Park District and its commissioners, directors, officers, employees, agents, representatives, and volunteers are not liable for the defamatory, offensive, or illegal conduct of other users of the Site or third parties and that the risk of injury from the foregoing rests entirely with User. Users use the Site at their own risk.

APPLICABLE LAW AND VENUE

These Terms and Conditions are governed by and shall be interpreted according to the laws of the State of Illinois, without application of its conflict of laws provisions. In the event of any claims or lawsuits regarding this Site, a state or federal court located in Champaign County, Illinois, shall be the venue for such claims or suits.

SEVERABILITY

In the event any one or more of the provisions set forth in the Terms and Conditions shall be invalid, illegal, or unenforceable in any respect, such provision shall be deemed severed from the Terms and Conditions, and the validity, legality, or enforceability of the remaining provisions of the Terms and Conditions or any other application thereof shall not be affected or impaired thereby, and shall, therefore, remain in effect.

CHANGES

These Terms and Conditions may be amended from time to time to maintain compliance with the law and to reflect any changes to how we operate our Site and how we expect users to behave on our Site. We will post a notice on our Site if these Terms and Conditions change.

CONTACT DETAILS

If you have questions or suggestions, contact Park District at:

Champaign Park District
706 Kenwood Road
Champaign, Illinois 61821
217-398-2150

Approved by the Board of Commissioners: _____

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Champaign Park District
706 Kenwood Road
Champaign, Illinois 61821
217-398-2150

Approved by the Board of Commissioners: August 12, 2026

Michael R. Somers, President

Marguerite Bailey, Board Secretary



REPORT TO PARK BOARD

FROM: Sarah Sandquist, Executive Director

DATE: August 12, 2026

SUBJECT: Approval of a Budget Amendment to the Capital Improvement Fund Related to Carryforward of FY2025/26 Vehicle Replacement Funds

Background

Annually, the Park District budgets for scheduled vehicle replacements through the Capital Improvement Plan. The FY2025/26 budget included funds for the replacement of two fleet vehicles. On November 12, 2025, the Board approved a contract with Morrow Brothers for the purchase of two 2026 Ford Rangers at a total cost of \$70,072. At the time of approval, staff anticipated that the vehicles would be delivered before the end of the fiscal year on April 30, 2026.

Due to delays in vehicle availability, the vehicles were not delivered, and the related expenditures were not completed within FY2025/26. As a result, the funds were not included in the FY2026/27 budget through the normal capital project roll-forward process.

When the Board adopted the FY2026/27 budget, appropriations were set at approximately 10% above the working budget to provide flexibility for unforeseen needs, timing adjustments, and other unanticipated expenditures that require Board approval. Staff recommends using the available budget capacity to amend the working budget and complete the previously approved vehicle replacement purchase. This amendment does not represent a new capital project or additional commitment beyond what was previously approved by the Board. It adjusts the current-year budget to reflect the timing of the vehicle purchase.

Prior Board Action

- On November 12, 2025, the Board of Commissioners approved the purchase through the Joint Purchasing Program for two (2) new Ford trucks from Morrow Brothers Ford.
- On April 8, 2026, the Board of Commissioners (Board) approved Ordinance #693, the Budget and Appropriations Ordinance for the fiscal year beginning May 1, 2026, and ending April 30, 2027.
- On July 8, 2026, the Board approved Ordinance #694, a Supplemental Budget and Appropriations Ordinance for FY2026/27, related to additional funding from a HUG grant and donations from the Champaign Parks Foundation.

Budget Impact

The proposed amendment will increase Capital Improvement Fund expenditures by \$70,072 for the vehicle replacement project.

Recommended Action

Staff recommends that the Board approve the budget amendment to increase the FY2026/27 Capital Improvement Fund vehicle replacement project by \$70,072.

Prepared by:
Courtney R. Kouzmanoff, CPFO
Director of Finance

Reviewed by:
Bret Johnson
Director of Operations & Planning

Attachment A – Budget Amendment FY2026/27 - #2

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.

DESCRIPTION	CURRENT BUDGET	REVISED BUDGET	CHANGE	EXPLANATION
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16 - Capital Improvement Fund

Expenditures

16-01-900-61508-VR1001	150,000	220,072	70,072	Allocate Appropriations for Vehicle Replacement
Total FY 2026/2027 Expenditures	10,892,000	10,962,072	70,072	



REPORT TO PARK BOARD

FROM: Sarah Sandquist, Executive Director

DATE: August 12, 2026

SUBJECT: Approval of Professional Services Agreement with Farnsworth Group for Champaign Urbana Special Recreation Three-Season Pavilion Design

Background

The Champaign Park District (Park District) has received a \$300,000 State of Illinois appropriation through Senator Paul Faraci to support the construction of a new three-season pavilion at the Champaign-Urbana Special Recreation (CUSR) facility. The grant is administered through the Illinois Department of Commerce and Economic Opportunity (DCEO). It will provide a new, accessible gathering and program space that expands year-round recreation opportunities for CUSR participants.

Staff is requesting Board approval to enter into a professional services agreement with Farnsworth Group for the pavilion's final design. The proposed scope of services includes architectural, civil, structural, electrical, and surveying services necessary to complete construction documents, secure required permits, assist with bidding, and provide limited construction administration. The project includes a 1,758-square-foot pavilion featuring a pre-engineered steel structure, concrete foundation, lighting and electrical service, and roll-down clear enclosure panels to extend seasonal use. The design will also integrate with the new accessible sidewalk network currently under construction as part of the CUSR playground improvements.

Budget Impact

None.

Recommended Action

Staff recommends approval of the Project Services Agreement with Farnsworth Group for final design, bidding assistance, and limited construction administration services for the CUSR Three-Season Pavilion and authorize the Executive Director to execute the agreement.

Prepared by:

Sarah Sandquist
Executive Director, CPRE

Reviewed by:

Marguerite Bailey
Administrative Project Manager

Attachment: Farnsworth Proposal - CPD CUSR Pavilion Final Design - REV1

The mission of the Champaign Park District is to enhance the quality of life through positive experiences in parks and recreation in our community.



PROJECT SERVICES AGREEMENT

Champaign-Urbana Special Recreation New Pavilion Final Design

Champaign Park District

July 15, 2026

July 15, 2026

Mr. Jarrod Scheunemann
Deputy Executive Director
Champaign Park District
706 Kenwood Road
Champaign, IL 61821

RE: Project Services Agreement for CUSR New Pavilion Final Design

Dear Jarrod:

Farnsworth Group, Inc. ("Farnsworth Group") is pleased to present this Project Services Agreement ("Agreement") to Champaign Park District ("CPD") to provide architectural and engineering design services for the CUSR New Pavilion Final Design located in Champaign, IL. We have prepared this Agreement to match the scope of the work as we understand it, and identified as follows:

Prepare final design, assist with bidding, and provide construction administration for the new pavilion at CUSR. The pavilion will be based on concept Option 6 prepared by Farnsworth Group on June 8, 2026.

Please let me know if there are any questions regarding the scope as we've outlined above. The following pages provide more specific details regarding the scope of work, project approach, project team, etc. We appreciate your consideration and look forward to working with you on this project.

Sincerely,

FARNSWORTH GROUP, INC.



Scott Burge, AIA
Senior Architectural Manager

PROJECT OVERVIEW /

Our understanding of the project is based on Jarrod Scheunemann's email to Scott Burge on June 12, 2026 and the concept Option 6 prepared by Farnsworth Group on June 8, 2026.

The CPD would like to construct a pavilion that will be built to the north side of the existing Champaign Urbana Special Recreation (CUSR) building located at 2212 Sangamon Drive in Champaign, IL. It will be 1,758 square feet and will consist of a pre-engineered steel structure and concrete substructure with slab on grade. The roof will be gabled and include prefinished metal roof panels. The design will feature roll-down clear sides that will help extend the usability of the pavilion during transitional months. The pavilion will also feature power for lighting and general power. The site design will blend into the current sidewalk network that is being installed on the site for the new playground.

This proposal covers detailed design, bidding assistance, and construction administration.

SCOPE OF PROFESSIONAL SERVICES / SCOPE OF WORK

Farnsworth Group's scope of work includes a full-service approach within the parameters set by the scope identified within this proposal. We have included architecture, civil engineering, land surveying, structural engineering, and electrical engineering design services, as well as necessary interface with the Client, review agencies, and other Client retained consultants and vendors. The scope of work includes the services generally described as follows:

- A. Architecture
 - 1. Project Management
 - A. Coordinate the project team and act as a single point of contact.
 - B. Assemble the project deliverables and submit to the project team.
 - 2. Construction Documents
 - A. Architectural design to prepare the architectural elements for the superstructure.
 - B. Code review.
 - C. Prepare architectural drawings and specifications that will be utilized for obtaining bids and a building permit. We will submit a 50% complete and 100% complete deliverable for owner review.
 - D. Conduct up to one (1) 50% Construction Document owner review meeting to review the current design.
 - E. Revise design to reflect Owner comments from the 50% CD owner review meeting.
 - F. Submit building permit applications to City of Champaign for building permit.
 - 3. Bidding Assistance
 - A. Reach out to General Contractors to garner interest in the project.
 - B. Conduct one pre-bid meeting.
 - C. Conduct one bid opening meeting.
 - D. Answer questions from contractors and prepare addenda during the bidding process.
 - E. Prepare recommendation after receipt of the bids.
 - F. Prepare a contract between the chosen contractor and CPD.

- B. Civil Engineering
 - 1. Construction Documents
 - A. Provide detailed site design and prepare the civil engineering 50% and 100% complete construction documents deliverables. Design to tie into existing conditions.
 - B. Code review.
 - C. Prepare civil engineering deliverables and submit to local and state authorities having jurisdiction as required.
 - 2. Bidding Assistance
 - A. Answer questions from the prospective bidders and issue revisions for the project deliverables via addenda.
- C. Land Surveying
 - 1. Topographic Survey
 - A. Prepare site topographic survey for the area within the pavilion footprint and approximately 20'-0" beyond. Obtain spot elevations on a 50-foot grid interval.
 - B. Prepare existing drawings suitable for use by the civil engineer to prepare deliverables.
- D. Structural Engineering
 - 1. Construction Documents
 - A. Establish the structural design criteria.
 - B. Estimate preliminary reactions for the new pre-engineered pavilion.
 - C. Design foundations for the building.
 - D. Prepare structural engineering 50% and 100% complete construction documents deliverables.
 - 2. Bidding Assistance
 - A. Answer questions from the prospective bidders and issue revisions for the project deliverables via addenda.
 - 3. Construction Administration
 - A. Review foundation design for final building reactions and base configuration prepared by the pavilion manufacturer prior to the start of construction.
- E. Electrical Engineering
 - 1. Construction Documents
 - A. Code review.
 - B. Design general power distribution within the pavilion.
 - C. Lighting design for interior lighting.
 - D. Utilizing the proposed building layout, prepare electrical engineering 50% and 100% complete construction documents deliverables.
 - 2. Bidding Assistance
 - A. Answer questions from the prospective bidders and issue revisions for the project deliverables via addenda.

DELIVERABLES

The scope of work includes the deliverables generally described as follows:

- A. Architecture
 - 1. Construction Documents: General notes and legend, life safety plan, floor plan, roof plan, building elevations, building sections, wall sections, reflected ceiling plan, and pavilion details.
 - 2. Specifications: To be provided in 8.5 x 11 book format.
- B. Civil Engineering
 - 1. Construction Documents: Site demolition plan, proposed site plan, grading plan, site details, and general notes.
 - 2. Specifications: To be provided on the drawings.
- C. Structural Engineering
 - 1. Construction Documents: General structural information, foundation plan, & foundation details.
 - 2. Specifications: To be provided in 8.5 x 11 book format.
- D. Electrical Engineering
 - 1. Construction Documents: General electrical information, lighting plan, power plan, electrical schedules, and electrical details.
 - 2. Specifications: To be provided on the drawings.

MAIN POINT OF CONTACT /

The point of contact for Farnsworth Group will be:

Scott Burge, AIA
2211 West Bradley Avenue
Champaign, IL 61821
(217) 352-7408
sburge@f-w.com

PROFESSIONAL FEES /

Farnsworth Group proposes to provide the described services for a fixed fee of **\$25,500 (twenty-five thousand, five hundred dollars)**, plus normal reimbursable expenses. Additional details regarding payment terms and related policies are included in the attached General Conditions.

PROJECT TIMELINE /

We propose the following timeline for the project:

CPD Board Approval of Proposal	08.12.2026
Design	08.13 – 09.18.2026
Bid Period	09.21 – 10.09.2026
Board Approval of Bids	10.14.2026
Construction Period Starts	10.15.2026

ASSUMPTIONS AND CLARIFICATIONS /

The following assumptions and clarifications support the fees for this proposal.

A. General

1. We have assumed the project will be bid as one bid package (no early bid packages). We have assumed the roll down sides on the pavilion will be an alternate bid.
2. We will connect to the power within the existing building. The existing power is adequate for the proposed pavilion.
3. The number of meetings, site visits or travel included in this proposal are mentioned in the scope of services section. Additional meetings, site visits or travel may be requested on an hourly basis.
4. Design revisions required as a result of code changes adopted after delivery of 100% construction documents are not included.
5. This work is expected to commence in August 2026. Significant delays in start date may require reassessing necessary services, schedule, and fees.
6. Record as-built drawings are not included; nor are Record As-Built drawing revisions and reformatting based on contractor provided as-built markups.
7. We understand that there are no sustainable design goals for the project. We have not included utilizing sustainable benchmarking such as LEED.
8. Revisions caused by CPD, Authority Having Jurisdiction (AHJ), other governmental review agencies or any other entity that causes work already performed to be revised is excluded.
9. Construction will begin after completion of the OSLAD project in April 2027. CPD will perform Construction Administration services except for foundation review after pavilion shop drawings are received from the pavilion manufacturer.

B. Structural

1. Structural design is limited to foundation design only. The building's superstructure will be designed by a pre-engineered pavilion manufacturer. We assume preliminary reactions for foundation design will not be available and that reactions will be estimated by Farnsworth Group prior to the start of design. These assumptions must be checked with final reactions and configurations prior to the start of construction.
2. Final reactions and column base plate configurations may differ from our original estimates. Redesign of the foundation due to final reactions and configurations that differ from our estimates is not included.
3. We have not included retaining wall design. We do not anticipate this will be required.
4. Foundations will consist of perimeter cast-in-place concrete trench footings with pedestals and pad footings at column locations. Foundation design will be based on assumed net allowable soil bearing pressure. If the actual site soil conditions differ, redesign will be an additional service.
5. Structural design other than pavilion foundation design is excluded.
6. The existing building will not be modified for new openings or other architectural / structural modifications.

- C. Electrical
 - 1. Access control system design is not included.
 - 2. Networking design for internet, voice, or data systems is not included.
 - 3. Design of audio/video systems and signaling systems is not included.
 - 4. Renewable energy design or consulting such as solar panels, windmills, etc. is not included.
 - 5. Design of site and park lighting is not included.
- D. Civil
 - 1. No offsite site design or master planning is included, including water and power.
 - 2. Subsurface Utility Engineering (SUE) is not included.

ADDITIONAL SERVICES /

The following services are not included in the fees for this proposal, but may be relevant to the project and can be provided at your request for an additional fee:

- Multiple revisions and changes of scope both during and after each phase of service.
- Preparation of plans or specifications not specifically defined by this agreement.
- Cost opinion services.
- Value Engineering exercises.
- Geotechnical engineering for subsurface exploration.
- Environmental Engineering for the discovery and abatement design of hazardous materials.
- Fire protection and fire alarm design.
- Meetings and/or hearings with Planning and Zoning or City Council.
- Attendance at additional meetings or site visits requested by the CPD.
- Assistance with material testing.
- Assistance with special inspections.
- [Construction Administration services except for scope indicated for Structural Engineering.](#)
- Construction staking.
- Architectural renderings or special presentation graphics.
- Design of building signage.
- Design of fixtures, furniture, or equipment (FF&E).
- Postings, notifications, and other related services are not included in the proposed scope of work. Farnsworth Group can provide these services as an additional service upon request.

CLIENT RESPONSIBILITIES /

The following services or items are required to be provided by you to allow Farnsworth to complete the scope of services outlined above.

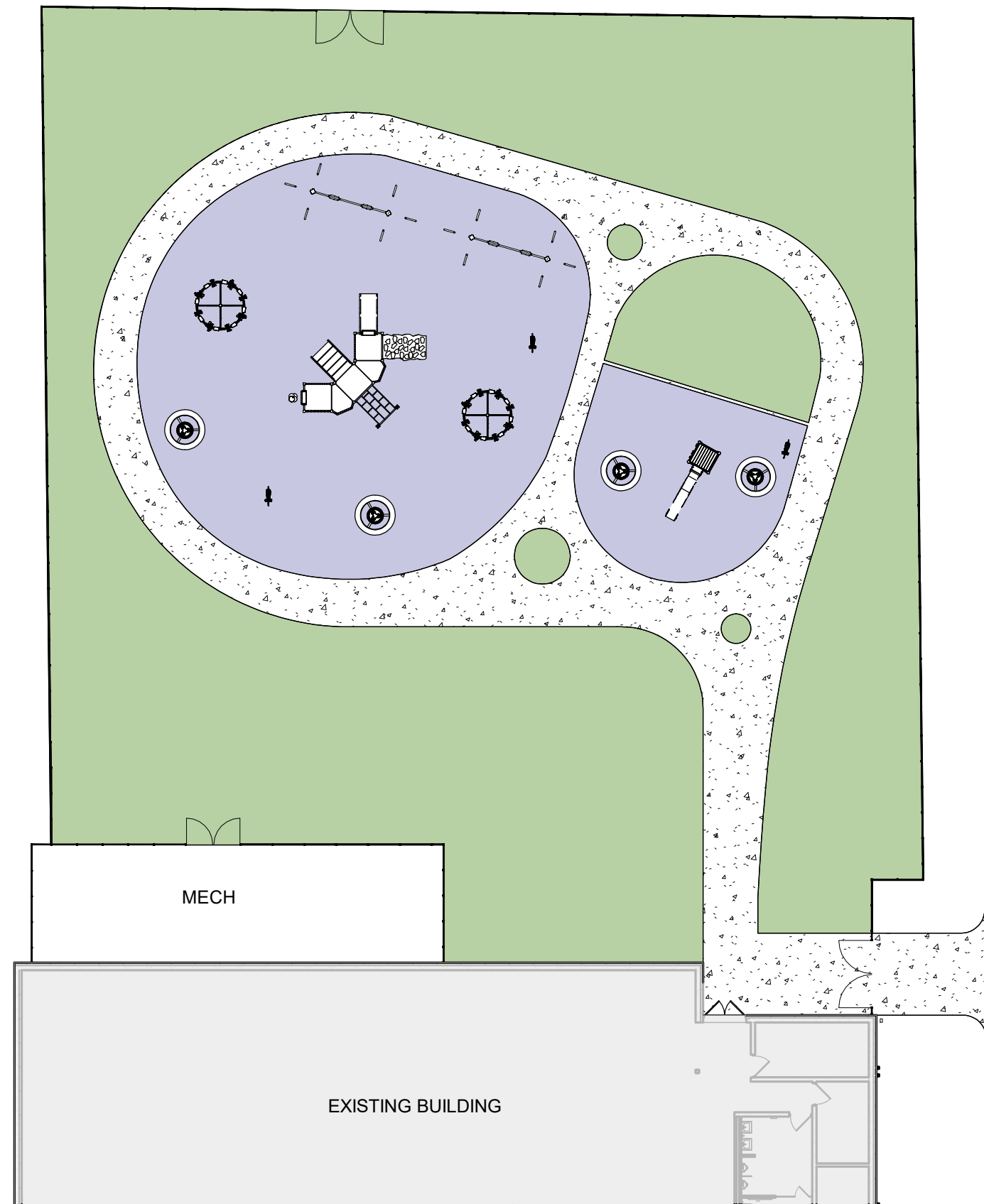
- Provide any available hard copy, PDF, or AutoCAD drawings of existing surveys, site plan, base drawings, mapping, and exhibits.
- All required notifications that originate with the Client (signs, public announcements, etc).
- Payment of any application fees, recording costs, and other fees that could be associated in the scope of the project.
- Coordination with grant administrators (if applicable).

- Access to the project site.
- Timely feedback throughout the project duration.
- [Construction Administration.](#)

AGREEMENT /

Please indicate your acceptance of this Agreement, including the attached Schedule of Charges and General Conditions, by signing and returning one copy for our records.

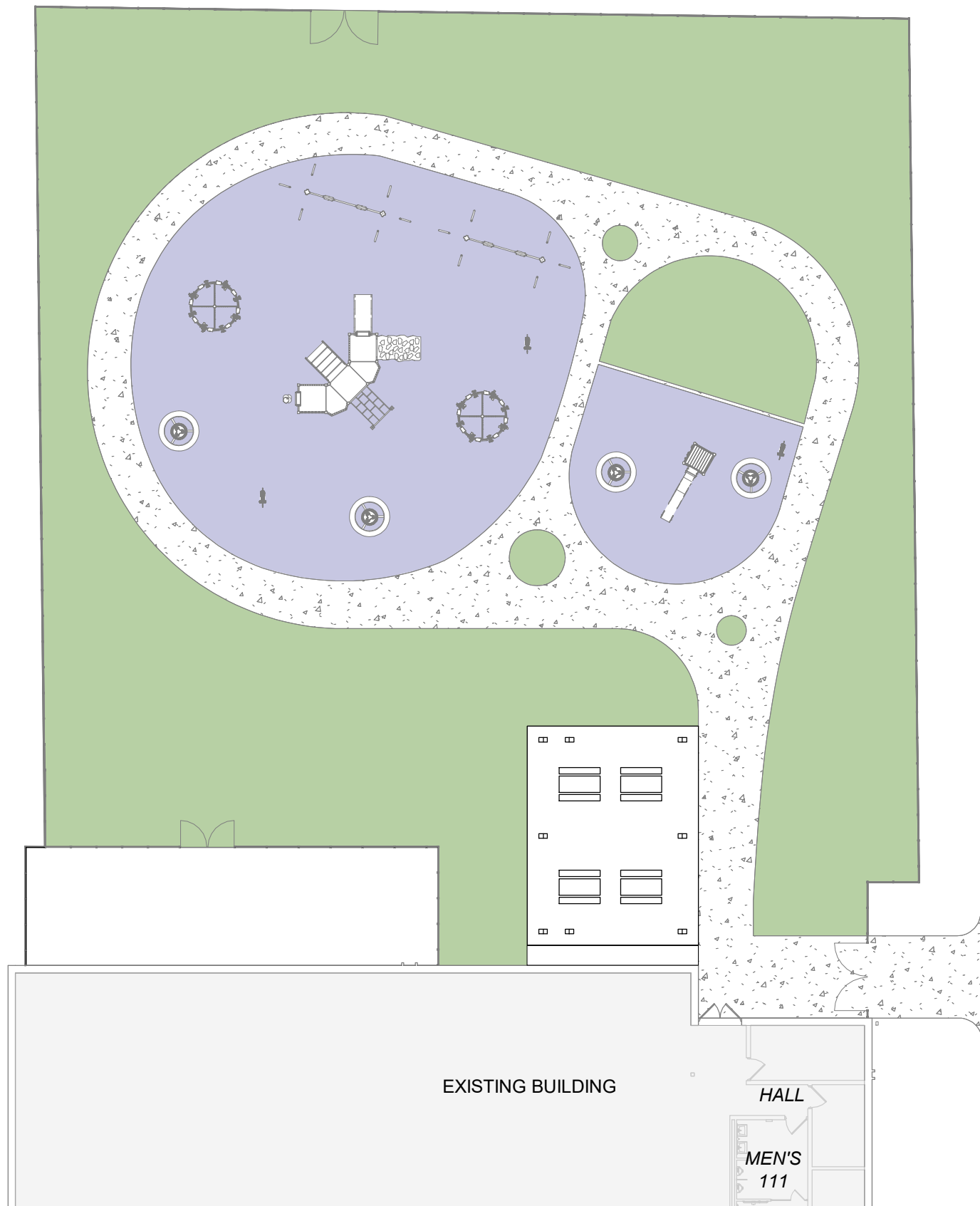
FARNSWORTH GROUP, INC.	CHAMPAIGN PARK DISTRICT
	
Signature	Signature
Scott Burge	
Typed Name	Typed Name
Senior Architectural Manager	
Title	Title
July 15, 2026	
Date	Date



CUSR Pavilion

EXISTING SITE PLAN

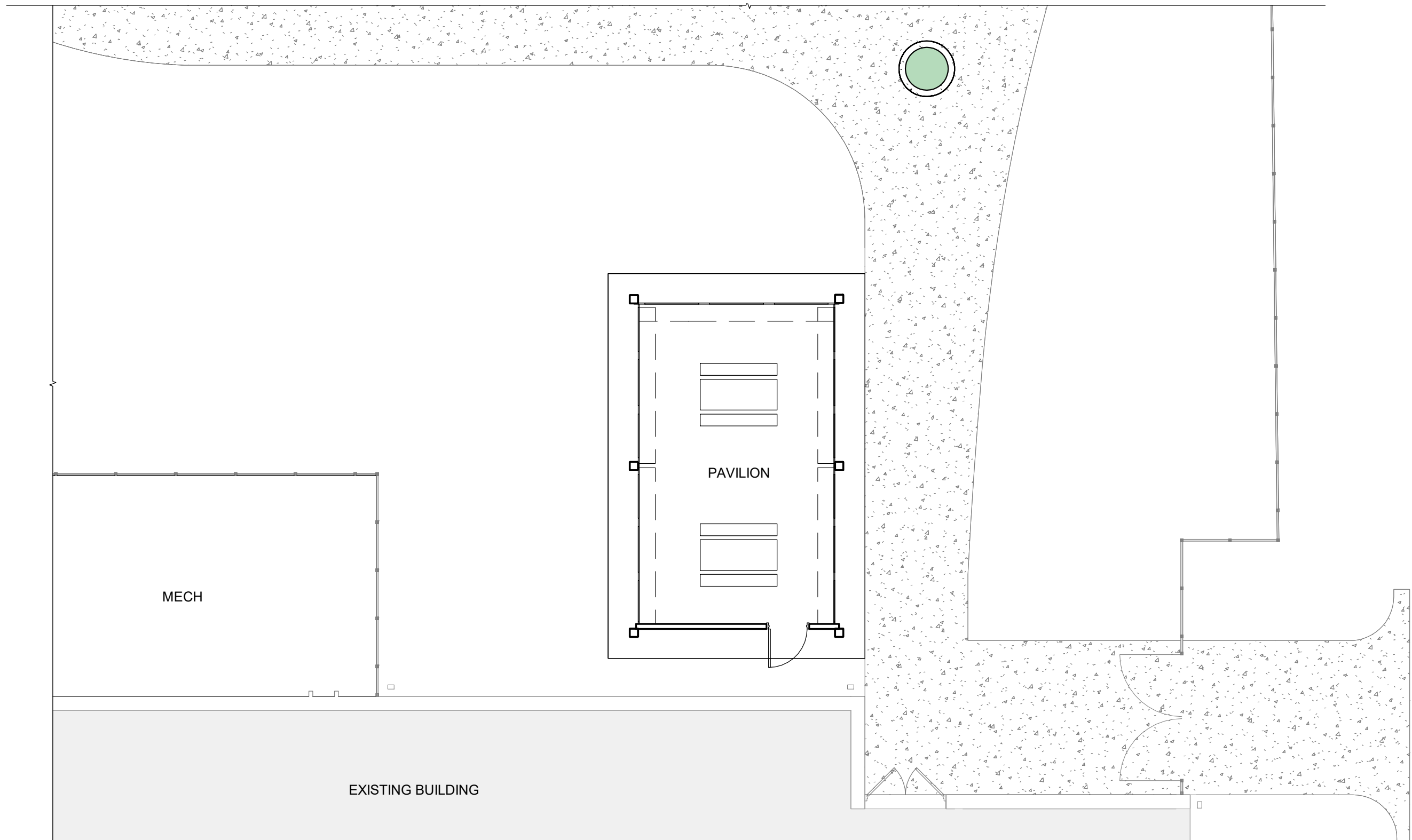
| 06/05/2026



CUSR Pavilion

PROPOSED SITE PLAN

| 06/05/2026

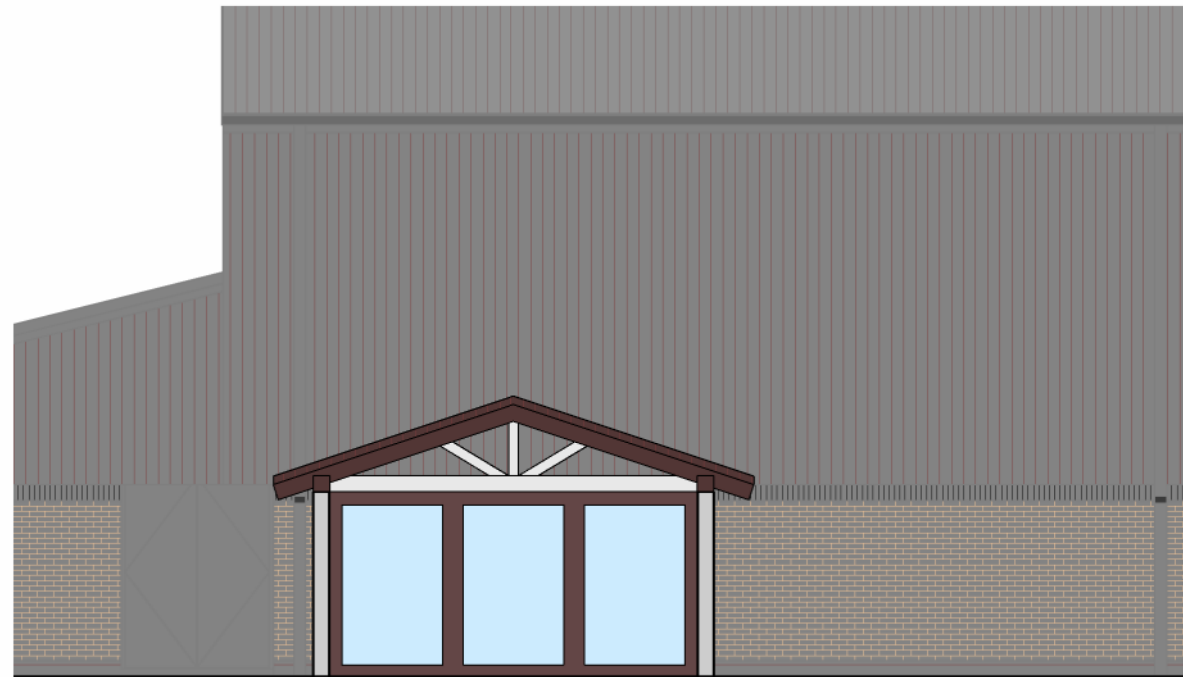


CUSR Pavilion

FIRST FLOOR PLAN OPTION 6

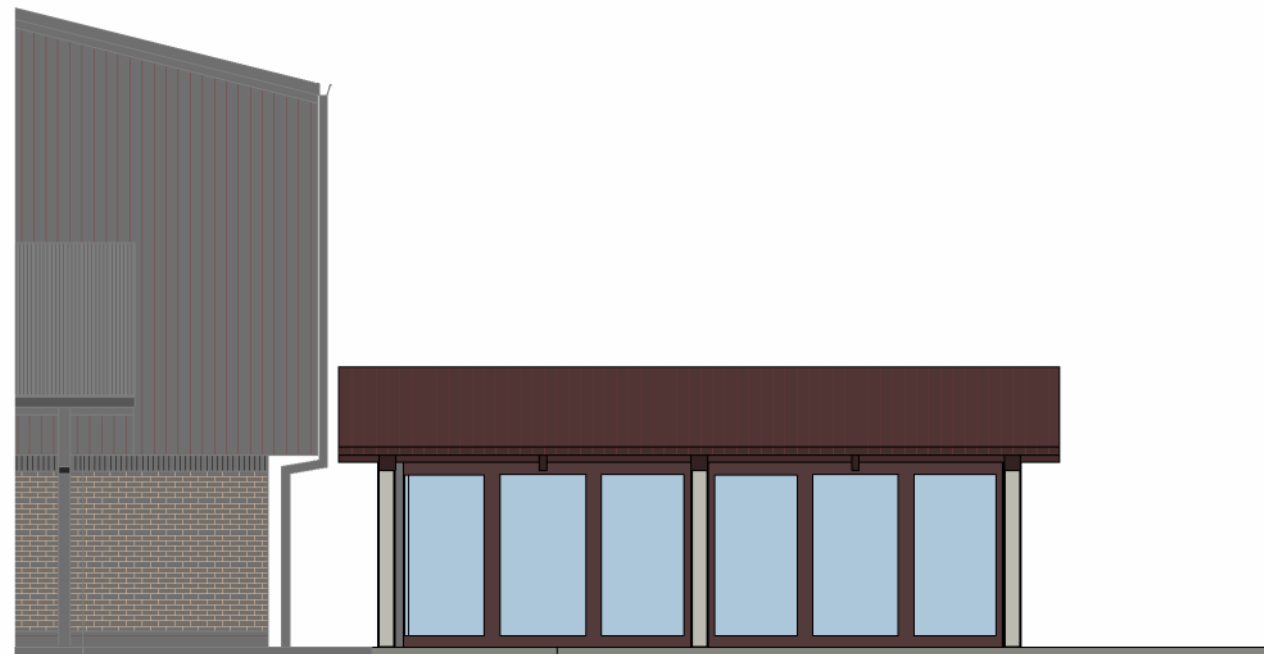
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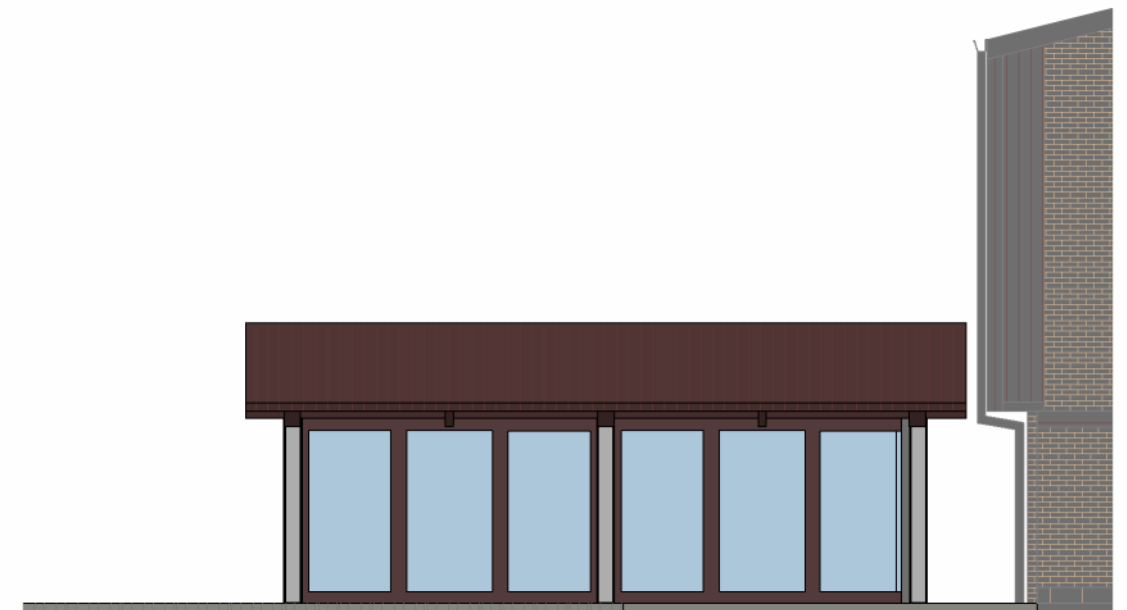
DO6 - NORTH ELEVATION

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



DO6 - EAST ELEVATION

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



DO6 - WEST ELEVATION

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



CUSR Pavilion

FIRST FLOOR PLAN OPTION 6

| 06/05/2026



CUSR Pavilion

FIRST FLOOR PLAN OPTION 6

| 06/05/2026



*Please note that this estimate does not include the following:
Permits, fire protection, shop tools & equipment, hazardous materials abatement, soil remediation, stormwater detention facilities, construction costs beyond 2026.*

ENGINEERS | ARCHITECTS | SURVEYORS | SCIENTISTS

Date: July 15, 2026
Client: Champaign Park District
Project: CUSR New Pavilion Final Design

Standard of Care: Services performed by Farnsworth Group under the Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee, is included or intended in the Agreement, or in any report, opinion, document, or otherwise.

Entire Agreement: These General Conditions and the signed document to which they are attached constitute the entire Agreement between Client and Farnsworth Group and are referred to hereinafter collectively as the "Agreement". The Agreement supersedes all prior communications, understandings and agreements, whether written or oral. Both parties have participated fully in the preparation and revision of the Agreement, and each party and its counsel have reviewed the final document. Any rule of contract construction regarding ambiguities being construed against the drafting party shall not apply in the interpreting of the Agreement, including any Section Headings or Captions.

Precedence: All purchases of Services are expressly limited to and conditioned upon acceptance of this Agreement. The Agreement shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding Farnsworth Group's services. Any additional or conflicting terms or conditions contained in any purchase order, statement of work, or other document issued by Client will not be binding upon Farnsworth Group and are expressly rejected by Farnsworth Group.

Fee Schedule: Where lump sum fees have been agreed to between the parties, they shall be so designated in the signed document attached hereto and by reference made a part hereof. Where fees are based upon hourly charges for services and costs incurred by Farnsworth Group, they shall be based upon the hourly fee schedule annually adopted by Farnsworth Group, as more fully set forth in a Schedule of Charges attached hereto and by reference made a part hereof. Such fees in the initial year of the Agreement shall be those represented by said Schedule of Charges, and these fees will annually change at the beginning of each calendar year after the date of the Agreement.

Opinions of Cost: Farnsworth Group's opinions of probable Project cost or construction cost for the Project will be based solely upon its own experience with construction. Since Farnsworth Group has no control over the cost of labor, materials or equipment, or over a contractor's method of determining prices, or over competitive bidding or market conditions, Farnsworth Group cannot and does not guarantee that proposals, bids, or the construction cost will not vary from its opinions of probable cost. If Client wishes greater assurance as to the construction cost, Client should employ an independent cost estimator.

Invoices: Client will pay Farnsworth Group the fees set forth in the Agreement (the "Fees"). Charges for services will be billed at least as frequently as monthly, and at the completion of Project. Client shall compensate Farnsworth Group for any sales or value added taxes which apply to the services rendered under the Agreement or any amendment thereto. Client shall reimburse Farnsworth Group for the amount of such taxes in addition to the compensation due for services. Payment of invoices shall not be subject to any discounts or set-offs by Client unless agreed to in writing by Farnsworth Group. Invoices are delinquent if payment has not been received within thirty (30) days from date of invoice. Amounts outstanding more than thirty (30) days will accrue interest at the rate of 1.5% per month (compounded), or if lower, the maximum rate permitted by applicable law. Should a past due amount exceed sixty (60) days, Farnsworth Group shall have the right to suspend all Services, without liability of any kind to Client, until full payment is received. All time spent and expenses incurred (including attorney's fees) in connection with collection of any delinquent amount will be paid by Client to Farnsworth Group per Farnsworth Group's then current

Schedule of Charges. Client will reimburse Farnsworth Group at the rate of cost plus 10% for reasonable meals and travel expenses incurred in connection with travel requested by Client outside the metropolitan area in which the individual employee or contractor of Farnsworth Group normally works.

Confidentiality: Each party shall retain as confidential all information and data furnished to it by the other party which are designated in writing by such other party as confidential at the time of transmission and are obtained or acquired by the receiving party in connection with the Agreement, and said party shall not reveal such information to any third party. However, nothing herein is meant to preclude either disclosing and / or otherwise using information (i) when the information is actually known to the receiving party before being obtained or derived from the transmitting party; or (ii) when the information is generally available to the public without the receiving party's fault at any time before or after it is acquired from the transmitting party; or (iii) where the information is obtained or acquired in good faith at any time by the receiving party from a third party who has the same in good faith and who is not under any obligation to the transmitting party in respect thereof; or (iv) is required by law or court order to be disclosed.

Compliance with Law: In the performance of services to be provided hereunder, Farnsworth Group and Client agree to comply with applicable federal, state, and local laws and ordinances and applicable lawful governmental or quasi-governmental order, rules, and regulations.

Modification to the Agreement: Client or Farnsworth Group may, from time to time, request modifications or changes in the scope of services to be performed hereunder. Such changes, including any increase or decrease in the amount of Farnsworth Group's compensation, to which Client and Farnsworth Group mutually agree shall be incorporated in the Agreement by a written amendment to the Agreement.

Notice: All notices required or permitted under this Agreement must be written and will be deemed given and received (a) if by personal delivery, on the date of such delivery, (b) if by electronic mail, on the transmission date if sent before 4:00 pm U.S. central time on a business day or, in any other case, on the next business day, (c) if by nationally recognized overnight courier, on the next business day following deposit for next business day delivery, or (d) if by certified mail, return receipt requested with postage prepaid, on the third business day following deposit. Notice must be addressed at the address or electronic mail address shown below for, or such other address as may be designated by notice by such Party:

If to Client:
Champaign Park District
Attn: Jarrod Scheunemann
706 Kenwood Road
Champaign, IL 61821
E-mail: jarrod.scheunemann@champaignparks.org

If to Farnsworth Group:
Farnsworth Group, Inc.
Attn: Scott Burge
2211 West Bradley Avenue
Champaign, IL 61821
E-mail: sburge@f-w.com

With a copy (which will not constitute notice) to:
Farnsworth Group, Inc.
Attn: Michael Redington
200 West College Avenue, Suite 301
Normal, Illinois 61761

Facsimile; PDF Signatures. Execution and delivery of this Agreement by delivery of a facsimile or portable document format ("PDF") copy bearing the facsimile or PDF signature of any party hereto shall constitute a valid and binding execution and delivery of this Agreement by such party. Such facsimile and PDF copies shall constitute enforceable original documents.

Force Majeure: Obligations of either party under the Agreement, other than payment obligations, shall be suspended, and such party shall not be liable for damages or other remedies while such party is prevented from complying herewith, in whole or in part, due to contingencies beyond its reasonable control, including, but not limited to strikes, riots, war, fire, acts of God, injunction, compliance with any law, regulation, or order, whether valid or invalid, of the United States of America or any other governmental body or any instrumentality thereof, whether now existing or hereafter created, inability to secure materials or obtain necessary permits, provided, however, the party so prevented from complying with its obligations hereunder shall promptly notify the other party thereof.

Assignment: Client shall not transfer or assign any rights under or interest in the Agreement, without the written consent of Farnsworth Group.

Dispute Resolution: In an effort to resolve any conflicts that arise during the performance of professional services for the Project or following completion of the Project, Client and Farnsworth Group agree that all disputes shall first be negotiated between senior officers of Client and Farnsworth Group for up to thirty (30) days before being submitted to mediation. In the event negotiation and mediation are not successful, either Client or Farnsworth Group may seek a resolution in any state or federal court that has the required jurisdiction within 180 days of the conclusion of mediation.

Timeliness of Performance: Farnsworth Group will begin work under the Agreement upon receipt of a fully executed copy of the Agreement. Client and Farnsworth Group are aware that many factors outside Farnsworth Group's control may affect its ability to complete the services to be provided under the Agreement. Farnsworth Group will perform these services with reasonable diligence and expediency consistent with sound professional practices.

Suspension: Client or Farnsworth Group may suspend all or a portion of the work under the Agreement by notifying the other party in writing if unforeseen circumstances beyond control of Client or Farnsworth Group make normal progress of the work impossible. Farnsworth Group may suspend work in the event Client does not pay invoices when due, and Farnsworth Group shall have no liability whatsoever to Client, and Client agrees to make no claim for any delay or damage as a result of such suspension. The time for completion of the work shall be extended by the number of days work is suspended. If the period of suspension exceeds ninety (90) days, Farnsworth Group shall be entitled to an equitable adjustment in compensation for start-up, accounting and management expenses.

Termination: If either party defaults in performing any of the terms or provisions of the Agreement, and continues in default for a period of fifteen (15) days after written notice thereof, the party not in default shall have the right to immediately terminate the Agreement. The non-defaulting party shall be entitled to all remedies under Illinois law at the time of breach, including, without limitation, the right to recover as an element of its damages, reasonable attorney's fees and court costs.

Reuse of Documents: All documents including reports, drawings, specifications, and electronic media prepared by Farnsworth Group and / or any subconsultant pursuant to the Agreement are instruments of its services for use solely with respect to this Project. Farnsworth Group and / or any subconsultant shall be deemed the authors and Clients of their respective instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights. They are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project. Any reuse without specific written verification or adaptation by Farnsworth Group will be at Client's sole risk, and without liability to Farnsworth Group, and Client shall indemnify and hold harmless Farnsworth Group or any subconsultant from all claims, damages, losses and expenses including court costs and attorney's fees arising out of or resulting therefrom. Any such verification or adaptation will entitle Farnsworth Group to further compensation at rates to be agreed upon by Client and Farnsworth Group.

Subcontracting: Farnsworth Group shall have the right to subcontract any part of the services and duties hereunder without the consent of Client.

Third Party Beneficiaries: Nothing contained in the Agreement shall create a

contractual relationship with or a cause of action in favor of a third party against either Client or Farnsworth Group, except as expressly provided herein. Farnsworth Group's services under the Agreement are being performed solely for Client's benefit, and no other party or entity shall have any claim against Farnsworth Group because of the Agreement; or the performance or nonperformance of services hereunder; or reliance upon any report or document prepared hereunder. Neither Farnsworth Group nor Client shall have any obligation to indemnify each other from third party claims, except as expressly provided herein. Client and Farnsworth Group agree to require a similar provision in all contracts with construction contractors and subconsultants, vendors, and other entities involved in the Project to carry out the intent of this provision.

Right of Entry: Client shall provide for Farnsworth Group's and / or any subconsultant's right to enter property owned by Client and / or others in order for Farnsworth Group and / or any subconsultant to fulfill the scope of services for this Project. Client understands that use of exploration equipment may unavoidably cause some damage, the correction of which is not part of the Agreement unless explicitly so provided.

Recognition of Risk: Client acknowledges and accepts the risk that: (1) data on site conditions such as geological, geotechnical, ground water and other substances and materials, can vary from those encountered at the times and locations where such data were obtained, and that this limitation on the available data can cause uncertainty with respect to the interpretation of conditions at Client's site; and (2) although necessary to perform the Agreement, commonly used exploration methods (e.g., drilling, borings or trench excavating) involve an inherent risk of contamination of previously uncontaminated soils and waters. Farnsworth Group's and / or any subconsultant's application of its present judgment will be subject to factors outlined in (1) and (2) above. Client waives any claim against Farnsworth Group and / or any subconsultant, and agrees to indemnify and hold Farnsworth Group and / or any subconsultant harmless from any claim or liability for injury or loss which may arise as a result of alleged contamination caused by any site exploration. Client further agrees to compensate Farnsworth Group and / or any subconsultant for any time spent or expenses incurred by Farnsworth Group and / or any subconsultant in defense of any such claim, in accordance with Farnsworth Group's and / or any subconsultant's prevailing fee schedule and expense reimbursement policy.

Authority and Responsibility: Client agrees that Farnsworth Group and any subconsultant shall not guarantee the work of any construction contractor or construction subconsultant, shall have no authority to stop work, shall have no supervision or control as to the work or persons doing the work, shall not have charge of the work, shall not be responsible for safety in, on, or about the job site, or have any control of the safety or adequacy of any equipment, building component, scaffolding, supports, forms, or other work aids.

Electronic Files Transfer.

(a) Farnsworth Group may prepare electronic files which contain machine-readable information or certain information for a project ("Project Files"). Client may request Project Files to facilitate Client's understanding of the project. The Parties recognize that the Project Files are subject to alteration, either intentionally or unintentionally, due to, among other causes, transmission, conversion, media degradation, software error or human error. The Parties further understand that the transfer of Project Files from the system and format used by Farnsworth Group to an alternate system or format cannot be accomplished without the introduction of anomalies and / or errors.

(b) Upon request, Farnsworth Group will supply Project Files to Client upon the express terms and conditions set forth herein:

(i) The Project Files may not be used for any purpose not related specifically to the Client's project. Use of these files for development of other projects; additions to the project, or duplication of the project at any location is expressly prohibited.

(ii) The Project Files are provided for information purposes only and are not intended as an end product. The Project Files may be a work in process, and Farnsworth Group is under no obligation to provide Client with any updated version(s) of the Project Files.

(iii) Client acknowledges and understands that the Project Files may not reflect all data contained in the contract documents, addenda, or other pertinent contract-related documents. Client acknowledges and understands that the Project Files

may contain data which is not included in the contract documents.

(c) **BIM Digital Files.** With regard to the transfer of Building Information Model (BIM) digital files, both Parties agree as follows:

(i) Farnsworth Group will provide only those BIM files created for Client's project. There is no representation the BIM files are comprehensive or comprise a complete model of the building.

(ii) The level of development of the model will be defined to be consistent with AIA Document G202-2013, as agreed by the parties. After reviewing and verifying the accuracy of the information contained within Farnsworth Group's BIM files, Client is authorized to develop its own model to a higher level of development for its own uses, but, in doing so, expressly agrees to assume all risks associated therewith.

Utilities: Client shall be responsible for designating the location of all utility lines and subterranean structures within the property line of the Project. Client agrees to waive any claim against Farnsworth Group and / or any subconsultant, and to indemnify and hold harmless from any claim or liability for injury or loss arising from Farnsworth Group and / or any subconsultant or other persons encountering utilities or other man-made objects that were not called to Farnsworth Group's attention or which were not properly located on documents furnished to Farnsworth Group. Client further agrees to compensate Farnsworth Group and / or any subconsultant for any time spent or expenses incurred by Farnsworth Group and / or any subconsultant in defense of any such claim, in accordance with Farnsworth Group's and / or any subconsultant's prevailing fee schedule and expense reimbursement policy.

Samples: All samples of any type (soil, rock, water, manufactured materials, biological, etc.) will be discarded sixty (60) days after submittal of Project deliverables. Upon Client's authorization, samples will be either delivered in accordance with Client's instructions or stored for an agreed charge.

Discovery of Unanticipated Hazardous Substances or Pollutants: Hazardous substances are those so defined by prevailing Federal, State, or Local laws. Pollutants mean any solid, liquid, gaseous, or thermal irritant or contaminant including smoke, vapor, soot, fumes, acids, alkalies, chemicals and waste. Hazardous substances or pollutants may exist at a site where they would not reasonably be expected to be present. Client and Farnsworth Group and / or any subconsultant agree that the discovery of unanticipated hazardous substances or pollutants constitutes a "changed condition" mandating a renegotiation of the scope of services or termination of services. Client and Farnsworth Group and / or any subconsultant also agree that the discovery of unanticipated hazardous substances or pollutants will make it necessary for Farnsworth Group and / or any subconsultant to take immediate measures to protect human health and safety, and / or the environment. Farnsworth Group and / or any subconsultant agree to notify Client as soon as possible if unanticipated known or suspected hazardous substances or pollutants are encountered. Client encourages Farnsworth Group and / or any subconsultant to take any and all measures that in Farnsworth Group's and / or any subconsultant's professional opinion are justified to preserve and protect the health and safety of Farnsworth Group's and / or any subconsultant's personnel and the public, and / or the environment, and Client agrees to compensate Farnsworth Group and / or any subconsultant for the additional cost of such measures. In addition, Client waives any claim against Farnsworth Group and / or any subconsultant, and agrees to indemnify and hold Farnsworth Group and / or any subconsultant harmless from any claim or liability for injury or loss arising from the presence of unanticipated known or suspected hazardous substances or pollutants. Client also agrees to compensate Farnsworth Group and / or any subconsultant for any time spent and expenses incurred by Farnsworth Group and / or any subconsultant in defense of any such claim, with such compensation to be based upon Farnsworth Group's and / or any subconsultant's prevailing fee schedule and expense reimbursement policy. Further, Client recognizes that Farnsworth Group and / or any subconsultant has neither responsibility nor liability for the removal, handling, transportation, or disposal of asbestos containing materials, nor will Farnsworth Group and / or any subconsultant act as one who owns or operates an asbestos demolition or renovation activity, as defined in regulations under the Clean Air Act.

Job Site: Client agrees that services performed by Farnsworth Group and / or any subconsultant during construction will be limited to providing observation of the progress of the work and to address questions by Client's representative concerning conformance with the Contract Documents. This activity is not to be

interpreted as an inspection service, a construction supervision service, or guaranteeing the construction contractor's or construction subconsultant's performance. Farnsworth Group and / or any subconsultant will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs. Farnsworth Group and / or any subconsultant will not be responsible for construction contractor's or construction subconsultant's obligation to carry out the work according to the Contract Documents. Farnsworth Group and / or any subconsultant will not be considered an agent of Client and will not have authority to direct construction contractor's or construction subconsultant's work or to stop work.

Shop Drawing Review: Client agrees that Farnsworth Group and / or any subconsultant shall review shop drawings and / or submittals solely for their general conformance with Farnsworth Group's and / or any subconsultant's design concept and general conformance with information given in the Contract Documents. Farnsworth Group and / or any subconsultant shall not be responsible for any aspects of a shop drawing and / or submittal that affect or are affected by the means, methods, techniques, sequences, and procedures of construction, safety precautions and programs incidental thereto, all of which are the construction contractor's or construction subconsultant's responsibility. The construction contractor or construction subconsultant will be responsible for dimensions, lengths, elevations and quantities, which are to be confirmed and correlated at the jobsite, and for coordination of the work with that of all other trades. Client represents that the construction contractor and construction subconsultant shall be made aware by Client of the responsibility to review shop drawings and / or submittals and approve them in these respects before submitting them to Farnsworth Group and / or any subconsultant.

LEED Certification and Energy Models: Client agrees that Farnsworth Group and / or any subconsultant do not guarantee the LEED certification of any facility for which Farnsworth Group and / or any subconsultant provides commissioning, LEED consulting or energy modeling services. The techniques and specific requirements for energy models used to meet LEED criteria have limitations that result in energy usage predictions that may differ from actual energy usage. Farnsworth Group and / or any subconsultant will endeavor to model energy usage very closely to actual usage, but Client agrees that Farnsworth Group and / or any subconsultant will not be responsible or liable in any way for inaccurate budgets for energy use developed from the predictions of LEED-compliant energy models. LEED certification and the number of LEED points awarded for energy efficiency are solely the responsibility of the U.S. Green Building Council and Green Building Certification Institute.

Environmental Site Assessments: No Environmental Site Assessment can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions in connection with a Subject Property. Performance of an Environmental Site Assessment is intended to reduce, but not eliminate, uncertainty regarding potential for Recognized Environmental Conditions in connection with a Subject Property. In order to conduct the Environmental Site Assessment, information will be obtained and reviewed from outside sources, potentially including, but not limited to, interview questionnaires, database searches, and historical records. Farnsworth Group is not responsible for the quality, accuracy, and content of information from these sources. Any non-scope items provided in the Phase I Environmental Site Assessment Report are provided at the discretion of the environmental professional for the benefit of Client. Inclusion of any non-scope finding(s) does not imply a review of any other non-scope items with the Environmental Site Assessment investigation or report. The Environmental Site Assessment report is prepared for the sole and exclusive use of Client. Farnsworth Group does not intend, without its written consent, for the Phase I Environmental Site Assessment Report to be disseminated to anyone beside Client, or to be used or relied upon by anyone beside Client. Use of the report by any other person or entity is unauthorized and such use is at their sole risk.

Consequential Damages: Notwithstanding any other provision of the Agreement, and to the fullest extent permitted by law, neither Client nor Farnsworth Group, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for incidental, indirect, or consequential damages arising out of or connected in any way to the Project or Services performed under this Agreement. This mutual waiver of consequential damages shall include, but not be limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence,

strict liability, breach of contract and breach of strict and implied warranty. Both Client and Farnsworth Group shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in Project.

Personal Liability: It is intended by the parties to the Agreement that Farnsworth Group's services in connection with the Project shall not subject Farnsworth Group's individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, Client agrees that as Client's sole and exclusive remedy, any claim, demand, or suit shall be directed and / or asserted only against "Farnsworth Group, Inc., an Illinois corporation," and not against any of Farnsworth Group's individual employees, officers or directors.

General Insurance and Limitation: Farnsworth Group is covered by commercial general liability insurance, automobile liability insurance and workers compensation insurance with limits which Farnsworth Group considers reasonable. Certificates of all insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Farnsworth Group agrees to indemnify and hold Client harmless from any loss, damage or liability arising directly from any negligent act by Farnsworth Group. Farnsworth Group shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. Farnsworth Group shall not be responsible for any loss, damage or liability arising from any act by Client, its agents, staff, other consultants, independent contractors, third parties or others working on the Project over which Farnsworth Group has no supervision or control. Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties agree that Farnsworth Group has no duty to defend Client from and against any claims, causes of action or proceedings of any kind.

Professional Liability Insurance and Limitation: Farnsworth Group is covered by professional liability insurance for its professional acts, errors and omissions, with limits which Farnsworth Group considers reasonable. Certificates of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Farnsworth Group agrees to indemnify and hold Client harmless from loss, damage or liability arising from errors or omissions by Farnsworth Group that exceed the industry standard of care for the services provided. Farnsworth Group shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. Farnsworth Group shall not be responsible for any loss, damage or liability arising from any act, error or omission by Client, its agents, staff, other consultants, independent contractors, third parties or others working on the Project over which Farnsworth Group has no supervision or control. Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties agree that Farnsworth Group has no duty to defend Client from and against any claims, causes of action or proceedings of any kind.

AGGREGATE LIMITATION OF LIABILITY: IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO BOTH CLIENT AND FARNSWORTH GROUP, THE RISKS HAVE BEEN ALLOCATED SUCH THAT CLIENT AGREES THAT FOR THE COMPENSATION HEREIN PROVIDED, FARNSWORTH GROUP CANNOT EXPOSE ITSELF TO DAMAGES DISPROPORTIONATE TO THE NATURE AND SCOPE OF FARNSWORTH GROUP'S SERVICES OR THE COMPENSATION PAYABLE TO IT HEREUNDER. THEREFORE, TO THE MAXIMUM EXTENT PERMITTED BY LAW, AND NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, CLIENT AGREES THAT THE TOTAL LIABILITY OF FARNSWORTH GROUP TO CLIENT AND ANYONE CLAIMING BY, THROUGH, OR UNDER CLIENT, FOR ANY AND ALL CAUSES OF ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PERFORMANCE OF SERVICES BY FARNSWORTH GROUP SHALL BE LIMITED IN THE ACCUMULATIVE AGGREGATE TO TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000) OR THE TOTAL FEES PAID TO FARNSWORTH GROUP BY CLIENT UNDER THIS AGREEMENT, WHICHEVER IS GREATER ("LIMITATION"). CLIENT HEREBY WAIVES AND RELEASES (I) ALL PRESENT AND FUTURE CLAIMS AGAINST FARNSWORTH GROUP, OTHER THAN THOSE DESCRIBED IN THE PREVIOUS SENTENCE, AND (II) ANY LIABILITY OF FARNSWORTH GROUP IN EXCESS OF THE LIMITATION. IN CONSIDERATION OF THE PROMISES CONTAINED HEREIN AND FOR OTHER SEPARATE, VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, CLIENT ACKNOWLEDGES AND AGREES THAT (I) BUT FOR THE LIMITATION, FARNSWORTH GROUP WOULD NOT HAVE PERFORMED THE SERVICES, (II)

CLIENT HAS HAD THE OPPORTUNITY TO NEGOTIATE THE TERMS OF THE LIMITATION AS PART OF AN "ARMS-LENGTH" TRANSACTION, (III) THE LIMITATION AMOUNT MAY BE LESS THAN THE AMOUNT OF INSURANCE REQUIRED OF FARNSWORTH GROUP UNDER THE AGREEMENT, (IV) THE LIMITATION IS MERELY A LIMITATION OF, AND NOT AN EXCULPATION FROM, FARNSWORTH GROUP'S LIABILITY AND DOES NOT IN ANY WAY OBLIGATE CLIENT TO DEFEND, INDEMNIFY OR HOLD HARMLESS FARNSWORTH GROUP, (V) THE LIMITATION IS AN AGREED REMEDY, AND (VI) THE LIMITATION AMOUNT IS NEITHER NOMINAL NOR A DISINCENTIVE TO FARNSWORTH GROUP PERFORMING THE SERVICES IN ACCORDANCE WITH THE STANDARD OF CARE.

Subpoenas: Client is responsible, after notification, for payment of time charges and expenses resulting from the required response by Farnsworth Group and / or any subconsultant to subpoenas issued by any party other than Farnsworth Group and / or any subconsultant in conjunction with the services performed under the Agreement. Charges are based on fee schedules in effect at the time the subpoena is served.

Statutes of Repose and Limitation: All legal causes of action between the parties to the Agreement shall accrue and any applicable statutes of repose or limitation shall begin to run not later than the date of Substantial Completion. If the act or failure to act complained of occurs after the date of Substantial Completion, then the date of final completion shall be used, but in no event shall any statute of repose of limitation begin to run any later than the date Farnsworth Group's services are completed or terminated.

Severability: If any term or provision of the Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of the Agreement shall remain in full force and effect.

Waiver: No waiver by either party of any breach, default, or violation of any term, warranty, representation, agreement, covenant, condition, or provision hereof shall constitute a waiver of any subsequent breach, default, or violation of the same or any other term, warranty, representation, agreement, covenant, condition, or provision hereof. All waivers must be in writing.

Survival: Notwithstanding completion or termination of the Agreement for any reason, all rights, duties, obligations of the parties to the Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.

Governing Law: The Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois without regard to conflict of law principles.



REPORT TO PARK BOARD

FROM: Sarah Sandquist, Executive Director

DATE: August 12, 2026

SUBJECT: Approval of an Agreement with Blast It Clean for Sholem Aquatic Center Epoxy Repairs

Background:

Sholem Aquatic Center consists of five pools, including the lap, main activity, lazy river, kiddie, and plunge pool. Each pool is coated with epoxy to aid with concrete durability, resist chemicals, serve as a waterproof membrane, and enhance pool aesthetics. Since the facility was reconstructed in 2006, it is estimated the pools have at least three existing epoxy coatings applied to them in addition to various area-specific additions of in-house maintenance concrete repairs and coating touch-ups.

With its age and current deterioration observed, ranging from spalling to paint chipping, staff identified it would be appropriate for all pools to be fully stripped of existing epoxy, receive new epoxy coatings, and perform other maintenance including concrete patching and resealing of pool joints.

Alternate 1 pricing was requested for any concrete repatching work that exceeds an anticipated 600 SF quantity of work, as agreed upon by the Park District.

Bid Results:

Sealed bids were opened on Tuesday, July 21, 2026, as shown below. This resulted in the lowest bidder being Blast It Clean, as seen below:

Bidding Contractor	Total Bid Amount	Alternate #1
Blast It Clean	\$350,000	\$20/SF
GP Maintenance Services	\$480,000	\$250/SF

Prior Board Action:

The Board of Commissioners formally approved the FY 2026/27 Capital Improvement Plan at the Regular Board meeting on February 11, 2026.

Budget Impact:

\$467,000 was allocated in the FY26/27 Capital Improvement Plan for Sholem Concrete and Epoxy Repairs.

Recommended Action:

Staff recommends awarding the bid to the lowest responsible bidder and authorizing the Executive Director to enter into an agreement with Blast It Clean, and accepting alternate 1, in the amount of \$350,000.00.

Prepared by:

Ally Kolar
Construction Project Manager

Reviewed by:

Bret Johnson
Director of Operations and Planning

Attachments:

Draft Contractor Agreement

CHAMPAIGN PARK DISTRICT CONTRACTOR AGREEMENT

This Agreement (hereafter called, "Agreement") made and effective as of _____, 2026 by and between the CHAMPAIGN PARK DISTRICT, a municipal corporation of the State of Illinois, located at 706 Kenwood Road, Champaign, IL 61821 (hereafter referred to as, "Owner"), and Blast It Clean, a private corporation (hereafter referred to as, ("Contractor"), located at 7800 E 12th St, Ste. 7, Kansas City, Missouri 64126, and individually or collectively referred to as "Party" or "Parties", as the case may be.

TERMS AND CONDITIONS

Owner and Contractor desire to enter into this Agreement, pursuant to which Contractor shall perform certain construction work and other duties in strict accordance with the following terms and conditions (collectively the "Work"), and, subject to the terms and conditions of this Agreement, the Owner shall pay for such performance of the Work. In consideration of these terms and conditions and other good and valuable consideration, the receipt of which is hereby acknowledged and intending to be legally bound, the Parties agree as follows:

1. **Project.** Contractor shall perform all Work required for new epoxy coatings and concrete repairs at the Champaign Park District's Sholem Aquatic Center, located at 2205 Sangamon Dr, Champaign, Illinois (the "Project"). Contractor shall undertake the Project and perform all Work and other duties in strict accordance with the "Contract Documents," which consist of this Agreement, the Scope of Work, and Specifications attached to this Agreement as Exhibit A.

2. **Contractor's Performance.** Contractor shall perform all Work utilizing the highest standards of workmanship and materials. Contractor shall maintain a sufficient staff to perform all Work in the most expeditious manner consistent with the interests of Owner. Contractor shall promptly notify Owner immediately in writing: (i) of any information required from Owner and necessary for Contractor to complete its Work in a timely manner; and (ii) of any Work requested by Owner that is not included in the scope of Work provided in the Contract Documents. Contractor shall be solely responsible for means and methods selected in performing the Work. Contractor shall supervise all Work so that it is performed in a safe and expeditious manner. Contractor shall be solely responsible for the Work of its employees and its subcontractors' and suppliers' employees.

a. Contractor shall carry the Work forward regularly, diligently, uninterruptedly and expeditiously at such a rate of progress and with an adequate work force as shall ensure the completion of the Work in accordance with the Contract Documents by the Final Completion date. It is expressly understood and agreed by and between Contractor and Owner that the time for completion of the Work is a reasonable time, taking into consideration the average climatic range, usual industrial conditions, and all other conditions and actors prevailing in this locality. Contractor shall promptly notify the Owner immediately in writing: (i) of any information required from the Owner and necessary for Contractor to complete its Work in a timely manner; and (ii) of any Work requested by the Owner or required for the Project that is not included in the scope of Work reflected in the Contract Documents. Contractor shall be solely responsible for means and methods selected in performing the Work. Contractor shall supervise all Work so that it is performed in a safe manner. Contractor shall be solely responsible for the Work of its employees and its subcontractors' and suppliers' employees. Contractor shall keep all documents and information related to the Project confidential and, except as required by law, shall not disclose such documents or information to any person or other party except the employees of Contractor and its subcontractors who need such documents or information to perform the Work and complete the Project.

b. Contractor shall confine all equipment, the storage of materials and the operations of its workers, to limits indicated by law, ordinances, permits, or directions of the Owner and shall not unreasonably encumber the Project site with such materials. The Project site shall not be utilized for the storage of vehicles, materials, equipment, or fixtures not intended for the Work to be performed.

c. Contractor shall notify all utility companies, public and private, as necessary in advance of commencing performance of the Work. The responsibility for moving water lines, gas lines, wire lines, service connections, water and gas meter boxes, water and gas valve boxes, light standards, cable ways, signals and all other utility appurtenances which are within the limits of the proposed construction shall be assumed by the Contractor, at no additional compensation. The Contractor shall verify the location of all utilities prior to the start of construction

and shall be responsible for the preservation of existing utility installation and the cost of providing precautionary supports, braces, or other equipment to insure against damage to said utility installation. The cost to repair and replace any new or existing utilities damaged shall be paid for by the Contractor.

d. If Contractor uncovers or discovers any concealed condition differing materially from conditions depicted in the Contract Documents or differing from conditions reasonably anticipated or inherent in the Work, Contractor shall immediately stop the Work and notify the Owner of the condition in writing. The Owner shall then issue written directions. Contractor shall not proceed with the Work until the Owner has issued written directions. The contract time and Contract Sum shall be equitably adjusted if necessitated by such directions of the Owner.

e. Contractor acknowledges and agrees that neither Contractor nor anyone with whom it may hire as an employee or independent contractor is an employee of the Owner, and are not entitled to any benefits or protections afforded employees of the Owner, nor controlled as employees of the Owner. Nevertheless, Contractor, its employees and independent contractors shall not act contrary to the policies of the Owner. Contractor understands and agrees that Contractor shall not be insured under provisions of the unemployment compensation insurance of the Owner or the workers' compensation insurance of the Owner, and that any injury or property damage in connection with the work performed shall be Contractor's sole responsibility and not that of the Owner. It is also understood that Contractor is not protected as an employee or as a person acting as an agent or employee under the provisions of the general liability insurance of the Owner and, therefore, Contractor shall be solely responsible for Contractor's own acts or omissions, and those of Contractor's employees, contractors, and agents, if any. The Owner shall not in any manner whatsoever be obligated to defend, indemnify or hold harmless Contractor, or Contractor's employees and agents, if any, in matters of liability.

f. Contractor acknowledges and agrees that Contractor is solely responsible to pay all applicable federal, state and local income and withholding tax obligations or contributions imposed pursuant to Social Security, unemployment insurance and worker's compensation insurance on behalf of Contractor and those employees, contractors, and agents, if any, employed by Contractor.

3. **Correction of Work.** If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents or fails within a seven (7) day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies, correct such deficiencies. If the Contractor fails to correct nonconforming Work within a reasonable time as determined in the sole reasonable discretion of Owner, the Owner may correct it as provided for herein.

4. **Substantial Completion.** Contractor shall cause all Work required by the Contract Documents to be substantially completed by November 20th, 2026 ("Substantial Completion"). "Substantial Completion" means that the Owner can occupy and fully utilize the completed Project for its intended use, and that all warranties, manuals, instructions, certifications, reports, record or as-built drawings, and any other document required by the Contract Documents have been properly submitted to and accepted by the Owner; and that the only remaining Work is minor cosmetic work that does not interfere with the Owner's operations (the "Punch List Work"). The Contractor shall complete the Punch List Work within ten (10) days after the date of Substantial Completion. Time is of the essence under this Agreement.

5. **Materials.** All materials incorporated into the Work shall be new and of high quality. Contractor shall follow all manufacturer's instructions and recommendations. If requested by Owner or otherwise required by the Contract Documents, Contractor shall, before purchase of such material, submit to Owner for Owner's review, and in a format acceptable to Owner, all product data, literature, and shop drawings.

6. **Differing Site Conditions.** If Contractor uncovers or discovers any concealed condition differing materially from conditions depicted in the Contract Documents or differing from conditions reasonably anticipated or inherent in the Work, Contractor shall immediately stop the Work and notify the Owner of the condition in writing. The Owner shall then issue directions. The contract time and contract price may be equitably adjusted if necessitated by such directions of the Owner. However, prompt written notice by the Contractor of the condition, followed by written directions from the Owner, shall be conditions precedent to such adjustments.

7. **Changes in the Work.** The Owner, without invalidating the Contract, may order changes in the Work within the general scope of the Contract, consisting of additions, deletions, or other revisions, and the Contract Sum and Contract Time shall be adjusted accordingly, in writing. If the Owner and Contractor cannot agree to a change in the Contract Sum, the Owner shall pay the Contractor its actual cost plus reasonable overhead and profit. If concealed or unknown physical conditions are encountered at the site that differ materially from those indicated in the Contract Documents or from those conditions ordinarily found to exist, the Contract Sum and Contract Time shall be subject to equitable adjustment.

8. **Contractor's Compensation.** Owner shall pay Contractor the sum of \$350,000 for Work properly performed under this Agreement. In the event conditions arise which Contractor believe warrant a change in compensation, Contractor shall notify Owner of such conditions in writing to request approval of additional compensation. Contractor shall not be entitled to any additional compensation unless previously approved by Owner in writing.

The Contractor's Compensation includes an allowance for \$20/SF for installation of materials. Use of the allowance is subject to the written pre-approval of the Owner. Such allowance shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes (if any), less applicable trade discounts. Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for the stated allowance amounts shall be included and deemed part of the Contract Sum. In the event of a change order, the amount of the change order shall reflect the difference between actual costs and the allowances under this Section.

9. **Payments to the Contractor.** On a monthly basis during the progress of the Work, Contractor shall, by such day as the Owner may specify, submit monthly payment applications to the Owner reflecting on an itemized percentage basis of the Contract Sum the value of all Work completed in the previous month. Owner shall pay properly submitted pay applications within thirty (30) days after receipt. Such payments shall be made as a percentage of the Contract Sum which is equal to the percentage of completion of the Work, less retention of ten percent (10%). When the Work is fifty percent (50%) complete, the retention held by Owner shall be five percent (5%) until final completion of the Project, including the completion of all Punch List Work. Each monthly pay application shall be accompanied by lien waivers covering all lien rights, including lien rights related to the then-current pay period, and all lien rights arising from payments previously made by Owner. Owner may elect to receive from Contractor trailing lien waivers from Contractor's subcontractors. At least once per month or as otherwise required prior to final completion of the Work, the Contractor and each subcontractor shall submit to the Illinois Department of Labor certified payrolls in accordance with Section 5 of the Illinois Prevailing Wage Act, 820 ILCS 130/5.

In the event the contract work has been awarded on a unit price bid basis, the form of each application shall follow the Bid Proposal Form, listing each item number, the total quantity of units completed to date of the estimate, the unit price and subtotal. The subtotal column shall be added to show the total cost of work completed to date, less ten (10%) percent to be withheld until the Contract is fifty percent (50%) complete, giving the total amount requested for payment. Until the Contract is fifty percent (50%) complete, previous applications for payment paid by the Owner shall be shown on each subsequent request and subtracted after the ten percent (10%) has been withheld.

After fifty percent (50%) of the Contract is complete, the subtotal column shall be added to show the total cost of work completed to date, less five percent (5%) to be withheld, giving the total amount requested for payment. After the Contract is fifty percent (50%) complete, previous applications for payment paid by the Owner shall be shown on each subsequent request and subtracted after the five percent (5%) has been withheld.

When issuing payment, Contractor and all subcontractors shall comply with the retainage limits as set forth in the Public Construction Bond Act, 30 ILCS 550/1 et seq.

In the event of any past due payment by Owner, such payment shall not bear interest in excess of the rate of twelve percent (12%) per annum pursuant to the Illinois Local Government Prompt Payment Act and this provision shall control regardless of any amendment, addendum, or exhibit to this Agreement.

10. **Defective Work and Guarantee.** All Work shall be of high quality and free of defect. Contractor shall promptly correct any defective Work. Payment by Owner for any Work later determined to be defective shall

not relieve Contractor of its obligation to correct defective Work. Contractor hereby warrants that all Work is and shall remain free from defect for two (2) years following Substantial Completion, and upon notice by the Owner, Contractor shall promptly correct such defects appearing within such two (2) year period. This warranty is in addition to any warranties that may be required by the Contract Documents, statutes of limitation under applicable law, and this warranty does not abrogate or nullify any breach of contract claim or other causes of action Owner may have against Contractor.

11. **Default.** In the event that either Party fails to comply with the terms of this Agreement, and cure such default within ten (10) days' written notice from the other Party, then the non-defaulting Party shall have the right to terminate this Agreement. Subject to section 12, any such termination shall not terminate or affect the obligations or rights to enforce the same as they may have accrued prior to termination which shall survive such termination.

12. **Termination.** The Owner may terminate this Agreement at any time for convenience and without cause by written notice to the Contractor and the Owner shall pay the Contractor for Work properly completed to the date of termination. This Agreement may be terminated at any time by mutual agreement of the Parties and the Owner shall pay the Contractor for Work properly completed to the date of termination. This Agreement may be terminated by either Party for "cause" by giving ten (10) days' notice to the other Party in writing of such termination. For the purposes of this Agreement, "termination for cause" is defined as termination for breach or an intentional or willful violation of any of the provisions of this Agreement by a Party. The Party terminating this Agreement for cause shall specify in such writing the nature of the "cause" resulting in termination. In the event of termination for cause, Owner shall have no further obligation other than to make payments to Contractor for Work completed satisfactorily, and Contractor shall be liable to Owner for any increase in cost incurred by Owner in completing the Work. Regardless of whether Owner exercises its right to termination, Contractor hereby waives any and all claims for lost profits, and any for any other consequential or incidental damages arising because of a termination.

13. **Prevailing Wage Act.** The Contractor shall pay prevailing wages in accordance with and shall fully comply with all requirements of the Prevailing Wage Act, 820 ILCS 130/0.01, *et seq.* This Agreement calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 *et seq.* ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's website for revisions to prevailing wage rates. For information regarding current prevailing wage rates, the Illinois Department of Labor's website is to be examined. All Contractors, subcontractors, and sub-subcontractors rendering services under this Agreement must comply with all requirements of the Act, including but not limited to, all wage requirements, notice, and record keeping duties.

14. **Person and Property Protection.** The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs, including all those required by law in connection with performance of the Contract. The Contractor shall take reasonable precautions to prevent damage, injury, or loss to employees on the Work and other persons who may be affected thereby, the Work and materials and equipment to be incorporated therein, and other property at the site or adjacent thereto. The Contractor shall promptly remedy damage and loss to property caused in whole or in part by the Contractor, or by anyone for whose acts the Contractor may be liable.

15. **Liens.** If any liens or claims of lien are placed on the Work, property of Owner, or the funds designated for the Project, and such liens or claims of lien are due to Contractor's breach of this Agreement or other circumstances or events under Contractor's control, Contractor shall indemnify Owner for all costs, expenses, and attorneys' fees incurred in the resolution of such lien, and Owner shall have the right to withhold from payments due to the Contractor an amount sufficient to satisfy such lien or claim of lien, along with an amount sufficient to cover attorneys' fees and other costs and expenses that have been or may be incurred by Owner in connection with the resolution of such lien or claim of lien.

16. **Insurance.** Contractor shall keep in full force and effect at all times during this Agreement a comprehensive general liability insurance policy, with contractual liability coverage, with minimum limits of not less

than \$1,000,000 per occurrence and \$2,000,000 annual aggregate together with property damage insurance of not less than \$1,000,000. All insurance carriers providing the coverage set forth herein shall have a rating of A as assigned by A.M. Best and Co. and shall be reasonably satisfactory to Owner. All insurance coverage provided by Contractor shall be primary insurance as to Owner. Any insurance or self-insurance maintained by Owner shall be in excess of Contractor's insurance and shall not contribute with it. The Owner, its commissioners, officers, employees, agents, representatives, and volunteers shall be covered as additional insured's under the general liability coverage which shall contain no special limitation on the scope of protection afforded to the additional insured's, and shall contain appropriate endorsements, extensions or riders necessary to assure coverage, together with such certificates of insurance which identify the required coverages. All liability insurance shall provide coverage on an "occurrence" basis and not on a "claims made" basis. Such policies shall not be cancelled or amended without at least ten (10) days prior written notice having been given to the Owner. Cancellation of any such coverage without a substitute policy containing the required coverage's being put in force, shall be grounds for the Owner to immediately terminate this Agreement with no further rights afforded Contractor. At its option, Owner may continue such insurance at its cost and obtain reimbursement and repayment thereof from Contractor. In such event, Contractor shall pay the amount due within ten (10) days of payment by Owner. The Parties acknowledge that Contractor may from time to time change insurers; provided that, the Owner shall be provided with a certificate of such insurance otherwise conforming to and in compliance with the terms hereof, promptly upon such change. Contractor shall maintain worker's compensation insurance sufficient to satisfy all applicable state and/or federal laws and must show policy number on certificate of insurance if workman's compensation is provided. Contractor shall keep comprehensive automobile liability insurance with a bodily injury limit of \$1,000,000 per person and \$1,000,000 per accident. Such automobile liability insurance shall cover property damage of \$500,000 each occurrence or combined single limit of \$500,000. Contractor shall carry umbrella liability insurance with minimum limits of \$5,000,000 in the aggregate.

17. **Performance and Payment Bond.** If the contract amount is in excess of \$50,000, prior to performing the Work, Contractor shall provide the Owner with a Performance Bond and a Labor/Material Payment Bond in a form acceptable to the Owner for the full amount of the contract price.

18. **Indemnification.** Contractor shall indemnify, defend, and hold harmless Owner, its commissioners, directors, officers, employees, agents, representatives, and volunteers from any and all claims, demands, causes of action, losses, liens, claims of lien, liabilities, penalties, and damages, including reasonable attorneys' fees and court costs, to the extent arising from any negligent act or omission of Contractor, its employees, or its subcontractors, suppliers, and their employees, and to the extent arising from any breach of this Agreement by Contractor. The Contractor hereby knowingly and intentionally waives the right to assert, under the case of *Kotecki v. Cyclops Welding Corp.*, 146 Ill.2d 155 (1991) that Contractor's liability may be limited to the amount of its statutory liability under the Workers' Compensation Act, and agrees that Contractor's liability to indemnify and defend the Owner and Architect is not limited by the so called "Kotecki Cap". The Contractor shall include this provision in each of its subcontract agreements and shall require its subcontractors to be so bound. Owner shall not be obligated in any manner whatsoever to pay or reimburse Contractor's attorneys' fees and expenses and this provision shall control regardless of any amendment, addendum, or exhibit to this Agreement.

19. **Successors and Assigns.** Contractor shall not assign any rights, delegate, or subcontract any obligations or duties under this Agreement without the prior written consent of the Owner, and any attempted assignment, delegation or subcontracting without such consent shall be void. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective permitted successors and assigns.

20. **Applicable Law and Venue.** This Agreement is governed by and shall be interpreted according to the laws of the State of Illinois, without application of its conflict of laws provisions. Each Party has reviewed and approved this Agreement and the rule of construction that resolves ambiguities against the drafting party shall not be employed in the interpretation of this Agreement. In the event of any claims or lawsuits regarding this Agreement, a state or federal court located in Champaign County, Illinois, shall be the venue for such claims or suits.

21. **Severability.** In the event any one or more of the provisions set forth in this Agreement shall be invalid, illegal, or unenforceable in any respect, such provision shall be deemed severed from this Agreement, and the validity, legality, or enforceability of the remaining provisions of this Agreement or any other application thereof shall not be affected or impaired thereby, and shall, therefore, remain in effect.

22. **Waiver.** Failure to insist upon strict compliance with any of the terms, covenants, or conditions of this Agreement, shall not be deemed a waiver of that term, covenant, or condition, nor shall any waiver or relinquishment of any right or power at any one time or times be deemed a waiver or relinquishment of the right or power at all or any other times.

23. **Counterparts.** This Agreement may be executed in any number of counterparts as may be convenient or required for the benefit of the Parties. It shall not be necessary that the signature of, or on behalf of, each Party, or that the signature of all persons required to bind any Party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this instrument to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each of the Parties hereto. Any signature page to any counterpart may be detached from any such counterpart without impairing the legal effect of the signatures thereon and thereafter attached to another counterpart identical thereto, except having attached to it additional signature pages.

24. **Digital Transmissions.** The Parties agree that each may rely, without investigation, upon the genuineness and authenticity of any document, including any signature or purported signature, transmitted digitally, without reviewing or requiring receipt of the original document. Each document or signature so transmitted shall be deemed an enforceable original. Upon request, the transmitting Party agrees to provide the receiving Party with the original document transmitted digitally; however, the Parties agree that the failure of either Party to comply with such a request shall in no manner whatsoever affect the genuineness, authenticity, or enforceability of the document or this contract. Each Party waives and relinquishes as a defense to the formation or enforceability of any contract between the Parties, or provision thereof, the fact that a digital transmission was utilized.

25. **Notice.** All notices required pursuant to this Agreement shall be in writing, and shall be deemed to have been given at the time they are mailed to the respective Party via certified mail, return receipt requested with an additional copy sent via U.S. first class mail at the address set forth below, or at such other place or address as the Parties shall provide to each other in writing.

Champaign Park District	Blast It Clean
Attn: Executive Director	Attn: Owner
706 Kenwood Road	7800 E. 12 th St.
Champaign, IL 61821	Kansas City, MO, 64126

26. **Force Majeure.** The Parties shall not be liable for, nor shall either of them be considered in breach of this Agreement due to, in whole or in part, any delay, failure or inability to perform the Services or other obligations under this Agreement as a result of a cause beyond its reasonable control, including, without limitation, any act of God or a public enemy or terrorist; any act, omission, or delay in action of any military, governmental, quasi-governmental, or regulatory authority or agency; any local, state, regional, or federal emergency; change in any law, rule, or regulation; any natural disaster or other like event; any epidemic or pandemic; any quarantine, self-quarantine, shelter-in-place, or like preventive measure issued or recommended by any governmental or quasi-governmental authority or agency; or any disruption or outage of communications, power or other utility. The time for performance required of the Parties (to the extent such delay, failure, or inability is reasonably curable by additional time) shall be extended by the period of such delay and in no event shall a Party be expected to expend or incur any additional costs or expenses beyond those reasonably anticipated at the commencement of this Agreement, nor shall the occurrence of the Force Majeure Event affect the obligation of a Party to pay money (or cause any third party to make payment of money on a Party's behalf) in a timely manner which matured prior to the occurrence of Force Majeure Event.

In the event the Work is delayed due to a cause beyond the reasonable control of Contractor, including strikes, labor disputes, lockouts, fire, shortages of labor or material, inclemency of weather, accidents, casualties, pandemic outbreaks, or government orders, Contractor shall not be liable for any damages caused by such delays, shortages, or disruptions and, provided that Contractor is in compliance with all other relevant provisions of this Agreement, the contract time shall be extended for such reasonable time as the Owner may determine; provided that, such extension of contract time shall be net of any delays caused by or due to the fault or negligence of Contractor or which are otherwise the responsibility of Contractor and shall also be net of any contingency or "float" time allowance included in Contractor's construction schedule. Contractor shall, in the event of any occurrence likely to cause a delay,

cooperate in good faith with the Owner to minimize and mitigate the impact of any such occurrence and do all things reasonable under the circumstances to achieve this goal. Any such extension of contract time pursuant to this section shall be reduced to a Change Order. Extension of contract time pursuant to this section shall be the Contractor's sole and exclusive remedy for delay.

27. **Representation of Authority.** Each person executing this Agreement represents that they are authorized to execute the Agreement. Each person executing this Agreement on behalf of any entity represents that they are authorized to execute this Agreement on behalf of such entity.

28. **Entire Agreement.** This Agreement and the Contract Documents and any exhibits or amendments represent the entire agreement between Contractor and Owner with respect to this Project, and supersede all prior representations, negotiations or agreements, written or oral, which are not included herein. This Agreement may only be amended by written instrument executed by Owner and Contractor. In the event of a conflict between this Agreement and the Contract Documents, this Agreement shall control.

29. **Time of the Essence.** Time is of the essence of this Agreement. It shall be binding upon the representatives, successors and permitted assigns of the Parties hereto.

WHEREOF, the Parties hereto have caused this Agreement to be executed and effective as of the date first above written.

**Champaign Park District,
a municipal corporation**

By: _____

Its: _____

**Blast It Clean,
a private corporation**

By: _____

Its: _____

EXHIBIT A – SCOPE OF WORK

Attachments to include contract bid documents.



REPORT TO PARK BOARD

FROM: Sarah Sandquist, Executive Director

DATE: August 12, 2026

SUBJECT: Approval of the Open Space Land Acquisition and Development Grant Application

Background

The Open Space Lands Acquisition and Development (OSLAD) Program is a state-financed grant program, through the Illinois Department of Natural Resources (IDNR), that provides funding assistance to local government agencies for acquisition and/or development of land for public parks and open space. The maximum OSLAD grant award to any one construction project is \$600,000. Applications are due on August 31, 2026.

The Board of Commissioners was provided with three project options to consider and discuss at the July 22, 2026 Special Meeting.

Budget Impact

Projects must be completed within two years of the fully executed grant agreement, and payment of all costs must occur before submitting the final billing request to IDNR for reimbursement. The overall estimated project cost would be \$1,200,000.00 but could be more after full design.

Recommendation

Staff recommends authorization and signature of the Financial Commitment Resolution for the OSLAD Grant Program due to IDNR by August 31, 2026, and to proceed with a \$600,000 OSLAD grant application.

Prepared by:

Bret Johnson
Director of Operations and Planning

Reviewed by:

Sarah Sandquist
Executive Director, CPRE

Attachment: 20260803 OSLAD - Heritage Park





Potential OSLAD Project: Heritage Park Phase 2

Item Description	Cost (\$)
Site Demolition and Removal	10,000
Site Excavation, Grading, and Landscaping	55,000
Site Drainage Infrastructure	16,000
New Concrete Parking Lot and Approach	250,000
New Concrete Paths	24,000
New Pedestrian Bridge	290,000
New Nature Playground	280,000
Subtotal	925,000
Construction Contingency (~10%)	92,000
Architect/Engineering Fees (15.25%)	183,000
Project Total	1,200,000

RESOLUTION

CHAMPAIGN PARK DISTRICT BOARD OF COMMISSIONERS

Financial Commitment for Open Space Land Acquisition and Development (OSLAD) Grant Program for State Fiscal Year 2027

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, one of the current priorities of the Champaign Park District Board of Commissioners is future development of outdoor recreation space in the Champaign Park District; and

NOW, THEREFORE, BE IT REOLVED that the Board of Commissioners of the Champaign Park District hereby certifies and acknowledges that it has sufficient funds necessary to complete the proposed and pending OSLAD project within the timeframe of the Illinois Department of Natural Resources (IDNR) OSLAD 2027 funding application period; and

BE IT FURTHER RESOLVED that the Champaign Park District shall be responsible for the project development, administration, and completion, including timely bid letting and oversight of the design and construction thereof; and

BE IT FURTHER RESOLVED that the Champaign Park District seeks to obtain an IDNR OSLAD grant in the amount of Six Hundred Thousand Dollars (\$600,000.00) to assist with the costs and expenses associated with construction of the project; and

BE IT FURTHER RESOLVED that the Champaign Park District shall apply for such grant and certifies to the best of its knowledge that the information being provided with such application is true and correct.

APPROVED by the President and Board of Commissioners of the Champaign Park District this 12th day of August, 2026.

(SEAL)

APPROVED

Marguerite Bailey, Secretary

Michael R. Somers, President



REPORT TO PARK BOARD

FROM: Sarah Sandquist, Executive Director

DATE: August 12, 2026

SUBJECT: Approval of Memorandum of Understanding for Zahnd Park Pond Expansion

Background

Earlier this year, the Champaign Board of Commissioners (Board) discussed a request related to the expansion of the existing detention pond at Zahnd Park in connection with the Stephens Family YMCA (YMCA) expansion and future development of adjacent Carle Health property. The proposed project would expand the existing pond and associated outfall storm sewer to provide additional stormwater detention capacity for the YMCA, future Carle development, and future development of Champaign Park District property northwest of Zahnd Park.

Following the Board's discussion, representatives from Carle Health, Stephens Family YMCA, and Champaign Park District continued working toward a three-party cost-sharing arrangement. A revised Memorandum of Understanding (MOU) is presented for Board consideration.

Importantly, the MOU is expressly non-binding and is intended to document the parties' general understanding regarding project scope and anticipated cost allocation while providing a framework for continued negotiations. The MOU also states that the parties will enter into a definitive agreement before any work on the pond expansion occurs.

The document before the Board has intentionally been narrowed to reflect its status as a non-binding MOU. Several provisions addressing matters such as insurance, indemnification, termination, compliance, and other contractual obligations have been struck from this version.

The MOU therefore represents agreement on the general project concept and anticipated cost-sharing framework but does not itself authorize construction or commit the District to the final terms of the project. Approval will allow the parties to continue engineering and legal work toward preparation of the definitive Development Agreement, which will return to the Board for consideration before construction.

Park District Benefits

Under the proposed arrangement, the Park District would receive:

- Additional stormwater detention capacity to serve future development of the District-owned property northwest of Zahnd Park.
- A reconstructed detention pond meeting current City of Champaign standards, including rip-rap shoreline protection and a bentonite liner.
- A relocated and reconstructed Carle at the Fields trail (CATF) around the expanded pond.
- Shared responsibility for major maintenance events exceeding \$10,000, while the Park District would continue routine maintenance such as mowing.

Recommended Action

Staff recommends approval of the Memorandum of Understanding between Champaign Park District, Carle Health, and Stephens Family YMCA regarding the Zahnd Park Pond Expansion.

Prepared by:

Sarah Sandquist
Executive Director, CPRE

Reviewed by:

Marguerite Bailey
Administrative Project Manager

Attachments: Carle_YMCA_CPD - Zahnd Park Pond Expansion MOU 8.12.26

Memorandum of Understanding

This Memorandum of Understanding (the “**MOU**”) is hereby entered into by and ~~between~~ among The Carle Foundation d/b/a Carle Health on behalf of itself and its affiliates and subsidiaries (“**Carle**”), Stephens Family YMCA (“**YMCA**”) and Champaign Park District (“**CPD**”) as of the date of last signature hereto (the “**Effective Date**”). Carle, YMCA, and CPD may be referred to herein individually as a “**Party**” and collectively as the “**Parties**”.

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RECITALS

WHEREAS, the Parties desire to expand the existing Zahnd Park pond and outfall storm sewer located on CPD property to accommodate additional storm water detention needs for future developments contemplated by Carle, ~~Champaign Park District~~CPD, and ~~the~~ YMCA (the “**Pond Expansion**”);

WHEREAS, The Parties desire to enter into ~~an~~ a non-binding MOU to document the terms and conditions by which the Parties ~~shall intend to~~ allocate the project costs to accomplish the Pond Expansion; and

THEREFORE, in consideration of the mutual covenants and conditions contained herein, the abovementioned recitals, which are incorporated herein by this reference, and other valuable consideration ~~the receipt and sufficiency of which is hereby acknowledged~~, the Parties agree as follows:

AGREEMENT

1. Zahnd Park Pond Expansion.

~~1-1:~~ **1.1 Definitive Agreement.** The Parties agree that this MOU is primarily intended to guide discussions and negotiations concerning the relative duties and obligations of the Parties for the Zahnd Park pond expansion. The Parties agree to memorialize their final, agreed-upon duties and obligations in a definitive agreement before any work to expand Zahnd Park pond is undertaken.

~~1-1:~~ **1.2 Zahnd Park Pond Expansion Design.** The Parties agree to review and negotiate in good faith the engineering design for the Pond Expansion which meets the Parties’ needs relative to storm water drainage and detention. Unanimous agreement is required to approve the final design. A proposed engineering design is attached hereto and incorporated herein as Exhibit A.

~~1-2:~~ **1.3 Cost Sharing for Pond Expansion.** The Parties agree that, based on current information, guidance, and cost projections, ~~that~~ the estimated Pond Expansion project costs shall be ~~split between~~ divided among the Parties as set forth below, based on their projected percentage of volume contribution.

Table 1 - Total Design Volumes		
Development	Volume Required (Acre-Foot)	% of Total
YMCA Expansion	1.12	22%
Carle Future Lots 106-109	2.12	41%
Existing Zahnd Park	0.99	20%
NW Zahnd Parcel	0.85	17%
Total As Designed	5.08	100%

Table 2 - New Volume Contribution by Development		
Development	Volume Required (Acre-Foot)	% of Total
YMCA Expansion	1.12	27%
Carle Future Lots 106-109	2.12	52%
NW Zahnd Parcel	0.85	21%
Total New Volume	4.09	100%

Cost Sharing					
Item	Total	YMCA	Carle	Park District	% based on
Site Demo	\$37,080	\$10,012 (27%)	\$19,282 (52%)	\$7,786 (21%)	Table 2
Storm Retention Earthwork	\$1,158,820	\$521,469 (45%)	\$451,940 (39%)	\$185,411 (16%)	Table 2 with *
Rip-Rap for Pond	\$150,000	\$33,000 (22%)	\$61,500 (41%)	\$55,500 (37%)	Table 1
Bentonite Liner for Pond	\$79,675	\$17,529 (22%)	\$32,667 (41.29%)	\$29,480 (37%)	Table 1
Total	\$1,425,575	\$582,010	\$565,389	\$278,177	

* Since the YMCA is receiving the benefit of being able to use the fill from the pond on their development, the YMCA is paying a larger percentage for this line to acknowledge this benefit to the other two parties. The savings would be an additional 13% to Carle and 5% to the Park District- determined in proportion to volume ratios in table 2.

~~1.3:~~ **1.4 Cost Sharing for Outfall Storm Sewer.** Additional work for the outfall storm sewer has also been identified as necessary to accomplish the Pond Expansion project. Cost sharing ~~between among~~ the Parties for the outfall storm sewer will be ~~split-divided~~ pursuant to the Flow Contribution to Outfall by Development percentages set forth in the table below, as qualified further.

Table 3 - Flow Contribution to Outfall by Development		
Development	Allowable Release Rate (CFS)	% of Total
YMCA Expansion	0.81	13%
Carle Future Lots 106-109	1.53	24%
Existing Zahnd Park	3.42	52%
NW Zahnd Parcel	0.72	11%
Total Pond Outfall Flow	6.48	100%

Cost Sharing					
Item	Total	YMCA	Carle	Park District	% based on
Storm Sewer (Pond Outfall)	\$150,450	\$19,559 (13%)	\$36,108 (24%)	\$94,784 (63%)	Table 3
Storm Sewer (Upsize to 36")	\$25,075	\$0	\$25,075 (100%)	\$0	*
Total	\$175,525	\$19,559	\$61,183	\$94,784	

Pursuant to the engineering design attached in Exhibit A, the costs shall be divided as set forth above in the sections highlighted in yellow. For the sections highlighted in red, the project cost shall be ~~split-divided~~ as above, based on a 24" diameter pipe.

* 100% of the increase in project cost between a 24" diameter pipe and a larger diameter pipe for the red highlighted area shall be Carle's sole responsibility.

~~1.4:~~ **1.5 Total Projected Project Cost.** The total estimated project cost, broken down by each party's expected contribution, is set forth below.

In the event that costs increase beyond the amounts set forth below, the Parties agree to ~~split-divide~~ the additional costs for the Pond Expansion based on the cost ~~split~~ division set forth in Section 1.2, and for the Outfall Storm Sewer expansion based on the cost ~~split-division~~ set forth in Section 1.3.

In the event that the costs are less than the amounts set forth below, the Parties agree to ~~split-divide~~ the costs for the Pond Expansion based on the cost ~~split~~ division set forth in Section 1.2, and for the Outfall Storm Sewer expansion based on the cost ~~split~~ division set forth in Section 1.3

Carle: \$626,572

YMCA: \$601,569

CPD: \$372,961

~~1.5:~~ **1.6 Maintenance.** The general maintenance, ~~i.e. including~~ mowing, ~~etc. and the like~~ around the pond will be performed by ~~the Chamapaign Park District~~ CPD. Any single maintenance event that is over \$10,000 will be ~~split-divided~~ in accordance with the percentages in Table 1 above. All parties ~~must~~ shall be notified of such expense at least 30 days prior to the work being performed.

~~2: —~~ **Definitive Agreement.** The Parties agree that this MOU is primarily intended to guide discussions and negotiations around concerning the relative duties and obligations of the Parties for the Zahnd Park pond expansion. The Parties agree to memorialize their final, agreed-upon duties and obligations in a definitive agreement before any work to expand Zahnd Park pond is undertaken.

~~3: —~~ **Term and Termination**

~~3.1: —~~ **Term.** The term of this MOU shall commence on the Effective Date and shall continue for a period of one (1) year (the "**Initial Term**"), and thereafter will ~~shall~~ automatically renew for additional one (1) year periods ~~but shall not exceed three (3) years in total~~ (each a "**Renewal Term**"). The Initial Term and the Renewal Terms(s), if any, shall be referred to herein collectively as the "**Term**."

~~3.2: —~~ **Termination Without Cause.** This MOU may be terminated by any Party without cause upon sixty (60) days' written notice.

~~3.3: —~~ **Termination for Cause.** This MOU may be terminated by any Party upon any breach, default or violation of any material provision of this Agreement by another Party; provided that such breach, default or violation has not been cured within thirty (30)

days after a non-breaching Party delivers written notice to the breaching Party specifying such breach, default or violation; provided, however, or, if such breach, default or violation is not susceptible to cure within said thirty (30)-day period, then the breaching Party shall have such additional period of time, not to exceed thirty (30) days, in which to cure so long as the breaching Party is diligently pursuing cure within such additional thirty (30)-day period. Notwithstanding the foregoing, a non-breaching Party may terminate this MOU upon prior written notice to the breaching Party stating the effective date of termination following the third material breach of this MOU by the breaching Party, provided that such breaching Party were given notice and the opportunity to cure the prior breaches in accordance with this section.

3.4. Automatic Termination. This MOU shall terminate immediately upon the conclusion of execution of a definitive agreement for the expansion of the Zahnd Park pond as referenced in Section 2 hereof. Any terms herein which are by their nature intended to survive termination shall do so.

4. Insurance and Indemnification

4.1. Insurance:

4.1.1. Each Party shall maintain general liability insurance coverage for any claims that concern or relate to this MOU which are incurred on account of the other Party, including its officers, agents, and employees, in an amount not less than one million dollars (\$1,000,000) per occurrence, and three million dollars (\$3,000,000) in aggregate. Upon request, a Party shall provide a Certificate of Insurance evidencing such insurance coverage to the requesting Party.

4.1.2. Each Party shall maintain professional liability insurance in an amount not less than one million dollars (\$1,000,000) per occurrence and three million dollars (\$3,000,000) in aggregate for all services rendered pursuant to this MOU. Upon request, a Party shall provide a Certificate of Insurance evidencing such insurance coverage to the requesting Party.

4.1.3. Each Party shall maintain worker's compensation insurance to state limits.

4.2. Indemnification. Each Party agrees to defend, indemnify, and hold the other Parties harmless from any and all claims made against the other Parties relating to or arising from the acts or omissions of the employees or agents of the indemnifying Party rendered pursuant to this MOU, including all court costs, expenses, judgments, and reasonable attorney's fees incurred as a result thereof. Notwithstanding anything to the contrary in this section, no Party shall be liable to the other Parties for consequential, exemplary, or punitive damages. The indemnification provisions of this Section are in addition to, and not in lieu of, any common law rights of

contribution existing under the laws of the state of Illinois, which any Party may have against the other Parties, or its agents or employees.

5. Compliance

5.1. Compliance with Laws. The Parties agree to comply with all laws, statutes, regulations, certification requirements or enactments that are applicable to this MOU. Under no circumstances shall this MOU shall not be deemed an inducement for referrals or business whatsoever. In the event of a change in the Medicare or Medicaid statutes, regulations, general instructions, and their application or any administrative or judicial ruling that would render this MOU illegal in any manner, either Party may, upon written notice, propose an amendment to this MOU to bring it into compliance. If in the event the parties are otherwise unable, within thirty (30) days thereafter, to agree on such amendment or otherwise restructure the relationship to come into compliance in a manner that does not have a materially negative impact on one or more of the Parties, then the Parties may terminate this MOU upon thirty (30) days' further written notice.

5.2. Warranty of Non-Exclusion. Each Party hereby warrants and represents that neither it, nor any of its officers, directors, employees, or agents, (i) are hereby excluded, debarred, or otherwise ineligible to participate in any federal programs, including but not limited to federal healthcare programs as defined by 42 U.S.C. §1320a-7b(f) (the “Federal Health Care Programs”); (ii) are convicted of a criminal offense related to the provision of health care items or services, (iii) have been excluded, debarred, or otherwise declared ineligible to participate in any federal program; and (iv) are under investigation or otherwise aware of any circumstances that may result in said Party being excluded from participation in any federal program. This shall be an ongoing representation and warranty for the term of the MOU. Either Party shall immediately notify the other Party of any change in the status of this representation and warranty. Any breach of this section shall give the right to terminate the MOU immediately for cause.

6.2. Other Terms

6.1.2.1. Notices. All notices, demands, requests, consents, approvals, or other instruments required or permitted by this MOU shall be made in writing by an officer, attorney, or other authorized agent of the notifying Party, and shall be addressed to the other Parties as follows:

Carle Health
611 W. Park St.
Urbana, IL 61801

Attn: Legal Services

YMCA
ADDRESS 2501 Fields South Dr.
ADDRESS Champaign, IL 61822

Attn: CEO

Champaign Park District:
~~ADDRESS~~ 706 Kenwood Rd.
~~ADDRESS~~ Champaign, IL 61821
Attn: [Executive Director](#)

- ~~6.2. **Independent Contractor.** It is understood and agreed that each Party and its respective directors, officers, employees, agents, representatives, successors, assigns, and subcontractors (collectively, each Party's "**Representatives**") are acting as independent contractors in all respects. Neither Party or its Representatives are employing the other. No Any Party nor its Representatives shall not at any time be considered to be an employee of the other Parties, nor shall the relationship be considered to be one to which the doctrine of *respondeat superior* (employer/employee relationship) applies. Accordingly, it is understood and agreed that no Party nor its Representatives shall have any claim against the other Parties for vacation, sick leave, retirement, social security, worker's compensation, disability, or unemployment benefits, or other employee-type benefits of any kind.~~
- ~~6.3. **Conflict of Interest.** Each Party hereby warrants that there are no conflicts of interest which would, by their nature, prevent them from entering into this MOU.~~
- ~~6.4. **Statement of Non-Discrimination.** All Parties hereto are committed to providing services in a manner that is free of discrimination and harassment based on race, ethnicity, national origin, ancestry, religion, gender, genetic information, age, veteran status, or mental/physical disability.~~
- ~~6.5. **Governing Law.** This MOU shall be governed by the laws of the state of Illinois without giving any effect to conflicts of law provisions.~~
- ~~6.6. **Amendments.** This MOU may be amended at any time by the mutual written consent of the Parties.~~
- ~~6.7. **Force Majeure.** No Party shall be liable to the other for failure to perform its obligations hereunder if and to the extent that such failure results from causes beyond the non-performing Party's reasonable control, including without limitation such causes as strikes, lockouts, riots, fires, floods or other weather conditions; natural disasters, acts of God, acts of a public enemy, or any regulations, orders, or requirements of any duly authorized governmental body or agency and occurs despite the non-performing party's best efforts to avert such failure.~~
- ~~6.8. **Severability.** If any clause, sentence, paragraph, or other part of this MOU is determined by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this MOU.~~

~~6.9. — **Successors and Assigns.** This MOU shall extend to and be binding upon the heirs, personal representatives, successors, and assigns of the Parties. Any Party may shall not assign the this MOU without the prior written consent of the other Parties.~~

~~6.10. — **No Third-Party Rights.** The Parties agree that they do not intend to create any enforceable rights in any third parties under this MOU and that there are no third-party beneficiaries to this MOU.~~

~~6.11. — **Waiver of Breach.** The waiver of breach by any Party of any provision of this MOU shall not operate as, or be construed to be, a waiver of any subsequent breach of the MOU or other provisions hereof.~~

~~6.12. — **Entire Agreement.** This MOU supersedes all previous contracts, MOUs, or understandings between the Parties with respect to the subject matter and constitutes the entire non-binding agreement of the Parties.~~

~~6.13. — **Execution.** This MOU and any amendments hereto shall be executed by an agent sufficiently authorized to perform such executions whether in handwritten or any other form of execution. Each copy shall be deemed an original, and the originals together shall constitute one and the same instrument.~~

IN WITNESS WHEREOF, the Parties through their duly authorized representatives have set their signatures below.

Carle Health

By: _____

Title: _____

Date: _____

Stephens Family YMCA

By: _____

Title: _____

Date: _____

Champaign Park District

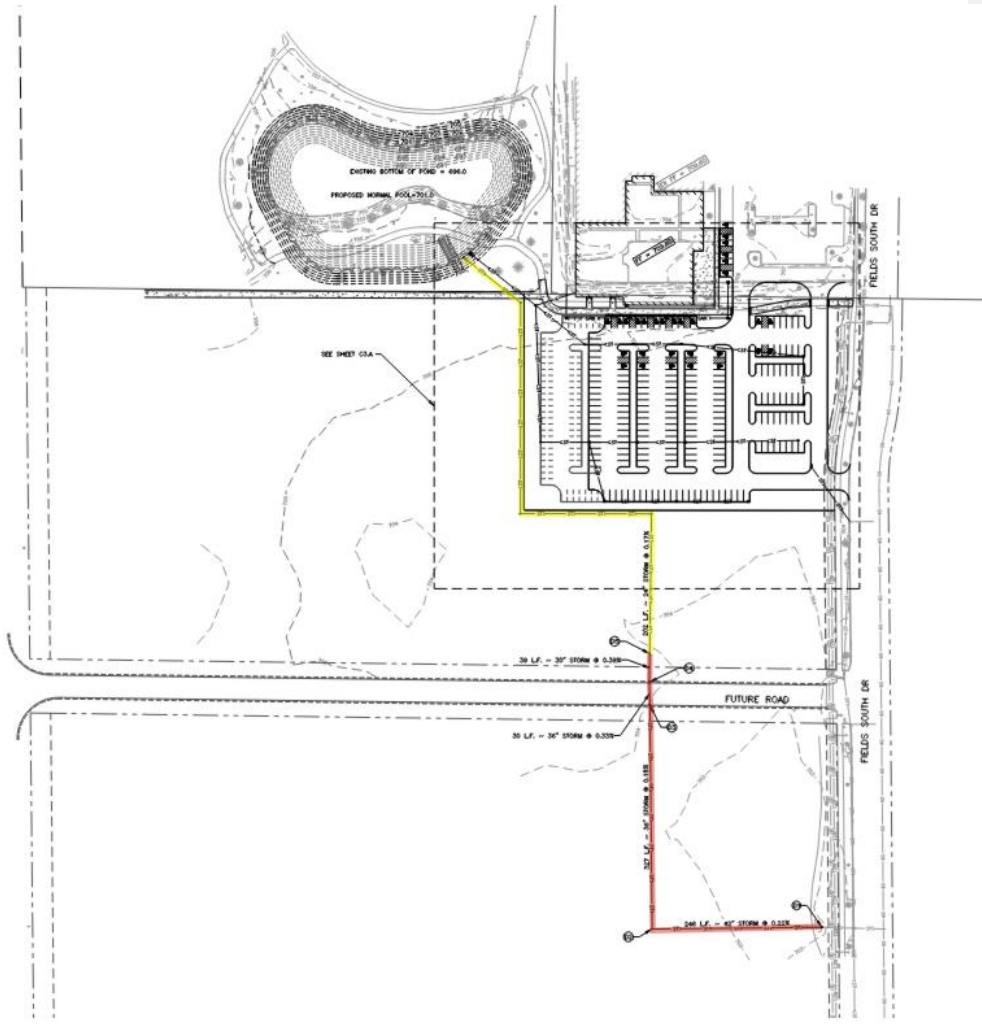
By: _____

Title: _____

Date: _____

EXHIBIT A

Proposed Engineering Design for Pond Expansion and Outfall Storm Sewer



Memorandum of Understanding

This Memorandum of Understanding (the “**MOU**”) is hereby entered into by and among The Carle Foundation d/b/a Carle Health on behalf of itself and its affiliates and subsidiaries (“**Carle**”), Stephens Family YMCA (“**YMCA**”) and Champaign Park District (“**CPD**”) as of the date of last signature hereto (the “**Effective Date**”). Carle, YMCA, and CPD may be referred to herein individually as a “**Party**” and collectively as the “**Parties**”.

RECITALS

WHEREAS, the Parties desire to expand the existing Zahnd Park pond and outfall storm sewer located on CPD property to accommodate additional storm water detention needs for future developments contemplated by Carle, CPD, and the YMCA (the “**Pond Expansion**”);

WHEREAS, The Parties desire to enter into a non-binding MOU to document the terms and conditions by which the Parties intend to allocate the project costs to accomplish the Pond Expansion; and

THEREFORE, in consideration of the mutual covenants and conditions contained herein, the abovementioned recitals, which are incorporated herein by this reference, and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Zahnd Park Pond Expansion.

1.1 Definitive Agreement. The Parties agree that this MOU is primarily intended to guide discussions and negotiations concerning the relative duties and obligations of the Parties for the Zahnd Park pond expansion. The Parties agree to memorialize their final, agreed-upon duties and obligations in a definitive agreement before any work to expand Zahnd Park pond is undertaken.

1.2 Zahnd Park Pond Expansion Design. The Parties agree to review and negotiate in good faith the engineering design for the Pond Expansion which meets the Parties’ needs relative to storm water drainage and detention. Unanimous agreement is required to approve the final design. A proposed engineering design is attached hereto and incorporated herein as Exhibit A.

1.3 Cost Sharing for Pond Expansion. The Parties agree that, based on current information, guidance, and cost projections, the estimated Pond Expansion project costs shall be divided among the Parties as set forth below, based on their projected percentage of volume contribution.

Table 1 - Total Design Volumes		
Development	Volume Required (Acre-Foot)	% of Total
YMCA Expansion	1.12	22%
Carle Future Lots 106-109	2.12	41%
Existing Zahnd Park	0.99	20%
NW Zahnd Parcel	0.85	17%
Total As Designed	5.08	100%

Table 2 - New Volume Contribution by Development		
Development	Volume Required (Acre-Foot)	% of Total
YMCA Expansion	1.12	27%
Carle Future Lots 106-109	2.12	52%
NW Zahnd Parcel	0.85	21%
Total New Volume	4.09	100%

Cost Sharing					
Item	Total	YMCA	Carle	Park District	% based on
Site Demo	\$37,080	\$10,012 (27%)	\$19,282 (52%)	\$7,786 (21%)	Table 2
Storm Retention Earthwork	\$1,158,820	\$521,469 (45%)	\$451,940 (39%)	\$185,411 (16%)	Table 2 with *
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Total	\$1,425,575	\$582,010	\$565,389	\$278,177	

* Since the YMCA is receiving the benefit of being able to use the fill from the pond on their development, the YMCA is paying a larger percentage for this line to acknowledge this benefit to the other two parties. The savings would be an additional 13% to Carle and 5% to the Park District- determined in proportion to volume ratios in table 2.

1.4 Cost Sharing for Outfall Storm Sewer. Additional work for the outfall storm sewer has also been identified as necessary to accomplish the Pond Expansion project. Cost sharing among the Parties for the outfall storm sewer will be divided pursuant to the Flow Contribution to Outfall by Development percentages set forth in the table below, as qualified further.

Table 3 - Flow Contribution to Outfall by Development		
Development	Allowable Release Rate (CFS)	% of Total
YMCA Expansion	0.81	13%
Carle Future Lots 106-109	1.53	24%
Existing Zahnd Park	3.42	52%
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Total Pond Outfall Flow	6.48	100%

Cost Sharing					
Item	Total	YMCA	Carle	Park District	% based on
Storm Sewer (Pond Outfall)	\$150,450	\$19,559 (13%)	\$36,108 (24%)	\$94,784 (63%)	Table 3
Storm Sewer (Upsize to 36")	\$25,075	\$0	\$25,075 (100%)	\$0	*
Total	\$175,525	\$19,559	\$61,183	\$94,784	

Pursuant to the engineering design attached in Exhibit A, the costs shall be divided as set forth above in the sections highlighted in yellow. For the sections highlighted in red, the project cost shall be divided as above, based on a 24" diameter pipe.

* 100% of the increase in project cost between a 24" diameter pipe and a larger diameter pipe for the red highlighted area shall be Carle's sole responsibility.

1.5 Total Projected Project Cost. The total estimated project cost, broken down by each party's expected contribution, is set forth below.

In the event that costs increase beyond the amounts set forth below, the Parties agree to divide the additional costs for the Pond Expansion based on the cost division set forth in Section 1.2, and for the Outfall Storm Sewer expansion based on the cost division set forth in Section 1.3.

In the event that the costs are less than the amounts set forth below, the Parties agree to divide the costs for the Pond Expansion based on the cost division set forth in Section 1.2, and for the Outfall Storm Sewer expansion based on the cost division set forth in Section 1.3

Carle: \$626,572
YMCA: \$601,569
CPD: \$372,961

1.6 Maintenance. The general maintenance, including mowing, and the like around the pond will be performed by CPD. Any single maintenance event that is over \$10,000 will be divided in accordance with the percentages in Table 1 above. All parties shall be notified of such expense at least 30 days prior to the work being performed.

2. Other Terms

2.1. Notices. All notices, demands, requests, consents, approvals, or other instruments required or permitted by this MOU shall be made in writing by an officer, attorney, or other authorized agent of the notifying Party, and shall be addressed to the other Parties as follows:

Carle Health
611 W. Park St.
Urbana, IL 61801
Attn: Legal Services

YMCA
2501 Fields South Dr.
Champaign, IL 61822
Attn: CEO

Champaign Park District:
706 Kenwood Rd.
Champaign, IL 61821
Attn: Executive Director

IN WITNESS WHEREOF, the Parties through their duly authorized representatives have set their signatures below.

Carle Health

By: _____

Title: _____

Date: _____

Stephens Family YMCA

By: _____

Title: _____

Date: _____

Champaign Park District

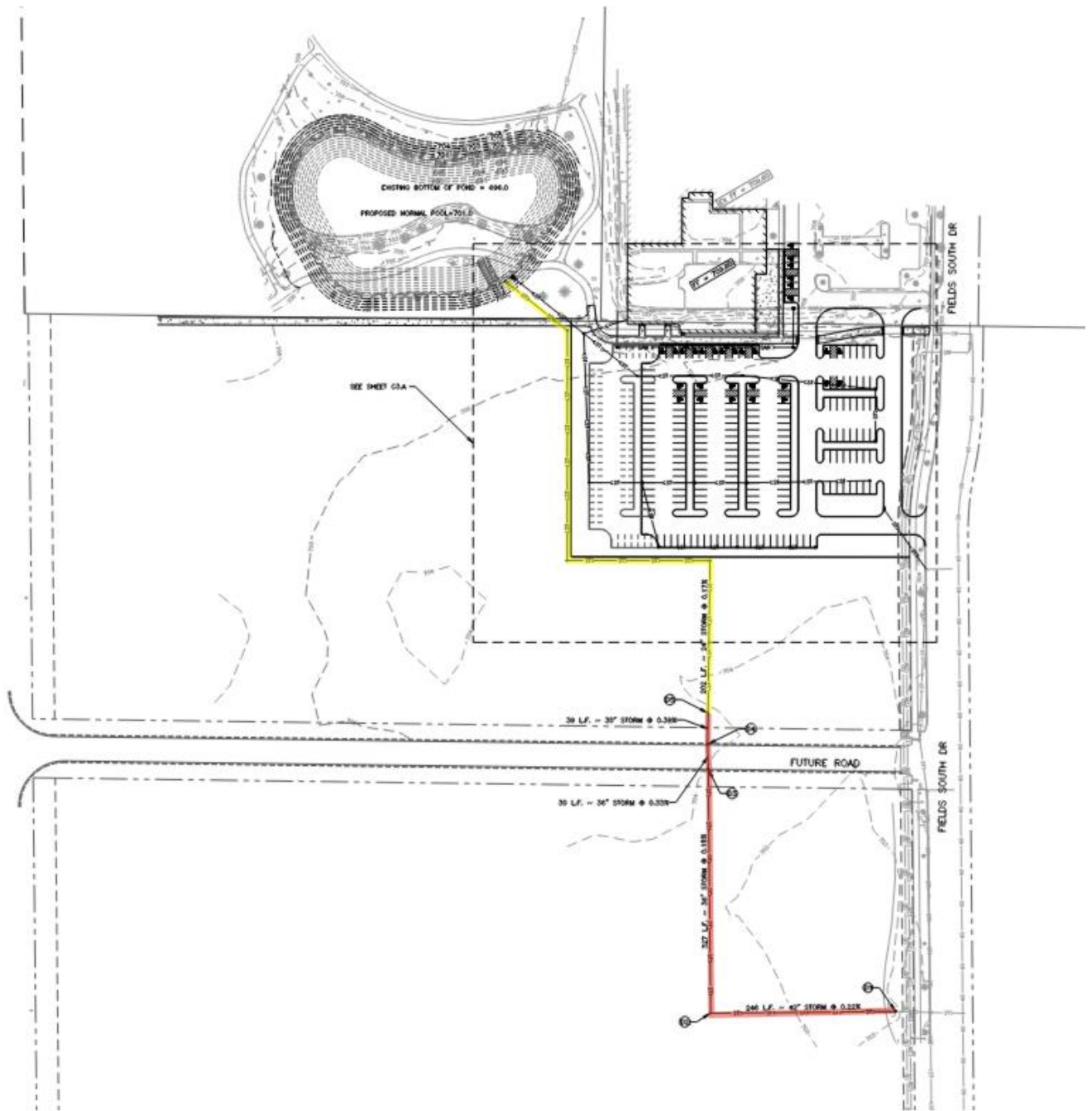
By: _____

Title: _____

Date: _____

EXHIBIT A

Proposed Engineering Design for Pond Expansion and Outfall Storm Sewer





REPORT TO PARK BOARD

FROM: Sarah Sandquist, Executive Director

DATE: August 12, 2026

SUBJECT: Discussion of Property Transfer and Detention Basin License Agreement

Background

1. In 1993, the Champaign Park District (Park District) entered into a license agreement with the City of Champaign to maintain the Eureka/Elm Detention Basin as park space. While the City owns the property, the Park District has maintained the site under this agreement, which may be terminated by either party with ninety (90) days' notice.
2. As part of ongoing discussions related to the North Neil Street Corridor, staff has been exploring the transfer of the Park District-owned parcel at 1202 N. Neil Street to the City of Champaign. In exchange, the Park District would terminate its license agreement for the detention basin, returning maintenance responsibility for that property to the City.

Recommended Action

None, discussion only.

Prepared by:

Sarah Sandquist
Executive Director, CPRE

Reviewed by:

Marguerite Bailey
Administrative Project Manager

Attachments:

Notice of License Termination 4930-3739-7436, v1
Exhibit A – Notice of Termination
Exhibit B – Notice of Termination
Deed to City 1997
Plat Map

NOTICE OF TERMINATION OF LICENSE AGREEMENT
BETWEEN THE CITY OF CHAMPAIGN, ILLINOIS
AND THE CHAMPAIGN PARK DISTRICT

Notice of termination is hereby given regarding that certain License Agreement made and entered into by and between the Champaign Park District, a municipal corporation ("Park District"), and the City of Champaign, Illinois a municipal corporation ("City"), on or about the 18th date of May 1993.

WHEREAS, the City owns certain real estate legally described in attached Exhibit "A" which is used as a detention basin; and

WHEREAS, the Park District has heretofore utilized the detention basin as a recreation area pursuant to the aforementioned License Agreement; and

WHEREAS, the detention basin has been known or designated by several names, to wit: Eureka / Elm Detention Basin; Detention Recreation Area; and Mini Park VIII, which are all one and the same area as legally described in Exhibit "A" and depicted as "Detention Recreation Area" in Exhibit "B"; and

WHEREAS, the Park District no longer needs or utilizes the Eureka/Elm Detention Basin for recreational purposes; and

WHEREAS, pursuant to Section 5 of the License Agreement, the Park District may at any time terminate the License Agreement upon ninety (90) days' notice to the City.

NOW, THEREFORE, pursuant to the terms of the License Agreement, the Park District does hereby exercise its right and provide notice that it elects to terminate the subject License Agreement effective ninety (90) days after the City's receipt of this Notice.

IN WITNESS WHEREOF, this Notice has been executed this 12th day of August, 2026.

LICENSEE:

Champaign Park District, a municipal
corporation

By: _____
President

ATTEST:

Secretary

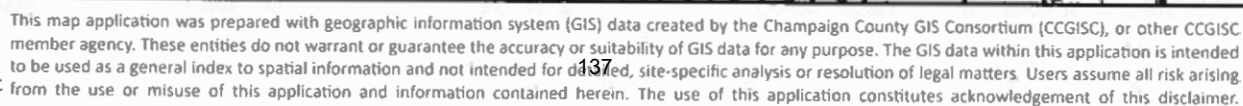
1/7/92

EXHIBIT "A"

Legal description of Licensed Property:

TRACT 1 - LOT 17 EXCEPT THE EAST 100 FEET IN BLOCK 4 OF HUBBARD'S ADDITION TO THE CITY OF CHAMPAIGN, BEING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, CONTAINING 0.09 ACRES MORE OR LESS.

TRACT 2 - A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12 MEASURE SOUTHERLY 660 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE DEFLECTING 90 DEGREES 28 MINUTES TO THE RIGHT, MEASURE 100 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING THE LAST DESCRIBED COURSE, MEASURE 428.85 FEET; THENCE DEFLECTING 64 DEGREES 57 MINUTES TO THE LEFT, MEASURE SOUTHWESTERLY 90.55 FEET; THENCE DEFLECTING 90 DEGREES TO THE LEFT, MEASURE SOUTHEASTERLY 420 FEET ALONG A LINE PARALLEL WITH THE CENTER LINE OF GRANTOR'S MAIN TRACK AND 25 FEET DISTANCE THEREFROM, MEASURED AT RIGHT ANGLES THERETO; THENCE DEFLECTING 90 DEGREES TO THE LEFT, MEASURE NORTHEASTERLY 205.3 FEET; THENCE DEFLECTING 25 DEGREES 3 MINUTES TO THE LEFT MEASURE NORTHERLY 73.8 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.79 ACRES MORE OR LESS, AND SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.



**CHAMPAIGN PARK DISTRICT
RESOLUTION**

LOCAL GOVERNMENT PROPERTY TRANSFER

WHEREAS, the Champaign Park District is an Illinois municipal corporation and owns certain real estate legally described in Exhibit "A" attached hereto, made a part hereof and incorporated by reference herein;

WHEREAS, the Champaign Park District acquired such property from the City of Champaign in 1997 pursuant to a deed bearing document number 97 R 12645 and has held the property uninterrupted since that date;

WHEREAS, the City of Champaign is interested in reacquiring the property from the Champaign Park District, and the Champaign Park District finds and determines that said property is no longer needed or useful for any of its purposes; and

WHEREAS, the Champaign Park District accordingly determines that the property is suitable for transfer to the City of Champaign; and

WHEREAS, the Champaign Park District, pursuant to the Local Government Property Transfer Act (50 ILCS 605/0.01 et seq.), is authorized to grant or convey such property to the City of Champaign.

NOW, THEREFORE, upon a motion duly made, seconded and approved, the Champaign Park District Board of Commissioners does hereby RESOLVE to grant, transfer, and convey the property legally described in Exhibit "A" attached hereto, made a part hereof, and incorporated by reference herein to the City of Champaign, Illinois, an Illinois municipal corporation upon such terms as may be agreed.

DATED this ____ day of _____, 2026.

Approved:

Attest:

Michael R. Somers, President

Marguerite Bailey, Secretary

* Ayes:

* Nays:

* Four of five board members are required for resolution passage.

Exhibit "A"

Lot 11 in Block 6 of Garwood's First Addition to Champaign, Illinois, except the following described real estate:

Commencing at a point on the North line of said Lot, 10 feet East of the North West corner, thence South along a line parallel to and 10 feet East of the West line of said Lot to a point 20 feet North of the South line of said Lot, thence Southeasterly to a point 10 feet North of the South line and 20 feet East of the West line of said Lot, thence East along a line parallel to and 10 feet North of the South line of said Lot to a point on the East line of said Lot, 10 feet North of the South line of said Lot, thence South along the East line of said Lot to the South East corner of said Lot, thence West along the South line of said Lot to the South West corner of said Lot, thence North along the West line of said Lot to the North West corner thereof, thence East along the North line of said Lot to the Point of Beginning, situated in Champaign County, Illinois,

and further except the following described real estate:

Commencing at the Southeast corner of Section 1, Township 19 North, Range 8 East of the Third Principal Meridian; thence North $90^{\circ}00'00''$ W, along the South line of said Section 1, a distance of 1165.66 feet; thence N $00^{\circ}00'00''$ W, a distance of 28.93 feet, to a point being the Southeast corner of aforescribed Lot 11; thence N $00^{\circ}12'05''$ W, along the East line of said Lot 11, a distance of 10.00 feet, to a point being the Southeast corner of the aforescribed Tract, said point also being on the existing North Bradley Avenue right-of-way line, said point also being the point of beginning; thence S $89^{\circ}48'00''$ W; along said existing North Bradley Avenue right-of-way line, a distance of 113.01 feet; thence N $45^{\circ}15'33''$ W, along the existing Northeast Bradley right-of-way line, a distance of 14.16 feet; thence N $00^{\circ}19'05''$ W, along the existing East right-of-way line of Neil Street, a distance of 46.00 feet, to a point on the North line of said Lot 11; thence N $89^{\circ}48'00''$ E, along said North line of Lot 11, a distance of 9.00 feet; thence S $00^{\circ}19'05''$ E, along a line parallel with and 52.00 feet Easterly distant from the centerline of Neil Street, a distance of 23.89 feet; thence S $61^{\circ}45'58''$ E, a distance of 31.73 feet; thence N $89^{\circ}48'00''$ E, along a line parallel to and 60.00 feet Northerly distant from the centerline of Bradley Avenue, a distance of 86.24 feet, to a point on the East line of said Lot 11; thence S $00^{\circ}12'05''$ E, along said East line of Lot 11, a distance of 17.00 feet, to the point of beginning,

Said parcel containing 0.060 acres (2,604 sq. ft.), more or less, all situated in the City of Champaign, Champaign County, State of Illinois,
(PIN 41-20-01-483-007)

commonly known as 1202 North Neil Street, Champaign, Illinois, situated in the County of Champaign; in the state of Illinois:

120
3
15

97 R 12645

DOC # _____
CHAMPAIGN COUNTY, ILL

'97 JUN 5 PM 4 00

Ernest A. Brown
RECORDER

CORPORATION QUITCLAIM DEED

The Grantor, CITY OF CHAMPAIGN, ILLINOIS, an Illinois municipal corporation a corporation duly organized and existing under any by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS AND QUITCLAIMS to the CHAMPAIGN PARK DISTRICT, a municipal corporation, Grantee, of the City of Champaign, Illinois, all interests in the following described real estate:

Lot 11 in Block 6 of Garwood's First Addition to Champaign, Illinois, except the following described real estate:

Commencing at a point on the North line of said Lot, 10 feet East of the North West corner, thence South along a line parallel to and 10 feet East of the West line of said Lot to a point 20 feet North of the South line of said Lot, thence Southeasterly to a point 10 feet North of the South line and 20 feet East of the West line of said Lot, thence East along a line parallel to and 10 feet North of the South line of said Lot to a point on the East line of said Lot, 10 feet North of the South line of said Lot, thence South along the East line of said Lot to the South East corner of said Lot, thence West along the South line of said Lot to the South West corner of said Lot, thence North along the West line of said Lot to the North West corner thereof, thence East along the North line of said Lot to the Point of Beginning, situated in Champaign County, Illinois,

and further except the following described real estate:

Commencing at the Southeast corner of Section 1, Township 19 North, Range 8 East of the Third Principal Meridian; thence North 90°00'00" W, along the South line of said Section 1, a distance of 1165.66 feet; thence N 00°00'00" W, a distance of 28.93 feet, to a point being the Southeast corner of aforescribed

Lot 11; thence N 00°12'05" W, along the East line of said Lot 11, a distance of 10.00 feet, to a point being the Southeast corner of the aforescribed Tract, said point also being on the existing North Bradley Avenue right-of-way line, said point also being the point of beginning; thence S 89°48'00" W, along said existing North Bradley Avenue right-of-way line, a distance of 113.01 feet; thence N 45°15'33" W, along the existing Northeast Bradley right-of-way line, a distance of 14.16 feet; thence N 00°19'05" W, along the existing East right-of-way line of Neil Street, a distance of 46.00 feet, to a point on the North line of said Lot 11; thence N 89°48'00" E, along said North line of Lot 11, a distance of 9.00 feet; thence S 00°19'05" E, along a line parallel with and 52.00 feet Easterly distant from the centerline of Neil Street, a distance of 23.89 feet; thence S 61°45'58" E, a distance of 31.73 feet; thence N 89°48'00" E, along a line parallel to and 60.00 feet Northerly distant from the centerline of Bradley Avenue, a distance of 86.24 feet, to a point on the East line of said Lot 11; thence S 00°12'05" E, along said East line of Lot 11, a distance of 17.00 feet, to the point of beginning,

Said parcel containing 0.060 acres (2,604 sq. ft.), more or less, all situated in the City of Champaign, Champaign County, State of Illinois,
(PIN 41-20-01-483-007)

commonly known as 1202 North Neil Street, Champaign, Illinois, situated in the County of Champaign, in the State of Illinois.

Subject to:

- (1) A permanent utility easement, being described as all that portion of Lot 11 in Block 6 of Garwood's First Addition to Champaign, lying North of a line parallel with and 5.00 feet Southerly distant from the North line of said Lot 6, containing 0.013 acres (571 sq. ft.), more or less, all situated in the City of Champaign, State of Illinois.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents its Mayor and Clerk, this 27th day of May, 1997.

CITY OF CHAMPAIGN, ILLINOIS,
an Illinois municipal corporation,

BY: David M. Collins
Mayor

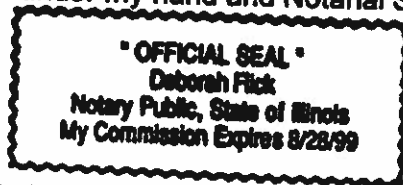
ATTEST: L. Sanke
City Clerk

97R12645

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Dannel McCollum, personally known to me to be the Mayor of said corporation who is the Grantor, and Marilyn L. Banks, personally known to me to be the City Clerk of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor and City Clerk, they signed and delivered the said instrument said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of MAY, 1997.



Deborah Flick
Notary Public

Deed Prepared By:	Return To:	Send Tax Bill to:
Frederick C. Stavins City Attorney City of Champaign 102 North Neil Street Champaign, IL 61820	French L. Fraker 215 N. Neil St Champaign, IL 61820	Champaign Park District 706 Kenwood Road Champaign, IL 61821

Exempt under provisions of Paragraph B, Section 4, Real Estate Transfer Tax Act.

Date 5/29/97

Signature FC Stavins
City Attorney

CORPORATION QUITCLAIM DEED

The Grantor, CHAMPAIGN PARK DISTRICT, a municipal corporation, of the City of Champaign, Illinois, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS AND QUITCLAIMS to the Grantee, the CITY OF CHAMPAIGN, ILLINOIS, an Illinois municipal corporation duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located, all Interests in the following described real estate:

Lot 11 in Block 6 of Garwood's First Addition to Champaign, Illinois, except the following described real estate:

Commencing at a point on the North line of said Lot, 10 feet East of the North West corner, thence South along a line parallel to and 10 feet East of the West line of said Lot to a point 20 feet North of the South line of said Lot, thence Southeasterly to a point 10 feet North of the South line and 20 feet East of the West line of said Lot, thence East along a line parallel to and 10 feet North of the South line of said Lot to a point on the East line of said Lot, 10 feet North of the South line of said Lot, thence South along the East line of said Lot to the South East corner of said Lot, thence West along the South line of said Lot to the South West corner of said Lot, thence North along the West line of said Lot to the North West corner thereof, thence East along the North line of said Lot to the Point of Beginning, situated in Champaign County, Illinois,

and further except the following described real estate:

Commencing at the Southeast corner of Section 1, Township 19 North, Range 8 East of the Third Principal Meridian; thence North 90°00'00" W, along the South line of said Section 1, a distance of 1165.66 feet; thence N 00°00'00" W, a distance of 28.93 feet, to a point being the Southeast corner of aforescribed Lot 11; thence N 00°12'05" W, along the East line of said Lot 11, a distance of 10.00 feet, to a point being the Southeast corner of the aforescribed Tract, said point also being on the existing North Bradley Avenue right-of-way line, said point also being the point of beginning; thence S 89°48'00" W; along said existing North Bradley Avenue right-of-way line, a distance of 113.01 feet; thence N 45°15'33" W, along the existing Northeast Bradley right-of-way line, a distance of 14.16 feet; thence N 00°19'05" W, along the existing East right-of-way line of Neil Street, a distance of 46.00 feet, to a point on the North line of said Lot 11; thence N 89°48'00" E, along said North line of Lot 11, a distance of 9.00 feet; thence S 00°19'05" E, along a line parallel with and 52.00 feet Easterly distant from the centerline of Neil Street, a distance of 23.89 feet; thence S 61°45'58" E, a distance of 31.73 feet; thence N 89°48'00" E, along a line parallel to and 60.00 feet Northerly distant from the centerline of Bradley Avenue, a distance of 86.24 feet, to a point on the East line of said Lot 11; thence S

00°12'05" E, along said East line of Lot 11, a distance of 17.00 feet, to the point of beginning,

Said parcel containing 0.060 acres (2,604 sq. ft.), more or less, all situated in the City of Champaign, Champaign County, State of Illinois, (PIN 41-20-01-483-007)

commonly known as 1202 North Neil Street, Champaign, Illinois, situated in the County of Champaign; in the state of Illinois:

Subject to:

(1) A permanent utility easement, being described as all that portion of Lot 11 in Block 6 of Garwood's First Addition to Champaign, lying North of a line parallel with and 5.00 feet Southerly distant from the North line of said Lot 6, containing 0.013 acres (571 sq. ft.), more or less, all situated in the City of Champaign, State of Illinois, and

(2) Real estate taxes for the years 2026 and subsequent thereto; the rights of the public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes; the rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any; and all covenants, easements and restrictions of record, if any.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents its President and Secretary this ____ day of _____, 2026.

CHAMPAIGN PARK DISTRICT, an Illinois municipal corporation,

By: _____
Michael R. Somers, President
Board of Commissioners

ATTEST:

Marguerite C. Bailey, Secretary

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 Michael R. Somers, and Marguerite C. Bailey, the President and Secretary of the CHAMPAIGN PARK DISTRICT, personally known to me, appeared before me this day in person and acknowledged that this deed was signed, sealed and delivered as a free and voluntary act, pursuant to authority duly given and authorized, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this _____ day of _____, 2026.

[seal]

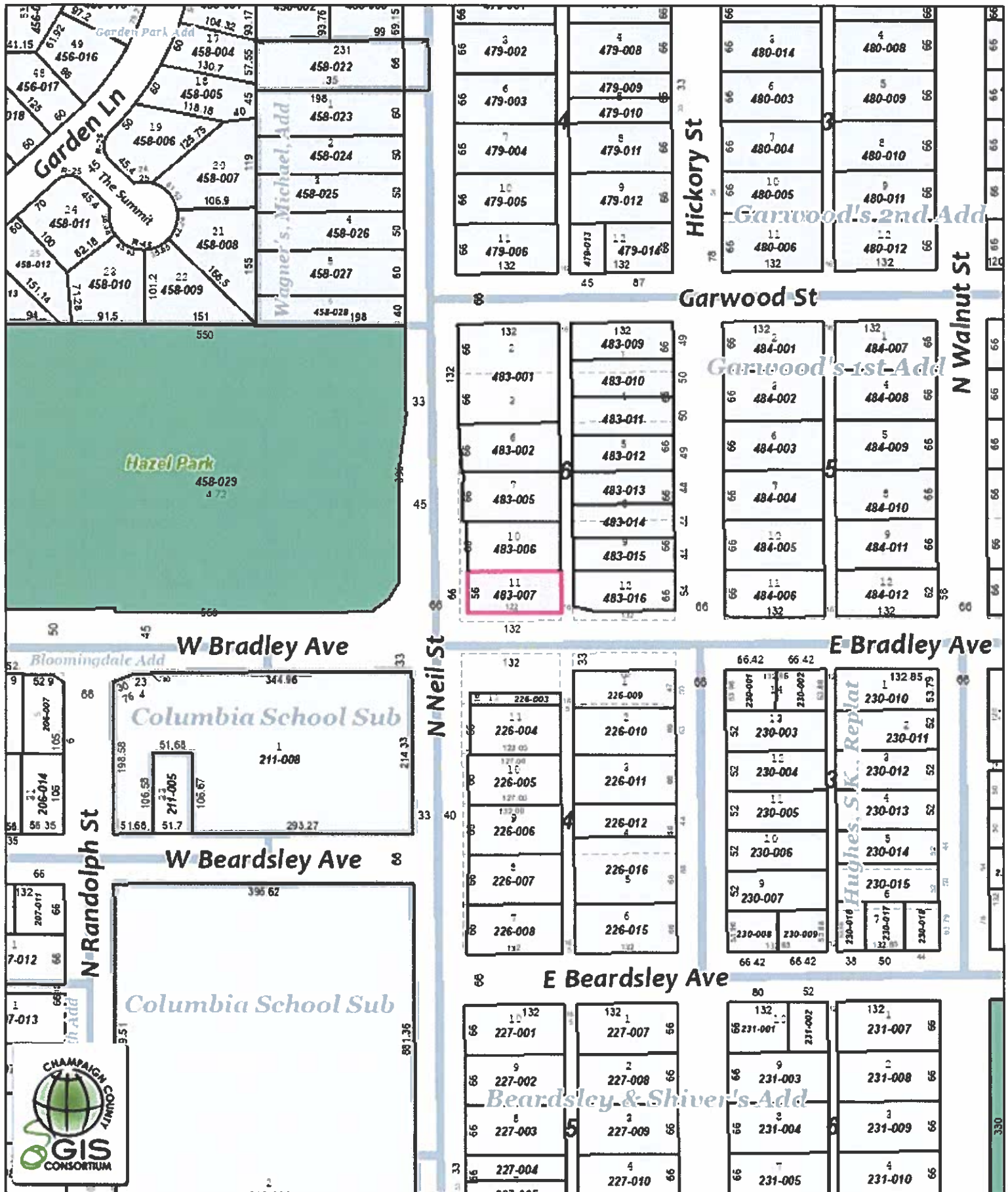
Notary Public

PREPARED BY: Guy C. Hall Robbins, Schwartz, Nicholas, Lifton & Taylor, Ltd. 301 N. Neil, Suite 400 Champaign, IL 61820	RETURN TO: Jared Black City of Champaign Legal Department 102 N. Neil St. Champaign, IL 61820	MAIL TAX BILL TO: City of Champaign Legal Department 102 N. Neil St. Champaign, IL 61820
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EXEMPT UNDER THE PROVISIONS OF ILCS 200/31-45, PARAGRAPH _____, REAL ESTATE TRANSFER TAX ACT.

DATE: _____ SIGNATURE: _____

41-20-01-483-007



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.





REPORT TO PARK BOARD

FROM: Sarah Sandquist, Executive Director

DATE: August 12, 2026

SUBJECT: Board Policies for Review

Background:

The Champaign Park District participates in the Illinois Distinguished Agency Accreditation Program, sponsored by the Illinois Association of Park Districts and the Illinois Park and Recreation Association. This voluntary, comprehensive evaluation process is designed to enhance recreation services, improve the quality of life for Illinois residents, and recognize agencies that demonstrate service excellence.

Distinguished Agency Accreditation requires evidence of compliance with established standards. As part of this process, the Champaign Park Board of Commissioners (Board) has been asked to review and approve its policies.

Policies scheduled for discussion and review on August 12, 2026

1. District Wide Strategic Plan Policy – Grammatical and verbiage updates
2. Inclement Weather Policy – Minor grammatical updates
3. Cooperation Policy – Updated language
4. Community Input Policy – Updated language
5. Comprehensive Year-Round Policy – Rewrite of policy to reflect current practices
6. Comprehensive Assessment Policy – No changes
7. Employment of Certified or Professionally Trained Staff Policy – No Changes
8. Distribution of Employment Policies and Procedures Manual Policy – Updated to reflect current practices

Recommended Action

Staff recommends that the Board review the above-listed policies and provide feedback to staff.

Next Steps:

Staff will bring forward updated policies for approval at the scheduled regular board meeting on September 9, 2026.

Prepared by:

Marguerite Bailey
Administrative Project Manager

Reviewed by:

Sarah Sandquist
Executive Director, CPRE

Attachments: Edit and clean policies.

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.



District-Wide Strategic Plan Policy

The Champaign Park District Board of Commissioners (Board) shall adopt and maintain at all times a district wide Strategic Plan (Plan). The Plan shall be developed based on Board, staff and ~~citizen-resident~~ assessments of the Champaign Park District's (Park District) current and future parks, cultural arts, facilities, and recreational needs. The Plan shall include, but not be limited to, a community profile and trends assessment, citizen input, Park District profile, mission statement, goals, objectives, capital projects, and financial analysis. The Plan shall be reviewed periodically, and comprehensively updated every three to five years and shall be published on the Park District's website for public access.

Approved by Board of Commissioners	November 9, 2005
Revised by Board of Commissioners	June 8, 2011
Revised by Board of Commissioners	August 10, 2016
Revised by Board of Commissioners	October 13, 2021
<u>Revised by Board of Commissioners</u>	<u>September 9, 2026</u>

~~Kevin J. Miller~~Michael R. Somers, President
Sandquist, Executive Director

~~Joseph C. DeLuce~~Sarah

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.

Section III.3a



District-Wide Strategic Plan Policy

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Michael R. Somers, President

Sarah Sandquist, Executive Director

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Section III.3a

Inclement Weather Programming Policy

The Champaign Park District (Park District) offers and undertakes many programs, activities, services, and events ("Programming") each season throughout the year. The Park District is committed to the safety and well-being of all participants, volunteers, and staff associated with that Programming. Many programs are held outdoors and subject to weather conditions. This policy is intended to provide guidance for the Executive Director (Director), Department Heads, recreation-managers, supervisors, and staff to address cancellations, suspensions, relocations or other modifications of Programming due to actual or forecasted inclement weather.

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For the purposes of this policy the term "Inclement Weather" includes, but is not limited to, the following:

- Winter Storm Warnings: Forecasted 4-7 inches or more of snow, or 3 inches or more of snow with ice accumulation are expected, occurring, or imminent.
- Severe Thunderstorm Warning: Forecasted storms that without warning have the potential for producing hail and sustained winds at or exceeding 40 miles per hour (mph) or gusts of 58 miles per hour (mph) or greater, and isolated tornadoes.
- Lightning Strikes: Lightning associated with approaching thunderstorms which are detected within a 10-mile radius of the boundaries of the Park District.
- Excessive Heat Warning: Current or forecasted high air temperatures combined with high humidity levels expected or imminent within twelve (12) hours. This includes when a heat index is at least 105° for more than three (3) hours per day for two (2) consecutive days or anytime the heat index will reach 110°.
- Extreme Cold Warning: Current or below zero air temperatures combined with any level of winds producing extreme wind chill levels that can cause hypothermia or frostbite. This typically occurs when wind-chill readings reach -40° or lower for at least three (3) hours per day.

In addition to the foregoing, the Park District may use standards, warning systems, and forecasts of the National Weather Service for Champaign County to determine when Inclement Weather is forecast or occurring. All standards, warning systems, and forecasts may not apply to all facilities, programs, and services in all circumstances and are subject to the discretion of the staff (i.e., An Excessive Heat Warning may not warrant the closure of the aquatics center). In the event Inclement Weather is forecast or occurring, the Park District will take such reasonable precautions as it determines are necessary or appropriate, including, but not limited to: (1) closure of the Park District or any Park District owned or controlled indoor or outdoor facility; (2) cancellation, suspension, or delay of Programming; or, (3) if practical, Programming relocation or modification.

Closure of Park District

A decision to close the Park District will be made by the Director or their authorized designee. This action may be considered in the event: (1) Champaign Unit 4 Schools, Parkland College, or the University of Illinois are closed; (2) Inclement Weather is forecasted, occurring, or imminent; or (3) weather conditions are changing to the extent that travel to and from Programming and/or facilities may pose a significant risk to the personal safety and well-being of participants, volunteers, and/or staff. Full-time staff will be excused from reporting to work or permitted to leave work early; provided that, they may be required to remain on-call or communicate remotely if needed. Operations department staff may be required to work as determined by the Director or their authorized designee depending on the scope and magnitude of the Inclement Weather.

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.

Section XX

Cancellation of Programming

A decision to cancel Park District Programming shall be made by the Director or their authorized designee. This action may be considered in the event: (1) Champaign Unit 4 Schools, Parkland College, or the University of Illinois cancel their programs or events; (2) Inclement Weather is forecasted, occurring, or imminent; or weather conditions are changing to the extent that travel to and from Programming and/or facilities may pose a significant risk to the personal safety and well-being of participants, volunteers and/or staff. All staff, with exception of Programming instructors or program coordinators, are expected to report to work or remain at work for their designated shift. However, employees may submit a request to their immediate supervisor to work remotely and perform their duties. Any decision authorizing work from home must be approved by the Director or their authorized designee. If Inclement Weather occurs overnight or during a weekend, any decision to cancel, relocate, or modify Programming will be made by 6 a.m. on the morning of the scheduled Programming. If Inclement Weather occurs during business hours, any decision to cancel, relocate, or modify will be made by 3 p.m. for evening Programming, if possible. Any cancelled Programming will be rescheduled at the discretion of the Park District. If the cancelled Programming will not be rescheduled, the Park District will issue refunds in accordance with Park District policy.

Suspension or Delay of Programming

A decision to suspend or delay Programming may be made by the respective program coordinator, which must be approved by their Department Head or the Department Head's authorized designee. Such action may be considered when forecasted, occurring, or imminent Inclement Weather precludes Programming from occurring when scheduled, but such weather is forecasted to end within a reasonable time after the originally scheduled Programming time. All suspension or delay decisions are subject to staff availability and room/space scheduling. Requests for refunds associated with the suspension or delay of any Programming shall be addressed on a case-by-case basis in accordance with Park District policy.

Relocate Indoors and Modify

A decision to suspend or delay Programming will be made by the respective program coordinator, which must be approved by their Department Head or the Department Head's authorized designee. Such action may be considered in the event of the following conditions: (1) Inclement Weather is forecasted, occurring, or imminent; (2) the Programming can reasonably be moved indoors and modified or adapted; (3) the space under consideration for relocation is available for use; (4) the space is conducive to the type of planned Programming in question; and (5) the proposed Programming modification does not create an unreasonable safety or quality concern for the program and its participants.

Affiliate Groups

The Park District shall inform groups with which it has programming agreements (Affiliate Groups) about the precautions being taken as a result of Inclement Weather. In such instances, the Park District shall be in communication with the individual(s) whom the respective Affiliate Group has identified to the Park District as its representative contact person. The Affiliate Group may determine in advance of the Park District decision to cancel, suspend, relocate, or modify Programming as a result of Inclement Weather. If it does so, the Affiliate Group shall inform the Park District. However, no Affiliate Group shall be permitted to utilize a Park District facility or continue with a previously scheduled program if the Park District has closed the respective facility or cancelled the subject program or event as provided in this Policy.

Approved by Board of Commissioners

July 14, 2021

Revised by Board of Commissioners

September 9, 2026

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~~Kevin J. Miller~~Michael R. Somers, President
~~Sandquist~~, Executive Director

~~Joseph C. DeLuce~~Sarah

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Section XX



Inclement Weather Programming Policy

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- Lightning Strikes: Lightning associated with approaching thunderstorms which are detected within a 10-mile radius of the boundaries of the Park District.
- Excessive Heat Warning: Current or forecasted high air temperatures combined with high humidity levels expected or imminent within twelve (12) hours. This includes when a heat index is at least 105° for more than three (3) hours per day for two (2) consecutive days or anytime the heat index will reach 110°.
- Extreme Cold Warning: Current or below zero air temperatures combined with any level of winds producing extreme wind chill levels that can cause hypothermia or frostbite. This typically occurs when wind-chill readings reach -40° or lower for at least three (3) hours per day.

In addition to the foregoing, the Park District may use standards, warning systems, and forecasts of the National Weather Service for Champaign County to determine when Inclement Weather is forecast or occurring. All standards, warning systems, and forecasts may not apply to all facilities, programs, and services in all circumstances and are subject to the discretion of the staff (i.e., An Excessive Heat Warning may not warrant the closure of the aquatics center). In the event Inclement Weather is forecast or occurring, the Park District will take such reasonable precautions as it determines are necessary or appropriate, including, but not limited to: (1) closure of the Park District or any Park District owned or controlled indoor or outdoor facility; (2) cancellation, suspension, or delay of Programming; or, (3) if practical, Programming relocation or modification.

Closure of Park District

A decision to close the Park District will be made by the Director or their authorized designee. This action may be considered in the event: (1) Champaign Unit 4 Schools, Parkland College, or the University of Illinois are closed; (2) Inclement Weather is forecasted, occurring, or imminent;

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.

or (3) weather conditions are changing to the extent that travel to and from Programming and/or facilities may pose a significant risk to the personal safety and well-being of participants, volunteers, and/or staff. Full-time staff will be excused from reporting to work or permitted to leave work early; provided that, they may be required to remain on-call or communicate remotely if needed. Operations department staff may be required to work as determined by the Director or their authorized designee depending on the scope and magnitude of the Inclement Weather.

Cancellation of Programming

A decision to cancel Park District Programming shall be made by the Director or their authorized designee. This action may be considered in the event: (1) Champaign Unit 4 Schools, Parkland College, or the University of Illinois cancel their programs or events; (2) Inclement Weather is forecasted, occurring, or imminent; or weather conditions are changing to the extent that travel to and from Programming and/or facilities may pose a significant risk to the personal safety and well-being of participants, volunteers and/or staff. All staff, with exception of Programming instructors or program coordinators, are expected to report to work or remain at work for their designated shift. However, employees may submit a request to their immediate supervisor to work remotely and perform their duties. Any decision authorizing work from home must be approved by the Director or their authorized designee. If Inclement Weather occurs overnight or during a weekend, any decision to cancel, relocate, or modify Programming will be made by 6 a.m. on the morning of the scheduled Programming. If Inclement Weather occurs during business hours, any decision to cancel, relocate, or modify will be made by 3 p.m. for evening Programming, if possible. Any cancelled Programming will be rescheduled at the discretion of the Park District. If the cancelled Programming will not be rescheduled, the Park District will issue refunds in accordance with Park District policy.

Suspension or Delay of Programming

A decision to suspend or delay Programming may be made by the respective program coordinator, which must be approved by their Department Head or the Department Head's authorized designee. Such action may be considered when forecasted, occurring, or imminent Inclement Weather precludes Programming from occurring when scheduled, but such weather is forecasted to end within a reasonable time after the originally scheduled Programming time. All suspension or delay decisions are subject to staff availability and room/space scheduling. Requests for refunds associated with the suspension or delay of any Programming shall be addressed on a case-by-case basis in accordance with Park District policy.

Relocate Indoors and Modify

A decision to suspend or delay Programming will be made by the respective program coordinator, which must be approved by their Department Head or the Department Head's authorized designee. Such action may be considered in the event of the following conditions: (1) Inclement Weather is forecasted, occurring, or imminent; (2) the Programming can reasonably be moved indoors and modified or adapted; (3) the space under consideration for relocation is available for use; (4) the space is conducive to the type of planned Programming in question; and (5) the proposed Programming modification does not create an unreasonable safety or quality concern for the program and its participants.

Affiliate Groups

The Park District shall inform groups with which it has programming agreements (Affiliate Groups) about the precautions being taken as a result of Inclement Weather. In such instances, the Park

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.

Section XX

District shall be in communication with the individual(s) whom the respective Affiliate Group has identified to the Park District as its representative contact person. The Affiliate Group may determine in advance of the Park District decision to cancel, suspend, relocate, or modify Programming as a result of Inclement Weather. If it does so, the Affiliate Group shall inform the Park District. However, no Affiliate Group shall be permitted to utilize a Park District facility or continue with a previously scheduled program if the Park District has closed the respective facility or cancelled the subject program or event as provided in this Policy.

Approved by Board of Commissioners
Revised by Board of Commissioners

July 14, 2021
September 9, 2026

Michael R. Somers, President

Sarah Sandquist, 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.



It shall be the policy of the Champaign Park District (Park District) to cooperate with community businesses and organizations, public and private, for the purpose of providing parks, recreation, and cultural arts opportunities to the citizens-residents of the Park District; provided that, the following criteria as determined by the Executive Director (Director) are met:

1. The essential purpose of the program is to provide parks, recreation, and cultural arts.
2. The program is consistent with the legal purposes of the Park District.
3. The program is available to all citizens-residents of the Park District, except for restrictions due to the nature of the program (~~preschool, senior citizens, youth, adult~~, and the like).
4. The program does not interfere or conflict with other Park District programs.
5. The program meets the budgetary goals of the Park District.

In most instances, where written agreements are to be formed, ~~including circumstances where such agreements are primarily for the benefit of such other businesses or organizations~~, the Park District shall be reimbursed for the fees (including attorney fees), costs, and expenses incurred in forming such cooperative agreements. The waiver of any such fees, costs, and expenses shall be within the discretion of the Board and may be delegated to the ~~Executive~~ Director on a ~~case-by-case~~case-by-case basis.

Approved by Board of Commissioners	September 11, 1980
Revised by Board of Commissioners	July 14, 1999
Revised by Board of Commissioners	September 14, 2005
Revised by Board of Commissioners	June 8, 2011
Revised by Board of Commissioners	May 11, 2016
Revised by Board of Commissioners	February 10, 2021
<u>Revised by Board of Commissioners</u>	<u>September 9, 2026</u>

~~Craig W. Hays~~Michael R. Somers, President

~~Joseph C. DeLuce~~Sarah Sandquist, Executive Director



Cooperation Policy

It shall be the policy of the Champaign Park District (Park District) to cooperate with community businesses and organizations, public and private, for the purpose of providing parks, recreation, and cultural arts opportunities to the residents of the Park District; provided that, the following criteria as determined by the Executive Director (Director) are met:

1. The essential purpose of the program is to provide parks, recreation, and cultural arts.
2. The program is consistent with the legal purposes of the Park District.
3. The program is available to all residents of the Park District, except for restrictions due to the nature of the program (youth, adult, and the like).
4. The program does not interfere or conflict with other Park District programs.
5. The program meets the budgetary goals of the Park District.

In most instances, where written agreements are to be formed, the Park District shall be reimbursed for the fees (including attorney fees), costs, and expenses incurred in forming such cooperative agreements. The waiver of any such fees, costs, and expenses shall be within the discretion of the Board and may be delegated to the Director on a case-by-case basis.

Approved by Board of Commissioners
Revised by Board of Commissioners
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Revised by Board of Commissioners
Revised by Board of Commissioners

September 11, 1980
July 14, 1999
September 14, 2005
June 8, 2011
May 11, 2016
February 10, 2021
September 9, 2026

Michael R. Somers, President

Sarah Sandquist, Executive Director



It is the policy of the Champaign Park District Board of Commissioners (Board) to encourage ~~citizen-resident~~ interest and participation in the affairs of the Champaign Park District (Park District) and it therefore provides an opportunity for ~~citizens-residents~~ to address matters of interest at Board Meetings. The Park District also solicits ~~citizen-resident and participant~~ input regarding development of recreation programs, facilities, and parks. In addition, the Board may also create advisory committees for special programs, facilities, or opportunities. Furthermore, the Board may also appoint Commissioner liaisons to community groups.

Approved by Board of Commissioners	August 11, 1999
Revised by Board of Commissioners	September 14, 2005
Revised by Board of Commissioners	June 8, 2011
Revised by Board of Commissioners	May 25, 2016
Revised by Board of Commissioners	March 10, 2021
<u>Revised by Board of Commissioners</u>	<u>September 9, 2026</u>

Craig W. HaysMichael R. Somers, President
Sandquist, Executive Director

Joseph C. DeLuceSarah



Community Input Policy

It is the policy of the Champaign Park District Board of Commissioners (Board) to encourage resident interest and participation in the affairs of the Champaign Park District (Park District) and it therefore provides an opportunity for residents to address matters of interest at Board Meetings. The Park District also solicits resident and participant input regarding development of recreation programs, facilities, and parks. In addition, the Board may also create advisory committees for special programs, facilities, or opportunities. Furthermore, the Board may also appoint Commissioner liaisons to community groups.

Approved by Board of Commissioners
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August 11, 1999
September 14, 2005
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September 9, 2026

Michael R. Somers, President

Sarah Sandquist, Executive Director



Comprehensive Year-Round Recreation Policy

The Champaign Park District Board of Commissioners (Board) is committed to providing a balanced system of parks, recreation, and cultural arts programs that advance the Champaign Park District's (Park District) mission and respond to the evolving needs and interests of the community.

Recreation programs and services shall be developed through professional planning and informed by community engagement, research, evaluation, and other appropriate assessment methods to ensure they respond to the changing needs and interests of the community.

In developing programs and services, the Park District shall strive to:

- promote health, wellness, and active lifestyles;
- encourage lifelong learning, play, creativity, and cultural enrichment;
- foster social connection and community engagement;
- provide inclusive and accessible opportunities for people of all ages, abilities, backgrounds, and interests;
- respond to emerging recreation trends and community priorities;
- make effective use of Park District parks, facilities, and resources; and
- collaborate with public agencies, educational institutions, nonprofit organizations, businesses, and other community partners when doing so enhances services to the community.

Staff shall periodically evaluate programs and services to ensure they remain consistent with the Park District's mission, community needs, and available resources.

~~The Champaign Park District (Park District) strives to provide the community with programs and services that are balanced, resident-oriented, and conceptually sound. The Park District's mission is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts. The services and programs provided by the Park District have been developed to support this mission. Determining what programs and services are provided has been achieved in a professional and systematic manner. Planning, community research, outreach to targeted groups, benchmarking, evaluations, and other methods of resident feedback ensure that the programs offered meet community needs.~~

~~The Park District's Recreation Programs shall be established to promote:~~

- ~~• Conceptual foundations of play, learning, socializing, recreation, and leisure~~
- ~~• Meeting the recreational, physical, social, environmental, and creative and performing arts needs of its residents~~
- ~~• Community opportunities~~
- ~~• Parks and recreation trends~~
- ~~• Opportunities for participants to:~~
 - ~~○ Improve fitness, self-esteem and self-reliance~~
 - ~~○ Increase energy, reduce stress, and realize better sleep patterns~~
 - ~~○ Develop a sense of social belonging~~
 - ~~○ Create a balance between work and play~~

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.

- ~~Agency philosophy and goals~~
- ~~Experiences desirable for participants~~
- ~~Serving special populations, including people with special needs, underrepresented populations, ethnic groups, and older adults~~
- ~~Scheduling and facilitating use of athletic fields and facilities by a variety of organizations, schools, associations, and community partners (for example, Rocket Club, Special Events, and Coalition at Prairie Farm)~~

~~The Park District provides a wide range of healthy recreation opportunities. Diversity in programming is essential in order to meet the needs and interests of the community. The Park District collaborates with many public and private entities to provide these programs and services, including educational institutions, businesses, non-profit agencies, and community users. Staff has developed programs that include a wide range of leisure, cultural, educational, and fitness activities, which also take into consideration suitable locations and applicable costs.~~

Approved by Board of Commissioners

June 8, 2011

Revised by the Board of Commissioners

May 26, 2016

Revised by Board of Commissioners

February 10, 2021

Revised by the Board of Commissioners

September 9, 2026

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President

Joseph C. DeLuce Sarah Sandquist, Executive
Director



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Revised by Board of Commissioners
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June 8, 2011
May 26, 2016
February 10, 2021
September 9, 2026

Michael R. Somers, President

Sarah Sandquist, Executive Director

**CHAMPAIGN
PARK DISTRICT**

Comprehensive Assessment Policy

The Champaign Park District (Park District) regularly evaluates and assesses the parks, recreation, and cultural arts needs of its residents. The Champaign Park District Board of Commissioners (Board) will review the changing needs of the community by conducting a comprehensive assessment study at least once every ten (10) years to assist in determining the direction of the Park District programs, activities, and events. The study will assess the economic conditions, population changes, and health and wellness, conservation, and social equity needs of the community.

Approved by Board of Commissioners	August 11, 1999
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Michael R. Somers, President

Sarah Sandquist, Executive Director



Employment of Certified/Professionally Trained Staff Policy

It shall be the policy of the Champaign Park District Board of Commissioners (Board) that employee and staff recruitment be undertaken in accordance with appropriate guidelines that comply with all federal, state and Park District requirements. The Board encourages the hiring of management and supervisory staff, representative of the community as a whole, that are certified or professionally trained for their respective positions as recognized by standard professional associations in that field of work.

Approved by Board of Commissioners	October 13, 1999
Revised by Board of Commissioners	September 14, 2005
Revised by Board of Commissioners	July 13, 2011
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~~Kevin J. Miller~~Michael R. Somers, President
Sandquist, Executive Director

~~Joseph C. DeLuce~~Sarah

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Section IV.3



Employment of Certified/Professionally Trained Staff Policy

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Sarah Sandquist, Executive Director

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Section IV.3



Distribution of Employment Policies and Procedures Manual Policy

The Director of Human Resources shall ensure that hired staff receive a copy of the Employment Policies and Procedures Manual ~~within the first two weeks of employment~~ as part of the new employee orientation and onboarding process. The Director of Human Resources shall also ensure that all employees receive all revisions to the Employment Policies and Procedures Manual, as reviewed by the Executive Director, the Champaign Park District Board of Commissioners (Board) and approved by the Board.

Distribution of the Employment Policies and Procedures Manual and any updates issued to employees shall be tracked for each employee by said employee ~~signing and dating a sheet~~ acknowledging receipt within the human resource information system (HRIS) of such Employment Policies and Procedures Manual and any updates issued thereafter.

The Employment Policies and Procedures Manual shall be reviewed periodically, at least once every two years, to ensure compliance with applicable laws, Board policies, and organizational needs. The Executive Director shall provide appropriate opportunities for employee input during the review process.~~The Employment Policies and Procedures Manual shall be updated every two years. Input regarding proposed updates shall be solicited from all full-time staff.~~

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<u>Revised by Board of Commissioners</u>	<u>September 9, 2026</u>

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Section IV.2



Distribution of Employment Policies and Procedures Manual Policy

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Section IV.2