



**Rantoul Village Board of Trustees  
Regular Board Meeting  
August 10, 2021  
6:00 PM**

**1. Call to Order**

**2. Invocation**

(A) Pastor Maxine Vallejo-Rixman, Bethany Park Christian Church

**3. Pledge of Allegiance**

**4. Roll Call**

**5. Approval of Agenda**

**6. Public Participation**

*Citizens wishing to address the Village Board with respect to any item of business listed upon the agenda, or any matter not appearing on the agenda, are asked to complete a public participation form, and submit it to the Village Clerk prior to the meeting. Comments will be limited to three minutes for each speaker.*

- (A) Citizens wishing to address the Village Board with respect to any item of business listed on the agenda, or any matter not appearing on the agenda, are asked to complete a public participation form, and submit the form to the Village Clerk prior to the meeting. Comments will be limited to three minutes for each speaker.
- (B) Citizens wishing to address the Village Board are asked to call 217-892-6810 during the Public Participation portion of the meeting.

|                                   |
|-----------------------------------|
| <b>Section A - Consent Agenda</b> |
|-----------------------------------|

**7. Approval of Consent Agenda by Omnibus Vote**

*All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent roll call vote. There will be no separate discussion of these items unless a Village Board member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item after approval of the Consent Agenda.*

- (A) Affirmation of the Appointment of Jill Alred to the Liquor Commission for a term expiration of 2025
- (B) Affirmation of the Appointment of Ann Long and Patty Stoffel to the Tree Commission for a term expiration of 2023
- (C) Minutes of Regular Study Session July 6, 2021
- (D) Minutes of Regular Board Meeting July 13, 2021
- (E) Motion to approve Bills and Monthly Financial Reports

**8. Approval of Any Items Removed from Consent Agenda**

|                                                                              |
|------------------------------------------------------------------------------|
| <b>Section B - Consideration of Bids, Contracts &amp; Other Expenditures</b> |
|------------------------------------------------------------------------------|

9. Motion to authorize and approve adding a Community Social Worker position to the Police Department.
10. Motion to authorize and approve the selection of Hanson Professional Services, Inc. as the Airport Engineering Consultant with a five-year contract
11. Motion to authorize and approve a contract with Cross Construction, Inc. in the amount of \$1,440,957.70 for the roadway improvements associated with the resurfacing of Congress Ave and Sheldon Street
12. Motion to authorize and approve a contract with Mid Illinois Concrete & Excavation, Inc. in the amount of \$130,000 for sidewalk improvements along Route 136.
13. Motion to authorize and approve an agreement with Parker Fabrication, Inc. in the amount of \$99,793.46 for the replacement of silencers on Generators #15 & #16 in the Industrial Substation
14. Motion to authorize and approve the purchase of a replacement bucket truck from Altec Trucks in the amount of \$220,000.00
15. Motion to authorize and award a contract to Dirtworks Trucking & Excavation Co. in the amount of \$175,840.00 for disposal of wastewater sludge.
16. Motion to authorize and approve the purchase of a replacement tandem dump truck from CIT Trucks in the amount of \$145,000.00
17. Motion to authorize and approve the Agreement to Occupy Property at South Frontage Road

|                                                                  |
|------------------------------------------------------------------|
| <b>Section C - Consideration of Ordinances &amp; Resolutions</b> |
|------------------------------------------------------------------|

18. Motion to pass Ordinance No. 2678, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS AND CORE ACQUISITIONS, LLC IN CONNECTION WITH THE REDEVELOPMENT PROJECT AREA NUMBER FOUR
19. Motion to pass Ordinance No. 2679, AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE RANTOUL PRAK DISTRICT FOR THE EXCHANGE OF REAL ESTATE (Park District)
20. Motion to pass Ordinance No. 2680, AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS FOR AN OPTION TO PURCHASE CERTAIN REAL ESTATE



21. Motion to pass Resolution 8-21-1343, A RESOLUTION AUTHORIZING APPLICATION TO THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES BOAT ACCESS AREA DEVELOPMENT GRANT PROGRAM FOR THE HERITAGE BOAT ACCESS AREA DEVELOPMENT PROJECT
22. Motion to pass Resolution 8-21-1344, A RESOLUTION AUTHORIZING APPLICATION TO THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES OPEN SPACE LANDS ACQUISITION AND DEVELOPMENT GRANT PROGRAM FOR HERITAGE LAKE REDEVELOPMENT PHASE ONE

|                                 |
|---------------------------------|
| <b>Section D - New Business</b> |
|---------------------------------|

|                                         |
|-----------------------------------------|
| <b>Section E - Public Announcements</b> |
|-----------------------------------------|

|                                   |
|-----------------------------------|
| <b>Section F - Closed Session</b> |
|-----------------------------------|

|                                |
|--------------------------------|
| <b>Section G - Adjournment</b> |
|--------------------------------|

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                      |                            |
|----------------------------------------------------------------------|----------------------------|
| ITEM: Pastor Maxine Vallejo-Rixman,<br>Bethany Park Christian Church | DEPARTMENT: Administration |
| DATE: August 10, 2021                                                | AMOUNT:                    |
| ATTACHMENTS:                                                         | ADMINISTRATIVE NOTES:      |
| SUMMARY HIGHLIGHTS:                                                  |                            |
| RECOMMENDED ACTION:                                                  |                            |
| DEPARTMENT HEAD APPROVAL                                             | VILLAGE ADMINISTRATOR      |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                            |                       |
|----------------------------|-----------------------|
| ITEM: Public Participation | DEPARTMENT:           |
| DATE: August 10, 2021      | AMOUNT:               |
| ATTACHMENTS:               | ADMINISTRATIVE NOTES: |
| SUMMARY HIGHLIGHTS:        |                       |
| RECOMMENDED ACTION:        |                       |
| DEPARTMENT HEAD APPROVAL   | VILLAGE ADMINISTRATOR |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                                                         |                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| ITEM: Citizens wishing to address the Village Board with respect to any item of business listed on the agenda, or any matter not appearing on the agenda, are asked to complete a public participation form, and submit the form to the Village Clerk prior to the meeting. Comments will be limited to three minutes for each speaker. | DEPARTMENT: Administration |
| DATE: August 10, 2021                                                                                                                                                                                                                                                                                                                   | AMOUNT:                    |
| ATTACHMENTS:                                                                                                                                                                                                                                                                                                                            | ADMINISTRATIVE NOTES:      |
| SUMMARY HIGHLIGHTS:                                                                                                                                                                                                                                                                                                                     |                            |
| RECOMMENDED ACTION:                                                                                                                                                                                                                                                                                                                     |                            |
| DEPARTMENT HEAD APPROVAL                                                                                                                                                                                                                                                                                                                | VILLAGE ADMINISTRATOR      |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                            |                            |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| ITEM: Citizens wishing to address the Village Board are asked to call 217-892-6810 during the Public Participation portion of the meeting. | DEPARTMENT: Administration |
| DATE: August 10, 2021                                                                                                                      | AMOUNT:                    |
| ATTACHMENTS:                                                                                                                               | ADMINISTRATIVE NOTES:      |
| SUMMARY HIGHLIGHTS:                                                                                                                        |                            |
| RECOMMENDED ACTION:                                                                                                                        |                            |
| DEPARTMENT HEAD APPROVAL                                                                                                                   | VILLAGE ADMINISTRATOR      |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                           |                            |
|-----------------------------------------------------------------------------------------------------------|----------------------------|
| ITEM: Affirmation of the Appointment of Jill Alred to the Liquor Commission for a term expiration of 2025 | DEPARTMENT: Administration |
| DATE: August 10, 2021                                                                                     | AMOUNT:                    |
| ATTACHMENTS:                                                                                              | ADMINISTRATIVE NOTES:      |
| SUMMARY HIGHLIGHTS:                                                                                       |                            |
| RECOMMENDED ACTION:                                                                                       |                            |
| DEPARTMENT HEAD APPROVAL                                                                                  | VILLAGE ADMINISTRATOR      |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                  |                            |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| ITEM:<br>Affirmation of the Appointment of Ann Long<br>and Patty Stoffel to the Tree Commission<br>for a term expiration of 2023 | DEPARTMENT: Administration |
| DATE: August 10, 2021                                                                                                            | AMOUNT:                    |
| ATTACHMENTS:                                                                                                                     | ADMINISTRATIVE NOTES:      |
| SUMMARY HIGHLIGHTS:                                                                                                              |                            |
| RECOMMENDED ACTION:                                                                                                              |                            |
| DEPARTMENT HEAD APPROVAL                                                                                                         | VILLAGE ADMINISTRATOR      |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                        |                            |
|--------------------------------------------------------|----------------------------|
| ITEM: Minutes of Regular Study Session<br>July 6, 2021 | DEPARTMENT: Administration |
| DATE: August 10, 2021                                  | AMOUNT:                    |
| ATTACHMENTS:<br><br>1. July 6 Draft                    | ADMINISTRATIVE NOTES:      |
| SUMMARY HIGHLIGHTS:                                    |                            |
| RECOMMENDED ACTION:                                    |                            |
| DEPARTMENT HEAD APPROVAL                               | VILLAGE ADMINISTRATOR      |



**RANTOUL VILLAGE BOARD OF TRUSTEES  
REGULAR STUDY SESSION  
July 6, 2021**

---

LOUIS B. SCHELLING MEMORIAL BOARD ROOM  
RANTOUL MUNICIPAL BUILDING, 333 S. TANNER, RANTOUL, IL

A Regular Study Session of the Board of Trustees of the Village of Rantoul was held at 6:00 P.M. Mayor Smith called the proceeding to order at 6:00 P.M.

**Roll Call**

The Clerk called the roll, finding the following members present:

President Charles Smith, and Trustees Crider, Wilkerson, Hall, Robertson, Weathersby and Johnson – 7

The following representatives of Village departments were also present:

Scott Eisenhauer, Administrator; Jolene Gensler, Comptroller; Debbie Sage, Human Relations; Tony Brown, Police Chief; Ken Waters, Fire Chief; Chris Milliken, Urban Planning Manager; Andy Graham, Assistant Recreation Director; Jake McCoy, Assistant Public Works Director and Janet Gray, Clerk

**Approval of Agenda**

Trustee Hall moved to approve the Agenda. Trustee Robertson seconded the motion. Motion carried, all voting “aye”.

**Public Participation**

Gary Miller addressed the Board regarding the recent flooding at his home on Hazelcrest Drive. He requested that someone from the Village come out and look at the flooding situation which has been going for several years.

Charles Long lives next door to Mr. Miller and confirmed that there has been flooding for the past ten years. He also requested the Village address this issue.

Wayne Mathis lives on Hazelcrest and has contacted the Village before about the flooding. He asked that the Village look into this issue.

Terry Workman had several comments for the Board.

- Mr. Workman stated he would like to see all the Trustees review the loan requests for Micro Loans when the requests are presented to the Board.
- He said that any Village funds for individual Districts should follow the Village purchasing policy rules and should be voted on by the entire board.
- He encouraged the Mayor, Board and Administrator to work together.

Jasmine Boyce stated the Farmers Market would begin on Sunday, July 11 and be held every other Sunday from 11:00 am -2:00 pm. The Market now takes Snap payments. Ms. Boyce thanked the Village for their support.

### **Items from Mayor**

- A. The Mayor reviewed the list of appointments and reappointments he will be taking to the Board for affirmation. He invited Lorena Griffin and Michaela Granger, his appointees to the Human Relations Committee, to introduce themselves to the Board.

### **Items from Trustees**

Trustee Johnson asked Jake McCoy, Assistant Public Works Director to look into the flooding problem on Hazelcrest Drive and report back to the Board.

Trustee Johnson had several questions regarding the Sports Complex.

- There were two bills regarding the replacing a score board and a controller – wasn't this covered under warranty?
- Has Byrne & Jones completed the punch list for the complex?
- What type of inventory control system is used for food sales?

Trustee Hall stated concern about the recent violence in Rantoul. He asked the citizens to come forward if they know anything about the recent shooting.

Trustee Crider stated that the Rantoul Safety Task Force will meet at the Municipal Building at 9:00 am on July 10.

Trustee Weathersby said that the July 4 parade was wonderful and she was happy to see community participation in the event.

### **Items from Clerk**

- A. Minutes of Regular Study Session June 1, 2021
- B. Minutes of Regular Board Meeting June 8, 2021
- C. The Clerk reminded the Board to complete the Statement of Economic Interest which is required to be submitted to the County Clerk's office annually.

The minutes will go to the Board for approval.

### **Items from Administration**

- A. Chris Milliken reviewed a presentation on the Downtown Master Plan. There will be a presentation downtown on July 8 at 6:00 pm.
- B. The Administrator reviewed the Vacant Lot Purchasing Program and would like to include four more properties – 1674 Harper, 1113 Eastview, 710 S. Century Blvd. Lot No. 29 and 710 S. Century Blvd. Lot No. 30. This item will go to the Board for approval.
- C. The Liquor Commission has recommended a change of wording to the Class T-1 Liquor Permit. This change would allow an educational, fraternal, political, civic, religious or non-profit organization to obtain one permit for an event that would

be held over a period of time such as the Freedom Fridays event sponsored by the Chamber of Commerce. This would help the organizations in hosting events throughout the community and expand the vendor opportunities. This item will go to the Board for approval.

- D. Horve Hospitality Management, LLC is building a Hampton Inn by Hilton at 920 Broadmeadow Rd. As an incentive to construct the hotel, the Village will provide the company a 40% property tax increment reimbursement for a ten-year period, hotel tax reimbursement at 50% for a ten-year period, enterprise zone sales tax exemption, a rebate on construction costs of \$75,000.00 and a waiver of permit and tap-on fees. This item will go to the Board for approval.

#### **Items from Comptroller**

- A. The Budget Amendment presented is to allow funds budgeted in the FY 2021 to be carried forward to the FY 2020 year for projects that were not completed in FY 2021. This item will go to the Board for approval.

#### **Items from Human Resources**

- A. The monthly application report was distributed. The current open positions are Firefighter, Police Officer, Lifeguard and Sports Complex Site Supervisor. New hires or transfers: A utility clerk was hired and will begin on July 19, a Pump Station Operator was hired and will begin on July 6, a Chief of Wastewater Operations was an internal candidate promoted on June 21.

#### **Items from Police Department**

- A. The Police Dept. received three bids for the window replacement with fiberglass frames. Pella Windows was the lowest bidder at \$18,908.34. This item will go to the Board for approval.

#### **Items from Fire Department**

No Items to Report.

#### **Items from Building Safety**

No items to report.

#### **Items from Community Development**

- A. Willow Pond LLC is requesting that the property located at the Southwest corner of Country Club Lane and Martin Street (1114-1116 Country Club Lane) be rezoned from RE Recreation District to C-2 General Commercial to allow for the legal conforming use of the existing buildings at that location. This would allow the owner to subdivide the property and place each of the three existing buildings on a separate lot. This item will go to the Board for approval.
- B. McRoofies LLC (The Fringe) is requesting that the property located at 849 Stone Bridge Drive be rezoned from AG Agriculture to C-2 General Commercial to allow for the construction of a miniature golf course, a restaurant/bar and entertainment facility. This item will go to the Board for approval.

### **Items from the Recreation**

No items to report.

### **Items from Public Works**

- A. Public Works is recommending that the first Traveling Bridge Filter at the Wastewater Treatment Plant be refurbished/rebuilt in 2021-2022 and the second in 2022-2023. This is a unique and specialized filtering system. The Department is requesting the waiving of the formal bidding process and accepting the proposal from Aqua-Aerobic Systems, Inc. for materials in the amount of \$322,314.00. This will go to the Board for approval.
- B. The Illinois Department of Transportation is requesting the Village of Rantoul update their Roadway Functional Classification for several streets. These classifications are used when applying for grant funding for sections of roadways. This will go to the Board for approval.

### **Items from Counsel**

No items to Report.

### **Items for Closed Session**

Trustee Johnson moved to go into closed session pursuant to 5 ILCS 120/2 (C) 21, for the purpose of discussion of minutes of meetings lawfully closed under the Open Meetings Act, whether for the purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06

AND

Pursuant to 5 ILCS 120/2 (C) 1, for the purpose of discussion regarding the appointment, employment, compensation, discipline, performance, or dismissal of specific employees.

Trustee Wilkerson seconded the motion. On a roll call vote:

YEAS: Johnson, Crider, Wilkerson, Hall, Robertson and Weathersby – 6.

NAYS: None – 0.

The motion carried 6 - 0.

The Village Board went into Closed Session at 7:52 pm.

The Village Board returned to Open Session at 8:30 pm.

Roll call: President Charles Smith, and Trustees Crider, Wilkerson, Hall, Robertson, Weathersby and Johnson – 7.

### **Meeting Adjourned**

The Mayor adjourned the meeting at 8:30 pm.

Respectfully submitted,  
Janet E. Gray, MMC, Village Clerk

**Approved**

---

Charles Smith  
Village President

**ATTEST:**

---

Janet E. Gray, MMC  
Village Clerk

I, Janet E. Gray, Village Clerk of the Village of Rantoul, Illinois, do hereby certify that the foregoing minutes are a true and correct copy of the Study Session of the Board of Trustees held July 6, 2021 as the same appears on the records of the Village now in my custody and keeping.

---

Janet E. Gray, MMC  
Village Clerk

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                         |                            |
|---------------------------------------------------------|----------------------------|
| ITEM: Minutes of Regular Board Meeting<br>July 13, 2021 | DEPARTMENT: Administration |
| DATE: August 10, 2021                                   | AMOUNT:                    |
| ATTACHMENTS:<br><br>1. July 13 Draft                    | ADMINISTRATIVE NOTES:      |
| SUMMARY HIGHLIGHTS:                                     |                            |
| RECOMMENDED ACTION:                                     |                            |
| DEPARTMENT HEAD APPROVAL                                | VILLAGE ADMINISTRATOR      |

**RANTOUL VILLAGE BOARD OF TRUSTEES  
REGULAR BOARD MEETING  
JULY 13, 2021**

---

LOUIS B. SCHELLING MEMORIAL BOARD ROOM  
RANTOUL MUNICIPAL BUILDING, 333 S. TANNER, RANTOUL, IL

A Regular Meeting of the Board of Trustees of the Village of Rantoul was held at 6:00 P.M., President Charles Smith presiding. President Smith called the meeting to order.

**Invocation & Pledge of Allegiance**

Trustee Crider opened the meeting with prayer. Following the invocation, Trustee Hall led the audience in recitation of the Pledge of Allegiance.

**Roll Call**

The Clerk called the roll, finding the following members present:

Mayor Smith, Trustees Crider, Hall, Robertson, Weathersby and Johnson - 6

The following representatives of Village departments were also present:

Scott Eisenhauer, Administrator; Jolene Gensler, Comptroller; Tony Brown, Police Chief; Ken Waters, Fire Chief; Luke Humphrey, Recreation Director; Ken Beth, Attorney and Janet Gray, Village Clerk.

**Approval of Agenda**

Trustee Johnson moved to approve the agenda for the meeting, as presented. Trustee Hall seconded the motion. Motion carried, all voting "aye".

**Public Participation**

There was no Public Participation

**A. Consent Agenda**

---

**Approval of Consent Agenda Items by Omnibus Vote**

- A. Affirmation of the Appointment of Michaela Granger and Lorena Griffin to the Human Relations Committee for a term expiration of 2025.
- B. Affirmation of Sandra Uhlott to the Planning & Zoning Commission for a term to expiration of 2025.
- C. Affirmation of the Appointment of Sandra Uhlott to the Storm Drainage Committee for a term expiration of 2025.
- D. Affirmation of the Reappointment of Debbie Jeffers and Chris King to the Citizen's Advisory Committee for a term expiration of 2025.

- E. Affirmation of the Reappointment of Jose Igartua and David Sherrick to the Fire & Police Commission for a term expiration of 2025.
- F. Affirmation of the Reappointment of Wendy Hundley and Charjunita Mitchell to the Human Relations Committee for a term expiration of 2025.
- G. Affirmation of the Reappointment of Herman Fogal, Hank Gamel, Loise Haines, and Wayne Mathis to the Liquor Advisory Committee for a term expiration of 2025.
- H. Affirmation of the Reappointment of Connie Nelson, Brian Schurter, and Koleen Roseman to the Micro Loan / Revolving Loan Committee for a term expiration of 2024.
- I. Affirmation of the Reappointment of Brenda Crane, Jim Johnson, and Kevin Modglin to the Planning & Zoning Commission a term expiration of 2025.
- J. Affirmation of the Reappointment of Mike Daugherty to the Police Pension Board for a term expiration of 2023.
- K. Affirmation of the Reappointment of Margurette Carter, Herman Fogal, and Denny Long to the Scholarship Committee for a term expiration of 2025.
- L. Affirmation of the Reappointment of Rick Humphrey and John Reale to the Storm Drainage Committee for a term expiration of 2025.
- M. Affirmation of the Reappointment of JD Roessler, Joan Weichel, and Leonard Wirges to the Tree Commission for a term expiration of 2023.
- N. Minutes of Regular Study Session June 1, 2021
- O. Minutes of Regular Board Meeting June 8, 2021
- P. Resolution No. 7-21-1342, A RESOLUTION DETERMINING WHETHER THE NEED FOR CONFIDENTIALITY STILL EXISTS OR IS NO LONGER REQUIRED AS TO ALL OR PART OF MINUTES OF ALL CONFIDENTIAL CLOSED MINUTES.

Trustee Johnson moved to approve the Consent Agenda items by omnibus vote. Trustee Weathersby seconded the motion. Motion carried, all voting "aye".

### **Approval of Bills**

Following a review of the monthly bills, Trustee Johnson moved to authorize payment of the bills. Trustee Robertson seconded the motion. Motion carried, all voting "aye".

### **B. Consideration of Bids, Contracts & Other Items of Expenditure**

Trustee Crider moved to authorize and approve an amendment to the Vacant Lot Program by adding four properties for sale: 1674 Harper Dr.; 1113 Eastview Dr.; 710 S. Century Blvd. Lot No. 29 and 710 S. Century Blvd. Lot No. 30. Trustee Robertson seconded the motion. On a Roll Call vote:

YEAS: Crider, Hall, Robertson, Weathersby and Johnson – 5.

NAYS: None – 0.

ABSENT: Wilkerson - 1

The motion carried 5-0.



Trustee Robertson moved to authorize and approve the purchase and installation of new exterior windows at the Police Department from Pella Window and Door for the amount of \$18,908.34. Trustee Crider seconded the motion. On a Roll Call vote:

YEAS: Robertson, Weathersby, Johnson, Crider, and Hall – 5

NAYS: None – 0

ABSENT: Wilkerson - 1

The motion carried 5-0.

Trustee Weathersby moved to authorize and approve waiving of the formal bidding process for the Waste Water Treatment Plant to refurbish/rebuild the south traveling bridge filter, and motion to authorize and approve the proposal from Aqua-Aerobic Systems, Inc. in the amount of \$322,314.00. Trustee Crider seconded the motion. On a Roll Call vote:

YEAS: Weathersby, Johnson, Crider, Hall and Robertson – 5.

NAYS: None – 0.

ABSENT: Wilkerson – 1.

The motion carried 5-0.

### **C. Consideration of Ordinances & Resolutions**

#### **Ordinance No. 2673**

#### **AN ORDINANCE SUPPLEMENTING AND AMENDING PART (1) OF SECTION 4-63 OF THE RANTOUL CODE, AS SUPPLEMENTED AND AMENDED, IN CONNECTION WITH T-1 PERMITS**

Trustee Weathersby moved to pass Ordinance No. 2673. Trustee Hall seconded the motion. On a Roll Call vote:

YEAS: Weathersby, Crider, Hall and Mayor Smith – 4.

NAYS: Johnson and Robertson – 2.

ABSENT: Wilkerson – 1.

The motion carried 4-2.

#### **Ordinance No. 2674**

#### **AN ORDINANCE REVISING THE ANNUAL BUDGET (For Multiple Funds)**

Trustee Weathersby moved to pass Ordinance No. 2674. Trustee Hall seconded the motion. On a Roll Call vote:

YEAS: Weathersby, Johnson, Crider, Hall and Robertson – 5.

NAYS: None – 0.

ABSENT: Wilkerson -1.

The motion carried 5-0.

**Ordinance No. 2675**  
**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP**  
**(1114-1116 Country Club Lane)**

Trustee Robertson moved to pass Ordinance No. 2675. Trustee Crider seconded the motion. On a Roll Call vote:

YEAS: Robertson, Weathersby, Johnson, Crider, and Hall – 5.

NAYS: None – 0.

ABSENT: Wilkerson – 1.

The motion carried 5-0.

**Ordinance No. 2676**  
**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP**  
**(849 Stone Bridge Drive)**

Trustee Robertson moved to pass Ordinance No. 2676. Trustee Weatherby seconded the motion. On a Roll Call vote:

YEAS: Robertson, Weathersby, Johnson, Crider, and Hall – 5.

NAYS: None – 0.

ABSENT: Wilkerson - 1

The motion carried 5-0.

**Ordinance No. 2677**  
**AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT**  
**BY AND BETWEEN THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY**  
**ILLINOIS AND HORVE HOSPITALITY MANAGEMENT, INC. IN**  
**CONNECTION WITH THE REDEVELOPMENT**  
**PROJECT AREA NUMBER TWO**

Trustee Johnson moved to pass Ordinance No. 2677. Trustee Robertson seconded the motion. On a Roll Call vote:

YEAS: Johnson, Crider, Hall, Robertson and Weathersby – 5.

NAYS: None – 0.

ABSENT: Wilkerson – 1.

The motion carried 5-0.

**Resolution No. 7-21-1341**  
**A RESOLUTION IN SUPPORT OF THE UPDATES TO THE**  
**ILLINOIS DEPARTMENT OF TRANSPORTATION, CHAMPAIGN COUNTY,**  
**ROADWAY FUNCTIONAL CLASSIFICATION MAP**

Trustee Crider moved to pass Resolution No. 7-21-1341. Trustee Hall seconded the motion. On a Roll Call vote:

YEAS: Crider, Hall, Robertson, Weathersby and Johnson – 5.

NAYS: None – 0.

ABSENT: Wilkerson - 1

The motion carried 5-0.

#### **D. New Business**

---

There was no new business.

#### **E. Announcement**

The Mayor had several announcements.

The Human Relations Committee is seeking three applicants for vacancies on the Committee. Details can be found at [rantoul.com/305/ Human-Relations-Committee](http://rantoul.com/305/Human-Relations-Committee).

Over 75 people attended the presentation on the Downtown redevelopment on July 8.

The agreement for the Illinois Autonomous Electric Track should be finalized in the next 45 days.

The license plate reader system recently installed by the Police Department helped identify the vehicle used in the July 4 shooting. The Mayor thanked the citizens that came forward with information regarding this incident.

A filming company was in town over the weekend shooting scenes at the airport for a comedy called You're out.

Trustee Crider provided information on a Youth Summer Work initiative. Grant funding was provided for ten youth workers and the Village is sponsoring another ten workers. Trustee Crider asked the other Trustees to let her know if there were any clean-up projects in their district.

Trustee Weathers stated that the Regional Plan Commission has opened Head Start Enrollment for this fall.

#### **F. Closed Session**

---

No closed session was held.

#### **G. Adjournment**

---

Trustee Hall moved to adjourn the meeting. Trustee Weathersby seconded the motion. On a Roll Call vote:

YEAS: Hall, Robertson, Weathersby, Johnson, and Crider – 5.

NAYS: None – 0.

ABSENT: Wilkerson – 1.

The motion carried 5-0.

The meeting was adjourned at 6:34 pm.

Janet E. Gray, MMC  
Village Clerk

**Approved**

\_\_\_\_\_  
Charles Smith  
Village President

**ATTEST:**

\_\_\_\_\_  
Janet E. Gray, MMC  
Village Clerk

I, Janet E. Gray, Village Clerk of the Village of Rantoul, Illinois, do hereby certify that the foregoing minutes are a true and correct copy of the Regular Meeting of the Board of Trustees held July 13, 2021 as the same appears on the records of the Village now in my custody and keeping.

\_\_\_\_\_  
Janet E. Gray, MMC  
Village Clerk

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                             |                       |
|-------------------------------------------------------------|-----------------------|
| ITEM: Motion to approve Bills and Monthly Financial Reports | DEPARTMENT:           |
| DATE: August 10, 2021                                       | AMOUNT:               |
| ATTACHMENTS:                                                | ADMINISTRATIVE NOTES: |
| SUMMARY HIGHLIGHTS:                                         |                       |
| RECOMMENDED ACTION:                                         |                       |
| DEPARTMENT HEAD APPROVAL                                    | VILLAGE ADMINISTRATOR |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| ITEM: Motion to authorize and approve adding a Community Social Worker position to the Police Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | DEPARTMENT: Police Department                                        |
| DATE: August 10, 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | AMOUNT: funded through savings created within the operational budget |
| ATTACHMENTS:<br><br>1. Community Social Worker Job Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ADMINISTRATIVE NOTES:                                                |
| SUMMARY HIGHLIGHTS:<br>The Rantoul Police Department has identified a key area within our strategic plan that recognizes the importance of mental health response and victim assistance. Police are called more and more to deal with people who are in mental health crisis, or in need of community resources. As such, the use of social workers to assist law enforcement and the community has become a viable and valuable resource. The Police Department is seeking approval to add a Community Social Worker position to the department. The social worker will work with the newly developed 4U Program, which is overseen by Sergeant Christina Reifsteck. In combination with the grant funded Social Worker, we believe this addition will add a valuable resource to the department and community. |                                                                      |
| RECOMMENDED ACTION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                      |
| DEPARTMENT HEAD APPROVAL<br>Tony Brown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | VILLAGE ADMINISTRATOR<br>Scott Eisenhower                            |



# Job Description

**Name of Employee:**

**Current Position:** Community Social Worker

**Department:** Police Department

## DESCRIPTION

---

The Community Social Worker is a non-sworn position that provides crisis intervention, short-term counseling, advocacy, community outreach and education, and other social service assistance to the Police Department and the Village of Rantoul. Provides a full range of victim services including assistance with claims, crisis intervention, court support, case status updates, community referrals, and community awareness.

## QUALIFICATIONS

---

- Preferred Master's Degree in Social Work from an accredited college/university and related work and case management experience, preferably State of Illinois Licensed Clinical Social Worker (LCSW)
- Establish and maintain good working relationships with the general public and fellow employees
- Understand and follow oral and written instructions
- Knowledge of government benefits and programs
- Knowledge of basic computer operation, specifically Microsoft office software
- Operate a vehicle in a safe manner and have a valid driver's license

## REQUIREMENTS

---

- Basic knowledge of criminal and juvenile justice systems
- Knowledge of community resources and community organizations
- Take initiative and work independently, but must also be able to work in a team setting
- Maintain confidential and sensitive case files
- Communicate effectively both orally and in writing
- Gather information and prepare, complete concise accurate reports. Reports written will be professional; with prospect that these may be used in court
- Night and weekend hours occasionally required. This may include providing emergency social service assistance after working hours to officers in the field as needed
- Respond professionally, fairly, timely, effectively and courteously to public inquiries and complaints
- Work efficiently and effectively to meet deadlines or comply with assignment demands
- Ability to develop skill in the use of defensive tactics and have basic knowledge of firearms operations (this will be an armed position)
- Must work well under pressure with the ability to mentally and physically react effectively, quickly, calmly, and rationally during times of conflict and emergencies

## RESPONSIBILITIES

---

- Determine best course of action and provides crisis intervention services in emergency situations, such as, but not limited to: domestic violence, child abuse, sexual abuse, suicide, serious or fatal accidents, other cases involving emotional trauma, and assistance with hospitalizing emotionally disturbed or mentally ill persons
- Provide short-term individual, marital, and family counseling in situations involving domestic disputes, substance abuse, mental health issues, trauma, grief and loss, life transitions, adolescent and geriatric issues and provides resources and referrals for additional services and long-term assistance
- Independently follow-up on referrals from police officers, local schools, hospitals, village staff, and the general public and serves as a consultant to police officers regarding management of cases
- Implements and provides services, in person, including assessments, treatment plans, clinical/crisis counseling, consultation, support, information, and appropriate referrals for families and victims of crime to help clients mobilize inner and external capacities and resources to improve social functioning. Provides case management to include evaluating the needs of clients, developing and implementing service plans, and monitoring progress
- Initiate contact with victims of violent crimes; advise crime victims of their rights and assist them in navigating through the criminal justice system
- Review police reports; contact victims of crime in which a person has been arrested to ascertain what assistance may be provided by the Police Department; provide crisis intervention and emergency assistance; conduct immediate needs assessment and provide information and referrals to other agencies and community services
- Assist victims in applying for benefits including reimbursement for lost wages and medical expenses; assist victims with completing and processing forms, including the state Victim Assistance Compensation Fund; determine victim eligibility for benefits
- Provide ongoing emotional support, encouragement and information to victims as the case moves through the criminal justice system; provide support during court proceedings, as needed; update victims regarding the ongoing status of criminal proceedings
- Respond to in-progress calls with law enforcement in order to determine level of care required for individuals in crisis, with a strong emphasis on suicide prevention and intervention. Assess an individual's risk for danger to self or others and intervene accordingly
- Serve as liaison for coordination between the Rantoul Police Department and State's Attorney's office for victim services, mental health professions, RACES, Courage Connection, and case follow-up
- Consults with other professionals as needed to ensure holistic approach and coordination of care and case management
- Works with other social service providers to coordinate care including local schools, hospitals, Department of Children Family Services, Veterans Affairs, and area mental health facilities, etc.
- Assists, educates, informs, and empowers under-represented populations in the community, including vulnerable communities and immigrant populations
- Maintains confidential case files
- Assists in the coordination of the Employee Assistance Program for the Police Department
- Conducts and facilitates public education programs and events in the community
- Assist law enforcement when responding to potential individuals in crisis by conducting an assessment, offering effective and efficient interventions, and coordinating care
- Prevent unnecessary hospitalizations or arrest of individuals with mental illness. Develop clinically sound safety plan in the least restrictive way, only utilizing involuntary commitment when all other options have been exhausted



- Work in collaboration with law enforcement officials following their guidance and direction in respect to on-scene safety and protocol and coordinate medical response(s)
- Exercise sound clinical judgement in determining an individual's ability to remain safely in the community
- Build relationships with frequent contacts and follow up on their well-being
- Develop collaborative crisis treatment and discharge plans that meet the needs of the individual in crisis
- Document all encounters by the end of the shift (i.e., complete accurate supporting clinical documentation including treatment plans for all crisis individuals responded to)
- Perform other duties as required or assigned which are reasonably within the scope of the duties enumerated above

## **CLASSIFICATION**

---

- Full-Time Position
- Exempt Position

## **ENVIRONMENTAL CONDITIONS**

---

- Physical Requirements - May include exposure to stressful situations as a result of human behavior. In field operations, exposure to stress as well as occupational hazards may occur. Work hours may vary and may exceed eight-hour days or forty-hour weeks
- Work Environment – Exposure to stress as well as occupational hazards. Work in a standard office as well as in the field. Sometimes there is discomfort in working in all kinds of weather at all hours in stressful and adverse conditions and circumstances
- Complexity - Work normally consists of routine patrol, preliminary investigation and traffic regulation duties. Work involves dealing with a variety of persons and situations with unusual circumstances and thus requires a need for flexibility and effective problematic decision making under pressure. Work involves an element of independent discretion operating within established guidelines and tolerances

## **SIGNATURES**

---

Employee signature below constitutes employees understating of the requirements and responsibilities of this position.

Employee Signature: \_\_\_\_\_

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

Approved: \_\_\_\_\_

Department Head

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

Approved: \_\_\_\_\_

Administrator

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

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                              |                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ITEM: Motion to authorize and approve the selection of Hanson Professional Services, Inc. as the Airport Engineering Consultant with a five-year contract                                    | DEPARTMENT: Public Works                  |
| DATE: August 10, 2021                                                                                                                                                                        | AMOUNT:                                   |
| ATTACHMENTS:<br><br>1. Airport Consultant Services                                                                                                                                           | ADMINISTRATIVE NOTES:                     |
| SUMMARY HIGHLIGHTS:<br>Authorize the approval of the selection of the Airport Engineer and a five (5) year engineering consultant retainer agreement with Hanson Professional Services, Inc. |                                           |
| RECOMMENDED ACTION:                                                                                                                                                                          |                                           |
| DEPARTMENT HEAD APPROVAL<br>Jake McCoy                                                                                                                                                       | VILLAGE ADMINISTRATOR<br>Scott Eisenhower |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

**PAGE \_\_\_\_ OF \_\_\_\_**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>ITEM: Airport Consultant Services</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>DEPARTMENT: Public Works - Airport</b> |
| <b>AGENDA SECTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AMOUNT:</b>                            |
| <b>ATTACHMENTS:</b><br>( ) ORDINANCE<br>( ) RESOLUTION<br>(X) OTHER (See Summary Highlights)<br>(X) SUPPORTING DOCUMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>DATE: July 26, 2021</b>                |
| <b>SUMMARY HIGHLIGHTS:</b><br><br>This Agenda Item provides for the selection of a consultant to provide Airport Engineering Services to the Village of Rantoul for the next five (5) years. This selection process is a FAA and IDOT requirement and the Village's existing consultant, Hutchison Engineering, can no longer fulfill the requirements due to vacancies.<br><br>The Village advertised for engineering Request for Qualifications (RFQ's) in accordance with the Federal Aviation Administration (FAA) advisory circular 150/5100-14E and received two (2) submittals on July 1, 2021. A review of the completeness of each firm's submittal; a review of their experience of projects similar to those outlined in the Village's Transportation Improvement Plan (TIP). Firms were evaluated on their ability and experience with similar projects and their ability to represent the Village with the Illinois Department of Transportation, Division of Aeronautics, Federal Aviation Administration, contractors, etc. Hanson Professional Services, Inc. was the firm which best met these criteria. |                                           |
| <b>RECOMMENDED ACTION:</b> Authorize the approval of the selection of an Airport Engineer and a five (5) year engineering consultant retainer agreement with Hanson Professional Services, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                           |
| <b>DEPARTMENT HEAD APPROVAL:</b><br>Jake McCoy, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>VILLAGE ADMINISTRATOR:</b>             |
| <b>AGENDA PAGE NUMBER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                           |

**IN REFERENCE TO RFQ# VRNTL-21-Q-01(CONSULTANT ENGINEER) THE  
FOLLOWING FIRMS SUBMITTED QUALIFICATION PACKAGES**

1. BURNS & MCDONNELL, OF DOWNERS GROVE, IL
2. HANSON PROFESSIONAL SERVICES, INC. OF SPRINGFIELD, IL



Procurement of professional architectural, engineering, and planning services for airport improvement program grant projects is covered by state and federal law (49 USC § 47107(a) (17) and 49 CFR § 18.36, as amended). Sponsors intending to utilize state and federal funds to pay for professional services are required to conduct a Qualifications-Based Selection (QBS) process when selecting an Architectural/Engineering (A/E) or planning consulting firm. FAA guidance (150/5100-14E and 5100.38D) allows for Sponsors to procure professional services to complete multiple, phased grant projects through a single consultant selection process. These firms may be retained for up to 5 years for their services.

The following Airport Owner/Sponsor is seeking interested firms to provide professional architectural, engineering and planning services for the development of the air navigation facility known as:

|                                  |                      |                                                                      |                |
|----------------------------------|----------------------|----------------------------------------------------------------------|----------------|
| Airport Name                     |                      | Owner/Sponsor (Airport Authority/Municipality/County/Park/Port Dist) |                |
| Rantoul National Aviation Center |                      | Municipality                                                         |                |
| Associated City                  |                      | Contact Name                                                         |                |
| Village of Rantoul               |                      | Jake McCoy, P.E.                                                     |                |
| Official Mailing Address         |                      | City                                                                 | State Zip Code |
| 200 W. Grove Ave.                |                      | Rantoul                                                              | IL 61866       |
| Phone                            | E-mail               |                                                                      |                |
| (217) 892-6526                   | jmccoy@myrantoul.com |                                                                      |                |

Scope of Services (**Provide specific, detailed project descriptions with estimated costs\*** from the airport's 3-5 year program):  
Rows will expand as needed.

\*Example-Construct 500 ft.-long by 100 ft.-wide extension to Runway 19, including 25 ft.-wide shoulders, earthwork, drainage, edge lighting, vault modifications, NAVAID relocation and pavement marking. Estimated construction cost: \$2.5M

|     |                                                                                                                                                                                                                 |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Replace existing fuel facility dispensers with new self-serve fuel dispensers and card reader with relocation coordinated with fueling apron movements. Estimated construction cost: \$100,000.00               |
| 2.  | Rehabilitate and expand apron area adjacent to existing fuel facility to accommodate aircraft turning movements. Estimated construction cost: \$180,000.00                                                      |
| 3.  | Rehabilitate and re-mark Runway 18-36 including milling, resurfacing, and pavement marking. Estimated construction cost: \$1,580,000.00                                                                         |
| 4.  | Improve Runway Safety Area to Runway 18-36, including existing paved shoulder removal, removal of drainage structures, and installation of runway storm sewer ditch. Estimated construction cost \$2,000,000.00 |
| 5.  | Improve Runway Safety Area to Runway 9-27 including existing paved shoulder removal, removal of drainage structures, and installation of runway storm sewer ditch. Estimated construction cost \$2,000,000.00   |
| 6.  | Replace the Medium Intensity lighting systems on Runways 18-36 and 9-27, including REILs and PAPIs. Estimated construction cost \$700,000.00.                                                                   |
| 7.  | Procurement of new snow removal equipment. One (1) 4 x 4 tractor with plow. Cost \$165,000.00                                                                                                                   |
| 8.  | ALP Updates and revisions as needed. Estimated Costs \$30,000.00.                                                                                                                                               |
| 9.  | Land Acquisition/Release Services: Appraisal, easement/survey plat preparation, update to the Exhibit 'A' as needed. Estimated Costs \$30,000.00.                                                               |
| 10. | Mill and resurface T-hangar access pavement and connecting taxiway to apron. Estimated Construction Cost \$235,000                                                                                              |

Interested firms should have experience completing minor Airport Layout Plan update drawings and simple environmental clearances. A PREQUALIFICATION RATING FROM THE ILLINOIS DEPARTMENT OF TRANSPORTATION IS REQUIRED FOR CONSIDERATION.

It is anticipated that the professional services for the projects under consideration will be initiated within the 5-year retainer period. Firms interested in being considered for the projects described in the above Scope of Services should contact the Owner/Sponsor by 07/01/21 for further information. A Request for Qualifications package will be sent to interested, qualified firms at that time.

Date





STATEMENT OF QUALIFICATIONS

GENERAL ENGINEERING SELECTION

# RANTOUL NATIONAL AVIATION CENTER

VILLAGE OF RANTOUL

JULY 1, 2021





# STATEMENT OF QUALIFICATIONS

GENERAL ENGINEERING SELECTION  
RANTOUL NATIONAL AVIATION CENTER



July 1, 2021

Jake McCoy, Assistant Public Works Director  
Village of Rantoul  
333 S. Tanner Street  
Rantoul, IL 61866-0038

Mr. Jacob McCoy, P.E. and Village Board of Trustees:

General aviation airports – like the Rantoul National Aviation Center (RNAC)– form the backbone of our nation's aviation industry and combine to create an unrivaled network of accessibility and transportation. Locally, municipalities face many challenges to own and operate these critical ports. The Village of Rantoul faces many unique challenges of their own developing and promoting their two-runway airfield while constrained inside the large infrastructure and legacy of the former Air Force base. The Village of Rantoul, the Public Works Department, and the airport staff require a consultant team that can leverage their aviation knowledge and experience in airport improvement projects in the State of Illinois and FAA Great Lakes Region to further maintain and improve the Rantoul National Aviation Center.

**Hanson Professional Services, Inc. (Hanson)** is a full-service consulting firm with a strong presence in Illinois for serving general aviation airports. The aviation group at Hanson is comprised of airport-centric engineers, designers, planners, pilots, and former airport administrators who collectively are unrivaled in the regional aviation community regarding proven airport experience and technical resources.

As a partner and resource, Hanson offers the following advantages:

- **Project Manager Jeff Olson, P.E.** Jeff has a passion for working with airports in Illinois. He has led numerous state- and local-let airport projects through all project phases at multiple general aviation airports. He has recently joined Hanson as manager of the firm's aviation discipline. Although new to Hanson, he is not new to the aviation scene in Illinois or to Rantoul. In his previous experiences, Jeff has worked in conjunction with Rantoul Public Works to manage various federal, state, and local projects for the Village, including: preparation of annual Airport Improvement Program proposals, IDOT District 5 Local Roads coordination, implementing Surface Transportation and MFT projects, securing Truck Access Route Program (TARP) funds, and applying for Illinois Transportation Enhancement Program (ITEP) funds. Through these prior efforts, Jeff has a great understanding of the needs and resources of Rantoul and as project manager will actively assist your community in developing the airport further.
- **Agency Navigators.** The administrative effort associated with undertaking projects through IDOT-Aeronautics and the Federal Aviation Administration can be a critical component in the success of a project. Hanson's staff works continuously with agency officials to navigate these processes, and will assist Rantoul with guidance, advice, and advocacy throughout all your airport projects.
- **Qualified.** Hanson is a full-service consultant team capable of delivering your projects consistently on-time and within budget. The firm remains pre-qualified in all phases of airport improvement projects. Your project manager is supported by a team of more than 50 aviation professionals structured to meet Rantoul's needs.

We appreciate the opportunity to submit our Statement of Qualifications and encourage you to contact our airport references who will undoubtedly confirm our ability and record of accomplishments. Should you have any questions or need additional information, please contact us at 217.788.2450 or contact Jeff Olson directly at 217.473.6907 or [jolson@hanson-inc.com](mailto:jolson@hanson-inc.com).

Respectfully,

HANSON PROFESSIONAL SERVICES INC.

Jeff Olson, PE  
Project Manager

# CONTENTS

|                  |                                                                    |           |
|------------------|--------------------------------------------------------------------|-----------|
| <b>SECTION 1</b> | Name, Size, and Description of Firm                                | <b>1</b>  |
| <b>SECTION 2</b> | Location of Main Office and Office Where Work Will Be Accomplished | <b>2</b>  |
| <b>SECTION 3</b> | Qualifications and Previous Experience in Airport Development      | <b>3</b>  |
| <b>SECTION 4</b> | Resumes of Key Personnel                                           | <b>9</b>  |
|                  | » Organizational Chart                                             |           |
|                  | » Key Personnel Resumes                                            |           |
| <b>SECTION 5</b> | References                                                         | <b>20</b> |
| <b>SECTION 6</b> | Listing of Illinois and FAA Great Lakes Regional Airports          | <b>21</b> |
| <b>SECTION 7</b> | IDOT Prequalification for Airport Work                             | <b>22</b> |
| <b>SECTION 8</b> | Additional Comments                                                | <b>24</b> |
| <b>SECTION 9</b> | DBE Participation                                                  | <b>25</b> |



**Hanson Professional Services Inc. (Hanson)** is an employee-owned consulting firm providing engineering, planning and allied services to clients throughout the Midwest and beyond. Founded in 1954, Hanson is headquartered in Springfield, Illinois, and has office locations throughout Illinois and the Midwest, bringing both local and regional perspectives to your airport development needs. Not only does our staff contain an extraordinary group of engineers and planners, but we have a diverse group of other aviation specialists in the areas of airport management, aviation design, and aviation construction as well as land acquisition and water resources that are eager to supply you with pragmatic, implementable solutions.

## GENERAL AVIATION AIRPORT CONSULTING

**Personal Attention.** Your project manager, Jeff Olson, PE, and Hanson's aviation staff will work closely with the Village of Rantoul and will take an active role in implementing airport improvement projects at the Rantoul National Aviation Center (RNAC). We want to be your partner and act as an extension of your staff. Acquired through the Air Force, RNAC has many unique challenges surrounding a large amount of aging infrastructure. Having an engaged project manager working with your airport who understands these challenges and can address them head-on is critical in a successful transition to a healthy general aviation airport. By creating short- and long-term goals, we will assist you with navigating IDOT's Airport Improvement Program, as well as pursuing any additional discretionary funds, such as the Military Airport Program funding for former Air Force bases closed through BRAC.

Additionally, with your airport's current transition of airport managers, Rantoul will benefit from multiple former airport managers who are now a part of Hanson's aviation staff and available to you. This can offer Rantoul a unique perspective with a true understanding of your specific needs.

**GA Project Experience That Is Second to None.** Hanson has completed hundreds of general aviation airport projects. As your technical experts, we possess a staff of planners, engineers and construction observers that are unrivaled in terms of technical ability and awareness of your facility's needs. Our technical approaches are sound and pragmatic. Hanson understands that needs can change with the constantly evolving aviation industry environment. Therefore, by gearing our solutions towards the rapidly changing aviation market and regulatory environment, we can support your goals by providing you cost savings and sustainable airport solutions.

## AGENCY COORDINATION

**Experience Navigating IDOT and FAA.** With several decades of experience serving our airport clients in the State of Illinois, an added value we bring to Rantoul is our long-standing relationships and proven reputation with Federal and State Agencies. Hanson's proximity to the Illinois Department of Transportation (IDOT) – Aeronautics in Springfield is instrumental in our success. We are creative when needed, assertive if necessary, and will be a constant advocate for Rantoul with both IDOT Aeronautics and the FAA. Maintaining positive relationships with key agency staff and remaining engaged is critical when managing policies, procedures, and regulations associated with your airport improvement program.

**Our aviation staff of more than 50 engineers, planners, surveyors, scientists and technicians routinely offer services in these specialized areas:**

### ENGINEERING DESIGN

- » Runways, taxiways and aprons
- » Airfield lighting, marking and signage
- » Access roads and parking areas
- » Approach and landing aids, AWOS installations
- » Geotechnical analysis
- » Storm drainage systems
- » GPS/GIS/CADD services
- » Industrial/commerce park planning and design

### AIRPORT TERMINALS AND HANGARS

- » Maintenance and aircraft storage hangars
- » ARFF and SRE facilities
- » Passenger terminals and cargo facilities
- » Energy management and commissioning

### CONSTRUCTION SERVICES

- » Construction reviews
- » Construction administration and management
- » Resident construction observation
- » Quality control services
- » Design for Design-Build

### ENVIRONMENTAL SERVICES

- » Environmental assessments, environmental impact statements and categorical exclusions studies
- » Threatened/endangered species surveys
- » Cultural and historical investigations
- » Noise assessments/impact reports
- » Obstruction mitigation services
- » Wildlife Hazard Assessments
- » Local environmental permitting
- » Noise mitigation programs

### AIRPORT PLANNING

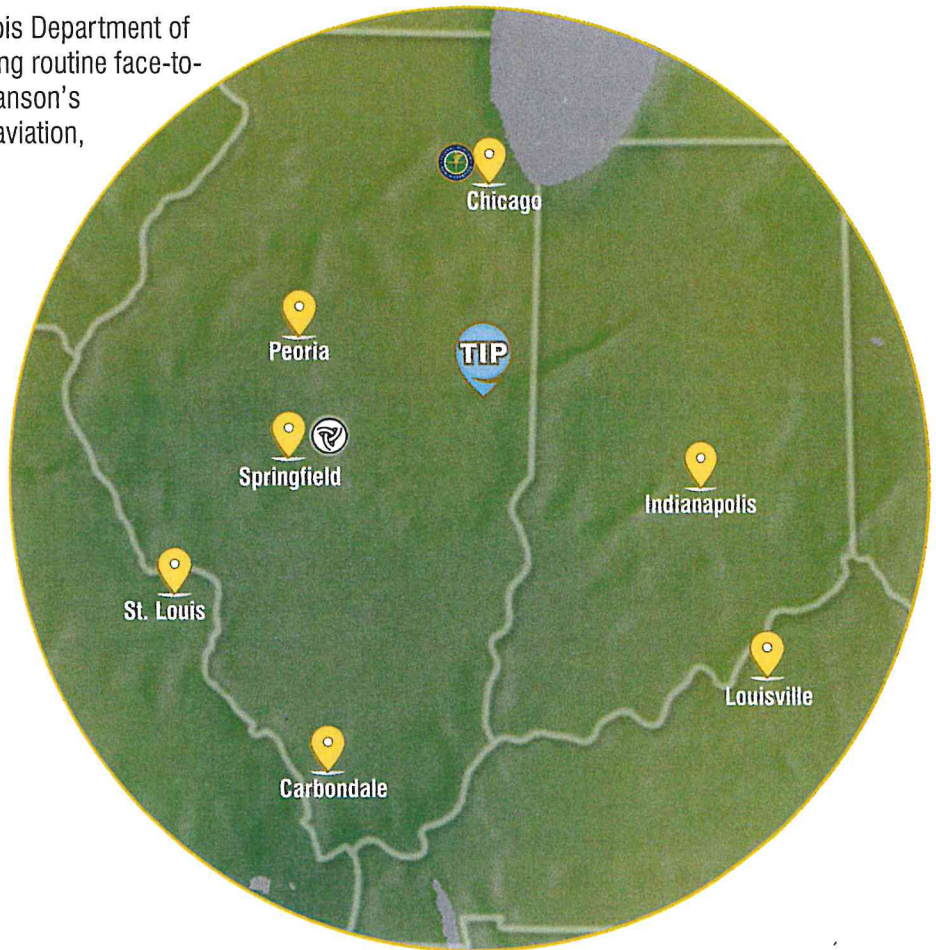
- » Master plans and layout plans, system plans
- » Land acquisition and property management
- » Stormwater master planning
- » Economic feasibility studies
- » Strategic planning
- » Business planning
- » Land-use compatibility planning
- » Public involvement and outreach programs
- » P3 technical due diligence services
- » FAR Part 150 noise studies
- » Site selection studies



Hanson's Springfield office is close to the Illinois Department of Transportation's Division of Aeronautics, making routine face-to-face coordination with the Division efficient. Hanson's Midwest regional offices are well staffed with aviation, transportation, geotechnical and structural engineers, scientists, and surveyors offering design and construction support for projects at TIP as needed.

**Project Manager:** Jeff Olson, PE  
**Phone:** 217.747.9278  
**Email:** jolson@hanson-inc.com

1525 S. Sixth Street  
 Springfield, IL 62703  
 Phone: 217.788.2450



As Project Manager, Jeff's responsibilities include, but are not limited to:

- Provide assistance to the Village and Airport staff as requested.
- Lead and direct the project team; make certain that proper communication and coordination is maintained.
- Attendance at the Airport, Village, and other project related meetings.
- Provide coordination with IDOT Aeronautics, the FAA, contractors, and applicable agencies as appropriate.
- Provide oversight and review of all design project plan submittals, and seal contract drawings and specifications as the Engineer of Record.
- Perform contract and grant administration responsibilities as required for project work.
- Oversight of construction progress and planning, including construction site visits as needed.
- Serve as your access point to all that the Hanson team offers, able to bring the person with the best-suited skill set to provide a particular need while remaining engaged to provide consistency.





**DECATUR AIRPORT (DEC)**  
Decatur, IL

Hanson's involvement at the Decatur Airport dates back to 1969. Since that time, our staff has completed a vast number of airport improvement projects. These projects range in scope from programming through construction administration, including both airport planning and design phase services of airfield and landside paving, electrical, fencing, and drainage elements.

#### REFERENCE

Tim Wright, Airport Director  
Decatur Park District  
910 Airport Road  
Decatur, IL 62521  
Phone: 217.428.2423

#### REPRESENTATIVE PROJECTS

- Ongoing Construct SRE/ARFF Building
- 2019 Rehabilitate North Taxiway G
- 2019 Rehabilitate Runway 6/24 (Phase 1)
- 2019 Rehabilitate terminal auto parking lot (Phase 2)
- 2018 Rehabilitate pavement around Hangar G
- 2018 Rehabilitate portions of Runway 12/30; pavement maintenance on portions of Runway 6/24 and Runway 12/30
- 2017 Construct fencing (Phase 4)
- 2016 Reconstruct general aviation ramp
- 2014 Rehabilitate terminal auto parking lot
- 2012 Construct fencing (Phase 3)
- 2011 Master plan
- 2011 Reconstruct north general aviation ramp
- 2010 Update airfield marking
- 2010 Construct fencing (Phase 2)
- 2009 Reconstruct Runway 6/24
- 2009 Construct fencing (Phase 1)
- 2008 Construct water main
- 2008 Land acquisition improvements
- 2007 Reconstruct 800 feet of Runway 6/24, Taxiway A1, and southern portion of Taxiway A
- 2006 Realign and widen Taxiway C from 60 feet to 75 feet north of Taxiway G, and improve airfield electrical control equipment
- 2005 Partial parallel Taxiway G widening, north of Runway 12/30
- 2004 South T-hangar access road reconstruction
- 2003 Partial parallel Taxiway G construction
- 2003 South T-hangar area pavement reconstruction





**COLES COUNTY MEMORIAL AIRPORT (MTO)**  
Mattoon, IL

Hanson's staff has worked closely with the Coles County Memorial Airport Authority toward the successful completion of various planning, design, and construction observation projects. Major improvement projects undertaken by Hanson since 1960 include the construction of Runway 11/29 and its parallel taxiway, the air carrier and general aviation apron, and site preparation for various buildings located on the airport. Additionally, Hanson has performed maintenance, rehabilitation and upgrade projects throughout the airfield and frontal area.

#### REFERENCE

Andrew Fearn, Airport Manager  
Coles County Memorial Airport  
432 Airport Road  
Mattoon, IL 61938  
Phone: 217.234.7120

#### REPRESENTATIVE PROJECTS

- Ongoing Remove JET A/AVGAS underground fuel storage
- Ongoing Construct 12,000 gallon bulk aviation fuel storage equipment and site
- Ongoing Reconstruct Taxiway C (Phase 2)
- Ongoing Replace medium intensity taxiway lighting (MITL) on taxiways serving Runway 6/24
- 2019 Reconstruct Taxiway B
- 2019 Rehabilitate east portion of aircraft parking ramp
- 2019 Replace MITL on taxiways serving Runway 11/29
- 2017 Replace airfield signage; vault improvements
- 2015 Reconstruction of Runway 11/29
- 2013 Rehabilitate pavement by Hangar G
- 2013 Rehabilitate ARFF road and parking lot
- 2011 Pavement repairs to concrete apron and Taxiway B
- 2009 Install perimeter fencing (10-foot-high Class E fence)
- 2009 Reconstruct aircraft apron
- 2008 Replace electrical ducts
- 2006 Remove and replace PCC pavement on Runway 11/29
- 2006 Underdrain installation
- 2005 Pavement repairs on Runway 6/24 and 11/29
- 2004 Remove and replace the high intensity lighting system on Runway 11/29
- 2003 Remove and replace the medium-intensity lighting system on Runway 6/24
- 2002 Bituminous reconstruction of Runway 6/24





Hanson has provided complete airport engineering services at Effingham County Memorial Airport for more than four decades. Services provided include planning, environmental, design and construction observation.

#### REFERENCE

Greg Koester, Airport Superintendent  
Effingham County Memorial Airport  
RR 1 Box 347  
Effingham, IL 62401  
Phone: 217.342.8400

#### REPRESENTATIVE PROJECTS

- Ongoing Environmental assessment for Runway 29 extension
- Ongoing Airport master plan
- 2019 Expand terminal aircraft parking ramp
- 2018 Obstruction removal
- 2015 Obstruction mapping and analysis
- 2011 Replace medium intensity runway lighting (MIRL) system on Runway 1/19; replace medium intensit taxiway lighting (MITL) on Taxiways B, B1 and B2
- 2010 Replace electrical vault and equipment
- 2008 Widen Runway 11/29 from 75 feet to 100 feet; replace the MIRL system
- 2008 Overlay Runway 1/19, east-west taxiway and apron
- 2004 Construct 2,292-foot by 35-foot partial parallel taxiway to Runway 11/29
- 2003 Reconstruct 250 feet by 132 feet of the aircraft parking apron
- 2001 PCC reconstruction of a portion of the aircraft parking apron
- 1997 Construct 600-foot extension to Runway 11/29
- 1994 Perimeter fencing
- 1993 Expand auto parking lot
- 1991 Overlay existing entrance road and auto parking lot
- 1991 Install MIRL and MITL on Runway 1/19 and the east-west taxiway
- 1991 Install localizer





Hanson has been providing programming, planning, design, construction observation, and land acquisition services for the Airport since 1986. In that time, we've aided in securing millions of dollars of Federal and State funding for airport improvements ranging from small maintenance tasks to large construction projects.

#### REFERENCE

Jennifer McFarland, Airport Superintendent  
Joliet Regional Airport  
4000 W. Jefferson St.  
Joliet, IL 60435  
Phone: 815.741.7267

#### REPRESENTATIVE PROJECTS

- Ongoing Environmental assessment and runway safety area (RSA) improvements
- 2020 Reconstruct access taxiways (Phase 2)
- 2018 Reconstruct access taxiways (Phase 1)
- 2014 Reconstruct Taxiway A
- 2013 Reconstruct Runway 13/31 and ramp; construct crossover taxiway
- 2012 Electrical vault and lighting
- 2011 Construct perimeter fence
- 2006 Land acquisition services
- 2005 Airport layout plan
- 2005 Exhibit A property line map
- 2003 Aircraft apron expansion. (design only, not built)
- 2000 Construct a 10-place T-hangar building
- 2000 Reconstruction of entrance road and auto parking lot
- 1999 Remove and replace portion of airport rotating beacon
- 1997 Reconstruct south apron and taxiway
- 1997 Install an automated weather observation system (AWOS-III)
- 1995 Exhibit A property line map
- 1991 Remove and replace aircraft parking apron
- 1989 Construct, light, mark and fence aircraft parking area
- 1989 Construct T-hangar access taxiway
- 1988 Airport layout plan
- 1987 Bituminous overlay to Runway 12/30





**EDGAR COUNTY AIRPORT (PRG)**  
Paris, IL

Beginning with the original construction of the airport in the early 1970s, Hanson's staff has worked closely with the County and airport tenants on different types of projects. We have provided planning, design, environmental and construction services for these various improvements at PRG.

#### REFERENCE

Tom Tuttle, Airport Manager  
Edgar County Airport  
15551 Airport Rd  
Paris, IL 61944  
Phone: 217.465.8474

#### REPRESENTATIVE PROJECTS

- Ongoing East aircraft parking ramp expansion and rehabilitate partial parallel taxiway to Runway 9/27
- Ongoing Apron expansion and relocate/upgrade fuel facility
- 2012 Construct crosswind Runway 18/36
- 2009 Remove and reconstruct T-hangar taxiways
- 2004 Rehabilitate Runway 9/27, connecting taxiway, and apron
- 2000 Installation of an automatic weather observation system (AWOS)
- 2000 Construction, lighting, and marking of a 500' runway extension
- 1993 Construction of a 103' extension to Runway end 27
- 1991 Install a new medium intensity lighting system on the east-west runway and Taxiway A
- 1990 Construct a partial parallel taxiway to the east-west runway
- 1984 Install runway end identification lights (REILs) on Runway 27
- 1974 Construct, light, and mark east-west runway and taxiway





## PEKIN MUNICIPAL AIRPORT (C15)

Pekin, IL

The Pekin Municipal Airport is a city-owned, general aviation airport. One of the more recent clients, the City selected hanson in 2012 and elected to renew that retainer again in 2017. In this time, Hanson has collaborated with the City to complete the following projects at the Airport.

### REFERENCE

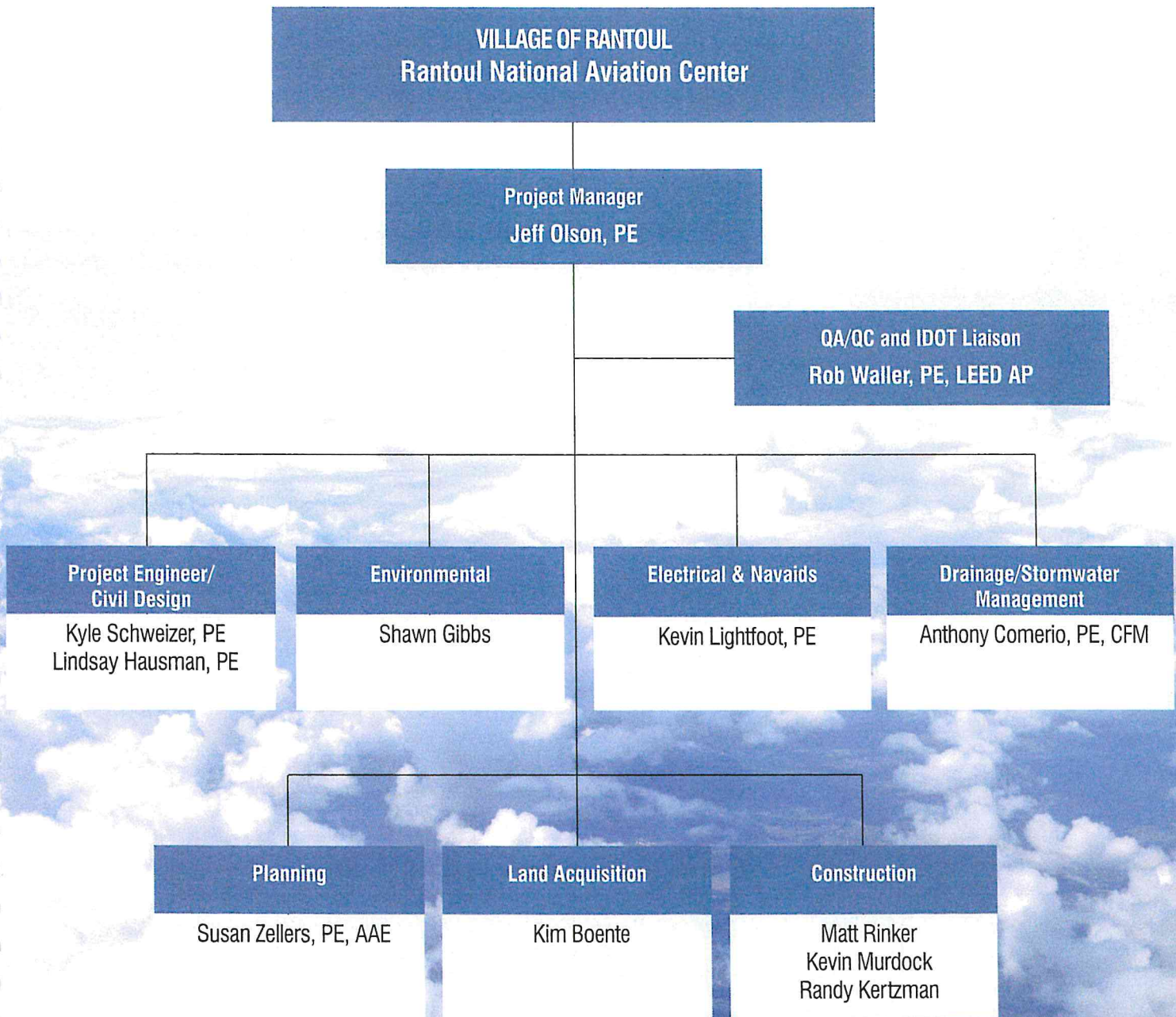
Todd Dugan, Airport Manager  
Pekin Municipal Airport  
13906 Airport Lane, Dirksen Parkway  
Pekin, IL 61554  
Phone: 309.348.3692

### REPRESENTATIVE PROJECTS

- Ongoing Construct 10-place T-hangar, site, and access taxiways
- Ongoing Construct a city-owned, corporate box hangar and office space
- 2019 Reconstruct Runway 9/27 including turnaround pavement
- 2018 Replace runway lighting and construct vault
- 2016 Replace taxiway lighting
- 2014 Rehabilitate Runway 9/27
- 2013 Rehabilitate and overlay the West ramp
- 2012 Update fuel farm



The Hanson Team has been assembled to address the Village's goals and objectives. Specifically, to provide an experienced, service-oriented team that keeps budget and schedule in the forefront while providing a quality product. Our team possesses the experience, personnel, resources, knowledge and ability to serve the needs of the proposed projects. The team members, both in collaboration and independently, have the experience to provide successful projects to the Rantoul National Aviation Center. Resumes of the key personnel, shown in the organizational chart below, are included on the following pages.





Rob is an Assistant Vice President and leads Hanson's Land Development Practice, which includes aviation design and planning, land acquisition, civil sitework, and water/wastewater technical staff, and the related project production delivery. Additionally, he assists the Aviation market with operational support. His 22 years of experience includes providing design, planning, and construction management and administration services for airport facilities, from runways and taxiways to service roads and parking lots. He manages personnel, coordinates services and subconsultants, and ensures FAA and IDOT regulations and requirements are met. Rob regularly meets face-to-face with decision makers at IDOT Aeronautics to discuss airport development programs and funding. A partial listing of his relevant project experience includes:

**Reconstruct Runway 9/27 including Turnaround Pavement, Pekin Municipal Airport, Pekin, IL.** Project manager responsible for the programming and design of a project to remove and perform full-depth pavement reconstruction on 3,800 feet of the 5000 foot Runway 9/27, due to a longstanding pavement failure resulting from substandard subgrade soils, drainage issues, and seasonal frost action that is promoting severe and detrimental pavement distress.

**Reconstruction of Runway 11/29, Coles County Memorial Airport, Mattoon, IL.** Project manager responsible for the reconstruction of Runway 11/29 consisted of rubblizing concrete pavement (14-inch depth), installing under drains, placing bituminous surface course (5-inch average depth), pavement milling, bituminous pavement grooving, pavement marking, lighting adjustments, shoulder adjustment, seeding and mulching.

**Rehabilitate Runway 6/24, Phase I, Decatur Airport, Decatur, IL.** Project manager responsible for the programming and design of a project to resurface a portion of the Airport's primary runway to begin to address deteriorating pavements resulting from common weather-related distresses. Improvements include the milling and replacement of bituminous pavement, application of geotechnical and crack retardant fabrics, and subgrade restoration as part of selected large crack repair sections. Ancillary work includes remarking of impacted pavements and shoulder restoration.

**Update Fuel Farm, Macomb Municipal Airport, Macomb, IL.** Project manager for an ongoing locally let project that consists of removing the existing fuel dispensing systems and replacement with new Jet Fuel and AVGAS dispensers, and replacing the credit card reading system. Associated work will include concrete paving, bollard placement, electrical and grounding improvements, ducting and cabling.

**Rehabilitate Runway 1/19, Kewanee Municipal Airport, Kewanee, IL.** Project manager responsible for the programming and design of a project to resurface Runway 1/19, to address deteriorating pavements resulting from common weather-related distresses. Improvements included the milling and replacement of bituminous pavement, application of geotechnical and crack retardant fabrics, and subgrade restoration as part of selected large crack repair sections. Ancillary work included remarking of impacted pavements and shoulder restoration.

**Rehabilitate West Apron, Pekin Municipal Airport, Pekin, IL.** Project Manager responsible for a project to rehabilitate approximately 18,500 square yards of bituminous pavement on the west apron. Work items included pavement milling, dense-graded asphalt paving, an application of a porous friction course bituminous pavement, cleaning and sealing of bituminous cracks, removal and replacement of aircraft tie-downs, turf restoration and pavement marking.



**Rob Waller, PE, LEED AP**  
QA/QC and IDOT Liaison

**Education**

BS/1998/Civil Engineering/University of Illinois at Urbana-Champaign

**Professional Registrations**

Professional Engineer/IL, TX  
Leadership in Energy and Environmental Design



With 18 years of experience, Lindsay serves as an aviation lead design engineer and project manager. Her experience includes the design of airport pavements, including runways, taxiways, taxilanes and aprons. Additionally, she has been involved in projects for the design of hangar complexes and electrical systems for airport lighting and signage. A partial listing of her project experience includes:

**T-Hangar Taxilane Rehabilitation and Widening, Joliet Regional Airport, Joliet, IL.**

Design engineer for the rehabilitation and widening of the hangar access and taxilane pavements at Joliet Regional Airport. The replaced pavement was updated to the current FAA standards. Drainage was relocated and improved in this area and other utilities were improved, adjusted or relocated as necessary. This project also included the relocation of fuel tanks within the taxiway safety areas.

**Rehabilitate Runway 1/19, Kewanee Municipal Airport, Kewanee, IL.** Design engineer responsible for the design of a project to resurface Runway 1/19, to address deteriorating pavements resulting from common environmental (weather) related distresses. Improvements include the milling and replacement of bituminous pavement, application of geotechnical and crack retardant fabrics, and subgrade restoration as part of selected large crack repair sections. Ancillary work includes remarking of impacted pavements and shoulder restoration.

**Aircraft Hangar Access Taxiway Pavement, Macomb Municipal Airport, Macomb, IL.**

Design engineer for the reconstruction of the existing taxilane pavements. The existing pavement had deteriorated due to age and environmental related stresses. This project included the removal of existing pavement, improvement of the subsurface drainage system and placement of PCC pavement section and marking.

**Runway 9/27 Pavement Design, Lewis University Airport, Romeoville, IL.** Design engineer for airport runway pavements. Portions of the runway included rehabilitation and overlay of existing pavement. Other portions included the complete removal and replacement of the pavement section including areas of up to 8' of undercut and replacement with large aggregate stone. Project work included earthwork, pavement construction, improved underground drainage, new runway lighting system and airport electrical vault, and new airfield pavement markings.

**Reconstruct Runway 9/27 including Turnaround Pavement, Pekin Municipal Airport, Pekin, IL.** Design engineer responsible for the design of a project to remove and perform full-depth pavement reconstruction on 3,800 feet of the 5000-foot Runway 9/27, due to a longstanding pavement failure resulting from substandard subgrade soils, drainage issues, and seasonal frost action that is promoting severe and detrimental pavement distress.

**Rehabilitate Airport Entrance Road and Automobile Parking Lot, Kewanee Municipal Airport, Kewanee, IL.** Design of a project to resurface the entrance road and parking lot serving the Airport terminal building, to address deteriorating pavements resulting from common environmental (weather) related distresses. Improvements include the milling and replacement of bituminous pavement, application of geotechnical and crack retardant fabrics, and subgrade restoration as part of selected large crack repair sections. Ancillary work includes remarking of impacted pavements, placement and/or adjustment of parking blocks and shoulder restoration.



**Lindsay Hausman, PE**  
Project Engineer

**Education**

BS/2002/Civil Engineering/University of Illinois at Urbana-Champaign

**Professional Registrations**

Professional Engineer/IL

**Professional Affiliations**

Airport Consultants Council  
American Society of Civil Engineers  
Illinois Public Airports Association  
American Council of Engineering Companies/IL



Kyle has 13 years of airport design and construction experience involving airfield pavements, site design and investigation, airspace analysis and obstruction mitigation, airfield lighting, geometric layouts, construction safety and phasing plans, construction observation, airport layout plans and Exhibit A property maps. He is knowledgeable of the FAA advisory circulars and IDOT-Aeronautics technical specifications. His responsibilities include program development, project design, preparation of bidding and construction documents, cost estimating, agency coordination and permitting, construction oversight and administration. A partial listing of his project experience includes:

**Install Replacement Bulk Fuel Facility, Coles County Memorial Airport, Matton, IL.**

Project engineer tasked with installing a replacement bulk fuel facility at the Airport. The work included installation of two new 12,000 gallon aboveground storage tanks – one AVGAS and one Jet-A – with associated dispensing equipment and new electrical service and monitoring system. Other ancillary items include construction of new concrete tank pad, concrete pavement to accommodate fuel delivery and offloading, relocation of adjacent electrical service lines and code corrective interior electrical upgrades, removal of two existing underground aviation fuel storage tanks, site grading and restoration.

**Reconstruct Taxiway B, Coles County Memorial Airport, Mattoon, IL.** Project engineer for the programming and design of a project to rubblize and repave Taxiway B (approximately 28,000 square yards) with a dense-graded bituminous pavement, due to a longstanding pavement failure resulting from "D" cracking of the existing PCC pavement; and the full depth removal of a non-compliant section of Taxiway C.

**Rehabilitate West Apron, Pekin Municipal Airport, Pekin, IL.** Project engineer responsible for a project to rehabilitate approximately 18,500 square yards of bituminous pavement on the west apron. Work items included pavement milling, dense-graded asphalt paving, an application of a porous friction course bituminous pavement, cleaning and sealing of bituminous cracks, removal and replacement of aircraft tie-downs, turf restoration and pavement marking.

**Rehabilitate Runway 6/24, Decatur Airport, Phase I, Decatur, IL.** Project engineer for the programming and design of a project to resurface a portion (approximately 2,000 feet x 150 feet) of the Airport's primary runway, Runway 6/24, to begin to address deteriorating pavements resulting from common weather-related distresses.

**Rehabilitate Taxiway A, Joliet Regional Airport, Joliet, IL.** Project engineer for the rehabilitation of the parallel taxiway to Runway 13/31. Project consisted of pavement repairs, re-profiling of the existing bituminous pavement by variable-depth milling, installation of full width pavement reinforcement grid for crack control, bituminous overlay, and regrading of the turf runway intersection.

**Rehabilitate Runway 9/27 and Remark, Kewanee Municipal Airport, Kewanee, IL.** Designer/project engineer responsible for the second of a two phase effort to rehabilitate Runway 9/27, with the second phase including address of pavement distresses formed since the previous maintenance project, followed by a porous friction course (PFC) overlay and pavement marking.

**Install Jet A Fuel System, Shelby County Airport, Shelbyville, IL.** Project engineer for a project to install a 10,000 gallon Jet A fuel tank and dispensing system, and interface the new system with the existing card reader.



**Kyle Schweizer, PE**

Project Engineer

**Education**

BS/2007/Civil Engineering/Southern Illinois University at Carbondale

**Professional Registrations**

Professional Engineer/IL  
IDOT Documentation of Contract Quantities/IL



Kevin has more than 33 years of electrical engineering experience. His vast experience includes designing airfield lighting and navigational aid systems, service entrance and power distribution, emergency/standby power systems, motor control systems, lighting, heating and ventilation, lightning protection, surge protection and grounding systems. He has worked on projects for a variety of facilities including airports, railroads, roadways, telecommunication facilities, schools, water and wastewater treatment plants, pump stations and fuel storage and dispensing facilities. A partial listing of his project experience includes:

**Replace Airfield Signage, Coles County Memorial Airport, Mattoon, IL.** Electrical engineer responsible for removal and replacement of entire airfield signage infrastructure and equipment including the associated ducting, cabling and vault work.

**Removal and Replacement of High-Intensity Lighting System on Runway 11/29, Coles County Memorial Airport, Mattoon, IL.** Electrical engineer responsible for the removal and replacement of the high-intensity runway lighting system on Runway 11/29

**Removal and Replacement of Medium-Intensity Lighting System on Runway 6/24, Coles County Memorial Airport, Mattoon, IL.** Electrical engineer for the removal and replacement of the medium-intensity runway lighting system on Runway 6/24.

**Construct, Light and Mark Partial Parallel Taxiway, Marshall County Airport, Lacon, IL.** Electrical engineer for the design of a 2,065-foot partial parallel taxiway to Runway 13/31. Project included construction of a new electrical vault, installation of a medium-intensity taxiway lighting/signage system, cabling, ducting, and upgrade of the airport rotating beacon.

**Runway 11/29 Widening and Medium-Intensity Lights Replacement, Effingham County Memorial Airport, Effingham, IL.** Electrical engineer responsible for providing electrical design plans and special provision specifications for runway widening project.

**Construct Vault and Replace Airfield Lighting and Signage, Macomb Municipal Airport, Macomb, IL.** Electrical engineer for replacing the electrical vault, MIRLS, MITLs, taxi guidance signs, REILs and VASIs on Runway 9/27 and the associated taxiways, and the associated cabling, duct work and vault work. The project was designed with traditional lighting in the base bid and an upgrade to LED lighting as an alternate bid. The entire airfield was constructed with LED fixtures.

**Taxiway G, Decatur Airport, Decatur, IL.** Electrical engineer responsible for providing electrical design plans and special provision specifications for construction of a partial parallel Taxiway G and crossovers.

**Replace Taxiway Lighting and Associated Electrical Regulator, Pekin Municipal Airport, Pekin, IL.** Electrical engineer responsible for a project to remove and replace the medium intensity taxiway lighting system on Taxiway A and the connecting taxiways.

**Replace the Medium Intensity Lighting Systems on Runways 9/27 and 17/35 and all Taxiway Lighting, Crawford County Airport, Robinson, IL.** Electrical engineer for project to replace the medium intensity runway lights on Runway 9/27 and Runway 17/35, replacing the medium intensity taxiway lighting on the associated taxiways, and the associated cabling, duct work and vault work.

HANSON



**Kevin Lightfoot, PE**  
Electrical Engineer

**Education**

AS/1983/Science/John A. Logan  
College Carterville  
BS/1986/Electrical Engineering/  
Southern Illinois University at  
Carbondale

**Professional Registrations**

Professional Engineer/IL, FL, IN, KY, LA,  
MN, MO, OH, WI  
Professional Engineer--Electrical  
Engineering/NV, WA



Susan has 28 years of experience in airport planning, design and management. With her engineering background, she focuses on developing plans that can be implemented. Over her career, Susan has provided service to more than 50 airports ranging from medium hub to general aviation airports. In addition, she brings to her work five years of airport management experience for the Indianapolis Airport Authority (IAA). As Deputy Director of Planning and Development, she directed the planning, engineering and construction for Indianapolis International Airport (IND) and its five reliever airports. She was also responsible for the capital improvement planning and capital project implementation for all six IAA airports. In her IAA role, she was responsible for managing multiple assets cost effectively. Her broad expertise in the industry is well represented by being the primary author of the Airport Cooperative Research Program, Report 16, 2nd edition, Guidebook for Managing Small Airports. She also completed the ACRP Report 195, Best Practices for Airport Obstruction Management Guidebook. A partial listing of her relevant project experience includes:

**Airport Layout Plan Phase II, Monmouth Municipal Airport, Monmouth, IL.** Project manager leading the phase II planning consisting of an airport layout plan and narrative report. The study is focusing on maximizing the margin of safety for users at the airport while minimizing impacts on the surrounding community. Based on the forecast of future aviation activity, a series of alternatives for runway improvements were developed that considered not only the needs of airport users but also the airport's role within the state aviation system. In addition to airfield alternatives, terminal alternatives will also be identified to enable the airport to accommodate additional based aircraft or businesses.

**Airport Layout Plan Update, Dexter Municipal Airport, Dexter, MO.** Task manager and lead planner responsible for developing an airport layout plan set and narrative report to identify future facility needs of current and future users at the Airport. Critical items identified for this study include runway dimensions, as well as associated object-free and safety areas for critical aircraft, operations forecast for AWOS benefit/cost analysis, removal/redevelopment of crosswind runway area and additional hangar development.

**Master Plan Update, Effingham County Memorial Airport, Effingham, IL** Project manager for the development of a master plan for the Airport with the goal of identifying an airport layout that will provide for 6,000 feet of runway length for C-II aircraft.

**Master Plan Update, Litchfield Municipal Airport, Litchfield, IL.** Senior airport planner supervising the development of a master plan for the Airport with the goal of identifying an airport layout that will provide for 5,000 feet of runway length for B-II aircraft, while remaining within the existing airport property and without realigning roads that would otherwise create adverse travel for local residents.

**Master Plan Update, Effingham County Memorial Airport, Effingham, IL** Project manager supervising the development of a master plan for the Airport with the goal of identifying an airport layout that will provide for 6,000 feet of runway length for C-II aircraft. Challenges include development of extension alternatives that result in a minimal amount of realignment due to topographic relief in the area and the related costs, environmental considerations and necessary land acquisition; while complying with the Runway Protection Zone criteria currently in effect.

**Snow Removal Equipment Acquisition, Monroe County Airport, Bloomington, IN.** Engineer/planner. BMG follows the Priority 1 cleaning area time associated with commercial service airports. Working within the programmed state apportionment funding, Hanson researched available equipment options, prepared specifications and bid the project.



**Susan Zellers, PE, AAE**  
Airport Planner

#### Education

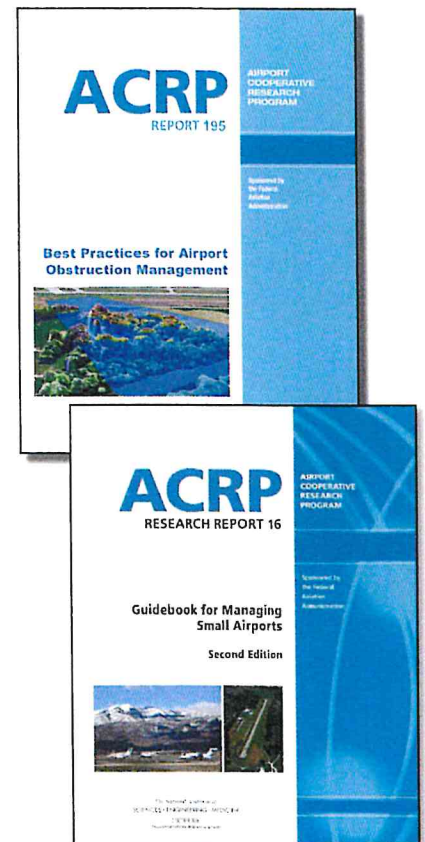
BS/1990/Civil Engineering/Purdue University  
MS/1991/Civil Engineering/Purdue University

#### Professional Registrations

Accredited Airport Executives (AAE)  
Professional Engineer/IL, IN, KY  
Private Pilot, single engine, instrument rated

#### Professional Affiliations

Aviation Indiana  
American Association of Airport Executives  
American Society of Civil Engineers



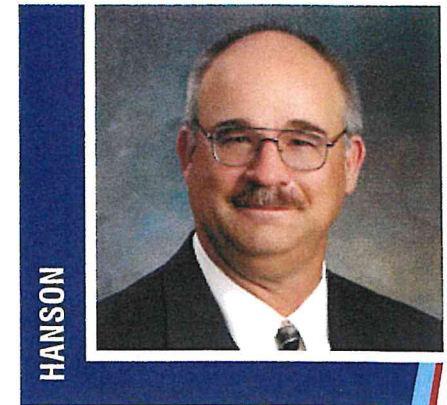


Kevin's 29 years of experience includes supervising pavement overlays, new construction on asphalt and concrete pavements and the design and installation of airport lighting systems. He has served as Construction Observer for numerous airport runway rehabilitations and airfield electrical projects. He has also served as a surveyor, specializing in photoslope surveying, and as a CAD technician. A partial listing of Kevin's relevant project experience includes:

- Grading and Drainage for an 800-foot x 75-foot Runway Extension, Marshall County Airport, Lacon, IL.
- Reconstruct West Ramp, Macomb Municipal Airport, Macomb, IL.
- Construct Vault and Replace Airfield Lighting and Signage, Macomb Municipal Airport, Macomb, IL.
- T-Hangar Taxilane Rehabilitation and Widening, Joliet Regional Airport, Joliet, IL.
- Reconstruct Runway 9/27 including Turnaround Pavement, Pekin Municipal Airport, Pekin, IL.
- Rehabilitate Runway 6/24, Decatur Airport, Decatur, IL.
- Overlay Runway 1/19, Aircraft Apron and T-hangar Access Taxiways, Effingham County Memorial Airport, Effingham, IL.
- Widen Runway and Replace MIREL System for Runway 11/29, Effingham County Memorial Airport, Effingham, IL.

Matt, a construction observer with more than 17 years of experience, has recent projects such as runway rehabilitations, taxiway reconstructions, installation of airfield lighting systems and drainage systems. He has served as construction observer on multiple simultaneous projects and is well versed in how to manage multiple contractors at once. Matt also serves as one of the inspectors on the project team performing pavement evaluation PCI Surveys for the US Air Force and US Army. A partial listing of Matt's experience includes:

- Apron Expansion, Effingham County Memorial Airport, Effingham, IL.
- Taxiway G Construction, Decatur Airport, Decatur, IL.
- Apron Expansion, Decatur Airport, Decatur, IL.
- Reconstruct Taxiway B, Coles County Memorial Airport, Mattoon, IL.
- Runway 11/29 Rehabilitation, Coles County Memorial Airport, Mattoon, IL.
- Runway Lighting Replacement, Coles County Memorial Airport, Mattoon, IL.
- PFC Rehabilitate Runway 18/36, Robert F. Tracy Municipal Airport, Mt. Sterling, IL.
- Removal and Reconstruct T-hangar Taxiways, Monmouth Municipal Airport, Monmouth, IL.
- Runway 5/23 Rehabilitation, Mount Vernon Outland Airport, Mount Vernon, IL.
- Taxiway Extension, Litchfield Municipal Airport, Litchfield, IL.



### Kevin Murdock

Construction Observer

#### Education

BS/1987/Mechanical Engineering  
Technology/Southern Illinois University  
AS/1985/Pre-Engineering/Lincoln Land  
Community College

#### Professional Registrations

Troxler  
Document of Contract Quantities/IL  
QC/QC Level 1 & 2 PCC  
QC/QC Level 1 & 2 Bituminous Concrete



### Matt Rinker

Construction Observer

#### Education

Coursework/Southern Illinois University

#### Professional Registrations

Documentation of Contract Quantities/IL  
QC/QA Level 1 & 2 PCC/IL  
QC/QA Level 1 & 2 HMA/IL  
QC/QA Aggregate Technician/IL  
HAZMAT



Randy has more than 36 years of experience in aviation, site/civil, transportation, environmental and vertical construction markets, including 25 as a resident project representative. He has participated in projects at more than 22 airports, providing construction inspection and oversight services to nearly all types of airport projects, including apron and fencing. A partial listing of his project experience includes:

- East Aircraft Parking Ramp Expansion and Rehabilitate Partial Parallel Taxiway to Runway 9/27, Edgar County Airport, Paris, IL.
- Apron Expansion and Relocate/Upgrade Fuel Facility, Paris, IL.
- New Corporate Hangar – Extend Utilities, Indy South Greenwood Airport, Greenwood, IN.
- Rehabilitate Apron Pavements, Indianapolis Regional Airport, Greenfield, IN.
- Taxiway Rehabilitation, Indianapolis Metropolitan Airport, Fishers, IN.
- Taxiway Rehabilitation, Monroe County Airport, Bloomington, IN.
- Snow Removal Equipment Building, Allen County Airport, Lima, OH.
- Rehabilitate Runway 14/32 and Taxiways with LEDs, Indianapolis International Airport, Indianapolis, IN.

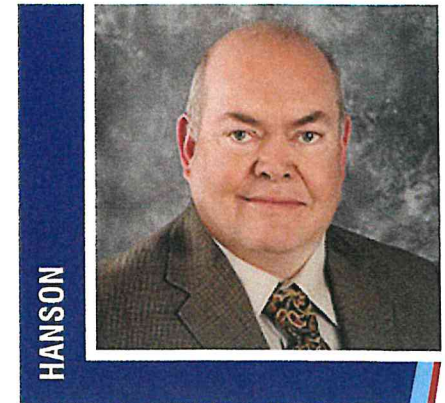
Kim is a land acquisition specialist whose clients include state, county and municipal governments and several airport authorities. She provides negotiation and relocation services on airport highway projects required to conform to the Uniform Act. In addition to being an IDOT-approved negotiation and relocation specialist, Kim possesses a real estate broker's license in the State of Illinois. A partial listing of her relevant experience includes:

**Land Acquisition, Crawford County Airport, Robinson, IL.** Assisted in providing land acquisition services for the purchase of nine acres of an agricultural parcel in Crawford County (First Financial Bank Trust). Project included surveying, a Phase I environmental site assessment, negotiations and updating the Exhibit A property line map.

**Land Acquisition, DeKalb-Taylor Municipal Airport, DeKalb, IL.** Assisted in providing land acquisition services for the purchase of an agricultural parcel in DeKalb County (Diehl). Project included surveying, a Phase I environmental site assessment and negotiations.

**Land Acquisition, Edgar County Airport, Paris, IL.** Assisted in providing land acquisition services for the purchase of a residential parcel (Harper). Project included surveying, a Phase I environmental site assessment and negotiations.

**Land Acquisition, Marshall County Airport, Lacon, IL.** Assisted in providing land acquisition services for the purchase of two residential parcels in Marshall County (Weir). Project included surveying, a Phase I environmental site assessment, negotiations and relocation.



**Randy Kertzman**  
Construction Observer

**Education**

MBA/1994/Indiana Wesleyan University  
BS/1985/Geology and Geophysics/  
University of Minnesota

**Professional Registrations**

ACI Concrete Field Testing Technician  
Grade 1  
OSHA 30-hour



**Kim Boente**  
Land Acquisition Specialist

**Education**

AS/1984/Word Processing/Hickey  
College  
IRWA Education:  
Residential Relocation Assistance  
Business Relocation  
Computing Replacement Housing  
Payments  
Advanced Residential Relocation  
Assistance

**Professional Affiliations**

Real Estate Broker License/IL  
Notary Public/IL



Shawn prepares National Environmental Policy Act (NEPA) documents for airport development projects. In addition, she has experience in data collection, editing and managing nationwide GIS data sets. This includes collecting geographic boundaries and inputting the data in ArcGIS as well as associating related data with these boundaries. Her previous work experience includes assisting the curator of botany at the Illinois State Museum. Her tasks included observing and digitizing a list of the levels of invasive plant species spanning several countries. Shawn also serves as one of Hanson's unmanned aircraft systems pilots. A partial listing of her project experience includes:

**Permitting for Environmental Assessment, Marshall County Airport, Lacon, IL.**

Environmental specialist responsible for assisting in the preparation of permits regarding impacts to waterways. She participated in technical documentation and editing for the environmental assessment (EA). Responsibilities included agency coordination and obtaining an Army Corps of Engineers (ACOE) Nationwide permit and an Environmental Protection Agency (EPA) 401 water quality permit for wetland impacts associated with the project. She was also active in the wetland mitigation process by securing wetland credits. This project also included a survey for potential Indiana Bat habitat and coordination with the United States Fish and Wildlife Service.

**Environmental Assessment, St. Louis Regional Airport, East Alton, IL.**

Environmental lead in preparing the technical documentation for the environmental assessment. Responsibilities included threatened and endangered species survey, wetland delineation, farmland conservation impacts coordination and historical resources coordination. The projects include land acquisition, drainage improvements, a commercial development and an aeronautical development. This assessment will follow Federal Aviation Administration standards and will assess all viable alternatives to complete the projects. The alternatives that best meet the purpose and need of the airport will be assessed to determine their effect on the surrounding environment.

**Hangar Construction Condensed Environmental Assessment, St. Louis Downtown Airport, Cahokia, IL.** Environmental lead in preparing technical documentation for the condensed environmental assessment. Her responsibilities included a wetland delineation and coordination with the ACOE regarding permitting and mitigation practices.

**Runway 6, Stanton Airport, Stanton, KY.** Provided technical support for environmental assessment; prepared Affected Environment Section and Department of Agriculture Coordination (AD-1006); coordinated a threatened and endangered species survey; and completed a wetland delineation. Hanson was contracted to provide planning services to support necessary improvements to the runway end 6 runway safety area (RSA), which does not currently meet Federal Aviation Administration (FAA) design standards regarding clearing and grading, stability sufficient to support vehicles and equipment, or object clearance. An EA will be prepared in accordance with FAA orders.

**Obstruction Analysis and Removal Categorical Exclusion, Effingham County Memorial Airport, Effingham, IL.** Environmental lead for preparing the technical documentation for the environmental assessment. Her responsibilities included Threatened and Endangered Species Survey, including an Indiana Bat habitat survey and coordination with the United States Fish and Wildlife Service.



**Shawn Gibbs**  
Environmental Specialist

**Education**  
BS/2008/Biology/Millikin University  
MS/2011/Ecology and Evolution/  
University of Illinois at Springfield

**Registration**  
Remote Pilot In Command, FAA



Chief water resources engineer, Tony's experience includes designing levees, floodwalls, water control structures and stormwater detention ponds. His expertise also includes conducting water-supply studies for municipal and industrial clients, performing hydraulic analyses and permitting of typical roadway bridges, as well as large-scale rail and highway bridges. Additionally, he has training and project experience in the latest hydrology, hydraulic, damage-evaluation and GIS software. A partial listing of his relevant projects include:

**Runway Extension, Marshall County Airport, Lacon, IL.** Project engineer for the modeling and design of a stream enclosure structure. The airport needed to extend their runway to accommodate larger planes. A stream at the end of the existing runway had limited the development of plans for the extension. Through detailed survey, hydrologic and hydraulic modeling, it was shown that a medium sized structure could be designed and constructed that would meet or exceed IDNR/OWR regulations.

**Runway Safety Area (RSA) Correction Preliminary Engineering, Mount Vernon Outland Airport, Mount Vernon, IL.** Lead water resources engineer providing stormwater modeling services and floodplain analysis for proposed grading and drainage improvements associated with corrections to Runway End 5. The project was proposed to correct an existing RSA nonconformance by extending pavement on Runway End 23 to replace pavement to be removed from Runway End 5. The analysis, modeling, and conceptual grading revealed conveyance and construction needs that exceeded the feasibility and justification of the correction currently, and lesser means were identified as part of the study to enable the Airport to comply with current regulations through the application of declared distances.

**Extend Runway 7/25, Rochelle Municipal Airport, Rochelle, IL.** Lead water resources engineer on the project to extend Runway End 7 to the west 800 feet, to the desired 5,000-foot runway length serving B-II aircraft, primarily small corporate jets serving the surrounding industries. With the presence of the Kyte River to the north, and Steward Creek to the west, and routine flooding events in the area, the improvements required a complex culvert system to convey flow under the runway extension and alternatives to mitigate potential water increases, in addition to a separately discharged agricultural crop tiling system required as part of the land acquisition negotiations. The improvements consisted of both surface flow and piped networks, construction of a high-flow/low-flow flood mitigation system, and the presence of compensatory storage given the proximity of the extension in a documented floodplain.

**Stormwater Modeling, O'Hare International Airport Chicago, IL.** Lead water resources engineer. Hanson was chosen to assist with the design of a large storm sewer and junction chamber at O'Hare International Airport as part of the O'Hare Modernization Program (OMP). The OMP is a substantial project that reflects Chicago's vision for the future of air travel in the region. The OPM goal is to transform O'Hare into a more efficient configuration of parallel runways that will reduce delays while meeting the capacity demands of the future airport. Hanson's role in this process was to provide specialized hydraulic engineering services in support of the design of a 108-inch storm sewer and multi-directional junction chamber that drained major portions of the existing airfield, in addition to a new cargo area. The new 108-inch sewer needed to be jacked in place under an existing taxiway to limit service interruptions. Services included detailed review of the airport's existing sewer model, preparation of a new sewer system model that included pipe bends, junction chambers and associated design. Hanson prepared technical memos, reports and briefings to OMP staff.



**Anthony Comerio, PE, CFM**  
Chief Water Resource Engineer

#### Education

BS/1996/Agricultural Engineering/  
University of Illinois at Urbana-  
Champaign

#### Professional Registrations

Professional Engineer/IL, AK, IA, LA, MO,  
SC  
Certified Floodplain Manager/IL  
National Council of Engineering  
Examiners/NCEES

#### Professional Affiliations

American Society of Civil Engineers  
Illinois Association for Floodplain and  
Stormwater Management  
Association of Conservation Engineers  
(ACE)  
Upper Mississippi, Illinois & Missouri  
Rivers Association (UMIMRA)  
Illinois GIS Association  
Society of American Military Engineers

**Greg Koester, Airport Superintendent**  
**Effingham County Memorial Airport**

RR 1 Box 347  
 Effingham, IL 62401  
 Phone: 217.342.8400

**Andrew Fearn, Airport Manager**  
**Coles County Memorial Airport**

432 Airport Road  
 Mattoon, IL 61938  
 Phone: 217.234.7120

**Tim Wright, Airport Director**  
**Decatur Park District**

910 Airport Road  
 Decatur, IL 62521  
 Phone: 217.428.2423

**Jennifer McFarland, Airport Superintendent**  
**Joliet Regional Airport**

4000 W. Jefferson St.  
 Joliet, IL 60435  
 Phone: 815.741.7267

**Lee Cobb, Airport Manager**  
**Macomb Airport Authority**

16190 E. 1300th Street  
 Macomb, IL 61455  
 Phone: 309.833.3324

**Todd Dugan, Airport Manager**  
**Pekin Municipal Airport**

13906 Airport Lane, Dirksen Parkway  
 Pekin, IL 61554  
 Phone: 309.348.3692

**Tom Tuttle, Airport Manager**  
**Edgar County Airport**

15551 Airport Rd  
 Paris, IL 61944  
 Phone: 217.465.8474

“

*“Great job! Great People!”*

– Andrew Fearn,  
 Coles County Memorial Airport

“

*“We feel Hanson does a wonderful job. The employees are pleasant to work with.”*

– Timothy Wright  
 Decatur Airport

“

*Why do you choose to work with Hanson?*

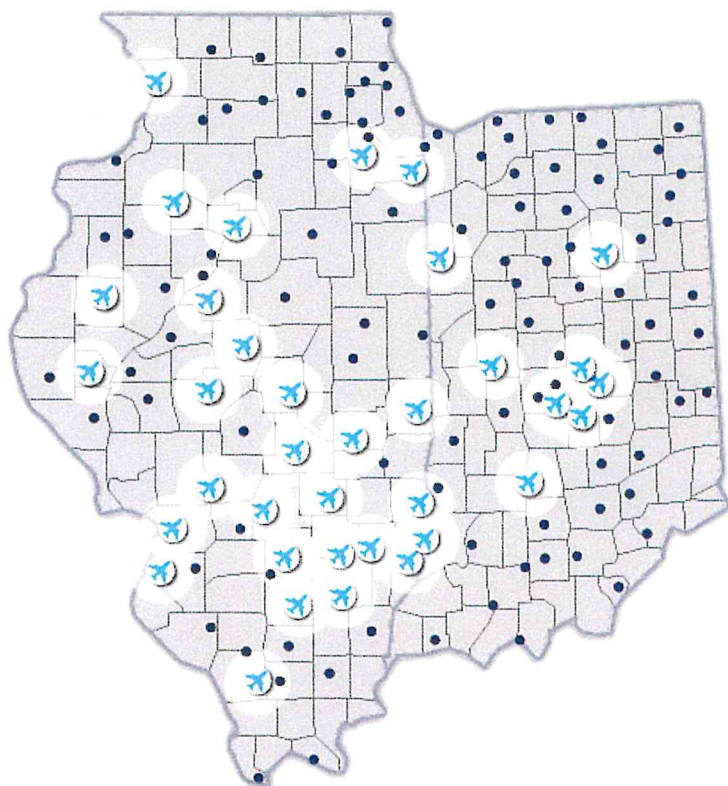
*“They have a close relationship with IDOT and the Division of Aeronautics and they understand airport needs.”*

– Jennifer McFarland  
 Joliet Regional Airport



Hanson is currently providing general consulting services as the prime consultant in multiple states and FAA regions. These airports range from general aviation to commercial service airports and Part 139 relievers. In the Great Lakes Region, that includes Illinois and Indiana. The following list and map provides a complete listing of the airport clients served.

## HANSON'S ILLINOIS AND FAA GREAT LAKES REGION AIRPORT EXPERIENCE



### KEY



Hanson Aviation Client



IL/IN Public Airport

## ILLINOIS AIRPORTS

- › Abraham Lincoln Capital Airport, Springfield, IL
- › Coles County Memorial Airport, Mattoon, IL
- › Crawford County Airport, Robinson, IL
- › Decatur Airport, Decatur, IL
- › Edgar County Airport, Paris, IL
- › Effingham Memorial County Airport, Effingham, IL
- › Fairfield Municipal Airport, Fairfield, IL
- › Flora Municipal Airport, Flora, IL
- › Joliet Regional Airport, Joliet, IL
- › Kewanee Municipal Airport, Kewanee, IL
- › Lawrenceville-Vincennes International Airport, Lawrenceville, IL
- › Litchfield Municipal Airport, Litchfield, IL
- › Logan County Airport, Lincoln, IL
- › Macomb Municipal Airport, Macomb, IL
- › Marshall County Airport, Lacon, IL
- › Mount Carmel Municipal Airport, Mount Carmel, IL
- › Mount Vernon Outland Airport, Mount Vernon, IL
- › Olney-Noble Airport, Noble, IL
- › Pekin Municipal Airport, Pekin, IL
- › Robert F. Tracy Municipal Airport, Mount Sterling, IL
- › Salem-Leckrone Airport, Salem, IL
- › St. Louis Downtown Airport, Cahokia, IL
- › St. Louis Regional Airport, East Alton, IL
- › Shelby County Airport, Shelbyville, IL
- › Bult Field/South Suburban Airport, Peotone, IL
- › Southern Illinois Airport, Carbondale, IL
- › Tri-Township Airport, Savanna, IL
- › Vandalia Municipal Airport, Vandalia, IL

## INDIANA AIRPORTS

- › Indianapolis International Airport, Indianapolis, IN
- › Indianapolis Metropolitan Airport, Fishers, IN
- › Indianapolis Regional Airport, Greenfield, IN
- › Monroe County Airport, Bloomington, IN
- › Indy South Greenwood Airport, Greenwood, IN
- › Kentland Municipal Airport, Kentland, IN
- › Wabash Municipal Airport, Wabash, IN
- › Crawfordsville Regional Airport, Crawfordsville, IN

Hanson is pre-qualified with the Illinois Department of Transportation in all airport-related categories, including airport special services, airport design and airport construction inspection. Our Statement of Experience and Financial Condition (SEFC) Prequalification Form follows.

#### SEFC PREQUALIFICATIONS FOR HANSON PROFESSIONAL SERVICES INC.

| CATEGORY                                                        | STATUS |
|-----------------------------------------------------------------|--------|
| Special Plans - Traffic Signals                                 | X      |
| Transportation Studies - Railway Engineering                    | X      |
| Special Services - Construction Inspection                      | X      |
| Special Services - Sanitary                                     | X      |
| Transportation Studies - Mass Transit                           | X      |
| Special Services - Mechanical                                   | X      |
| Special Studies - Feasibility                                   | X      |
| Special Plans - Pumping Stations                                | X      |
| Special Services - Electrical Engineering                       | X      |
| Location Design Studies - New Construction/Major Reconstruction | X      |
| Location Design Studies - Reconstruction/Major Rehabilitation   | X      |
| Highways - Roads and Streets                                    | X      |
| Special Studies - Safety                                        | X      |
| Location Design Studies - Rehabilitation                        | X      |
| Highways - Freeways                                             | X      |
| Special Services - Surveying                                    | X      |
| Structures - Highway: Simple                                    | X      |
| Structures - Railroad                                           | X      |
| Structures - Highway: Typical                                   | X      |
| Structures - Highway: Advanced Typical                          | X      |
| Structures: Major River Bridges                                 | X      |
| Structures - Highway: Complex                                   | X      |
| Geotechnical Services - Structure Geotechnical Reports (SGR)    | X      |
| Geotechnical Services - General Geotechnical Services           | X      |
| Geotechnical Services - Complex Geotech/Major Foundation        | X      |
| Environmental Reports - Environmental Impact Statement          | X      |
| Environmental Reports - Environmental Assessment                | X      |
| Special Studies - Traffic Studies                               | X      |
| Airports - Master Planning/Airport Layout Plans (ALP)           | X      |
| Airports - Design                                               | X      |
| Airports - Construction Inspection                              | X      |
| Special Plans - Lighting: Typical                               | X      |
| Hydraulic Reports - Waterways: Typical                          | X      |
| Special Studies- Location Drainage                              | X      |
| Hydraulic Reports - Waterways: Complex                          | X      |
| Hydraulic Reports - Pump Stations                               | X      |
| Special Services - Public Involvement                           | A      |
| Transportation Studies - Railway Planning                       | X      |
| Special Services - Project Controls                             | X      |





### MILITARY AIRPORT PROGRAM

Rantoul's airport is typically maintained and improved through the federal Airport Improvement Program (AIP) funds distributed to the Great Lakes Region, and then administered through IDOT-Aeronautics. This primary program is critical for your airport. However, there is another funding opportunity available to Rantoul to pursue that is specifically unique to your airport.

The Military Airport Program (MAP) is a grant set-aside from the Airport Improvement Program (AIP).

Through this program, FAA awards grant funds to the civil sponsor of a military airfield for the development of aviation facilities for the public. This program also assists new sponsors in converting former military airfields to public use to add system capacity and reduce congestion at existing airports experiencing significant delays. In addition, the MAP provides financial assistance to the civilian sponsors who are converting, or have already converted, military airfields to civilian or joint military/civilian use. This latter criterion makes Rantoul one of the few airports in the country who are uniquely eligible for the program since your airport was closed under the Base Realignment and Closure process.

To aid in this process, MAP grants may be used for projects not generally funded by the AIP, such as building or rehabilitating surface parking lots, fuel farms, hangars, utility systems, access roads, and cargo buildings.

If you chose to pursue these additional federal funds, Hanson will assist you with a technically-sound, politically-backed proposal that will hopefully place you firmly in the queue for MAP funds so that the Village can make large strides in converting the former Chanute Air Force Base to the standardized, safe, and maintainable airfield you desire.



### AIRPORT

CAPITAL IMPROVEMENT PROGRAM

### REBUILD ILLINOIS

The current state-funded 2021 Airport Capital Improvement Program is currently underway. The first round of grant recipients are expected to be announced early in FY22. If Rantoul is selected, Hanson is prepared to assist you with your project in addition to the normal Federal/State Airport Improvement Program projects. Your project request for a new piece of equipment to be dedicated to the airfield will be a critical piece in the maintenance of the facility.

### ACTIVE PROGRAM LETTERS

The airport currently has multiple program letters issued by IDOT and ready for action by the Village. These include modifications to the bulk fuel tanks, expansion of the apron area in front of the fuel farm, and most recently a major rehabilitation of Runway 18/36. If selected by the Village of Rantoul and given authorization to proceed, Hanson is prepared to assist you with starting these improvement projects and engineering costs would be eligible within these programmed projects immediately following the execution of a new retainer agreement.



Illinois Department  
of Transportation



## QUALITY ASSURANCE PROGRAM

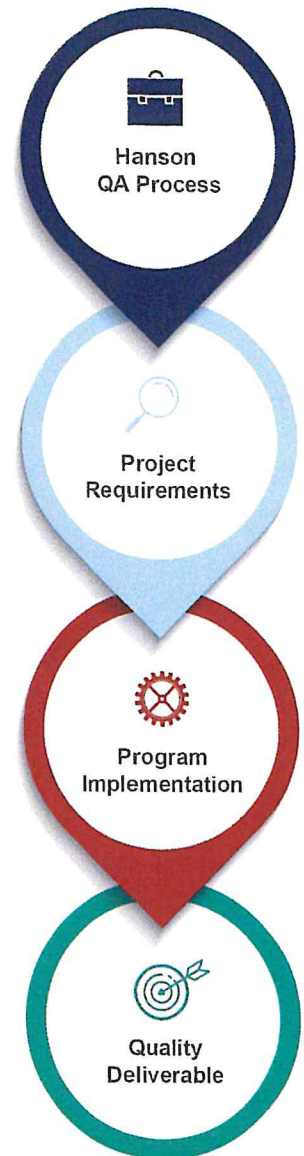
Quality is not a separate function at Hanson — it's a vital part of how we do business and an integral part of our culture. Hanson's QA/QC approach begins with a well-defined QA process to generate consistent, predictable and repeatable results. This process provides the foundation for developing and delivering quality deliverables. While review guides and checklists can be used to detect document errors, the firm's approach is to prevent errors or detect them immediately. Hanson's project personnel are knowledgeable about the company's QA management system. While experienced staff members monitor quality assurance throughout the project, their primary focus is to see that the proper procedures are followed.

The QA/QC provisions are included in the project-specific project management plan (PMP) for all projects. Planning and managing the information flow between our team and stakeholders is a critical part of a successful program. A PMP is customized for each project to define the project's scope, objectives, schedule, communications, deliverables, health and safety, budget and required technical skills or support staff. As a means of providing quality management, the PMP, at a minimum, will include the following provisions:

- Project communications and coordination requirements
- Roles and responsibilities of each key team member
- Internal standards and formats for team deliverables to achieve the Village's requirements

Hanson's QA program, a management system, ensures that engineering activities are conducted in a planned and controlled manner and that there is a written, signed record to that effect. Performing quality work and implementing a quality assurance program are the responsibilities of all Hanson's staff members and subconsultants, and can be achieved only through a cooperative effort and commitment to quality by all personnel.

Your project manager, Jeff Olson, PE, along with the assigned professional of record, will be responsible for implementing the corporate quality assurance program and verifying that project quality procedures are followed. Our goal is not only to focus on accuracy, but to understand and meet your project expectations and maintain a quality of service you value.





## DBE UTILIZATION

Although Hanson has the in-house capabilities to perform all aspects of the projects listed within the RFQ, Hanson supports the use of local firms and the DBE program. We have established a good reputation for partnering with quality local firms on our airport work, typically for specialty items such as architectural work, surveying, geotechnical investigations and material testing. We appreciate these local resources which correlate to less travel, bringing more value to our contracts with the Village. As each project scope is developed we will sit down with you to develop a subcontracting strategy to support the airport's goals and maximize efficiencies for each project and its unique requirements. Hanson will make a good faith effort to subcontract with DBE firms certified by the Department of Transportation.

*"We must aim higher and build a future that lives up to the highest ideals of equality and justice and that strengthens our workplace and communities."*

—Sergio Pecori, PE, Hanson  
Chairman and CEO

In addition to Hanson's commitment to direct DBE participation, we have an ongoing internal goal to help develop new engineering professionals focusing on bringing more minorities and women to the industry. Summaries of these diverse workforce development initiatives are below.

## DIVERSE WORKFORCE DEVELOPMENT

**"Grow Our Own" Program.** The Grow Our Own Minority Participation Program offers a combination of exposure, education and employment opportunities for high-potential minority youth who have an interest in and aptitude for fields of science, technology, engineering and math (STEM). These youth, who range from middle-school students to college scholars, are recruited through area schools, minority-based organizations and individual referrals. To the best extent possible, those who meet the program's criteria of high aptitude, STEM interests and a strong program reference are invited to participate in events, experiences, programs and paid internships offered by a wide range of community partners. As the program's manager, Hanson works with minority-based organizations, businesses, colleges and universities, IDOT and others within the Springfield community to link students to existing programs that advance learning, skill development and professional growth.

**A Top 50 Internship Program.** Hanson's internship program is among the top 50 on a list of 100 best internships in the US, according to Vault, an employment research and career advice company. Our summer intern program is a structured 12-week session developed to attract students interested in pursuing a degree in the industry. The program focuses on obtaining technical expertise, professional and personal development with the goal of developing well-rounded business professionals. Over the past five years Hanson's internship opportunities continue to increase with an emphasis on attracting minorities and women.

SPRINGFIELD'S

# GROW OUR OWN

MINORITY PARTICIPATION PROGRAM

EMPOWERING THE YOUTH OF TODAY WITH THE PROMISE OF TOMORROW





The City of Springfield, Sangamon County and Hanson Professional Services Inc. are entering their seventh year of the Grow Our Own Minority Participation Program.

Through this program, the young talents of our city take part in great learning opportunities for brighter futures within our community.





Currently seeking student referrals

Visit [www.growourown.net](http://www.growourown.net) for details

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                       |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ITEM: Motion to authorize and approve a contract with Cross Construction, Inc. in the amount of \$1,440,957.70 for the roadway improvements associated with the resurfacing of Congress Ave and Sheldon Street.                                                                                       | DEPARTMENT: Public Works                  |
| DATE: August 10, 2021                                                                                                                                                                                                                                                                                 | AMOUNT:                                   |
| ATTACHMENTS:<br><br>1. 08-21 (Res. No. 8-21-1345) App. Services Contract - Cross Construction (Street Resurfacing)<br>2. Congress & Sheldon Resurfacing                                                                                                                                               | ADMINISTRATIVE NOTES:                     |
| SUMMARY HIGHLIGHTS:<br>Authorize the approval of a contract with Cross Construction Inc for the roadway improvements associated with the resurfacing of Congress Avenue from Tanner Street to Klein Avenue, and Sheldon Street from Champaign Avenue to Grove Avenue, in the amount of \$1,440,957.70 |                                           |
| RECOMMENDED ACTION:                                                                                                                                                                                                                                                                                   |                                           |
| DEPARTMENT HEAD APPROVAL<br>Jake McCoy                                                                                                                                                                                                                                                                | VILLAGE ADMINISTRATOR<br>Scott Eisenhower |



**RESOLUTION NO. 8-21-1345**

**A RESOLUTION  
AUTHORIZING AND APPROVING A SERVICES CONTRACT  
BETWEEN THE VILLAGE OF RANTOUL AND CROSS CONSTRUCTION INC.**

**WHEREAS**, there has been presented to and there is now before this meeting of the President and the Board of Trustees (the **“Corporate Authorities”**) of the Village of Rantoul, Champaign County, Illinois (the **“Village”**) at which this Resolution is adopted, the form of a certain Services Contract (Street Resurfacing – Congress, Sheldon) (the **“Contract”**) by and between the Village and Cross Construction Inc. (the **“Contractor”**) in connection with the provision of certain street resurfacing services.

**NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS**, as follows:

**Section 1.** That the Contract by and between the Village and the Contractor, in substantially the form thereof which has been presented to and is now before the meeting of the Corporate Authorities of the Village at which this Resolution is adopted, be and the same is hereby authorized and approved.

**Section 2.** That for and on behalf of the Village, the Village President is hereby authorized to execute and deliver the Contract and the Village Clerk is hereby authorized to attest thereto, with such insertions, corrections and technical revisions in the form of such Contract as may be approved by such Village President, such execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all such insertions, corrections or technical revisions therein from the form of the Contract now before the meeting of the Corporate Authorities at which this Resolution is adopted.

This Resolution is hereby passed, the “ayes” and “nays” being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a regular meeting held on the date set forth below.

**PASSED** this 10th day of August, 2021.

---

Village Clerk

**APPROVED** this 10th day of August, 2021.

---

Village President

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------|
| <b>AGENDA ITEM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <b>PAGE</b> <u>    </u> <b>OF</b> <u>    </u>     |
| <b>ITEM: Village Roadway Improvements<br/>Congress Avenue and Sheldon Street<br/>Resurfacing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | <b>DEPARTMENT: Public Works</b>                   |
| <b>AGENDA SECTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <b>AMOUNT: \$1,440,957.70</b>                     |
| <b>ATTACHMENTS:</b><br>( ) ORDINANCE<br>( ) RESOLUTION<br>(X) OTHER (See Summary Highlights)<br>(X) SUPPORTING DOCUMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | <b>DATE: July 26, 2021</b>                        |
| <b>SUMMARY HIGHLIGHTS:</b><br><p>This Agenda Item provides for the roadway improvements associated with the resurfacing of Congress Avenue from Tanner Street to Klein Avenue and Sheldon Street from Champaign Avenue to Grove Avenue. The existing hot-mix asphalt surface will be milled and resurfaced with a new asphalt surface. Also included in project will be pavement patching, sidewalk ramp rehabs, pavement marking and other related work.</p> <p>The project was advertised in early July and bids were received on July 20, 2021. Two (2) contractors submitted bids and the Bid Tabulation is enclosed for reference. Cross Construction, Inc. has submitted the lowest responsive bid in the amount of \$1,440,957.70 and is the most cost-effective approach for the Village.</p> <p>The funds approved at the June Board Meeting total: \$1,196,432.00</p> <ul style="list-style-type: none"><li>• \$426,432.00 Rebuild Illinois Bonds Funds (RBI) - Congress Resurfacing</li><li>• \$250,000.00 State Motor Fuel Tax (MFT) – Congress Resurfacing</li><li>• \$220,000.00 Community Development Block Grant (CDBG) – Congress Resurfacing</li><li>• \$250,000.00 State Motor Fuel Tax (MFT) – Sheldon Resurfacing</li><li>• \$50,000.00 State Motor Fuel Tax (MFT) – RTHS - Sheldon Resurfacing</li></ul> <p>Because the project is slightly over budget staff will look to cut monies from the project. It is the most practical to remove the section of Congress Avenue from Tanner Street to Century Boulevard. This will allow for the Downtown Master Plan to be complete and give the project a needed contingency.</p> |  |                                                   |
| <b>RECOMMENDED ACTION:</b> Authorize the approval of a contract with Cross Construction Inc, in the amount of \$1,440,957.70 for the roadway improvements associated with the resurfacing of Congress Avenue from Tanner Street to Klein Avenue and Sheldon Street from Champaign Avenue to Grove Avenue.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                   |
| <b>DEPARTMENT HEAD APPROVAL:</b><br>Jacob D. McCoy, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | <b>VILLAGE ADMINISTRATOR:</b><br>Scott Eisenhauer |
| <b>AGENDA PAGE NUMBER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                   |

STATE OF ILLINOIS  
DEPARTMENT OF TRANSPORTATION  
PLANS FOR

| SECTION        | COUNTY    | TOTAL SHEETS | SHEET NO. |
|----------------|-----------|--------------|-----------|
| 20-00114-00-PV | CHAMPAIGN | 60           | 1         |
| ILLINOIS       |           |              |           |

FOR INDEX OF SHEETS AND LIST OF HIGHWAY  
STANDARDS, SEE SHEET NO. 2

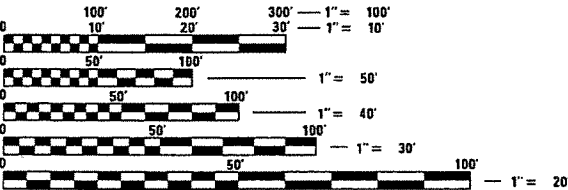
VILLAGE OF RANTOUL, ILLINOIS  
CONGRESS AVENUE AND  
SHELDON STREET RESURFACING

SECTION 20-00114-00-PV  
RESURFACING PROJECT



LOCATION OF SECTION INDICATED THUS: —■—

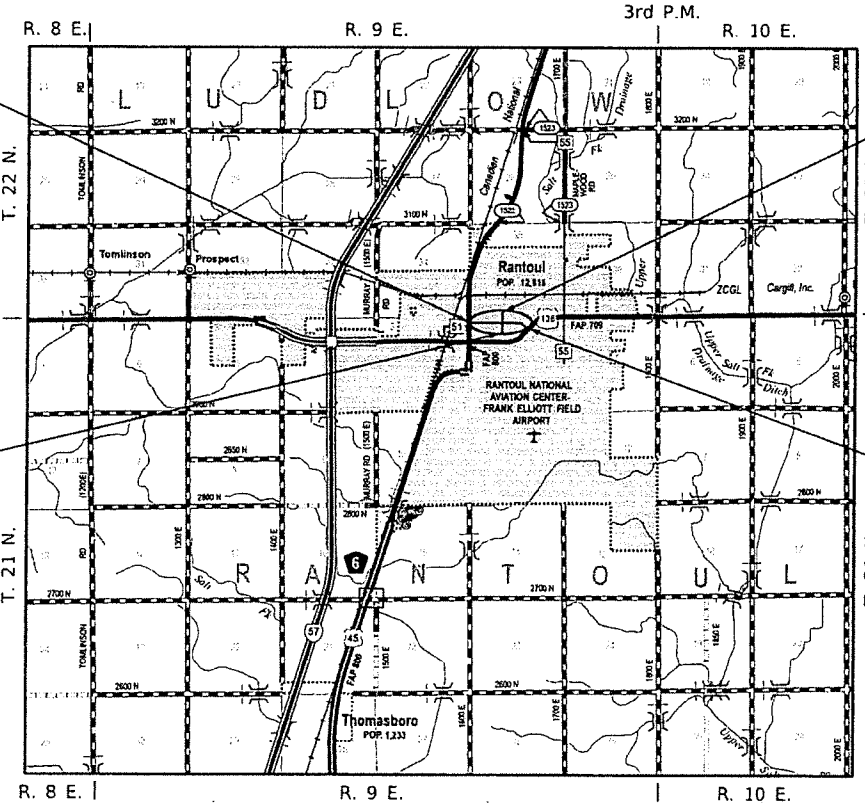
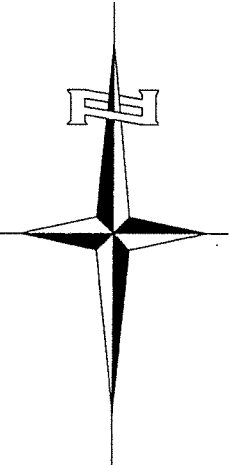
**DESCRIPTION OF WORK**  
THIS PROJECT CONSISTS OF RESURFACING CONGRESS AVENUE FROM TANNER STREET EASTERLY TO KLEIN AVENUE AND SHELDON STREET FROM CHAMPAIGN AVENUE NORTHERLY TO GROVE AVENUE. THE EXISTING HOT-MIX ASPHALT SURFACE WILL BE MILLED AT A 1 1/2" AND VARIABLE DEPTH. THE PROPOSED SURFACE CONSISTS OF 1 1/2" OF HOT-MIX ASPHALT SURFACE. ALSO INCLUDED IS PCC PAVEMENT PATCHING, SIDEWALK ADA RAMP CONSTRUCTION, PAVEMENT MARKING AND RELATED WORK.



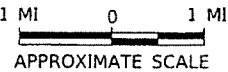
FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD  
ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT  
CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS  
ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.

J.U.L.I.E.  
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS  
1-800-892-0123  
OR 811

PROJECT MANAGER:  
ANTHONY W. MILLER, P.E.  
HUTCHISON ENGINEERING, INC.  
JACKSONVILLE, ILLINOIS



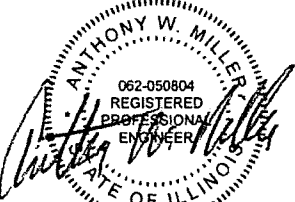
LOCATION MAP



CONGRESS AVENUE GROSS LENGTH = 3,931.11 FT = 0.745 MILES  
SHELDON STREET GROSS LENGTH = 1,352.98 FT = 0.256 MILES  
CONGRESS AVENUE NET LENGTH = 3,688.25 FT = 0.699 MILES  
SHELDON STREET NET LENGTH = 1,247.61 FT = 0.236 MILES

SHELDON STREET RESURFACING  
ENDS  
STATION 109+95.84

CONGRESS AVENUE RESURFACING  
ENDS  
STATION 89+15.98



June 23, 2021  
Exp. 11/30/21

APPROVED  
*Anthony W. Miller* 6/29/21  
PUBLIC WORKS - VILLAGE OF RANTOUL

APPROVED  
*Charles Smith* 6/29/21  
MAYOR - VILLAGE OF RANTOUL

PASSED  
DISTRICT FIVE ENGINEER OF LOCAL ROADS & STREETS

RELEASING FOR BID  
BASED ON LIMITED  
REVIEW  
REGION 3 ENGINEER - ILLINOIS DEPT OF TRANSPORTATION





Illinois Department  
of Transportation

Local Public Agency  
Formal Contract Proposal



COVER SHEET

|                          |  |        |                |
|--------------------------|--|--------|----------------|
| Proposal Submitted By:   |  |        |                |
| Contractor's Name        |  |        |                |
| Cross Construction, Inc. |  |        |                |
| Contractor's Address     |  | City   | State Zip Code |
| 365 N Countryview Road   |  | Urbana | IL 61802       |

STATE OF ILLINOIS

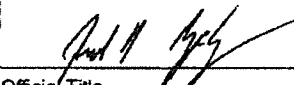
|                                  |           |                |
|----------------------------------|-----------|----------------|
| Local Public Agency              | County    | Section Number |
| Village of Rantoul               | Champaign | 20-00114-00-PV |
| Route(s) (Street/Road Name)      |           | Type of Funds  |
| Congress Avenue & Sheldon Street |           | MFT/RBI/CBDG   |

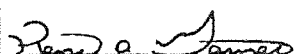
☐ Proposal Only ☐ Proposal and Plans ☒ Proposal only, plans are separate

Submitted/Approved

For Local Public Agency:

|                                            |      |
|--------------------------------------------|------|
| For a County and Road District Project     |      |
| Submitted/Approved                         |      |
| Highway Commissioner Signature             | Date |
|                                            |      |
| Submitted/Approved                         |      |
| County Engineer/Superintendent of Highways | Date |
|                                            |      |

|                                                                                      |         |
|--------------------------------------------------------------------------------------|---------|
| For a Municipal Project                                                              |         |
| Submitted/Approved/Passed                                                            |         |
| Signature                                                                            | Date    |
|  | 6/29/21 |
| Official Title                                                                       |         |
| Director of Public Works                                                             |         |

|                                                                                      |          |
|--------------------------------------------------------------------------------------|----------|
| Department of Transportation                                                         |          |
| Released for bid based on limited review                                             |          |
| Regional Engineer Signature                                                          | Date     |
|  | 06/30/21 |

Note: All proposal documents, including Proposal Guaranty Checks or Proposal Bid Bonds, should be stapled together to prevent loss when bids are processed.

|                     |           |                |                              |
|---------------------|-----------|----------------|------------------------------|
| Local Public Agency | County    | Section Number | Route(s) (Street/Road Name)  |
| Village of Rantoul  | Champaign | 20-00114-00-PV | Congress Avenue & Sheldon St |

### NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of the Village of Rantoul Public Works

|                                                         |               |             |
|---------------------------------------------------------|---------------|-------------|
| Public Works Building, 200 W. Grove Street, Rantoul, IL | until 2:00 PM | on 07/20/21 |
| Address                                                 | Time          | Date        |

Sealed proposals will be opened and read publicly at the office of the Village of Rantoul Public Works

|                                                         |            |             |
|---------------------------------------------------------|------------|-------------|
| Public Works Building, 200 W. Grove Street, Rantoul, IL | at 2:00 PM | on 07/20/21 |
| Address                                                 | Time       | Date        |

### DESCRIPTION OF WORK

| Location                                              | Project Length |
|-------------------------------------------------------|----------------|
| Village of Rantoul - Congress Avenue & Sheldon Street | 1.047 miles    |

#### Proposed Improvement

This project consists of resurfacing Congress Avenue from Tanner Street to Klein Ave., and Sheldon St. from Champaign Ave. to Grove Ave. The existing hot-mix asphalt surface will be milled and resurfaced with hot-mix asphalt. Also included is PCC pavement patching, sidewalk, pavement marking, and related work.

1. Plans and proposal forms will be available in the office of

Electronically via the Hutchison Engineering Website at [www.hutchisoneng.com](http://www.hutchisoneng.com) under the Bidding Tab.

2. ☒ Prequalification

If checked, the 2 apparent as read low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in triplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and two originals with the IDOT District Office.

3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.

4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:

- Local Public Agency Formal Contract Proposal (BLR 12200)
- Schedule of Prices (BLR 12201)
- Proposal Bid Bond (BLR 12230) (if applicable)
- Apprenticeship or Training Program Certification (BLR 12325) (do not use for project with Federal funds.)
- Affidavit of Illinois Business Office (BLR 12326) (do not use for project with Federal funds)

5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.

6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case, be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.

7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.

8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.

9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

|                     |           |                |                              |
|---------------------|-----------|----------------|------------------------------|
| Local Public Agency | County    | Section Number | Route(s) (Street/Road Name)  |
| Village of Rantoul  | Champaign | 20-00114-00-PV | Congress Avenue & Sheldon St |

### PROPOSAL

- Proposal of Cross Construction, Inc.  

Contractor's Name

3615 N Countryview Road, Urbana, IL 61802  

Contractor's Address
- The plans for the proposed work are those prepared by Hutchison Engineering, Inc.  
and approved by the Department of Transportation on \_\_\_\_\_
- The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the "Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.
- The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.
- The undersigned agrees to complete the work within 60 working days or by \_\_\_\_\_ unless additional time is granted in accordance with the specifications.
- The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond of check shall be forfeited to the Awarding Authority.
- Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the products of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price. A bid may be declared unacceptable if neither a unit price nor a total price is shown.
- The undersigned submits herewith the schedule of prices on BLR 12201 covering the work to be performed under this contract.
- The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12201, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.
- A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for

Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond, if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to:

Treasurer of Village of Rantoul

The amount of the check is 5% of the total amount bid ( \_\_\_\_\_ ).  
Bid Bond

#### Attach Cashier's Check or Certified Check Here

In the event that one proposal guaranty check is intended to cover two or more bid proposals, the amount must be equal to the sum of the proposal guaranties which would be required for each individual bid proposal. If the proposal guaranty check is placed in another bid proposal, state below where it may be found.

The proposal guaranty check will be found in the bid proposal for: Section Number 20-00114-00-PV





**Schedule of Prices**



Contractor's Name

Cross Construction, Inc.

Contractor's Address

3615 N Countryview Road

City

Urbana

State

IL

Zip Code

61802

Local Public Agency

Village of Rantoul

County

Champaign

Section Number

20-00114-00-PV

Route(s) (Street/Road Name)

Congress Avenue & Sheldon Street

**Schedule for Multiple Bids**

| Combination Letter | Section Included in Combinations | Total |
|--------------------|----------------------------------|-------|
|                    |                                  |       |
|                    |                                  |       |
|                    |                                  |       |
|                    |                                  |       |
|                    |                                  |       |

**Schedule for Single Bid**

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

| Item Number | Items                        | Unit  | Quantity | Unit Price      | Total             |
|-------------|------------------------------|-------|----------|-----------------|-------------------|
| 20800150    | TRENCH BACKFILL              | CU YD | 75       | <u>160.00</u>   | <u>12,000.00</u>  |
| 28000500    | INLET AND PIPE               | EACH  | 42       | <u>235.00</u>   | <u>9,870.00</u>   |
|             | PROTECTION                   |       |          |                 |                   |
| 35100700    | AGGREGATE BASE COURSE,       | SQ YD | 106      | <u>30.00</u>    | <u>3,180.00</u>   |
|             | TYPE A 8"                    |       |          |                 |                   |
| 40600275    | BITUMINOUS MATERIALS         | POUND | 238      | <u>3.20</u>     | <u>761.60</u>     |
|             | (PRIME COAT)                 |       |          |                 |                   |
| 40600290    | BITUMINOUS MATERIALS         | POUND | 11520    | <u>2.00</u>     | <u>23,040.00</u>  |
|             | (TACK COAT)                  |       |          |                 |                   |
| 40600982    | HOT-MIX ASPHALT SURFACE      | SQ YD | 47       | <u>40.00</u>    | <u>1,880.00</u>   |
|             | REMOVAL - BUTT JOINT         |       |          |                 |                   |
| 40600990    | TEMPORARY RAMP               | SQ YD | 451      | <u>16.00</u>    | <u>7,216.00</u>   |
| 40603080    | HOT-MIX ASPHALT BINDER       | TON   | 21       | <u>310.00</u>   | <u>6,510.00</u>   |
|             | COURSE, IL-19.0, N50         |       |          |                 |                   |
| 40604050    | HOT-MIX ASPHALT SURFACE      | TON   | 2146     | <u>125.00</u>   | <u>268,250.00</u> |
|             | COURSE, IL-9.5, MIX "C", N50 |       |          |                 |                   |
| 40800050    | INCIDENTAL HOT-MIX           | TON   | 4        | <u>1,700.00</u> | <u>6,800.00</u>   |
|             | ASPHALT SURFACING            |       |          |                 |                   |
| 42001300    | PROTECTIVE COAT              | SQ YD | 2118     | <u>.30</u>      | <u>635.40</u>     |
|             |                              |       |          |                 |                   |

| Local Public Agency |                            | County    | Section Number |            | Route(s) (Street/Road Name) |
|---------------------|----------------------------|-----------|----------------|------------|-----------------------------|
| Village of Rantoul  |                            | Champaign | 20-00114-00-PV |            | Congress Avenue & She       |
| Item Number         | Items                      | Unit      | Quantity       | Unit Price | Total                       |
| 42300400            | PORTLAND CEMENT            | SQ YD     | 63             | 105.00     | 6,615.00                    |
|                     | CONCRETE DRIVEWAY          |           |                |            |                             |
|                     | PAVEMENT, 8 INCH           |           |                |            |                             |
| 42400100            | PORTLAND CEMENT            | SQ FT     | 15491          | 13.00      | 201,383.00                  |
|                     | CONCRETE SIDEWALK 4        |           |                |            |                             |
|                     | INCH                       |           |                |            |                             |
| 42400800            | DETECTABLE WARNINGS        | SQ FT     | 503            | 42.00      | 21,126.00                   |
| 44000100            | PAVEMENT REMOVAL           | SQ YD     | 280            | 14.00      | 3,920.00                    |
| 44000155            | HOT-MIX ASPHALT SURFACE    | SQ YD     | 25441          | 3.00       | 76,323.00                   |
|                     | REMOVAL, 1 1/2"            |           |                |            |                             |
| 44000200            | DRIVEWAY PAVEMENT          | SQ YD     | 222            | 115.00     | 25,530.00                   |
|                     | REMOVAL                    |           |                |            |                             |
| 44000500            | COMBINATION CURB AND       | FOOT      | 1289           | 21.00      | 27,069.00                   |
|                     | GUTTER REMOVAL             |           |                |            |                             |
| 44000600            | SIDEWALK REMOVAL           | SQ FT     | 12286          | 6.00       | 73,716.00                   |
| 44200994            | CLASS B PATCHES, TYPE II,  | SQ YD     | 765            | 250.00     | 191,250.00                  |
|                     | 12 INCH                    |           |                |            |                             |
| 44200998            | CLASS B PATCHES, TYPE III, | SQ YD     | 36             | 190.00     | 6,840.00                    |
|                     | 12 INCH                    |           |                |            |                             |
| 44201798            | CLASS D PATCHES, TYPE I,   | SQ YD     | 5              | 235.00     | 1,175.00                    |
|                     | 13 INCH                    |           |                |            |                             |
| 44201803            | CLASS D PATCHES, TYPE II,  | SQ YD     | 47             | 235.00     | 11,045.00                   |
|                     | 13 INCH                    |           |                |            |                             |
| 56400300            | FIRE HYDRANTS TO BE        | EACH      | 2              | 1,350.00   | 2,700.00                    |
|                     | ADJUSTED                   |           |                |            |                             |
| 60219300            | MANHOLES, TYPE A, 4'-      | EACH      | 1              | 3,500.00   | 3,500.00                    |
|                     | DIAMETER, TYPE 11 FRAME    |           |                |            |                             |
|                     | AND GRATE                  |           |                |            |                             |
| 60221100            | MANHOLES, TYPE A, 5'-      | EACH      | 1              | 4,100.00   | 4,100.00                    |
|                     | DIAMETER, TYPE 1 FRAME,    |           |                |            |                             |
|                     | CLOSED LID                 |           |                |            |                             |
| 60222000            | MANHOLES, TYPE A, 5'       | EACH      | 1              | 4,000.00   | 4,000.00                    |
|                     | DIAMETER, TYPE 11 FRAME    |           |                |            |                             |
|                     | AND GRATE                  |           |                |            |                             |
| 60236800            | INLETS, TYPE A, TYPE 11    | EACH      | 2              | 2,000.00   | 4,000.00                    |
|                     | FRAME AND GRATE            |           |                |            |                             |
| 60255500            | MANHOLES TO BE             | EACH      | 24             | 1,800.00   | 43,200.00                   |



| Local Public Agency |                       | County    |      | Section Number |           | Route(s) (Street/Road Name) |
|---------------------|-----------------------|-----------|------|----------------|-----------|-----------------------------|
| Village of Rantoul  |                       | Champaign |      | 20-00114-00-PV |           | Congress Avenue & She       |
|                     | ADJUSTED              |           |      |                |           |                             |
| 60260100            | INLETS TO BE ADJUSTED | EACH      | 19   | 800.00         | 15,200.00 |                             |
| 60263900            | INLETS TO BE          | EACH      | 1    | 1,400.00       | 1,400.00  |                             |
|                     | RECONSTRUCTED WITH    |           |      |                |           |                             |
|                     | NEW TYPE 11 FRAME AND |           |      |                |           |                             |
|                     | GRATE                 |           |      |                |           |                             |
| 60266600            | VALVE BOXES TO BE     | EACH      | 2    | 600.00         | 1,200.00  |                             |
|                     | ADJUSTED              |           |      |                |           |                             |
| 60500040            | REMOVING MANHOLES     | EACH      | 2    | 600.00         | 1,200.00  |                             |
| 60500060            | REMOVING INLETS       | EACH      | 1    | 300.00         | 300.00    |                             |
| 60603800            | COMBINATION CONCRETE  | FOOT      | 843  | 60.00          | 50,580.00 |                             |
|                     | CURB AND GUTTER,      |           |      |                |           |                             |
|                     | TYPE B-6.12           |           |      |                |           |                             |
| 60604400            | COMBINATION CONCRETE  | FOOT      | 199  | 70.00          | 13,930.00 |                             |
|                     | CURB AND GUTTER,      |           |      |                |           |                             |
|                     | TYPE B-6.18           |           |      |                |           |                             |
| 60605000            | COMBINATION CONCRETE  | FOOT      | 272  | 95.00          | 25,840.00 |                             |
|                     | CURB AND GUTTER,      |           |      |                |           |                             |
|                     | TYPE B-6.24           |           |      |                |           |                             |
| 67100100            | MOBILIZATION          | L SUM     | 1    | 30,000.00      | 30,000.00 |                             |
| 70300100            | SHORT TERM PAVEMENT   | FOOT      | 479  | 2.80           | 1,341.20  |                             |
|                     | MARKING               |           |      |                |           |                             |
| 70300150            | SHORT TERM PAVEMENT   | SQ FT     | 160  | 16.00          | 2,560.00  |                             |
|                     | MARKING REMOVAL       |           |      |                |           |                             |
| 70300210            | TEMPORARY PAVEMENT    | SQ FT     | 35   | 7.00           | 245.00    |                             |
|                     | MARKING - LETTERS AND |           |      |                |           |                             |
|                     | SYMBOLS               |           |      |                |           |                             |
| 70300220            | TEMPORARY PAVEMENT    | FOOT      | 6973 | 2.10           | 14,643.30 |                             |
|                     | MARKING - LINE 4"     |           |      |                |           |                             |
| 70300240            | TEMPORARY PAVEMENT    | FOOT      | 2268 | 3.10           | 7,030.80  |                             |
|                     | MARKING - LINE 6"     |           |      |                |           |                             |
| 70300260            | TEMPORARY PAVEMENT    | FOOT      | 1190 | 6.30           | 7,497.00  |                             |
|                     | MARKING - LINE 12"    |           |      |                |           |                             |
| 70300280            | TEMPORARY PAVEMENT    | FOOT      | 462  | 13.00          | 6,006.00  |                             |
|                     | MARKING - LINE 24"    |           |      |                |           |                             |
| 72000100            | SIGN PANEL - TYPE 1   | SQ FT     | 374  | 36.00          | 13,464.00 |                             |
| 72400310            | REMOVE SIGN PANEL -   | SQ FT     | 239  | 20.00          | 4,780.00  |                             |
|                     | TYPE 1                |           |      |                |           |                             |



| Local Public Agency     |                        | County    | Section Number |           | Route(s) (Street/Road Name) |
|-------------------------|------------------------|-----------|----------------|-----------|-----------------------------|
| Village of Rantoul      |                        | Champaign | 20-00114-00-PV |           | Congress Avenue & She       |
| 72800100                | TELESCOPING STEEL SIGN | FOOT      | 821            | 18.00     | 14,778.00                   |
|                         | SUPPORT                |           |                |           |                             |
| 78000100                | THERMOPLASTIC PAVEMENT | SQ FT     | 35             | 21.00     | 735.00                      |
|                         | MARKING - LETTERS AND  |           |                |           |                             |
|                         | SYMBOLS                |           |                |           |                             |
| 78000200                | THERMOPLASTIC PAVEMENT | FOOT      | 6973           | 3.40      | 23,708.20                   |
|                         | MARKING - LINE 4"      |           |                |           |                             |
| 78000400                | THERMOPLASTIC PAVEMENT | FOOT      | 2268           | 5.10      | 11,566.80                   |
|                         | MARKING - LINE 6"      |           |                |           |                             |
| 78000600                | THERMOPLASTIC PAVEMENT | FOOT      | 1190           | 10.20     | 12,138.00                   |
|                         | MARKING - LINE 12"     |           |                |           |                             |
| 78000650                | THERMOPLASTIC PAVEMENT | FOOT      | 462            | 20.50     | 9,471.00                    |
|                         | MARKING - LINE 24"     |           |                |           |                             |
| X0301834                | STORM SEWER TO BE      | FOOT      | 51             | 35.00     | 1,785.00                    |
|                         | FILLED                 |           |                |           |                             |
| X0327980                | PAVEMENT MARKING       | SQ FT     | 5571           | 1.40      | 7,799.40                    |
|                         | REMOVAL - WATER        |           |                |           |                             |
|                         | BLASTING               |           |                |           |                             |
| X7010216                | TRAFFIC CONTROL AND    | L SUM     | 1              | 38,000.00 | 38,000.00                   |
|                         | PROTECTION, (SPECIAL)  |           |                |           |                             |
| Z0013798                | CONSTRUCTION LAYOUT    | L SUM     | 1              | 32,000.00 | 32,000.00                   |
| Z0033700                | LONGITUDINAL JOINT     | FOOT      | 8128           | 3.00      | 24,384.00                   |
|                         | SEALANT                |           |                |           |                             |
| Z0056608                | STORM SEWER (WATER     | FOOT      | 188            | 105.00    | 19,740.00                   |
|                         | MAIN REQUIREMENTS)     |           |                |           |                             |
|                         | 12 INCH                |           |                |           |                             |
| Bidder's Total Proposal |                        |           |                |           | \$ 1,440,957.70             |

1. Each pay item should have a unit price and a total price.
2. If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern.
3. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.
4. A bid may be declared unacceptable if neither a unit price or total price is shown.



Owner: Village of Rantoul  
Project: Congress Ave & Sheldon St  
Date: July 20, 2021  
Time: 2:00 PM

|          |                                                             |       |          | Name of Bidder<br>Address of Bidder |              | Cross Construction, Inc.<br>3615 North Countryview Rd.<br>Urbana,IL 61802 |              | Open Road Paving Company, LLC<br>1414 W. Anthony Dr.<br>Urbana, IL 61802 |              |
|----------|-------------------------------------------------------------|-------|----------|-------------------------------------|--------------|---------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------|--------------|
|          |                                                             |       |          | Proposal Guarantee<br>Terms         |              | Bid Bond<br>5%                                                            |              | Bid Bond<br>5%                                                           |              |
|          |                                                             |       |          | Engineer's Estimate                 |              |                                                                           |              |                                                                          |              |
| Item No. | Items                                                       | Unit  | Quantity | Unit Price                          | Total        | Unit Price                                                                | Total        | Unit Price                                                               | Total        |
| 20800150 | TRENCH BACKFILL                                             | CU YD | 75       | \$100.00                            | \$7,500.00   | \$160.00                                                                  | \$12,000.00  | \$135.00                                                                 | \$10,125.00  |
| 28000500 | INLET AND PIPE PROTECTION                                   | EACH  | 42       | \$225.00                            | \$9,450.00   | \$235.00                                                                  | \$9,870.00   | \$145.00                                                                 | \$6,090.00   |
| 35100700 | AGGREGATE BASE COURSE, TYPE A 8"                            | SQ YD | 106      | \$25.00                             | \$2,650.00   | \$30.00                                                                   | \$3,180.00   | \$27.25                                                                  | \$2,888.50   |
| 40600275 | BITUMINOUS MATERIALS (PRIME COAT)                           | POUND | 238      | \$1.50                              | \$357.00     | \$3.20                                                                    | \$761.60     | \$4.00                                                                   | \$952.00     |
| 40600290 | BITUMINOUS MATERIALS (TACK COAT)                            | POUND | 11520    | \$1.50                              | \$17,280.00  | \$2.00                                                                    | \$23,040.00  | \$1.15                                                                   | \$13,248.00  |
| 40600982 | HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT                | SQ YD | 47       | \$50.00                             | \$2,350.00   | \$40.00                                                                   | \$1,880.00   | \$85.20                                                                  | \$4,004.40   |
| 40600990 | TEMPORARY RAMP                                              | SQ YD | 451      | \$35.00                             | \$15,785.00  | \$16.00                                                                   | \$7,216.00   | \$26.75                                                                  | \$12,064.25  |
| 40603080 | HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50                 | TON   | 21       | \$120.00                            | \$2,520.00   | \$310.00                                                                  | \$6,510.00   | \$245.10                                                                 | \$5,147.10   |
| 40604050 | HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "C", N50        | TON   | 2146     | \$120.00                            | \$257,520.00 | \$125.00                                                                  | \$268,250.00 | \$147.50                                                                 | \$316,535.00 |
| 40800050 | INCIDENTAL HOT-MIX ASPHALT SURFACING                        | TON   | 4        | \$500.00                            | \$2,000.00   | \$1,700.00                                                                | \$6,800.00   | \$650.00                                                                 | \$2,600.00   |
| 42001300 | PROTECTIVE COAT                                             | SQ YD | 2118     | \$3.00                              | \$6,354.00   | \$0.30                                                                    | \$635.40     | \$1.50                                                                   | \$3,177.00   |
| 42300400 | PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH          | SQ YD | 63       | \$90.00                             | \$5,670.00   | \$105.00                                                                  | \$6,615.00   | \$386.85                                                                 | \$24,371.55  |
| 42400100 | PORTLAND CEMENT CONCRETE SIDEWALK 4 INCH                    | SQ FT | 15491    | \$12.00                             | \$185,892.00 | \$13.00                                                                   | \$201,383.00 | \$15.35                                                                  | \$237,786.85 |
| 42400800 | DETECTABLE WARNINGS                                         | SQ FT | 503      | \$35.00                             | \$17,605.00  | \$42.00                                                                   | \$21,126.00  | \$30.00                                                                  | \$15,090.00  |
| 44000100 | PAVEMENT REMOVAL                                            | SQ YD | 280      | \$20.00                             | \$5,600.00   | \$14.00                                                                   | \$3,920.00   | \$22.00                                                                  | \$6,160.00   |
| 44000155 | HOT-MIX ASPHALT SURFACE REMOVAL, 1 1/2"                     | SQ YD | 25441    | \$3.00                              | \$76,323.00  | \$3.00                                                                    | \$76,323.00  | \$4.50                                                                   | \$114,484.50 |
| 44000200 | DRIVEWAY PAVEMENT REMOVAL                                   | SQ YD | 222      | \$22.00                             | \$4,884.00   | \$115.00                                                                  | \$25,530.00  | \$42.50                                                                  | \$9,435.00   |
| 44000500 | COMBINATION CURB AND GUTTER REMOVAL                         | FOOT  | 1289     | \$11.00                             | \$14,179.00  | \$21.00                                                                   | \$27,069.00  | \$22.00                                                                  | \$28,358.00  |
| 44000600 | SIDEWALK REMOVAL                                            | SQ FT | 12286    | \$3.00                              | \$36,858.00  | \$6.00                                                                    | \$73,716.00  | \$7.25                                                                   | \$89,073.50  |
| 44200994 | CLASS B PATCHES, TYPE II, 12 INCH                           | SQ YD | 765      | \$175.00                            | \$133,875.00 | \$250.00                                                                  | \$191,250.00 | \$190.00                                                                 | \$145,350.00 |
| 44200998 | CLASS B PATCHES, TYPE III, 12 INCH                          | SQ YD | 36       | \$175.00                            | \$6,300.00   | \$190.00                                                                  | \$6,840.00   | \$285.00                                                                 | \$10,260.00  |
| 44201798 | CLASS D PATCHES, TYPE I, 13 INCH                            | SQ YD | 5        | \$150.00                            | \$750.00     | \$235.00                                                                  | \$1,175.00   | \$1,000.00                                                               | \$5,000.00   |
| 44201803 | CLASS D PATCHES, TYPE II, 13 INCH                           | SQ YD | 47       | \$150.00                            | \$7,050.00   | \$235.00                                                                  | \$11,045.00  | \$525.00                                                                 | \$24,675.00  |
| 56400300 | FIRE HYDRANTS TO BE ADJUSTED                                | EACH  | 2        | \$1,000.00                          | \$2,000.00   | \$1,350.00                                                                | \$2,700.00   | \$2,500.00                                                               | \$5,000.00   |
| 60219300 | MANHOLES, TYPE A, 4'-DIAMETER, TYPE 11 FRAME AND GRATE      | EACH  | 1        | \$4,000.00                          | \$4,000.00   | \$3,500.00                                                                | \$3,500.00   | \$6,200.00                                                               | \$6,200.00   |
| 60221100 | MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID     | EACH  | 1        | \$5,000.00                          | \$5,000.00   | \$4,100.00                                                                | \$4,100.00   | \$9,500.00                                                               | \$9,500.00   |
| 60222000 | MANHOLES, TYPE A, 5'-DIAMETER, TYPE 11 FRAME AND GRATE      | EACH  | 1        | \$5,000.00                          | \$5,000.00   | \$4,000.00                                                                | \$4,000.00   | \$9,500.00                                                               | \$9,500.00   |
| 60236800 | INLETS, TYPE A, TYPE 11 FRAME AND GRATE                     | EACH  | 2        | \$1,500.00                          | \$3,000.00   | \$2,000.00                                                                | \$4,000.00   | \$3,200.00                                                               | \$6,400.00   |
| 60255500 | MANHOLES TO BE ADJUSTED                                     | EACH  | 24       | \$1,000.00                          | \$24,000.00  | \$1,800.00                                                                | \$43,200.00  | \$2,000.00                                                               | \$48,000.00  |
| 60260100 | INLETS TO BE ADJUSTED                                       | EACH  | 19       | \$750.00                            | \$14,250.00  | \$800.00                                                                  | \$15,200.00  | \$3,200.00                                                               | \$60,800.00  |
| 60263900 | INLETS TO BE RECONSTRUCTED WITH NEW TYPE 11 FRAME AND GRATE | EACH  | 1        | \$1,500.00                          | \$1,500.00   | \$1,400.00                                                                | \$1,400.00   | \$3,800.00                                                               | \$3,800.00   |
| 60266600 | VALVE BOXES TO BE ADJUSTED                                  | EACH  | 2        | \$750.00                            | \$1,500.00   | \$600.00                                                                  | \$1,200.00   | \$1,800.00                                                               | \$3,600.00   |
| 60500040 | REMOVING MANHOLES                                           | EACH  | 2        | \$1,500.00                          | \$3,000.00   | \$600.00                                                                  | \$1,200.00   | \$3,000.00                                                               | \$6,000.00   |
| 60500060 | REMOVING INLETS                                             | EACH  | 1        | \$750.00                            | \$750.00     | \$300.00                                                                  | \$300.00     | \$1,250.00                                                               | \$1,250.00   |
| 60603800 | COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12           | FOOT  | 843      | \$50.00                             | \$42,150.00  | \$60.00                                                                   | \$50,580.00  | \$79.50                                                                  | \$67,018.50  |
| 60604400 | COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18           | FOOT  | 199      | \$55.00                             | \$10,945.00  | \$70.00                                                                   | \$13,930.00  | \$85.00                                                                  | \$16,915.00  |
| 60605000 | COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.24           | FOOT  | 272      | \$60.00                             | \$16,320.00  | \$95.00                                                                   | \$25,840.00  | \$65.00                                                                  | \$17,680.00  |
| 67100100 | MOBILIZATION                                                | L SUM | 1        | \$65,000.00                         | \$65,000.00  | \$30,000.00                                                               | \$30,000.00  | \$105,000.00                                                             | \$105,000.00 |
| 70300100 | SHORT TERM PAVEMENT MARKING                                 | FOOT  | 479      | \$1.00                              | \$479.00     | \$2.80                                                                    | \$1,341.20   | \$2.50                                                                   | \$1,197.50   |
| 70300150 | SHORT TERM PAVEMENT MARKING REMOVAL                         | SQ FT | 160      | \$5.00                              | \$800.00     | \$16.00                                                                   | \$2,560.00   | \$25.00                                                                  | \$4,000.00   |
| 70300210 | TEMPORARY PAVEMENT MARKING LETTERS AND SYMBOLS              | SQ FT | 35       | \$5.00                              | \$175.00     | \$7.00                                                                    | \$245.00     | \$6.50                                                                   | \$227.50     |
| 70300220 | TEMPORARY PAVEMENT MARKING - LINE 4"                        | FOOT  | 6973     | \$0.25                              | \$1,743.25   | \$2.10                                                                    | \$14,643.30  | \$1.90                                                                   | \$13,248.70  |
| 70300240 | TEMPORARY PAVEMENT MARKING - LINE 6"                        | FOOT  | 2268     | \$0.35                              | \$793.80     | \$3.10                                                                    | \$7,030.80   | \$2.85                                                                   | \$6,463.80   |
| 70300260 | TEMPORARY PAVEMENT MARKING - LINE 12"                       | FOOT  | 1190     | \$1.00                              | \$1,190.00   | \$6.30                                                                    | \$7,497.00   | \$5.70                                                                   | \$6,783.00   |
| 70300280 | TEMPORARY PAVEMENT MARKING - LINE 24"                       | FOOT  | 462      | \$3.00                              | \$1,386.00   | \$13.00                                                                   | \$6,006.00   | \$11.50                                                                  | \$5,313.00   |
| 72000100 | SIGN PANEL - TYPE 1                                         | SQ FT | 374      | \$30.00                             | \$11,220.00  | \$36.00                                                                   | \$13,464.00  | \$26.00                                                                  | \$9,724.00   |
| 72400310 | REMOVE SIGN PANEL - TYPE 1                                  | SQ FT | 239      | \$5.00                              | \$1,195.00   | \$20.00                                                                   | \$4,780.00   | \$5.00                                                                   | \$1,195.00   |
| 72800100 | TELESCOPING STEEL SIGN SUPPORT                              | FOOT  | 821      | \$25.00                             | \$20,525.00  | \$18.00                                                                   | \$14,778.00  | \$20.00                                                                  | \$16,420.00  |
| 78000100 | THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS        | SQ FT | 35       | \$20.00                             | \$700.00     | \$21.00                                                                   | \$735.00     | \$19.00                                                                  | \$665.00     |
| 78000200 | THERMOPLASTIC PAVEMENT MARKING - LINE 4"                    | FOOT  | 6973     | \$1.50                              | \$10,459.50  | \$3.40                                                                    | \$23,708.20  | \$3.10                                                                   | \$21,616.30  |
| 78000400 | THERMOPLASTIC PAVEMENT MARKING - LINE 6"                    | FOOT  | 2268     | \$2.50                              | \$5,670.00   | \$5.10                                                                    | \$11,566.80  | \$4.65                                                                   | \$10,546.20  |
| 78000600 | THERMOPLASTIC PAVEMENT MARKING - LINE 12"                   | FOOT  | 1190     | \$5.00                              | \$5,950.00   | \$10.20                                                                   | \$12,138.00  | \$9.30                                                                   | \$11,067.00  |
| 78000650 | THERMOPLASTIC PAVEMENT MARKING - LINE 24"                   | FOOT  | 462      | \$7.50                              | \$3,465.00   | \$20.50                                                                   | \$9,471.00   | \$18.61                                                                  | \$8,597.82   |
| X0301834 | STORM SEWER TO BE FILLED                                    | FOOT  | 51       | \$10.00                             | \$510.00     | \$35.00                                                                   | \$1,785.00   | \$32.46                                                                  | \$1,655.46   |
| X0327980 | PAVEMENT MARKING REMOVAL - WATER BLASTING                   | SQ FT | 5571     | \$1.00                              | \$5,571.00   | \$1.40                                                                    | \$7,799.40   | \$1.24                                                                   | \$6,908.04   |
| X7010216 | TRAFFIC CONTROL AND PROTECTION, (SPECIAL)                   | L SUM | 1        | \$50,000.00                         | \$50,000.00  | \$38,000.00                                                               | \$38,000.00  | \$150,000.00                                                             | \$150,000.00 |
| Z0013798 | CONSTRUCTION LAYOUT                                         | L SUM | 1        | \$15,000.00                         | \$15,000.00  | \$32,000.00                                                               | \$32,000.00  | \$18,000.00                                                              | \$18,000.00  |
| Z0033700 | LONGITUDINAL JOINT SEALANT                                  | FOOT  | 8128     | \$4.00                              | \$32,512.00  | \$3.00                                                                    | \$24,384.00  | \$2.95                                                                   | \$23,977.60  |
| Z0056608 | STORM SEWER (WATER MAIN REQUIREMENTS) 12 INCH               | FOOT  | 188      | \$100.00                            | \$18,800.00  | \$105.00                                                                  | \$19,740.00  | \$118.00                                                                 | \$22,184.00  |
|          |                                                             |       |          |                                     |              |                                                                           |              |                                                                          |              |
|          |                                                             |       |          | As Read:                            |              | \$1,440,957.70                                                            |              | As Read:                                                                 |              |
| Total:   |                                                             |       |          | \$1,205,311.55                      |              | Calculated:                                                               |              | \$1,440,957.70                                                           |              |
|          |                                                             |       |          |                                     |              |                                                                           |              | Calculated:                                                              |              |
|          |                                                             |       |          |                                     |              |                                                                           |              | \$1,793,329.07                                                           |              |

Ref

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

| AGENDA ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PAGE ____ OF ____                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ITEM: Local Agency Resolution for Improvement for the Construction of the resurfacing of Congress Avenue and Sheldon Street</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>DEPARTMENT: Public Works</b>                                                                                                                                                                                                                                                                     |
| <b>AGENDA SECTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>AMOUNT: <u>\$1,196,432.00</u></b><br><b>\$426,432.00 RBI - Congress Resurfacing</b><br><b>\$250,000.00 MFT – Congress Resurfacing</b><br><b>\$220,000.00 CDBG – Congress Resurfacing</b><br><b>\$250,000.00 MFT – Sheldon Resurfacing</b><br><b>\$50,000.00 MFT – RTHS - Sheldon Resurfacing</b> |
| <b>ATTACHMENTS:</b><br><input type="checkbox"/> <b>ORDINANCE</b><br><input checked="" type="checkbox"/> <b>RESOLUTION</b><br><input type="checkbox"/> <b>OTHER (See Summary Highlights)</b><br><input checked="" type="checkbox"/> <b>SUPPORTING DOCUMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>DATE: May 26, 2021</b>                                                                                                                                                                                                                                                                           |
| <b>SUMMARY HIGHLIGHTS:</b><br><p>This Agenda Item provides for the formal allocation of Illinois Department of Transportation (IDOT) REBUILD Illinois Bond (RBI) funds in the amount of \$426,432.00; for the formal allocation of (IDOT) Motor Fuel Tax (MFT) funds in the amount of \$550,000.00; for the formal allocation of The Community Development Block Grant (CDBG) Program funds in the amount of \$220,000.00; for the roadway improvements associated with the resurfacing of Congress Avenue from Tanner Street to Klein Avenue and Sheldon Street from Champaign Avenue to Grove Avenue. The existing hot-mix asphalt surface will be milled and resurfaced with a new asphalt surface. Also included in project will be pavement patching, sidewalk ramp rehabs, pavement marking and other related work.</p> <p>IDOT has created the Local REBUILD Illinois Bond Funds (RBI) and IDOT intends to disburse the \$1.5 billion in RBI funds in six installments over the course of three years. The Village has been allocated, based on population, \$142,144.00 per installment. The Village has received three installments to date totaling \$426,432.00, which will be used to fund Congress &amp; Sheldon resurfacing project. State Motor Fuel Tax (MFT) will be used to fund the balance.</p> <p>The project will be locally let with a projected construction start date of August 1, 2021.</p> |                                                                                                                                                                                                                                                                                                     |
| <b>RECOMMENDED ACTION:</b> Authorize the approval for the formal allocation of (IDOT) REBUILD Illinois Bond (RBI) funds in the amount of \$426,432.00; for the formal allocation of (IDOT) (MFT) funds in the amount of \$550,000.00; for the formal allocation of (CDBG) Program funds in the amount of \$220,000.00; for the roadway improvements associated with the resurfacing of Congress Avenue from Tanner Street to Klein Avenue and Sheldon Street from Champaign Avenue to Grove Avenue.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                     |
| <b>DEPARTMENT HEAD APPROVAL:</b><br>Jacob D. McCoy, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>VILLAGE ADMINISTRATOR:</b><br>Scott Eisenhauer                                                                                                                                                                                                                                                   |
| <b>AGENDA PAGE NUMBER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                     |



**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                         |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ITEM: Motion to authorize and approve a contract with Mid Illinois Concrete & Excavation, Inc. in the amount of \$130,000 for sidewalk improvements along Route 136.                                                                                                    | DEPARTMENT: Public Works                  |
| DATE: August 10, 2021                                                                                                                                                                                                                                                   | AMOUNT:                                   |
| ATTACHMENTS:<br><br>1. 08-21 (Res. No. 8-21-1346) App. Services Contract with Mid-Illinois Concrete (Sidewalk Improvements)<br>2. Sidewalk Improvements                                                                                                                 | ADMINISTRATIVE NOTES:                     |
| SUMMARY HIGHLIGHTS:<br>Authorize the approval of a contract with Mid Illinois Concrete & Excavation, Inc., with a contingency fund of \$6,244.00, for sidewalk improvements along Route 136 from Chanute Street just past Maplewood Drive in the amount of \$123,756.00 |                                           |
| RECOMMENDED ACTION:                                                                                                                                                                                                                                                     |                                           |
| DEPARTMENT HEAD APPROVAL<br>Jake McCoy                                                                                                                                                                                                                                  | VILLAGE ADMINISTRATOR<br>Scott Eisenhower |

**RESOLUTION NO. 8-21-1346**

**A RESOLUTION  
AUTHORIZING AND APPROVING A SERVICES CONTRACT  
BETWEEN THE VILLAGE OF RANTOUL AND MID ILLINOIS CONCRETE &  
EXCAVATION, INC.**

**WHEREAS**, there has been presented to and there is now before this meeting of the President and the Board of Trustees (the **“Corporate Authorities”**) of the Village of Rantoul, Champaign County, Illinois (the **“Village”**) at which this Resolution is adopted, the form of a certain Services Contract (Sidewalk Improvements – Route 136) (the **“Contract”**) by and between the Village and Mid Illinois Concrete & Excavation Inc. (the **“Contractor”**) in connection with the provision of certain sidewalk improvement services.

**NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS**, as follows:

**Section 1.** That the Contract by and between the Village and the Contractor, in substantially the form thereof which has been presented to and is now before the meeting of the Corporate Authorities of the Village at which this Resolution is adopted, be and the same is hereby authorized and approved.

**Section 2.** That for and on behalf of the Village, the Village President is hereby authorized to execute and deliver the Contract and the Village Clerk is hereby authorized to attest thereto, with such insertions, corrections and technical revisions in the form of such Contract as may be approved by such Village President, such execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all such insertions, corrections or technical revisions therein from the form of the Contract now before the meeting of the Corporate Authorities at which this Resolution is adopted.

This Resolution is hereby passed, the “ayes” and “nays” being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a regular meeting held on the date set forth below.

**PASSED** this 10th day of August, 2021.

---

Village Clerk

**APPROVED** this 10th day of August, 2021.

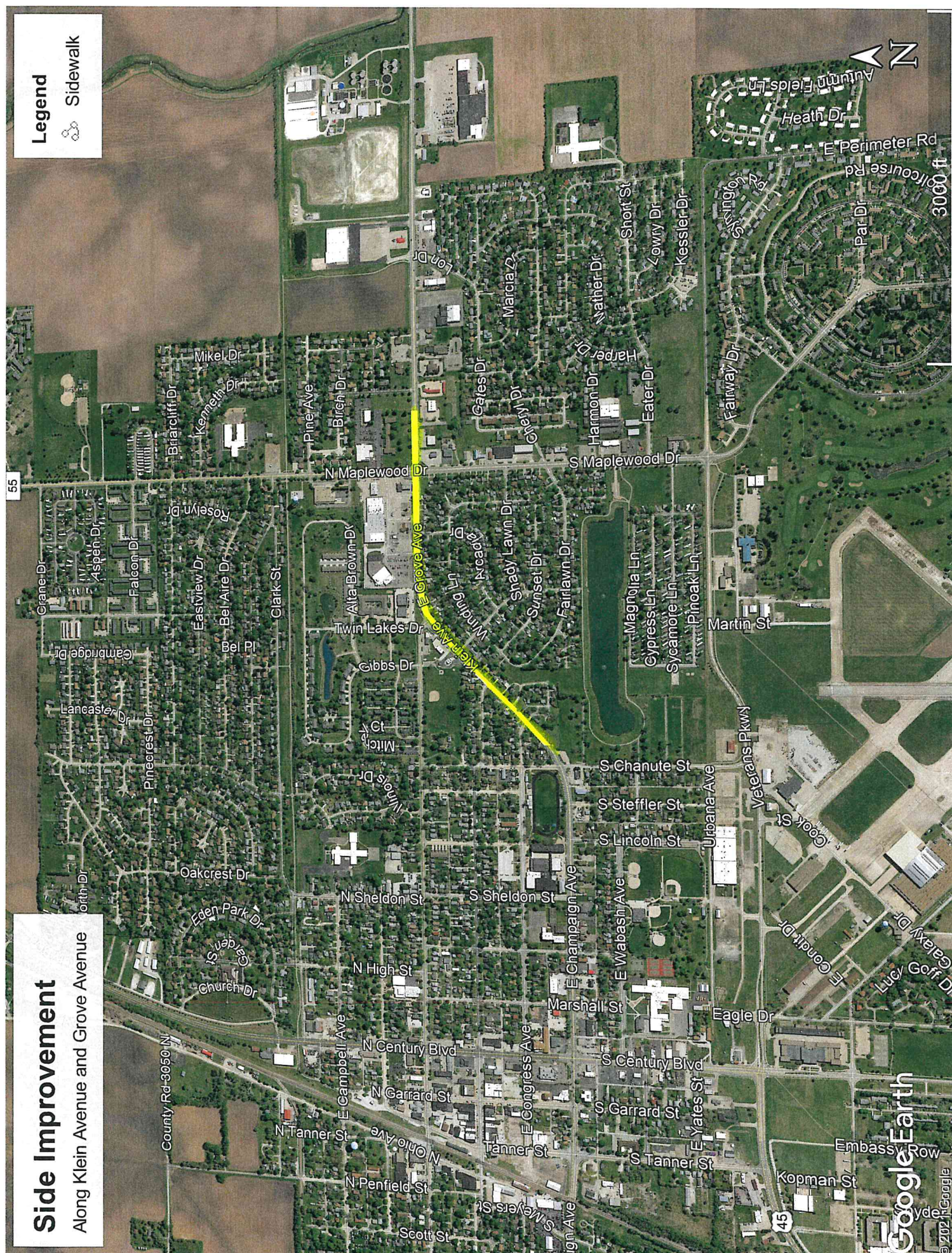
---

Village President

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                   |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>AGENDA ITEM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                   | <b>PAGE</b> <u>    </u> <b>OF</b> <u>    </u> |
| <b>ITEM: Village Sidewalk Improvements along Route 136 (Klein Ave and Grove Ave)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                   | <b>DEPARTMENT: Public Works</b>               |
| <b>AGENDA SECTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>PROJECT AMOUNT: <u>\$130,000.00</u></b><br>\$123,756.00 – Base Bid<br>\$6,244.00 – Contingency |                                               |
| <b>ATTACHMENTS:</b><br>( ) ORDINANCE<br>( ) RESOLUTION<br>(X) OTHER (See Summary Highlights)<br>(X) SUPPORTING DOCUMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>DATE: July 27, 2021</b>                                                                        |                                               |
| <b>SUMMARY HIGHLIGHTS:</b><br><br>This Agenda Item consists of sidewalk improvements along Route 136 from Chanute Street to just past Maplewood Drive. The proposed sidewalk shall be 4 inches thick. Also included is ADA ramp construction, combination concrete curb and gutter removal and replacement, PCC entrance removal and replacement, sidewalk removal, median removal, pavement marking and associated work.<br><br>The project was advertised in early July and bids were received on July 20, 2021. Five (5) contractors submitted bids and the Bid Tabulation is enclosed for reference. Mid Illinois Concrete & Excavation, Inc. has submitted the lowest responsive bid in the amount of \$123,756.00 and is the most cost-effective approach for the Village.<br><br>This project is included FY-22 budget with a funding amount of \$130,000.00. <ul style="list-style-type: none"><li>• \$100,000.00 Community Development Block Grant (277)</li><li>• \$30,000.00 Local Public Works Funds (604)</li></ul> |                                                                                                   |                                               |
| <b>RECOMMENDED ACTION:</b> Authorize the approval of a contract with Mid Illinois Concrete & Excavation, Inc. in the amount of \$123,756.00 with a contingency fund of \$6,244.00 for the sidewalk improvements along Route 136 from Chanute Street just past Maplewood Drive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                   |                                               |
| <b>DEPARTMENT HEAD APPROVAL:</b><br>Jacob D. McCoy, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>VILLAGE ADMINISTRATOR:</b><br>Scott Eisenhauer                                                 |                                               |
| <b>AGENDA PAGE NUMBER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                   |                                               |







FOR INDEX OF SHEETS AND LIST OF HIGHWAY  
STANDARDS, SEE SHEET NO. 2

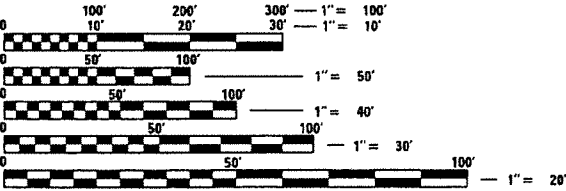
# VILLAGE OF RANTOUL, ILLINOIS

## SIDEWALK IMPROVEMENTS

### KLEIN AVENUE AND GROVE AVENUE SIDEWALK IMPROVEMENT PROJECT

#### DESCRIPTION OF WORK

THIS PROJECT CONSISTS OF SIDEWALK IMPROVEMENTS ALONG KLEIN AVENUE AND GROVE AVENUE FROM 90 FEET EAST OF CHANUTE STREET EASTERLY TO 560 FEET EAST OF MAPLEWOOD DRIVE. THE PROPOSED PCC SIDEWALK SHALL BE 4 INCHES THICK. ALSO INCLUDED IS ADA RAMP CONSTRUCTION, COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT, PCC ENTRANCE REMOVAL AND REPLACEMENT, SIDEWALK REMOVAL, MEDIAN REMOVAL, PAVEMENT MARKING, AND ASSOCIATED WORK.

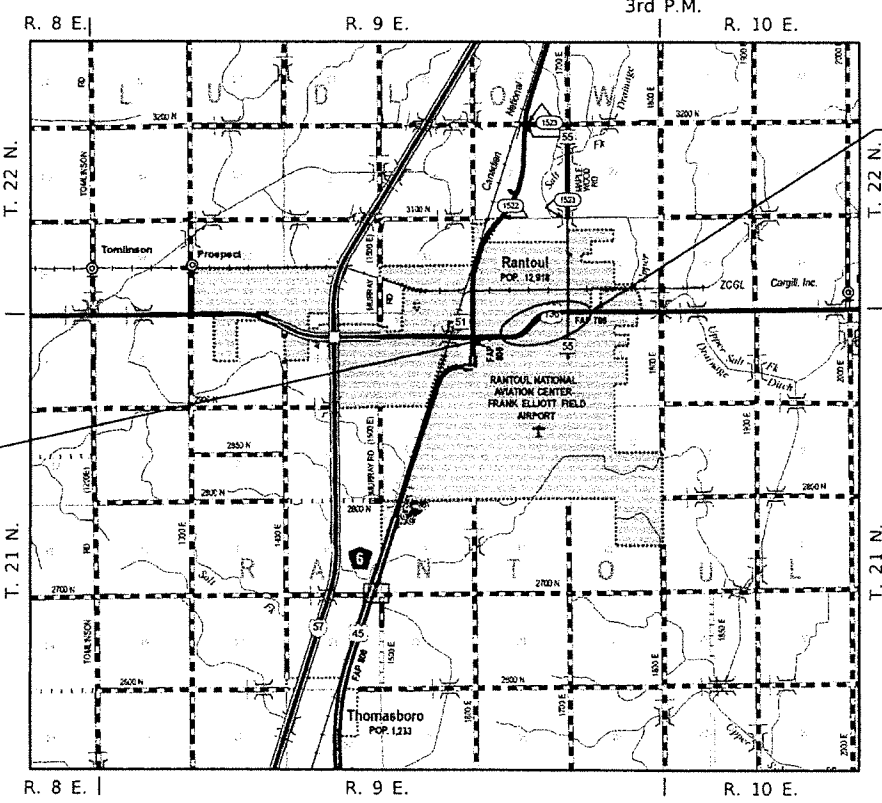
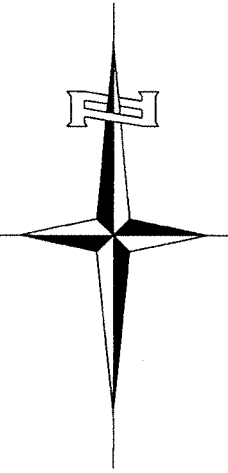


FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD  
ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT  
CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS  
ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.

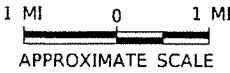
J.U.L.I.E.  
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS  
1-800-892-0123  
OR 811

PROJECT MANAGER:  
ANTHONY W. MILLER, P.E.  
HUTCHISON ENGINEERING, INC.  
JACKSONVILLE, ILLINOIS

SIDEWALK IMPROVEMENT  
BEGINS  
90' EAST OF CHANUTE STREET



#### LOCATION MAP



GROSS LENGTH = 3,760 FEET = 0.712 MILES  
NET LENGTH = 1,160 FEET = 0.220 MILES



6/28/21  
ANTHONY W. MILLER  
062-050804  
REGISTERED  
PROFESSIONAL  
ENGINEER  
STATE OF ILLINOIS  
SIGNATURE  
ENGINEERS SEAL  
Expires 11/30/21

APPROVED 6/29/21  
Public Works - Village of Rantoul

APPROVED Charles Arnold 6/29/21  
MAYOR - VILLAGE OF RANTOUL

|                      |                |           |
|----------------------|----------------|-----------|
| USER NAME : *USER*   | DESIGNED - CMB | REVISED - |
| PLOT SCALE : *SCALE* | DRAWN - JCW    | REVISED - |
| PLOT DATE : *DATE*   | CHECKED - BMB  | REVISED - |
| FILE NAME : *FILE#*  |                |           |

**Hutchison Engineering, Inc.**

Hutchison Engineering, Inc.  
JACKSONVILLE-SHOREWOOD  
PEORIA-QUAD CITIES-  
CARBONDALE

2021 JOB# 4705

VILLAGE OF RANTOUL, ILLINOIS  
KLEIN AVENUE & GROVE AVENUE SIDEWALK IMPROVEMENTS

|                     |                |
|---------------------|----------------|
| PROJECT NO.<br>4705 | SHEET NO.<br>1 |
| DATE:<br>JUNE, 2021 | OF 9 SHEETS    |

GENERAL NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS REPRESENTS THE BEST KNOWLEDGE OF THE VILLAGE AND THE INDICATED ADJUSTMENTS OR RECONSTRUCTION ARE CONSIDERED TO BE REASON-ABLY ACCURATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS OF UNDERGROUND INSTALLATIONS BEFORE STARTING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, ITS OFFICERS, AND EMPLOYEES AGAINST ALL CLAIMS DUE TO DAMAGE TO CORPORATE OR PRIVATE PROPERTY RESULTING FROM HIS CONSTRUCTION OPERATIONS AS DESCRIBED IN ARTICLE 107.20 AND 107.26 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE CONTRACTOR MAY BE REQUIRED TO CONDUCT SOME OF HIS MILLING, PAVING, GRADING AND SHOULDER OPERATIONS AROUND TRANSMISSION POLES AND UNDER TRANSMISSION LINES. THE ADDED COST OF SO DOING SHALL BE INCLUDED WITH THE COST OF THE CONTROLLING PAY ITEM FOR THE OPERATION.
3. EXISTING CONCRETE BASES AND OTHER MISCELLANEOUS CONCRETE FROM WORK NOT SPECIFICALLY SHOWN ON THE PLANS, BUT INTERFERING WITH PROPOSED CONSTRUCTION, SHALL BE REMOVED AND VOID FILLED WITH TRENCH BACKFILL. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE COST OF THE CONTROLLING PAY ITEM FOR THE OPERATION.
4. WHERE SECTION OR SUB-SECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE PROPERTY MARKERS AND MONUMENTS UNTIL THE OWNER, AN AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.
5. WHEREVER IN THESE PLANS REFERENCE IS MADE TO THE "STANDARD SPECIFICATIONS", IT IS UNDERSTOOD TO INCLUDE THE "SUPPLEMENTAL SPECIFICATIONS" INCLUDED IN THE PROPOSAL.
6. ALL ELEVATIONS SHOWN REFER TO THE U.S.G.S. DATUM AT MEAN SEA LEVEL.
7. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ALL STATE REGULATIONS REGARDING AIR, WATER AND NOISE POLLUTION. THE CONTRACTOR WILL NOT BE ALLOWED TO BUILD FIRES ON THE SITE.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN EXISTING FIELD CONDITIONS BEFORE BIDDING ON THIS PROJECT, SPECIFICALLY AS THEY RELATE TO THE LUMP SUM PAY ITEMS.
9. THE CONTRACTOR SHALL NOTIFY THE AGENCIES AND UTILITIES AT LEAST 10 (TEN) DAYS PRIOR TO ANY CONSTRUCTION IN THE AREA AND SHALL COMPLY WITH ALL RESTRICTIONS FOR EQUIPMENT MOVEMENTS AND CLEARANCES AS REGARDS TO THEIR FACILITIES.
10. BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR MUST CALL J.U.L.I.E. AT 1-800-892-0123 OR 811 FOR FIELD LOCATIONS OF BURIED ELECTRICAL, TELEPHONE, GAS FACILITIES, AND ALL PUBLIC UTILITIES. A 48 HOUR NOTIFICATION IS REQUIRED.
11. THE CONTRACTOR SHALL USE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES REQUIRED TO MAINTAIN EXISTING UTILITIES, SEWER AND APPURTENANCES THAT MUST BE KEPT IN OPERATION. IN PARTICULAR, THE CONTRACTOR WILL TAKE ADEQUATE MEASURES TO PREVENT THE UNDERMINING OF UTILITIES AND SEWERS WHICH ARE STILL IN SERVICE.
12. VERIFICATION OF DIMENSIONS : IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING IN THE FIELD PRIOR TO CONSTRUCTION AND ORDERING MATERIALS.
13. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ACCESS TO ABUTTING PROPERTY OWNERS AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.
14. DURING CONSTRUCTION OPERATIONS, IF ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF DITCHES, GUTTERS OR DRAINAGE STRUCTURES SO THAT THE NATURAL FLOW OF WATER IS OBSTRUCTED, IT SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES SO AFFECTED SHALL BE FREE FROM ALL DEBRIS. THIS WORK SHALL BE CONSIDERED INCLUDED IN THE COST OF THE CONTRACT.
15. ALL FRAMES, GRATES, SIGNS, FENCES AND DELINEATORS, DRIVEWAY PAVEMENT, CURB AND GUTTER, NEW OR EXISTING, DAMAGED THROUGH CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
16. THE COST OF ADDITIONAL LABOR AND MATERIALS NOT ACCOUNTED FOR ON THE PLANS, WHICH MIGHT BE INVOLVED IN MAINTAINING THE FLOW OF STORM WATER TO EXISTING DRAINAGE STRUCTURES, SHALL BE INCLUDED IN THE COST OF THE CONTROLLING PAY ITEM FOR THE OPERATION.
17. TRAFFIC SIGNS REMOVED MUST BE RESET AT THEIR PERMANENT LOCATIONS IN A WORKMANLIKE MANNER AND VISIBLE TO TRAFFIC ON THE ROADWAY AS DIRECTED BY THE ENGINEER. THESE SIGNS SHALL BE RESET BEFORE THE ROADWAY IS OPEN TO TRAFFIC. COST OF SUCH WORK SHALL BE CONSIDERED INCLUDED IN THE COST OF THE CONTRACT.
18. ANY BUSHES, SHRUBS, TREES, OR OTHER VEGETATION ENCOUNTERED WITHIN PUBLIC RIGHT OF WAY THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS HEREIN SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR, THIS WORK SHALL BE INCLUDED IN THE COST OF THE CONTRACT.

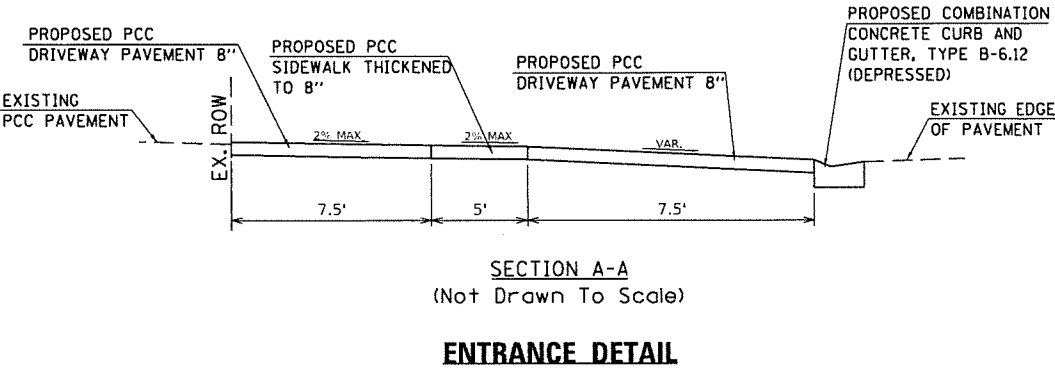
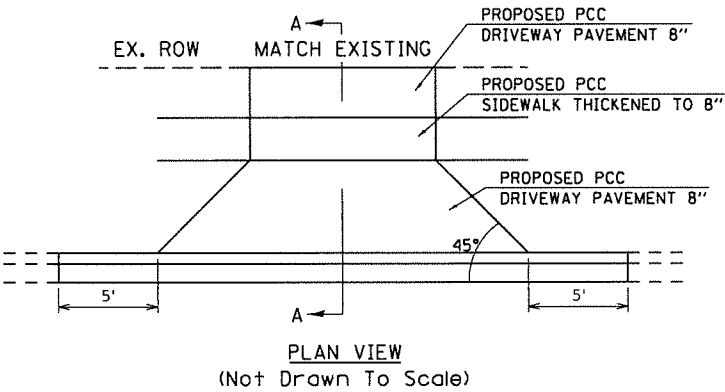
19. TURF AREAS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE GRADED AND SEEDED TO THE SATISFACTION OF THE ENGINEER. COST OF SUCH WORK SHALL BE CONSIDERED INCLUDED IN THE COST OF THE CONTRACT.
20. AGGREGATE AREAS WITHIN THE MEDIANS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE GRADED AND RETURNED TO THE EXISTING CONDITION USING EITHER THE EXISTING MATERIAL OR AN EQUIVALENT APPROVED BY THE ENGINEER. COST OF SUCH WORK SHALL BE CONSIDERED INCLUDED IN THE COST OF THE CONTRACT.

INDEX OF SHEETS

|     |                                                   |
|-----|---------------------------------------------------|
| 1   | COVER SHEET                                       |
| 2   | GENERAL NOTES, INDEX OF SHEETS, HIGHWAY STANDARDS |
| 3   | SUMMARY OF QUANTITIES                             |
| 4   | SCHEDULES OF QUANTITIES                           |
| 5-9 | PLAN SHEETS                                       |

HIGHWAY STANDARDS

|           |                                                             |
|-----------|-------------------------------------------------------------|
| 000001-08 | STANDARD SYMBOLS, ABBREVIATIONS AND PATTERNS                |
| 001006    | DECIMAL OF AN INCH AND OF A FOOT                            |
| 424001-11 | PERPENDICULAR CURB RAMPS FOR SIDEWALKS                      |
| 424031-02 | MEDIAN PEDESTRIAN CROSSINGS                                 |
| 606001-07 | CONCRETE CURB TYPE B AND COMBINATION CURB AND GUTTER        |
| 701101-05 | OFF-RD OPERATIONS, MULTILANE, 15' TO 24" FROM PAVEMENT EDGE |
| 701201-05 | LANE CLOSURE, 2L, 2W, DAY ONLY                              |
| 701501-06 | URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED                       |
| 701801-06 | SIDEWALK, CORNER, OR CROSSWALK CLOSURE                      |
| 701901-08 | TRAFFIC CONTROL DEVICES                                     |
| 780001-05 | TYPICAL PAVEMENT MARKINGS                                   |





| CODE NO. | ITEM                                               | UNIT  | BASE BID | ALETERNATE A |
|----------|----------------------------------------------------|-------|----------|--------------|
|          |                                                    |       |          |              |
| 1        | PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH | SQ YD | 89       |              |
|          |                                                    |       |          |              |
| 2        | PORTLAND CEMENT CONCRETE SIDEWALK 4 INCH           | SQ FT | 4979     | 793          |
|          |                                                    |       |          |              |
| 3        | DETECTABLE WARNINGS                                | SQ FT | 60       |              |
|          |                                                    |       |          |              |
| 4        | DRIVEWAY PAVEMENT REMOVAL                          | SQ YD | 188      | 181          |
|          |                                                    |       |          |              |
| 5        | CURB REMOVAL                                       | FOOT  | 169      |              |
|          |                                                    |       |          |              |
| 6        | COMBINATION CURB AND GUTTER REMOVAL                | FOOT  | 247      | 185          |
|          |                                                    |       |          |              |
| 7        | SIDEWALK REMOVAL                                   | SQ FT | 915      | 182          |
|          |                                                    |       |          |              |
| 8        | CONCRETE CURB, TYPE B                              | FOOT  | 601      |              |
|          |                                                    |       |          |              |
| 9        | COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12  | FOOT  | 247      | 185          |
|          |                                                    |       |          |              |
| 10       | THERMOPLASTIC PAVEMENT MARKING - LINE 6"           | FOOT  | 284      |              |
|          |                                                    |       |          |              |
| 11       | THERMOPLASTIC PAVEMENT MARKING - LINE 24"          | FOOT  | 66       |              |
|          |                                                    |       |          |              |
| * 12     | TRAFFIC CONTROL AND PROTECTION, (SPECIAL)          | L SUM | 1        |              |
|          |                                                    |       |          |              |
| * 13     | CONSTRUCTION LAYOUT                                | L SUM | 1        |              |

• SEE SPECIAL PROVISIONS

CURB AND GUTTER SCHEDULE

| STREET TO STREET                     |                               | SIDE  | CURB REMOVAL | COMBINATION CURB AND GUTTER REMOVAL |             | CONCRETE CURB, TYPE B | COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12 |             |
|--------------------------------------|-------------------------------|-------|--------------|-------------------------------------|-------------|-----------------------|---------------------------------------------------|-------------|
|                                      |                               |       | FOOT         |                                     |             |                       |                                                   |             |
|                                      |                               |       | BASE BID     | BASE BID                            | ALTERNATE A | BASE BID              | BASE BID                                          | ALTERNATE A |
| CHANUTE ST                           | CHARLES DR                    | SOUTH |              |                                     | 149.3       |                       |                                                   | 149.3       |
| GROVE AVE                            | FIRST SHOPPING MALL ENTRANCE  | NORTH |              | 11.0                                |             |                       | 11.0                                              |             |
| FIRST SHOPPING MALL ENTRANCE         | SECOND SHOPPING MALL ENTRANCE | NORTH |              | 24.3                                |             | 245.3                 | 24.3                                              |             |
| SECOND SHOPPING MALL ENTRANCE MEDIAN |                               | NORTH |              | 26.1                                |             |                       | 26.1                                              |             |
| SECOND SHOPPING MALL ENTRANCE        | THIRD SHOPPING MALL ENTRANCE  | NORTH | 94.8         | 27.2                                |             | 260.8                 | 27.2                                              |             |
| THIRD SHOPPING MALL ENTRANCE MEDIAN  |                               | NORTH |              | 22.1                                |             |                       | 22.1                                              |             |
| THIRD SHOPPING MALL ENTRANCE         | MAPLEWOOD DR                  | NORTH | 74.0         | 135.4                               |             | 94.8                  | 135.4                                             |             |
| MAPLEWOOD DR                         | BETHANY PARK DR               | SOUTH |              |                                     | 35.2        |                       |                                                   | 35.2        |
| TOTAL                                |                               |       | 168.8        | 246.1                               | 184.5       | 600.9                 | 246.1                                             | 184.5       |
| USE                                  |                               |       | 169          | 247                                 | 185         | 601                   | 247                                               | 185         |

PAVEMENT MARKING SCHEDULE

| STREET                        | SIDE  | THERMOPLASTIC PAVEMENT MARKING |          |
|-------------------------------|-------|--------------------------------|----------|
|                               |       | 6"                             | 24"      |
|                               |       | SOLID WHITE                    |          |
|                               |       | FOOT                           |          |
|                               |       | BASE BID                       | BASE BID |
| FIRST SHOPPING MALL ENTRANCE  | NORTH | 61.7                           | 14.8     |
| SECOND SHOPPING MALL ENTRANCE | NORTH | 101.8                          | 26.3     |
| THIRD SHOPPING MALL ENTRANCE  | SOUTH | 120.3                          | 24.7     |
| TOTAL                         |       | 283.8                          | 65.8     |
| USE                           |       | 284                            | 66       |

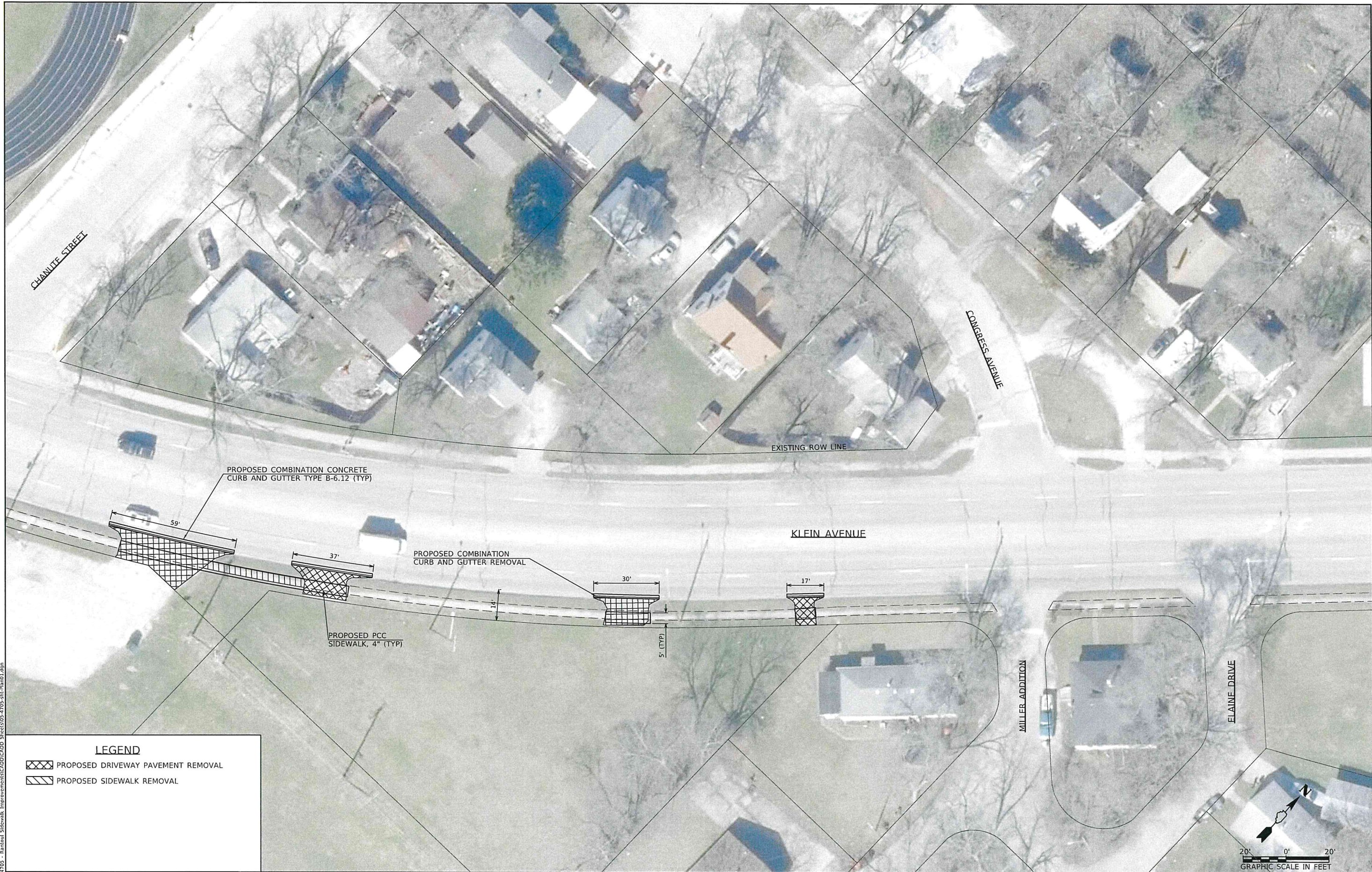
SIDEWALK SCHEDULE

| STREET TO STREET                     |                               | SIDE  | PORTLAND CEMENT<br>CONCRETE SIDEWALK 4 INCH |             | DETECTABLE<br>WARNINGS | SIDEWALK REMOVAL |             |
|--------------------------------------|-------------------------------|-------|---------------------------------------------|-------------|------------------------|------------------|-------------|
|                                      |                               |       | SQ FT                                       |             |                        |                  |             |
|                                      |                               |       | BASE BID                                    | ALTERNATE A | BASE BID               | BASE BID         | ALTERNATE A |
| CHANUTE AVE                          | CHARLES DR                    | SOUTH |                                             | 683.9       |                        |                  | 181.3       |
| GROVE AVE                            | FIRST SHOPPING MALL ENTRANCE  | NORTH | 678.6                                       |             | 10.0                   | 49.9             |             |
| FIRST SHOPPING MALL ENTRANCE         | SECOND SHOPPING MALL ENTRANCE | NORTH | 1230.2                                      |             | 20                     |                  |             |
| SECOND SHOPPING MALL ENTRANCE MEDIAN |                               | NORTH | 19.2                                        |             |                        |                  |             |
| SECOND SHOPPING MALL ENTRANCE        | THIRD SHOPPING MALL ENTRANCE  | NORTH | 1292.4                                      |             | 20                     | 373.9            |             |
| THIRD SHOPPING MALL ENTRANCE MEDIAN  |                               | NORTH | 19.2                                        |             |                        |                  |             |
| THIRD SHOPPING MALL ENTRANCE         | MAPLEWOOD DR                  | NORTH | 1738.7                                      |             | 10.0                   | 490.8            |             |
| MAPLEWOOD DR                         | BETHANY PARK DR               | SOUTH |                                             | 109.1       |                        |                  |             |
| TOTAL                                |                               |       | 4978.3                                      | 793         | 60.0                   | 914.6            | 181.3       |
| USE                                  |                               |       | 4979                                        | 793         | 60                     | 915              | 182         |

ENTRANCE SCHEDULE

| STREET TO STREET             |                 | SIDE  | PORTLAND CEMENT CONCRETE<br>DRIVEWAY PAVEMENT | DRIVEWAY PAVEMENT<br>REMOVAL |          |
|------------------------------|-----------------|-------|-----------------------------------------------|------------------------------|----------|
|                              |                 |       | 8 INCH                                        |                              |          |
|                              |                 |       | SQ YD                                         |                              |          |
|                              |                 |       | BASE BID                                      |                              | BASE BID |
| CHANUTE ST                   | CHARLES DR      | SOUTH |                                               |                              | 146.5    |
| THIRD SHOPPING MALL ENTRANCE | MAPLEWOOD DR    | NORTH | 88.5                                          | 187.8                        |          |
| MAPLEWOOD DR                 | BETHANY PARK DR | SOUTH |                                               |                              | 34.0     |
| TOTAL                        |                 |       | 88.5                                          | 187.8                        | 180.5    |
| USE                          |                 |       | 89                                            | 188                          | 181      |





**LEGEND**

PROPOSED DRIVEWAY PAVEMENT REMOVAL

PROPOSED SIDEWALK REMOVAL

|                                                                                             |                |           |
|---------------------------------------------------------------------------------------------|----------------|-----------|
| USER NAME = CBurke                                                                          | DESIGNED - CMB | REVISED - |
| PLOT SCALE = 40.0000' / in.                                                                 | DRAWN - JCW    | REVISED - |
| PLOT DATE = 6/14/2021                                                                       | CHECKED - BMB  | REVISED - |
| FILE NAME = V:\4705 - Rantoul Sidewalk Improvements\CADD\CADD Sheets\05-4705-sht-Plan01.dgn |                |           |

VILLAGE OF RANTOUL  
SIDEWALK IMPROVEMENTS (ALTERNATE A)

|                     |                       |
|---------------------|-----------------------|
| PROJECT NO.<br>4705 | SHEET NO.<br><b>5</b> |
| DATE:<br>JUNE, 2021 | OF 9 SHEETS           |

Model: Default  
FILE NAME: V:\4705 - Rantoul Sidewalk Improvements\CADD\CADD Sheets\05-4705-sht-Plan01.dgn





**LEGEND**

PROPOSED DRIVEWAY PAVEMENT REMOVAL

PROPOSED SIDEWALK REMOVAL

|                                                                                             |                |           |
|---------------------------------------------------------------------------------------------|----------------|-----------|
| USER NAME = CBurke                                                                          | DESIGNED - CMB | REVISED - |
| PLOT SCALE = 40.0000' / in.                                                                 | DRAWN - JCW    | REVISED - |
| PLOT DATE = 6/14/2021                                                                       | CHECKED - BMB  | REVISED - |
| FILE NAME = V:\4705 - Rantoul Sidewalk Improvements\CADD\CAOD Sheets\05-4705-sht-Plan02.dgn |                |           |

**Hutchison Engineering, Inc.**

**VILLAGE OF RANTOUL  
SIDEWALK IMPROVEMENTS (BASE BID)**

|                     |                       |
|---------------------|-----------------------|
| PROJECT NO.<br>4705 | SHEET NO.<br><b>6</b> |
| DATE:<br>JUNE, 2021 | OF 9 SHEETS           |

MODEL: Default  
FILE NAME: V:\4705 - Rantoul Sidewalk Improvements\CADD\CAOD Sheets\05-4705-sht-Plan02.dgn





**LEGEND**

PROPOSED DRIVEWAY PAVEMENT REMOVAL

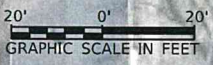
PROPOSED SIDEWALK REMOVAL

|                      |                |           |
|----------------------|----------------|-----------|
| USER NAME = *USER*   | DESIGNED - CMB | REVISED - |
| PLOT SCALE = *SCALE* | DRAWN - JCW    | REVISED - |
| PLOT DATE = *DATE*   | CHECKED - BMB  | REVISED - |
| FILE NAME = *FILEL*  |                |           |

**Hutchison Engineering, Inc.**

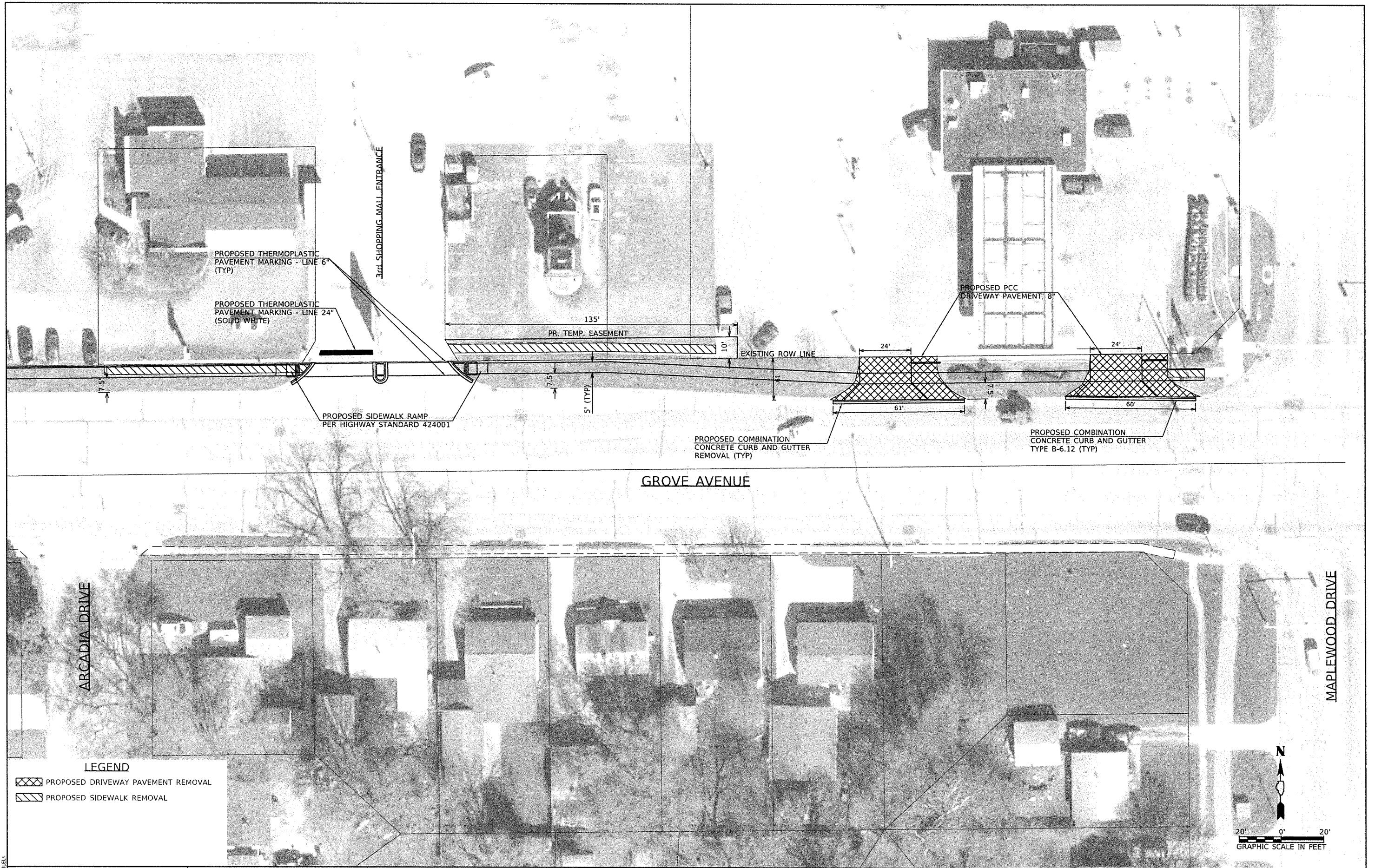
**VILLAGE OF RANTOUL  
SIDEWALK IMPROVEMENTS (BASE BID)**

|                     |                       |
|---------------------|-----------------------|
| PROJECT NO.<br>4705 | SHEET NO.<br><b>7</b> |
| DATE:<br>JUNE, 2021 | OF 9 SHEETS           |



MODEL: \$MODELNAME\$  
FILE NAME: \$FILEL\$





**LEGEND**

PROPOSED DRIVEWAY PAVEMENT REMOVAL  
 PROPOSED SIDEWALK REMOVAL

|                      |                |           |
|----------------------|----------------|-----------|
| USER NAME = *USER*   | DESIGNED - CMB | REVISED - |
| PLOT SCALE = *SCALE* | DRAWN - JCW    | REVISED - |
| PLOT DATE = *DATE*   | CHECKED - BMB  | REVISED - |
| FILE NAME = *FILEL*  |                |           |

**Hutchison Engineering, Inc.**

**VILLAGE OF RANTOUL  
SIDEWALK IMPROVEMENTS (BASE BID)**

|                     |                       |
|---------------------|-----------------------|
| PROJECT NO.<br>4705 | SHEET NO.<br><b>8</b> |
| DATE:<br>JUNE, 2021 | OF 9 SHEETS           |





|                                                                                             |                |           |
|---------------------------------------------------------------------------------------------|----------------|-----------|
| USER NAME = C.Burke                                                                         | DESIGNED - CMB | REVISED - |
| PLOT SCALE = 48.0000' / in.                                                                 | DRAWN - JCW    | REVISED - |
| PLOT DATE = 6/14/2021                                                                       | CHECKED - BMB  | REVISED - |
| FILE NAME = V:\4705 - Rantoul Sidewalk Improvements\CADD\CADD Sheets\09-4705-sht-Plan05.dgn |                |           |

**Hutchison Engineering, Inc.**

**VILLAGE OF RANTOUL  
SIDEWALK IMPROVEMENTS (ALTERNATE A)**

|                     |                       |
|---------------------|-----------------------|
| PROJECT NO.<br>4705 | SHEET NO.<br><b>9</b> |
| DATE:<br>JUNE, 2021 | OF 9 SHEETS           |

Local Public Agency  
Formal Contract Proposal

COVER SHEET

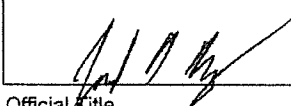
|                                          |  |           |                |
|------------------------------------------|--|-----------|----------------|
| <b>Proposal Submitted By:</b>            |  |           |                |
| Contractor's Name                        |  |           |                |
| Mid Illinois Concrete & Excavation, Inc. |  |           |                |
| Contractor's Address                     |  | City      | State Zip Code |
| PO Box 926                               |  | Champaign | IL 61824       |

STATE OF ILLINOIS

|                               |           |                |
|-------------------------------|-----------|----------------|
| Local Public Agency           | County    | Section Number |
| Village of Rantoul            | Champaign | N/A            |
| Route(s) (Street/Road Name)   |           | Type of Funds  |
| Klein Avenue and Grove Avenue |           | CDBG           |

☐ Proposal Only ☐ Proposal and Plans ☒ Proposal only, plans are separate

Submitted/Approved  
For Local Public Agency:

|                                                                                      |         |
|--------------------------------------------------------------------------------------|---------|
| <b>For a Municipal Project</b>                                                       |         |
| Submitted/Approved/Passed                                                            |         |
| Signature                                                                            | Date    |
|  | 6/29/21 |
| Official Title                                                                       |         |
| Director of Public Works                                                             |         |

Note: All proposal documents, including Proposal Guaranty Checks or Proposal Bid Bonds, should be stapled together to prevent loss when bids are processed.

|                     |           |                |                             |
|---------------------|-----------|----------------|-----------------------------|
| Local Public Agency | County    | Section Number | Route(s) (Street/Road Name) |
| Village of Rantoul  | Champaign | N/A            | Klein Ave and Grove Ave     |

### NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of the Village of Rantoul Public Works

|                                                                |                      |                    |
|----------------------------------------------------------------|----------------------|--------------------|
| <u>Public Works Building, 200 W. Grove Street, Rantoul, IL</u> | until <u>2:00 PM</u> | on <u>07/20/21</u> |
| Address                                                        | Time                 | Date               |

Sealed proposals will be opened and read publicly at the office of the Village of Rantoul Public Works

|                                                                |                   |                    |
|----------------------------------------------------------------|-------------------|--------------------|
| <u>Public Works Building, 200 W. Grove Street, Rantoul, IL</u> | at <u>2:00 PM</u> | on <u>07/20/21</u> |
| Address                                                        | Time              | Date               |

### DESCRIPTION OF WORK

|                                                    |                |
|----------------------------------------------------|----------------|
| Location                                           | Project Length |
| Village of Rantoul - Klein Avenue and Grove Avenue | 0.712 miles    |

#### Proposed Improvement

This project consists of sidewalk improvements along Grove Avenue from 90 feet east of Chanute Street easterly to 560 feet east of Maplewood Drive. The proposed sidewalk shall be 4 inches thick. Also included is ADA ramp construction, combination concrete curb and gutter removal and replacement, PCC entrance removal and replacement, sidewalk removal, median removal, pavement marking, and associated work.

1. Plans and proposal forms will be available in the office of

Electronically via the Hutchison Engineering Website at [www.hutchisoneng.com](http://www.hutchisoneng.com) under the Bidding Tab.

#### 2. ☒ Prequalification

If checked, the 2 apparent as read low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in triplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority.

3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.

4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:

- Local Public Agency Formal Contract Proposal (BLR 12200)
- Schedule of Prices (BLR 12201)
- Proposal Bid Bond (BLR 12230)
- Affidavit of Illinois Business Office (BLR 12326)

5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.

6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case, be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.

7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.

8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.

9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.



|                     |           |                |                             |
|---------------------|-----------|----------------|-----------------------------|
| Local Public Agency | County    | Section Number | Route(s) (Street/Road Name) |
| Village of Rantoul  | Champaign | N/A            | Klein Ave and Grove Ave     |

### PROPOSAL

- Proposal of Mid Illinois Concrete & Excavation, Inc.  

Contractor's Name

PO Box 926, Champaign, IL 61824  

Contractor's Address
- The plans for the proposed work are those prepared by Hutchison Engineering  
and approved by the Village of Rantoul on \_\_\_\_\_
- The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the " Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.
- The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.
- The undersigned agrees to complete the work within 20 working days unless additional time is granted in accordance with the specifications.
- The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond of check shall be forfeited to the Awarding Authority.
- Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the products of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price. A bid may be declared unacceptable if neither a unit price nor a total price is shown.
- The undersigned submits herewith the schedule of prices on BLR 12201 covering the work to be performed under this contract.
- The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12201, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.
- A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for

Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond, if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to: Village Treasurer of Rantoul

The amount of the check is \_\_\_\_\_ ( \_\_\_\_\_ ).

#### Attach Cashier's Check or Certified Check Here

In the event that one proposal guaranty check is intended to cover two or more bid proposals, the amount must be equal to the sum of the proposal guaranties which would be required for each individual bid proposal. If the proposal guaranty check is placed in another bid proposal, state below where it may be found.

The proposal guaranty check will be found in the bid proposal for: Section Number N/A



Contractor's Name

Mid Illinois Concrete & Excavation, Inc.

Contractor's Address

PO Box 926

City

Champaign

State

IL

Zip Code

61824

Local Public Agency

Village of Rantoul

County

Champaign

Section Number

N/A

Route(s) (Street/Road Name)

Grove Avenue and Klein Avenue (Base Bid)

**Schedule for Multiple Bids**

| Combination Letter | Section Included in Combinations | Total |
|--------------------|----------------------------------|-------|
|                    |                                  |       |
|                    |                                  |       |
|                    |                                  |       |
|                    |                                  |       |
|                    |                                  |       |

**Schedule for Single Bid**

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

| Item Number | Items                  | Unit  | Quantity | Unit Price | Total       |
|-------------|------------------------|-------|----------|------------|-------------|
| 1           | PORTLAND CEMENT        | SQ YD | 148      | \$92.00    | \$13,616.00 |
|             | CONCRETE DRIVEWAY      |       |          |            |             |
|             | PAVEMENT, 8 INCH       |       |          |            |             |
| 2           | PORTLAND CEMENT        | SQ FT | 4979     | \$8.00     | \$39,832.00 |
|             | CONCRETE SIDEWALK      |       |          |            |             |
|             | 5 INCH                 |       |          |            |             |
| 3           | DETECTABLE WARNINGS    | SQ FT | 60       | \$24.00    | \$1,440.00  |
| 4           | DRIVEWAY PAVEMENT      | SQ YD | 188      | \$44.00    | \$8,272.00  |
|             | REMOVAL                |       |          |            |             |
| 5           | CURB REMOVAL           | FOOT  | 95       | \$20.00    | \$1,900.00  |
| 6           | COMBINATION CURB AND   | FOOT  | 312      | \$20.00    | \$6,240.00  |
|             | GUTTER REMOVAL         |       |          |            |             |
| 7           | SIDEWALK REMOVAL       | SQ FT | 490      | \$4.00     | \$1,960.00  |
| 8           | CONCRETE CURB, TYPE B  | FOOT  | 507      | \$40.00    | \$20,280.00 |
| 9           | COMBINATION CONCRETE   | FOOT  | 312      | \$46.00    | \$14,352.00 |
|             | CURB AND GUTTER,       |       |          |            |             |
|             | TYPE B-6.12            |       |          |            |             |
| 10          | THERMOPLASTIC PAVEMENT | FOOT  | 284      | \$12.50    | \$3,550.00  |
|             | MARKING - LINE 6"      |       |          |            |             |
| 11          | THERMOPLASTIC PAVEMENT | FOOT  | 66       | \$49.00    | \$3,234.00  |

| Local Public Agency     |                       | County    |          | Section Number |              | Route(s) (Street/Road Name) |
|-------------------------|-----------------------|-----------|----------|----------------|--------------|-----------------------------|
| Village of Rantoul      |                       | Champaign |          | N/A            |              | Grove Avenue and Klein      |
| Item Number             | Items                 | Unit      | Quantity | Unit Price     | Total        |                             |
|                         | MARKING - LINE 24"    |           |          |                |              |                             |
| 12                      | TRAFFIC CONTROL AND   | L SUM     | 1        | \$6,680.00     | \$6,680.00   |                             |
|                         | PROTECTION, (SPECIAL) |           |          |                |              |                             |
| 13                      | CONSTRUCTION LAYOUT   | L SUM     | 1        | \$2,400.00     | \$2,400.00   |                             |
| Bidder's Total Proposal |                       |           |          |                | \$123,756.00 |                             |

1. Each pay item should have a unit price and a total price.
2. If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern.
3. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.
4. A bid may be declared unacceptable if neither a unit price or total price is shown.





## Schedule of Prices



Contractor's Name

Mid Illinois Concrete & Excavation, Inc.

Contractor's Address

PO Box 926

City

Champaign

State

IL

Zip Code

61824

Local Public Agency

Village of Rantoul

County

Champaign

Section Number

N/A

Route(s) (Street/Road Name)

Grove Avenue and Klein Avenue (Alternate A)

### Schedule for Multiple Bids

| Combination Letter | Section Included in Combinations | Total |
|--------------------|----------------------------------|-------|
|                    |                                  |       |
|                    |                                  |       |
|                    |                                  |       |
|                    |                                  |       |
|                    |                                  |       |

### Schedule for Single Bid

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

| Item Number             | Items                | Unit  | Quantity | Unit Price | Total       |
|-------------------------|----------------------|-------|----------|------------|-------------|
| 2                       | PORTLAND CEMENT      | SQ FT | 793      | \$9.00     | \$7,137.00  |
|                         | CONCRETE SIDEWALK    |       |          |            |             |
|                         | 5 INCH               |       |          |            |             |
| 4                       | DRIVEWAY PAVEMENT    | SQ YD | 181      | \$44.00    | \$7,964.00  |
|                         | REMOVAL              |       |          |            |             |
| 6                       | COMBINATION CURB AND | FOOT  | 185      | \$20.00    | \$3,700.00  |
|                         | GUTTER REMOVAL       |       |          |            |             |
| 7                       | SIDEWALK REMOVAL     | SQ FT | 182      | \$4.50     | \$819.00    |
| 9                       | COMBINATION CONCRETE | FOOT  | 185      | \$47.00    | \$8,695.00  |
|                         | CURB AND GUTTER,     |       |          |            |             |
|                         | TYPE B-6.12          |       |          |            |             |
| Bidder's Total Proposal |                      |       |          |            | \$28,315.00 |

- Each pay item should have a unit price and a total price.
- If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern.
- If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.
- A bid may be declared unacceptable if neither a unit price or total price is shown.

| Local Public Agency | County    | Section Number | Route(s) (Street/Road Name) |
|---------------------|-----------|----------------|-----------------------------|
| Village of Rantoul  | Champaign | N/A            | Klein Ave and Grove Ave     |

## CONTRACTOR CERTIFICATIONS

The certifications hereinafter made by the bidder are each a material representation of fact upon which reliance is placed should the Department enter into the contract with the bidder.

1. **Debt Delinquency.** The bidder or contractor or subcontractor, respectively, certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue unless the individual or other entity is contesting, in accordance with the procedure established by the appropriate Revenue Act, its liability for the tax or the amount of the tax. Making a false statement voids the contract and allows the Department to recover all amounts paid to the individual or entity under the contract in a civil action.
2. **Bid-Rigging or Bid Rotating.** The bidder or contractor or subcontractor, respectively, certifies that it is not barred from contracting with the Department by reason of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

A violation of section 33E-3 would be represented by a conviction of the crime of bid-rigging which, in addition to Class 3 felony sentencing, provides that any person convicted of this offense, or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

A violation of Section 33E-4 would be represented by a conviction of the crime of bid-rotating which, in addition to Class 2 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State or Local government. No corporation shall be barred from contracting with any unit of State or Local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

3. **Bribery.** The bidder or contractor or subcontractor, respectively, certifies that, it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois or any unit of local government, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm.
4. **Interim Suspension or Suspension.** The bidder or contractor or subcontractor, respectively, certifies that it is not currently under a suspension as defined in Subpart 1 of Title 44 Subtitle A Chapter III Part 6 of the Illinois Administrative code. Furthermore, if suspended prior to completion of this work, the contract or contracts executed for the completion of this work may be canceled.

|                     |           |                |                             |
|---------------------|-----------|----------------|-----------------------------|
| Local Public Agency | County    | Section Number | Route(s) (Street/Road Name) |
| Village of Rantoul  | Champaign | N/A            | Klein Ave and Grove Ave     |

### SIGNATURES

(If an individual)

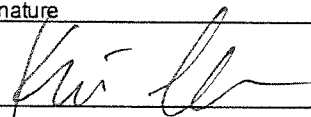
|                                                                         |                                                                         |                                                                         |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Signature of Bidder                                                     | Date                                                                    |                                                                         |
| <div style="border: 1px solid black; height: 40px; width: 100%;"></div> | <div style="border: 1px solid black; height: 40px; width: 100%;"></div> |                                                                         |
| Business Address                                                        |                                                                         |                                                                         |
| <div style="border: 1px solid black; height: 20px; width: 100%;"></div> |                                                                         |                                                                         |
| City                                                                    | State                                                                   | Zip Code                                                                |
| <div style="border: 1px solid black; height: 20px; width: 100%;"></div> | <div style="border: 1px solid black; height: 20px; width: 100%;"></div> | <div style="border: 1px solid black; height: 20px; width: 100%;"></div> |

(If a partnership)

|                                                                         |                                                                         |                                                                         |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Firm Name                                                               |                                                                         |                                                                         |
| <div style="border: 1px solid black; height: 20px; width: 100%;"></div> |                                                                         |                                                                         |
| Signature                                                               | Date                                                                    |                                                                         |
| <div style="border: 1px solid black; height: 40px; width: 100%;"></div> | <div style="border: 1px solid black; height: 40px; width: 100%;"></div> |                                                                         |
| Title                                                                   |                                                                         |                                                                         |
| <div style="border: 1px solid black; height: 20px; width: 100%;"></div> |                                                                         |                                                                         |
| Business Address                                                        |                                                                         |                                                                         |
| <div style="border: 1px solid black; height: 20px; width: 100%;"></div> |                                                                         |                                                                         |
| City                                                                    | State                                                                   | Zip Code                                                                |
| <div style="border: 1px solid black; height: 20px; width: 100%;"></div> | <div style="border: 1px solid black; height: 20px; width: 100%;"></div> | <div style="border: 1px solid black; height: 20px; width: 100%;"></div> |

Insert the Names and Addresses of all Partners

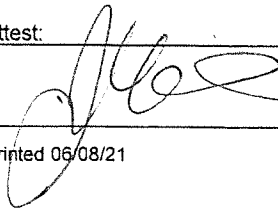
(If a corporation)

|                                                                                                                                                             |         |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------|
| Corporate Name                                                                                                                                              |         |          |
| Mid Illinois Concrete & Excavation, Inc.                                                                                                                    |         |          |
| Signature                                                                                                                                                   | Date    |          |
| <div style="border: 1px solid black; height: 40px; width: 100%;"></div> | 7/20/21 |          |
| Title                                                                                                                                                       |         |          |
| President                                                                                                                                                   |         |          |
| Business Address                                                                                                                                            |         |          |
| PO Box 926                                                                                                                                                  |         |          |
| City                                                                                                                                                        | State   | Zip Code |
| Champaign                                                                                                                                                   | IL      | 61824    |

Insert Names of Officers

|                                                                         |
|-------------------------------------------------------------------------|
| President                                                               |
| Kevin Modglin                                                           |
| Secretary                                                               |
| Jason Dodds                                                             |
| Treasurer                                                               |
| <div style="border: 1px solid black; height: 20px; width: 100%;"></div> |

Attest:



Printed 06/08/21

Page 5 of 5

BLR 12200 (Rev. 01/21/21)

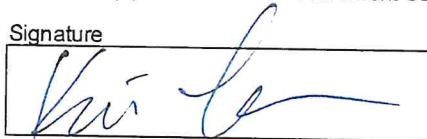


## Affidavit of Illinois Business Office

|                                           |                     |                                        |                       |
|-------------------------------------------|---------------------|----------------------------------------|-----------------------|
| Local Public Agency<br>Village of Rantoul | County<br>Champaign | Street Name/Road Name<br>Klein & Grove | Section Number<br>N/A |
|-------------------------------------------|---------------------|----------------------------------------|-----------------------|

I, Kevin Modglin of Rantoul, IL,  
Name of Affiant City of Affiant State of Affiant  
being first duly sworn upon oath, state as follows:

1. That I am the President of Mid Illinois Concrete & Excavation, Inc. .  
Officer or Position Bidder
2. That I have personal knowledge of the facts herein stated.
3. That, if selected under the proposal described above, Mid Illinois Concrete & Excavation, Inc. , will maintain a business office in the  
Bidder  
State of Illinois, which will be located in Champaign County, Illinois.  
County
4. That this business office will serve as the primary place of employment for any persons employed in the construction contemplated by this proposal.
5. That this Affidavit is given as a requirement of state law as provided in Section 30-22(8) of the Illinois Procurement Code.

|                                                                                                 |                 |
|-------------------------------------------------------------------------------------------------|-----------------|
| Signature<br> | Date<br>7/20/21 |
| Print Name of Affiant<br>Kevin Modglin                                                          |                 |

### Notary Public

State of IL

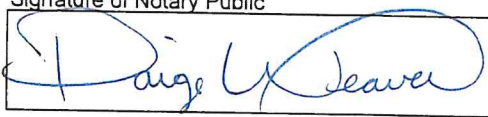
County Champaign

Signed (or subscribed or attested) before me on 7/20/21 by  
(date)

Kevin Modglin, authorized agent(s) of  
(name/s of person/s)

Mid Illinois Concrete & Excavation, Inc. .  
Bidder

(SEAL)

Signature of Notary Public  
  
My commission expires 12/12/24



# Local Public Agency Proposal Bid Bond

|                                           |                     |                       |
|-------------------------------------------|---------------------|-----------------------|
| Local Public Agency<br>Village of Rantoul | County<br>Champaign | Section Number<br>N/A |
|-------------------------------------------|---------------------|-----------------------|

WE, Mid Illinois Concrete & Excavation, Inc as PRINCIPAL, and Ohio Farmers Insurance Company as SURETY, are held jointly, severally and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of 5% of the total bid price, or for the amount specified in the proposal documents in effect on the date of invitation for bids, whichever is the lesser sum. We bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly pay to the LPA this sum under the conditions of this instrument.

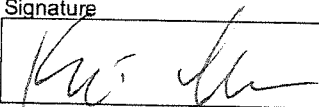
WHEREAS THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that, the said PRINCIPAL is submitting a written proposal to the LPA acting through its awarding authority for the construction of the work designated as the above section.

THEREFORE if the proposal is accepted and a contract awarded to the PRINCIPAL by the LPA for the above designated section and the PRINCIPAL shall within fifteen (15) days after award enter into a formal contract, furnish surety guaranteeing the faithful performance of the work, and furnish evidence of the required insurance coverage, all as provided in the "Standard Specifications for Road and Bridge Construction" and applicable Supplemental Specifications, then this obligation shall become void; otherwise it shall remain in full force and effect.

IN THE EVENT the LPA determines the PRINCIPAL has failed to enter into a formal contract in compliance with any requirements set forth in the preceding paragraph, then the LPA acting through its awarding authority shall immediately be entitled to recover the full penal sum set out above, together with all court costs, all attorney fees, and any other expense of recovery.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective officers this 20th Day of July, 2021 Month and Year

## Principal

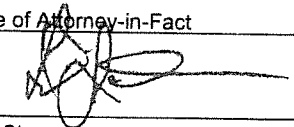
|                                                                                                 |                   |
|-------------------------------------------------------------------------------------------------|-------------------|
| Company Name<br>Mid Illinois Concrete & Excavation, Inc                                         |                   |
| Signature<br> | Date<br>7/20/2021 |
| Title<br>Kevin Modglin - President                                                              |                   |

|              |      |
|--------------|------|
| Company Name |      |
| Signature    | Date |
| Title        |      |

(If Principal is a joint venture of two or more contractors, the company names, and authorized signatures of each contractor must be affixed.)

## Surety

|                                                  |
|--------------------------------------------------|
| Name of Surety<br>Ohio Farmers Insurance Company |
|--------------------------------------------------|

|                                                                                                                        |                   |
|------------------------------------------------------------------------------------------------------------------------|-------------------|
| Signature of Attorney-in-Fact<br> | Date<br>7/20/2021 |
| Lucas J. Sherman                                                                                                       |                   |

STATE OF ILL  
COUNTY OF

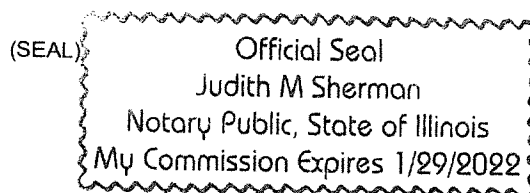
I Judith M. Sherman, a Notary Public in and for said county do hereby certify that

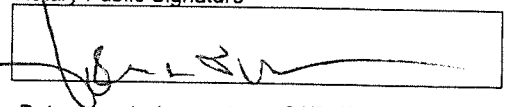
Kevin Modglin and Lucas J. Sherman

(Insert names of individuals signing on behalf of PRINCIPAL & SURETY)

who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL and SURETY, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instruments as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th Day of July, 2021 Month and Year



Notary Public Signature  
  
Date commission expires 01/29/2022

Village of Rantoul

Champaign

|     |
|-----|
| N/A |
|-----|

☐ Electronic bid bond is allowed (box must be checked by LPA if electronic bid bond is allowed)

Electronic Bid Bond ID Code

[illegible]

\_\_\_\_\_

|  |
|--|
|  |
|--|

\_\_\_\_\_



General  
Power  
of Attorney

CERTIFIED COPY

POWER NO. 1210692 12

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

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint  
**LUCAS J. SHERMAN, EMILY TROY, DONNA SIDDENS, JOINTLY OR SEVERALLY**

of CHAMPAIGN and State of IL its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship.

**LIMITATION: THIS POWER OF ATTORNEY CANNOT BE USED TO EXECUTE NOTE GUARANTEE, MORTGAGE DEFICIENCY, MORTGAGE GUARANTEE, OR BANK DEPOSITORY BONDS.**

and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

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

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

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

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their National Surety Leader and Senior Executive and their corporate seals to be hereto affixed this 02nd day of JANUARY A.D., 2020.

Corporate  
Seals  
Affixed



WESTFIELD INSURANCE COMPANY  
WESTFIELD NATIONAL INSURANCE COMPANY  
OHIO FARMERS INSURANCE COMPANY

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

State of Ohio  
County of Medina ss.:

On this 02nd day of JANUARY A.D., 2020, before me personally came Gary W. Stumper to me known, who, being by me duly sworn, did depose and say, that he resides in Hartford, CT; that he is National Surety Leader and Senior Executive of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals; that they were so affixed by order of the Boards of Directors of said Companies; and that he signed his name thereto by like order.

Notarial  
Seal  
Affixed



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

State of Ohio  
County of Medina ss.:

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

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this 20<sup>th</sup> day of July 2021 A.D.,



Frank A. Carrino, Secretary



Owner: Village of Rantoul  
Project: Klein Ave & Grove Ave  
Date: July 20, 2021  
Time: 2:00 PM

| BASE BID                            |                                                    |       |          |            |             |                                                                            |              |                                                                              |              |                                                                             |              |                                                                     |              |                                                                            |              |
|-------------------------------------|----------------------------------------------------|-------|----------|------------|-------------|----------------------------------------------------------------------------|--------------|------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------|--------------|---------------------------------------------------------------------|--------------|----------------------------------------------------------------------------|--------------|
| Name of Bidder<br>Address of Bidder |                                                    |       |          |            |             | Cross Construction, Inc.<br>3615 North Countryview Rd.<br>Urbana, IL 61802 |              | Mid Illinois Concrete & Excavation, Inc<br>PO Box 926<br>Champaign, IL 61824 |              | Feutz Contractors, Inc.<br>1120 N. Main St. (PO Box 130)<br>Paris, IL 61944 |              | Duce Construction Company<br>417 Wilbur Ave.<br>Champaign, IL 61822 |              | A&R Mechanical Services, Inc<br>711 Kettering Park Dr<br>Urbana, IL, 61801 |              |
| Proposal Guarantee<br>Terms         |                                                    |       |          |            |             |                                                                            |              |                                                                              |              |                                                                             |              |                                                                     |              |                                                                            |              |
| Engineer's Estimate                 |                                                    |       |          |            |             |                                                                            |              |                                                                              |              |                                                                             |              |                                                                     |              |                                                                            |              |
| Item No.                            | Items                                              | Unit  | Quantity | Unit Price | Total       | Unit Price                                                                 | Total        | Unit Price                                                                   | Total        | Unit Price                                                                  | Total        | Unit Price                                                          | Total        | Unit Price                                                                 | Total        |
| 1                                   | PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH | SQ YD | 148      | \$90.00    | \$13,320.00 | \$95.00                                                                    | \$14,060.00  | \$92.00                                                                      | \$13,616.00  | \$80.00                                                                     | \$11,840.00  | \$162.00                                                            | \$23,976.00  | \$94.13                                                                    | \$13,931.24  |
| 2                                   | PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH           | SQ FT | 4979     | \$12.00    | \$59,748.00 | \$12.00                                                                    | \$59,748.00  | \$8.00                                                                       | \$39,832.00  | \$9.30                                                                      | \$46,304.70  | \$12.00                                                             | \$59,748.00  | \$7.50                                                                     | \$37,342.50  |
| 3                                   | DETECTABLE WARNINGS                                | SQ FT | 60       | \$35.00    | \$2,100.00  | \$30.00                                                                    | \$1,800.00   | \$24.00                                                                      | \$1,440.00   | \$24.00                                                                     | \$1,440.00   | \$37.00                                                             | \$2,220.00   | \$18.04                                                                    | \$1,082.40   |
| 4                                   | DRIVEWAY PAVEMENT REMOVAL                          | SQ YD | 188      | \$20.00    | \$3,760.00  | \$16.00                                                                    | \$3,008.00   | \$44.00                                                                      | \$8,272.00   | \$29.00                                                                     | \$5,452.00   | \$36.00                                                             | \$6,768.00   | \$19.94                                                                    | \$3,748.72   |
| 5                                   | CURB REMOVAL                                       | FOOT  | 95       | \$15.00    | \$1,425.00  | \$20.00                                                                    | \$1,900.00   | \$20.00                                                                      | \$1,900.00   | \$17.25                                                                     | \$1,638.75   | \$28.00                                                             | \$2,660.00   | \$19.76                                                                    | \$1,877.20   |
| 6                                   | COMBINATION CURB AND GUTTER REMOVAL                | FOOT  | 312      | \$30.00    | \$9,360.00  | \$20.00                                                                    | \$6,240.00   | \$20.00                                                                      | \$6,240.00   | \$17.30                                                                     | \$5,397.60   | \$28.00                                                             | \$8,736.00   | \$9.71                                                                     | \$3,029.52   |
| 7                                   | SIDEWALK REMOVAL                                   | SQ FT | 490      | \$6.00     | \$2,940.00  | \$7.00                                                                     | \$3,430.00   | \$4.00                                                                       | \$1,960.00   | \$4.40                                                                      | \$2,156.00   | \$7.00                                                              | \$3,430.00   | \$3.83                                                                     | \$1,876.70   |
| 8                                   | CONCRETE CURB, TYPE B                              | FOOT  | 507      | \$30.00    | \$15,210.00 | \$50.00                                                                    | \$25,350.00  | \$40.00                                                                      | \$20,280.00  | \$46.00                                                                     | \$23,322.00  | \$45.00                                                             | \$22,815.00  | \$49.87                                                                    | \$25,284.09  |
| 9                                   | COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12  | FOOT  | 312      | \$60.00    | \$18,720.00 | \$71.00                                                                    | \$22,152.00  | \$46.00                                                                      | \$14,352.00  | \$52.00                                                                     | \$16,224.00  | \$45.00                                                             | \$14,040.00  | \$87.70                                                                    | \$27,362.40  |
| 10                                  | THERMOPLASTIC PAVEMENT MARKING - LINE 6"           | FOOT  | 284      | \$2.00     | \$568.00    | \$11.00                                                                    | \$3,124.00   | \$12.50                                                                      | \$3,550.00   | \$11.45                                                                     | \$3,251.80   | \$4.50                                                              | \$1,278.00   | \$12.56                                                                    | \$3,567.04   |
| 11                                  | THERMOPLASTIC PAVEMENT MARKING - LINE 24"          | FOOT  | 66       | \$6.00     | \$396.00    | \$45.00                                                                    | \$2,970.00   | \$49.00                                                                      | \$3,234.00   | \$46.00                                                                     | \$3,036.00   | \$20.00                                                             | \$1,320.00   | \$50.26                                                                    | \$3,317.16   |
| 12                                  | TRAFFIC CONTROL AND PROTECTION, (SPECIAL)          | L SUM | 1        | \$4,000.00 | \$4,000.00  | \$18,000.00                                                                | \$18,000.00  | \$6,680.00                                                                   | \$6,680.00   | \$9,000.00                                                                  | \$9,000.00   | \$21,000.00                                                         | \$21,000.00  | \$8,001.26                                                                 | \$8,001.26   |
| 13                                  | CONSTRUCTION LAYOUT                                | L SUM | 1        | \$4,000.00 | \$4,000.00  | \$12,000.00                                                                | \$12,000.00  | \$2,400.00                                                                   | \$2,400.00   | \$3,000.00                                                                  | \$3,000.00   | \$2,000.00                                                          | \$2,000.00   | \$1,714.61                                                                 | \$1,714.61   |
|                                     |                                                    |       |          |            |             |                                                                            |              |                                                                              |              |                                                                             |              |                                                                     |              |                                                                            |              |
|                                     |                                                    |       |          |            |             | As Read Base:                                                              | \$173,782.00 | As Read Base:                                                                | \$123,756.00 | As Read Base:                                                               | \$132,062.85 | As Read Base:                                                       | \$169,991.00 | As Read Base:                                                              | \$132,134.84 |
|                                     |                                                    |       |          |            |             | Base Bid                                                                   | \$135,547.00 | Calculated Base:                                                             | \$173,782.00 | Calculated Base:                                                            | \$123,756.00 | Calculated Base:                                                    | \$132,062.85 | Calculated Base:                                                           | \$169,991.00 |

| ALTERNATE A BID                     |                                                   |       |     |            |             |                                                                           |             |                                                                              |             |                                                                             |             |                                                                     |             |                                                                            |             |
|-------------------------------------|---------------------------------------------------|-------|-----|------------|-------------|---------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------|-------------|---------------------------------------------------------------------|-------------|----------------------------------------------------------------------------|-------------|
| Name of Bidder<br>Address of Bidder |                                                   |       |     |            |             | Cross Construction, Inc.<br>3615 North Countryview Rd.<br>Urbana,IL 61802 |             | Mid Illinois Concrete & Excavation, Inc<br>PO Box 926<br>Champaign, IL 61824 |             | Feutz Contractors, Inc.<br>1120 N. Main St. (PO Box 130)<br>Paris, IL 61944 |             | Duce Construction Company<br>417 Wilbur Ave.<br>Champaign, IL 61822 |             | A&R Mechanical Services, Inc<br>711 Kettering Park Dr<br>Urbana, IL, 61801 |             |
| Proposal Guarantee<br>Terms         |                                                   |       |     |            |             |                                                                           |             |                                                                              |             |                                                                             |             |                                                                     |             |                                                                            |             |
| Engineer's Estimate                 |                                                   |       |     |            |             |                                                                           |             |                                                                              |             |                                                                             |             |                                                                     |             |                                                                            |             |
| 2                                   | PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH          | SQ FT | 793 | \$12.00    | \$9,516.00  | \$12.00                                                                   | \$9,516.00  | \$9.00                                                                       | \$7,137.00  | \$9.34                                                                      | \$7,406.62  | \$12.00                                                             | \$9,516.00  | \$7.50                                                                     | \$5,947.50  |
| 4                                   | DRIVEWAY PAVEMENT REMOVAL                         | SQ YD | 181 | \$20.00    | \$3,620.00  | \$16.00                                                                   | \$2,896.00  | \$44.00                                                                      | \$7,964.00  | \$28.00                                                                     | \$5,068.00  | \$42.00                                                             | \$7,602.00  | \$19.97                                                                    | \$3,614.57  |
| 6                                   | COMBINATION CURB AND GUTTER REMOVAL               | FOOT  | 185 | \$30.00    | \$5,550.00  | \$20.00                                                                   | \$3,700.00  | \$20.00                                                                      | \$3,700.00  | \$17.30                                                                     | \$3,200.50  | \$28.00                                                             | \$5,180.00  | \$9.71                                                                     | \$1,796.35  |
| 7                                   | SIDEWALK REMOVAL                                  | SQ FT | 182 | \$6.00     | \$1,092.00  | \$7.00                                                                    | \$1,274.00  | \$4.50                                                                       | \$819.00    | \$5.00                                                                      | \$910.00    | \$7.00                                                              | \$1,274.00  | \$3.83                                                                     | \$697.06    |
| 9                                   | COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12 | FOOT  | 185 | \$60.00    | \$11,100.00 | \$71.00                                                                   | \$13,135.00 | \$47.00                                                                      | \$8,695.00  | \$52.00                                                                     | \$9,620.00  | \$45.00                                                             | \$8,325.00  | \$88.16                                                                    | \$16,309.60 |
| 12                                  | TRAFFIC CONTROL AND PROTECTION, (SPECIAL)         | L SUM | 1   | \$4,000.00 | \$4,000.00  | \$6,200.00                                                                | \$6,200.00  | \$0.00                                                                       | \$0.00      | \$2,400.00                                                                  | \$2,400.00  | \$4,112.00                                                          | \$4,112.00  | \$2,421.67                                                                 | \$2,421.67  |
|                                     |                                                   |       |     |            |             |                                                                           |             |                                                                              |             |                                                                             |             |                                                                     |             |                                                                            |             |
|                                     |                                                   |       |     |            |             | As Read Base:                                                             | \$36,721.00 | As Read Base:                                                                | \$28,315.00 | As Read Base:                                                               | \$28,605.12 | As Read Base:                                                       | \$36,009.00 | As Read Base:                                                              | \$30,786.75 |
|                                     |                                                   |       |     |            |             | Base Bid                                                                  | \$34,878.00 | Calculated Base:                                                             | \$36,721.00 | Calculated Base:                                                            | \$28,315.00 | Calculated Base:                                                    | \$28,605.12 | Calculated Base:                                                           | \$30,786.75 |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                                                         |                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ITEM: Motion to authorize and approve an agreement with Parker Fabrication, Inc. in the amount of \$99,793.46 for the replacement of silencers on Generators #15 & #16 in the Industrial Substation                                                                                                                                     | DEPARTMENT: Public Works                  |
| DATE: August 10, 2021                                                                                                                                                                                                                                                                                                                   | AMOUNT:                                   |
| ATTACHMENTS:<br><br>1. Silencers for Gen #15 & #16                                                                                                                                                                                                                                                                                      | ADMINISTRATIVE NOTES:                     |
| <b>SUMMARY HIGHLIGHTS:</b><br>Authorize the approval of an agreement with Parker Fabrication, Inc. for the replacement of the Silencers on Generators #15 & #16 in the Industrial Substation, with a contingency fund in the amount of \$7,500.00 to address any unforeseen repair needs during this work, in the amount of \$92,293.46 |                                           |
| <b>RECOMMENDED ACTION:</b>                                                                                                                                                                                                                                                                                                              |                                           |
| DEPARTMENT HEAD APPROVAL<br>Jake McCoy                                                                                                                                                                                                                                                                                                  | VILLAGE ADMINISTRATOR<br>Scott Eisenhower |



**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

| AGENDA ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PAGE ____ OF ____                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ITEM: Replacement of the Silencers on Generators #15 &amp; #16</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>DEPARTMENT: Public Works</b>                                                                                                                                                            |
| <b>AGENDA SECTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>AMOUNT: <u>\$99,793.46 Total</u></b><br><div style="text-align: right;"><b>\$92,293.46 Parker Fabrication</b></div> <div style="text-align: right;"><b>\$7,500.00 Contingency</b></div> |
| <b>ATTACHMENTS:</b><br><input type="checkbox"/> <b>ORDINANCE</b><br><input type="checkbox"/> <b>RESOLUTION</b><br><input checked="" type="checkbox"/> <b>OTHER (See Summary Highlights)</b><br><input checked="" type="checkbox"/> <b>SUPPORTING DOCUMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>DATE: July 28, 2021</b>                                                                                                                                                                 |
| <b>SUMMARY HIGHLIGHTS:</b><br><br><p>This Agenda Item provides for the replacement of the Silencers on the CAT quick-start Generators #15 and #16 in the Industrial Substation. A Silencer serves as the generator's "muffler" reducing the noise and exhaust emissions produced when the generator is running. These particular Silencers are flaking &amp; crumbling internally and are creating a blockage within the catalyst filters (installed in 2011 to reduce Nitrogen Oxide (NOx) emissions). Such air flow restrictions create excessive internal pressure buildup which can lead to severe engine damage.</p> <p>To address this situation, pricing was secured through the regional dealer (Parker Fabrication) to replace and install a new Silencer on the exterior of each container. The existing catalyst will be reused and the container properly plated and sealed. Pricing is in the amount of \$92,293.46 for the two (2) units. A contingency fund of \$7,500.00 is requested to address any unforeseen expenses related to this replacement.</p> <p>This project was included in the FY22 Budget.</p> |                                                                                                                                                                                            |
| <b>RECOMMENDED ACTION:</b> Authorize the approval of an agreement with Parker Fabrication, Inc. in the amount of \$92,293.46 for the replacement of the Silencers on Generators #15 and #16 in the Industrial Substation. A contingency fund in the amount of \$7,500.00 is requested to address any unforeseen repair needs during this work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                            |
| <b>DEPARTMENT HEAD APPROVAL:</b><br>Jacob D. McCoy, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>VILLAGE ADMINISTRATOR:</b>                                                                                                                                                              |
| <b>AGENDA PAGE NUMBER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                            |



Parker Fabrication, Inc.  
501 East Courtland  
Morton, IL 61550-9043

Ph: 309.266.8413  
Fax: 309.266.7231

### Quote

Number: 169992

Date: 01-Jun-21

To

RANTOUL PUBLIC WORKS  
200 W GROVE AVE  
RANTOUL, IL 61866  
United States of America

Quote To

RANDY ETHERIDGE  
RANTOUL PUBLIC WORKS  
200 W GROVE AVE  
RANTOUL, IL 61866  
United States of America

Ph: 217-305-5598

| Terms          |                                                                                                                                                                                                                                                                                                                                                 | Ship Via                                                                  |             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------|
| Credit Card-QB |                                                                                                                                                                                                                                                                                                                                                 |                                                                           |             |
| Quantity       | Description                                                                                                                                                                                                                                                                                                                                     | Unit Price                                                                | Amount      |
|                | Reference: Silencers gen 15&16                                                                                                                                                                                                                                                                                                                  |                                                                           |             |
| 2              | Line: 002<br>Part: SILENCER WITH SUPPORTS<br>Bridge supports/rain skirt/sil<br>Parker Fabrication to provide:<br><br>-Bridge supports for new silencer.<br><br>-Combination S.S. silencer/DOC housing w/raincap and rain skirt (we will be reusing catalysts that are in original DOC's)<br><br>-All gaskets and hardware to install unit<br>ea | Expiration Date: 08-Jun-21<br>Rev:<br><br><br><br><br><br><br>\$30,790.39 | \$61,580.78 |
| 2              | Line: 003<br>Part: WYE ASSY. W/BLANKET<br>8" cat x 14" ASA<br>Parker Fabrication to provide:<br><br>- 8" Cat X 14" ASA Wye-assembly<br><br>- Blanket for Wye-assembly<br>ea                                                                                                                                                                     | Expiration Date: 08-Jun-21<br>Rev:<br><br><br><br><br><br><br>\$1,812.20  | \$3,624.40  |
|                |                                                                                                                                                                                                                                                                                                                                                 |                                                                           |             |



Parker Fabrication, Inc.  
501 East Courtland  
Morton, IL 61550-9043

Ph: 309.266.8413  
Fax: 309.266.7231

### Quote

Number: 169992

Date: 01-Jun-21

To

RANTOUL PUBLIC WORKS  
200 W GROVE AVE  
RANTOUL, IL 61866  
United States of America

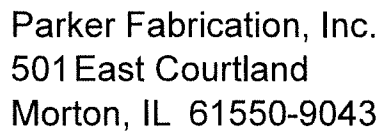
Quote To

RANDY ETHERIDGE  
RANTOUL PUBLIC WORKS  
200 W GROVE AVE  
RANTOUL, IL 61866  
United States of America

Ph: 217-305-5598

| Terms                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                           | Ship Via                           |             |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------|
| Credit Card-QB                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |             |
| Quantity                                                       | Description                                                                                                                                                                                                                                                                                                                                                                                                               | Unit Price                         | Amount      |
| 2                                                              | Line: 004<br>Part: REMOVE SILENCER<br>Remove silencer 3516 container<br>Parker Fabrication to:<br><br>-Remove DOC assemble from top of container<br><br>-Remove catalyst (to be reinstalled in new silencer)<br><br>-Remove silencer from inside container<br><br>-Haul away all scrap<br><br>Supply all labor and equipment to do above work.                                                                            | Expiration Date: 08-Jun-21<br>Rev: | \$7,081.71  |
|                                                                | ea                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    | \$14,163.42 |
| 2                                                              | Line: 005<br>Part: INSTALL NEW SILENCER<br>Install new roof and silencer<br>-New roof to cover where old silencer was removed.<br><br>-Install bridge supports for new silencer.<br><br>-Install combination S.S. silencer/DOC w/raincap<br><br>-Install catalyst removed from DOC<br><br>-All gaskets and hardware to install unit<br><br>-Re-hookup monitoring system<br><br>-All labor and equipment to do above work. | Expiration Date: 08-Jun-21<br>Rev: | \$6,462.43  |
|                                                                | ea                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    | \$12,924.86 |
|                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                           | Total                              | \$92,293.46 |
| PRICES IN EFFECT AT THE TIME OF SHIPMENT, SURCHARGES MAY APPLY |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |             |





## Quote

Date: 01-Jun-21

**Quote To**

RANDY ETHERIDGE  
RANTOUL PUBLIC WORKS  
200 W GROVE AVE  
RANTOUL, IL 61866  
~~United States of America~~

|                 |                                                      |                   |               |  |
|-----------------|------------------------------------------------------|-------------------|---------------|--|
| <b>Terms</b>    |                                                      | <b>Ship Via</b>   |               |  |
| Credit Card-QB  |                                                      |                   |               |  |
| <b>Quantity</b> | <b>Description</b>                                   | <b>Unit Price</b> | <b>Amount</b> |  |
|                 | F.O.B. - Our dock.<br>Thank You for the opportunity! |                   |               |  |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                               |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ITEM: Motion to authorize and approve the purchase of a replacement bucket truck from Altec Trucks in the amount of \$220,000.00                                                                                              | DEPARTMENT: Public Works                  |
| DATE: August 10, 2021                                                                                                                                                                                                         | AMOUNT:                                   |
| ATTACHMENTS:<br><br>1. Electric Bucket Truck                                                                                                                                                                                  | ADMINISTRATIVE NOTES:                     |
| SUMMARY HIGHLIGHTS:<br>Authorize the purchase of a replacement bucket truck in the Electric Division from Altec Trucks, with a contingency fund of \$20,664.00 for any unforeseen requirements, in the amount of \$199,366.00 |                                           |
| RECOMMENDED ACTION:                                                                                                                                                                                                           |                                           |
| DEPARTMENT HEAD APPROVAL<br>Jake McCoy                                                                                                                                                                                        | VILLAGE ADMINISTRATOR<br>Scott Eisenhauer |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

| <b>AGENDA ITEM</b> | <b>PAGE</b> <u>    </u> <b>OF</b> <u>    </u> |
|--------------------|-----------------------------------------------|
|--------------------|-----------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>ITEM: PW Electric Division Bucket Truck Replacement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>DEPARTMENT: Public Works</b>                                                                           |
| <b>AGENDA SECTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>PROJECT AMOUNT: <u>\$220,000.00</u></b><br>\$199,336.00 (Altec Trucks)<br>\$20,664.00 Contingency Fund |
| <b>ATTACHMENTS:</b><br>( ) ORDINANCE<br>( ) RESOLUTION<br>(X) OTHER (See Summary Highlights)<br>(X) SUPPORTING DOCUMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>DATE: July 28, 2021</b>                                                                                |
| <b>SUMMARY HIGHLIGHTS:</b><br><p>This Agenda Item provides for the purchase of a replacement bucket truck in the PW Electric Division. The existing bucket truck #938 that will be replaced, is a model year 1997 and has close to 84,298 miles. Pictures of the unit are attached for reference. The truck is currently being used by the line crew.</p> <p>The new truck chassis is offered through Sourcewell, formerly National Joint Powers Alliance (NJPA), which is an organization that conducts the bidding and award of a wide range of equipment and products for governmental and educational organizations. The Altec Truck Company was selected by the committee as they met the scope and mandatory submittal requirements to offer Public Utility Equipment including truck chassis-mounted aerial lift bucket trucks. The lowest responsive, Sourcewell approved vendor, proposal was provided by Altec Trucks in the amount of \$199,336.00. The quote included a 2023 International truck chassis, AltecTA50 aerial lift, and an articulating boom bucket.</p> <p>A contingency fund of \$20,664.00 is requested for any truck modifications and increasing commodity prices.</p> <p>Replacement of the bucket truck is included in the current Electric Division fiscal year (FY22) budget account #541-1180-430-75-50.</p> |                                                                                                           |
| <b>RECOMMENDED ACTION:</b> Authorize the purchase of a replacement bucket truck in the Electric Division from Altec Trucks in the amount of \$199,336.0 with a contingency fund of \$20,664.00 for any unforeseen requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                           |
| <b>DEPARTMENT HEAD APPROVAL:</b><br>Jacob D. McCoy, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>VILLAGE ADMINISTRATOR:</b><br>Scott Eisenhauer                                                         |
| <b>AGENDA PAGE NUMBER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                           |



| Bid Tab               | Lift                      | Chassis       | Engine           | Cost         |
|-----------------------|---------------------------|---------------|------------------|--------------|
| Altec                 | Altec TA50 Aerial Lift    | International | Cummins B6.7     | \$199,336.00 |
| Drake-Suggs Equipment | Versolift VST Aerial lift | Ford F-750    | 6.7 Power Stroke | \$199,005.80 |



2017  
2012

Quote Number: 861941 - 1  
Altec, Inc.

April 9, 2021  
Our 92nd Year

**Ship To:**

VILLAGE OF RANTOUL  
RANTOUL REC DEPT  
100 E FLESSNER AVE  
RANTOUL, IL 61866-3602  
US

**Bill To:**

VILLAGE OF RANTOUL  
PO BOX 38  
RANTOUL, IL 61866  
United States

Attn:  
Phone: 217-892-6828  
Email:

**Altec Quotation Number:** 861941 - 1  
**Account Manager:** Bradley Clay Graves  
**Technical Sales Rep:** Andrew Wayne Soder

| <u>Item</u> | <u>Description</u><br><u>Unit</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <u>Qty</u> | <u>Price</u> |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| 1.          | Altec Model TA50 Articulating Telescopic Aerial Device with a fiberglass upper boom and fiberglass insulator in the articulating arm and a proportional joystick upper control and toggle switches. Built in accordance to ALTEC's standard specifications and to include the following features: <ul style="list-style-type: none"><li>A. Ground to Bottom of Platform Height: 49.5 ft at 12.0 ft from centerline of rotation (15.1 m at 3.7 m)</li><li>B. Working Height: 54.5 ft (16.6 m)</li><li>C. Maximum reach to edge of platform: 36.2 ft at 19.9 ft platform height (11 m at 6.1 m)</li><li>D. Continuous Rotation</li><li>E. Articulating Arm Articulation: -5 to 92 degrees. Insulator provides a minimum of 12 in (304.8 mm) of isolation.</li><li>F. Articulating arm is a tubular steel structure. The articulating arm is designed so that the articulating arm and lower boom are compensating. By raising the articulating arm only, the lower and upper boom maintains the same relative angle with the ground. By raising the articulating arm in conjunction with the lower boom, the operator is able to position himself more quickly and easily into the work area.</li><li>G. Upper Boom Articulation: -25 to 75 degrees. Insulator provides a minimum 38.0 in (609.6 mm) of isolation. The telescopic upper boom is filament wound, square fiberglass that is extended and retracted by a double acting hydraulic cylinder installed within the booms. The boom extends and retracts over slide bearings located in the end of the lower boom.</li><li>H. Upper Controls: The upper controls system includes a proportional joystick upper control and toggle switches.</li><li>I. The Altec ISO-Grip System (U.S. Patent No. 7,416,053) includes the following boom tip components that can provide an additional layer of secondary electrical contact protection. This is not a primary protection system. Control Handle is a single handle controller incorporating high electrical resistance components that is dielectrically tested to 40 kV AC with no more than 400 microamperes of leakage. The control handle is green in color to differentiate it from other non-tested</li></ul> | 1          |              |

We Wish To Thank You For Giving Us The Pleasure  
And Opportunity of Serving You

UTILITY EQUIPMENT AND BODIES SINCE 1929

Page 1 of 14

| <u>Item</u>                             | <u>Description</u>                                                                                                                                                                                                                                        | <u>Qty</u> | <u>Price</u> |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
|                                         | Flush mounted on side skirts of tailshelf                                                                                                                                                                                                                 |            |              |
| 8.                                      | 241 - Outrigger A-Frame with Flat-shoe - provides 149 inch (3785 mm) maximum spread outside to outside of shoe.                                                                                                                                           | 1          |              |
| 9.                                      | 240 Modified flat-shoe, A-frame, Fixed Shoe, Outrigger installed at rear of body, with 101 inches (2565 mm) of spread at maximum penetration.                                                                                                             | 1          |              |
| 10.                                     | Powder coat unit Altec White.                                                                                                                                                                                                                             | 1          |              |
| <b><u>Unit &amp; Hydraulic Acc.</u></b> |                                                                                                                                                                                                                                                           |            |              |
| 11.                                     | Platform Cover, 24 X 48, Soft Vinyl                                                                                                                                                                                                                       | 1          |              |
| 12.                                     | Swivel Hook For Winch Load Line                                                                                                                                                                                                                           | 1          |              |
| 13.                                     | Custom Jib Accessory                                                                                                                                                                                                                                      | 1          |              |
|                                         | Heavy duty wire holder<br>-990252420                                                                                                                                                                                                                      |            |              |
| 14.                                     | Standard Spacer between Subbase and frame for hose routing and ease of maintenance.                                                                                                                                                                       | 1          |              |
| 15.                                     | Reservoir, 25 Gallon, Sloped, Mounted in Cargo Area                                                                                                                                                                                                       | 1          |              |
|                                         | SS front corner of cargo area                                                                                                                                                                                                                             |            |              |
|                                         | A. Internal return filter, 10 micron absolute, fiberglass media.                                                                                                                                                                                          |            |              |
|                                         | B. Ball valves in suction and return lines.                                                                                                                                                                                                               |            |              |
|                                         | C. Suction strainer.                                                                                                                                                                                                                                      |            |              |
|                                         | D. Filler/breather cap with dipstick.                                                                                                                                                                                                                     |            |              |
| 16.                                     | TA Series Subbase                                                                                                                                                                                                                                         | 1          |              |
| 17.                                     | Insert Subbase Stop At 10'                                                                                                                                                                                                                                | 1          |              |
| 18.                                     | Insert Subbase Side Tube Storage Stop for Both Tubes At 10'                                                                                                                                                                                               | 1          |              |
| 19.                                     | Subbase Storage With Drop Down Door (Paddle Latch) At Rear                                                                                                                                                                                                | 1          |              |
| 20.                                     | HVI-22 Hydraulic Oil (Standard).                                                                                                                                                                                                                          | 32         |              |
| 21.                                     | Standard Pump For PTO                                                                                                                                                                                                                                     | 1          |              |
| 22.                                     | Hot shift PTO for automatic transmission                                                                                                                                                                                                                  | 1          |              |
| 23.                                     | Muncie PTO (Altec Standard)                                                                                                                                                                                                                               | 1          |              |
| 24.                                     | Standard Altec PTO/Machine Functionality: PTO won't engage until parking brake is set.-Once parking (holding) brake is set, PTO and machine functions are enabled.-If parking (holding) brake is disengaged, both PTO and machine functions are disabled. | 1          |              |
| 25.                                     | Standard PTO/Transmission Functionality for Automatic Transmissions -If chassis is in gear, and PTO switch is activated, PTO will not engage. Chassis will remain in gear.                                                                                | 1          |              |

We Wish To Thank You For Giving Us The Pleasure  
And Opportunity of Serving You

UTILITY EQUIPMENT AND BODIES SINCE 1929



| <u>Item</u> | <u>Description</u>                                                                                                                                                     | <u>Qty</u> | <u>Price</u> |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| 44.         | Standard Master Body Locking System (Standard Placement Is At Rear. Sidepacks With A Throughshelf/Hotstick Door At Rear, Standard Placement Is At The Front)           | 9          |              |
| 45.         | Gas Prop Rigid Door Holders On All Vertical Doors                                                                                                                      | 1          |              |
| 46.         | Chains On All Horizontal Doors                                                                                                                                         | 1          |              |
| 47.         | One Chock Holder On Each Side of Body With Retaining Lip In Fender Panel                                                                                               | 1          |              |
| 48.         | Hotstick Shelf Extending Full Length Of Body On Streetside                                                                                                             | 1          |              |
| 49.         | Standard Drop-Down Hotstick Door For One (1) Shelf On Streetside, Stainless Steel Slam Paddle Latch With Keyed Lock                                                    | 1          |              |
| 50.         | 1st Vertical (SS) - Locking Swivel Hooks On An Adjustable Rail - Left Wall                                                                                             | 2          |              |
| 51.         | 1st Vertical (SS) - Locking Swivel Hooks On An Adjustable Rail - Rear Wall                                                                                             | 3          |              |
| 52.         | 1st Vertical (SS) - Locking Swivel Hooks On An Adjustable Rail - Right Wall                                                                                            | 2          |              |
| 53.         | 1st Vertical (SS) - Louvered Panel On Rear Wall To Ventilate Compartment                                                                                               | 1          |              |
| 54.         | 1st Vertical (SS) - Inverter Storage Inside Of Body Compartment With Guard And Provisions For Remote GFCI Receptacle (Mounted On Top Shelf Unless Otherwise Specified) | 1          |              |
|             | Bottom of compartment                                                                                                                                                  |            |              |
| 55.         | 2nd Vertical (SS) - Adjustable Shelf With Removable Dividers On 4" Centers                                                                                             | 2          |              |
| 56.         | 3rd Vertical (SS) - Adjustable Shelf With Removable Dividers On 4" Centers                                                                                             | 2          |              |
| 57.         | 1st Horizontal (SS) - Fixed Shelf With Removable Dividers On 4 Inch Centers On Bottom of Compartment                                                                   | 1          |              |
| 58.         | Rear Vertical (SS) - Locking Swivel Hooks On An Adjustable Rail - Left Wall                                                                                            | 2          |              |
| 59.         | Rear Vertical (SS) - Locking Swivel Hooks On An Adjustable Rail - Rear Wall                                                                                            | 3          |              |
| 60.         | Rear Vertical (SS) - Locking Swivel Hooks On An Adjustable Rail - Right Wall                                                                                           | 2          |              |
| 61.         | Rear Vertical (SS) - Outrigger Housing, With Outrigger Pin Access As Needed                                                                                            | 1          |              |
| 62.         | 1st Vertical (CS) - Adjustable Shelf With Removable Dividers On 4" Centers                                                                                             | 3          |              |
| 63.         | 2nd Vertical (CS) - Locking Swivel Hooks On An Adjustable Rail - Left Wall                                                                                             | 2          |              |
| 64.         | 2nd Vertical (CS) - Locking Swivel Hooks On An Adjustable Rail - Rear Wall                                                                                             | 3          |              |
| 65.         | 2nd Vertical (CS) - Locking Swivel Hooks On An Adjustable Rail - Right Wall                                                                                            | 2          |              |
| 66.         | 3rd Vertical (CS) - Gripstrut (Preferred) Access Steps w/ Two (2) Sloped Grab Handles, Chain Storage (Keyed Lock)                                                      | 1          |              |
| 67.         | 1st Horizontal (CS) - Adjustable Shelf With Removable Dividers On 4" Centers                                                                                           | 1          |              |

We Wish To Thank You For Giving Us The Pleasure  
And Opportunity of Serving You

UTILITY EQUIPMENT AND BODIES SINCE 1929

| <u>Item</u>                          | <u>Description</u>                                                                                                                     | <u>Qty</u> | <u>Price</u> |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| 90.                                  | Outrigger Pad Holder, 20" L x 20" W x 3" H, Fits 19.5" x 19.5" x 2" And Smaller Pads, Bolt-On, Bottom Washout Holes, 3/4" Lip Retainer | 4          |              |
| 91.                                  | Pendulum Retainers For Outrigger Pad Holders                                                                                           | 4          |              |
| 92.                                  | Mud Flaps With Altec Logo (Pair)                                                                                                       | 1          |              |
| 93.                                  | Wheel Chocks, Rubber, 9.75" L x 7.75" W x 5.00" H, with 4" L Metal Hairpin Style Handle (Pair)                                         | 1          |              |
| 94.                                  | U-Shaped Grab Handle<br>For rear access<br>-1 SS and 1 CS                                                                              | 2          |              |
| 95.                                  | Small Grab Handle Installed At Rear<br>Inboard handles for rear access                                                                 | 2          |              |
| 96.                                  | Slope Indicator Assembly (Pair) For Machine With Outriggers                                                                            | 1          |              |
| 97.                                  | Water Cask Bracket Only, For 3 or 5 Gallon (Wire Type)<br>ship loose                                                                   | 1          |              |
| 98.                                  | Water Cask 5 Gallon (Plastic)                                                                                                          | 1          |              |
| 99.                                  | Triangular Reflector Kit, Installed                                                                                                    | 1          |              |
| 100.                                 | 10 LB Fire Extinguisher With Heavy Duty Bracket, Installed<br>Mounted between cab and body, off of body bulkhead<br>-1 SS and 1 CS     | 2          |              |
| 101.                                 | Vinyl manual pouch for storage of all operator and parts manuals                                                                       | 1          |              |
| 102.                                 | Outrigger Control Guards- Underhung Tailshelf Mount                                                                                    | 1          |              |
| <b><u>Electrical Accessories</u></b> |                                                                                                                                        |            |              |
| 103.                                 | Compartment Lights Wired To Dash Mounted Master Switch                                                                                 | 1          |              |
| 104.                                 | Lights and reflectors in accordance with FMVSS #108 lighting package. (Complete LED, including LED reverse lights)                     | 1          |              |
| 105.                                 | Altec Standard Amber LED Strobe Light with Brush Guard<br>Rear of cab guard<br>-1 SS and 1 CS                                          | 2          |              |
| 106.                                 | 4-Corner Strobes, Amber, LED, Two (2) Surface Mounted Lights In Grille, Two (2) Round Lights At Rear                                   | 1          |              |
| 107.                                 | Strobe Lights Wired Battery Hot                                                                                                        | 1          |              |

We Wish To Thank You For Giving Us The Pleasure  
And Opportunity of Serving You

UTILITY EQUIPMENT AND BODIES SINCE 1929

| <u>Item</u>                     | <u>Description</u>                                                                                                                                                                                                                                                                                                                                                                                                                             | <u>Qty</u> | <u>Price</u> |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| 123.                            | Inverter, 1800 Watt, Pure Sine Wave, 120 VAC (Sensata #12/1800N)<br>Bottom of SS1V                                                                                                                                                                                                                                                                                                                                                             | 1          |              |
| 124.                            | Inverter Wired Ignition Hot with Dash Mounted Switch                                                                                                                                                                                                                                                                                                                                                                                           | 1          |              |
| 125.                            | 120 Volt GFCI Receptacle Includes Weather-resistant Enclosure<br>1 in 1VSS, mounted to B-line channel<br>-1 in 1VCS, mounted to B-line channel                                                                                                                                                                                                                                                                                                 | 2          |              |
| 126.                            | Pre-Wire Power Distribution Module 10 is a compact self-contained electronic system that provides a standardized interface with the chassis electrical system.                                                                                                                                                                                                                                                                                 | 1          |              |
| 127.                            | Install Outrigger Interlock System                                                                                                                                                                                                                                                                                                                                                                                                             | 1          |              |
| <b><u>Finishing Details</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |              |
| 128.                            | Finish Paint Body Accessories Above Body Floor Altec White                                                                                                                                                                                                                                                                                                                                                                                     | 1          |              |
| 129.                            | Altec Standard; Components mounted below frame rail shall be coated black by Altec. i.e. step bumpers, steps, frame extension, pintle hook mount, dock bumper mounts, D-rings, receiver tubes, accessory mounts, light brackets, under-ride protection, etc. Components mounted to under side of body shall be coated black by Altec. i.e. Wheel chock holders, mud flap brackets, pad carriers, boxes, lighting brackets, steps, and ladders. | 1          |              |
| 130.                            | Include Aggregate In Heavy Duty Cargo Coating<br>All walking surfaces                                                                                                                                                                                                                                                                                                                                                                          | 1          |              |
| 131.                            | Heavy Duty Cargo Coating, Gator Hyde, Cargo Area Floor and Tailshelf<br>Applied as follows<br>-All walking surfaces<br>-Entire cargo floor<br>-Cargo walls<br>-Warp outside of tailshelf (light channel)<br>-inside of top box                                                                                                                                                                                                                 | 1          |              |
| 132.                            | English Safety And Instructional Decals                                                                                                                                                                                                                                                                                                                                                                                                        | 1          |              |
| 133.                            | Vehicle Height Placard - Installed In Cab                                                                                                                                                                                                                                                                                                                                                                                                      | 1          |              |
| 134.                            | Placard, HVI-22 Hydraulic Oil                                                                                                                                                                                                                                                                                                                                                                                                                  | 1          |              |
| 135.                            | Dielectric test unit according to ANSI requirements.                                                                                                                                                                                                                                                                                                                                                                                           | 1          |              |
| 136.                            | Stability test unit according to ANSI requirements.                                                                                                                                                                                                                                                                                                                                                                                            | 1          |              |
| 137.                            | Completed Test Forms To Be Included In The Manual Pouch<br>A. Stability Test Form<br>B. Dielectric Test Form (For Insulating Units)                                                                                                                                                                                                                                                                                                            | 1          |              |
| 138.                            | DOT Certification Required                                                                                                                                                                                                                                                                                                                                                                                                                     | 1          |              |

We Wish To Thank You For Giving Us The Pleasure  
And Opportunity of Serving You

UTILITY EQUIPMENT AND BODIES SINCE 1929



| <u>Item</u> | <u>Description</u>                                                                                                          | <u>Qty</u> | <u>Price</u> |
|-------------|-----------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| 165.        | Park Brake In Rear Wheels                                                                                                   | 1          |              |
| 166.        | 07BLV - International Exhaust (Right-Horizontal-Undercab-Horizontal) (Cummins Engine Only)                                  | 1          |              |
| 167.        | 12XBM - International PTO Throttle Wiring For Cummins B6.7 and L9                                                           | 1          |              |
| 168.        | 16XJV - International Dash Cutout for Switch Panel                                                                          | 1          |              |
| 169.        | International - Disallow Regen while in PTO mode (13WEV)                                                                    | 1          |              |
| 170.        | International - Electric Brake Controller Wiring With Combined Stop/Turn Signal Heavy Duty Tail Light Wiring At EOF (08HAH) | 1          |              |
| 171.        | International - Trailer Auxiliary Feed Circuit For Trailer ABS (08TKK)                                                      | 1          |              |
| 172.        | International Heavy Duty Tail Light Wiring (08HAB)                                                                          | 1          |              |
| 173.        | International Transmission Dipstick Tube Enters Curbside of Transmission (13WGH)                                            | 1          |              |
| 174.        | International - Pre-Wire Chassis with Cab Pass-Thru (8HBE)                                                                  | 1          |              |
| 175.        | 50-State Emissions                                                                                                          | 1          |              |
| 176.        | Clean Idle Certification                                                                                                    | 1          |              |
| 177.        | 15SXJ - International 50 Gallon Fuel Tank Non-Polished (Under Cab Left Hand)                                                | 1          |              |
| 178.        | 15WCN - International 5 Gallon DEF Tank (Under Cab Left Hand)                                                               | 1          |              |
| 179.        | 2 Chassis Batteries                                                                                                         | 1          |              |
| 180.        | 1800 CCA Minimum (Preferred With Two Batteries)                                                                             | 1          |              |
| 181.        | Battery Under Cab Left Hand                                                                                                 | 1          |              |
| 182.        | Air Horn Under Cab                                                                                                          | 1          |              |
| 183.        | AM/FM Radio                                                                                                                 | 1          |              |
| 184.        | Bluetooth                                                                                                                   | 1          |              |
| 185.        | Air Conditioning                                                                                                            | 1          |              |
| 186.        | Cruise Control                                                                                                              | 1          |              |
| 187.        | Power Door Locks                                                                                                            | 1          |              |
| 188.        | Power Windows                                                                                                               | 1          |              |
| 189.        | Tachometer                                                                                                                  | 1          |              |
| 190.        | Tilt Steering Wheel                                                                                                         | 1          |              |
| 191.        | Block Heater                                                                                                                | 1          |              |
| 192.        | Driver Controlled Locking Differential                                                                                      | 1          |              |

We Wish To Thank You For Giving Us The Pleasure  
And Opportunity of Serving You

UTILITY EQUIPMENT AND BODIES SINCE 1929

One (1) year labor warranty.

Ninety (90) days warranty for travel charges.

Warranty on structural integrity of the following major components is to be warranted for so long as the initial purchaser owns the product: Booms, boom articulation links, hydraulic cylinder structures, outrigger weldments, pedestals, subbases and turntables.

Altec is to supply a self-directed, computer based training (CBT) program. This program will provide basic instruction in the safe operation of this aerial device. This program will also include and explain ANSI and OSHA requirements related to the proper use and operation of this unit.

Altec offers its standard limited warranty with the Altec supplied components which make up the Altec Unit and its installation, but expressly disclaims any and all warranties, liabilities, and responsibilities, including any implied warranties of fitness for a particular purpose and merchantability, for any customer supplied parts

Altec designs and manufactures to applicable Federal Motor Vehicle Safety and DOT standards

4 F.O.B. - #FOB\_TERMS#

5 Altec Extended Warranty Option:

An Altec Extended Warranty is an extension of Altec's Limited Warranty and protects you from the repair cost associated with defects of materials and workmanship after the standard Limited Warranty expires.

Altec offers many types of coverages and coverage packages. Ask your Altec account manager for details. Quotes are available upon request.

6 Unless otherwise noted, all measurements used in this quote are based on a 40 inch (1016mm) chassis frame height and standard cab height for standard configurations.

7 Changes made to this order may affect whether or not this vehicle is subject to F.E.T. A review will be made at the time of invoicing and any applicable F.E.T. will be added to the invoice amount.

8 Altec values your data privacy. The Altec Family of Companies (including Altec, Inc., and its subsidiaries) may collect telematics data from the equipment you own. Please review Altec's Equipment Data Privacy Notice on [www.altec.com](http://www.altec.com) for more information. By purchasing equipment from Altec, you consent to Altec's right to collect and use such data.

9 Price does not reflect any local, state or Federal Excise Taxes (F.E.T). The quote also does not reflect any local title or licensing fees. All appropriate taxes will be added to the final price in accordance with regulations in effect at time of invoicing.

10 Interest charge of 1/2% per month to be added for late payment.

11 Any payment made by a credit card may be subject to a surcharge fee.

12 Delivery: 540 days after receipt of order PROVIDING:

A. Order is received within 14 days from the date of the quote. If initial timeframe expires, please contact your Altec representative for an updated delivery commitment.

B. Customer supplied chassis is received a minimum of sixty (60) days before scheduled delivery.

C. Customer approval drawings are returned by requested date.

D. Customer supplied accessories are received by date necessary for compliance with scheduled delivery.

E. Customer expectations are accurately captured prior to major components being ordered (body, chassis) and line set date. Unexpected additions or changes made after this time or at a customer

Quoted for: Village of Rantoul

Customer Contact:

Phone: / Email:

Quoted by: Andrew Soder

Phone: 515-298-2828 / Email: Andrew.Soder@Altec.com

Altec Account Manager: Clay Graves

| REFERENCE ALTEC MODEL | Sourcewell Price                                                         |
|-----------------------|--------------------------------------------------------------------------|
| TA50                  | Articulating Telescopic Aerial Device with Material Handling (Insulated) |
|                       | \$183,178                                                                |

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

|   |  |  |
|---|--|--|
| 1 |  |  |
| 2 |  |  |
| 3 |  |  |
| 4 |  |  |

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

|                           |       |                                                                                |           |
|---------------------------|-------|--------------------------------------------------------------------------------|-----------|
| 1                         | BK    | WATER CASK (Includes Bracket)                                                  | \$210     |
| 2                         | CG    | Cab Guard                                                                      | \$2,916   |
| 3                         | PSWI  | PURE SINE WAVE INVERTER.1800 Watts Continuous. GFCI Outlet at Rear             | \$2,603   |
| 4                         | ISG   | Inverter Storage Inside of Body Compartment with Guard                         | \$588     |
| 5                         | SL    | COMPARTMENT LIGHTS in Body Compartments - Strip LED (Per Compartment)          | \$1,359   |
| 6                         | Spot1 | TWO (2) POST-MOUNTED SPOTLIGHTS. Mounted One (1) on Each Side of the Ch        | \$661     |
| 7                         | Spot3 | FOUR (4) POINT STROBE SYSTEM (LED)                                             | \$573     |
| 8                         | Spot6 | Remote Spot Light, LED, Permanent Mount, With Wireless Dash Mounted Controls A | \$1,446   |
| 9                         | VCAM  | Backup Camera System                                                           | \$852     |
| 10                        | VRI   | 120 Volt GFCI Receptacle, Includes Weather-Resistant Enclosure                 | \$496     |
| 11                        | FE    | POWER EQUIPMENT (Power Locks and Power Windows)                                | \$993     |
| 12                        | DSS2  | DRIVER AND PASSENGER AIR OPERATED SUSPENSION SEATS                             | \$1,084   |
| 13                        | D1    | DRIVER CONTROLLED LOCKING DIFFERENTIAL                                         | \$1,521   |
| 14                        | EH    | ENGINE BLOCK HEATER OEM. 110-VAC                                               | \$102     |
| 15                        | TBE   | ELECTRIC TRAILER BRAKE CONTROLLER. Controls Trailers with Electric Brakes,     | \$238     |
| 16                        | T10   | TELESCOPIC JIB EXTENSION;3.00 IN DIA;36.69 IN L;7 ADJUSTABLE HOLES;;           | \$516     |
| 17                        |       |                                                                                |           |
| SOURCEWELL OPTIONS TOTAL: |       |                                                                                | \$199,336 |

(B.) OPEN MARKET ITEMS (Customer Requested)

|                            |                      |                                                                            |          |
|----------------------------|----------------------|----------------------------------------------------------------------------|----------|
| 1                          | UNIT                 | Aux Outriggers, Platform Elevator                                          | \$7,002  |
| 2                          | UNIT & HYDRAULIC ACC | Heavy duty wire holder (990252420)                                         | \$434    |
| 3                          | BODY                 | Street side top opening box                                                | \$1,183  |
| 4                          | BODY & CHASSIS ACC   | Nylon O/R Pads                                                             | \$743    |
| 5                          | ELECTRICAL           | Grounding reel, Grounding cable, LED WorkLights (qty 6)                    | \$4,108  |
| 6                          | FINISHING            | Gatorhyde (cargo area, compartment tops, pedestal, cargo walls, tailshelf) | \$3,863  |
| 7                          | CHASSIS              |                                                                            |          |
| 8                          | OTHER                |                                                                            |          |
| OPEN MARKET OPTIONS TOTAL: |                      |                                                                            | \$17,333 |

SUB-TOTAL FOR UNIT/BODY/CHASSIS: \$216,669  
 Delivery to Customer: \$826  
 TOTAL FOR UNIT/BODY/CHASSIS: \$217,495

(C.) ADDITIONAL ITEMS (items are not included in total above)

|   |                   |         |
|---|-------------------|---------|
| 1 | TA55 Option Price | \$8,719 |
| 2 |                   |         |
| 3 |                   |         |
| 4 |                   |         |

\*\*Pricing valid for 45 days\*\*

**NOTES**

**PAINT COLOR:** White to match chassis, unless otherwise specified

**WARRANTY:** Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days warranty for travel charges (Mobile Service) Limited Lifetime Structural Warranty. Chassis to include standard warranty, per the manufacturer.

**TO ORDER:** To order, please contact the Altec Account Manager listed above.

**CHASSIS:** Per Altec Commercial Standard

**DELIVERY:** No later than \_\_\_\_\_ days ARO, FOB Customer Location

**TERMS:** Net 30 days

**BEST VALUE:** Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.

**TRADE-IN:** Please ask your Altec Account Manager for more information

**BUILD LOCATION:** Midwest Final Assembly





# Drake-Scruggs Equipment Inc

## Home Office

2000 S. Dirksen Parkway

Springfield, IL 62708-

(217) 753-3871

Fax (217) 753-2760

---

Village of Rantoul

**Attn: Mr. Matt Caldwell**

200 W. Grove Avenue

Rantoul, IL 61866-

Tel. (217) 841-3775

Fax

We are pleased to quote to you, the equipment described below delivered F.O.B., Rantoul, IL in accordance with specifications attached:

Quote Number **012721-0**

Per the following specification we are quoting:

To provide and install a Versalift VST-5000-I aerial platform lift, Knapheide steel line body and accessories on a 2021 Ford F750 120" cab to axle 31,000 GVWR

\* **Total** ----- **\$188,505.80**

Delivery ARO 365 Days

State and municipal sales taxes are to be added if applicable. FET shall be added if applicable.

Terms are Net 10. This Quote is valid for a period of 30 days from Friday, February 12, 2021.

The goods described herein will be sold subject to the additional provisions and our regular warranty printed on the next page hereof. We thank you for the courtesy extended to us, and hope to be favored with your acceptance of this proposal. Your acceptance of this proposal will not be binding upon us until one of our salesmen and an authorizing person of your company approves this proposal hereon in writing. No parts shall be ordered until a signed copy of this form and/or a P.O. has been received.

ACCEPTED:

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

PO #

Respectfully Submitted,

Drake-Scruggs Equipment Inc.

Quote Prepared By Daniel Sears

Firm Name: \_\_\_\_\_

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

Michael Reed, Sales Representative

**Aerial**

VST-5000-I Insulated 50 Ft. (15.2 m) telescopic aerial platform lift, including the standard items listed:

- Standard platform capacity of 600 lbs. (272 kg).
- Platform mounted full pressure Unitrol single-stick control including safety trigger, emergency stop, and hydraulic platform rotator with tilt for cleanout or rescue.
- Engine start/stop from platform and lower controls.
- Continuous rotation including one pass slip ring for start/stop system.
- 7.5 gpm (28 lpm) open center hydraulic system with a 3000 psi (158 kg/cm<sup>2</sup>) operating pressure.
- Side mounted telescopic upper boom allows low stowing of platform.
- Fiberglass inner boom and ELECTROGARD provide insulation gap fully retracted meeting ANSI A92.2 requirements for Category C, 46 KV and below.
- Chassis insulating system (fiberglass lower boom insert) providing 24 in. (0.61 m) insulation gap and including accommodations to bridge insulation gap for testing per ANSI A92.2.
- ELECTROGARD and inner boom finished with white urethane paint over a white gel coat.
- Non-lube bearings used throughout.
- One set of hydraulic tool outlets at platform (quick disconnect fittings not included) with pressure limit.
- Tubular pedestal including pedestal mounted A-frame outriggers with pivot feet, two control valves, and a selector valve.
- Integral reservoir with a 25 gallon (94.6 l) capacity and dual sight gauges.
- Closed heavy duty one step 24 in. X 48 in. X 42 in. (0.61m X 1.22m X 1.07m) fiberglass platform.
- Master/slave hydraulic leveling with upper and lower control to tilt for cleanout or rescue.
- Upper boom storage cradle with ratchet type tie down strap.
- Tubular rubber platform support.
- Mounting hardware.
- Standard white urethane paint.
- Two operator's manuals and two service manuals (in English).
- ANSI A92.2 data plate.
- Two Slope Indicators with decals.

TruGuard™ 2.0 dielectric isolating system with 4-Axis Right hand Singel Stick control. All control handles are isolated and Tested per ANSI 92.2 2009. The high resistive dielectric system is protected from direct environmental and job related contamination. TruGuard™ 2.0 technology incorporates the use of full hydraulic controls with durable metal handles and linkages. Includes 180O platform rotator. Not available when metal platforms are used.

Closed 24" X 30" platform with one step to the curbside.

Platform cover, nylon /vinyl 24" X 30"

Plastic liner for 24"x30" platform with molded step.

One set of hydraulic tools outlets at platform (with quick disconnects).

Hydraulic tool power valve for ground controls, including pressure, flow limit, and quick disconnects. Installed under rear of tailshelf, curbside.

Heavy duty rotator and platform support. Required with platform elevator.

Platform elevator (reduces the platform capacity by 100 lbs.) The elevator lifts the platform 24 inches vertically using a telescopic cylinder. This option adds 7 inches of length to the centerline of the platform rotator.

Platform capacity of 400 lbs, with jib and winch installed, 500 lbs without jib and winch.

2nd Vertical - (1) adjustable shelf with dividers. Hooks, 2-2-2, as high as possible.

3rd Vertical - Side access with gripstrut steps.

Horizontal - (1) pull out shelf with dividers.

Rear Vertical - Hooks, 2-2-2, as high as possible.

**Additional Features:**

- Rubber fender crowns
- 24" x 94" tailshelf with thru compartment and drop down door each side
- Pool style grab handles, (1) each side on tailshelf
- >80" body LED body light kit
- Wheel chock holders, (1) each side at rear
- LED compartment lights
- 147"L x 18"H x 18"D top opening box. Includes (2) doors with gas props installed streetside compartment top
- 2"x6" Pine Tailboard
- (2) 96" material rails with (6) sliding hooks, one each side of cargo area
- (4) outrigger pad carriers. (1) installed near each outrigger with pendulum keepers
- (8) 1" LED lights installed in cargo area walls to illuminate cargo area

(2) Chrome grab handles installed in side access. (1) each side.

Two rung, sure step retractable truck steps installed curbside under tailshelf.

**Safety Equipment**

Ecco model 840N back up alarm mounted at rear of truck.

Two ten pound, dry chemical, ABC rated fire extinguishers. (1) mounted on s/s front outrigger, (1) mounted on c/s tailshelf. Location to be confirmed at prepaint.

Triangle reflector kit. Shipped loose.

Two (2) rubber wheel chocks with metal handles.

Outrigger pads, 24" x 24" x 2" heavy duty with handle.

Ring style cone holder. Holds up to ten 28" cone. Mounted under the tailshelf, streetside.

**Lighting**

(2) Two Golight Stryker model 30004 LED permanent mount spotlights. White in color. Includes a wireless hand held remote. Mounted on cab guard, exact location to be determined at prepaint.

(2) Two Ecco ED3706AC strobes; Amber/Clear. Mounted in front grille.

(6) Six Ecco model ED3777AW LED strobes: amber/white. (2) mounted at rear on tailshelf, (2) mounted each side at bottom of body (1 midway and 1 towards the rear). Strobes, puddles, and spots all wired to their own individual switch.

6 function switch box with illuminated switches.

(2) Two Ecco 7965A Class I LED amber beacons. Installed each side of cab guard at front. Includes branch guards.

(2) Ecco model E92006 LED Worklamps, mounted on ICC bumper. Wired to reverse signal and to cargo/compartment light switch.

**Towing**



**Quote Number: 012721-0**

|                           |                     |
|---------------------------|---------------------|
| <b>Total for One Unit</b> | <b>\$133,642.80</b> |
| <b>Chassis Price</b>      | <b>\$65,363.00</b>  |
| <b>Subtotal</b>           | <b>\$199,005.80</b> |
| <b>Less Trade In</b>      | <b>\$10,500.00</b>  |
| <b>Grand Total</b>        | <b>\$188,505.80</b> |

***If chassis is paid for at the time of delivery to Drake-Scruggs Equipment Inc., deduct \$700.00 from the above total price. Title will be held until unit is paid in full***

***FOB: Rantoul, IL***

***State and municipal sales taxes are to be added if applicable.***

***FET shall be added if applicable.***

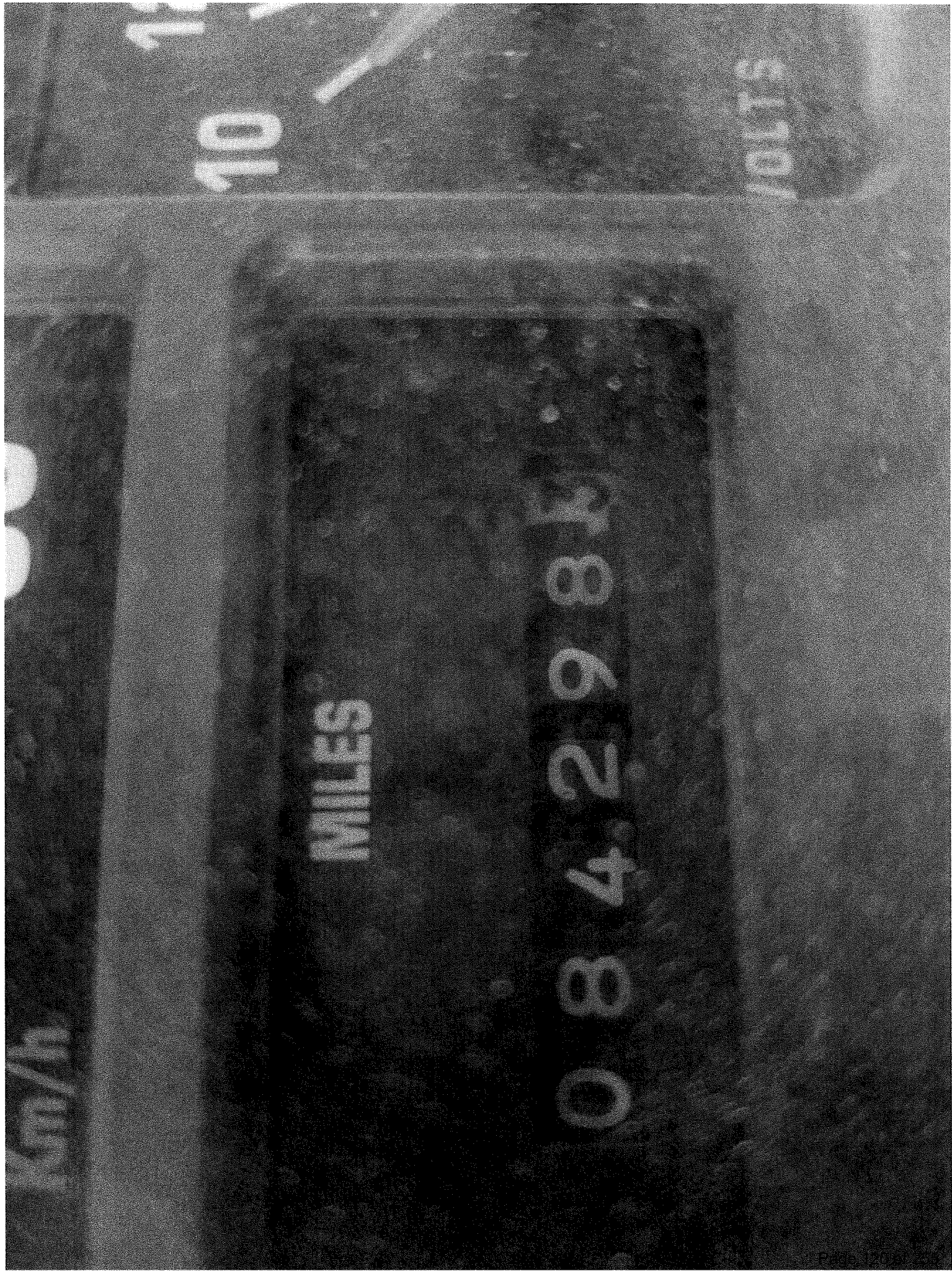












MILES

084298

10



NAVISTAR INTERNATIONAL TRANSPORTATION CORP.  
CHICAGO, ILLINOIS  
**NAVISTAR**

WB.

MODEL

188

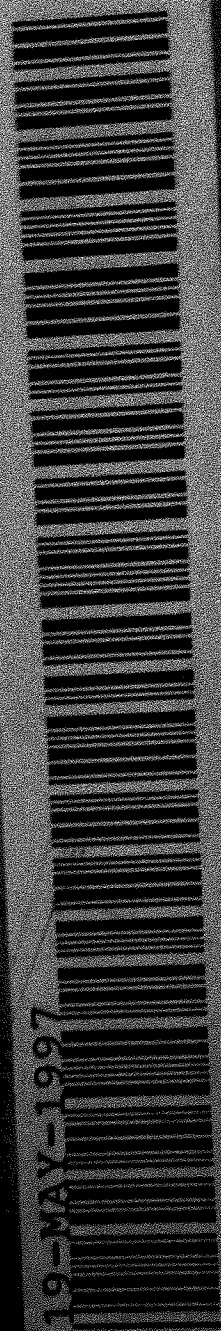
4900 4X2

PD LOC - DATE

1HTSDAAR9WH510604

VIN

19-MAY-1997



MADE IN UNITED STATES OF AMERICA

CHASSIS - CAB MFG. BY  
NAVISTAR INTERNATIONAL



## National Joint Powers Alliance®

### REQUEST FOR PROPOSAL

for the procurement of

## PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES

### RFP Opening

JANUARY 25, 2018

8:30 a.m. Central Time

At the offices of the

National Joint Powers Alliance®

202 12<sup>th</sup> Street Northeast, Staples, MN 56479

### RFP #012418

The National Joint Powers Alliance® (NJPA), on behalf of NJPA and its current and potential member agencies, which includes all governmental, higher education, K-12 education, not-for-profit, tribal government, and all other public agencies located in all fifty states, Canada, and internationally, issues this Request For Proposal (RFP) to result in a national contract solution for the procurement of #012418 PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES. Details of this RFP are available beginning December 7, 2017. Details may be obtained by letter of request to Chris Robinson, NJPA, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479, or by e-mail at [RFP@njpacoop.org](mailto:RFP@njpacoop.org). Proposals will be received until January 24, 2018 at 4:30 p.m. Central Time at the above address and opened January 25, 2018 at 8:30 a.m. Central Time.

### RFP Timeline

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| December 7, 2017                 | <b>Publication of RFP</b> in the print and online version of <i>USA Today</i> , in the print and online version of the <i>Salt Lake News</i> within the State of Utah, in the print and online version of the <i>Daily Journal of Commerce</i> within the State of Oregon (note: OR entities this pertains to: <a href="http://www.njpacoop.org/oregon-advertising">http://www.njpacoop.org/oregon-advertising</a> and also RFP Appendix B), in the print and online version of <i>The State</i> within the State of South Carolina, the NJPA website, MERX, Noticetobidders.com, PublicPurchase.com, Biddingo, and Onvia. |
| January 9, 2018<br>10:00 a.m. CT | <b>Pre-Proposal Conference</b> (the webcast/conference call). The connection information will be sent to all inquirers two business days before the conference.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| January 17, 2018                 | <b>Deadline for RFP questions.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| January 24, 2018<br>4:30 p.m. CT | <b>Deadline for Submission of Proposals.</b> Late responses will be returned unopened.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| January 25, 2018<br>8:30 a.m. CT | <b>Public Opening of Proposals.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

Direct questions regarding this RFP to: Chris Robinson at [chris.robinson@njpacoop.org](mailto:chris.robinson@njpacoop.org) or (218) 895-4168.



## **2 ADVERTISEMENT OF RFP**

**2.1** NJPA advertises this solicitation: 1) in the hard copy print and online editions of the USA Today; 2) once each in Oregon's Daily Journal of Commerce, South Carolina's The State and Utah's Salt Lake Tribune; 3) on NJPA's website; and 4) on other third-party websites deemed appropriate by NJPA. Other third-party advertisers may include Onvia, PublicPurchase.com, MERX, and Biddingo.

**2.2** NJPA also notifies and provides solicitation documentation to each state-level procurement departments for possible re-posting of the solicitation within their systems and at their option for future use and to meet specific state requirements.

## **3 INTRODUCTION**

### **A. ABOUT NJPA**

**3.1** The National Joint Powers Alliance® (NJPA) is a public agency serving as a national municipal contracting agency established under the Service Cooperative statute by Minnesota Legislative Statute §123A.21 with the authority to develop and offer, among other services, cooperative procurement services to its membership. Eligible membership and participation includes states, cities, counties, all government agencies, both public and non-public educational agencies, colleges, universities and non-profit organizations.

**3.2** Under the authority of Minnesota state laws and enabling legislation, NJPA facilitates a competitive solicitation and contracting process on behalf of the needs of itself and the needs of current and potential member agencies nationally. This process results in national procurement contracts with various Vendors of products/equipment and services which NJPA Member agencies desire to procure. These procurement contracts are created in compliance with applicable Minnesota Municipal Contracting Laws. A complete listing of NJPA cooperative procurement contracts can be found at [www.njpacoop.org](http://www.njpacoop.org).

**3.3** NJPA is a public agency governed by publicly elected officials that serve as the NJPA Board of Directors. NJPA's Board of Directors oversees and authorizes the calls for all new proposals and holds those resulting Contracts for the benefit of its own and its Members use.

**3.4** NJPA currently serves over 50,000 member agencies nationally. Both membership and utilization of NJPA contracts continue to expand, due in part to the increasing acceptance of Cooperative Purchasing throughout the government and education communities nationally.

### **B. JOINT EXERCISE OF POWERS LAWS**

**3.5** NJPA cooperatively shares those contracts with its Members nationwide through various Joint Exercise of Powers Laws or Cooperative Purchasing Statutes established in Minnesota, other states and Canadian provinces. The Minnesota Joint Exercise of Powers Law is Minnesota Statute §471.59 which states "Two or more governmental units...may jointly or cooperatively exercise any power common to the contracting parties..." This Minnesota Statute allows NJPA to serve Member agencies located in all other states. Municipal agencies nationally can participate in cooperative purchasing activities under their own state law. These laws can be found on our website at <http://www.njpacoop.org/national-cooperative-contract-solutions/legal-authority/>.

**3.5.1** For Members within the Commonwealth of Virginia, this RFP is intended to be a "joint procurement agreement" as described in Vir. Code § 2.2-4304(A), and those Virginia Members identified in Appendix C may agree to be a Joint Purchaser under this RFP.

### **C. WHY RESPOND TO A NATIONAL COOPERATIVE PROCUREMENT CONTRACT**

- 3.11.2** Offer and apply any applicable technological advances throughout the term of a contract resulting from this RFP;
- 3.11.3** Deliver “Value Added” aspects of the company, equipment/products and services as defined in the “Proposer’s Response”;
- 3.11.4** Deliver a wide spectrum of solutions to meet the needs and requirements of NJPA and NJPA Member agencies; and
- 3.11.5** Award an exclusive contract to the most responsive and responsible vendor when it is deemed to be in the best interest of NJPA and the NJPA Member agencies.

**3.12 Exclusive or Multiple Awards:** Based on the scope of this RFP and on the responses received, NJPA may award either an exclusive contract or multiple contracts. In some circumstances, a single national supplier may best meet the needs of NJPA Members; in other situations, multiple vendors may be in the best interests of NJPA and the NJPA Members and preferred by NJPA to provide the widest array of solutions to meet the member agency’s needs. NJPA retains sole discretion to determine which approach is in the best interests of NJPA Member agencies.

**3.13 Non-Manufacturer Awards:** NJPA reserves the right to make an award under this RFP to a non-manufacturer or dealer/distributor if such action is in the best interests of NJPA and its Members.

**3.14 Manufacturer as a Proposer:** If the Proposer is a manufacturer or wholesale distributor, the response received will be evaluated on the basis of a response made in conjunction with that manufacturer’s authorized dealer network. Unless stated otherwise, a manufacturer or wholesale distributor Proposer is assumed to have a documented relationship with their dealer network where that dealer network is informed of, and authorized to accept, purchase orders pursuant to any Contract resulting from this RFP on behalf of the manufacturer or wholesale distributor Proposer. Any such dealer will be considered a sub-contractor of the Proposer/Vendor. The relationship between the manufacturer and wholesale distributor Proposer and its dealer network may be proposed at the time of the submission if that fact is properly identified.

**3.15 Dealer/Reseller as a Proposer:** If the Proposer is a dealer or reseller of the products and/or services being proposed, the response will be evaluated based on the Proposer’s authorization to provide those products and services from their manufacturer. When requested by NJPA, Proposers must document their authority to offer those products and/or services.

## **E. SCOPE OF THIS RFP**

**3.16 Scope:** The scope of this RFP is to award a contract to a qualifying vendor defined as a manufacturer, provider, or dealer/distributor, established as a Proposer, and deemed responsive and responsible through our open and competitive proposal process. Vendors will be awarded contracts based on the proposal and responders demonstrated ability to meet the expectations of the RFP and demonstrate the overall highest valued solutions which meet and/or exceed the current and future needs and requirements of NJPA and its Member agencies nationally within the scope of PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES.

**3.17 Additional Scope Definitions:** In addition to PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES, **this solicitation should be read to include, but not to be limited to:**

- 3.17.1** Chassis-mounted, trailer-mounted, and self-propelled (wheel or track):
  - 3.17.1.1** telescopic, articulated, mast, and boom, aerial lifts, towers, buckets, and platforms; and,

standards, laws and regulations; and possess the willingness and ability to distribute, market to and service NJPA Members in all 50 states are preferred. NJPA requests proposers submit their entire product line as it applies and relates to the scope of this RFP.

**3.20 Sealed Proposals:** NJPA will receive sealed proposal responses to this RFP in accordance with accepted standards set forth in the Minnesota Procurement Code and Uniform Municipal Contracting Law. Awards may be made to responsible and responsive Proposers whose proposals are determined in writing to be the most advantageous to NJPA and its current or qualifying future NJPA Member agencies.

**3.21 Use of Contract:** Any Contract resulting from this solicitation shall be awarded with the understanding that it is for the sole convenience of NJPA and its Members. NJPA and/or its members reserve the right to obtain like equipment/products and services solely from this contract or from another contract source of their choice or from a contract resulting from their own procurement process.

**3.22 Awarded Vendor's interest in a contract resulting from this RFP:** Awarded Vendors will be able to offer to NJPA, and current and potential NJPA Members, only those products/equipment and services specifically awarded on their NJPA Awarded Contract(s). Awarded Vendors may not offer as "contract compliant," products/equipment and services which are not specifically identified and priced in their NJPA Awarded Contract.

**3.23 Sole Source of Responsibility-** NJPA desires a "Sole Source of Responsibility" Vendor. This means that the Vendor will take sole responsibility for the performance of delivered equipment/products/ services. NJPA also desires sole responsibility with regard to:

**3.23.1 Scope of Equipment/Products/Services:** NJPA desires a provider for the broadest possible scope of products/equipment and services being proposed over the largest possible geographic area and to the largest possible cross-section of NJPA current and potential Members.

**3.23.2 Vendor use of sub-contractors in sourcing or delivering equipment/product/services:** NJPA desires a single source of responsibility for equipment/products and services proposed. Proposers are assumed to have sub-contractor relationships with all organizations and individuals whom are external to the Proposer and are involved in providing or delivering the equipment/products/services being proposed. Vendor assumes all responsibility for the equipment/products/services and actions of any such Sub-Contractor. Suggested Solutions Options include:

**3.23.3** Multiple solutions to the needs of NJPA and NJPA Members are possible. Examples could include:

**3.23.3.1 Equipment/Products Only Solution:** Equipment/Products Only Solution may be appropriate for situations where NJPA or NJPA Members possess the ability, either in-house or through local third party contractors, to properly install and bring to operation those equipment/products being proposed.

**3.23.3.2 Turn-Key Solutions:** A Turn-Key Solution is a combination of equipment/products and services that provides a single price for equipment/products, delivery, and installation to a properly operating status. Generally this is the most desirable solution because NJPA and NJPA Members may not possess, or desire to engage, personnel with the necessary expertise to complete these tasks internally or through other independent contractors

**3.23.3.3 Good, Better, Best:** Where appropriate and properly identified, Proposers may offer the choice "of good, better, best" multiple-grade solutions to meet NJPA Members' needs.



**3.30.1 Deviations from industry standards** must be identified by the Proposer and explained how, in their opinion, the equipment/products and services they propose will render equivalent functionality, coverage, performance, and/or related services. Failure to detail all such deviations may comprise sufficient grounds for rejection of the entire proposal.

**3.30.2 Technical Descriptions/Specifications.** Excessive technical descriptions and specifications that unduly enlarge the proposal response may cause NJPA to reduce the evaluation points awarded on Form G. Proposers must supply sufficient information to:

**3.30.2.1** demonstrate the Proposer’s knowledge of industry standards and Member agency needs and expectations;

**3.30.2.2** Identify the equipment/products and services being proposed as applicable to the needs and expectations of NJPA Member agencies; and

**3.30.2.3** differentiate equipment/products and services from other industry manufacturers and providers.

**3.31 New Current Model Equipment/Products:** Proposals submitted shall be for new, current model equipment/products and services with the exception of certain close-out products allowed to be offered on the Proposer’s “Hot List” described herein.

**3.32 Compliance with laws and standards:** All items supplied on this Contract shall comply with any current applicable safety or regulatory standards or codes.

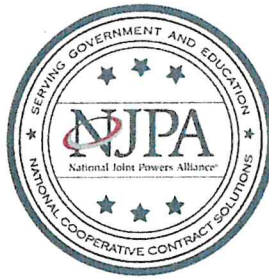
**3.33 Delivered and operational:** Products/equipment offered herein are to be proposed based upon being delivered and operational at the NJPA Member’s site. Exceptions to “delivered and operational” must be clearly disclosed in the “Total Cost of Acquisition” section of the proposal.

**3.34 Warranty:** The Proposer warrants that all products, equipment, supplies, and services delivered under this Contract shall be covered by the industry standard or better warranty. All products and equipment should carry a minimum industry standard manufacturer’s warranty that includes materials and labor. The Proposer has the primary responsibility to submit product specific warranty as required and accepted by industry standards. Dealer/Distributors agree to assist the purchaser in reaching a solution in a dispute over warranty’s terms with the manufacturer. Any manufacturer’s warranty that is effective past the expiration of the warranty will be passed on to the NJPA member. Failure to submit a minimum warranty may result in non-award.

**3.35 Additional Warrants:** The Proposer warrants that all products/equipment and related services furnished hereunder will be free from liens and encumbrances; defects in design, materials, and workmanship; and will conform in all respects to the terms of this RFP including any specifications or standards. In addition, Proposer/Vendor warrants the products/equipment and related services are suitable for and will perform in accordance with the ordinary use for which they are intended.

## **G. SOLUTIONS-BASED SOLICITATION**

**3.36** The NJPA solicitation and contract award process is not based on detailed specifications. Instead, this RFP is a “Solutions-Based Solicitation.” NJPA expects respondents to understand and anticipate the current and future needs of NJPA and its members—within the scope of this RFP—and to propose solutions that are commonly desired or required by law or industry standards. Proposal will be evaluated in part on your demonstrated ability to meet or exceed the needs and requirements of NJPA and our member agencies within the defined scope of this RFP.



**COMMENT AND REVIEW**  
to the  
**REQUEST FOR PROPOSAL (RFP) #012418**  
Entitled

**PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES**

The following advertisement was placed in Oregon's *Daily Journal of Commerce* on December 8, 2017, in South Carolina's *The State* on December 7, 2017, in Utah's *The Salt Lake Tribune* on December 7, 2017, in *USA Today* on December 7, 2017, and on the NJPA website [www.njpacoop.org](http://www.njpacoop.org), Onvia website [www.onvia.com](http://www.onvia.com), Notice to Bidders website [www.noticetobidders.com](http://www.noticetobidders.com), PublicPurchase.com, AAMDC, Merx, Biddingo and The New York State Contract Reporter:

*The National Joint Powers Alliance® (NJPA), on behalf of NJPA and its current and potential member agencies, which includes all governmental, higher education, K-12 education, not-for-profit, tribal government, and all other public agencies located in all fifty states, Canada, and internationally, issues this Request For Proposal (RFP) to result in a national contract solution for the procurement of #012418 PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES. Details of this RFP are available beginning December 7, 2017. Details may be obtained by letter of request to Chris Robinson, NJPA, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479, or by e-mail at [RFP@njpacoop.org](mailto:RFP@njpacoop.org). Proposals will be received until January 24, 2018 at 4:30 p.m. Central Time at the above address and opened January 25, 2018 at 8:30 a.m. Central Time.*

RFPs were requested by and distributed to:

|                                          |                                          |
|------------------------------------------|------------------------------------------|
| Altec Industries                         | Lindco Equipment Sales, Inc.             |
| BRITESPAN Building Systems Inc.          | Lineman's Testing Laboratories of Canada |
| Calumet Branded Products LLC             | LMT Inc.                                 |
| Caterpillar, Inc.                        | MGS Inc                                  |
| Coastline Equipment                      | MidCo Material Handling                  |
| Construction Industry Center             | Monroe Towmaster LLC                     |
| Control Networks Plus LLC                | Motrec International Inc.                |
| Data Transfer Solutions, LLC             | NESCO LLC                                |
| Deltek                                   | NPKCE                                    |
| Department of Finance and Administration | Pacific-Tek                              |
| Ditch Witch                              | Pioneer Pump                             |
| DUCO, LLC                                | Prime Vendor Inc.                        |
| Elliott Equipment Company                | RACO Manufacturing & Engineering         |
| Felicia Y Sharpe                         | Rausch Electronics USA, LLC              |
| Fitness Ventures, Inc.                   | Reelstrong LLC                           |

**The findings of the Proposal Evaluation Committee are summarized as follows:**

The Proposal Evaluation Committee used the established NJPA RFP evaluation criteria and determined that all proposal responses met Level-One Responsiveness. The response of Keizer Morris International, Inc. was determined to be Level-Two non-responsive because the offering of products and services in their proposal were found to fall outside of the scope of the RFP. All other proposals were found to be Level-Two responsive and were evaluated.

Altec Industries Inc. offers a diverse product line, including aerial devices, cable handling equipment, chippers/chipper bodies cranes, and digger derricks. They offer a 24 HR parts/sales/service line with less than a 10 second wait time, and have a large sales force with 37 service centers and more than 100 mobile service techs. Altec offers competitive pricing with volume discounts on multiple identical units.

Elliot Equipment Co. manufactures a selection of aerial equipment, boom truck cranes and digger derricks. Elliot offers a lifetime structural warranty on their equipment with two years on boom trucks and one year on the digger derricks. Elliot has 103 locations across the US and Canada to sell and service their equipment. Elliot offers a significant discount from List Price on their own products, as well as "open-market" goods, and additional volume discounts starting at three units.

Terex Utilities Inc. provides aerial platforms, cranes, utility equipment, and boom trucks, covered by a robust warranty that includes coverage for travel and labor. Terex will serve Member needs through 20 service locations across the US, with multiple mobile field technicians. They also offer online parts ordering, tools and accessory ordering capability, with a solid pricing proposal.

The Charles Machine Works offers directional boring equipment, piercing tools, pipe layers, trench rollers, vacuum excavation, pipe and cable locators, trenchers, and vibratory plows under the brand names Ditch Witch, Subsite and HammerHead. They offer in-house financing and leasing options. Charles Machine Works is represented by a dealer network with 126 locations across the US and Canada. They offer a range of significant discounts from MSRP and pass-through pricing on "open-market" items supplied with their equipment.

Thompson Pump and Manufacturing has a wide selection of pumps, including diesel or electric powered, dry priming or wet priming, which are either skid mounted or trailer mounted in various sizes and horsepower ratings. Thompson offers Members many options for arrangements on freight and shipping. Thompson has a strong dealer/distributor network able to service Members' needs. They offer considerable pricing discounts and volume discounts starting at ten units.

Time Manufacturing Co. manufactures a broad selection of bucket trucks, digger derricks, aerial equipment and cable placers under the Versalift, Condor, Skybird and Ruthmann brands. The company has a strong dealer and distributor network to handle sales and service to Members across the US and Canada. Time offers significantly discounted pricing on their primary equipment offerings, as well as accessories.

Vermeer Corporation offers pile drivers, trenchers, plows, trenchless boring, directional drilling, pipeline trenchers, and concrete cutters. They have 109 dealers in the US and 16 in Canada, giving them a demonstrated ability to serve Member needs. Vermeer proposed a range of considerable pricing discounts across product lines and offered volume discounts.





Form G  
PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES

| Possible Points                                           |       | Altec Industries, Inc. | Elliot Equipment Company | GapVax Inc. | Global Pump | Keizer Morris International, Inc. | Pacific-Tek | Ring-O-Matic |
|-----------------------------------------------------------|-------|------------------------|--------------------------|-------------|-------------|-----------------------------------|-------------|--------------|
| Conformance to Terms/ Conditions to Include Documentation | 50    | 43                     | 44                       | 40          | 39          | -                                 | 39          | 37           |
| Pricing                                                   | 400   | 358                    | 358                      | 313         | 312         | -                                 | 281         | 339          |
| Financial, Industry and Marketplace Successes             | 75    | 68                     | 60                       | 61          | 58          | -                                 | 59          | 57           |
| Bidder's Ability to Sell/ Service Contract Nationally     | 100   | 93                     | 90                       | 68          | 72          | -                                 | 78          | 83           |
| Bidder's Marketing Plan                                   | 50    | 43                     | 45                       | 43          | 41          | -                                 | 41          | 39           |
| Value Added Attributes                                    | 75    | 68                     | 69                       | 58          | 57          | -                                 | 59          | 60           |
| Warranty Coverages and Information                        | 50    | 44                     | 45                       | 39          | 40          | -                                 | 41          | 38           |
| Selection and Variety of Products and Services Offered    | 200   | 185                    | 179                      | 165         | 170         | -                                 | 156         | 161          |
| Total Points                                              | 1,000 | 902                    | 890                      | 787         | 789         | 0                                 | 754         | 814          |
| Rank Order                                                |       | 1                      | 3                        | 10          | 9           | 14                                | 11          | 8            |

| Possible Points                                           |       | Terex Utilities Inc. | The Charles Machine Works, Inc. | Thompson Pump and Manufacturing Company Inc. | Time Manufacturing Co | Vermeer Corporation | Wachs Utility Products | Xylem Dewatering Solutions, Inc. |
|-----------------------------------------------------------|-------|----------------------|---------------------------------|----------------------------------------------|-----------------------|---------------------|------------------------|----------------------------------|
| Conformance to Terms/ Conditions to Include Documentation | 50    | 37                   | 38                              | 39                                           | 37                    | 43                  | 36                     | 31                               |
| Pricing                                                   | 400   | 346                  | 356                             | 362                                          | 351                   | 356                 | 285                    | 199                              |
| Financial, Industry and Marketplace Successes             | 75    | 65                   | 67                              | 60                                           | 64                    | 68                  | 57                     | 62                               |
| Bidder's Ability to Sell/ Service Contract Nationally     | 100   | 84                   | 90                              | 82                                           | 91                    | 93                  | 69                     | 72                               |
| Bidder's Marketing Plan                                   | 50    | 39                   | 43                              | 42                                           | 42                    | 45                  | 38                     | 36                               |
| Value Added Attributes                                    | 75    | 66                   | 67                              | 60                                           | 65                    | 68                  | 56                     | 56                               |
| Warranty Coverages and Information                        | 50    | 42                   | 42                              | 39                                           | 43                    | 43                  | 38                     | 39                               |
| Selection and Variety of Products and Services Offered    | 200   | 171                  | 183                             | 172                                          | 178                   | 184                 | 160                    | 155                              |
| Total Points                                              | 1,000 | 850                  | 886                             | 856                                          | 871                   | 900                 | 739                    | 650                              |
| Rank Order                                                |       | 7                    | 4                               | 6                                            | 5                     | 2                   | 12                     | 13                               |

  
Chris Robinson, JD, NJPA

  
Greg Grunig, NJPA

  
Kim Austin, NJPA

  
Brandon Town, NJPA

  
Michael Munoz, NJPA

## Letter of Agreement To Extend the Contract

Between

**Altec Industries, Inc.**  
**210 Inverness Center Dr.**  
**Birmingham, AL 35242**

And

**Sourcewell, Formerly National Joint Powers Alliance (NJPA)**  
**202 12<sup>th</sup> Street NE**  
**Staples, MN 56479**  
**Phone: (218) 894-1930**

The Vendor and Sourcewell have entered into an Agreement (Contract #012418-ALT) for the procurement of Public Utility Equipment with Related Accessories and Supplies. This Agreement has an expiration date of March 14, 2022, but the parties may extend the Agreement for one additional year by mutual consent.

The parties acknowledge that extending the Agreement for another year benefits the Vendor, Sourcewell and Sourcewell's members. The Vendor and Sourcewell therefore agree to extend the Agreement listed above for a fifth year. This existing Agreement will terminate on March 14, 2023. All other terms and conditions of the Agreement remain in force.

**Sourcewell, Formerly National Joint Powers Alliance (NJPA)**

DocuSigned by:  
By: Jeremy Schwartz, Its: Director of Operations & Procurement/CPO  
C0FD2A139D06489...

Name printed or typed: Jeremy Schwartz

Date 4/28/2020 | 2:52 PM CDT

**Altec Industries, Inc.**

DocuSigned by:  
By: Riley Browne, Its: Contract Specialist  
DDB79E9FF5034DA...

Name printed or typed: Riley Browne

Date 4/28/2020 | 3:07 PM CDT

**FORM E**  
**CONTRACT ACCEPTANCE AND AWARD**



(Top portion of this form will be completed by NJPA if the vendor is awarded a contract. The vendor should complete the vendor authorized signatures as part of the RFP response.)

NJPA Contract #: 012418-ALT

Proposer's full legal name: Altec Industries, Inc.

**Based on NJPA's evaluation of your proposal, you have been awarded a contract. As an awarded vendor, you agree to provide the products and services contained in your proposal and to meet all of the terms and conditions set forth in this RFP, in any amendments to this RFP, and in any exceptions that are accepted by NJPA.**

The effective date of the Contract will be March 14, 2018 and will expire on March 14, 2022 (no later than the later of four years from the expiration date of the currently awarded contract or four years from the date that the NJPA Chief Procurement Officer awards the Contract). This Contract may be extended for a fifth year at NJPA's discretion.

**NJPA Authorized Signatures:**

  
\_\_\_\_\_  
NJPA DIRECTOR OF COOPERATIVE CONTRACTS  
AND PROCUREMENT/CRO SIGNATURE

  
\_\_\_\_\_  
NJPA EXECUTIVE DIRECTOR/CEO SIGNATURE

Jeremy Schwartz  
(NAME PRINTED OR TYPED)

Chad Coauette  
(NAME PRINTED OR TYPED)

Awarded on March 12, 2018

NJPA Contract # 012418-ALT

**Vendor Authorized Signatures:**

The Vendor hereby accepts this Contract award, including all accepted exceptions and amendments.

Vendor Name Altec Industries, Inc.

Authorized Signatory's Title Contract Specialist

  
\_\_\_\_\_  
VENDOR AUTHORIZED SIGNATURE

Riley Browne

\_\_\_\_\_  
(NAME PRINTED OR TYPED)

Executed on March 12, 2018

NJPA Contract # 012418-ALT



**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                               |                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ITEM: Motion to authorize and award a contract to Dirtworks Trucking & Excavation Co. in the amount of \$175,840.00 for disposal of wastewater sludge.                                                                                                                                                        | DEPARTMENT: Public Works                  |
| DATE: August 10, 2021                                                                                                                                                                                                                                                                                         | AMOUNT:                                   |
| ATTACHMENTS:<br><br>1. Sludge                                                                                                                                                                                                                                                                                 | ADMINISTRATIVE NOTES:                     |
| SUMMARY HIGHLIGHTS:<br>Authorize the award of a contract with Dirtworks Trucking & Excavation Co. for the necessary equipment and resources to load semi-trucks, haul, and dispose of wastewater sludge from the Village of Rantoul Wastewater Treatment Plant to the landfill, in the amount of \$175,840.00 |                                           |
| RECOMMENDED ACTION:                                                                                                                                                                                                                                                                                           |                                           |
| DEPARTMENT HEAD APPROVAL<br>Jake McCoy                                                                                                                                                                                                                                                                        | VILLAGE ADMINISTRATOR<br>Scott Eisenhower |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

| <b>AGENDA ITEM</b> | <b>PAGE</b> <u>    </u> <b>OF</b> <u>    </u> |
|--------------------|-----------------------------------------------|
|--------------------|-----------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>ITEM: Agreement with Dirtworks Trucking &amp; Excavation Co. for the Wastewater Treatment Plant Sludge Hauling and Disposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>DEPARTMENT: Public Works</b>                   |
| <b>AGENDA SECTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>PROJECT AMOUNT: <u>\$175,840.00</u></b>        |
| <b>ATTACHMENTS:</b><br><b>( ) ORDINANCE</b><br><b>( ) RESOLUTION</b><br><b>( X ) OTHER (See Summary Highlights)</b><br><b>( X ) SUPPORTING DOCUMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>DATE: July 29, 2021</b>                        |
| <b>SUMMARY HIGHLIGHTS:</b><br><p>This Agenda Item provides for an agreement with Dirtworks Trucking &amp; Excavation Co. for the necessary equipment and resources to load semi-trucks, haul and dispose of wastewater sludge from the Village of Rantoul Wastewater Treatment Plant (RWTP) to the landfill. The sludge must be transported to an approved landfill. In FY 21 the (RWTP) produced approximately 2,000 tons of sludge. It is anticipated that under normal conditions, sludge pickup and transport will occur one day a month, seven times a year (March, April, May, June, August, September, and October) removing approximately 300 tons per extraction.</p> <p>This project VRNTL-21-B-05 was advertised and bids were received on May 11, 2021 at 2:00 P.M. The apparent low bid was provided by Dirtworks Trucking &amp; Excavation Co. (\$87.92 per ton). It is recommended that the project be awarded to Dirtworks Trucking &amp; Excavation Co. A copy of the Bid Tabulation is attached for your reference.</p> <p>In November 2020, the Board approved an agreement with Merrell Bros., Inc. to perform on-site sludge dewatering at the WWTP, to provide operational relief and to achieve effluent compliance. This removal helped improve the plant's efficiency and water quality.</p> <p>The project was included in the FY22 operating budget. There is \$140,000 allocated in line item #536-1136-430.40-50 for this service.</p> |                                                   |
| <b>RECOMMENDED ACTION:</b> Authorize the award of a contract with Dirtworks Trucking & Excavation Co. in the amount of \$175,840.00 for the necessary equipment and resources to load semi-trucks, haul and dispose of wastewater sludge from the Village of Rantoul Wastewater Treatment Plant to the landfill.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |
| <b>DEPARTMENT HEAD APPROVAL:</b><br>Jacob D. McCoy, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>VILLAGE ADMINISTRATOR:</b><br>Scott Eisenhauer |
| <b>AGENDA PAGE NUMBER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |

Ref

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

| AGENDA ITEM | PAGE | OF |
|-------------|------|----|
|-------------|------|----|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>ITEM: Agreement with Stark Excavating, Inc. for the Wastewater Treatment Plant Sludge Hauling and Disposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>DEPARTMENT: Public Works</b>                   |
| <b>AGENDA SECTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>PROJECT AMOUNT: <u>\$140,000.00</u></b>        |
| <b>ATTACHMENTS:</b><br><input type="checkbox"/> <b>ORDINANCE</b><br><input type="checkbox"/> <b>RESOLUTION</b><br><input checked="" type="checkbox"/> <b>OTHER (See Summary Highlights)</b><br><input checked="" type="checkbox"/> <b>SUPPORTING DOCUMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>DATE: May 24, 2021</b>                         |
| <b>SUMMARY HIGHLIGHTS:</b><br><br><p>This Agenda Item provides for an agreement with Stark Excavating, Inc. for the necessary equipment and resources to load semi-trucks, haul and dispose of wastewater sludge from the Village of Rantoul Wastewater Treatment Plant (RWTP) to the landfill. The sludge must be transported to an approved landfill. In FY 21 the (RWTP) produced approximately 2,000 tons of sludge. It is anticipated that under normal conditions, sludge pickup and transport will occur one day a month, seven times a year (March, April, May, June, August, September, and October) removing approximately 300 tons per extraction.</p> <p>This project VRNTL-21-B-05 was advertised and bids were received on May 11, 2021 at 2:00 P.M. The apparent low bid was provided by Dirtworks Trucking &amp; Hauling (\$87.92 per ton). Stark Excavating, Inc. however an alternate bid (\$74.65) to haul to Clinton Landfill. It is recommended that the project be awarded to Stark Excavating, Inc. A copy of the Bid Tabulation is attached for your reference.</p> <p>In November 2020, the Board approved an agreement with Merrell Bros., Inc. to perform on-site sludge dewatering at the WWTP, to provide operational relief and to achieve effluent compliance. This removal helped improve the plant's efficiency and water quality.</p> <p>The project was included in the FY22 operating budget. There is \$140,000 allocated in line item #536-1136-430.40-50 for this service.</p> |                                                   |
| <b>RECOMMENDED ACTION:</b> Authorize the award of a contract with Stark Excavating, Inc. in the amount of \$140,000.00 for the necessary equipment and resources to load semi-trucks, haul and dispose of wastewater sludge from the Village of Rantoul Wastewater Treatment Plant to the landfill.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                   |
| <b>DEPARTMENT HEAD APPROVAL:</b><br>Jacob D. McCoy, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>VILLAGE ADMINISTRATOR:</b><br>Scott Eisenhauer |
| <b>AGENDA PAGE NUMBER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                   |



2021 Wastewater Treatment Plant Sludge Hauling

VRNTL-21-B-05

BID TABULATION

| Vendor                       | Address                                             | Signatures | Bid Bond | Original Bid                |                            | Alternate Bid              |       | Comments                                                              |
|------------------------------|-----------------------------------------------------|------------|----------|-----------------------------|----------------------------|----------------------------|-------|-----------------------------------------------------------------------|
|                              |                                                     |            |          | Haul to Danville<br>per ton | Haul to Clinton<br>per ton | Haul to Clinton<br>per ton | Local |                                                                       |
| Stark Excavating, Inc.       | 220 Wilbur Avenue, Champaign, IL, 61822             | Yes        | Yes      | \$96.25                     | \$74.65                    |                            | No    | The only alternate bid                                                |
| Advantage Trucking, LLC      | 201 S. Grand St., Rantoul, IL, 61866                | Yes        | No       | \$91.00                     | na                         | na                         | Yes   |                                                                       |
| Dirtworks Trucking & Hauling | 1130 N. Century Dr., Rantoul, IL, 61866             | Yes        | Yes      | \$87.92                     | na                         | na                         | Yes   |                                                                       |
| Area Disposal Services, Inc  | 4700 N. Sterling Ave, Peoria, IL, 61615             | Yes        | no       | \$23.00                     | na                         | na                         | No    | This bid was for disposal only. Doesn't meet the needs of the Village |
| Synagro Central, LLC         | 435 Williams Court, Suite 100, Baltimore, MD, 21220 | Yes        | Yes      | \$108.00                    | na                         | na                         | No    |                                                                       |

## INVITATION FOR BIDS

### Rantoul Wastewater Treatment Plant Sludge Hauling and Disposal

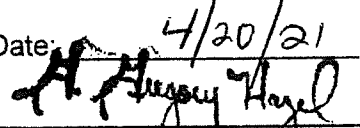
VRNTL-21-B-05

1625 East Grove Avenue  
Rantoul, Champaign County, Illinois

---

|                          |                                                                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Submission Date & Time:  | May 11, 2021<br>2:00 P.M. Local Time                                                                                                                                  |
| Bid Opening Date & Time: | May 11, 2021<br>2:00 P.M. Local Time                                                                                                                                  |
| Pre-Bid Meeting:         | None                                                                                                                                                                  |
| Bid Bond:                | Required                                                                                                                                                              |
| Contact Person:          | Jake McCoy, P.E.<br>Assistant Director of Public Works<br>Village of Rantoul<br>Public Works Department<br>200 W. Grove Avenue<br>Rantoul, IL 61866<br>(217) 892-6526 |

Approved By  
Village of Rantoul  
Department of Public Works

Date: 4/20/21  
  
\_\_\_\_\_  
Director of Public Works

## ADVERTISEMENT FOR BIDS

Rantoul Wastewater Treatment Plant  
Sludge Hauling and Disposal

The Village of Rantoul, Department of Public Works, is requesting bids to provide *Wastewater Sludge Hauling and Disposal* services for its Wastewater Treatment Plant. Bid documents are on the Village website under "Bid Information" at <http://www.myrantoul.com/Bids.aspx>. Interested parties may also ask that bid documents be mailed by contacting Mr. Jake McCoy at 217-892-6526 or email to [jmccoy@myrantoul.com](mailto:jmccoy@myrantoul.com). Bids must be received no later than 2:00 pm May 11, 2021 by the Village of Rantoul at the office of the Comptroller, 333 S Tanner, Rantoul, Illinois, 61866. The Village reserves the right to determine responsibility at the time of award, to reject any or all bids, to re-advertise the proposed improvement, and to waive technicalities.

DATED this 20<sup>th</sup> day of April, 2021.



## TABLE OF CONTENTS

|                                                                               |    |
|-------------------------------------------------------------------------------|----|
| INVITATION FOR BIDS.....                                                      | 1  |
| ADVERTISEMENT FOR BIDS .....                                                  | 1  |
| TABLE OF CONTENTS .....                                                       | 2  |
| GENERAL CONDITIONS .....                                                      | 3  |
| GENERAL INFORMATION .....                                                     | 3  |
| INTENT .....                                                                  | 3  |
| SCOPE OF SERVICES REQUESTED .....                                             | 3  |
| VENDOR QUALIFICATIONS .....                                                   | 3  |
| RESPONSIBILITY FOR DAMAGE CLAIMS .....                                        | 4  |
| INSURANCE.....                                                                | 4  |
| A. <i>Limitation of Liability</i> .....                                       | 4  |
| B. <i>Insurance Specifications</i> .....                                      | 4  |
| C. <i>Qualification of Insurers</i> .....                                     | 7  |
| D. <i>Subrogation Clause</i> .....                                            | 7  |
| EMPLOYMENT OF ILLINOIS WORKERS DURING PERIODS OF EXCESSIVE UNEMPLOYMENT ..... | 7  |
| PREFERENCE TO VETERANS ACT.....                                               | 7  |
| FAIR EMPLOYMENT PRACTICES ACT .....                                           | 8  |
| ILLINOIS HUMAN RIGHTS ACT .....                                               | 8  |
| ILLINOIS PREVAILING WAGE ACT .....                                            | 8  |
| BID SUBMISSION .....                                                          | 8  |
| DURATION OF OFFER.....                                                        | 9  |
| LENGTH OF CONTRACT .....                                                      | 9  |
| ALTERNATE BIDS .....                                                          | 9  |
| RIGHTS RESERVED BY THE VILLAGE .....                                          | 9  |
| SEALED BID FORM .....                                                         | 10 |
| BID CERTIFICATION & SUBMITTAL FORM .....                                      | 11 |

## **GENERAL CONDITIONS**

### **General Information**

Village of Rantoul ("VILLAGE") owns and operates the Rantoul Wastewater Treatment Plant (RWTP). The Rantoul Wastewater Treatment Plant is located at 1625 East Grove Avenue, Rantoul, Illinois.

### **Intent**

The VILLAGE intends to receive bids from qualified contractors to provide wastewater sludge hauling from the (RWTP) to dispose of at an approved landfill.

### **Scope of Services Requested**

The VILLAGE is requesting all tasks related to completing the project. Tasks for this project include the following:

1. The scope of work is to mobilize an end-loader to the Rantoul Wastewater Treatment Plant (RWTP) to fill semi-trucks, haul and dispose of wastewater sludge. The sludge must be transported to an approved landfill. In FY 21 the (RWTP) produced approximately 2,000 tons of sludge. The sludge volume consists of 13% to 20% solids. The sludge produced at both facilities has been tested and is listed as non-hazardous waste. The VILLAGE'S preference is the Republic Services, Brickyard Landfill, located at 601 East Brickyard Road, Danville, Illinois, 61832. Alternate landfills will be considered, however, the VILLAGE reserves the right to award a bid to the CONTRACTOR taking sludge to the Brickyard Landfill.
2. Frequency of Removal: It is anticipated that under normal conditions, sludge pickup and transport will occur one day a month, seven times a year (March, April, May, June, August, September, and October) removing approximately 300 tons per extraction.
3. Bid amount shall be all inclusive and include all fees to include, but not limited to; landfill fees, tipping fees, hauling fees, environmental fees, fuel surcharges, and container lease - rental charges. Bid amounts or bid form may not be modified by adding any additional surcharges, allowances, seasonal

### **Vendor Qualifications**

1. Minimum five (5) years' experience in the sludge hauling and disposal business, specifically hauling wastewater treatment plant sludge.
2. Must provide all required licenses, certifications and permits.
3. Proof of current insurance to meet the specifications listed in section 6 of these bid documents.
4. Must employ drivers with CDL licenses, licensed to operate in Illinois.

### **Responsibility for Damage Claims**

The CONTRACTOR shall indemnify and save harmless the OWNER, the ENGINEER, their officers, employees and agents, from all suits, actions or claims of any character including costs and attorney's fees, brought because of any injuries or damages received or sustained by any person, persons, or property on account of the operations of said CONTRACTOR; or on account of, or in consequence of, any neglect in safeguarding the work; or through the use of unacceptable materials in constructing the work; or because of any act or omission, neglect, or misconduct of said CONTRACTOR; or because of any claims or amounts recovered for any infringement of patent, trademark, or copyright; or from any claims or amounts arising or recovered under the "Worker's Compensation Act", or any other law, ordinance, order or decree; and so much of the money due said CONTRACTOR under and by virtue of the CONTRACT as shall be considered necessary by the Village of Rantoul for such purposes may be retained for the use of the Village of Rantoul; or in case no money is due, the CONTRACTOR'S surety shall be held until such suits, actions or claims have been settled and suitable evidence to that effect furnished to the Village of Rantoul.

Any CONTRACTOR'S duty to indemnify the Village of Rantoul provided for in this Contract or in the STANDARD SPECIFICATIONS shall be to the greatest extent allowed by law.

### **Insurance**

#### **A. Limitation of Liability**

The CONTRACTOR affirmatively represents that (s)he is skilled and experienced in the use and interpretation of Drawings and Specifications such as those included in the CONTRACT DOCUMENTS. Further, (s)he also affirmatively represents that (s)he has carefully reviewed the Drawings and Specifications of this CONTRACT and that (s)he has based his/her BID solely on these Documents, not relying in any way on any explanation or interpretation, oral or written, from any other source.

Unless a CONTRACTOR shall give written notice to the ENGINEER of any ambiguities contained in the Drawings and Specifications prior to the submission of its Bid, the CONTRACTOR agrees that it shall be conclusively presumed that the CONTRACTOR has exercised his/her aforementioned skill and experience and found the Drawings and Specifications sufficient and free from ambiguities, errors, or omissions for the purpose of determining its Contract Bid Price for the performance of the Work in conformity with the Drawings and Specifications.

If the CONTRACTOR is required to do extra work not shown in the CONTRACT DOCUMENTS or which the CONTRACTOR could reasonably not have been expected to discover by exercising his/her aforementioned skill and experience, an equitable adjustment in the CONTRACT BID price will be made as provided in the "STANDARD SPECIFICATIONS". CONTRACTOR shall list OWNER as additional insured on the insurance documents.

#### **B. Insurance Specifications**

##### **1. Insurance Required of the CONTRACTOR**

Prior to commencement of the work, each CONTRACTOR shall purchase and maintain during the term of the Project such insurance as will protect him/her, the OWNER(s) and the ENGINEER(s) from claims



arising out of the work described in this Contract and performed by the CONTRACTOR, SUBCONTRACTOR(S) or SUB-SUBCONTRACTOR(S) consisting of:

- a. Worker's Compensation Insurance including Employer's liability to cover employee injuries or disease compensable under the Worker's Compensation Statutes of the states in which work is conducted under this CONTRACT; disability benefit laws, if any; or Federal compensation acts such as U.S. Longshoremen or Harbor Workers Maritime Employment, or Railroad Compensation Act(s), if applicable. Self-insurance plans approved by the regulatory authorities in the state in which work on this Project is performed are acceptable.
- b. A Comprehensive General Liability policy to cover bodily injury to persons other than employees and for damage to tangible property, including loss of use thereof, including the following exposures.
  - (1) All premises and operations
  - (2) Explosion, collapse and underground damage
  - (3) CONTRACTOR'S Protective coverage for independent CONTRACTORS or SUBCONTRACTORS employed by him/her
  - (4) Contractual Liability for the obligation assumed in the Indemnification or Hold Harmless agreement found in the General Conditions section of this Contract
  - (5) The usual Personal Liability endorsement with no exclusions pertaining to employment
  - (6) Products and Completed Operations coverage. This coverage shall extend through the Contract guarantee period.
- c. A Comprehensive Automobile Liability policy to cover bodily injury and property damage arising out of the Ownership, maintenance or use of any motor vehicle, including owned, non-owned and hired vehicles. In light of standard policy provisions concerning (1) loading and unloading and (2) definitions pertaining to motor vehicles licensed for road use vs. unlicensed or self-propelled construction equipment, it is strongly recommended that the Comprehensive General Liability and the Comprehensive Auto Liability be written by the same insurance carrier, though not necessarily in one policy.
- d. The CONTRACTOR will purchase for the OWNER an OWNER'S Protective Liability policy or name the OWNER as an additional insured on the CONTRACTOR'S policies to protect the OWNER, the ENGINEER, their consultants, agents, employees and such public corporations in whose jurisdiction the work is located for their contingent liability for work performed by the CONTRACTOR or the SUBCONTRACTOR(S) under this CONTRACT.
- e. The CONTRACTOR shall purchase a Builder's Risk-Installation Floater in a form acceptable to the OWNER covering property of the Project for the full cost of replacement as of the time of any loss which shall include, as named insured, (1) the CONTRACTORS, (2) all SUBCONTRACTORS, (3) all Sub-SUBCONTRACTORS, (4) the OWNER, the ENGINEER(S) or Architect(s), as their respective interest may prove to be at the time of loss, covering insurable property which is the subject of this CONTRACT, whether in place, stored at the job site, stored elsewhere, or in transit at the risk of the insured(s).

Coverage shall be affected on an "All Risk" form including, but not limited to, the perils of fire, wind, vandalism, collapse, theft and earthquake, with exclusions normal to the coverage. With approval of the ENGINEER, the CONTRACTOR may arrange for such deductibles as (s)he deems to be within his/her ability to self-assume, but (s)he will be held solely responsible for the amount of such

deductible and for any co-insurance penalties. Any insured loss shall be adjusted with the OWNER and the CONTRACTOR and paid to the OWNER and CONTRACTOR as Trustee for the other insured.

f. Umbrella or Excess Liability

The OWNER or its representative may, for certain projects, require limits higher than those stated under "Limits of Liability" below. The CONTRACTOR is granted the option of arranging coverage under a single policy for the full limit required or by a combination of underlying policies with the balance provided by an Excess or Umbrella Liability policy equal to the total limit(s) requested. Umbrella or Excess policy wording shall be at least as broad as the primary or underlying policy(ies) and shall apply both to the CONTRACTOR'S general liability and to his/her automobile liability insurance.

2. Limits of Liability

The required limits of liability of insurance coverages required under "Insurance Required of the CONTRACTOR" above shall be not less than the following:

|                                                  |                                     |
|--------------------------------------------------|-------------------------------------|
| a. Worker's Compensation                         |                                     |
| Coverage A – Compensation                        | Statutory                           |
| Coverage B - Employer's Liability                | \$ 100,000.00                       |
| b. Comprehensive General Liability               |                                     |
| Bodily Injury – Each Occurrence                  | \$1,000,000.00                      |
| Bodily Injury - Aggregate (Completed Operations) | \$1,000,000.00                      |
| Property Damage - Each Occurrence                | \$ 500,000.00                       |
| Property Damage – Aggregate or                   | \$ 500,000.00                       |
| Combined Single Limit                            | \$1,000,000.00                      |
| c. Comprehensive Automobile Liability            |                                     |
| Bodily Injury - Each Person                      | \$ 500,000.00                       |
| Bodily Injury - Each Occurrence                  | \$ 500,000.00                       |
| Property Damage – Aggregate or                   | \$ 500,000.00                       |
| Combined Single Limit                            | \$1,000,000.00                      |
| d. OWNER'S Protective                            |                                     |
| Bodily Injury - Each Occurrence                  | \$1,000,000.00                      |
| Property Damage - Each Occurrence                | \$ 500,000.00                       |
| Property Damage – Aggregate or                   | \$1,000,000.00                      |
| Combined Single Limit                            | \$1,500,000.00                      |
| e. Builder's Risk – Installation Floater         | Cost to replace<br>at time of loss. |
| f. Umbrella or Excess Liability                  | \$2,000,000.00                      |
| g. Railroad Protective Liability                 | Set by<br>Railroad(s)               |

3. Insurance - Other Requirements

- a. **Notice of Cancellation or Intent not to Renew**  
Policies will be endorsed to provide that at least thirty (30) days written notice shall be given to the OWNER and to the ENGINEER of cancellation or of intent not to renew.
- b. **Evidence of Coverage**  
Prior to commencement of the work, the CONTRACTOR shall furnish to the OWNER, Certificates of Insurance in force. The OWNER reserves the right to request complete copies of policies if deemed necessary to ascertain details of coverage not provided by the certificates. Such policy copies shall be "Originally Signed Copies," and so designated. The acceptance and filing by the ENGINEER and/or the OWNER of a Certificate or Certificates of Insurance disclosing coverage which does not meet the requirements of these specifications shall not constitute a waiver of those requirements by the OWNER nor operate to release the CONTRACTOR from his/her obligation to provide the required insurance coverage.

**C. Qualification of Insurers**

All insurance carried by the CONTRACTOR to meet these requirements shall be provided by insurance companies legally authorized to provide the respective coverage in the State of Illinois, and which are registered with the Illinois Department of Insurance for providing said coverage.

**D. Subrogation Clause**

The following subrogation clause shall appear in all policies of insurance, "Subrogation Clause - it is hereby stipulated that this insurance shall not be invalidated should the insured waive in writing prior to a loss any or all right of recovery against any part for loss occurring to the property described herein."

**Employment of Illinois Workers During Periods of Excessive Unemployment**

Pursuant to the "Employment of Illinois Workers on Public Works Act" of the State of Illinois (30 ILCS 570/0.01 *et seq.*), as amended from time to time, whenever there is a period of excessive unemployment in Illinois, which is defined herein as any month immediately following two (2) consecutive calendar months during which the level of unemployment in the State of Illinois has exceeded 5 percent as measured by the United State bureau of Labor Statistics in its monthly publication of employment and unemployment figures, the Contractor shall employ only Illinois laborers. "Illinois laborer" means any person who has resided in Illinois for at least 30 days and intends to become or remain an Illinois resident.

Other laborers may be used when Illinois laborers as defined herein are not available or are incapable of performing the particular type of work involved, if so certified by the Contractor. The Contractor may place no more than three (3) of his regularly employed non-resident executive and technical experts, who do not qualify as Illinois laborers, to do work encompassed by this Contract during periods of excessive unemployment.

**Preference to Veterans Act**

The Contractor shall comply with the "Veterans Preference Act" of the State of Illinois" of the State of Illinois, as amended from time to time, which gives preference to veterans of the United States military and naval service in appointments and employment upon public works by, or for the use of, the State or its political subdivisions (330 ILCS 55/0.01 *et seq.*) in the employment and appointment to fill positions in the construction, addition to, or alteration of any public works.



### **Fair Employment Practices Act**

Attention of bidders is directed to the provisions of the "Fair Employment Practices Act" of the State of Illinois approved July 1, 1961, as amended from time to time, and particularly the provisions of Section 4 thereof, concerning Public Contracts. The Contract that is to be entered into shall be conditioned as provided by law.

### **Illinois Human Rights Act**

Attention of bidders is directed to the provisions of the Illinois Human Rights Act (775 ILCS 5/1-101 *et seq.*) of the State of Illinois approved December 6, 1979, as amended from time to time, and particularly the provisions of Section 2-501 thereof, concerning Public Contracts. The Contract, which is to be entered into, shall be conditioned as provided by law.

### **Illinois Prevailing Wage Act**

Attention of bidders is directed to "An Act Regulating Wages of Laborers, Mechanics, and Other Workmen Employed Under contracts for Public Work" enacted by the 62nd General Assembly, approved June 26, 1941, (also known as the "Prevailing Wage Act" [820 ILCS 130/0.01 *et seq.*]), as amended from time to time, and in accordance herewith there shall be paid to each workman engaged in contract work, not less than the prevailing wage including fringe benefits as determined by the Secretary of Labor. As required by the Illinois Prevailing Wage Act, the general prevailing rate of wages in the locality for each craft or type of worker or mechanic needed to execute the contract or perform such work, also the general prevailing rate for legal holiday and overtime work, as ascertained by the Village of Rantoul, shall be paid for each craft or type of worker needed to execute the contract or to perform such work. These requirements apply to any and all sub-contractors on the job. Bidders shall be subject to any change in rates, which may be effective at the time the contract is awarded. Pursuant to the Illinois Prevailing Wage Act, the Owner has determined the prevailing rates for various classifications of workers. The latest determination of these rates as of the date of the Contract Documents is included in the Contract Documents. The Contractor shall pay its workers not less than the prevailing rates so determined and comply with the requirements of the aforementioned statutes, including, but not limited to, the keeping of accurate records showing the names and occupation of all laborers, workers, and mechanics employed on this Contract, which records show the actual hourly wages paid to each such person. Pursuant to Public Act 86-799, (effective June, 1990), these specifications list the prevailing rate of wages for the county where the Contract is being performed and for each craft or type of work needed to execute the Contract.

### **Bid Submission**

Bids shall be delivered to the Village's Municipal Building at the office of the Comptroller, 333 S Tanner, Rantoul, Illinois, 61866 the date and time specified in this document. The VILLAGE, has specified the date and time for the bid submission and all CONTRACTOR bids will be confirmed as received up and to that deadline. All bids shall be manually and duly signed by an authorized corporate officer, principal or partner with the authority to bind said CONTRACTOR. All bids shall be in a sealed envelope with the following information clearly visible:

1. Title of bid: "Rantoul Wastewater Treatment Plant Sludge Hauling and Disposal"
2. Name and address of company submitting the bid
3. Date and time of submission deadline

A bid received after the deadline may be accepted at the sole discretion of the VILLAGE. Receipt by the VILLAGE of a bid received after the closing date and time as stated herein shall not be construed as acceptance of the bid.

#### **Duration Of Offer**

Bids submitted in response to this solicitation are irrevocable for 90 days following the deadline for submission of bids. This period may be extended by written mutual agreement between a responder and the VILLAGE.

#### **Length Of Contract**

Contract shall be for one (1) year, beginning June 1, 2021, with each additional year added upon agreement by both parties. Subsequent annual renewals may only be upon agreement by both parties and if there is not a price change. Any subsequent renewal that includes a price change would be subject to prior approval by the VILLAGE Board of Trustees.

#### **Alternate Bids**

A bidder may submit an alternate bid, but only if those terms are beneficial to the VILLAGE. Examples of alternate bid terms could be extending the term, alternate size equipment / containers, or other. An alternate bid shall be submitted on a separate bid form and be clearly marked "Alternate Bid". The CONTRACTOR shall also include a full description of the differences proposed from the base bid, how this would benefit the VILLAGE and what exceptions are specifically being proposed from the base bid terms. The VILLAGE reserves the right to accept or reject any alternate bids, regardless of how the CONTRACTOR characterizes the perceived benefits to the VILLAGE.

#### **Rights Reserved By The Village**

The VILLAGE reserves the right to:

Reject any and all bids received in response to this bid request.

Waive or modify any information, formalities, irregularities, or inconsistencies in bids received.

The selection of the CONTRACTOR shall remain the sole and final decision of the VILLAGE'S Board of Trustees.

## SEALED BID FORM

Village of Rantoul  
Public Works Department

**Rantoul Wastewater Treatment Plant  
Sludge Hauling and Disposal**  
VRNTL-21-B-05

INSTRUCTIONS: Fill in the bid amount for each item. Bids must be placed in a SEALED ENVELOPE and turned in to Mrs. Jolene Gensler main office NO LATER THAN May 11, 2021 at 2:00 pm local time, and clearly marked "Rantoul Wastewater Treatment Plant Sludge Hauling and Disposal - BID".

The Village's Board of Trustees will make final determination of bid accepted and reserves the right to reject any or all bids, and to waive any informalities.

| Rantoul Wastewater Treatment Plant Sludge Hauling and Disposal |          |                                                                                                                                                 |                                    |
|----------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Item No.                                                       | Quantity | Item Description                                                                                                                                | Bid Amount                         |
| 1                                                              | 1 Ea.    | Services to mobilize an end-loader to the Rantoul Wastewater Treatment Plant (RWTP) to fill semi-trucks, haul and dispose of wastewater sludge. | \$ <u>87.92</u><br>Per Weighed Ton |

### Bidder Information Form

Name of Bidder: Dirtworks Trucking & Excavating Co.

Signature: Angela Henderson - Secretary  
Angela Henderson

(Print name)

Address: 1130 N. Century, Rantoul, IL 61866

Phone Number: 217-377-4005

E-mail: dwote17@gmail.com

(By signing above, bidder acknowledges that he/she has read and has agreed to all bid terms.)

**Any inquiries should be addressed to:**

Mr. Jake McCoy  
200 W. Grove Avenue  
Rantoul, IL 61866  
jmccoy@myrantoul.com  
Phone: (217)892-6526



## BID CERTIFICATION & SUBMITTAL FORM

By signing below, the undersigned does hereby agree and certify the following terms, understanding and commitments;

1. The bidder, including officers, partners or principals, have thoroughly read and understand all sections of the Request for Bids and that any exceptions or variances requested have been submitted with their bid, all questions have been asked and answered and that the fee(s) submitted with the bid include all required items, services and product.
2. That all information and answers are correct for all parties to the best of their knowledge, and that should any information be found to be materially incorrect or false, the Village may terminate any contract or agreement with the parties.
3. By submitting a bid, the Proposer agrees to release the Village from any liability resulting from the Village's disclosure of such materials and the information contained in them.
4. By submitting a bid, the Proposer also agrees to defend any legal or administrative action seeking release of materials the Proposer believes to be trade secret information and will indemnify and hold harmless the Village, its agents and employees from any judgments or damages awarded against any of them in favor of any party requesting the materials, including any costs connected to that defense.
5. That no member of the bidder's company, its employees, principals or partners have not given, offered to give, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a Village employee or Trustee in connection with this bid and offer.
6. That the undersigned have the authority and approval to submit this bid and bind their corporation or organization to the terms required in the Request for Bid and if selected for further consideration will in good faith negotiate with the Village to provide additional pricing or cost information, and to enter into an agreement for completion of this transaction and purchase.

Bidder Certification:

Angela Henderson  
Signature

Angela Henderson-Secretary  
Printed Name & Title

Dirtworks Trucking & Excavating Co.  
Name of Corporation/Company

Thomas A. Caw  
Witness Signature

Bid Date: 5/11/2021

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                          |                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ITEM: Motion to authorize and approve the purchase of a replacement tandem dump truck from CIT Trucks in the amount of \$145,000.00                                                                                                      | DEPARTMENT: Public Works                  |
| DATE: August 10, 2021                                                                                                                                                                                                                    | AMOUNT:                                   |
| ATTACHMENTS:<br><br>1. Dump Truck                                                                                                                                                                                                        | ADMINISTRATIVE NOTES:                     |
| SUMMARY HIGHLIGHTS:<br>Authorize the purchase of a replacement tandem dump truck in the Street/Wastewater Division from CIT Trucks, with a contingency fund of \$7,421.00 for any unforeseen requirements, in the amount of \$137,579.00 |                                           |
| RECOMMENDED ACTION:                                                                                                                                                                                                                      |                                           |
| DEPARTMENT HEAD APPROVAL<br>Jake McCoy                                                                                                                                                                                                   | VILLAGE ADMINISTRATOR<br>Scott Eisenhower |

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

| AGENDA ITEM | PAGE <u>    </u> OF <u>    </u> |
|-------------|---------------------------------|
|-------------|---------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ITEM: PW Street/Wastewater Divisions<br/>Tandem Dump Truck Replacement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>DEPARTMENT: Public Works</b>                                                                                                                                       |
| <b>AGENDA SECTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>PROJECT AMOUNT: <u>\$145,000.00</u></b><br><div style="text-align: right; padding-right: 20px;"> \$137,579.00 (CIT Trucks)<br/> \$7,421.00 Contingency Fund </div> |
| <b>ATTACHMENTS:</b><br><input type="checkbox"/> <b>ORDINANCE</b><br><input type="checkbox"/> <b>RESOLUTION</b><br><input checked="" type="checkbox"/> <b>OTHER (See Summary Highlights)</b><br><input checked="" type="checkbox"/> <b>SUPPORTING DOCUMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>DATE: July 29, 2021</b>                                                                                                                                            |
| <b>SUMMARY HIGHLIGHTS:</b><br><p>This Agenda Item provides for the purchase of a replacement tandem dump truck in the PW Street/Wastewater Divisions. The PW Department decided when the wastewater treatment plant quit using the belt filter presses it could cut down to one tandem dump truck. It was and will be used among both Divisions. We currently have the presses operating 6 days a week at the Wastewater Treatment Plan which require a tandem dump truck to be onsite at all times. The current tandem dump truck is 20 years old and while perfect for the wastewater operations, it is far from roadworthy. A new tandem dump truck is needed for daily uses including hauling rock, sand, brush chips, and street sweeping debris. It would also be used to haul the sludge to the landfill.</p> <p>The new tandem dump truck chassis is offered through Sourcewell, formerly National Joint Powers Alliance (NJPA), which is an organization that conducts the bidding and award of a wide range of equipment and products for governmental and educational organizations. The Kenworth Truck Company was selected by the committee as they met the scope and mandatory submittal requirements to offer truck chassis in Classes 5,6,7 and 8. The lowest responsive, Sourcewell approved vendor, proposal was provided by CIT Trucks in the amount of \$137,579.00. The quote included a 2022 Kenworth T880 Truck with a carbon steel bed. A contingency fund of \$7,421.00 is requested for any truck bed modifications and increasing commodity prices.</p> <p>Replacement of the dump truck is included in the current Street/Wastewater fiscal year (FY22) budget accounts:</p> <ul style="list-style-type: none"> <li>• \$80,000.00 (Wastewater) #536-1180-430-75-50</li> <li>• \$65,000.00 (Street) #604-1175-430-75-40</li> </ul> |                                                                                                                                                                       |
| <b>RECOMMENDED ACTION:</b> Authorize the purchase of a replacement tandem dump truck in the Street/Wastewater Division from CIT Trucks in the amount of \$137,579.00 with a contingency fund of \$7,421.00 for any unforeseen requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                       |
| <b>DEPARTMENT HEAD APPROVAL:</b><br>Jacob D. McCoy, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>VILLAGE ADMINISTRATOR:</b><br>Scott Eisenhauer                                                                                                                     |
| <b>AGENDA PAGE NUMBER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                       |





Village of Rantoul  
Attn: Mike Esslinger  
200 W Grove Ave.  
Rantoul, IL 61866  
7/27/2021

**2022 Kenworth T880 dump**

*Price includes the industry surcharge put into place with rising costs of materials. Pricing reflects the Sourcewell Cooperative Government & Municipality Purchase Program. This pricing is valid for the Village of Rantoul only. Pricing includes delivery of the new vehicle to Village of Rantoul. Any additional items added to the spec may increase the sales price.*

|                       |                  |
|-----------------------|------------------|
| <b>Chassis Price:</b> | <b>\$113,601</b> |
| <b>Body Price:</b>    | <b>\$23,625</b>  |
| <b>Title/plate:</b>   | <b>\$353</b>     |
| <b>Total Price:</b>   | <b>\$137,579</b> |

2022 Kenworth T880  
Engine: PX9 370 HP  
Allison 3000RDS  
Extended front frame rails  
Daycab

**Brandon Bodine**

Truck Sales Representative  
CIT Trucks ♦ Champaign  
217.643.2040  
309.838.6035 Cell  
[bbodine@cittrucks.com](mailto:bbodine@cittrucks.com)





**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ITEM: Motion to authorize and approve the Agreement to Occupy Property at South Frontage Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | DEPARTMENT: Administration                |
| DATE: August 10, 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | AMOUNT: Not Applicable                    |
| ATTACHMENTS:<br><br>1. 07-21 License Agr. for Certain ROW (Core Acquisitions LLC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ADMINISTRATIVE NOTES:                     |
| SUMMARY HIGHLIGHTS:<br>The Village currently holds interest in a certain right-of-way known as South Frontage Road (which parallels US Route 136 extending west from South Murray Road, behind the former Knights Inn property), and wishes to provide Core Acquisitions, LLC the right to occupy, maintain, and use it for their development. The "licensee" will have access to the property for a five-year term, with four additional five-year term extensions allowed. Similar to the agreement the Village had with the ownership of Knights Inn, the occupation, maintenance, and use of the property will come at no cost to the licensee for each year of the agreement. |                                           |
| RECOMMENDED ACTION: Approve Licensing Agreement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                           |
| DEPARTMENT HEAD APPROVAL<br>Scott Eisenhauer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | VILLAGE ADMINISTRATOR<br>Scott Eisenhauer |



---

---

**LICENSE AGREEMENT FOR THE OCCUPANCY,  
MAINTENANCE AND USE OF CERTAIN RIGHT-OF-WAY**

---

**BY AND BETWEEN THE**

**VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS,  
as Licenser**

**AND**

**CORE ACQUISITIONS, LLC,  
as Licensee**

**DATED AS OF AUGUST 1, 2021**

---

---

**This Instrument was prepared by:**

**Kenneth N. Beth  
Evans, Froehlich, Beth & Chamley  
44 Main Street  
Champaign, IL 61820  
(217) 359-6494**

**LICENSE AGREEMENT FOR THE OCCUPANCY,  
MAINTENANCE AND USE OF CERTAIN RIGHT-OF-WAY**

**THIS LICENSE AGREEMENT**, including any Exhibit set forth in Section 1 of this instrument (collectively, this **“License”**), is made and entered into as of August \_\_\_\_, 2021, by and between the Village of Rantoul, Champaign County, Illinois, an Illinois municipal corporation, as the Licensor (the **“Village”**), and Core Acquisitions, LLC, an Illinois limited liability company, as the Licensee (the **“Licensee”**).

**WITNESSETH:**

**RECITALS:**

The Village holds or will hold upon transfer from the State of Illinois a fee simple interest or a dedication for street purposes in certain right-of-way commonly known as S. Frontage Road (which parallels U.S. Route 136 and extends westerly from Murray Road, the **“Right-of-Way”**), or such Right-of-Way is a platted street.

The Licensee desires to occupy, maintain and use a part of the Right-of-Way (as more particularly described in Section 1 of this License, the **“Licensed Area”**) under such terms and conditions as are set forth in this License.

**NOW, THEREFORE**, for and in consideration of the covenants and agreements on the part of the Licensee to be kept and performed, the Village hereby grants to the Licensee a license to occupy, maintain and use the Licensed Area for the sole purpose of the Permitted Use (as defined in Section 1 of this License) during the **“Term”** (as defined in Section 1 of this License), unless sooner terminated under other terms and provisions contained in this License, subject, however, to an express reservation by the Village of such rights and easements in, on, under and over such Licensed Area as may be necessary or desirable to construct, install, maintain, renew or reconstruct any public utility.

**Section 1. General Definitions; Variable Terms.** Unless the context hereof clearly indicates otherwise, the capitalized words, terms and phrases defined in the Recitals hereto and otherwise herein shall have the same meanings for all purposes of this License. In addition, in all cases the singular includes the plural, the plural includes the singular and a reference to any gender includes both genders and the neuter, as the case may be. Certain further terms for all purposes of this License are defined as follows:

**“Licensed Area”** means those parts of the Right-of-Way shown as the “Parking Lot Encroachment” and the “Dumpster Area”, the boundaries and location of which are shown on Exhibit A.

**“Term”** means from August 1, 2021 to July 31, 2026, including as such Term may be extended, if at all, by the Licensee’s exercise of one or more extension options under and pursuant to Section 3.A of this License, unless sooner terminated in accordance with Section 5 of this License.

**“Permitted Use”** means the parking of motor vehicles within the Licensed Area shown as the “Parking Lot Encroachment” and the location and use of a dumpster or other commercial garbage

container commonly made of steel having a capacity no greater than 6 cubic yards within the Licensed Area shown as the "Dumpster Area".

**"Public Liability Insurance Amounts"** means not less than \$1,000,000 for bodily injury or death to any number of persons in any one accident and not less than \$1,000,000 for property damage.

Exhibit A. Outline Showing the Boundaries and Location of the Licensed Area

**Section 2. Condition of Licensed Area.** The License acknowledges having inspected and knowing the condition and state of repair of the Licensed Area. It is expressly understood and agreed by and between the Village and the Licensee that the Licensed Area is provided by the Village to the Licensee in an "as is", "where is" condition without any representation or warranty by the Village concerning its condition. The Licensee acknowledges that the Village has made no representation or warranty concerning the condition and state of repair of the Licensed Area, nor any agreement or promise to alter, improve, adapt or repair the Licensed Area unless the same is otherwise expressly stated herein or made a part hereof.

**Section 3. Terms and Conditions.**

A. **Right to Extend Term.** Licensee shall have the right, to be exercised as provided below, to extend the Term of this License for four (4) additionally successive five-year periods upon satisfaction of each of the following terms and conditions:

(i) that, at the time of the exercise of such right and at the time the applicable extended period of the Term begins, the Licensee shall not be in default in the performance of any of the terms, covenants, and conditions contained in this License;

(ii) that this License shall not have been terminated during the Term, including any extended period of the Term, and shall be in full force and effect on the date of such exercise of the right to extend and on the date such next applicable extended period of the Term begins; and

(iii) that any such extended period of the Term shall be upon the same terms, covenants, and conditions contained in this License.

The Licensee shall exercise such right of extension for each of the extension options granted hereby only in the following manner: no later than thirty (30) days prior to the end of the Term, including any extended period of the Term, the Licensee shall notify the Village in writing of its election to exercise such right to extend the period of the Term of this License for the next applicable extended period of the Term as granted by this Lease. Such notice of election shall be given in the manner in this License provided for the giving of notices to the Village.

B. **Conduct and Use.** The Licensee shall use the Licensed Area only for the purposes of conducting thereon the Permitted Use and for incidental purposes related thereto and no other purpose. Licensee may not change Licensee's Permitted Use of the Licensed Area without the Village's prior written consent. In connection with any substance, material, waste, pollutant or contaminant, in solid, liquid or gaseous form, including, without limitation, radioactive substances, radon, asbestos, urea formaldehyde, polychlorinated biphenyls, natural or synthetic gas or mixtures thereof, and petroleum or petroleum products (including crude oil and any fractions thereof), or every such thing classified or regulated as "hazardous", "toxic" or "dangerous" under any federal,



state or local law, (collectively, a “**Hazardous Material**”), Licensee shall not possess, use, handle, release, dispose of or otherwise engage in any activity involving any Hazardous Material (collectively, a “**Hazardous Material Activity**”) on or within the Licensed Area except in the ordinary course of its Permitted Use and in de minimus amounts without the prior written consent of the Village. Licensee shall remove any such Hazardous Material and any related equipment or containers used by the Licensee in connection therewith from the Licensed Area at Licensee’s sole cost and expense on or before the expiration or earlier termination of this License.

C. Compliance with Applicable Laws. Licensee covenants and agrees that its occupancy, maintenance and use of the Licensed Area and in the prosecution or conduct of the Permitted Use therein, the Licensee shall comply with all material requirements of all applicable laws, ordinances, orders, regulations and standards of the federal, state and local authorities and with any directive, permit, license or certificate of occupancy issued pursuant thereto by any public officer or officers, including, but not limited to, those relating to occupational safety and health, to Hazardous Material and to the proper undertaking of any Hazardous Material Activity. Licensee covenants that it will not use or permit to be used any part of the Licensed Area for any dangerous, noxious, or offensive trade or business and will not cause or maintain any nuisance in, at, or on the Licensed Area. The Licensee shall be solely responsible for obtaining at the Licensee’s sole cost and expense any and all licenses and permits required for its Permitted Use under this License.

D. Access. The Village together with any of its officers, employees, agents and contractors, may enter upon the Licensed Area at any time for any purpose, including but not limited to the purpose of inspection and of any exercise of its reserved rights and easements to construct, install, maintain, renew or reconstruct any public utility. In the event that any improvement or appurtenance of the Licensee is disturbed or damaged by the Village or any of its contractors, agents or employees in connection with the rights and easements reserved unto the Village under this License, the Village shall promptly restore any improvement or appurtenance of the Licensee which was so disturbed or damaged to, as nearly as practicable, its former condition, or shall pay to the Licensee the actual damages to any such improvement or appurtenance.

E. Maintenance and Surrender of Licensed Area. The Licensee, at its own cost and expense, shall maintain the Licensed Area in good condition and repair and shall keep the Licensed Area in sanitary, clean and neat order. At the expiration or earlier termination of this License, the Licensee shall surrender the Licensed Area in the same condition as that existing as of the commencement of the Term of this License, reasonable wear and tear excepted. Except as otherwise provided in connection with its Permitted Use, the Licensee shall make no other alterations, improvements or other changes to the Licensed Area or any part thereof without the prior written consent of the Village.

#### **Section 4. Liability, Indemnification and Insurance.**

A. Liability and Indemnification.

(i) Except as otherwise provided in Section 3.D above, the Village shall not be responsible for any loss of or damages to the property of the Licensee, or for damages to the property or injuries to or death of any person of the Licensee’s officers, agents, or employees, or others who may be on the Licensed Area at its invitation or the invitation of

any one of them, which may arise from or be attributable or incident to the condition or state of repair of the Licensed Area, including latent or patent defects therein.

(ii) To the fullest extent permitted by law, the Licensee agrees to assume all risks of loss of or damage to property, including the Licensed Area, and injury to or death of persons by reason of or incident to the possession and/or use of the Licensed Area by Licensee, or any of the activities conducted by Licensee under this License. Except as otherwise provided in Section 3.D above in connection with the Village's reserved rights and easements, the Licensee expressly waives all claims against the Village for any such loss, damage, personal injury or death caused by or occurring as a consequence of the occupancy, maintenance or use of the Licensed Area by Licensee or the conduct of activities or the performance of responsibilities by Licensee under this License. To the fullest extent permitted by law, the Licensee further agrees to indemnify, save, hold harmless, and defend the Village, its respective officers, agents and employees, from and against all suits, claims, demands or actions, liabilities, judgments, costs and attorneys' fees arising out of, or in any manner predicated upon, personal injury, death or property damage resulting from, related to, caused by or arising out of any act, omission or negligence of Licensee or any occupant, visitor or user of any portion of the Licensed Area. The agreements contained in the preceding sentence do not extend to claims for damages caused solely by the exercise by the Village of any of its reserved rights and easements under this License or by any negligence or willful misconduct of the Village, its officers, agents, employees or contractors.

(iii) To the fullest extent permitted by law, the Licensee shall indemnify, hold harmless and hereby waives any claim for contribution against the Village, its respective officers, agents and employees, for any damages, expenses, liabilities, fines, costs, attorneys' fees or penalties resulting from any Hazardous Material Activity or any other acts or omissions of the Licensee, or any of its officers, agents, employees, contractors or the invitees of any of them, which gives rise to any liability, civil or criminal, or responsibility, of the Village, under any applicable federal, state or local environmental laws in connection with the Licensee's occupation, maintenance or use of the Licensed Area under this License. The provisions of this Section 4.B.(iii) shall survive the expiration or earlier termination of this License and the Licensee's obligations hereunder shall apply whenever the Village incurs any cost or liability for any of the Licensee's Hazardous Material Activity or other acts or omissions of the types described in this Section 4.A.(iii).

B. Insurance Required of Licensee. During the entire period that this License shall be in effect, the Licensee, at its sole cost and expense, shall carry and maintain comprehensive general liability insurance, including but not limited to insurance against claims or causes of action for personal injury (including without limitation bodily injury or death) or for property damage arising in connection with the Licensee's occupancy, maintenance and use of the Licensed Area, including any improvements therein, to provide protection as of the commencement of the Term of this License and at all times during the period that this License shall be in effect, with limits of liability in amounts not less than the respective Public Liability Insurance Amounts as specified in Section 1 of this License. Such insurance shall also include coverage against liability for personal injury (including without limitation bodily injury or death) and for property damage arising out of the acts or omissions of others who may be on the Licensed Area at the invitation of the Licensee, or involving any owned, hired and nonowned automotive or other motor vehicle equipment in connection with any of the Licensee's activities under this License.

C. Policy Provisions. All insurance which this License requires the Licensee to carry and maintain or cause to be carried or maintained in Section 4.B above shall be in such form, for such period of time, and with such insurers having a Best rating of “A” or better and licensed to do business in the State of Illinois as the Village shall approve. All policies or certificates issued by any insurer of the comprehensive general liability insurance specified in Section 4.B will name the Village as additional insured, provide that any losses shall be paid notwithstanding any act, omission or negligence of the Licensee, the Village or any other person, provide that no cancellation, reduction in amount, or material change in coverage thereof shall be effective until at least thirty (30) days after receipt by the Village of written notice thereof, provide that the insurer shall have no right of subrogation against the Village, and be reasonably satisfactory to the Village in all other respects. In no circumstances will the Licensee be entitled to assign to any third party rights of action which the Licensee may have against the Village.

D. Delivery of Policies. The Licensee shall deliver or cause to be delivered to the Village on or before the commencement of the Term of this License certificates or policies of insurance evidencing the insurance required by Section 4.B of this License.

**Section 5. Termination; Violations.** The Village reserves the right to terminate this License and repossess the Licensed Area in the event any of the terms, covenants and conditions of this License have been violated by the Licensee, and all the rights of the Licensee hereunder shall terminate immediately upon the date or time specified in any written notice of such termination given by the Village to the Licensee. In the event of any such termination, the Licensee shall surrender possession of and vacate the Licensed Area immediately and deliver possession thereof to the Village. The Licensee further agrees to pay to the Village upon demand all of the Village’s costs, charges and expenses, including reasonable fees of attorneys, agents and others retained by the Village, paid or incurred by the Village in terminating this License prior to the expiration of its Term or in otherwise enforcing any of the Licensee’s obligations under this License. No waiver by the Village of any of the terms, covenants or conditions hereof to be performed, kept and observed by the Licensee shall be construed to be or act as a waiver of any subsequent default of any of the terms, covenants and conditions herein contained to be performed, kept and observed by the Licensee. The right of the Village to terminate this License as provided for herein shall not be deemed to be exclusive of any other right or remedy as may be conferred by law, including specific performance or any other equitable action.

**Section 6. Assignment.** The Licensee shall not assign this License or any right or interest of the Licensee therein, in whole or in part, without the prior written consent of the Village.

**Section 7. Notices.** Any notice or communication to be made or given by the Village to the Licensee under this License shall be deemed sufficiently made or given if the same be in writing and sent: (i) by first class mail, postage prepaid; (ii) by courier for next day delivery; or (iii) personally delivered, in each case to the address (or such other address as each such party shall hereafter designate by notice to the other) as follows:



If to the Village: Village of Rantoul  
Municipal Building  
333 South Tanner Street  
Rantoul, IL 61866  
Attn: Village Administrator  
Tel: (217) 892-6801

If to the Licensee: Core Acquisitions, LLC  
200 S. Wacker Drive, Suite 1325  
Chicago, IL 60606  
Attn: Adam D. Firsell, Manager  
Tel: (217) \_\_\_\_ - \_\_\_\_

The time of making or giving any such notice or communication shall be deemed to be the time when the same is mailed, deposited with a courier, or personally delivered as herein provided.

**Section 8. Entire Agreement.** This License constitutes the entire agreement of the Village and the Licensee on the subject matter hereof and may not be changed, modified, discharged or extended except by written endorsement duly executed on behalf of the Village and the Licensee and attached hereto. The Licensee represents, warrants, covenants and agrees that no representations or warranties shall be binding upon the Village unless expressed in writing herein.

**IN WITNESS WHEREOF**, each of the parties hereto have executed or caused this License to be executed by proper officers duly authorized to execute the same as of the Date of License set forth herein.

**LICENSOR:**

THE VILLAGE OF RANTOUL,  
CHAMPAIGN COUNTY, ILLINOIS

**LICENSEE:**

CORE ACQUISITIONS, LLC

By: \_\_\_\_\_  
Charles R. Smith  
Village President

By: \_\_\_\_\_  
Adam D. Firsell  
Manager

ATTEST:

\_\_\_\_\_  
Janet E. Gray  
Village Clerk

STATE OF ILLINOIS                    )  
                                                  )  
COUNTY OF CHAMPAIGN            )       SS.

I, the undersigned, a notary in and for said County and State aforesaid, DO HEREBY CERTIFY, that **CHARLES R. SMITH**, personally known to me to be the President of the Board of Trustees of the Village of Rantoul, Illinois, and **JANET E. GRAY**, personally known to me to be the Village Clerk of the Village of Rantoul, Illinois, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, respectively, they signed and delivered the said instrument of writing as President and as Village Clerk of said Village of Rantoul, and caused the seal of said Village to be affixed thereto, pursuant to the authority given by the Board of Trustees of said Village, as their free and voluntary act, and as the free and voluntary act and deed of said Village, for the uses and purposes therein set forth.

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

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

STATE OF \_\_\_\_\_ )  
                                                  )  
COUNTY OF \_\_\_\_\_ )       SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of the limited liability company who is the Lessee, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such \_\_\_\_\_ of said limited liability company, he or she signed and delivered the said instrument of writing as \_\_\_\_\_ of said limited liability company, pursuant to authority given by the members of said limited liability company, as his or her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

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

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

**Exhibit A**

**Outline Showing the Boundaries and Location of the Licensed Area**



**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ITEM: Motion to pass <u>Ordinance No. 2678</u> ,<br>AN ORDINANCE APPROVING A<br>DEVELOPMENT AGREEMENT BY AND<br>BETWEEN THE VILLAGE OF RANTOUL,<br>CHAMPAIGN COUNTY, ILLINOIS AND<br>CORE ACQUISITIONS, LLC IN<br>CONNECTION WITH THE<br>REDEVELOPMENT PROJECT AREA<br>NUMBER FOUR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DEPARTMENT: Administration                |
| DATE: August 10, 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | AMOUNT: up to \$1,000,000                 |
| ATTACHMENTS:<br><br>1. 08-21 (Ord. No. 2678) Ord. App.<br>Development Agreement (Core<br>Acquisitions)<br>2. 07-21 Redevelopment Agreement<br>Core Acquisitions LLC-801 W.<br>Champaign)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ADMINISTRATIVE NOTES:                     |
| SUMMARY HIGHLIGHTS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                           |
| RECOMMENDED ACTION: Core Acquisition, LLC, the entity who now holds title to 801 West Champaign Avenue, will construct two buildings: a new 2,225 square-foot building with a drive-thru to support a national coffee business, and a new 5,800 to 7,700 square-foot multi-tenant building with a drive-thru. To incentivize this new construction, the Village shall provide to Core Acquisitions, LLC annual reimbursements of 50% of the the calculated incremental property tax. This calculation should include the total equalized assessed value of the property each year minus the base value of \$352,560 equaling the new calculated incremental property tax value upon which 50% will be applied and reimbursed. The term of this agreement is 15 years or until the maximum cap of \$1,000,000 has been reached, which ever comes first. |                                           |
| DEPARTMENT HEAD APPROVAL<br>Scott Eisenhauer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | VILLAGE ADMINISTRATOR<br>Scott Eisenhauer |



**ORDINANCE NO. 2678**

**AN ORDINANCE  
APPROVING A DEVELOPMENT AGREEMENT BY AND  
BETWEEN THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY,  
ILLINOIS AND CORE ACQUISITIONS, LLC IN CONNECTION  
WITH THE REDEVELOPMENT PROJECT AREA NUMBER FOUR**

**WHEREAS**, Core Acquisitions, LLC (the “**Developer**”), has submitted a proposal to the Village of Rantoul, Champaign County, Illinois (the “**Municipality**”) for development within the Municipality’s Redevelopment Project Area Number Four (the “**Redevelopment Project Area**”); and, thereafter, the Municipality and the Developer have engaged in negotiations related to a Development Agreement (including all exhibits and attachments in connection therewith, the “**Development Agreement**”) concerning development incentives and assistance related to the development and redevelopment of a part of the Redevelopment Project Area for retail facilities.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS**, as follows:

**Section 1. Approval.** The Development Agreement, in substantially the form thereof presented before the meeting of the President and Board of Trustees at which this ordinance is adopted, shall be and is hereby ratified, confirmed and approved, and the Village President and Village Clerk are authorized to execute and deliver the Development Agreement for and on behalf of the Municipality with such changes therein as such officers shall approve; and upon the execution thereof by the Municipality and the Developer, the appropriate officers, agents, attorneys, consultants and employees of the Municipality are authorized to take all supplemental actions, including the execution and delivery of related supplemental opinions, certificates, agreements and instruments authorized by the Development Agreement, not inconsistent with the Development Agreement, desirable or necessary to implement and otherwise give full effect to the Development Agreement.

**Section 2. Bid Waiver.** Pursuant to the Municipality’s power and authority as a home rule unit under Section 6 of Article VII of the Constitution of the State of Illinois, applicable bidding requirements, if any, related to the Development Agreement and related documents and related contracts entered into or to be entered into shall be and are hereby waived. The Developer shall be responsible for compliance with applicable law related to the Development Agreement, including without limitation the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).

**Section 3. Effective.** This ordinance shall be in full force and effect immediately upon its passage and approval in the manner provided by law.

Upon motion by Trustee \_\_\_\_\_, seconded by Trustee \_\_\_\_\_, adopted at a regular meeting this 10th day of August, 2021, by roll call vote, as follows:



AYES (Names): \_\_\_\_\_

\_\_\_\_\_

NAYS (Names): \_\_\_\_\_

ABSENT (Names): \_\_\_\_\_

**PASSED** this 10th day of August, 2021.

\_\_\_\_\_  
Village Clerk

**APPROVED** this 10th day of August, 2021.

\_\_\_\_\_  
Village President

STATE OF ILLINOIS )  
THE COUNTY OF CHAMPAIGN ) SS.  
VILLAGE OF RANTOUL )

## CERTIFICATION OF ORDINANCE

I, Janet E. Gray, do hereby certify that I am the duly selected, qualified, and acting Village Clerk of the Village of Rantoul, Champaign County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of its President and Board of Trustees (the “**Corporate Authorities**”).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the regular meeting of the Municipality's Corporate Authorities on August 10, 2021, insofar as same relates to the adoption of Ordinance No. 2678, entitled:

**AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BY  
AND BETWEEN THE VILLAGE OF RANTOUL, CHAMPAIGN  
COUNTY, ILLINOIS AND CORE ACQUISITIONS, LLC IN  
CONNECTION WITH THE REDEVELOPMENT PROJECT AREA  
NUMBER FOUR.**

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than a affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that the agenda for the meeting was duly posted on the Municipality's website and at the Village Building at least 48 hours before the meeting, that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such laws and such Code and their procedural rules in the adoption of such ordinance.

**IN WITNESS WHEREOF**, I hereunto affix my official signature and the seal of the Village of Rantoul, Champaign County, Illinois, this \_\_\_\_ day of August, 2021.

(SEAL)

Village Clerk

---

---

**REDEVELOPMENT AGREEMENT**

**by and between the**

**VILLAGE OF RANTOUL,  
CHAMPAIGN COUNTY, ILLINOIS**

**and**

**CORE ACQUISITIONS, LLC**

Dated as of August 1, 2021

---

---

**Document Prepared By:**

**Kenneth N. Beth  
Evans, Froehlich, Beth & Chamley  
44 Main Street, Third Floor  
Champaign, IL 61820**



## TABLE OF CONTENTS

|                                                                                                                                                     | <u>Page</u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>ARTICLE I      DEFINITIONS .....</b>                                                                                                             | <b>2</b>    |
| Section 1.1.      Definitions.....                                                                                                                  | 2           |
| Section 1.2.      Construction .....                                                                                                                | 3           |
| <b>ARTICLE II      REPRESENTATIONS AND WARRANTIES .....</b>                                                                                         | <b>3</b>    |
| Section 2.1.      Representations and Warranties of the Village .....                                                                               | 3           |
| (a)    Organization and Standing.....                                                                                                               | 3           |
| (b)    Power and Authority.....                                                                                                                     | 3           |
| (c)    Authorization and Enforceability.....                                                                                                        | 4           |
| (d)    No Violation .....                                                                                                                           | 4           |
| (e)    Governmental Consents and Approvals.....                                                                                                     | 4           |
| Section 2.2.      Representations and Warranties of the Developer .....                                                                             | 4           |
| (a)    Organization.....                                                                                                                            | 4           |
| (b)    Power and Authority.....                                                                                                                     | 4           |
| (c)    Authorization and Enforceability.....                                                                                                        | 4           |
| (d)    No Violation .....                                                                                                                           | 4           |
| (e)    Consents and Approvals .....                                                                                                                 | 5           |
| (f)    No Proceedings or Judgments.....                                                                                                             | 5           |
| (g)    Maintenance of Existence .....                                                                                                               | 5           |
| Section 2.3.      Disclaimer of Warranties .....                                                                                                    | 5           |
| <b>ARTICLE III      CONDITIONS PRECEDENT TO THE UNDERTAKINGS ON THE PART<br/>                            OF THE DEVELOPER AND THE VILLAGE .....</b> | <b>5</b>    |
| Section 3.1.      Conditions Precedent .....                                                                                                        | 5           |
| Section 3.2.      Reasonable Efforts and Notice of Termination.....                                                                                 | 5           |
| <b>ARTICLE IV      VILLAGE’S COVENANTS AND AGREEMENTS.....</b>                                                                                      | <b>5</b>    |
| Section 4.1.      Village’s TIF Funded Financial Obligations.....                                                                                   | 5           |
| Section 4.2.      Defense of Redevelopment Project Area .....                                                                                       | 6           |
| <b>ARTICLE V      DEVELOPER’S COVENANTS .....</b>                                                                                                   | <b>6</b>    |
| Section 5.1.      Commitment to Undertake and Complete Project .....                                                                                | 6           |
| Section 5.2.      Compliance with Agreement and Laws During Development .....                                                                       | 7           |
| Section 5.3.      Prevailing Wages .....                                                                                                            | 7           |
| Section 5.4.      Continuing Compliance With Laws.....                                                                                              | 7           |
| Section 5.5.      Tax and Related Payment Obligations .....                                                                                         | 7           |

|                     |                                                                          |           |
|---------------------|--------------------------------------------------------------------------|-----------|
| <b>ARTICLE VI</b>   | <b>PAYMENT PROCEDURES FOR ELIGIBLE REDEVELOPMENT PROJECT COSTS .....</b> | <b>8</b>  |
| Section 6.1.        | Payment Procedures .....                                                 | 8         |
| Section 6.2.        | Approval and Resubmission of Requisitions .....                          | 8         |
| Section 6.3.        | Time of Payment .....                                                    | 8         |
| <b>ARTICLE VII</b>  | <b>DEFAULTS AND REMEDIES.....</b>                                        | <b>9</b>  |
| Section 7.1.        | Events of Default.....                                                   | 9         |
| Section 7.2.        | Rights to Cure .....                                                     | 9         |
| Section 7.3.        | Remedies .....                                                           | 9         |
| Section 7.4.        | Costs, Expenses and Fees.....                                            | 10        |
| <b>ARTICLE VIII</b> | <b>RELEASE, DEFENSE AND INDEMNIFICATION OF VILLAGE .....</b>             | <b>10</b> |
| Section 8.1.        | Declaration of Invalidity .....                                          | 10        |
| Section 8.2.        | Damage, Injury or Death Resulting from Project .....                     | 10        |
| Section 8.3.        | Damage or Injury to Developer and Others .....                           | 10        |
| Section 8.4.        | No Personal Liability .....                                              | 11        |
| Section 8.5.        | Village Not Liable for Developer Obligations.....                        | 11        |
| Section 8.6.        | Actions or Obligations of Developer .....                                | 11        |
| Section 8.7.        | Environment Covenants .....                                              | 11        |
| Section 8.8.        | Notification of Claims.....                                              | 12        |
| <b>ARTICLE IX</b>   | <b>MISCELLANEOUS PROVISIONS.....</b>                                     | <b>12</b> |
| Section 9.1.        | Entire Agreement and Amendments .....                                    | 12        |
| Section 9.2.        | Third Parties .....                                                      | 12        |
| Section 9.3.        | Counterparts .....                                                       | 12        |
| Section 9.4.        | Special and Limited Obligation.....                                      | 13        |
| Section 9.5.        | Time and Force Majeure .....                                             | 13        |
| Section 9.6.        | Waiver .....                                                             | 13        |
| Section 9.7.        | Cooperation and Further Assurances .....                                 | 13        |
| Section 9.8.        | Notices and Communications.....                                          | 13        |
| Section 9.9.        | Assignment.....                                                          | 14        |
| Section 9.10.       | Successors in Interest .....                                             | 14        |
| Section 9.11.       | No Joint Venture, Agency, or Partnership Created.....                    | 14        |
| Section 9.12.       | Illinois Law; Venue.....                                                 | 14        |
| Section 9.13.       | Term .....                                                               | 14        |
| Section 9.14.       | Construction of Agreement .....                                          | 14        |

### **EXHIBIT LIST**

|           |                            |
|-----------|----------------------------|
| EXHIBIT A | Preliminary Project Design |
| EXHIBIT B | Description of Property    |

## **REDEVELOPMENT AGREEMENT**

**THIS REDEVELOPMENT AGREEMENT** (including any exhibits and attachments hereto, collectively, this **“Agreement”**) is dated for reference purposes only as of August 1, 2021, but actually executed by each of the parties on the dates set forth beneath each of their respective signatures below, by and between the **Village of Rantoul, Champaign County, Illinois**, an Illinois municipal corporation (the **“Village”**), and **Core Acquisitions, LLC**, an Illinois limited liability company (the **“Developer”**). This Agreement shall become effective upon the last of the Village and the Developer to execute and deliver this Agreement to the other (the **“Effective Date”**).

### **RECITALS**

**WHEREAS**, in accordance with and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (the **“TIF Act”**), including by the power and authority of the Village as a home rule unit under Section 6 of Article VII of the Constitution of the State of Illinois, the President and Board of Trustees of the Village (the **“Corporate Authorities”**) adopted a series of ordinances (Ordinance Nos. 2469, 2470 and 2471) on April 12, 2016, including as supplemented and amended (collectively, the **“TIF Ordinances”**); and

**WHEREAS**, under and pursuant to the TIF Act and the TIF Ordinance, the Village designated the Route 136 Redevelopment Project Area (the **“Redevelopment Project Area”**) and approved the related redevelopment plan, as supplemented and amended (the **“Redevelopment Plan”**), including the redevelopment projects described in the Redevelopment Plan (collectively, the **“Redevelopment Projects”**); and

**WHEREAS**, as contemplated by the Redevelopment Plan and the Redevelopment Projects, the Developer proposes to undertake (or cause to be undertaken) the Project (including related and appurtenant facilities as more fully defined below) upon the Property (as defined below); and

**WHEREAS**, the Property (as defined below) is within the Redevelopment Project Area; and

**WHEREAS**, the Developer is unwilling to undertake (or cause to be undertaken) the Project (as defined below) without certain tax increment finance incentives from the Village, which the Village is willing to provide; and

**WHEREAS**, the Village has determined that it is desirable and in the Village’s best interests to assist the Developer in the manner set forth in this Agreement; and

**NOW, THEREFORE**, for and in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and the Developer hereby agree as follows:



## **ARTICLE I**

### **DEFINITIONS**

**Section 1.1. Definitions.** For purposes of this Agreement and unless the context clearly requires otherwise, the capitalized words, terms and phrases used in this Agreement shall have the meaning provided in the above Recitals and from place to place herein, including as follows:

**“Annual Reimbursement Amounts”** means, collectively, amounts to be reimbursed or paid to or as directed by the Developer from the Fund by the Village under and pursuant to Section 4.1 of this Agreement.

**“Corporate Authorities”** means the President and Board of Trustees of the Village.

**“Eligible Redevelopment Project Costs”** means those costs paid and incurred in connection with the Project which are authorized to be reimbursed or paid from the Fund as provided in Section 5/11-74.4-3(q) of the TIF Act, including: (a) costs of studies, surveys, development of plans and specifications including but not limited to professional service costs for architectural, engineering, legal, financial, planning or other services; (b) property assembly costs, including the acquisition of the Property, site preparation, and the clearing and grading of land; and (c) costs of the construction of public works or improvements.

**“Fund”** means, collectively, the “Special Tax Allocation Fund” for the Redevelopment Project Area established under Section 5/11-74.8 of the TIF Act and the TIF Ordinance.

**“Incremental Property Taxes”** means, net of all amounts required by operation of the TIF Act to be paid to other taxing districts, including as surplus, in each calendar year during the term of this Agreement, the portion of the ad valorem real estate taxes arising from levies upon the Property by taxing districts that is attributable to the increase in the equalized assessed value of the Property over the initial equalized assessed value of the Property as assigned by the Champaign County Clerk which, pursuant to the TIF Ordinances and Section 5/11-74.4-8(b) of the TIF Act, will be allocated to and when collected shall be paid to the Village Comptroller for deposit by the Village Comptroller into the Fund established to pay Eligible Redevelopment Project Costs and other redevelopment project costs as authorized under Section 5/11-74.4-3(q) of the TIF Act.

**“Prevailing Wage Act”** means the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) of the State of Illinois, the material terms of which require all contractors and subcontractors to pay all laborers, workers and mechanics performing work for any “public body” (as therein defined) or on any “public works” (as therein defined) no less than the “prevailing rate of wages” (hourly cash wages plus fringe benefits) in the county where the work is located and to perform certain notice and recordkeeping duties.

**“Project”** means the acquisition of the Property, the demolition of buildings and other structures including the removal of demolition debris from the Property and the construction and installation upon the Property of a new 2,225 square-foot building with a drive-thru on the eastern 0.63 acres of the Property and a new 5,800 to 7,700 square-foot multi-tenant building with a drive-thru on the western 1.19 acres of the Property substantially in accordance with the Preliminary Project Design, a copy of which is attached hereto and made a part hereof as Exhibit A.

**“Project Commencement Date”** means \_\_\_\_\_, 2021, the date on or before which the Project is to commence.

**“Project Completion Date”** means \_\_\_\_\_, 20\_\_\_\_, the date on or before which the Project is substantially completed as evidenced by the issuance by the Village of a certificate of occupancy for the Project upon the Property.

**“Property”** means, collectively, the real estate consisting of the approximately 1.82-acre parcel described on Exhibit B hereto, upon or within which the Project is to be undertaken and completed.

**“Requisition”** means a request by the Developer for a payment or reimbursement of Eligible Redevelopment Project Costs pursuant to the procedures set forth in Article VI of this Agreement.

**“TIF Financing”** means financing arrangements arising out of the TIF Act which pay or reimburse redevelopment project costs in whole or in part.

**“Village Comptroller”** means the Village Comptroller of the Village, or his or her designee.

**Section 1.2. Construction.** This Agreement, except where the context by clear implication shall otherwise require, shall be construed and applied as follows:

- (a) definitions include both singular and plural.
- (b) pronouns include both singular and plural and cover all genders; and
- (c) headings of sections herein are solely for convenience of reference and do not constitute a part hereof and shall not affect the meaning, construction or effect hereof.
- (d) all exhibits attached to this Agreement shall be and are operative provisions of this Agreement and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Agreement.

## **ARTICLE II**

### **REPRESENTATIONS AND WARRANTIES**

**Section 2.1. Representations and Warranties of the Village.** In order to induce the Developer to enter into this Agreement, the Village hereby makes certain representations and warranties to the Developer, as follows:

**(a) Organization and Standing.** The Village is a home rule municipality duly organized, validly existing and in good standing under the Constitution and laws of the State of Illinois.

**(b) Power and Authority.** The Village has full power and authority to execute and deliver this Agreement and to perform all of its agreements, obligations and undertakings hereunder.

**(c) Authorization and Enforceability.** The execution, delivery and performance of this Agreement have been duly and validly authorized by all necessary action on the part of the Village's Corporate Authorities. This Agreement is a legal, valid and binding obligation of the Village, enforceable against the Village in accordance with its terms, except to the extent that any and all financial obligations of the Village under this Agreement shall be limited to the availability of such Incremental Property Taxes therefor as may be specified in this Agreement and that such enforceability may be further limited by laws, rulings and decisions affecting remedies, and by bankruptcy, insolvency, reorganization, moratorium or other laws affecting the enforceability of debtors' or creditors' rights, and by equitable principles.

**(d) No Violation.** Neither the execution nor the delivery of this Agreement or the performance of the Village's agreements, obligations and undertakings hereunder will conflict with, violate or result in a breach of any of the terms, conditions, or provisions of any agreement, rule, regulation, statute, ordinance, judgment, decree, or other law by which the Village may be bound.

**(e) Governmental Consents and Approvals.** No consent or approval by any governmental authority is required in connection with the execution and delivery by the Village of this Agreement or the performance by the Village of its obligations hereunder.

**Section 2.2. Representations and Warranties of the Developer.** In order to induce the Village to enter into this Agreement, the Developer makes the following representations and warranties to the Village:

**(a) Organization.** The Developer is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Illinois.

**(b) Power and Authority.** The Developer has full power and authority to execute and deliver this Agreement and the Related Agreements and to perform all of its agreements, obligations and undertakings hereunder and thereunder.

**(c) Authorization and Enforceability.** The execution, delivery and performance of this Agreement have been duly and validly authorized by all necessary action on the part of the Developer's manager. This Agreement is a legal, valid and binding agreement, obligation and undertaking of the Developer, enforceable against the Developer in accordance with its terms, except to the extent that such enforceability may be limited by laws, rulings and decisions affecting remedies, and by bankruptcy, insolvency, reorganization, moratorium or other laws affecting the enforceability of debtors' or creditors' rights, and by equitable principles.

**(d) No Violation.** Neither the execution nor the delivery or performance of this Agreement will conflict with, violate or result in a breach of any of the terms, conditions, or provisions of, or constitute a default under, or (with or without the giving of notice or the passage of time or both) entitle any party to terminate or declare a default under any contract, agreement, lease, license or instrument or any rule, regulation, statute, ordinance, judicial decision, judgment, decree or other law to which the Developer is a party or by which the Developer or any of its assets may be bound.



(e) **Consents and Approvals.** No consent or approval by any governmental authority or by any other person or entity is required in connection with the execution and delivery by the Developer of this Agreement or the performance by the Developer of its obligations hereunder.

(f) **No Proceedings or Judgments.** There is no claim, action or proceeding now pending, or to the best of its knowledge, threatened, before any court, administrative or regulatory body, or governmental agency (1) to which the Developer is a party and (2) which will, or could, prevent the Developer's performance of its obligations under this Agreement.

(g) **Maintenance of Existence.** During the term of this Agreement, the Developer shall do or cause to be done all things necessary to preserve and keep in full force and effect its existence in good standing as an Illinois corporation.

**Section 2.3. Disclaimer of Warranties.** The Village and the Developer acknowledge that neither has made any warranties to the other except as set forth in this Agreement. The Village hereby disclaims any and all warranties with respect to the Property and the Project, express or implied, including, without limitation, any implied warranty of fitness for a particular purpose or merchantability or sufficiency of the Incremental Property Taxes for the purposes of this Agreement. Nothing has come to the attention of the Developer to question the assumptions or conclusions or other terms and provisions of any projections of Incremental Property Taxes, and the Developer assumes all risks in connection with the practical realization of any such projections of Incremental Property Taxes.

### **ARTICLE III**

#### **CONDITIONS PRECEDENT TO THE UNDERTAKINGS ON THE PART OF THE DEVELOPER AND THE VILLAGE**

**Section 3.1. Conditions Precedent.** The undertakings on the part of the Village as set forth in this Agreement are expressly contingent upon the Developer completing the Project on or before the Project Completion Date.

**Section 3.2. Reasonable Efforts and Notice of Termination.** The Developer shall use due diligence to timely satisfy the condition set forth in Section 3.1 above on or before the Project Completion Date, but if such condition is not so satisfied or waived by the Village, then the Village may terminate this Agreement by giving written notice thereof to the Developer. In the event of such termination, this Agreement shall be deemed null and void and of no force or effect and neither the Village nor the Developer shall have any obligation or liability with respect thereto.

### **ARTICLE IV**

#### **VILLAGE'S COVENANTS AND AGREEMENTS**

**Section 4.1. Village's TIF Funded Financial Obligations.** The Village shall have the obligations set forth in this Section 4.1 relative to financing Eligible Redevelopment Project Costs in connection with the Project. Upon the submission to the Village by the Developer of a Requisition for Eligible Redevelopment Project Costs incurred and paid by or on behalf of the Developer and the approval thereof by the Village in accordance with Article VI of this Agreement, the Village, subject to the terms, conditions and limitation set forth in this Section 4.1 immediately below, agrees to reimburse the Developer, or to pay as directed by the Developer, from the Fund

such annual amounts (the “**Annual Reimbursement Amounts**”) related to Project upon the Property as follows:

**Annual Reimbursement Amounts.** Such Annual Reimbursement Amounts in connection with the Project in any one calendar year shall be equal to fifty percent (50%) of the Incremental Property Taxes attributable to the Property which are actually received by the Village in each such calendar year subject to the following:

(1) **Calculation.** For the purpose of calculating the total amount of Incremental Property Taxes attributable to the Property for any such calendar year, the total equalized assessed value (the “**EAV**”) of the Property shall be reduced by the Base Value EAV of the Property in the amount of Three Hundred Fifty-Two Thousand Five Hundred Sixty Dollars (\$352,560.00) and the result shall be multiplied by: (i) the total tax rate of all taxing districts having taxable property within the Redevelopment Project Area for any such applicable calendar year and (ii) fifty percent (50%).

(2) **Period of Annual Reimbursements.** The obligations of the Village to reimburse the Developer for any Annual Reimbursement Amounts under this Section 4.1 shall be for a maximum period of fifteen (15) calendar years, commencing with the calendar year immediately following the calendar year in which a certificate of occupancy is issued for the Project, and shall terminate: (i) upon reimbursement by the Village in accordance with Article VI of this Agreement not later than December 31 of the fifteenth (15<sup>th</sup>) calendar year in which any such Annual Reimbursement Amounts in connection with the Project become due and payable pursuant to this Section 4.1 and Article VI hereof or (ii) at any time fifty percent (50%) or more of the total net leasable space of the two buildings upon the Property cease continuous commercial operation or “go dark” for a period of 120 or more days.

(3) **Dollar Limitation of Annual Reimbursement Amounts.** The total amount of all such payments of the Annual Reimbursement Amounts pursuant to this Section 4.1 shall not exceed (i) the total amount of all Eligible Redevelopment Project Costs which are directly attributable and allocable to the Project upon the Property or (ii) \$1,000,000, whichever is less.

**Section 4.2. Defense of Redevelopment Project Area.** In the event that any court or governmental agency having jurisdiction over enforcement of the TIF Act and the subject matter contemplated by this Agreement shall determine that this Agreement, including the payments of the Reimbursement Amount to be paid or reimbursed by the Village, is contrary to law, or in the event that the legitimacy of the Redevelopment Project Area is otherwise challenged before a court or governmental agency having jurisdiction thereof, the Village will defend the integrity of the Redevelopment Project Area and this Agreement.

## **ARTICLE V**

### **DEVELOPER’S COVENANTS**

**Section 5.1. Commitment to Undertake and Complete Project.** The Developer covenants and agrees to commence the Project on or before the Project Commencement Date and to complete the Project on or before the Project Completion Date. The Developer recognizes and

agrees that the Village has sole discretion with regard to the issuance of all approvals and permits relating to the Project, including but not limited to approval of any required permits, and any failure on the part of the Village to grant or issue any such required permit shall not give rise to any claim against or liability of the Village pursuant to this Agreement. The Village agrees, however, that any such approvals shall be made in conformance with the Village Codes and shall not be unreasonably denied, withheld, conditioned or delayed.

**Section 5.2. Compliance with Agreement and Laws During Development.** The Developer shall at all times acquire, construct and install the Project, in conformance with this Agreement and all applicable laws, rules and regulations, including without limitation all applicable subdivision, zoning, environmental, building code or any other land use ordinances of the Village (collectively, the “**Village Codes**”), and, to the extent applicable, the Prevailing Wage Act. Any agreement of the Developer related to the design, construction or installation of the Project with any contractor, subcontractor or supplier shall, to the extent applicable, contain provisions substantially similar to those required of the Developer under this Agreement.

**Section 5.3. Prevailing Wages.** The Developer acknowledges that the Illinois Department of Labor currently takes the position as a matter of its enforcement policy that the TIF Financing of the Project under this Agreement does not subject the Project to the Prevailing Wage Act unless the Project also receives funding from another public source. The Village makes no representation as to any such application of the Prevailing Wage Act to the Project, and any failure by the Developer to comply with the Prevailing Wage Act, if and to the extent subsequently found to be applicable by any legal authority having jurisdiction, shall not be deemed a “Default” under this Agreement. Notwithstanding the foregoing sentence, the Developer agrees to assume all responsibility for any such compliance (or noncompliance) with the Prevailing Wage Act in connection with the Project under this Agreement in the event of any action by any party to enforce its provisions.

**Section 5.4. Continuing Compliance with Laws.** The Developer agrees that in the continued use, occupation, operation and maintenance of the Project, the Developer will comply with all applicable federal and state laws, rules, regulations and all applicable Village Codes and other ordinances.

**Section 5.5. Tax and Related Payment Obligations.** The Developer agrees to pay and discharge, promptly and when the same shall become due, all general ad valorem real estate taxes and assessments, all applicable interest and penalties thereon, and all other charges and impositions of every kind and nature which may be levied, assessed, charged or imposed upon the Property or any part thereof that at any time shall become due and payable upon or with respect to, or which shall become liens upon, any part of the Property. The Developer, including any others claiming by or through it, also hereby covenants and agrees not to file any application for property tax exemption for any part of the Property under any applicable provisions of the Property Tax Code of the State of Illinois (35 ILCS 200/1-1 et seq.), as supplemented and amended, unless the Village and the Developer shall otherwise have first entered into a mutually acceptable agreement under and by which the Developer shall have agreed to make a payment in lieu of taxes to the Village, it being mutually acknowledged and understood by both the Village and the Developer that any such payment of taxes (or payment in lieu thereof) by the Developer is a material part of the consideration under and by which the Village has entered into this Agreement. This covenant of the Developer shall be a covenant that runs with the land being the Property upon which the Project is undertaken and shall be in full force and effect until December 31, 2040, upon which date this

covenant shall terminate and be of no further force or effect (and shall cease as a covenant binding upon or running with the land) immediately, and without the necessity of any further action by Village or Developer or any other party; provided, however, upon request of any party in title to the Property, the Village shall execute and deliver to such party an instrument, in recordable form, confirming for the record that this covenant has terminated and is no longer in effect. Nothing contained within this Section 5.6 shall be construed, however, to prohibit the Developer from initiating and prosecuting at its own cost and expense any proceedings permitted by law for the purpose of contesting the validity or amount of taxes, assessments, charges or other impositions levied or imposed upon the Developer's Property or any part thereof.

## **ARTICLE VI**

### **PAYMENT PROCEDURES FOR ELIGIBLE REDEVELOPMENT PROJECT COSTS**

**Section 6.1. Payment Procedures.** The Village and the Developer agree that all Eligible Redevelopment Project Costs including any Reimbursement Amount shall be paid solely, and to the extent available, from Incremental Property Taxes that are deposited in the Fund and not otherwise. The Village and the Developer intend and agree that the Reimbursement Amount shall be disbursed by the Village Comptroller for payment to the Developer in accordance with the procedures set forth in this Section 6.1 of this Agreement.

The Village hereby designates the Village Comptroller as its representative to coordinate the authorization of disbursement of the Reimbursement Amount. Payments to the Developer of the Reimbursement Amount shall be made upon request therefor, in form reasonably acceptable to the Village (each being a **"Requisition"**) submitted by the Developer at any time with respect to Eligible Redevelopment Project Costs incurred and paid but not previously submitted. Each such Requisition shall be accompanied by appropriately supporting documentation, including, as applicable, receipts for paid bills or statements of suppliers, contractors or professionals, together with required contractors' affidavits or lien waivers.

**Section 6.2. Approval and Resubmission of Requisitions.** The Village Comptroller shall give the Developer written notice disapproving any of the Requisitions within ten (10) days after receipt thereof. No such approval shall be denied except on the basis that **(i)** all or some part of the Requisition does not constitute Eligible Redevelopment Project Costs or has not otherwise been sufficiently documented as specified herein; or **(ii)** a "Default" under this Agreement as described in Section 7.1 hereof has occurred and is continuing. If a Requisition is disapproved by such Village Comptroller, the reasons for disallowance will be set forth in writing and the Developer may resubmit any such Requisition with such additional documentation or verification as may be required, if that is the basis for denial. The same procedures set forth herein applicable to disapproval shall apply to such resubmittals.

**Section 6.3. Time of Payment.** Provided that performance of this Agreement has not been suspended or terminated by the Village under Article VII hereof, the Village shall pay any Annual Reimbursement Amount attributable to the Project which is approved by any one or more Requisitions under this Article to the Developer within thirty (30) calendar days after **(i)** the date of the approval of any such Requisitions, **(ii)** the receipt by the Village of evidence from the Developer of the payment in full of the total property taxes attributable to the Property in any such applicable calendar year or **(iii)** the receipt by the Village of the last installment of Incremental Property Taxes in any such calendar year, whichever in **(i)**, **(ii)** or **(iii)** is later.



## **ARTICLE VII**

### **DEFAULTS AND REMEDIES**

**Section 7.1. Events of Default.** The occurrence of any one or more of the events specified in this Section 7.1 shall constitute a “**Default**” under this Agreement.

**By the Developer:**

(1) The furnishing or making by or on behalf of the Developer of any statement or representation in connection with or under this Agreement or any of the Related Agreements that is false or misleading in any material respect;

(2) The failure by the Developer to timely perform any term, obligation, covenant or condition contained in this Agreement or any of the Related Agreements;

**By the Village:**

(1) The failure by the Village to pay the Reimbursement Amount which become due and payable in accordance with the provisions of this Agreement; and

(2) The failure by the Village to timely perform any other term, obligation, covenant or condition contained in this Agreement.

**Section 7.2. Rights to Cure.** The party claiming a Default under Section 7.1 of this Agreement (the “**Non-Defaulting Party**”) shall give written notice of the alleged Default to the other party (the “**Defaulting Party**”) specifying the Default complained of. Except as required to protect against immediate, irreparable harm, the Non-Defaulting Party may not institute proceedings or otherwise exercise any right or remedy against the Defaulting Party until thirty (30) days after having given such notice, provided that in the event a Default is of such nature that it will take more than thirty (30) days to cure or remedy, such Defaulting Party shall have an additional period of time reasonably necessary to cure or remedy such Default provided that such Defaulting Party promptly commences and diligently pursues such cure or remedy. During any such period following the giving of notice, the Non-Defaulting party may suspend performance under this Agreement until the Non-Defaulting Party receives written assurances from the Defaulting Party, deemed reasonably adequate by the Non-Defaulting Party, that the Defaulting Party will cure or remedy the Default and remain in compliance with its obligations under this Agreement. A Default not cured or remedied or otherwise commenced and diligently pursued within thirty (30) days as provided above shall constitute a “**Breach**” under this Agreement. Except as otherwise expressly provided in this Agreement, any failure or delay by either party in asserting any of its rights or remedies as to any Default or any Breach shall not operate as a waiver of any such Default, Breach or of any other rights or remedies it may have as a result of such Default or Breach.

**Section 7.3. Remedies.** Upon the occurrence of a Breach under this Agreement by the Developer, the Village shall have the right to terminate this Agreement by giving written notice to the Developer of such termination and the date such termination is effective. Except for such right of termination by the Village, the only other remedy available to either party upon the occurrence of a Breach under this Agreement by the Defaulting Party shall be to institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such Breach, including but not limited to proceedings to compel specific performance or other appropriate equitable relief. Notwithstanding anything herein to the contrary, the sole remedy of the Developer upon the occurrence of a Breach

by the Village under any of the terms and provisions of this Agreement shall be to institute legal action against the Village for specific performance or other appropriate equitable relief and under no circumstances shall the Village be liable to the Developer for any indirect, special, consequential or punitive damages, including without limitation, loss of profits or revenues, loss of business opportunity or production, cost of capital, claims by customers, fines or penalties, whether liability is based upon contract, warranty, negligence, strict liability or otherwise, under any of the provisions, terms and conditions of this Agreement. In the event that any failure of the Village to pay the Reimbursement Amount as it becomes due and payable in accordance with the provisions hereof is due to insufficient Incremental Property Taxes being available to the Village, any such failure shall not be deemed to be a Default or a Breach on the part of the Village.

**Section 7.4. Costs, Expenses and Fees.** Upon the occurrence of a Default or a Breach which requires either party to undertake any action to enforce any provision of this Agreement, the Defaulting Party shall pay upon demand all of the Non-Defaulting Party's charges, costs and expenses, including the reasonable fees of attorneys, agents and others, as may be paid or incurred by such Non-Defaulting Party in enforcing any of the Defaulting Party's obligations under this Agreement or in any litigation, negotiation or transaction in connection with this Agreement in which the Defaulting Party causes the Non-Defaulting Party, without the Non-Defaulting Party's fault, to become involved or concerned.

## **ARTICLE VIII**

### **RELEASE, DEFENSE AND INDEMNIFICATION OF VILLAGE**

**Section 8.1. Declaration of Invalidity.** Notwithstanding anything herein to the contrary, the Village, its Corporate Authorities, officials, agents, employees and independent contractors shall not be liable to the Developer for damages of any kind or nature whatsoever or otherwise in the event that all or any part of the TIF Act, or any of the TIF Ordinances or other ordinances of the Village adopted in connection with either the TIF Act, this Agreement or the Redevelopment Plan, shall be declared invalid or unconstitutional in whole or in part by the final (as to which all rights of appeal have expired or have been exhausted) judgment of any court of competent jurisdiction, and by reason thereof either the Village is prevented from performing any of the covenants and agreements herein or the Developer is prevented from enjoying the rights and privileges hereof; provided that nothing in this Section 8.1 shall limit otherwise permissible claims by the Developer against the Fund or actions by the Developer seeking specific performance of this Agreement or other relevant contracts, if any, in the event of a Breach of this Agreement by the Village.

**Section 8.2. Damage, Injury or Death Resulting from Project.** The Developer releases from and covenants and agrees that the Village and its Corporate Authorities, officials, agents, employees and independent contractors shall not be liable for, and agrees to indemnify and hold harmless the Village, its Corporate Authorities, officials, agents, employees and independent contractors thereof against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the construction or installation of the Project, except as such may be caused by the intentional conduct, gross negligence, negligence or other acts or omissions of the Village, its Corporate Authorities, officials, agents, employees or independent contractors that are contrary to the provisions of this Agreement.

**Section 8.3. Damage or Injury to Developer and Others.** The Village and its Corporate Authorities, officials, agents, employees and independent contractors shall not be liable for any

damage or injury to the persons or property of the Developer or any of its officers, agents, independent contractors or employees or of any other person who may be about the Property or the Project due to any act of negligence of any person, except as such may be caused by the intentional misconduct, gross negligence, or acts or omissions of the Village, its Corporate Authorities, officials, agents, employees, or independent contractors that are contrary to the provisions of this Agreement.

**Section 8.4. No Personal Liability.** All covenants, stipulations, promises, agreements and obligations of the Village contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the Village and not of any of its Corporate Authorities, officials, agents, employees or independent contractors in their individual capacities. No member of the Corporate Authorities, officials, agents, employees or independent contractors of the Village shall be personally liable to the Developer **(i)** in the event of a Default or Breach by any party under this Agreement, or **(ii)** for the payment of the Reimbursement Amount which may become due and payable under the terms of this Agreement.

**Section 8.5. Village Not Liable for Developer Obligations.** Notwithstanding anything herein to the contrary, the Village shall not be liable to the Developer for damages of any kind or nature whatsoever arising in any way from this Agreement, from any other obligation or agreement made in connection therewith or from any Default or Breach under this Agreement; provided that nothing in this Section 8.5 shall limit otherwise permissible claims by the Developer against the Fund or actions by the Developer seeking specific performance of this Agreement or other relevant contracts in the event of a Breach of this Agreement by the Village.

**Section 8.6. Actions or Obligations of Developer.** The Developer agrees to indemnify, defend and hold harmless the Village, its Corporate Authorities, officials, agents, employees and independent contractors, from and against any and all suits, claims and cost of attorneys' fees, resulting from, arising out of, or in any way connected with **(i)** any of the Developer's obligations under or in connection with this Agreement, **(ii)** the construction or installation of the Project, **(iii)** the Developer's compliance with the Prevailing Wage Act if, as and when applicable to the Project, and **(iv)** the negligence or willful misconduct of the Developer, its officials, agents, employees or independent contractors in connection with the management, development, redevelopment, construction or installation of the Project, except as such may be caused by the intentional conduct, gross negligence, negligence or breach of this Agreement by the Village, its Corporate Authorities, officials, agents, employees or independent contractors.

**Section 8.7. Environmental Covenants.** To the extent permitted by law, the Developer agrees to indemnify, defend, and hold harmless the Village, its Corporate Authorities, officials, agents, employees and independent contractors, from and against any and all claims, demands, costs, liabilities, damages or expenses, including attorneys' and consultants' fees, investigation and laboratory fees, court costs and litigation expenses, arising from: **(i)** any release or threat of a release, actual or alleged, of any hazardous substances, upon or about the Property or respecting any products or materials previously, now or thereafter located upon, delivered to or in transit to or from the Property regardless of whether such release or threat of release or alleged release or threat of release has occurred prior to the date hereof or hereafter occurs and regardless of whether such release occurs as a result of any act, omission, negligence or misconduct of the Village or any third party or otherwise; **(ii)** (A) any violation now existing (actual or alleged) of, or any other liability under or in connection with, any environmental laws relating to or affecting the Property, or (B) any

now existing or hereafter arising violation, actual or alleged, or any other liability, under or in connection with, any environmental laws relating to any products or materials previously, now or hereafter located upon, delivered to or in transit to or from the Property, regardless of whether such violation or alleged violation or other liability is asserted or has occurred or arisen prior to the date hereof or hereafter is asserted or occurs or arises and regardless of whether such violation or alleged violation or other liability occurs or arises, as the result of any act, omission, negligence or misconduct of the Village or any third party or otherwise; (iii) any assertion by any third party of any claims or demands for any loss or injury arising out of, relating to or in connection with any hazardous substances on or about or allegedly on or about the Property; or (iv) any breach, falsity or failure of any of the representations, warranties, covenants and agreements of the like. For purposes of this section, "hazardous materials" includes, without limit, any flammable explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. §§ 9601 et seq.), the Hazardous Materials Transportation Act, as amended (49 U.S.C. §§ 1801 et seq.), the Resource Conservation and Recovery Act, as amended (42 U.S.C. §§ 9601 et seq.), and in the regulations adopted and publications promulgated pursuant thereto, or any other federal, state or local environmental law, ordinance, rule, or regulation.

**Section 8.8. Notification of Claims.** Not later than thirty (30) days after the Developer becomes aware, by written or other overt communication, of any pending or threatened litigation, claim or assessment, the Developer will, if a claim in respect thereof is to be made against the Developer which affects any of the Developer's rights or obligations under this Agreement, notify the Village of such pending or threatened litigation, claim or assessment, but any omission so to notify the Village will not relieve the Developer from any liability which it may have to the Village under this Agreement.

## **ARTICLE IX**

### **MISCELLANEOUS PROVISIONS**

**Section 9.1 Entire Agreement and Amendments.** This Agreement (together with Exhibit A attached hereto) is the entire agreement between the Village and the Developer relating to the subject matter hereof. This Agreement supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, including in particular the Letter of Understanding, and may not be modified or amended except by a written instrument executed by both of the parties.

**Section 9.2. Third Parties.** Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other persons other than the Village and the Developer and their respective successors and assigns, nor is anything in this Agreement intended to relieve or discharge any obligation or liability of any third persons to either the Village or the Developer, nor shall any provision give any third parties any rights of subrogation or action over or against either the Village or the Developer. This Agreement is not intended to and does not create any third party beneficiary rights whatsoever.

**Section 9.3. Counterparts.** Any number of counterparts of this Agreement may be executed and delivered and each shall be considered an original and together they shall constitute one agreement.



**Section 9.4. Special and Limited Obligation.** This Agreement shall constitute a special and limited obligation of the Village according to the terms hereof. This Agreement shall never constitute a general obligation of the Village to which its credit, resources or general taxing power are pledged. The Village pledges to the payment of its obligations under Sections 4.1 and 4.2 hereof only such amount of the Incremental Property Taxes as is set forth in Sections 4.1 and 4.2 hereof, if, as and when received, and not otherwise.

**Section 9.5. Time and Force Majeure.** Time is of the essence of this Agreement; provided, however, neither the Developer nor the Village shall be deemed in Default with respect to any performance obligations under this Agreement on their respective parts to be performed if any such failure to timely perform is due in whole or in part to the following (which also constitute “unavoidable delays”): any strike, lock-out or other labor disturbance (whether legal or illegal, with respect to which the Developer, the Village and others shall have no obligations hereunder to settle other than in their sole discretion and business judgment), civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruption of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, acts of God or third parties, or any other cause beyond the reasonable control of the Developer or the Village.

**Section 9.6. Waiver.** Any party to this Agreement may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing. No such waiver shall obligate the waiver of any other right or remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

**Section 9.7. Cooperation and Further Assurances.** The Village and the Developer covenant and agree that each will do, execute, acknowledge and deliver or cause to be done, executed and delivered, such agreements, instruments and documents supplemental hereto and such further acts, instruments, pledges and transfers as may be reasonably required for the better assuring, mortgaging, conveying, transferring, pledging, assigning and confirming unto the Village or the Developer or other appropriate persons all and singular the rights, property and revenues covenanted, agreed, conveyed, assigned, transferred and pledged under or in respect of this Agreement.

**Section 9.8. Notices and Communications.** All notices, demands, requests or other communications under or in respect of this Agreement shall be in writing and shall be deemed to have been given when the same are (a) deposited in the United States mail and sent by registered or certified mail, postage prepaid, return receipt requested, (b) personally delivered or (c) sent by a nationally recognized overnight courier, delivery charge prepaid, in each case, to the Village and the Developer at their respective addresses (or at such other address as each may designate by notice to the other), as follows:

In the case of the Developer, to:

Core Acquisitions, LLC  
200 S. Wacker Drive, Suite 1325  
Chicago, Illinois 60606  
Attn: Adam D. Firsell, Manager  
Tel: ( ) -

- (i) In the case of the Village, to:  
Village of Rantoul, Illinois  
333 S. Tanner Street  
Rantoul, IL 61866  
Attn: Village Administrator  
Tel: (217) 892-6801

Whenever any party hereto is required to deliver notices, certificates, opinions, statements or other information hereunder, such party shall do so in such number of copies as shall be reasonably specified.

**Section 9.9. Assignment.** The Developer agrees that it shall not sell, assign or otherwise transfer any of its rights and obligations under this Agreement without the prior written consent of the Village, except that: (i) any assignment of this Agreement as collateral, or (ii) any related sale, assignment or transfer of this Agreement in whole to a legal entity having common ownership with the Developer, may be made without the prior written consent of the Village. Except as authorized in this Section above, any assignment in whole or in part shall be void and shall, at the option of the Village, terminate this Agreement. No such sale, assignment or transfer as authorized in this Section, including any with or without the Village's prior written consent, shall be effective or binding on the Village, however, unless and until the Developer delivers to the Village a duly authorized, executed and delivered instrument which contains any such sale, assignment or transfer and the assumption of all the applicable covenants, agreements, terms and provisions of this Agreement by the applicable parties thereto.

**Section 9.10. Successors in Interest.** Subject to Section 9.9 above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respectively authorized successors, assigns and legal representatives (including successor Corporate Authorities).

**Section 9.11. No Joint Venture, Agency, or Partnership Created.** Nothing in this Agreement nor any actions of either of the Village or the Developer shall be construed by either of the Village, the Developer or any third party to create the relationship of a partnership, agency, or joint venture between or among the Village and any party being the Developer.

**Section 9.12. Illinois Law; Venue.** This Agreement shall be construed and interpreted under the laws of the State of Illinois. If any action or proceeding is commenced by any party to enforce any of the provisions of this Agreement, the venue for any such action or proceeding shall be in Champaign County, Illinois.

**Section 9.13. Term.** Unless earlier terminated pursuant to the terms hereof, this Agreement shall be and remain in full force and effect from and after the Effective Date and shall terminate on December 31, 2040; provided, however, that anything to the contrary notwithstanding, the Developer's obligations under Section 5.6 and Article VIII of this Agreement shall be and remain in full force and effect in accordance with the express provisions thereof.

**Section 9.14. Construction of Agreement.** This Agreement has been jointly negotiated by the parties. The parties acknowledge that each has either been represented by or has had the opportunity to consult with legal counsel and that accordingly the terms of this Agreement are not to be construed against a party because that party may have primarily assumed responsibility for

preparation of this Agreement or because that party failed to understand the legal effect of any provision of this Agreement.

**IN WITNESS WHEREOF**, the Village and the Developer have caused this Agreement to be executed by their duly authorized officers or manager(s) as of the date set forth below.

**VILLAGE OF RANTOUL,  
CHAMPAIGN COUNTY, ILLINOIS**

By: \_\_\_\_\_  
Village President

ATTEST:

By: \_\_\_\_\_  
Village Clerk

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

**CORE ACQUISITIONS, LLC**

By: \_\_\_\_\_  
Its Manager

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

[Exhibits A and B follow this page and are an integral part of this Agreement in the context of use.]

**GENERAL SITE DATA:**

**C-2 DISTRICT**

**TOTAL SITE AREA** ..... 1.82 ACRES

**TOTAL G.L.A.** ..... 8,925 S.F.

**RESTAURANT** ..... 3,729 S.F.

**RETAIL** ..... 5,196 S.F.

**TOTAL PARKING REQUIRED** ..... 77 CARS

**RESTAURANT (7 CARS / 100 S.F.)** ..... 82 CARS

**RETAIL (7 CARS / 250 S.F.)** ..... 15 CARS

**TOTAL PARKING PROVIDED** ..... 92 CARS

**PARKING RATIO** ..... 9.27 CARS / 1,000 S.F.

**SITE PLAN**

0 20' 40' 60' 80'

N

**OWNER:**  
COSE ACQUISITIONS  
3801 S. WINDSOR DR.  
CHICAGO, IL 60609

**PROJECT:**  
COMMERCIAL  
DEVELOPMENT

807 N. CHAMPAIGN AVE.  
NAPERVILLE, IL

**DATE:** 10/1/2009

**BY:** [Signature]

**FOR:** [Signature]

**PROJECT NO.:** 09000000000000000000

**SHEET NO.:** 000000

**SP9.0**



## **EXHIBIT B**

### **Description of Property**

The parcel identified by its common address and its permanent index number (PIN) constitutes the Property as follows:

801 W. Champaign Avenue, Rantoul, Illinois  
PIN 20-09-04-276-003

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ITEM: Motion to pass <u>Ordinance No. 2679</u> ,<br>AN ORDINANCE AUTHORIZING AND<br>APPROVING AN<br>INTERGOVERNMENTAL AGREEMENT<br>WITH THE RANTOUL PARK DISTRICT<br>FOR THE EXCHANGE OF REAL ESTATE<br>(Park District)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | DEPARTMENT: Administration                |
| DATE: August 10, 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | AMOUNT:                                   |
| ATTACHMENTS:<br><br>1. 08-21 (Ord. No. 2679) App.<br>Intergovernmental Agr. with Rantoul<br>Park District for Exchange of Real<br>Estate)<br>2. 07-21 Intergovernmental Agreement<br>for Exchange of Real Estate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ADMINISTRATIVE NOTES:                     |
| SUMMARY HIGHLIGHTS:<br>In the agreement to purchase property for the construction of the Rantoul Family Sports Complex, the Village of Rantoul included in the sale agreement property, which would be deeded over to the complex property owners in exchange for "complex" property. The property the Village will exchange is along South Murray Road, and currently is owned by the Rantoul Park District. Prior to finalizing negotiations, the Village and the Park District agreed in principle to exchange 33+ acres along South Murray Road the Park District owns for 34+ acre soccer fields the Village owns. Once this intergovernmental agreement is approved transferring the titles of the properties between the two governmental entities, the Village can conclude its purchase of the property for the Rantoul Family Sports Complex. |                                           |
| RECOMMENDED ACTION: Approve the Intergovernmental Agreement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                           |
| DEPARTMENT HEAD APPROVAL<br>Scott Eisenhauer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | VILLAGE ADMINISTRATOR<br>Scott Eisenhauer |

**ORDINANCE NO. 2679**

**AN ORDINANCE  
AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT  
WITH THE RANTOUL PARK DISTRICT FOR THE EXCHANGE OF REAL ESTATE**

**WHEREAS**, the Village of Rantoul, Champaign County, Illinois (the “**Village**”) is the owner of a certain parcel of real estate described on Exhibit A attached hereto and made a part hereof (the “**Village Real Estate**”); and

**WHEREAS**, the Rantoul Park District, Champaign County, Illinois (the “**District**”) is the owner of certain parcels of real estate described on Exhibit B attached hereto and made a part hereof (the “**District Real Estate**”); and

**WHEREAS**, the President and Board of Trustees (the “**Corporate Authorities**”) of the Village has determined that it is necessary, desirable and in the best interests of the Village to exchange the Village Real Estate for the District Real Estate; and

**WHEREAS**, there has been presented to and there is now before the meeting of the Corporate Authorities of the Village at which this Ordinance is adopted the form of an Intergovernmental Agreement for Exchange of Real Estate (the “**Agreement**”) by and between the Village and the District, under and by which the Village and the District have agreed to exchange the Village Real Estate for the District Real Estate.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS**, as follows:

**Section 1.** That the exchange of the Village Real Estate for the District Real Estate under such terms and conditions as set forth in the form of such Agreement as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted, be and the same is hereby authorized and approved.

**Section 2.** That for and on behalf of the Village, the Village President is hereby authorized to execute and deliver the Agreement, and the Village Clerk is hereby authorized to attest thereto, with such insertions, changes and revisions in the form of such Agreement as may be approved by the Village President, such execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all such changes and revisions therein from the form of the Agreement as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted.

**Section 3.** That the exchange of the Village Real Estate for the District Real Estate is hereby authorized to be made upon full and complete performance by the District of its obligations under the Agreement.

**Section 4.** That all actions of the officers, employees and agents of the Village heretofore taken in connection with the Agreement and such exchange of the Village Real Estate for the District Real Estate are hereby ratified, confirmed and approved.

**Section 5.** That from and after the effective date of this Ordinance, the proper officers, employees and agents of the Village are hereby authorized, empowered and directed to do all such acts and things and to execute and deliver all such supplemental documents and instruments as may be necessary to accomplish the purposes of the Agreement and this Ordinance in accordance with the respective terms, conditions and undertakings thereof, including the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the exchange of the Real Estate in connection with the Agreement.

This Ordinance is hereby passed, the “ayes” and “nays” being called, by a majority of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

**PASSED** this 10th day of August, 2021.

---

Village Clerk

**APPROVED** this 10th day of August, 2021.

---

Village President



## **EXHIBIT A**

### **Description of Village Parcel**

A 34.58-acre parcel of real estate located in Rantoul, Illinois, bounded by West Keal Avenue on the north, U.S. Route 45 on the west, West Wheat Avenue on the south and Enterprise Drive on the east

PIN: Part of 20-09-10-401-012

## **EXHIBIT B**

### **Description of District Parcels**

Parcel 1. A 22.36-acre parcel of real estate located in Rantoul, Illinois immediately south of Brookhill Golf Course

PIN: 14-03-25-300-003

Parcel 2. An 11.41-acre combined parcel of real estate located in Rantoul, Illinois at 725 and 745 South Murray Road

PINs: 20-09-03-301-004 and 20-09-03-301-003

## **INTERGOVERNMENTAL AGREEMENT FOR EXCHANGE OF REAL ESTATE**

**THIS INTERGOVERNMENTAL AGREEMENT FOR EXCHANGE OF REAL ESTATE**, including Exhibit A and Exhibit B, which are attached hereto and made a part hereof (collectively, this “**Agreement**”), is dated for reference purposes only as of August 1, 2021, by and between the VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, an Illinois municipal corporation (the “**Village**”) and the RANTOUL PARK DISTRICT, a special district and body politic (the “**District**”). For the purposes of this Agreement, the term “**Parties**” is sometimes used to refer to and identify both the Village and the District collectively and the term “**Party**” is sometimes used to refer and identify either the Village or the District individually. This Agreement shall become effective upon the date of its actual execution by the last of the Parties hereto as set forth on the signature page hereof (the “**Effective Date**”).

### **RECITALS**

**WHEREAS**, the Village is a home rule unit under and pursuant to Section 6(a) of Article VII of the Constitution of the State of Illinois, and is authorized to exercise any power and perform any function pertaining to its government and affairs, including the power to acquire, exchange, or convey any real estate, including any interest therein, for municipal purposes in such manner as the President and the Board of Trustees of the Village may authorize; and

**WHEREAS**, the District is a park district and special district under the provisions of Section 8 of Article VII of the Constitution of the State of Illinois and has the applicable authority under The Park District Code (75 ILCS 1205/1-1 et seq.), as supplemented and amended, including in particular by (75 ILCS 1205/10-7), to convey real estate to another unit of local government; and

**WHEREAS**, the exercise of such powers by each of the Parties is further supplemented by the Local Government Property Transfer Act (50 ILCS 605/1 et seq.), Section 10 of Article VII of the Constitution of the State of Illinois and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) (collectively, the “**Acts**”); and

**WHEREAS**, the Village is the owner of the 34.58-acre parcel of real estate which has been improved as a soccer complex and it generally described on Exhibit A, attached hereto and made a part hereof (the “**Village Parcel**”); and

**WHEREAS**, the District is the owner of the combined 11.41-acre parcels of real estate and the 22.36-acre parcel of real estate, all of which are unimproved and are generally described on Exhibit B attached hereto and made a part hereof (the “**District Parcels**”).

**NOW, THEREFORE**, for and in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and the District agree as follows:

**Section 1. Exchange.** The Village agrees to convey and the District agrees to accept the Village Parcel, and, in exchange, the District agrees to convey and the Village agrees to accept the District Parcels (such mutual conveyances and acceptance being collectively referred to herein as the “**Exchange**”), all upon the terms and conditions set forth in this Agreement. It is mutually covenanted and agreed by and between the Parties that the Village Parcel is substantially the same

size or larger than the District Parcels combined and that the Village Parcel is of the same or greater suitability for park purposes than all of the District Parcels combined without additional cost to the District.

**Section 2. Consideration.** As further consideration for the mutual Exchange, the Village agrees to pay to the District the amount of \$8,400.00 per year to replace the lost revenues otherwise received by the District from the sale of cash crops derived from one of the District Parcels. Such payment shall be made on or before December 31 of each year, commencing \_\_\_\_\_.

**Section 3. Possession and Closing.** Each of the Parties shall deliver possession of the Village Parcel or the District Parcels, as applicable, to the other Party concurrently with the closing of this Exchange which shall be held on such date and at such place as the Parties may agree.

**Section 4. Personal Property.** No items of personal property are included in this Exchange.

**Section 5. Condition of Premises.** Each of the Parties acknowledges having inspected the Village Parcel or the District Parcels of the other Party, as applicable, and any improvements thereon, and being acquainted with the condition thereof. Each of the Parties accepts the same as of the time they executed this Agreement in **AS-IS** condition without any representation or warranty by the other Party concerning such condition and without any obligation on the part of the other Party to make any alterations, repairs or other improvements.

**Section 6. Deed of Conveyance.** Each of the Parties shall execute a recordable Special Warranty Deed sufficient to convey the Village Parcel or the District Parcels, as applicable, to the other Party, to be delivered at the closing of this Exchange upon each of the Parties' compliance with the terms and conditions of this Agreement.

**Section 7. Encumbrances.** Each of the Parties expressly warrants that no contracts for the furnishing of any labor or material to the Village Parcel or the District Parcels, as applicable, and no security agreements or leases in respect to any goods or chattels that have been or are to become attached to the Village Parcel or the District Parcels, as applicable, as fixtures, will at the time of closing be outstanding and not fully performed and satisfied, and further warrants that there are not and will not at the time of closing be any unrecorded leases or contracts relating to the Village Parcel or the District Parcels, as applicable, except as heretofore disclosed to the other Party. Each of the Parties expressly warrants that there is no pending rezoning, reassessment or special assessment proceedings affecting the Village Parcel or the District Parcels, as applicable.

**Section 8. Taxes and Assessments.** Each of the Parties represents to the other Party that each of the Village Parcel or the District Parcels, as applicable, is presently exempt from ad valorem real estate taxation. If and to the extent applicable to this Exchange, the transfer tax is also exempt and there are no special assessments which are a lien upon the Village Parcel or the District Parcels, as applicable, as of the date of this Agreement.

**Section 9. Evidence of Title.**

a. Each of the Parties shall order, as evidence of each of their respective title to the Village Parcel or the District Parcels, as applicable, a Commitment for Title Insurance issued by a



title insurance company regularly doing business in Champaign County, Illinois, committing the company to issue a policy in the usual form insuring title to the Village Parcel or the District Parcels, as applicable, in the other's name. Each of the Parties shall be responsible for payment of all applicable premium and search charges for such commitment.

b. Permissible exceptions to title shall include only the lien of general taxes and special assessments, if any; applicable zoning laws and building codes and ordinances; easements, apparent or of record, which do not underlie the improvements; and covenants and restrictions of record which are not violated by the existing improvements or the present use of the Village Parcel or the District Parcels, as applicable, and which do not restrict reasonable use thereof.

c. If title evidence discloses exceptions other than those permitted, the acquiring Party shall give written notice of such exceptions to the other Party within a reasonable time. Any such exception which may be removed by the payment of money may be cured by deduction from the purchase price at the time of closing, and any such exception which may be removed pursuant to one or more of the Acts shall be pursued with due diligence by and with the cooperation of the other Party.

**Section 10. Notices.** Any notice required under this Agreement to be served upon each of the Parties shall be in writing and shall be deemed effective when actually received or when mailed by certified mail to the other at the respective notice address of such Party set forth beneath the respective signatures of the duly authorized officers of each such Party below.

**Section 11. Compliance.** Each of the Parties hereby agrees to make all disclosures and to sign all documents necessary to allow full compliance with the provisions of the Acts and other applicable law.

**Section 12. Entirety of Agreement.** This Agreement contains the entire agreement between the Parties and NO ORAL REPRESENTATION, warranty or covenant exists other than those set forth in this Agreement.

**IN WITNESS WHEREOF**, the each of Parties hereto have caused this Agreement to be executed and delivered by each of their respective duly authorized officers as of the date set forth below.

VILLAGE SIGNATURES

VILLAGE OF RANTOUL,  
CHAMPAIGN COUNTY, ILLINOIS

By: \_\_\_\_\_  
Charles R. Smith, Village President

ATTEST:

\_\_\_\_\_  
Janet E. Gray, Village Clerk

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

DISTRICT SIGNATURES

RANTOUL PARK DISTRICT,  
CHAMPAIGN COUNTY, ILLINOIS

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

ATTEST:

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

**Notice Address:**

Village of Rantoul  
333 S. Tanner Street  
Rantoul, IL 61866  
Attn: Village President

**Notice Address:**

Rantoul Park District  
100 E. Flessner Avenue  
Rantoul, IL 61866  
Attn: William R. Scott

## **EXHIBIT A**

### **Description of Village Parcel**

A 34.58-acre parcel of real estate located in Rantoul, Illinois, bounded by West Keal Avenue on the north, U.S. Route 45 on the west, West Wheat Avenue on the south and Enterprise Drive on the east

PIN: Part of 20-09-10-401-012

## **EXHIBIT B**

### **Description of District Parcels**

Parcel 1. A 22.36-acre parcel of real estate located in Rantoul, Illinois immediately south of Brookhill Golf Course

PIN: 14-03-25-300-003

Parcel 2. An 11.41-acre combined parcel of real estate located in Rantoul, Illinois at 725 and 745 South Murray Road

PINs: 20-09-03-301-004 and 20-09-03-301-003



**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ITEM: Motion to pass <u>Ordinance No. 2680</u> ,<br>AN ORDINANCE AUTHORIZING AND<br>APPROVING AN<br>INTERGOVERNMENTAL AGREEMENT<br>WITH THE BOARD OF TRUSTEES OF<br>THE UNIVERSITY OF ILLINOIS FOR AN<br>OPTION TO PURCHASE CERTAIN REAL<br>ESTATE                                                                                                                                                                                                | DEPARTMENT: Administration                |
| DATE: August 10, 2021                                                                                                                                                                                                                                                                                                                                                                                                                             | AMOUNT:                                   |
| ATTACHMENTS:<br><br>1. 08-21 (Ord. No. 2680) App.<br>Intergovernmental Agr. with Uofl for<br>Option to Purchase Real Estate<br>2. Rantoul IGA with University including<br>exhibits - FINAL (002)                                                                                                                                                                                                                                                 | ADMINISTRATIVE NOTES:                     |
| SUMMARY HIGHLIGHTS:<br>The University of Illinois, for the purpose of constructing and operating the Illinois-Autonomous and Connected Track, will lease, with an option to purchase, land from the Village of Rantoul. The "no cost" lease grants the University exclusive right and option to purchase the property prior to May 31, 2024. This lease also allows for the University to reimburse the Village up to \$20,000 of legal expenses. |                                           |
| RECOMMENDED ACTION: Approve the Intergovernmental Agreement between the Village of Rantoul and the University of Illinois                                                                                                                                                                                                                                                                                                                         |                                           |
| DEPARTMENT HEAD APPROVAL<br>Scott Eisenhauer                                                                                                                                                                                                                                                                                                                                                                                                      | VILLAGE ADMINISTRATOR<br>Scott Eisenhauer |

## ORDINANCE NO. 2680

### AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE VILLAGE OF RANTOUL AND THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS FOR AN OPTION TO PURCHASE CERTAIN REAL ESTATE

**WHEREAS**, the Village of Rantoul, Champaign County, Illinois (the “**Village**”) is the owner of certain parcels of real estate on the former Chanute Air Force Base, which are depicted on Exhibit B attached to the Intergovernmental Agreement described below (the “**Real Estate**”); and

**WHEREAS**, the President and Board of Trustees (the “**Corporate Authorities**”) of the Village has determined that it is necessary, desirable and in the best interests of the Village to transfer the Real Estate to the Board of Trustees of the University of Illinois (the “**University**”) in order to assist the University in establishing the Advanced Transportation Research and Engineering Laboratory; and

**WHEREAS**, there has been presented to and there is now before the meeting of the Corporate Authorities at which this Ordinance is adopted the form of an “Intergovernmental Agreement By and Between the Village of Rantoul and the Board of Trustees of the University of Illinois for an Option to Purchase Property on the Former Chanute Air Force Base” (the “**Intergovernmental Agreement**”), under and by which the Village agrees to grant to the University an option to acquire the Real Estate.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS**, as follows:

**Section 1.** That the Intergovernmental Agreement, including the forms of the Ninth Amendment to Lease Agreement and the Purchase and Sale Agreement attached thereto, as set forth in the form of such Intergovernmental Agreement as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted, be and the same are hereby authorized and approved.

**Section 2.** That for and on behalf of the Village, the Village President is hereby authorized to execute and deliver the Intergovernmental Agreement and the Village Clerk is hereby authorized to attest such execution of the Intergovernmental Agreement, with such changes and revisions in the form of such Intergovernmental Agreement as may be approved by the Village President, such execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all such changes and revisions therein from the form of the Intergovernmental Agreement as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted.

**Section 3.** That the conveyance of the Real Estate is hereby authorized to be made to the University upon full and complete performance by the University of its obligations under the Intergovernmental Agreement, the Corporate Authorities hereby expressly finding that the Real Estate is no longer necessary for, useful to, or in the best interests of the Village to retain.

**Section 4.** That all actions of the officers, employees and agents of the Village heretofore taken in connection with the Intergovernmental Agreement and such conveyance of the Real Estate are hereby ratified, confirmed and approved.

**Section 5.** That from and after the effective date of this Ordinance, the proper officers, employees and agents of the Village are hereby authorized, empowered and directed to do all such acts and things and to execute and deliver all such supplemental documents and instruments as may be necessary to accomplish the purposes of the Intergovernmental Agreement and this Ordinance in accordance with the respective terms, conditions and undertakings thereof, including the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the conveyance of the Real Estate in connection with the Intergovernmental Agreement.

This Ordinance is hereby passed, the “ayes” and “nays” being called, by a majority of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

**PASSED** this 10th day of August, 2021.

---

Village Clerk

**APPROVED** this 10th day of August, 2021.

---

Village President

**INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE  
VILLAGE OF RANTOUL  
AND  
THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS  
FOR AN OPTION TO PURCHASE PROPERTY AT FORMER  
CHANUTE AIR FORCE BASE**

**THIS INTERGOVERNMENTAL** (this “**Agreement**”) is made and entered into as of the date of the last signature (“**Effective Date**”), by and between the **VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS**, as the federally recognized local redevelopment authority for the former Chanute Air Force Base (the “**Village**”), and **THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS** a body corporate and politic of the State of Illinois under the University of Illinois Act, 110 ILCS 305/0.01 et. seq., (the “**University**”). The Village and the University are sometimes individually referred to as a “**Party**” and are sometimes collectively referred to as the “**Parties.**”

**RECITALS**

**WHEREAS**, the Village and the University are units of local government or a body of State government, and the Constitution of the State of Illinois of 1970, Article VII, Section 10 and the provisions of the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, provide that units of local government may contract or otherwise associate among themselves or with the State to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and provides authority for intergovernmental cooperation; and

**WHEREAS**, the former Chanute Air Force Base (“**CAFB**”) was closed pursuant to and in accordance with the Defense Base Closure and Realignment Act of 1988 (Public Law No. 100-526, 10 U.S.C. §2687 note; as amended, the “**Base Closure Act**”); and

**WHEREAS**, in accordance with the Base Closure Act, the Village was recognized by the Office of the Secretary of Defense as the local redevelopment authority for CAFB; and

**WHEREAS**, the military mission at CAFB was concluded on September 30, 1993; and  
**WHEREAS**, as the local redevelopment authority for CAFB, the Village prepared a Reuse Plan to guide the closure and redevelopment of CAFB (“the “**Reuse Plan**”); and

**WHEREAS**, in accordance with the Base Closure Act and the Reuse Plan, the Village submitted an application to the U.S. Department of the Air Force (“**Air Force**”), to acquire a portion of the real and personal property comprising CAFB by means of an economic development conveyance (“**EDC**”); and



**WHEREAS**, the Village and the Air Force executed an Economic Development Conveyance Agreement on September 10, 2014 (the “**EDC Agreement**”), whereby the Air Force agreed to convey to the Village certain parcels of real property consisting of approximately 393.775 acres, together with all improvements, structures, appurtenances, and utility systems (“**EDC Parcels**”), as shown on the map attached hereto as **Exhibit A**; and

**WHEREAS**, in accordance with the Base Closure Act and the Reuse Plan, the University submitted an application to the U.S. Department of Education (“**DoEd**”), for a public benefit conveyance for educational purposes (“**PBC**”), of Parcel E of CAFB, consisting of approximately 47.17 acres of real property and improvements (“**Parcel E**”), as shown on the map attached hereto as **Exhibit B**; and

**WHEREAS**, pending the final environmental remediation and conveyance of the CAFB real property in accordance with the Reuse Plan, the Air Force leased to the Village the EDC Parcels and Parcel E; and

**WHEREAS**, to further the purposes of the Reuse Plan, and to assist the University to establish the Advanced Transportation Research and Engineering Laboratory (“**ATREL**”), the Village did lease Parcel E of CAFB to the University by lease dated April 1, 1994 (“Parcel E Lease”); and

**WHEREAS**, to establish the Illinois Autonomous and Connected Track (“**I-ACT**”), the University intends to use additional parcels of the CAFB, as depicted on **Exhibit C** (the “**Additional Parcels**”); and

**WHEREAS**, the I-ACT will potentially extend beyond the CAFB to include additional real estate, also as depicted on Exhibit C (the “**Non-Base Property**”). Collectively, Parcel E, the Additional Parcels and the Non-Base Property shall hereafter be referred to as the “**I-ACT Real Estate**.”; and

**WHEREAS**, the Air Force notified the University and the Village that a Finding of Suitability to Transfer determination has been issued for Parcel E, and therefore Parcel E would soon be available for conveyance; and

**WHEREAS**, the Village and the University have both determined that a conveyance of Parcel E for EDC purposes is more consistent with the University’s proposed plan of use for such Parcel E than a PBC through the DoEd; and

**WHEREAS**, the Village and the Air Force agreed to negotiate an amendment to the EDC Agreement to include Parcel E as an EDC; and

**WHEREAS**, to further the development of the I-ACT, at such time as Parcel E is added to the EDC Agreement, the Parties intend to negotiate and execute a long-term, no-cost lease for Parcel E with an exclusive option to purchase; and

**WHEREAS**, to allow the University to complete its diligence, design work and all land acquisitions for I-ACT, Village will grant the University immediate limited access to and an exclusive option to purchase the Additional Parcels, as more specifically set forth in this Agreement.

**NOW, THEREFORE**, for and in consideration of the mutual covenants contained herein and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Village and the University do hereby agree as follows:

### **AGREEMENT**

1. The Village agrees to seek an amendment to the EDC Agreement to include Parcel E as an EDC.
2. On or before May 31, 2024, or six (6) months after Parcel E is conveyed by the Air Force to the Village pursuant to the EDC Agreement, whichever date comes later, the Village agrees to provide the to the University, and the University agrees to accept from the Village, Parcel E pursuant to a no cost, long term lease, with an exclusive option to purchase, purchase of which is subject to approval of the Board of Trustees of the University of Illinois (the “BOT”).
3. The Village grants to University the exclusive right and option to purchase the Additional Parcels upon the terms and conditions set forth in this Agreement, purchase of which is subject to the approval of the BOT (the “**Option**”). The Option may only be exercised by the University at any time from the Effective Date until 11:59 p.m. on May 31, 2024, or six (6) months after the Additional Parcels are conveyed by the Air Force to the Village, whichever date comes later (the “**Option Period**”) by written notice from the University to the Village following formal approval of the BOT. The written notice shall be timely delivered to the Village by personal delivery or by a recognized overnight courier before 11:59 p.m. on the last day of the Option Period, or, if mailed to the Village (certified mail, return receipt requested), if it is post marked before 11:59 p.m. on the last day of the Option Period. Personal delivery and mailed notice shall be made to the Village, c/o the Village Manager, 333 South Tanner Rantoul, IL 61866. If not timely exercised, the Option shall be void and of no further force and effect. Upon timely exercise of the Option, the conveyance of the Additional Parcels from the Village to the University shall occur pursuant to the terms and conditions of the Purchase and Sale Agreement. The University is granted the right to record a Memorandum of Option to Purchase against the Property to memorialize the Option.
4. Following the conveyance of Parcel E and transfer of the Additional Parcels pursuant to this Agreement, the Purchase and Sales Agreement and the I-ACT Lease, the University plans to develop the I-ACT in accordance with **Exhibit E** (the “**Description of I-ACT Program**”).
5. The University will reimburse the Village up to \$20,000, as estimated by the Village and approved in advance in writing by the University to (i) complete the amendment to the EDC Agreement, (ii) consummate the transfer and/or conveyance of the Additional Parcels to the University, including the costs associated with the completion of this Agreement and Exhibits, the completion of the Amendment to the EDC Agreement, and the completion of the Parcel E Option Lease, (iii) assist the University to acquire the Non-Base Property, and (iv) assist the University by acting as the lead agency and coordinate with the County, state highway, Illinois Department of

Transportation and other applicable authorities to secure approval to re-route the roads on and adjacent to Parcel E, the Additional Parcels and the Non-Base Property as needed to develop I-ACT Real Estate.

6. During the Option Period and pursuant to a subsequent access agreement, the University is granted the right to inspect the Additional Parcels and to conduct such tests, assessments, studies and investigations thereon, including, but not limited to, environmental and geotechnical testing, physical assessments, review of title and survey and such other investigations as reasonably required by the University to assess the feasibility of purchasing the Additional Parcels pursuant to the Option. The terms and conditions of access to the Additional Parcels by the University shall be set forth at a later date in an access agreement between the University and the Village following the completion of the I-ACT conceptual plan by the University.

7. The Village agrees to exercise its best efforts to obtain the written concurrence of the Deputy General Counsel (Environment and Installations), Office of the General Counsel, Department of Defense to include the indemnification language of section 330 of the National Defense Authorization Act for Fiscal Year 1993, Public Law 102-484, October 23, 1992, 106 Stat. 2371, in the deeds from the Air Force to the Village for Parcel E and the Additional Parcels.

8. The Village warrants and represents that currently there are utility services available to the I-ACT Real Estate including, gas, electric, water and sanitary and storm sewer treatment and discharge services. The Village agrees to own, operate, provide and maintain a sufficient, reliable supply of utilities and associated infrastructure to the I-ACT Real Estate (including by way of example and without limitation, for electrical and water supply, fiber optic cable, sanitary and storm sewer treatment and discharge, and natural gas supply), and the University will pay user fees for utilities consistent with the ordinary and customary charges paid by other residents/and or commercial businesses located within the Village. The Village will make these utilities available on the same terms and conditions as it provides to others.

9. The University will serve as the Authority Having Jurisdiction over the I-ACT Real Estate in accordance with its designation by the State Fire Marshal and its granted sovereignty by the State of Illinois, and there will be no zoning, building permitting or review by the Village with respect to the I-ACT Real Estate. The University agrees that there will be a University design review process, code compliance and quality control procedure with respect to the development and operation of the I-ACT Real Estate in accordance with University standards.

10. With respect the Non-Base Property, the Village agrees to use its best efforts, including all legal means available, to assist the University to acquire said real estate to develop the I-ACT.

11. The Village will act as the lead agency and coordinate with the county, state highway, Illinois Department of Transportation and other applicable authorities to secure approval to re-route the roads on and adjacent to Parcel E, the Additional Parcels and the Non-Base Property as needed to develop I-ACT Real Estate.

12. The Parties represent that they have all requisite right, power, and authority to execute and deliver this Agreement and to perform its obligations under this Agreement and have taken all

necessary action to authorize the execution, delivery, and performance of this Agreement. This Agreement has been duly executed and delivered by the Parties and constitutes the legal, valid, and binding obligation of the Parties, enforceable against each other in accordance with its terms. The Person signing this Agreement on behalf of the either Party is authorized to do so.

13. The following exhibits are attached and made a part of this Agreement:

|           |                                                   |
|-----------|---------------------------------------------------|
| Exhibit A | Map of EDC Parcels                                |
| Exhibit B | Map of Parcel E                                   |
| Exhibit C | Map of Additional Parcels                         |
| Exhibit D | Parcel E Option Lease (9 <sup>th</sup> Amendment) |
| Exhibit E | Description of I-ACT Program                      |
| Exhibit F | Purchase and Sale Agreement                       |



**IN TESTIMONY WHEREOF**, the Village and the University have caused these presents to be signed on their behalf as of the Effective Date.

**VILLAGE:**

**UNIVERSITY:**

VILLAGE OF RANTOUL, CHAMPAIGN,  
ILLINOIS

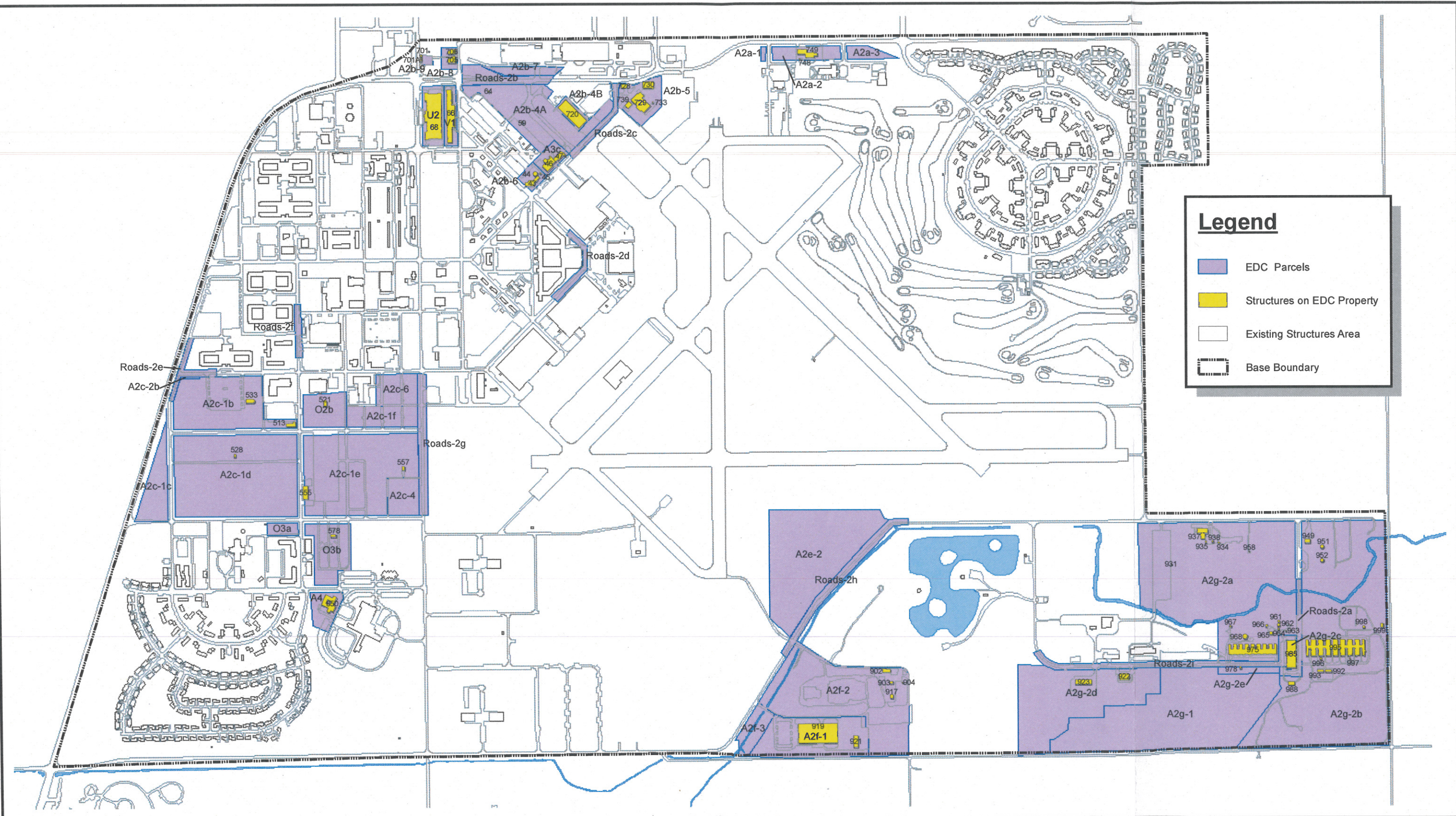
THE BOARD OF TRUSTEES OF THE  
UNIVERSITY OF ILLINOIS

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

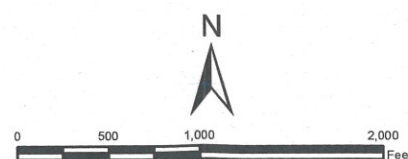
## EXHIBIT A





Air Force  
Civil Engineer Center

August 2014



c:\gis drive\arcview\proj\ChanuteB\EDC\_Parcels\_Nov2013\EDC\_Property\_Exh\_A1.mxd

**Exhibit A-1**  
**EDC Property**  
**Former Chanute AFB**  
**Rantoul, Illinois**



## EXHIBIT B

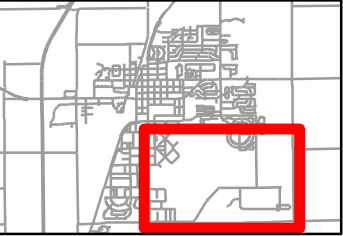


Village of Rantoul

Village of Rantoul  
Public Works Dept.  
200 W. Grove Avenue  
Rantoul, IL 61866  
(217) 892-6526



0 180 360 720 1,080 Feet



\*\*\*2017 Aerial Image provided by  
Champaign County GIS Consortium

NOTE: This product was prepared for informational  
and general reference purposes. The Village of Rantoul  
shall assume no liability for any error, omissions, or  
inaccuracies in the information provided.

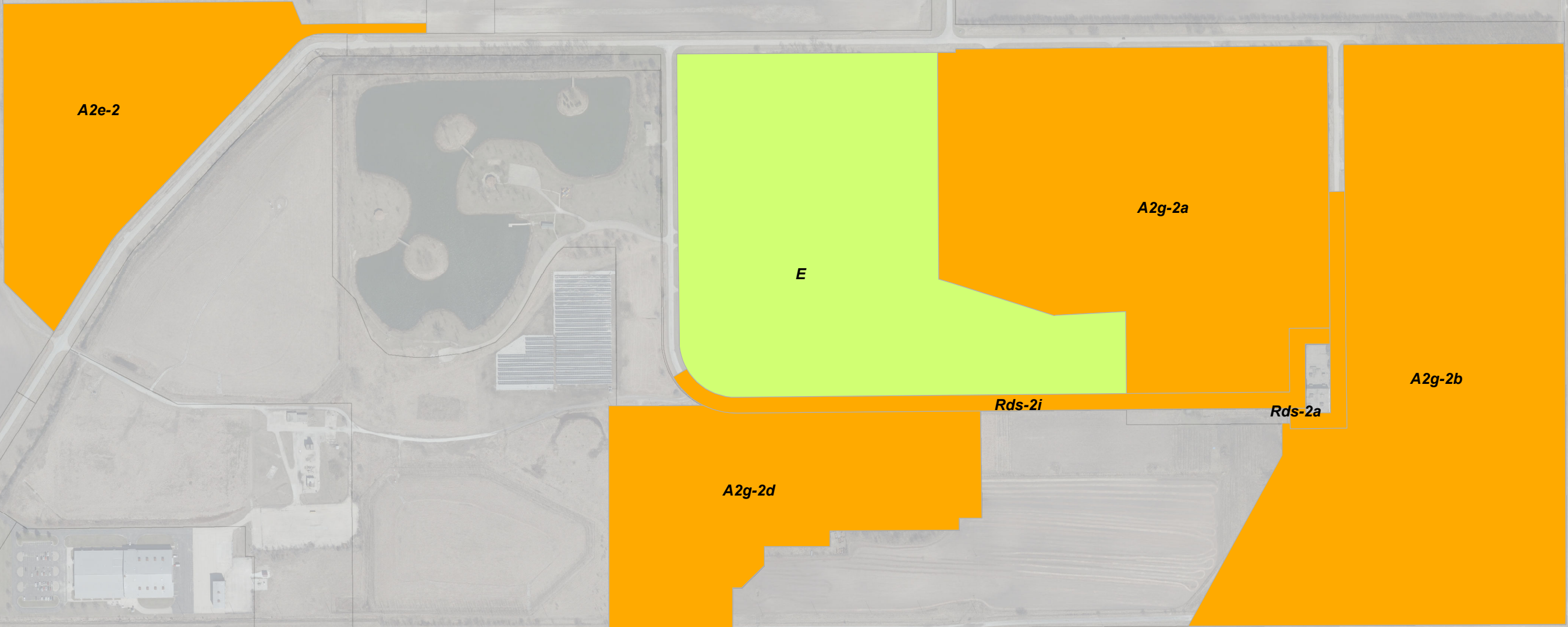
Date: 2/15/2019 Author: BRunyon





## EXHIBIT C

# EDC 3 and PBC - DoED-1 Parcels Transfer



Proposed for Inclusion to EDC-3

EDC 3 and PBC - DoED-1Parcels Transfer

Date: 9/30/2019

0200400800  
| | | | | Feet

N

## EXHIBIT D



**NINTH AMENDMENT  
TO LEASE AGREEMENT AND EXCLUSIVE OPTION**

**THIS NINTH AMENDMENT TO LEASE AGREEMENT**, including any Exhibits and any Addendum hereto (collectively, this **"Ninth Amendment"**) is made as of the date of the last signature (the **"Effective Date"**), by and between the Village of Rantoul, Champaign County, Illinois, an Illinois municipal corporation, as Lessor (the **"Village"**), and The Board of Trustees of the University of Illinois, as Lessee (the **"Lessee"**), with respect to that certain Lease Agreement dated as of April 1, 1994, as amended by eight Amendments (collectively, the **"Lease"**), by and between the Village and the Lessee. All capitalized words, terms and phases as used in this Ninth Amendment shall have the same meaning as respectively ascribed to them in the Lease.

**RECITALS:**

1. Lessee plans to establish the Illinois Autonomous and Connected Track facility (**"IACT"**) using (i) the Premises as set forth in the Lease, (ii) additional property located adjacent to the Premises (the **"Additional Parcels"**) both located within the Chanute Air Force Base (**"CAFB"**) and (iii) certain other property not located within the CAFB.
2. To further the development of the IACT, on even date herewith, Lessee and the Village have entered into the *Intergovernmental Agreement by and between the Village of Rantoul and the Board of Trustees of the University of Illinois for an Option to Purchase Property at Former Chanute Air Base* (the **"IGA"**). A copy of the IGA is attached hereto as **Exhibit A**.
3. The IGA grants Lessee the exclusive option to purchase the Premises and the Additional Parcels.
4. Since the Premises will be included in the IACT, the Village and the Lessee each now find and determine that it is necessary, desirable and appropriate to supplement and amend the Lease by this Ninth Amendment in order to incorporate an exclusive Option to Purchase the Premises and revise the Lease termination provisions to incorporate the same. The Lessee contemplates exercising the Option consistent with the terms and conditions set forth in the IGA.

**NOW, THEREFORE**, in consideration of the demise, rents, covenants and agreements by the Village and the Lessee as parties to the Lease, including those as contained in the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the Seventh Amendment, the Eighth Amendment and this Ninth Amendment to the Lease, the Village and the Lessee mutually covenant and agree as follows:

**Section 1:** The Village grants to Lessee the exclusive right and option to purchase the Premises upon the terms and conditions set forth in this Ninth Amendment to the Lease (the **"Option"**). The Option may only be exercised by the Lessee at any time from the Effective Date until 11:59 p.m. on May, 31, 2024 (the **"Option Period"**) by written notice from the Lessee to the Village following formal

approval of the Board of Trustees of the University of Illinois. The written notice shall be timely delivered to the Village by personal delivery or by a recognized overnight courier before 11:59 p.m. on the last day of the Option Period, or, if mailed to the Village (certified mail, return receipt requested), if it is post marked before 11:59 p.m. on the last day of the Option Period. Personal delivery and mailed notice shall be made to the Village, c/o the Village Manager, 333 South Tanner Rantoul, IL 61866. If not timely exercised, the Option shall be void and of no further force and effect. Upon timely exercise of the Option, the conveyance of the Premises from the Village to the Lessee shall occur pursuant to the terms and conditions of the Purchase and Sale Agreement between the Lessee and the Village attached hereto as **Exhibit B**. The Lessee is granted the right to record a Memorandum of Option to Purchase against the Premises to memorialize the Option.

**Section 2.** The Village acknowledges and agrees that pursuant to the IGA and the Purchase and Sale Agreement that simultaneously with the acquisition of the Premises, Lessee is granted the right to purchase the Additional Parcels.

**Section 3.** The Lease shall terminate at 12:00 midnight on May 31, 2024, unless sooner terminated in accordance with the provisions of the Lease or upon conveyance of the Premises from the Village to the University pursuant to the Purchase and Sale Agreement attached hereto as **Exhibit B**, whichever occurs first. Notwithstanding anything to the contrary in the Lease, in the unlikely event that the Interim Lease terminates by means other than the delivery of a deed conveying the Premises from the Government to the Village, the Lease may be terminated. For purposes of clarity, this Lease shall not be terminable based on termination of the Interim Lease due to title to the Premises transferring from the Government to the Village.]

**Section 4.** Except as expressly supplemented and amended as provided in this Ninth Amendment in Sections 1, 2 and 3 above, all other provisions of the Lease shall be applicable with respect to the Premises as hereby leased to the Lessee, including as supplemented and amended by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the Seventh Amendment, the Eighth Amendment and this Ninth Amendment to the Lease. The provisions of the Lease, including as so supplemented and amended, are hereby ratified, confirmed and approved by both the Village and the Lessee.

**IN WITNESS WHEREOF**, each of the parties hereto have executed or caused this Ninth Amendment to be executed by proper officers duly authorized to execute the same as of the date set forth below.

**LESSOR:**

THE VILLAGE OF RANTOUL,  
CHAMPAIGN, ILLINOIS

BY: \_\_\_\_\_  
Village President

Attest:

By: \_\_\_\_\_  
Village Clerk

Date: \_\_\_\_\_, 2020

**LESSEE:**

THE BOARD OF TRUSTEES OF THE  
UNIVERSITY OF ILLINOIS

BY: \_\_\_\_\_  
Comptroller

Date: \_\_\_\_\_, 2020

**Exhibit A:** Intergovernmental Agreement by and between the Village of Rantoul and the Board of Trustees of the University of Illinois for an Option to Purchase Property at Former Chanute Air Base

**Exhibit B:** Purchase and Sale Agreement

## EXHIBIT E





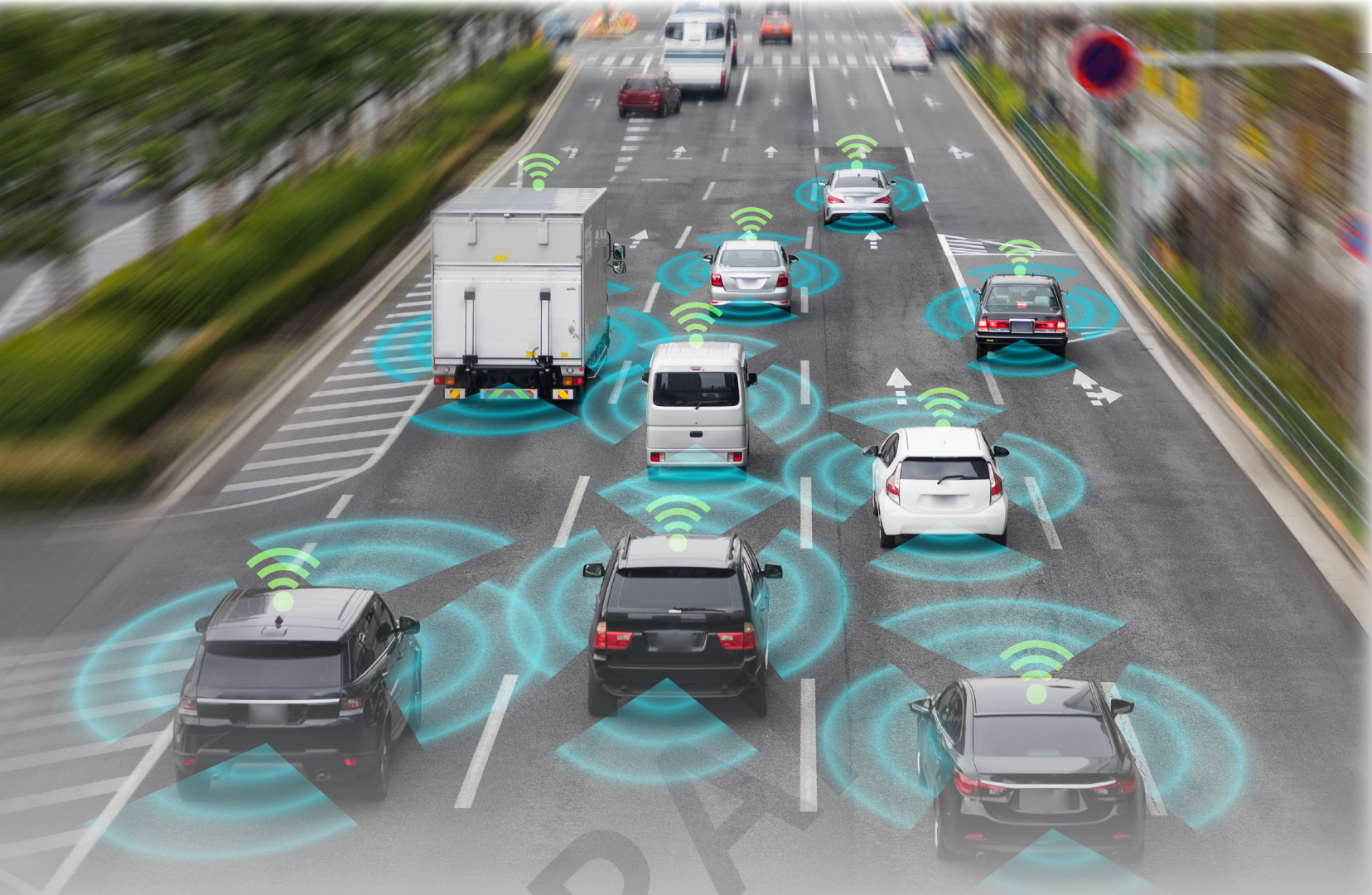
# LEADING THE FUTURE OF AUTONOMOUS AND CONNECTED TRANSPORTATION

Illinois Automated and Connected Track (I-ACT)



The Smart Transportation Infrastructure Initiative (STII) is poised to **lead the rapidly-growing field of smart mobility** by expanding the thriving research facility in Rantoul, Illinois into a full-fledged, state-of-the-art **research testing arena** for the development, testing, and commercialization of smart, autonomous, and multimodal transport.





The arena, called the Illinois Automated and Connected Track (I-ACT), will feature **smart freight and vehicle loops, a connected village, and agricultural lands**. It is slated to be the most advanced multimodal transportation facility of its kind, but more importantly, the only one that allows testing under conditions that imitate real-life environments and interactions of autonomous vehicles and smart infrastructure (Figure 1).



## TEST SETTING

- ∴ Freight
- ∴ Highway (continuous loop, 75 mph)
- ∴ Highway interchange
- ∴ Agricultural land
- ∴ Airport
- ∴ Rural
- ∴ Suburban
- ∴ Commercial, micro-urban
- ∴ Residential
- ∴ Signalized intersections



## ENVIRONMENT

- ∴ Controlled indoor
  - » Rain
  - » Snow
  - » Ice
  - » Fog
  - » Wind (speeds up to 40 mph)
  - » Variable lighting
- ∴ Outdoor
  - » All seasons
  - » Natural conditions



## TRANSPORT MODE

- ∴ Freight (truck)
- ∴ Freight (loading and unloading)
- ∴ Smart containers
- ∴ Cars and light trucks
- ∴ Personal transport (bicycles and pedestrian)
- ∴ Mass transit
- ∴ Large drone
- ∴ Small drone
- ∴ Agricultural (land and air)

Figure 1. Future capabilities of the I-ACT testing arena.



Growth in population and rapid urbanization has caused an increase in e-commerce, economy, and mobility of goods and people that surpasses the capacity of the nation's existing infrastructure, due to the limited expansion of the aging transportation network as well as limited capital investment in rehabilitation. Additionally, vulnerable communities often feel disconnected due to lack of mobility options that influence their employment opportunities, safe travel, and economic prosperity. These challenges demand innovative solutions and collaborative efforts to meet the overarching goal of efficient, sustainable, resilient, and safe mobility for all populations. As the hub of the nation's transportation systems (air, rail, and freight), Illinois is well-positioned to **pioneer the cradle-to-market program of connected and autonomous vehicle technologies and their full integration into the transportation infrastructure.**

The Illinois Center for Transportation is a global leader in research and innovation, with more than 150 researchers and a 70-year tradition of cutting-edge developments. The initiative will combine Illinois' unique strengths and establish robust partnerships between the Illinois government, three world-renowned universities (University of Illinois at Urbana-Champaign, University of Illinois at Chicago, and Northwestern University) spearheading transportation research in Illinois, local and regional municipalities, corporate research and development arms, and startup ventures. Building I-ACT will leverage Illinois' current status as a connector hub for multimodal transit to **position Illinois as a global leader for testing and commercializing autonomous systems**, not only in freight but also in agriculture, aviation, urban, and suburban settings. Visionary leadership and commitment to robust technology and its implementation will create new jobs, improve mobility and public safety, and introduce new technologies to Illinois and the global community.

## Building the World's Premier Development, Testing, and Commercialization Arena for Transport

Headquartered in the decommissioned Chanute Air Force Base in Rantoul, Illinois (Figure 2), I-ACT will be built at a uniquely advantageous and cost-effective location. It is less than one mile from interstate I-57, the Rantoul airport, a major north-south rail corridor, and a village committed to serve as an urban pilot for prototyping autonomous and infrastructure technology. The 250-acre controlled testbed pledged by the Village of Rantoul and the opportunity to immediately deploy products in real-world environments **distinguish I-ACT from other facilities in the US and the world.**

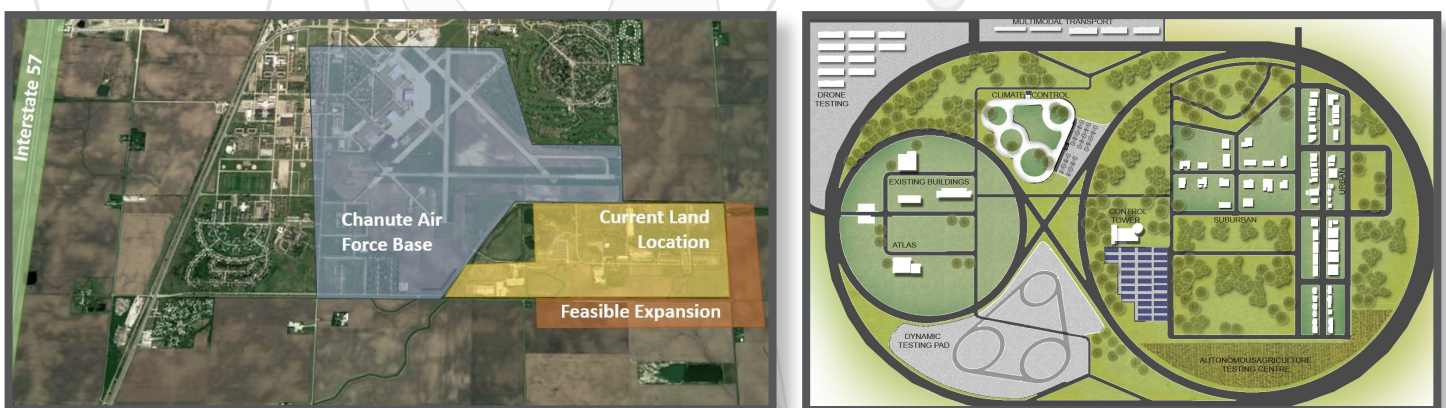


Figure 2. Plan view of I-ACT, detailing the testing arena boundaries (left) and proposed layout (right).

The capabilities of I-ACT will include a robust network of laboratories, autonomous high-speed test loops, urban and metropolitan road courses, urban-rural boundary road courses, and an interstate corridor—an ideal setting for creating the next-generation technologies for nationally, automated freight, passenger, and agricultural vehicle transportation systems. The level of stakeholder engagement, broad funding sources, interdisciplinary contributions, unique location, contribution from premier academic institutions, and vested support from the surrounding communities—key elements in successful initiatives—all enable the development of a **comprehensive and overarching program** that will provide necessary resources and expertise to conduct cutting-edge research.

### **I-ACT Will Create Transformational Local Impacts and Advance Illinois' Global Leadership in Transport**

As a state-of-the-art research facility, the I-ACT testing arena will lay the foundation for many mutually-inclusive benefits, focusing on connected and autonomous high-speed freight and multimodal mobility. It closely aligns with the vision of the Illinois transportation system as well as national programs for vehicle testing and many other research efforts beyond technology development. I-ACT will not only become a central location for new discoveries but will also lead significant changes in technology acceptance policies, compliance protocols, and comprehensive views of life cycle assessment for the deployed technology. As a result, I-ACT will assist lawmakers and other stakeholders to determine ideal mobility strategies for municipal, statewide, and nationwide communities. STII will provide innovative and equitable multimodal transit opportunities, thereby enhancing the lives of all populations and their communities.

Additionally, building the I-ACT testing arena in Illinois will not only accelerate the development and deployment of automated and connected transportation systems—and establish the state as a national leader in transportation best practices—but also promote local and statewide benefits<sup>1</sup> as **companies and partners invest an estimated \$50 million per year on Illinois-based projects at I-ACT by 2025.**

### **Tapping Illinois' Best-in-Class Technological and Corporate Expertise to Create Products and Companies**

With more than 170 academic affiliates representing a wide array of disciplines—transportation, electrical, mechanical, and aerospace engineering; operations research; computer science; mathematics; cultural studies; business administration; physics; psychology; sociobiology; humanities; and disability research—this initiative will spearhead the development of intra-, cross-, and multi-disciplinary solutions to critical national problems. The award-winning University of Illinois Research Park (UIRP) will partner with STII to **pursue commercialization of the technologies created and transfer these technologies** to the private sector. The UIRP EnterpriseWorks Incubator provides resources, space, and expertise to support the launch of new companies based on I-ACT technologies.

The ambitious I-ACT project is cost-effective—due largely to local government support and available facilities on the decommissioned Chanute Air Force Base—and can be implemented over the next six years. New capabilities will materialize within three phases (Table 1).

<sup>1</sup>We will commission independent economic and environmental impact research when the design stages—currently underway in collaboration with potential partners—are at 95% completion. This is to ensure accuracy in these analyses. The analyses to be conducted: economic (Village of Rantoul, Illinois, and global), including investment attraction, indirect impact, and tax implications; environmental, including full life cycle assessment; and technological, including patent creation and IP allocation among partner institutions.





# OPPORTUNITY

**O**ur initiative is the nucleus for a consortium of the three universities who plan to collaborate with federal, state, municipal, and private entities **to develop the state and national research agenda in transportation for next-generation technologies.** We welcome collaborative and investment proposals. In addition, several sponsorship opportunities are available:

- I. **Economic/Social Investment:** An entity invests in the testing arena development, which is motivated by long-term economical and/or social benefits.
- II. **Performance Testing:** A private entity provides a developed product and tests its feasibility, commercialization, and deployment using the I-ACT testing arena.
- III. **Team Research and Development:** The sponsor provides funds and collaborates with the STII research team. Involvement in research duties may include technologies and/or protocol development by government agencies.
- IV. **Academic Research Sponsorship:** Sponsor involvement is strictly monetary, funding STII to perform all research.
- V. **Technical Support:** A government entity or a company leases a portion of the track or the testing arena to use according to its needs. In this scenario, STII can provide technical support as needed.

For more information visit us at [www.stii.illinois.edu](http://www.stii.illinois.edu) or contact us at [stii@illinois.edu](mailto:stii@illinois.edu)

# Proposed Project Budget

- i) \$40M buildout
  - a. \$4M planning (survey, environment, and design)
  - b. \$22M facility construction
  - c. \$5M instrumentation
  - d. \$7M control, computing, and operation center
  - e. \$2M construction of environmental facility
- ii) Land and real estate worth \$15M, donated by the Village of Rantoul
- iii) \$10M in annual facility revenue (20% fee on \$50M in projects)
- iv) Annual costs:
  - a. \$5M in Phase 1, dropping to \$0 by end of Phase 3
  - b. Can self-fund repairs and additional expansion based on cut of project revenue

Table 1. Potential New Projects Attracted to I-ACT

| Facilities                                                                                                                                          |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Phase 1: 2019-2020</b>                                                                                                                           |  |
| ✓Instrumented open space (15,000 ft²)                                                                                                               |  |
| ✓Surrounding buildings for small-scale drone/vehicle testing                                                                                        |  |
| <b>Phase 2: 2020-2024</b>                                                                                                                           |  |
| ✓Instrumented two-lane freeway for 70 mph cruising, with varying grade/curvature and on-/off-ramps                                                  |  |
| ✓Instrumented local streets, intersections/roundabouts, buildings, and a tunnel with various signs/signals                                          |  |
| ✓Short railway track with an at-grade crossing                                                                                                      |  |
| ✓Indoor control room and laboratories (vehicle-infrastructure instrumentation and human factor)                                                     |  |
| ✓Pedestrian and bicycle facilities                                                                                                                  |  |
| ✓Instrumented farmland                                                                                                                              |  |
| ✓Off-road vehicle testing                                                                                                                           |  |
| <b>Phase 3: 2024-2025</b>                                                                                                                           |  |
| ✓Semi-controlled town district (including volunteer residents) with instrumentation for CAV testing (truck and drone), connected to Interstate I-57 |  |
| ✓Autonomous transit/paratransit routes                                                                                                              |  |





## Potential New Programs and Capabilities

e and drone-truck operations in suburban/rural settings  
 nomous truck and vehicle testing and driver training  
 e/vehicle/infrastructure telematics and data sharing  
 e design and operation  
 agriculture machines (development and assessment)  
 igent urban parking control and management  
 and last-mile delivery technology testing  
 mic map update using CAV data  
 orne delivery system and personal vehicle testing  
 y protocols for transition to AV and mixed traffic with conventional vehicles

speed, autonomous, and connected freight truck testing (e.g., platooning)  
 me climate impact on CAV platooning  
 modal freight/ passenger transport in simulated smart cities (V2V, V2I, V2H)  
 ct of high-level CAV and shared mobility on traveler behavior and freight movement  
 ocals for CAV and shared mobility data sharing for real-time operations and freight supply chains  
 of autonomous and conventional vehicles and modeling impacts of increased penetration of AVs and shared mobility on infrastructure design  
 ment instrumentation and testing  
 c transport in smart urban and suburban cities (V2H)  
 mized logistics for first- and last-mile delivery  
 ment service life estimation of existing structures loaded by CAV  
 porating CAV into pavement design and analysis, existing standards, and standards-development processes  
 mated pavement evaluation and network management  
 n and low air traffic service  
 ility solution and smart cities  
 igent preservation and rehabilitation scheduling for smart cities  
 oad safety improvement (signage, sensors, communication technologies, and software) for CAV and shared mobility  
 ng facility access for automated vehicles and shared mobility in urban areas  
 gency response and resiliency in smart urban cities  
 nomous agricultural technology testing  
 ent crop harvesting and freight transport to storage stations  
 economy optimization considering CAV, infrastructure design, and shared mobility  
 oad autonomous vehicle testing  
 cts of CAVs and shared mobility on land use (and vice versa)  
 nsuring CAV safety and understanding potential crash scenarios  
 y harvesting and smart material development  
 ration and use of harvested energy into infrastructure technologies (structural monitoring and transportation systems)  
 wable energy technology testing and integration into smart cities  
 rsecurity roadmap for CAVs and shared mobility

ation behavior of conventional vehicle drivers to autonomous vehicles  
 ation of autonomous vehicle technologies in real village and highway corridors  
 ation of autonomous public transport in connected village  
 modal transport deployment in connected village  
 and-responsive transportation by autonomous vehicles  
 management and communication with drones in connected village  
 nology development for vehicle and pedestrian safety systems  
 nsit services and shared mobility options for people with disabilities  
 t material and technology deployment in connected village  
 cation of CAVs on transportation planning and modeling tools for municipal, regional, state, and national agencies  
 eonomic and environmental impacts of CAV deployment and shared mobility  
 y framework for government intervention, regulation, and management  
 ct of CAVs on law enforcement and first responders  
 ing protocols for all users of CAV and shared mobility technologies



Smart Transportation Infrastructure Initiative  
[www.stii.illinois.edu](http://www.stii.illinois.edu)



## EXHIBIT F

## PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (the “**Agreement**”) is made and entered into as of the date of the last signature, (“**Effective Date**”) by and between **THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS**, a body corporate and politic of the State of Illinois under the University of Illinois Act, 110 ILCS 30.5/0.01 et seq. (“**Purchaser**”) and **VILLAGE OF RANTOUL**, Champaign County, Illinois as the federally recognized local development authority for the former Chanute Air Force Base (“**Seller**”).

### WITNESSETH:

A. Seller is the owner of the fee simple interest in certain real estate commonly known as Parcels E1 and E2, Rantoul, Illinois, which is preliminarily legally described on **Exhibit A** attached hereto and made a part hereof, improved with several buildings identified as Buildings 913, 916, 918, 927 and 933 and fixtures, parking lots and other improvements (collectively, the “**Improvements**”) located on an approximately 47.17-acre parcel (the “**Land**”), in turn, located on the former Chanute Air Force Base (“**CAFB**”); certain personal property described in Section 1.2 below (the “**Personal Property**”); and certain intangible property described in Section 1.2 below (the “**Intangible Property**”). The Improvements, Land, Personal Property and Intangible Property are collectively referred to as the “**Real Property**”). A preliminary boundary map showing the estimated boundaries of the Real Property is attached hereto as Exhibit B attached hereto and made a part hereof.

B. Pursuant to a Lease dated April 1, 1994, as amended, between Purchaser, as Lessee, and Seller, as Lessor, Purchaser leases the Real Property.

C. On the date of the last signature pursuant to a Ninth Amendment to Lease Agreement and Exclusive Option between Purchaser, as Lessee and Seller, as Lessor, Purchaser was granted the option to purchase the Real Property (the “**Option**”), which Option must be exercised by the specific written action of the Board of Trustees of Purchaser on or before September 1, 2025 (the “**Option Expiration Date**”). The time period between the Effective Date and the Option Expiration Date is defined as the “**Option Period**”).

D. On the date of the last signature, Purchaser and Seller entered into an Intergovernmental Agreement for the Option to Purchase Property at the former CAFB (“**IGA**”) which granted Purchaser the option to acquire the Real Property and other adjacent properties located on CAFB (the “**Additional Parcels**”) for purposes of developing the Illinois Autonomous and connected Track (the “**I-ACT**”).

E. As described in the IGA, Purchaser may purchase other real estate to install the I-ACT, which property is neither located on the CAFB nor owned by Seller (the “**Non-Base Property**”).

F. Upon exercise of the Option by Purchaser, Seller has agreed to sell and Purchaser has agreed to purchase the Real Property on the terms and conditions set forth herein.

G. For purposes hereof, the “**Effective Date**” is the date this Agreement shall have been executed by the last of the Purchaser and the Seller.

In consideration of the covenants and agreements contained herein, the parties agree as follows:

## **ARTICLE 1 PROPERTY**

1.1 In addition to the Land and Improvements, the Real Property includes all of Seller’s interest, if any, to the extent that they relate to the Land, in:

A. All tenements, hereditaments, privileges, and appurtenances in any way relating to the Land or Improvements;

B. All easements, if any, and all assignable permits, licenses and rights, whether or not of record, appurtenant to the Land and the use of all rights-of-way (including public and private vehicular and pedestrian rights-of-way), if any, adjacent to or adjoining the Land; and

C. all of Seller’s right, title and interest in and to any guaranties, licenses, approvals, certificates, permits, entitlement rights, warranties and intangible property relating to the Real Property (collectively, the “**Intangible Property**”).

1.2 In addition to the Real Property, Seller agrees to sell Seller’s entire right, title and interest in the Personal Property owned by Seller, if any, and used exclusively for the operation, maintenance, management and occupancy of the Land or Improvements including, but not limited to, all equipment, machinery, appliances, alarm system, HVAC, electrical and plumbing systems, connections to utility systems, boiler and sprinkler systems and personal and tangible property located on the Real Property (collectively, the “**Personal Property**”). A preliminary list of Personal Property to be conveyed by Seller to Purchaser is attached hereto as Exhibit B.

## **ARTICLE 2 PURCHASE PRICE**

2.1 Subject to the terms and conditions contained herein, Seller agrees to sell the Real Property to Purchaser at a purchase price of One Hundred and No/100 Dollars (\$100.00) (“**Purchase Price**”), to be paid by Purchaser to Seller on the Closing Date.

## **ARTICLE 3 PURCHASE OF REAL PROPERTY PURSUANT TO THE OPTION**

3.1 The Purchase of the Real Property by Purchaser is pursuant to the Option. Prior to exercise of the Option (i) Seller made available to Purchaser all information regarding the Real Property in Seller’s possession and control and requested by Purchaser and (ii) Purchaser had access to the Real Property to conduct preliminary due diligence with respect to the Real Property, including, but not limited to, review of environmental and geotechnical testing,

physical assessments, review of title and survey and such other preliminary investigations as reasonably determined as necessary by the Purchaser.

#### **ARTICLE 4 DUE DILIGENCE PERIOD**

Subject to the terms and conditions in this Agreement, Purchaser, its agents, architects, engineers and consultants shall have six (6) months from the date of exercise of the Option (the **“Due Diligence Period”**) (i) to examine, inspect and investigate the Real Property to ascertain and determine the suitability of the Real Property for Purchaser’s intended use including, but not limited to, review of information and/or documentation such as title documents, survey, environmental and geotechnical information, zoning information and feasibility studies (including those related to utilities and infrastructure) and (ii) to determine if the Contingencies set forth in Article 6 below have been met to the sole satisfaction of Purchaser. If Purchaser in its sole and absolute discretion is not satisfied with the Real Property for any reason (or no reason) whatsoever, then Purchaser shall have the right to terminate this Agreement by delivering a written notice of termination to Seller prior to the expiration of the Due Diligence Period, in which event this Agreement shall be terminated and neither party shall have any further liability hereunder (other than for those provisions which expressly survive the termination of this Agreement). Prior to expiration of the Due Diligence Period, upon the final determination by Purchaser of the Land to be purchased by Purchaser as set forth in Section 6(h) below, Purchaser shall deliver to Seller (i) a revised final boundary map of the Real Property setting forth the boundary of the Land, which map shall specifically identify the Excluded Parcels (as set forth in Section 6(h) below), which boundary map shall supersede the boundary map attached hereto as Exhibit B and (ii) a revised final legal description of the Land which identifies the Excluded Parcels, which shall supersede the legal description attached hereto as Exhibit A.

#### **ARTICLE 5 TITLE AND SURVEY**

5.1 Purchaser will obtain, at Purchaser’s sole cost and expense, a commitment (the **“Title Commitment”**) from a title company selected by Purchaser (the **“Title Company”**), to issue to Purchaser or its designee at Closing an ALTA Form B Owner’s Title Policy with such exceptions that are acceptable to Purchaser, in Purchaser’s sole discretion (**“Permitted Exceptions”**), with such endorsements as requested by Purchaser (the **“Title Policy”**) in the amount of the Purchase Price or such other amount as required by Purchaser. Seller will arrange to release prior to Closing all title exceptions that are not acceptable to Purchaser.

5.2 Purchaser, at its election and at Purchaser’s cost and expense, will obtain a survey (the **“Survey”**) prepared by a surveyor licensed by the State of Illinois. At the discretion of Purchaser, the Survey either shall be a boundary survey or an ALTA survey.

#### **ARTICLE 6 CONTINGENCIES FOR BENEFIT OF PURCHASER**

6.1 The obligation of Purchaser to close hereunder is contingent upon the following conditions being met to the sole satisfaction of Purchaser on or before Closing:



A. Purchaser having acquired, or acquiring simultaneous to Closing, the Non-Base Properties designated on Exhibit C attached hereto and made a part hereof, or comparable, proximate or abutting property sufficient to accommodate the I-ACT. Seller agrees to use its best efforts and all legal means available to Seller including, but not limited to, Seller acquiring the necessary properties through any and all means available to Seller under law, with Purchaser to reimburse Seller for Seller's acquisition costs, to assist Purchaser in acquiring such properties. This covenant of Seller shall survive the Closing.

B. Purchaser being satisfied, in Purchaser's sole discretion, that the Seller shall provide and maintain a sufficient, reliable and uninterrupted supply of utilities and associated infrastructure to the Real Property (including by way of example and without limitation, for electrical and water supply, fiber optic cable, sanitary and storm sewer treatment and discharge, and natural gas supply). Purchaser agrees to pay user fees for the aforementioned utilities consistent with the ordinary and customary charges paid for utilities by other commercial users located within the Village of Rantoul. Seller warrants and represents that it will provide and maintain utilities and associated infrastructure post-closing. The above agreements, warranties and representations shall survive the Closing.

C. Purchaser determining, in Purchaser's sole discretion, that Purchaser (i) has jurisdiction as to all zoning and building code matters with respect to the Real Property; (ii) Purchaser has jurisdiction as to building codes for the Real Property as delegated by the State Fire Marshall; and (iii) Purchaser has sovereign authority with respect to the Real Property. Seller covenants that it shall recognize the above-described authority and jurisdiction of Purchaser. This covenant shall survive the Closing. The Purchaser warrants and represents that there will be a design review process, code compliance and quality control procedure with respect to the development and operation of the Property in accordance with University of Illinois standards. This warranty and representation shall survive the Closing.

D. Purchaser determining that the roads and related infrastructure on and adjacent to the Real Property, Adjacent Property and Non Base Property will be relocated to the satisfaction of Purchaser. Seller covenants and agrees that it will act as lead agency and coordinate with the county, state highway, Illinois Department of Transportation and other applicable authorities to secure approval to re-route the roads and related infrastructure on and adjacent to the Real Property, the Additional Parcels and the Non Base Property as required by Purchaser to develop the Real Property, Adjacent Property and Non Base Property. These covenants and agreements shall survive the Closing.

E. Purchaser's satisfaction with the quit claim deed conveying the Real Property from the United States Air Force to the Seller. Purchaser and Seller acknowledge and agree that section 330 of the National Defense Authorization Act for Fiscal Year 1993, Public Law 102-484, October 23, 1992, 106 Stat. 2371 applies to all property deeded to Seller, regardless of whether the statutory language is included in the deed of conveyance.

F. Purchaser determining that the environmental, geotechnical, and other conditions of the Real Property (including, but not limited to the nature, scope and extent of all environmental institutional controls with respect to the Real Property) are acceptable to Purchaser, in Purchaser's sole discretion. Seller agrees that it shall include Purchaser as an

additional named insured on Seller's pollution liability policy covering the Real Property (the "PLL Policy") and Seller shall not cancel or modify the PLL Policy during its term. Seller shall obtain and provide a certificate of coverage to Purchaser naming Purchaser as an additional insured under the PLL Policy which certificate of coverage shall include (i) a waiver of subrogation in favor of Purchaser, (ii) a blanket endorsement that any insurance maintained by Purchaser shall be non-contributory, and (iii) a provision that any and all coverage afforded under the PLL Policy will not be canceled or non-renewed or modified until at least thirty (30) days after written notice has been given to Purchaser. The provisions of this paragraph and covenants and agreements hereunder shall survive the Closing.

G. Purchaser obtaining an environmental pollution liability insurance policy for the Real Property, which includes coverage for all claims relating to all pre-existing and future conditions on and emanating from the Real Property on terms and conditions acceptable to Purchaser, solely in Purchaser's sole discretion.

H. Purchaser determining, in the sole discretion of Purchaser, that certain parcels within the preliminary estimated boundaries of the Land need to be excluded from the acquisition of the Land due to environmental issues, location of infrastructure and utilities or other reasons material to the development of I-ACT (the "**Excluded Parcels**"). In the event that Purchaser determines that there are Excluded Parcels, (i) the Legal Description of the Land shall be revised, and substituted for Exhibit A attached hereto (ii) the boundary map of the Land shall be revised and substituted for Exhibit B attached hereto, and (iii) Purchaser will use commercially reasonable efforts to incorporate only those parcels to be transferred to Purchaser in the Project boundary area. To the extent a parcel is included in the boundary area Purchaser cannot accept due to design considerations Seller will coordinate in good faith with Purchaser, a plan of access and management of the to be excluded parcel(s). This item will be finalized after the design phase is completed. Purchaser determining in its sole discretion that there is adequate financing available to construct and operate the I-ACT.

After expiration of the Due Diligence Period, prior to the Closing, Seller and Purchaser may agree to enter into a mutually acceptable Intergovernmental Agreement (i) memorializing post-closing survival of the warranties, representations, agreement and covenants set forth in Sections A through I above and (ii) any other post-closing matters that the parties reasonably determine should be included in such Intergovernmental Agreement. Such Agreement shall be executed by the parties prior to or simultaneous with the Closing.

The Contingencies set forth in Sections 6(A) through 6(I) above are individually, a "**Contingency**", and collectively the "**Contingencies**". Purchaser, in its sole discretion, may waive any Contingency and proceed to Closing.

## **ARTICLE 7 CLOSING**

7.1 The closing of this transaction ("**Closing**") will take place at the office of the Title Company on the date that is thirty (30) days following the expiration of the Due Diligence Period, or such other date or location as mutually agreed upon by the parties (the "**Closing Date**"). In addition, pursuant to the provisions of Section 18.1, Purchaser can extend the

Closing Date for up to ninety (90) days. The parties may elect to deliver documents and funds to the Title Company to process for closing in lieu of an in person Closing.

7.2 Closing and disbursement of funds will take place simultaneously in an escrow with the Title Company, as Escrowee, pursuant to a written escrow agreement consistent with this Agreement (which will in all events be controlling) and otherwise in customary form. The cost of any such escrow services will be split equally by the parties.

## **ARTICLE 8**

### **SELLER'S REPRESENTATIONS, WARRANTIES AND COVENANTS**

8.1 Seller represents and warrants to Purchaser as follows:

A. This Agreement and the other documents to be executed by Seller hereunder will have been duly entered into by Seller and will constitute legal, valid and binding obligations of Seller enforceable in accordance with their respective terms. As of the date of conveyance of the Real Property to Purchaser, Seller is the fee simple owner of the Real Property.

B. The execution, delivery and performance of this Agreement and the Closing hereunder will not conflict with any agreement, contract or law applicable to Seller nor constitute a default under any agreement or instrument to which Seller is a party or by which Seller or the Real Property are bound. Seller is not a party to any contract, agreement, option or commitment to sell, convey, assign, transfer, provide rights of first refusal or first offer to purchase or lease or other similar rights or otherwise dispose of any portion or portions of the Property. Neither Seller nor any person or entity claiming by, through or under Seller has or will have, at any time or times prior to the Closing, done or suffered anything whereby any lien, encumbrance, claim or right of others has been or will be created on or against the Real Property or any part thereof or interest therein.

C. To the best of Seller's knowledge, the execution of this Agreement and the performance of its terms will not constitute or result in a violation or breach by Seller of any agreement, judgment, order, writ, injunction or decree issued against or imposed upon it, nor will result in a violation of any applicable law, order, rule or regulation of any governmental authority.

D. To the best of Seller's knowledge, there is no litigation or any actions, suits or proceedings pending or, to the actual knowledge of the Seller, threatened, before or by any judicial, administrative or union body, any arbiter or any governmental authority, against or affecting the Real Property (or any portion thereof). To the best of Seller's knowledge, there is not now pending nor threatened, any condemnation requisition, or similar proceeding affecting the Real Property or any portion thereof. Seller has received no notice of any such proceedings.

E. Seller has received no written notice from any governmental official or governmental agency having jurisdiction, including, but not limited to, Seller, and is not aware of any written notice from any party (i) alleging any current violation of any laws applicable to the Real Property which remains uncured to the full satisfaction of the governmental authority

issuing said notice; or (ii) that any portion of the Property or its present use violates any applicable zoning or building law, rule or regulation.

F. Seller has received no written notice from any adjoining property owner alleging: (i) any boundary disputes with such adjoining landowners respecting the Real Property which remains unresolved; (ii) a dispute relating to impairments of access to and from the Real Property which remains unresolved; or (iii) any default by Seller under any record agreement which remains unresolved.

G. There are utility services available to the Real Property, including, but not limited to, gas, water, electric, and fiber optic, storm and sanitary sewage facilities, and means of ingress and egress to and from public streets to the Real Property. The facilities servicing the Real Property are in compliance with all governmental laws, rules and regulations.

H. Seller has good unencumbered title to the Personal Property, if any, to be conveyed to Purchaser hereunder.

All representations and warranties of Seller set forth in this Section 8.1 shall be deemed re-made as of the Closing Date, shall survive Closing, and shall not be merged into any instrument of conveyance delivered at Closing. If, from the Effective Date until the Closing Date, Seller discovers or becomes aware of any information which would cause any of the representations or warranties of Seller contained in this Agreement to become inaccurate or false, Seller shall notify Purchaser within three (3) business days from the date of such discovery or becoming aware of such information. Upon Purchaser obtaining actual knowledge of any fact or circumstance which would result in a breach of one of Seller's representations or warranties contained herein, Purchaser, as its sole remedy, shall have the option of (i) waiving the breach of the representation or warranty and proceeding with Closing or (ii) terminating this Agreement, in which event all further rights and obligations of the parties hereunder shall terminate (other than those which, pursuant to the terms of this Agreement, expressly survive any termination of this Agreement) and this Agreement shall thereafter be of no further force or effect

#### 8.2 Purchaser represents and warrants to Seller as follows:

A. Purchaser is duly authorized to transact business in and is in good standing under the laws of the state where the Real Property is located.

B. Purchaser has full capacity, right, power and authority to execute, deliver and perform this Agreement and all documents to be executed by Purchaser pursuant hereto; all required action and approvals therefore have been duly taken and obtained, and the individuals signing this Agreement and all other documents executed pursuant hereto on behalf of Purchaser are duly authorized to sign the same on Purchaser's behalf and to bind Purchaser thereto; and to the best of Purchaser's knowledge, Purchaser's execution of and performance under this Agreement shall not constitute a breach of any agreement, understanding, order, judgment or decree, written or oral, to which Purchaser is a party or by which Purchaser may be bound, and to the best of Purchaser's knowledge shall not constitute a violation of any provision of law, state, federal or municipal, statutory or otherwise, to which Purchaser is or may become subject; and this Agreement and all documents to be executed pursuant hereto by Purchaser are and shall



be binding upon and enforceable against Purchaser in accordance with their respective terms. Each representation and warranty made by Purchaser hereunder shall survive the Closing for a period of six (6) months..

## **ARTICLE 9 SELLER'S COVENANTS**

9.1 Until the Closing, Seller shall: (a) not enter into any contract, lease, license or occupancy agreement with respect to the Real Property without Purchaser's express written consent which may be given or withheld in Purchaser's sole discretion; (b) not enter into any contract or other agreement affecting the Real Property which will be binding on Purchaser after the Closing Date; (c) not cause or expressly permit any documents to be recorded adversely affecting title to the Real Property or Personal Property and shall not modify, amend or terminate any existing documents of record with respect to the Real Property without Purchaser's express written consent not to be unreasonably withheld; (d) continue to maintain all of the present services to the Real Property; and (e) promptly furnish Purchaser copies of all written notices received by Seller: (i) from a governmental entity alleging a violation by Seller or the Real Property of federal, state or municipal laws, ordinances, regulations, orders, or requirements of departments of housing, buildings, fire, labor, health, environmental, or other federal, state or municipal departments or other governmental authorities against or materially affecting the Real Property or the use or operation thereof; or (ii) from a third party to any record documents with respect to the Real Property alleging a Seller default under such record document.

## **ARTICLE 10 PURCHASER'S CONDITIONS PRECEDENT**

10.1 The following are conditions precedent to Closing for Purchaser's benefit: (i) Seller shall not be in default of any term, covenant, condition, obligation or other provision of this Agreement on the part of Seller to be observed or performed beyond any applicable notice and cure period; (ii) all of Seller's representations, warranties, covenants, conditions and statements of Seller set forth in this Agreement shall remain true and correct in all material respects as of the Closing Date; (iii) the Title Company shall be irrevocably committed to issue the Title Policy in such form and amounts as acceptable to Purchaser; (iv) there shall not have been any material adverse change to the Real Property since the date on which the Due Diligence Period expired; and (v) the Contingencies set forth in Article 6 above have been satisfied to the satisfaction of Purchaser in Purchaser's sole and absolute discretion.

10.2 If there is a failure of a condition precedent as set forth above as of the Closing Date then Purchaser shall have the right (in addition to and not in lieu of any other right or remedy Purchaser may have as the result of such failure) in its sole and absolute discretion to: (a) terminate this Agreement by written notice to Seller delivered on or before the Closing Date, in which event all further rights and obligations of the parties hereunder shall terminate (other than those which, pursuant to the terms of this Agreement, expressly survive any termination of this Agreement) and this Agreement shall thereafter be of no further force or effect; (b) waive the condition precedent by delivering a written waiver of the same to Seller on or before the Closing Date and close on and consummate the transaction contemplated by this Agreement on the Closing Date; or (c) extend the Closing Date for a reasonable period of time (not to exceed 90

days) by delivering a written extension notice to Seller on the Closing Date to allow Seller an opportunity to cure such failure. Should Purchaser elect to extend the Closing Date under item (c) above and Seller either fails or refuses to cure such failure within the cure period given by Purchaser, then Purchaser shall then have the right to elect either (a) or (b) above by delivering written notice of such election to Seller within five (5) Business Days after the expiration of the cure period given by Purchaser.

## **ARTICLE 11 DEFAULTS**

11.1 If Purchaser defaults hereunder, and such default is not cured within thirty (30) days following the date of Seller's written notice to Purchaser, Seller, as its sole and exclusive remedy hereunder, in lieu of all other legal or equitable remedies, will have the right to terminate this Agreement by further written notice thereof to Purchaser, in which event in which event all further rights and obligations of the parties hereunder shall terminate (other than those which, pursuant to the terms of this Agreement, expressly survive any termination of this Agreement) and this Agreement shall thereafter be of no further force or effect.

In the event that Seller fails to consummate this Agreement for any reason, and fails to cure such failure within thirty (30) days of written notice from Purchaser, then Purchaser as its sole and exclusive remedy hereunder, in lieu of all other legal or equitable remedies, will have the right to terminate this Agreement by further written notice thereof to Seller, in which event all further rights and obligations of the parties hereunder shall terminate (other than those which, pursuant to the terms of this Agreement, expressly survive any termination of this Agreement) and this Agreement shall thereafter be of no further force or effect. In the event of Purchaser electing to terminate this agreement pursuant to this section, and notwithstanding anything in this Agreement to the contrary, each party shall be responsible only for its own costs incurred, and neither party shall retain claims for damages or reimbursement against the other.

## **ARTICLE 12 CLOSING DOCUMENTS**

12.1 At Closing, Seller will execute and/or deliver to Purchaser and, where applicable, the Title Company the following:

A. Special Warranty Deed in form and substance reasonably acceptable to Purchaser and the Title Company ("**Deed**") conveying the Real Property to Purchaser, free and clear of all encumbrances, subject only to the Permitted Exceptions.

B. Affidavit of Title in customary form;

C. Bill of Sale assigning and conveying the Personal Property (if any).

D. ALTA Statement.

E. Gap Undertaking.

F. A Certificate of Non-Foreign Status in form prescribed by Treasury Regulation §1.1445-2 of Seller.

G. Copy of Ordinance enacted by Seller authorizing approving of the sale of the Real Property.

H. Certification of Seller's Warranties and Representations stating that the warranties and representations set forth in Article 8.1 above are true, correct and accurate as of the Closing Date.

I. Intergovernmental Agreement between Seller and Purchaser as set forth in Article 6 above with respect to those representations, warranties, covenants and agreements that shall survive Closing.

J. Such other documents and instruments as are reasonably required to transfer Seller's interest in the Real Property to Purchaser, or as may be reasonably required by Purchaser and/or the Title Company.

K. Such proof of Seller's authority and authorization to enter into this Agreement and convey the Real Property to Purchaser and perform Seller's obligations under this Agreement as may be reasonably required by Purchaser and/or Title Company.

L. Assignment of Intangible Property (if applicable).

12.2 At the Closing, Purchaser will deliver to Seller or the Title Company such proof of Purchaser's authority and authorization to enter into this Agreement and perform Purchaser's obligations under this Agreement as may be reasonably required by Seller and/or Title Company.

12.3 At the Closing, to the extent required by law, Seller and Purchaser will jointly deliver State, County and Municipal Transfer Tax Declarations.

12.4 Exclusive possession of the Real Property shall be delivered to Purchaser on the Closing Date.

### **ARTICLE 13 CLOSING COSTS**

#### **13.1 Prorations, Adjustments and Costs.**

A. Water and other utility charges, assessments and real estate taxes, if any, and other similar items shall be prorated as of 11:59 p.m. of the day preceding the Closing Date. The amount of the current real estate taxes, if any, not then ascertainable shall be adjusted based upon 100% of the amount of the most recent full year real estate tax bill. All prorations under this Agreement shall be final.

B. Unless provided otherwise hereinabove, such other items which are customarily prorated in a purchase and sale of the type contemplated hereunder shall be prorated as of the Closing Date.

13.2 The Purchaser shall pay:

- A. One-half of the charges of Escrowee for administering the Escrow;
- B. The premiums for the Title Policy obtained by Purchaser;
- C. Costs of the Survey;
- D. Recording costs for recording the Deed.
- E. The charges of Purchaser's counsel and other advisors to Purchaser.

13.3 The Seller shall pay:

- A. One-half of the charges of Escrowee for administering the Escrow;
- B. The amounts required to obtain and record the release of all liens and encumbrances, if any, affecting the Real Property which Seller is obligated to cause to be released pursuant to Section 4.1; and
- C. The charges, up to \$20,000, of Seller's counsel and other advisors to Seller.

13.4 Each party shall pay fifty percent (50%) of any escrow fee and any New York Style Closing fee charged by the Title Company.

## **ARTICLE 14 BROKER**

14.1 Each party represents and warrants to the other that no brokers or finders represented either party in the consummation of this Agreement, all negotiations prior thereto, and the transaction contemplated by this Agreement.

14.2 The Seller agrees to indemnify the Purchaser against any and all liability of the Purchaser resulting from claims for brokerage commissions relating to the transaction contemplated by this Agreement and which are made by any party who alleges to have been employed by the Seller. The Purchaser agrees to indemnify the Seller against any and all liability of the Seller resulting from claims for brokerage commissions relating to the transaction contemplated by this Agreement and which are made by any party who alleges to have been employed by the Purchaser. The indemnification set forth herein shall extend to all losses, costs, damages, attorneys' fees, court costs, and expenses which the indemnified party may incur, and which relate to the matters indemnified hereby and shall survive the Closing.



## **ARTICLE 15 CASUALTY**

15.1 If damage to the Real Property occurs prior to the Closing, Purchaser will have the option to either: (a) terminate this Contract, and neither party will have any further obligations or liabilities hereunder; or (b) proceed with the Closing.

## **ARTICLE 16 ASSIGNMENT**

16.1 Purchaser may designate a nominee or nominees to take title to all or any portion of the Real Property at Closing; provided, however, Purchaser shall remain liable for all obligations of Purchaser under this Agreement.

## **ARTICLE 17 CONSENT OF PURCHASER'S BOARD OF TRUSTEES**

17.1 Notwithstanding any provision herein to the contrary, Purchaser's obligations hereunder are expressly subject to, and contingent and conditioned upon, Purchaser obtaining all approvals from Purchaser's board of trustees and such other organizational approvals as Purchaser shall deem necessary or appropriate (collectively, "**Board Approval**") to the transaction contemplated herein and the terms and conditions set forth in this Agreement. If Purchaser, after its good faith, commercially reasonable efforts, is unable to obtain the Board Approval on or before the Closing Date, Purchaser shall promptly notify Seller in writing no later than 5:00 p.m. Central time on the day prior to the Closing Date, in which event the Closing Date shall be extended ninety (90) days for Purchaser to obtain Board Approval; provided, further, if Purchaser is unable to obtain Board approval during the ninety (90) day extension, then upon written notice to Seller, Purchaser may terminate this Agreement, and neither party shall have any further obligations hereunder.

## **ARTICLE 18 SURVIVAL OF REPRESENTATIONS, WARRANTIES COVENANTS AND AGREEMENTS; REMEDIES**

18.1 Unless otherwise expressly provided in this Agreement, all representations, warranties, covenants and agreements set forth herein shall survive the Closing Date indefinitely.

18.2 In the event of a breach of any representation, warranty, covenant and agreement set forth in this Agreement, either party is entitled to all rights and remedies available at law and equity. The Attorney's Fees provision set forth in Section 20.7 below shall apply to any post-Closing proceeding initiated by either party under the provisions of this Article 19.

## **ARTICLE 19 MISCELLANEOUS**

19.1 Notices. Any notice or communication required or permitted hereunder shall be in writing, signed by the party giving the same, and shall be deemed properly given only if delivered in person or if sent by express courier, freight charges paid (with confirmation by a

nationally recognized overnight delivery service) or if sent by email transmission to the parties set forth below (with a copy to follow by personal delivery or overnight courier), addressed as follows:

If to Purchaser: University of Illinois  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_, IL 606\_\_\_\_\_  
E-mail: \_\_\_\_\_

with a copy to: Saul Ewing Arnstein & Lehr LLP  
161 North Clark Street, Suite 4200  
Chicago, IL 6060  
Attn: Barry R. Katz  
E-mail: brkatz@arnstein.com

If to Seller: Village of Rantoul  
333 South Tanner  
Rantoul, IL 61866  
Attn: Village Manager  
E-mail: \_\_\_\_\_

Any notice so given shall be deemed to be effective on the day on which it was delivered or the delivery thereof has been refused. Any party may, by written notice to the other, specify any other address within the United States for the receipt of such instructions or communications.

19.2 Entire Agreement. This Agreement, and the attached Exhibits, sets forth the entire agreement between the parties in connection with this transaction and there are no oral or parole agreements, representations or inducements existing between the parties relating to this transaction which are not expressly set forth herein and covered hereby. This Agreement may not be modified except by a written agreement signed by all of the parties.

19.3 No Waiver. No written waiver by any party at any time of any breach of any provision of this Agreement will be deemed a waiver of a breach of any other provision herein, or a consent to any subsequent breach of the same or any other provision. If any action by any party will require the consent or approval of another party, such consent or approval of such action on any one occasion will not be deemed a consent to or approval of such action on any subsequent occasion or a consent to or approval of any other action on the same or any subsequent occasion.

19.4 Captions. The captions and Article numbers appearing in this Agreement are inserted only as a matter of convenience and do not define, limit, construe or describe the scope or intent of such articles of this Agreement nor in any way affect this Agreement.

19.5 Time of the Essence. Time is of the essence in the performance of the obligations of the parties under this Agreement. Any references in this Agreement to time for performance of obligations or elapsed time shall mean consecutive calendar days, months, or years, as

applicable, unless otherwise explicitly indicated herein. Whenever the time for performance of a covenant or condition falls upon a Saturday, Sunday or State of Illinois or Federal holiday, such time for performance will be extended to the next business day.

19.6 Illinois Law; Exclusive Jurisdiction. This Agreement will be governed by and interpreted in accordance with the laws of the State of Illinois. Purchaser and Seller agree to submit to the exclusive jurisdiction of the Illinois Court of Claims, unless otherwise agreed to by mutual consent of the parties. This Section shall survive Closing or the earlier termination of this Agreement.

19.7 Entire Agreement. This Agreement constitutes the entire agreement between Purchaser and Seller relating to the sale of the Real Property. Except for the IGA, this Agreement supersedes, in all respects, all prior written or oral agreements, if any, between the parties relating to the sale of the Real Property and, except for the IGA, there are no agreements, understandings, warranties or representations between Purchaser and Seller except as set forth herein. In the event of a conflict between this Agreement and the IGA, this Agreement shall control. The preparation of this Agreement has been a joint effort of the parties hereto and the resulting documents shall not, solely as a matter of judicial construction, be more severely construed against one party or the other.

19.8 Interpretation of Agreement. All headings of this Agreement are for convenience of reference only and shall not be construed to affect the meaning of any provision contained herein. Where the context so requires, the use of the singular shall include the plural and vice versa and the use of the masculine shall include the feminine and the neuter. The term “person” shall include any individual, partnership, joint venture, corporation, trust, unincorporated association, any other entity and any government or any department or agency thereof, whether acting in an individual, fiduciary or other capacity.

19.9 Waiver of Trial by Jury. To the extent permitted by law, Seller and Purchaser each acknowledge that it is aware of and had the advice of counsel of its choice with respect to any rights to trial by jury, and, to the extent permitted by law, each party does hereby expressly and knowingly waive and release all such rights to trial by jury in any action, proceeding or counterclaim brought by either party hereto against the other (and/or against its officers, directors, employees, agents or subsidiary or affiliated entities) on any matters whatsoever arising out of or in any way connected with this agreement, Purchaser’s use or occupancy of the Real Property, and/or any claim of injury or damage relating thereto.

19.10 Partial Invalidity. If any portion of this Agreement shall be adjudged by a court to be void or unenforceable, such portion shall be deemed severed from this Agreement and shall in no way affect the validity or enforceability of the remaining portions of this Agreement, so long as the transaction contemplated hereby may be consummated in accordance with the surviving provisions.

19.11 Entire Agreement. This Agreement constitutes the entire agreement between Purchaser and Seller relating to the purchase and sale of the Real Property. This Agreement supersedes, in all respects, all prior written or oral agreements, if any, between the parties relating to the purchase and sale of the Real Property and there are no agreements,

understandings, warranties or representations between Purchaser and Seller except as set forth herein. The preparation of this Agreement has been a joint effort of the parties hereto and the resulting documents shall not, solely as a matter of judicial construction, be more severely construed against one party or the other.

19.12 Counterparts. This Agreement may be executed in one or more counterparts, each of which will constitute an original and which, when taken together, will constitute one entire agreement. For purposes hereof, electronically or facsimile transmitted signatures shall be deemed original signatures

**[Remainder of Page Intentionally Left Blank; Signature Page(s) Follow]**



IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

**VILLAGE:**

**UNIVERSITY:**

VILLAGE OF RANTOUL, CHAMPAIGN,  
ILLINOIS

THE BOARD OF TRUSTEES OF THE  
UNIVERSITY OF ILLINOIS

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**VILLAGE PRESIDENT**

**Attest**

By: \_\_\_\_\_  
Village Clerk

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

## **EXHIBIT A**

### **Legal Description**

**[To be provided following the completion of the conceptual plan.]**

Property Address:

Tax Id. Numbers:

## **EXHIBIT B**

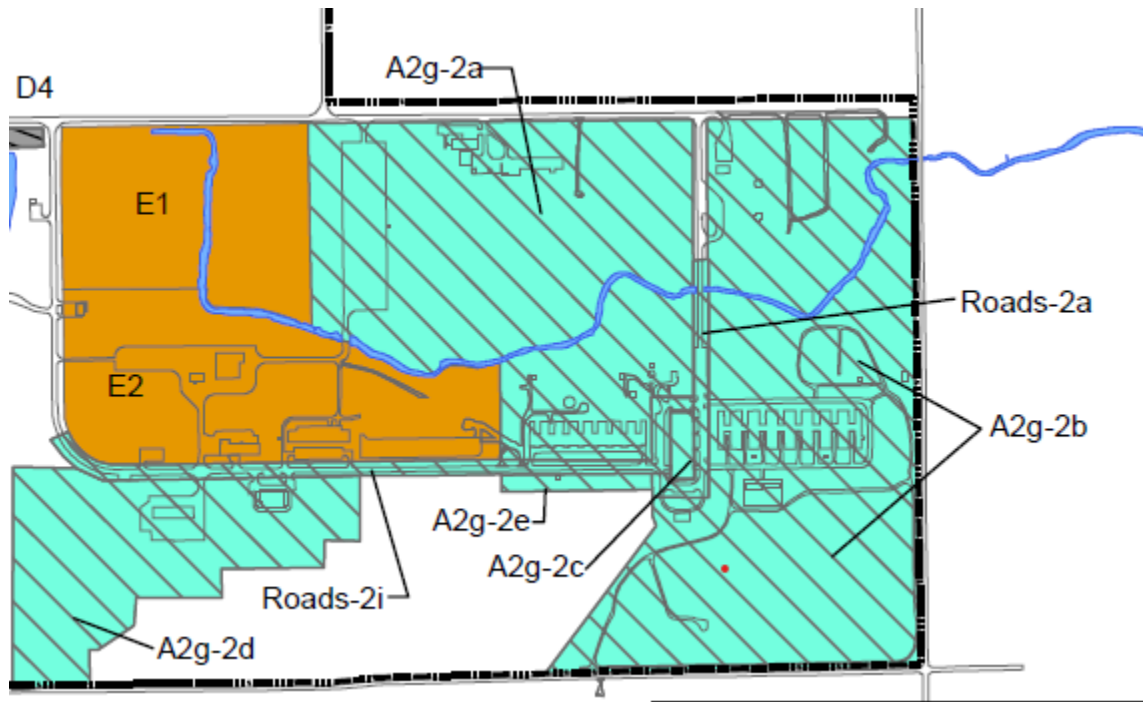
### **List of Personal Property to be Conveyed to Purchaser**

**[To be completed following the conceptual plan.]**

## EXHIBIT C

### Boundary Map of Real Property

Parcels E-1 and E-2 on Site Map Below





**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                          |                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| ITEM: Motion to pass <u>Resolution 8-21-1343</u> , A RESOLUTION AUTHORIZING APPLICATION TO THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES BOAT ACCESS AREA DEVELOPMENT GRANT PROGRAM FOR THE HERITAGE BOAT ACCESS AREA DEVELOPMENT PROJECT | DEPARTMENT: Recreation |
| DATE: August 10, 2021                                                                                                                                                                                                                    | AMOUNT:                |
| ATTACHMENTS:<br><br>1. 22 BAAD Agenda Item Final                                                                                                                                                                                         | ADMINISTRATIVE NOTES:  |

**SUMMARY HIGHLIGHTS:**

SUMMARY HIGHLIGHTS: The Boat Access Area Development (BAAD) is a grant program that is offered through the Illinois Department of Natural Resources (IDNR). This grant program provides up to 100% reimbursement funding assistance on approved development project costs. Maximum grant assistance for any one project per grant cycle is limited to \$200,000 for power boat access facilities.

With the completion of the Heritage Lake Master Plan back in 2019 (concept plan included in packet), we have the ability to submit a competitive application to the IDNR. This will be a competitive process as the allocated dollar amount for State Fiscal Year 2022 for the BAAD program is \$725,000. The concept plan was led by ERA / Upland Design, and developed with public input at the Heritage Lake committee meetings, which were held on January 24, March 7, May 13, and June 24 of 2019.

With the application deadline being September 5, 2021, the estimated cost of project components are still being researched, but the projected components of the project include:

- New construction of one lane boat ramp ~ \$60,000
- New construction of dock and canoe launch ~ \$40,000
- New construction of boat trailer / visitor parking lot ~ \$50,000
- New construction of restroom facility ~ \$30,000
- Associated grant expenses ~ \$20,000
- TOTAL: \$200,000

To complete the application and to be fully considered, a Financial Certification Statement (Form

BAAD/DOC-5) must be completed and signed, indicating the Village of Rantoul has the funding to complete the proposed project. Although this project is not included in the current budget, staff feels that submitting the application is the best course of action. Given that the timing of the application review process and notice of award normally is at least a few months, we will have the ability to include this project in next fiscal year's budget if the project is awarded to the Village.

**RECOMMENDED ACTION:** Staff recommends that the board approve the Financial Certification Statement to complete the application.

DEPARTMENT HEAD APPROVAL

Luke A. Humphrey

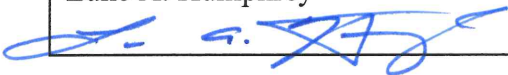
VILLAGE ADMINISTRATOR

Scott Eisenhauer

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

**PAGE 1 OF 1**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>ITEM:</b><br><b>2022 BOAT ACCESS AREA DEVELOPMENT</b><br><br><b>Heritage Lake Boat Access Area Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>DEPARTMENT: RECREATION</b>              |
| <b>AGENDA SECTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AMOUNT: \$200,000 (IDNR reimbursed)</b> |
| <b>ATTACHMENTS:</b><br>( ) ORDINANCE<br>( X ) RESOLUTION<br>( ) OTHER (See Summary Highlights)<br>( X ) SUPPORTING DOCUMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>DATE: July 21, 2021</b>                 |
| <p><b>SUMMARY HIGHLIGHTS:</b> The Boat Access Area Development (BAAD) is a grant program that is offered through the IDNR (Illinois Department of Natural Resources). This grant program provides up to 100% reimbursement funding assistance on approved development project costs. Maximum grant assistance for any one project per grant cycle is limited to \$200,000 for power boat access facilities.</p> <p>With the completion of the Heritage Lake Master Plan back in 2019 (concept plan included in packet), we have the ability to submit a competitive application to the IDNR. This will be a competitive process as the allocated dollar amount for State Fiscal Year 2022 for the BAAD program is \$725,000. The concept plan was led by ERA/Upland Design and developed with public input at the Heritage Lake committee meetings which were held on January 24, March 7, May 13 and June 24 of 2019.</p> <p>With the application deadline being September 5, 2021, the estimated cost of project components is still being researched, but the projected components of the project include:</p> <p>New construction of 1 lane boat ramp ~ \$60,000<br/>New construction of dock and canoe launch ~ \$40,000<br/>New construction of boat trailer/visitor parking lot ~ \$50,000<br/>New construction of restroom facility ~ \$30,000<br/>Associated grant expenses ~ \$20,000<br/><b>TOTAL: \$200,000</b></p> <p>To complete the application and to be fully considered a Financial Certification Statement (Form BAAD/DOC-5) must be completed and signed indicating the Village of Rantoul has the funding to complete the proposed project. Although this project is not included in the current budget, staff feels that submitting the application is the best course of action. Given that the timing of the application review process and notice of award normally is at least a few months, we will have the ability to include this project in next fiscal year's budget if the project is awarded to the Village.</p> |                                            |
| <b>RECOMMENDED ACTION:</b> Staff recommends that the board approve the Financial Certification Statement to complete the application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                            |
| <b>DEPARTMENT HEAD APPROVAL:</b><br>Luke A. Humphrey<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>VILLAGE ADMINISTRATOR:</b>              |

**Illinois Boat Access Area Development  
Grant Program**  
(Please Type or Print in Ink)

**Form BAAD/DOC-5  
Certification Statement**

**Financial Certification Statement**

Project Sponsor: Village of Rantoul  
Project Title: Heritage Lake Boat Access Area Development

As the individual duly designated to represent the Village of Rantoul (Sponsor), I do hereby certify that the information presented in this grant application is true and correct. I do further certify that the project, if approved for funding, will be completed in accordance with the provisions set forth in the corresponding programs' grant manual and that the Village of Rantoul (Sponsor) has the financial resources to initially fund 100% of the proposed project costs within the time frame imposed by the Illinois Department of Natural Resources for project execution prior to receiving grant reimbursement. Failure to complete said project within the specified time frame could be cause for project termination. In addition, failure to complete a project or withdrawal of a project due to lack of performance, insufficient funds or change in recreation priorities by the applicant shall result in the ineligibility of the project applicant for IDNR grant assistance consideration in the next two (2) consecutive grant cycles.

**Acquisition and Development Projects**

It is understood that the project should be completed within the timeframe established in the project agreement and the reimbursement request must be submitted within one year of the expiration date.

Failure to do so will result in the Project Sponsor forfeiting all project reimbursements, and relieves IDNR from further payment obligations on the grant.

The Village of Rantoul (Sponsor) hereby further certifies that 1) it will indemnify, protect and hold harmless the State of Illinois, Department of Natural Resources and its representatives from any and all liabilities, costs, damages or claims arising as a direct or indirect result of the actions and/or omissions of the Village of Rantoul (Sponsor) or its representatives in the construction, operation or maintenance of the above referenced project; 2) that adequate public notice was given and local approval solicited on the proposed project; and 3) that the facility will be operated and maintained in an attractive and safe manner, and open and available to the public without regard to race, color, sex, national origin, age, disability or place of residence in accordance with provisions of IDNR trail grant program regulations.

This Certification Statement was duly acted upon and adopted by the Village of Rantoul (Sponsor) on the 10th day of August (month), 2021 (year)

Charles Smith  
Name (printed / typed)

Attested by: \_\_\_\_\_

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

\_\_\_\_\_  
Signature  
Mayor, Village of Rantoul  
\_\_\_\_\_  
Title



# HERITAGE LAKE PARK

July 17, 2019  
 Design 2019  
 Update 2019  
 Project #254



SCALE: 1" = 80'-0"  
 0 40' 80' 160' 240'  
 North

## CONCEPT PLAN



**Habitat Island**  
 - Remove Bridge Access to Island  
 - Enhance Native Landscape  
 - Shoreline Protection

**10' Wide Aggregate Trail**

**Lookout Island**  
 - Remove and Replace Bridge to Island  
 - Picnic Area at Highpoint  
 - Shoreline Protection

**East Shelter**  
 - Remove and Replace Shelter and Concrete Connection to Path  
 - Accessible Connection to Path

**Game Area**  
 - Ping Pong Table  
 - Foosball Table  
 - Checkers/Chess Game Table  
 - Seating Area

**Native Restoration**  
 - Expand Native Landscape

**West Shelter**  
 - Remove and Replace Shelter and Concrete Connection to Path  
 - Accessible Connection to Path

**Art Island**  
 - Enhance Native Landscape  
 - Shoreline Protection  
 - Sculptural Element Focal Point  
 - Existing Bridge to Remain

**Boat Access**  
 - New Motorized Boat Ramp with Floating Pier

**Restroom Building at Boat Dock**  
 - 2 Unit CXT with Solar Light Option, Solar Vent, and Waterless

**Access Drive and Parking Lots**  
 - Resurface Drive and Parking Lots  
 - Add ADA Spaces at Each Lot Near Amenities and Connect to Trail

**Playground**

- Nature Themed Play Equipment  
 - Engineered Wood Fiber Safety Surfacing  
 - Perimeter Fence

**Game Table Area**

- Checkers/Chess Tables  
 - Overhead Shade Structure

**Splash Pad**

- Above Ground and Ground Level Water Play Elements  
 - Fabric Shade with Picnic Tables  
 - Perimeter Fence

**Existing Storage Building**

**Future Renovation**

**Fitness Overlook**

- Outdoor Fitness Equipment  
 - Engineered Wood Fiber Safety Surfacing

**Amphitheater**

- Bandshell Stage  
 - Wall Seating and Lawn Seating

**Multiuse Sports Courts**

- Pickleball and Volleyball  
 - 10' Fence and Wind Screen  
 - Player Bench Seating

**Existing Park Sign**

**Renovate Restroom and Concession Building**

**Paddle Boat Launch**



**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| ITEM: Motion to pass <u>Resolution 8-21-1344</u> , A RESOLUTION AUTHORIZING APPLICATION TO THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES OPEN SPACE LANDS ACQUISITION AND DEVELOPMENT GRANT PROGRAM FOR HERITAGE LAKE REDEVELOPMENT PHASE ONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | DEPARTMENT: Recreation |
| DATE: August 10, 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | AMOUNT:                |
| ATTACHMENTS:<br><br>1. Agenda Item OSLAD Heritage Final                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ADMINISTRATIVE NOTES:  |
| <p><b>SUMMARY HIGHLIGHTS:</b></p> <p>SUMMARY HIGHLIGHTS: Open Space Lands Acquisition and Development (OSLAD) is an annual grant program offered through the Illinois Department of Natural Resources (IDNR). This grant program provides up to 50% (90% for distressed communities) funding assistance to acquire and/or develop public outdoor recreation areas.</p> <p>With the completion of the Heritage Lake Master Plan in 2019 (concept plan included in packet), we have the ability to submit a competitive application to the IDNR. The concept plan was led by ERA/Upland Design and developed with public input at the Heritage Lake committee meetings, which were held on January 24, March 7, May 13, and June 24 of 2019. After reviewing the concept plan cost summary, as well as the recommended project components in the grant manual, staff feels that submitting for a more diverse list of projects versus our 2019 submittal will enhance our chances of being awarded.</p> <p>With the application deadline being September 5, 2021, the estimated cost of project components is still being researched, but the projected components of the project include:</p> <ul style="list-style-type: none"><li>• 10' Wide Aggregate Trail (approximately 1 mile): \$240,000</li><li>• Remove and Replace East Shelter: \$135,000</li><li>• New Playground Construction: \$200,000</li><li>• Associated Grant Expenses: \$60,000</li><li>• Total: \$635,000</li></ul> <p>To complete the application and to be fully considered, a Resolution of Authorization (Form</p> |                        |

OS/DOC-3) must be completed and signed, indicating the Village of Rantoul has the funding to complete the proposed project.

**RECOMMENDED ACTION:** Staff recommends that the board approve the Resolution of Authorization to complete the application.

DEPARTMENT HEAD APPROVAL

Luke A. Humphrey

VILLAGE ADMINISTRATOR

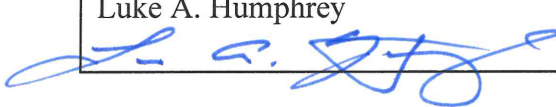
Scott Eisenhower



**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

**PAGE 1 OF 1**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>ITEM:</b><br><b>2022 OSLAD GRANT</b><br><b>Heritage Lake Redevelopment Phase 1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>DEPARTMENT: RECREATION</b>      |
| <b>AGENDA SECTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AMOUNT: (90/10 grant match)</b> |
| <b>ATTACHMENTS:</b><br>(   ) ORDINANCE<br>( <b>X</b> ) RESOLUTION<br>(   ) OTHER (See Summary Highlights)<br>( <b>X</b> ) SUPPORTING DOCUMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>DATE: July 21, 2021</b>         |
| <p><b>SUMMARY HIGHLIGHTS:</b> OSLAD (Open Space Lands Acquisition and Development) is an annual grant program offered through the IDNR (Illinois Department of Natural Resources). This grant program provides up to 50% (90% for distressed communities) funding assistance to acquire and/or develop public outdoor recreation areas.</p> <p>With the completion of the Heritage Lake Master Plan back in 2019 (concept plan included in packet), we have the ability to submit a competitive application to the IDNR. The concept plan was led by ERA/Upland Design and developed with public input at the Heritage Lake committee meetings which were held on January 24, March 7, May 13 and June 24 of 2019. After reviewing the concept plan cost summary as well as the recommended project components in the grant manual, staff feels that submitting for a more diverse list of projects versus our 2019 submittal will enhance our chances of being awarded.</p> <p>With the application deadline being September 5, 2021, the estimated cost of project components is still being researched, but the projected components of the project include:</p> <p>10' Wide Aggregate Trail (approximately 1 mile): \$240,000<br/>Remove and Replace East Shelter: \$135,000<br/>New Playground Construction: \$200,000<br/>Associated Grant Expenses: \$60,000<br/>Total: \$635,000</p> <p>To complete the application and to be fully considered a Resolution of Authorization (Form OS/DOC-3) must be completed and signed indicating the Village of Rantoul has the funding to complete the proposed project.</p> |                                    |
| <b>RECOMMENDED ACTION: Staff recommends that the board approve the Resolution of Authorization to complete the application.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |
| <b>DEPARTMENT HEAD APPROVAL:</b><br>Luke A. Humphrey<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>VILLAGE ADMINISTRATOR:</b>      |



**OSLAD Grant Program  
Resolution of Authorization**

**Form OS/DOC-3**

**Applicant (Sponsor) Legal Name:** Village of Rantoul

**Project Title:** Heritage Lake Redevelopment Phase 1

The Village of Rantoul (Sponsor) hereby certifies and acknowledges that it has the sufficient funds necessary (includes cash and value of donated land) to complete the pending OSLAD project within the timeframes specified herein for project execution, and that failure to adhere to the specified project timeframe or failure to proceed with the project because of insufficient funds or change in local recreation priorities is sufficient cause for project grant termination which will also result in the ineligibility of the local project sponsor for subsequent Illinois IDNR outdoor recreation grant assistance consideration in the next two (2) consecutive grant cycles following project termination.

Acquisition and Development Projects

It is understood that the project must be completed within the timeframe established. The OSLAD timeframe is two years as is specified in the project agreement. The Billing Certification Statement must be submitted within 45 days of the grant expiration date and the last reimbursement request must be submitted within one year of the grant expiration date. Failure to do so will result in the Project Sponsor forfeiting all project reimbursements and relieves IDNR from further payment obligations on the grant.

The Village of Rantoul (Sponsor) further acknowledges and certifies that it will comply with all terms, conditions and regulations of 1) the Open Space Lands Acquisition and Development (OSLAD) program (17 IL Adm. Code 3025); 2) the Illinois Grant Funds Recovery Act (30 ILCS 705); 3) the federal Uniform Relocation Assistance & Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and/or the Illinois Displaced Persons Relocation Act (310 ILCS 40 et. seq.), as applicable; 4) the Illinois Human Rights Act (775 ILCS 5/1-101 et.seq.); 5) Title VI of the Civil Rights Act of 1964, (P.L. 83-352); 6) the Age Discrimination Act of 1975 (P.L. 94-135); 7) the Civil Rights Restoration Act of 1988, (P.L. 100-259); and 8) the Americans with Disabilities Act of 1990 (PL 101-336); and will maintain the project area in an attractive and safe condition, keep the facilities open to the general public during reasonable hours consistent with the type of facility, cease any farming operations, and obtain from the Illinois DNR written approval for any change or conversion of approved outdoor recreation use of the project site prior to initiating such change or conversion; and for property **acquired** with OSLAD assistance, agree to place a covenant restriction on the project property deed at the time of recording that stipulates the property must be used, in perpetuity, for public outdoor recreation purposes in accordance with the OSLAD programs and cannot be sold or exchanged, in whole or part, to another party without approval from the Illinois DNR, and that development at the site will commence within 3 years.

BE IT FURTHER PROVIDED that the Village of Rantoul (Sponsor) certifies to the best of its knowledge that the information provided within the attached application is true and correct.

This Resolution of Authorization has been duly discussed and adopted by the Village of Rantoul (Sponsor) on the 10 day of August (month), 2021 (year)

Charles Smith

Name (printed / typed)

Attested by: \_\_\_\_\_

Signature

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

Mayor, Village of Rantoul

Title



# HERITAGE LAKE PARK

July 17, 2019  
 Copyright 2019  
 Updated 07/18/2019  
 Project #724



SCALE: 1" = 80'-0"  
 0 40' 80' 160' 240'

## CONCEPT PLAN



**Habitat Island**  
 - Remove Bridge Access to Island  
 - Enhance Native Landscape  
 - Shoreline Protection

**10' Wide Aggregate Trail**

**Lookout Island**  
 - Remove and Replace Bridge to Island  
 - Picnic Area at Highpoint  
 - Shoreline Protection

**East Shelter**  
 - Remove and Replace Shelter and Concrete  
 - Accessible Connection to Path

**Game Area**  
 - Ping Pong Table  
 - Foosball Table  
 - Checkers/Chess Game Table  
 - Seating Area

**Native Restoration**  
 - Expand Native Landscape

**West Shelter**  
 - Remove and Replace Shelter and Concrete  
 - Accessible Connection to Path

**Art Island**  
 - Enhance Native Landscape  
 - Shoreline Protection  
 - Sculptural Element Focal Point  
 - Existing Bridge to Remain

**Boat Access**  
 - New Motorized Boat Ramp with Floating Pier

**Restroom Building at Boat Dock**  
 - 2 Unit CXT with Solar Light Option, Solar Vent, and Waterless

**Access Drive and Parking Lots**  
 - Resurface Drive and Parking Lots  
 - Add ADA Spaces at Each Lot Near Amenities and Connect to Trail

**Playground**

- Nature Themed Play Equipment  
 - Engineered Wood Fiber Safety Surfacing  
 - Perimeter Fence

**Game Table Area**

- Checkers/Chess Tables  
 - Overhead Shade Structure

**Splash Pad**

- Above Ground and Ground Level Water Play Elements  
 - Fabric Shade with Picnic Tables  
 - Perimeter Fence

**Existing Storage Building Future Renovation**

**Fitness Overlook**  
 - Outdoor Fitness Equipment  
 - Engineered Wood Fiber Safety Surfacing

**Amphitheater**

- Backstage  
 - Wall Sealing and Lawn Sealing

**Multiuse Sports Courts**

- Pickleball and Volleyball  
 - 10' Fence and Wind Screen  
 - Player Bench Seating

**Existing Park Sign**

**Renovate Restroom and Concession Building**

**Paddle Boat Launch**

