



PROPERTY COMMITTEE AGENDA
Room 700, Law and Justice Center

Thursday, April 1, 2004

3:00 P.M.

1. Roll Call.
2. Chairman's Approval of Minutes – March 4, 2004
3. Departmental Matters:
 - A. Jack Moody, Facilities Management
 - 1) Items to be presented for Action:
 - a) Request Approval of Kajima Construction Contract for Renovation of the Dome and Roof Areas of the McLean County Museum of History located at the old McLean County Courthouse 1 - 8
 - b) Request Approval of Coffee Kiosk Proposal for Law and Justice Center 9
 - c) Request Approval for McLeod USA to Install UPS Batteries in their Tenant Space at 200 West Front Street 10 - 22
 - 2) Items to be presented for Information:
 - a) Status Report on Law and Justice Center Repairs
 - b) Status Report on Government Center Renovation Project
 - B. Bill Wasson, Parks and Recreation
 - 1) Items to be presented for Action:
 - a) Request Approval of the Purchase of a mower through Illinois Central Purchasing Management Services Joint Program 23
 - 2) Items to be presented for Information:
 - a) General Report
 - b) Other

C. John Zeunik, County Administrator

1) Items to be presented for Action:

- a) Report on Financing of Renovation and Restoration of Dome and Roof Areas of the McLean County Courthouse Project

24 - 25

2) Items to be presented for Information:

- a) General Report
- b) Other

4. Other Business and Communications

5. Recommend Payment of Bills and Transfers, if any, to County Board

6. Adjournment

RECEIVED

MAR 24 2004

Facilities Mgt. Div.

1997 Edition -Electronic Format

AIA Document A101-1997

Standard Form of Agreement Between Owner and Contractor
where the basis of payment is a STIPULATED SUM

AGREEMENT made as of the 28th day of March in the year of 2004
(In words, indicate day, month and year)

BETWEEN the Owner:
(Name, address and other information)

Public Building Commission of McLean County
104 W. Front Street
Bloomington IL 61702-2400

and the Contractor:
(Name, address and other information)

Kajima Construction Services
800 E. Northwest Highway
Palatine, IL 60074

The Project is:
(Name and location)

Restoration and Renovation of the Dome and Roof Areas
of the McLean County Museum of History
at the Old McLean County Courthouse
200 N. Main Street
Bloomington, Illinois

The Architect is:
(Name, address and other information)

Wiss, Janney, Elstner Associates, Inc.
120 N. LaSalle Street, Suite 2000
Chicago, IL 60602

The Owner and Contractor agree as follows.

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 8.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES. CONSULTATION WITH AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION. AUTHENTICATION OF THIS ELECTRONICALLY DRAFTED AIA DOCUMENT MAY BE MADE BY USING AIA DOCUMENT D401.

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3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

If, prior to the commencement of the Work, the Owner requires time to file mortgages, mechanic's liens and other security interests, the Owner's time requirement shall be as follows:

3.2 The Contract Time shall be measured from the date of commencement.

3.3 ~~The Contractor shall achieve Substantial Completion of the entire Work not later than days from the date of commencement, or as follows:~~

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. Unless stated elsewhere in the Contract Documents, insert any requirements for earlier Substantial Completion of certain portions of the Work.)

~~subject to adjustments of this Contract Time as provided in the Contract Documents.~~

(Insert provisions, if any, for liquidated damages relating to failure to complete on time or for bonus payments for early completion of the Work.)

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ARTICLE 4 CONTRACT SUM

4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be One million one hundred twelve thousand eight hundred eighty-five Dollars (\$ 1,112,885.00), subject to additions and deductions as provided in the Contract Documents.

4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If decisions on other alternates are to be made by the Owner subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

BASE BID: The base bid shall include the cost of all labor, materials, equipment, tools, scaffolding, facilities, services, and supervision necessary for completion of the Work shown and described in the Project Manual. As a part of the Base Bid, the Bidder agrees to carry out the Work as described in the Project Construction Documents for the sum of:

Eight hundred forty thousand seven hundred thirty-five dollars (\$ 840,735.00)

Alternate No. 1, Part A: Repair and rehabilitation of the four (4) clock faces (glazing and frames); Alternate No. 1, Part B: Maintenance work and reinstalling existing clock mechanisms and providing and installing new strick mechanism for stationary bronze bell; work of Park A and Part B as shown on the Drawings, for the not-to-exceed allowance of:

Part A: Forty thousand dollars (\$40,000)

Part B: Thirty-five thousand dollars (\$35,000)

Alternate No. 2: Repair (in lieu of stabilization) of the dome drum limestone cladding from courses 6 through 8, as shown on the Drawings, for the sum of:



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Ninety-three Thousand dollars (\$ 93,000.00)

Alternate No. 3: Repair (in lieu of stabilization) of the dome drum limestone cladding at courses 4 and 5, as shown on the Drawings, for the sum of:

Three Thousand three hundred seventy-six dollars (\$3,376.00)

Alternate No. 4: Repair (in lieu of stabilization) of the dome drum limestone cladding from courses 0 through 3, as shown on the Drawings, for the sum of:

Seventy thousand two hundred thirty dollars (\$70,230.00)

Alternate No. 5: Repair (in lieu of stabilization) of the dome drum limestone cladding from courses 9 through 22, as shown on the Drawings, for the sum of:

Twenty-six thousand six hundred thirty-four dollars (\$26,634.00)

Alternate No. 7: Repair of the existing membrane flashing lining the cornice gutter, as shown on the Drawings, for the sum of:

Three thousand nine hundred ten dollars (\$ 3,910.00)

4.2 Unit prices, if any, are as follows:

ARTICLE 5 PAYMENTS

5.1 PROGRESS PAYMENTS

5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:
15th of each month, and submitted by the 15th of each month to the Architect for review prior to submittal to the Owner.

5.1.3 Provided that an Application for Payment is received by the Architect not later than the 15th day of a month, the Owner shall make payment to the Contractor not later than the 15th day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than 40 days after the Architect receives the Application for Payment.

5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

5.1.5 Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

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- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of ten percent (10 %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Subparagraph 7.3.8 of AIA Document A201-1997.
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of ten percent (10%);
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Paragraph 9.5 of AIA Document A201-1997.

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5.1.7 The progress payment amount determined in accordance with Subparagraph 5.1.6 shall be further modified under the following circumstances:

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- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and
(Subparagraph 9.8.5 of AIA Document A201-1997 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Subparagraph 9.10.3 of AIA Document A201-1997.

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5.1.8 Reduction or limitation of retainage, if any, shall be as follows:

(It is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Clauses 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

5.2 FINAL PAYMENT

5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when:

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Subparagraph 12.2.2 of AIA Document A201-1997, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:



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ARTICLE 6 TERMINATION OR SUSPENSION

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6.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201-1997.

6.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201-1997.

ARTICLE 7 MISCELLANEOUS PROVISIONS

7.1 Where reference is made in this Agreement to a provision of AIA Document A201-1997 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

7.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Contractor's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)

7.3 The Owner's representative is:
(Name, address and other information)
Facilities Management Department
McLean County
104 W. Front Street
Bloomington, Illinois 61702-2400

7.4 The Contractor's representative is:
(Name, address and other information)
Kajima Construction Services
800 E. Northwest Highway
Palatine, Illinois 60074

7.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

7.6 Other provisions:

ARTICLE 8 ENUMERATION OF CONTRACT DOCUMENTS

8.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

8.1.1 The Agreement is this executed 1997 edition of the Standard Form of Agreement Between Owner and Contractor, AIA Document A101-1997.

8.1.2 The General Conditions are the 1997 edition of the General Conditions of the Contract for Construction, AIA Document A201-1997.

8.1.3 The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated November 25, 2003, and are as follows:

Document	Title	Pages
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Division 0	CONTRACT REQUIREMENTS	
Section 00410	Bid Form	00410/1-5
Section 00500	Contract Form	00500/1
Section 00600	Bonds and Certificates	00600/1
Section 00700	General Conditions	00700/1
Section 00800	Supplementary Conditions	00800/1-6

Division 1	GENERAL REQUIREMENTS	
Section 01010	Summary of Work	01010/1-4
Section 01024	Quantity Allowance	01024/1
Section 01041	Coordination	01041/1-2
Section 01045	Cutting and Patching	01045/1-2
Section 01150	Special Conditions	01150/1-7
Section 01200	Progress Payments and Meetings	01200/1-2
Section 01300	Product Data and Samples	01300/1-2
Section 01410	Testing Laboratory Services	01410/1-2
Section 01500	Temporary Facilities and Control	01500/1-4
Section 01630	Substitutions and Project Options	01630/1-2
Section 01700	Contract Closeout	01700/1-2
Section 01720	Project Record Documents	01720/1-2
Section 01740	Warranties	01740/1

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8.1.4 The Specifications are those contained in the Project Manual dated as in Subparagraph 8.1.3, and are as follows:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

this document has been approved and endorsed by The Associated General Contractors of America.

Section	Title	Pages
Division 2	SITE WORK AND DEMOLITION	
Section 02170	Selective Demolition	02170/1-3
Division 4	MASONRY	
Section 04100	Mortar	04100/1-4
Section 04210	Brick Masonry	04210/1-5
Section 04220	Limestone	04220/1-2
Section 04800	Masonry Repointing	04800/1-4
Section 04900	Limestone Setting	04900/1-2
Section 04920	Limestone Repair	04920/1-4
Division 5	METALS	
Section 05920	Cleaning and Repairing Clock Mechanism	05920/1-4
Section 05999	Miscellaneous Metals	05999/1-3
Division 6	WOOD AND PLASTICS	
Section 06100	Rough Carpentry	06100/1-4
Division 7	THERMAL AND MOISTURE PROTECTION	
Section 07520	Self Adhering Membrane	07520/1-7
Section 07565	Temporary EPDM Roofing Membrane	07565/1-5
Section 07600	Flashing and Sheet Metal	07600/1-3
Section 07610	Sheet Metal Roofing	07610/1-10
Section 07900	Sealants	07900/1-5
Division 8	WINDOWS AND DOORS	
Section 08520	Aluminum Windows	08520/1-8
Section 08800	Glass and Glazing	08800/1-5



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Division 9	FINISHES	
Section 09900	Coating of Metals	09900/1-7
Division 10	SPECIALTIES	
Section 09900	Flagpole	09900/1-7
Division 16	ELECTRICAL	
Section 16010	Project Summary	16010/1-2
Section 16050	Basic Methods and Materials	16050/1-9
Section 16130	Distribution	16130/1-3
Section 16450	Grounding and Bonding	16450/1-2

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8.1.5 The Drawings are as follows, and are dated unless a different date is shown below:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

Number	Title	Date
	Title Sheet	November 25, 2003
A1	General Notes and List of Drawings	November 25, 2003
A2	Site Plan	November 25, 2003
A3	North Building Elevation	November 25, 2003
A4	Partial East Building Elevation	November 25, 2003
A5	Partial East Building Elevation	November 25, 2003
A6	South Building Elevation	November 25, 2003
A7	Partial West Building Elevation	November 25, 2003
A8	Partial West Building Elevation	November 25, 2003
A9	Typical Dome Elevation	November 25, 2003
A10	Roof Plan	November 25, 2003
A11	Dome Drum Elevation	November 25, 2003
A12	Masonry Details	November 25, 2003
A13	Masonry Details	November 25, 2003
A14	Masonry Details	November 25, 2003
A15	Balustrade Plan	November 25, 2003
A16	Balustrade Details	November 25, 2003
A17	Dome Roof Details	November 25, 2003
A18	Dome Roof Details	November 25, 2003
A19	Dome Roof Details	November 25, 2003
A20	Dome Roof Details	November 25, 2003
A21	Dome Roof Details	November 25, 2003
A22	Main Roof Details	November 25, 2003
A24	Clock Face Details	November 25, 2003
A25	Clock Mechanism Inventory	November 25, 2003
A26	Clock Mechanism Inventory	November 25, 2003
A27	Clock Mechanism Details	November 25, 2003
E1	Electrical Work	November 25, 2003

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8.1.6 The Addenda, if any, are as follows:

Number	Date	Pages
Addendum No. 1	January 13, 2004	2
Addendum No. 2	January 22, 2004	2
Addendum No. 3	January 26, 2004	1

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Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 8.

8.1.7 Other documents, if any, forming part of the Contract Documents are as follows:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201-1997 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

This Agreement is entered into as of the day and year first written above and is executed in at least three original copies, of which one is to be delivered to the Contractor, one to the Architect for use in the administration of the Contract, and the remainder to the Owner.

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OWNER *(Signature)*

CONTRACTOR *(Signature)*

(Printed name and title)

(Printed name and title)

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Facilities Management

104 W. Front Street, P.O. Box 2400
Bloomington, Illinois 61702-2400
(309) 888-5192 voice
(309) 888-5209 FAX jack@McLean.gov

To: The Honorable Chairman and Members of the Property Committee
Mr. John M. Zeunik, County Administrator

From: Jack E. Moody, CFM
Director, Facilities Management

Date: March 19, 2004

Subj: **Law and Justice Center Coffee Kiosk Proposal**

On March 4, 2004, Mr. Kevin Crutcher presented a proposal to the Property Committee to establish a retail sales coffee kiosk establishment in the lobby of the McLean County Law and Justice Center. The Committee requested County staff research the matter and specifically review two items: (1) Does the County need to seek bids for such an establishment, and (2) what do other coffee kiosk establishments pay for rent, etc.?

After much research and in talking to private and public building owners and operators who have similar coffee kiosk establishments in their facilities, I learned that for public taxpayer supported government facilities, those organizations solicited public bids for establishing their coffee kiosks. Privately owned building operators did not solicit bids because bids were not required.

After discussions with Mr. Eric T. Ruud, First Assistant States Attorney, he concluded that the McLean County Public Building Commission as owners of the Law and Justice Center, and not the County, is the appropriate corporate body to make the determination of whether a coffee kiosk operation is established in the Center. Additionally, Mr. Ruud stated that should the PBC desire to permit a lobby coffee kiosk operation, the PBC is the corporate body to solicit, review, and award any bids.

The next scheduled meeting of the McLean County Public Building Commission is Tuesday, May 4, 2004, at 3:30 p.m. in Room 703 of the Law and Justice Center. I will inform Mr. Crutcher of this meeting and also attend to answer any questions posed by the Commission.

Thank you.

Cc: Mr. Eric T. Ruud, First Assistant States Attorney
Mr. David C. Wochner, Council, PBC



Jack E. Moody, CFM
Director, Facilities Management
McLean County
104 W. Front Street
Bloomington, IL 61702-2400
309-888-5192

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MAR 23 2004

Facilities Mgt. Div.

Jack,

As the tenet in your facility located at 200 W. Front St. in Bloomington, IL I'd like to formally ask for your permission to install a new battery plant to replace the existing battery plant in our suite on the 5th floor. The current equipment load has exceeded the existing battery capacity. Please reference the attached letter from Larry Stevig with Clark Engineers, Inc. for the specifics on weight and how we propose to set the battery plant.

Regards,

Greg Ayers
McLeodUSA
Facility Site Engineer II



CLARK ENGINEERS, INC.

RECEIVED

MAR 18 2004

Facilities Mgt. Div.

March 17, 2004

Mr. Gregory T. Ayers
Facility Site Engineer II
McLeod USA
15 East Fifth Street, Suite 1800
Tulsa, OK 74103

RE: Floor Loading Evaluation in McLeod Lease Space
McLean County Health Dept, 200 W. Front, Bloomington, IL
CE Job Number: MCLD0001

Dear Greg:

We have completed our Phase 1 work for the referenced project, and present a summary of our findings and recommendations in the following report.

We have evaluated the existing floor structure at the 5th Floor of the referenced facility, for the possibility of placing a new battery rack in your lease space adjacent to other existing telephone equipment. According to information furnished by McLeod, the new rack, with batteries, weighs approximately 4,200 pounds (see Exhibit A).

The initial options considered for the placement of this new battery rack were on the floor within the existing lease space, and in the basement within the existing mechanical room.

The structural evaluation consisted of visual observations of the existing lease space, and of the floor framing of the space (from the tenant space below), and a review of existing drawings and plans. Selected copies of portions of the plans, dated 1976, have been included with this report. Visual observations were conducted, with the help of County staff, on February 6, 2004 (to confirm structural plan information and general space layout), and on February 26, 2004 (to verify beam-column connection detail). Sufficient structure was visible and accessible above the ceiling of the 4th Floor space, so as not to require any destructive means to expose it.

A diagrammatic tenant layout of the 5th Floor was provided by McLean County, and is included with this report for reference (see Exhibit B). Some field measurements were taken during our site visits, and a sketch of the existing lease space has been superimposed on Architectural and Structural plans for reference (see Exhibits C & D).

The existing floor structure consists of a concrete floor slab on metal deck (1.5" composite deck + 3.5" normal-weight concrete), spanning 10'-0" between typical W18 and W21 steel beams, which span 25'-0" between typical W24 steel girders, which span 20'-0" between W10 steel columns. It is our judgement that the concrete floor and decking is not capable of supporting the battery rack directly, as the rack would apply a load in excess of 700 pounds per square foot (PSF) to the floor.

We subsequently studied methods of spreading the rack load over more floor area, or distributing the load more directly to steel beams. This approach would require a "skid" of some type placed on the floor, which would create a significant obstruction to circulation and equipment within the lease space. The configuration of an above floor structure was also limited by the lease space boundaries, since stretching out to another beam and/or girder may require running through an adjoining tenant's space – which was obviously not permissible. An alternative to this would be to locate some load distribution structure below the floor, consisting of additional beams and the like, but of course this also would require significant expense and disruption to the 4th floor tenant space. Therefore, the use of any type of "load spreading structure" was ruled out.

An alternative was identified, however, which would allow the new rack to be placed in the lease space, without modifying the existing structure, or disrupting adjacent or lower tenants. Given the present layout of the space, and the existing column and girder locations relative to this layout, we have determined the existing W24x61 steel girder can support the weight of the new battery rack if it is placed directly above the north end, adjacent to its supporting column. This concept is shown in sketch form on a partial framing plan of the 5th Floor (see Exhibit E). We therefore recommend a "base plate" assembly be constructed and used with the normal rack base to support it on the floor of the lease space (see Exhibit F, G & H).

The concept is contingent upon the rack load being placed concentric with the beam axis. By utilizing a stiff "base plate" under the rack, load is transferred directly through the concrete floor slab bearing on the top flange of the steel girder. Bearing stresses in the concrete have been checked, and stresses in the steel are not increased excessively (design bending stress increases approximately 2%, and design shear stress increases approximately 17%, neither of which exceeds allowable values according to our analysis). Connection capacity is also adequate, based on the number of bolts visually confirmed. Finally, in order to ensure concentric loading, and provide additional seismic stability (even though the rack manufacturer reportedly assures stability up to seismic zone 4 installations) on a somewhat unforgiving concrete floor system, we recommend bracing and connecting the top of rack directly to the adjacent steel column (see Exhibit J).

As a matter of clarification, structural analysis was performed by working "backwards" from the member sizes to obtain the probable design loads, which were then correlated to expected design loading, since no design loads were identified on the existing drawings. These loads were then used in conjunction with the additional applied load from the battery rack to evaluate the W24x61 girder. Additional load to the column and foundation were not deemed as critical, by judgement and as a proportion of the expected design load at the column and foundation, respectively.

An alternative approach to this floor loading evaluation, though not as conservative as the approach described above, would be to look at actual floor loads, and apply any unused capacity to the battery rack load. While we did not formally go through this exercise, we suspect the actual load on the girder, including the new battery rack, may not exceed the design load, as nearly the entire tributary area of the girder is comprised of the McLeod lease space, which consists of equipment racks and not much else, with very infrequent human occupancy.

Discussions regarding several issues concerning rack details, orientation, connection and battery placement have been coordinated with McLeod. Essentially, we have confirmed the empty rack will be installed first, then be loaded by transporting and placing individual batteries on the rack (ensuring elevator and corridor floors will not be overloaded during transport); rack setting plate can be coordinated with a structural base plate; orientation is not critical as long as proper code clearances are maintained on the pull side of the rack; and connection to the building structural frame is not harmful.

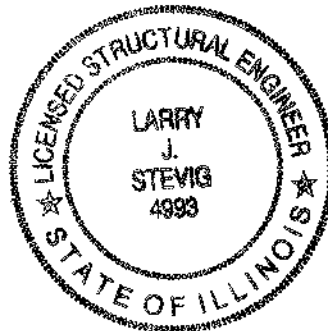
If the recommendations identified above are acceptable to McLeod, and approved by the building owner (McLean County), we will finalize and release the enclosed design sketches for obtaining pricing and/or proceeding with construction and installation.

Thank you for this opportunity to be of service. Please advise if any further questions arise.

Sincerely,

CLARK ENGINEERS, INC.


Larry J. Stevig, SE, AIA
Senior Project Manager



LJS:imm

Enclosures

cc: Jack Moody, McLean County

File: L:\MCLD0001\DOC\floor_load_evaluation.doc

DATE	REV	DESCRIPTION	APPROVED
1	1	REVISED TO REFLECT CURRENT ISSUE (REVISED)	[Signature]

QTY.	ITEM	PART NO.	NAME	DESCRIPTION
6	1	4HD-900	STACK MODULE	BY 900AH
1	2	RO-1786	BASE	32.3" LIBERTY 2000 STACK
1	3	K08473A	ASSEMBLY KIT	SYSTEM 48V, 900AH PARTS

QTY.	ITEM	PART NO.	NAME	DESCRIPTION
36	4	PK-797P	NUT	.375-16 HEX.
14	5	JH-1245	NUT	.25-20 WHIZ LOCK
6	6	PH-2158-33	FACE PLATE	CLEAR, PVC 33.18" x 9.50" x .10" THK.
14	7	RE-3095	BRACKET	FACE PLATE
14	6	JH-1239	BOIT	.25-20 x .75" WHIZ LOCK FLANGE SCREW
20	9	PK-3089	CONNECTOR	1.00" x 5.68" x .12 THK.
3	10	PK-2301	CONNECTOR	1.00" x 8.50" x .12 THK.
48	11	PH-340	BOIT	.315-18 x 1.00" HEX. S.S. GRO 316
72	13	PH-1203P	COVER	STEEL 33.18" x 21.00" x .06" THK.
48	14	PH-1700	WASHER	FLA. .375 S.D.
36	15	PH-1434P	BOIT	.375-16 x 1.00" HEX. GDS
6	16	PH-2130	LABEL	WARNING
6	17	PH-1280	TY-WRAP	PLASTIC 3.50"

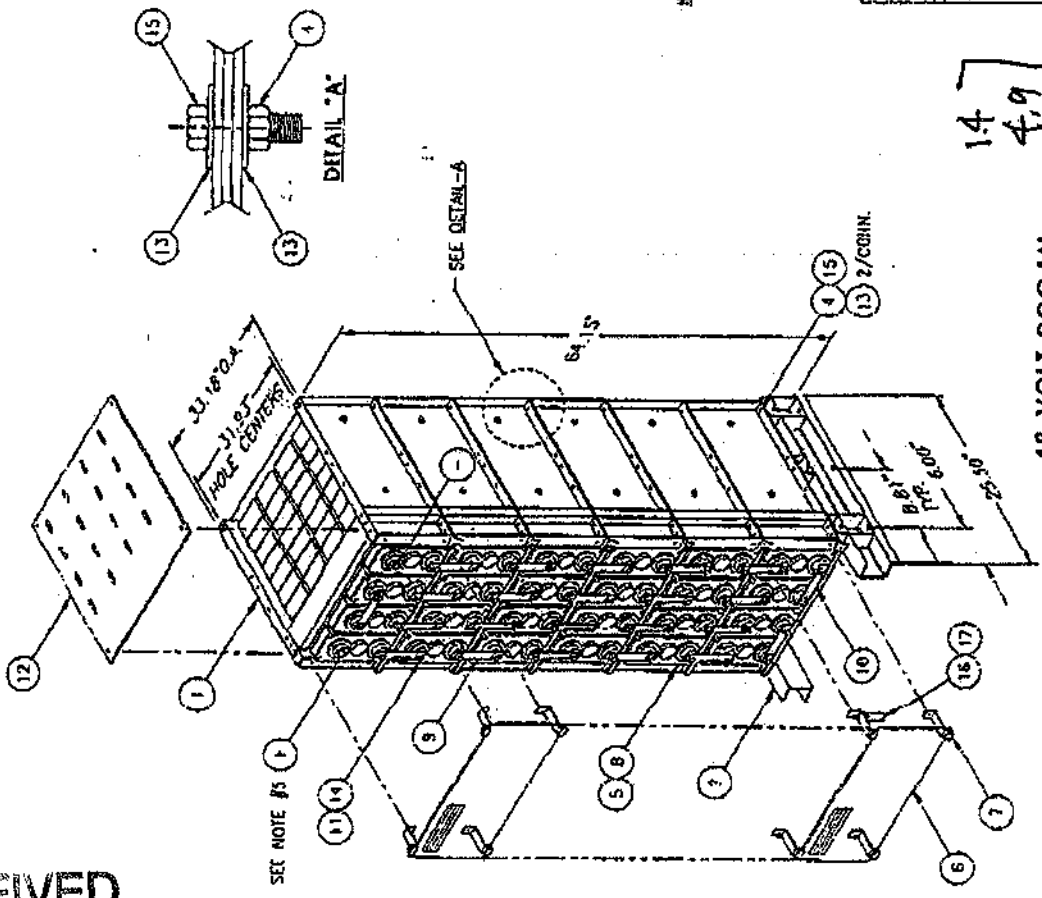
* OPTIONAL TOP COVER & ASSOCIATED HARDWARE MUST BE ORDERED SEPARATELY.

- NOTES:
- FLOOR MOUNTING BOLTS ARE NOT FURNISHED. FLOOR MOUNTING HOLES ARE .81 DIAMETER.
 - INSTALLATION ANCHOR BOLT SIZE & TYPE ARE TO BE DETERMINED BY USER IN ACCORDANCE WITH BUILDING CODES APPLICABLE TO THE ARRANGEMENT DESCRIBED ON THIS DRAWING.
 - REFERENCES: INSTALLATION MANUAL RS-991 FOR CONNECTOR TORQUE VALUES.
 - THE TOP FACEPLATE BRACKETS ARE TO BE INSTALLED OPPOSITE THAN THE PREVIOUS BRACKETS.
 - SEE DRAWING M-10333 FOR TERMINAL CONNECTIONS.

DESIGNED BY	DATE
C.H. HOUSTON	05-22-92
CHECKED BY	DATE
R. YODER	05-26-92
APPROVED BY	DATE
D. KIRNER	05-28-92
ISSUED	

LIBERTY 2000 24HD-900 33.18" EP2 LAYOUT
SHEET NO. OF 5
REV. NO. 3
SCALE KITS
REV. NO. 3
SHEET NO. OF 5

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES. DIMENSIONS IN PARENTHESES ARE IN MILLIMETERS. DIMENSIONS IN MILLIMETERS ARE NOT TO BE USED FOR FABRICATION UNLESS SPECIFICALLY NOTED OTHERWISE.



1.4
4.9

48 VOLT 900AH
APPROX. SYSTEM WEIGHT : 4170 LBS.

4200 lb

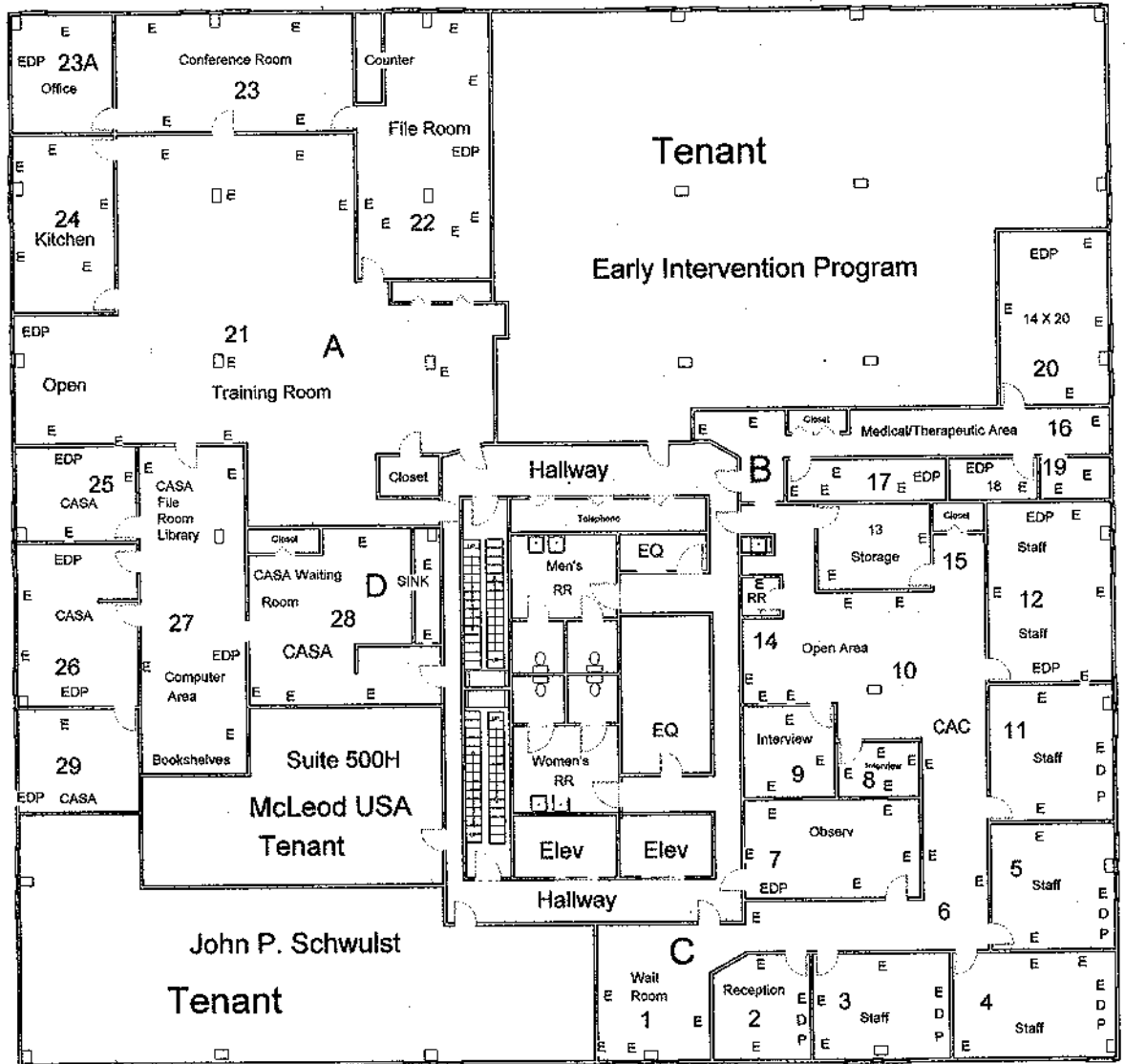
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JAN 23 2004
CLARK ENGINEERS, INC.

McLean County's diagrammatic tenant layout
for 5th Floor:

200 W. Front Street Building
5th Floor Detail
Revised: 2/27/01
Drawn by: J. Moody, CFM
CASA.PL1:Plan

A = 2954 s.f.
B = 1359 s.f.
C = 2640 s.f.
D = 1074 s.f.
Total: 8027 s.f.

D = Dateline
E = Electric
P = Phone



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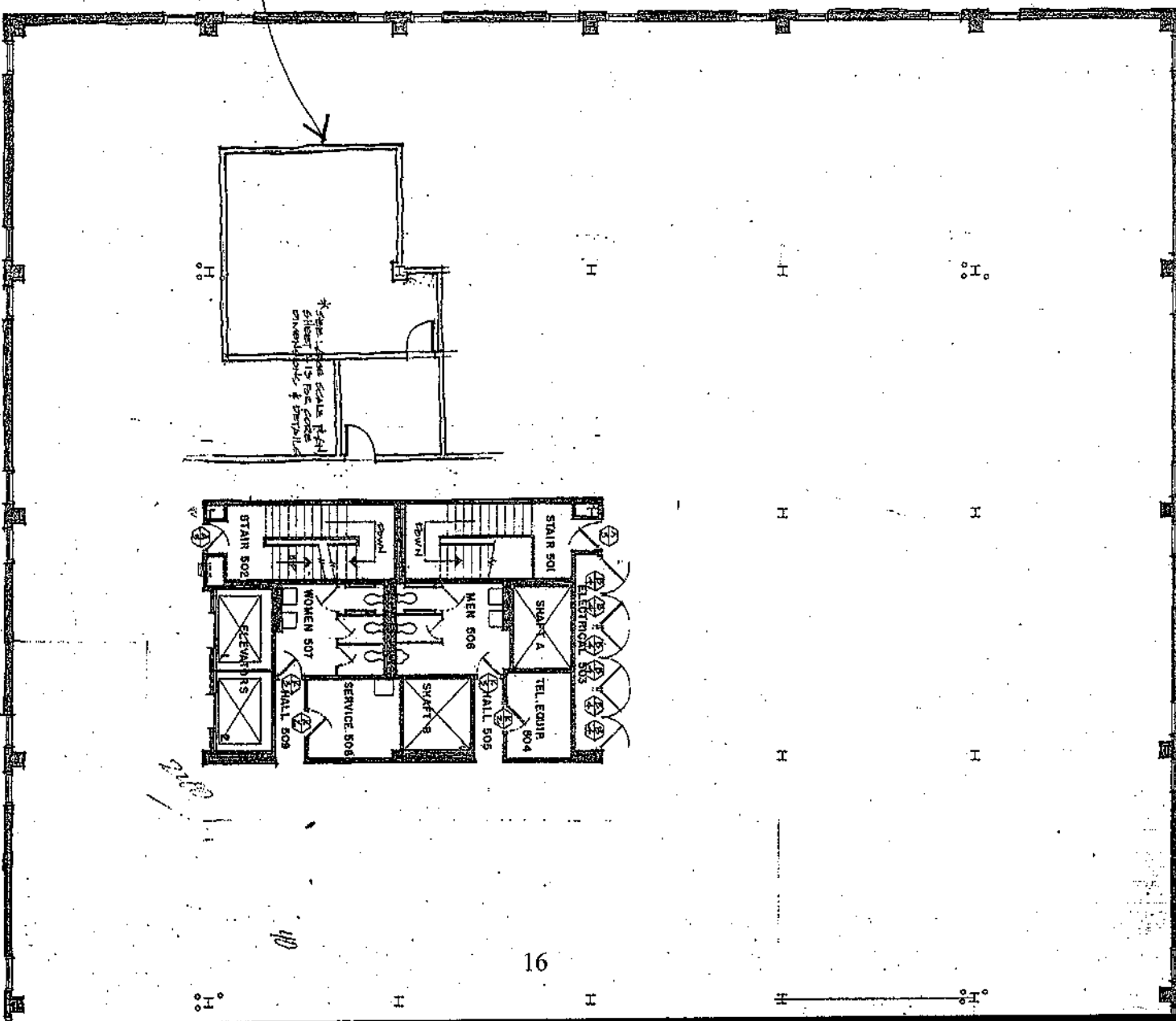
FEB 23 2004

Clark Engineers, Inc.

PROJECT: McLeod at 200 W. Front St., Bloomington JOB #: MCLD 0001 TASK: _____
CALC BY: LJS CHECKED BY: _____ DATE: 4.15.04 PAGE _____ OF _____

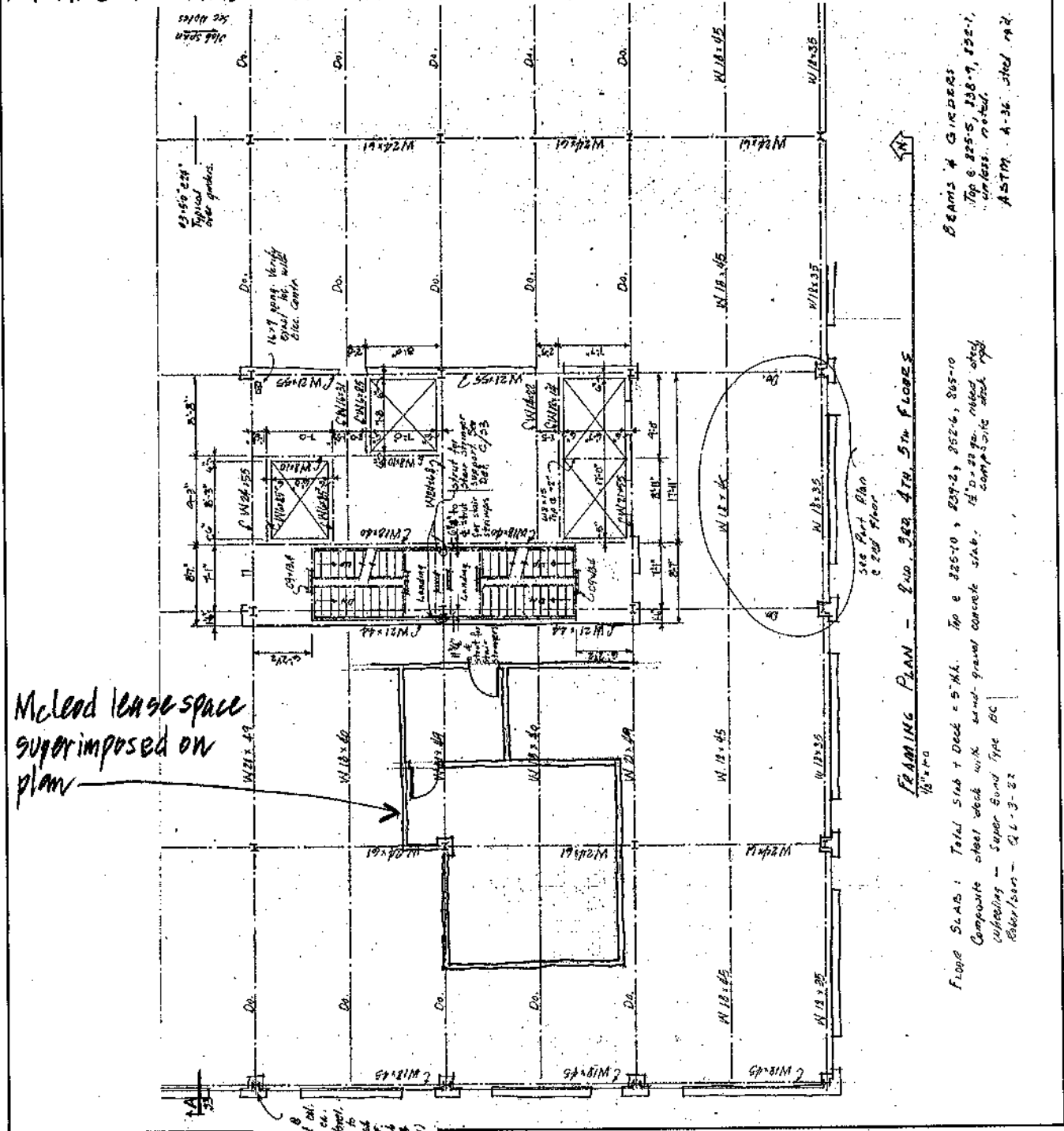
EXISTING ARCHITECTURAL
FLOOR PLAN (1970):

McLeod lease space
superimposed on
plan



PROJECT: McLeod at 100 W. Front St., Bloomington JOB #: MCLD0001 TASK: _____
 CALC BY: LJS CHECKED BY: _____ DATE: 7.19.04 PAGE _____ OF _____

PARTIAL EXISTING STRUCTURAL FRAMING PLAN:



McLeod lease space
superimposed on
plan

BEAMS & GIRDERS:
Top & Bottom, 138-9, 132-1,
unless noted.
ASTM A-36 steel 192.

FRAMING PLAN - 2nd, 3rd, 4th, 5th FLOOR
16x10

FLOOR SLABS: Total slab + Deck = 5" H.L. Top & Bottom, 209-2, 202-6, 205-10
Composite steel deck with sand-gravel concrete slab, 12' x 20' sq. noted steel
reinforcing - Super Bond Type BC
1000/2000 - 21-3-82

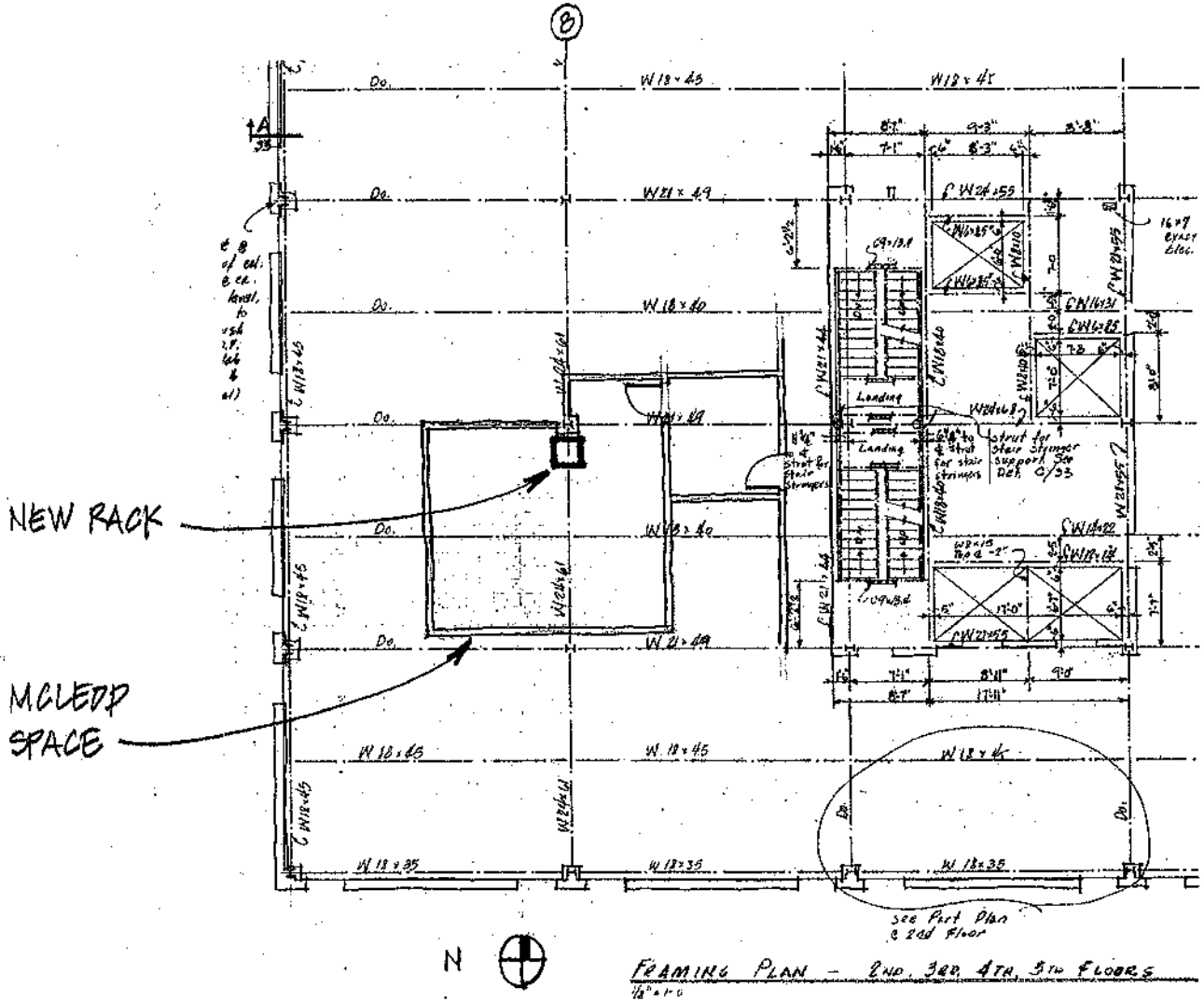
111 NE Jefferson Ave.
Peoria, IL 61602
Phone: 309.676.8464
Fax: 309.676.5445

Phoenix, AZ • Parker, CO • Bloomington, IL
Chicago, IL • Peoria, IL • Salem, IL

www.clarkeng.com

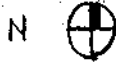
PROJECT: McLeod Tenant Space @ 200 W. Front St. JOB #: MCLD1001 TASK: _____
 CALC BY: LJS CHECKED BY: _____ DATE: 9.15.04 PAGE _____ OF _____

PROPOSED LOCATION FOR NEW BATTERY RACK:



NEW RACK

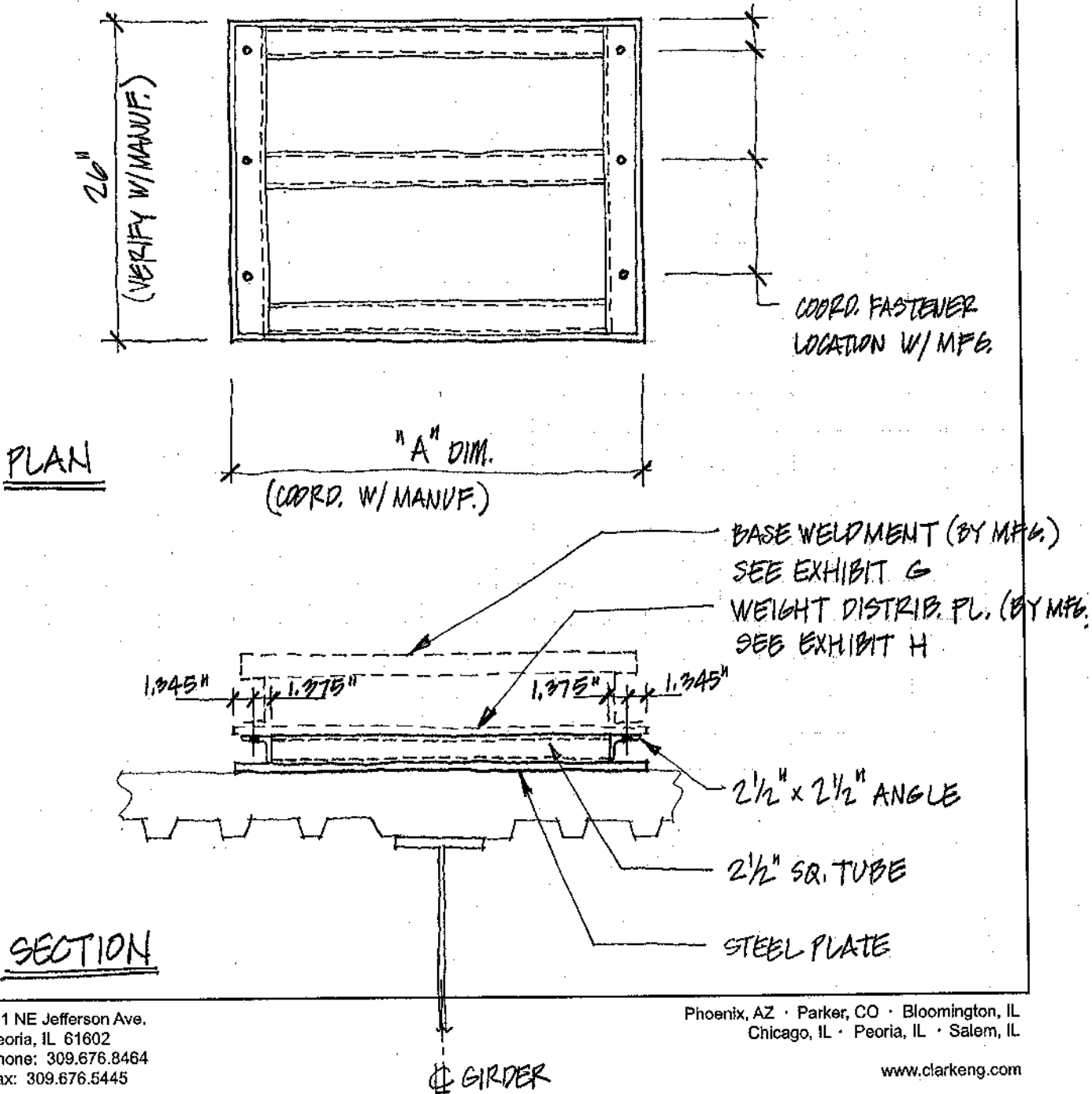
MCLEDD SPACE



FRAMING PLAN - 2ND, 3RD, 4TH, 5TH FLOORS
 1/8" = 1'-0"

PROJECT: McLeod Tenant Space @ 200 W. Front St. JOB #: MCLD0001 TASK: _____
 CALC BY: LJS CHECKED BY: _____ DATE: 4.15.04 PAGE _____ OF _____

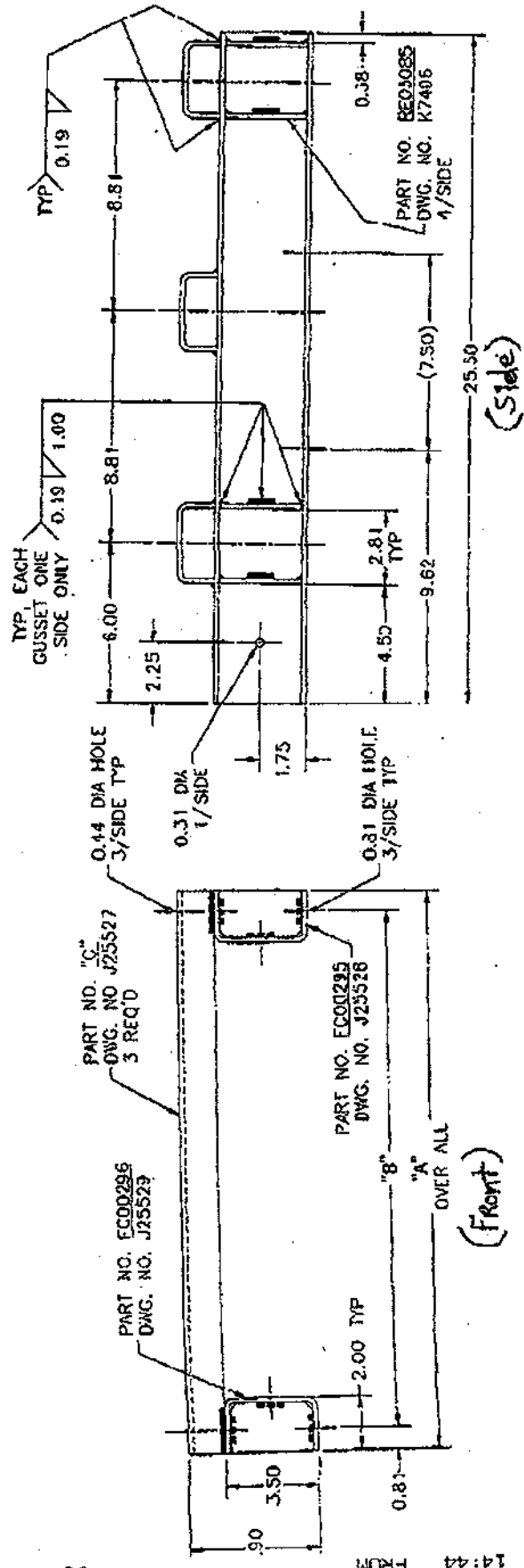
BASE PLATE ASSEMBLY:



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 MAR 05 2004
 CLARK ENGINEERS, INC

REV.	NO.	DATE	BY	APP'D
1	1	03/05/04

PART NO.	"A"	"B"	"C"	PART #
RD01773	21.19	19.57	FC00307	
RD01775	30.19	28.57	FC00294	
RD01784	25.88	24.26	FC00308	
RD01785	27.00	25.38	FC00308	
RD01786	32.93	31.31	FC00310	
RD01787	34.19	32.57	FC00311	
RD01788	39.00	37.38	FC00312	
RD01800	44.56	42.94	FC00338	
RD01801	18.29	16.67	FC00339	
RD01952	45.53	43.91	FC00429	
RD01953	36.50	34.88	FC00430	
RD01954	35.13	33.50	FC00431	
RD01974	27.53	25.91	FC00436	



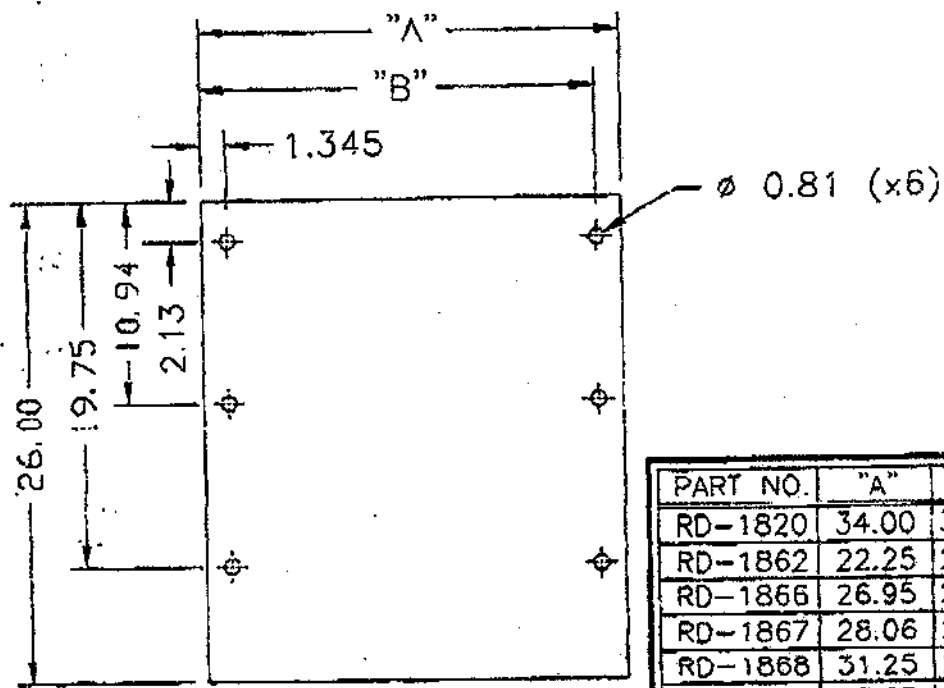
<p>CP CLARK ENGINEERS, INC 1000 W. MARKET ST., SUITE 200 WYOMING, PA 19381</p>	<p>DATE: 03/05/04 DRAWN BY: J. Clark CHECKED BY: J. Clark DATE: 03/05/04</p>	<p>REV. LEVEL: 1 PART: 1 OF 1</p>
<p>BASE WELDMENT, LIBERTY 2002 STACK EP MODULES</p>		
<p>REV. LEVEL: 1 PART: 1 OF 1 M10325</p>		

NOTE:
 1. COATING: ACID RESISTANT BAKED EPOXY POWDER PER C&D SPEC. C-1.

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES AND DECIMALS THEREOF.

SCALE: AS SHOWN

REVISIONS			
ZONE	REV. LEV	DESCRIPTION	DATE APPROVED
	1	ADDED RD-1862. ECN#5372	08-13-93 F. WAGNER
	2	ADDED RD-1866 THRU 1871. ECN#5473	10-22-93 D. HEIMER
	3	ADDED RD-1943. ECN#5823	06-17-94 D. HEIMER
	4	ADDED RD-1994. ECN#6157	2/14/95 D. HEIMER
	5	ADDED (2) 0.81 HOLES ECN#6511	7/28/95 D. Heimer



31" thick

PART NO.	"A"	"B"	USAGE
RD-1820	34.00	32.655	33" MODULE
RD-1862	22.25	20.915	21" MODULE
RD-1866	26.95	25.605	26" MODULE
RD-1867	28.06	26.715	27" MODULE
RD-1868	31.25	29.905	30" MODULE
RD-1869	35.25	33.905	34" MODULE
RD 1870	40.06	38.715	39" MODULE
RD-1871	19.36	18.015	18" MODULE
RD-1943	45.63	44.285	44" MODULE
RD-1994	46.97	45.625	45" MODULE

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UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES ± TOLERANCES ON:	DRAWN	DATE
	D. HEIMER	01-21-93
DECIMALS ANGLES	CHECKED	DATE
	R. YODER	02-04-93
MATERIAL: 0.31 THICK HRPO STEEL	APPROVED	DATE
	F. WAGNER	02-04-93
EPOXY POWDER COATED PER C&D SPEC. C-1.	APPROVED	
	ISSUED	

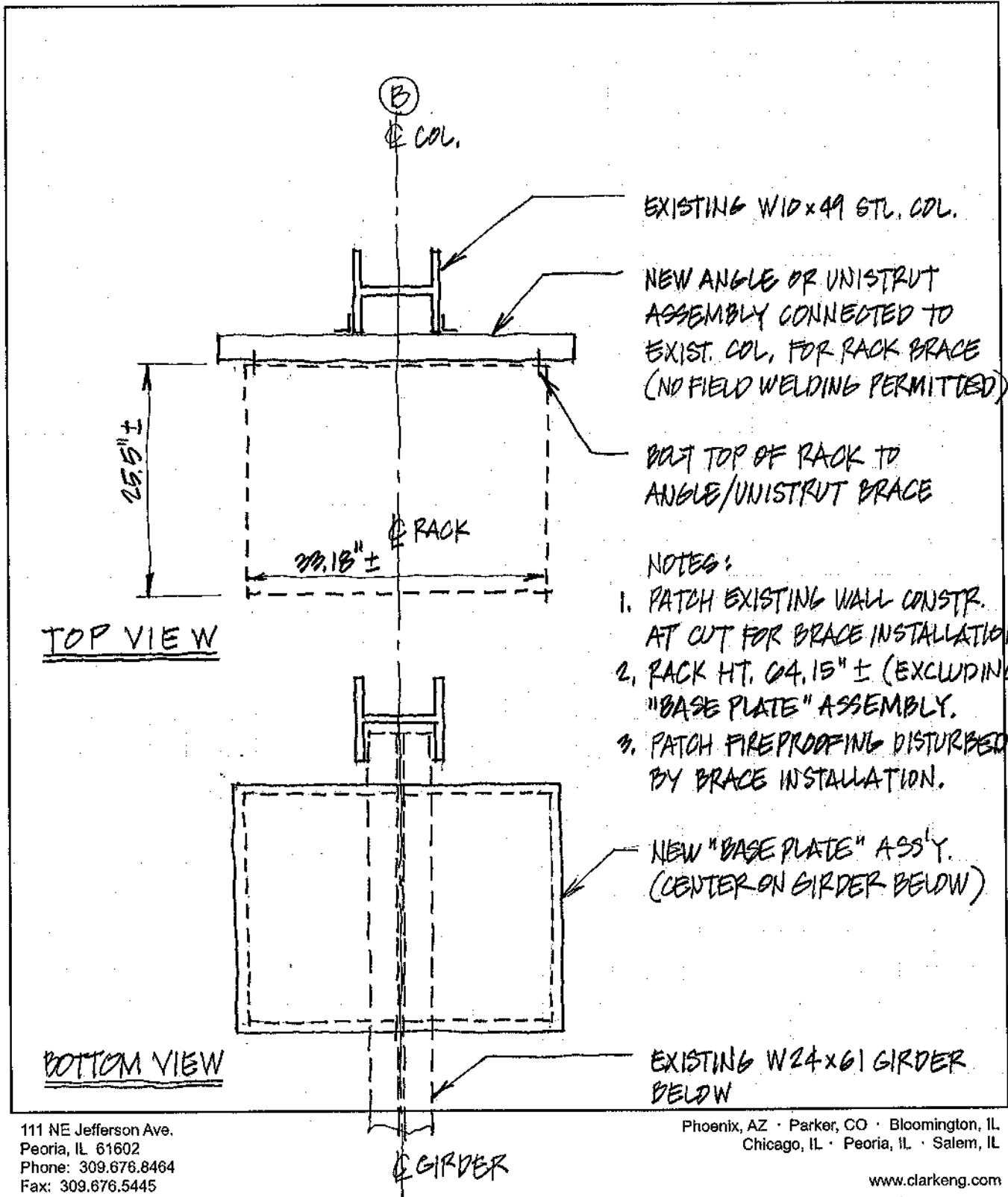
C&D
 CHARTER POWER SYSTEMS, INC.
 3043 WALTON ROAD, PLYMOUTH MEETING, PA. 19462

WEIGHT DISTRIBUTION PLATE.
 FOR LIBERTY 2000 MODULES.

SIZE	CODE IDENT. NO.
A	J-25816
SCALE N.T.S.	REV. LEVEL 5
SHEET 1	OF 1

RECEIVED
 JAN 23 2004
 CLARK ENGINEERS, INC.

PROJECT: McLeod Tenant Space @ 200 W. Front St. JOB #: MCLP001 TASK: _____
 CALC BY: LJS CHECKED BY: _____ DATE: 3.15.04 PAGE _____ OF _____





DEPARTMENT OF PARKS AND RECREATION
(309)726-2022 FAX (309)726-2025 www.mclean.gov
13001 Recreation Area Dr. Hudson, IL 61748-7594

TO: Honorable Chairman and Members, Property Committee

FROM: Bill Wasson, Director of Parks and Recreation

DATE: 03/22/03

RE: Mower Purchase through Illinois Purchasing System

The Department of Parks and Recreation has reviewed the recently released Illinois Central Management Services State contract for purchase of a diesel powered 72 inch front rotary commercial mower, as contained in the Department of Parks and Recreation's Parks Program Fiscal Year 2004 budget. The Department has determined that the mower is consistent with the uses of the Department of Parks and Recreation. Departmental staff are very familiar with the manufacturer(John Deere) and model, currently operating these such mowers in regular use.

The Department's experience has been that the State Contract provides substantial cost savings over other manufacturers quotes and trade-in equipment value has been inconsequential in competitive pricing. The Department therefore recommends that it is advantageous to the County to purchase a new 72" front rotary diesel commercial mower through the Illinois State Purchasing System, as provided in the Illinois Intergovernmental Cooperation Act 5 ILCS 220, at a cost of \$10,720.00 . Orders under this contract are taken directly by John Deere Company Government Sales and the Department of Parks and Recreation receives delivery and service through the closest local John Deere Dealer.

As trade-in mowers have previously been valued at \$500.00 or less by successful dealers, the Department recommends that the surplus mower be transferred to another County Department or be advertised for public sale by sealed bid. The Department would provide notice to rural communities and local park districts, which may have use for this equipment in a less demanding environment than that of the County Parks and Recreation Department.



OFFICE OF THE ADMINISTRATOR

(309) 888-5110 FAX (309) 888-5111

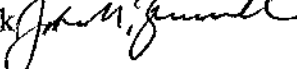
104 W. Front, Room 701

P.O. Box 2400

Bloomington, Illinois 61702-2400

March 29, 2004

Memo to: The Honorable Chairman and Members of the Property Committee

From: John M. Zeunik 

Re: Old County Courthouse: Dome and Roof Project

At the March 16th Property Committee Stand-up Meeting, the Committee deferred action on approval of the contract with Kajima Construction Services for the renovation and restoration of the Dome and Roof at the Old County Courthouse. Mr. Jeff Koerber, Wiss, Janney, Elstner Associates, Inc., has advised the Committee that the low bid received from Kajima meets the bid specifications. Mr. Koerber has also advised the Committee that the project should include the base bid, a 15% construction contingency and alternates 1,2,3,4,5, and 7. For your information and review, here is a breakdown of the architect's recommended total construction budget, the grant funding available, and the shortfall:

Base Bid – Submitted by Kajima Construction	\$ 840,735.00
15% of Base Bid - Contingency -	\$ 126,110.00
Alternates 1,2,3,4,5 and 7 -	<u>\$ 272,150.00</u>
Total Cost of Project -	<u>\$1,238,995.00</u>
Illinois Public Museum Capital Grant -	\$ 500,000.00
Architect's Fee -	\$ 93,500.00
Available Grant Funding for Project -	\$ 406,500.00
Budget Shortfall for Project -	<u>(\$ 832,495.00)</u>

The Honorable Chairman and Members of the Property Committee
March 29, 2004
Page Two

At the March 4th Committee meeting, the Committee recommended proceeding with the project, subject to receiving further clarification from the architect on the specific alternates to be included.

In response to the Committee's request to present alternatives for funding this project, I have summarized below two alternatives for the Committee's review and consideration.

- (1) The sale of the McBarnes Memorial Building will net the County \$298,731.87 after closing costs and the open receivable due to the General Fund (\$100,009.63) are subtracted from the sale. The Committee can recommend to the Board that 100% of the net proceeds from the sale of the McBarnes Memorial Building be applied to the restoration and renovation of the dome and roof areas of the Old County Courthouse.

After applying the net proceeds of the sale of the McBarnes Memorial Building to the project, the balance to be funded totals \$261,614.00. For Option (3), after applying the net proceeds of the sale of the McBarnes Memorial Building to the project, the balance to be funded totals \$533,764.00.

- (2) As discussed at the March 4th Committee meeting, the balance can be funded can by a loan from the Public Building Commission. Such a loan would be structured for a fixed term (10 years) at a 0% interest rate. The loan would be repaid through an annual appropriation in the Old County Courthouse program in the Facilities Management Departmental budget. Where the principal amount to be borrowed is \$533,764.00, the annual payment over a 10-year term at 0% interest rate would be \$53,377.00. The addition of this loan payment to the Old County Courthouse budget would add approximately \$0.00196 to the County's total property tax levy.

Where the principal amount to be borrowed is \$832,495.00, the annual payment over a 10-year term at 0% interest rate would be \$83,250.00. The addition of this loan payment to the Old County Courthouse budget would add approximately \$0.00305 to the County's total property tax levy.

Should you have any questions concerning the options available and the financing alternatives presented, please call me at 888-5110.

Thank you.