

## **Minutes of the Property Committee Meeting**

The Property Committee of the McLean County Board met on Thursday, April 6, 2006 at 3:00 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Bostic, Members Harding, Dean and Moss

Members Absent: Members Selzer and Ahart

Staff Present: Mr. John Zeunik, County Administrator; Mr. Terry Lindberg, Assistant County Administrator; Ms. Jude LaCasse, Assistant to the County Administrator

Department Heads/  
Elected Officials

Present: Mr. Jack Moody, Director, Facilities Management Department

Others Present: Ms. Connie Johnson, Auditor's Office; Mr. Greg Koos, Director, McLean County Museum of History

Chairman Bostic called the meeting to order at 3:06 p.m.

Chairman Bostic presented the Minutes of the March 2, 2006 Property Committee meeting. Hearing no objections or corrections, Chairman Bostic accepted and placed the minutes on file as submitted.

Chairman Bostic advised that the first item is a request to approve the bid award for a new Fairview Campus sign.

Chairman Bostic requested a motion to recommend that no award be made on the Fairview Campus Sign.

Motion by Moss/Dean to recommend that no award be made on the bid to Replace the Fairview Campus Sign.

Chairman Bostic asked Mr. Moody to provide a report on the results of the bids for the sign project. Mr. Moody stated that the bids were opened on Friday, March 24<sup>th</sup> and the results of that bid are in the Property Committee agenda packet, noting that the low bidder was Fast Signs.

Chairman Bostic reported that she received a call from Mr. Richard Veitengruber, President, Local Union No. 197, expressing his concerns with the low bidder on the project. Chairman Bostic stated that she also received a phone call from Prairie Signs, the second low bidder on the project, who voiced the same concerns. Both parties sent a letter with their concerns, which Chairman Bostic distributed to the Committee.

Chairman Bostic informed the Committee that Mr. Moody subsequently received a phone call and e-mail from Fast Signs advising of their decision to withdraw their bid.

Chairman Bostic reported that, when any contractor wants to work on a County capital project, they must agree under State Department of Labor Rules and Regulations to pay prevailing wage. She stated that the bid process was conducted on a very level playing field.

Mr. Moody described his conversation with a representative of Fast Signs, noting that the representative told him that there was a lot of strenuous activity about both the sign company and its bid. After the partners of the company met, Fast Signs asked not to be considered for the project.

Ms. Harding asked if Fast Signs was non-Union. Mr. Moody replied that he did not know, but he assured the Committee that the bid and documents followed the bid specifications to pay prevailing wage, which is the only stipulation that is required by law for this type of bid.

The Committee had a lengthy discussion regarding the aspects of this incident. Ms. Harding asked if Fast Signs withdrew due to pressure from the Unions. Chairman Bostic replied that she could not answer that. However, she feels that the competitive bid process has been subverted.

Chairman Bostic recommended that the sign project be put aside and reconsidered at a later date. Mr. Dean stated that he feels the current sign is adequate.

Chairman Bostic called for a vote on the motion to not award a bid for the sign project.

Motion carried.

Mr. Moody reviewed the remodeling projects at the Law and Justice Center and the Government Center. He stated that he and his staff continue to work with Mr. Paul Young and Mr. Gene Asbury of Young Architects regarding the Government Center and Law and Justice Center remodeling projects. Mr. Moody reported the following:

- Government Center bids to go out at the end of April,
- Law and Justice Center bids to go out in May,
- Expects all projects to be completed by 2007.

Mr. Moss asked if the Government Center project budget includes the plumbing for the potential coffee kiosk. Mr. Moody replied that it is included in the budget, but the funds will only be expended should a vendor make a bid and request specific funds for the infrastructure.

Mr. Moody reported that he recently met with two potential vendors in response to nine letters he mailed to area firms. He stated that both vendors were impressed with the location, but concerned with the amount of customers and foot traffic they might expect.

Mr. Zeunik stated that the difference between the Government Center and the Law and Justice Center is that the Government Center has less foot traffic. However, the meeting schedule in the Government Center meeting rooms is very busy. He indicated that there is a large influx of people in and out of the building for various meetings. Mr. Zeunik advised that Mr. Moody inform the vendors of the potential customers based on the meeting schedule.

Mr. Moss stated that he knows several people who have held meetings in the Community Room. He advised the Committee that he has heard very nice comments about Mr. Don Newby's assistance in setting up the meeting rooms, providing signage and other support.

Ms. Harding asked Mr. Moody what nine vendors received a letter. Mr. Moody replied that the vendors included McDonalds, Starbucks, Dunkin Donuts, Latte Time Coffee, Bevande, Coffee Depot and Denny's Donuts. He reported that two of the vendors have already indicated that they are not interested.

Mr. Moody reported that a major project was initiated and completed involving Mr. Greg Koos, Director, McLean County Museum of History, Facilities Management staff and the City of Bloomington Engineering Department. He stated that on the west side of the Old Court House there is an old brick-lined steam tunnel. At the end of the space is a twenty-inch water main that has been exposed for decades. The City of Bloomington Engineering Department approached the County and, subsequently, they all met to discuss a plan to seal the area off. The plan consisted of filling in the void by building concrete block walls half-way up, redoing valves and moving water shut-offs. Mr. Moody reported that the project was completed last week with a minimal amount of County expense.

Chairman Bostic asked Mr. Moody to report on the fire at the jail. Mr. Moody explained that there was a small, contained fire on Monday, April 4<sup>th</sup>, in the jail laundry room. The fire started when an inmate took a load of laundry out of the dryer before it completed its cool-down cycle and placed it in a hamper. The laundry smoldered until a small fire erupted, which was put out immediately by the overhead automatic sprinkler system.

Mr. Moody stated there was no equipment or room damage, just some smoke and water damage, which was eliminated after being cleaned. An industrial hygienist tested the air and reported the air was fine.

Mr. Moody reported that the insurance company was notified, but he believes the expense may not even meet the deductible. He stated that the dryer did not overheat; however, they have now put governors on the dryers, which will automatically shut the dryers down should they heat up beyond a certain temperature.

Chairman Bostic asked if there were any further questions or comments for Mr. Moody. Hearing none, she thanked him.

Mr. John Zeunik, County Administrator, announced that Mr. Selzer had requested that a discussion be held regarding parking for visitors to the Sheriff's Department, particularly the jail. Since Mr. Selzer was not in attendance, the discussion item was postponed to the meeting in May.

Mr. Zeunik announced that the McLean County Juvenile Detention Center has been reaccredited by the American Correctional Association (ACA) and the National Commission on Correctional Health Care (NCCHC). He recognized that the Facilities Management staff does a tremendous amount of work in preparation for the visit by the accreditation teams to make sure that the systems and facilities meet the necessary standards. Mr. Zeunik reported that the Juvenile Detention Center is one of eight in the entire country with dual accreditation in ACA and NCCHC. He noted that the Correctional Health Services in the adult jail is also an accredited service. Mr. Zeunik stated that this is a real compliment on the job done by the Facilities Management staff.

Chairman Bostic presented the March 31, 2006 Property Committee bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. The Property Committee Fund total is \$282,863.20 and the prepaid total is the same.

Motion by Moss/Harding to recommend approval of the bills as of March 31, 2006, which have been reviewed and recommend for transmittal by the County Auditor.  
Motion carried.

Mr. Greg Koos, Director, McLean County Historical Museum, commended Mr. Moody and his staff on their cooperation and assistance with moving artifacts from the basement storage vaults in preparation for the water main project.

Mr. Koos presented a report on the research he conducted on the availability of museum and/or historic preservation grants for the continuing restoration of the Old McLean County Court House, per the request of the Property Committee. He advised that the results have not been encouraging. Mr. Koos indicated that he researched possible financial assistance from area, state and national agencies, both public agencies and private agencies, including:

- Illinois Historic Preservation Agency;
- Department of Natural Resources, Illinois Public Museum Act;
- Landmarks Preservation Council of Illinois;
- Midwest Office of the National Trust for Historic Preservation, Donnelly Fund;
- The Clean Energy Foundation;
- The National Park Service, Save our Treasurers Grant Program;
- Getty Landmarks Group;
- Institute of Museum and Library Services.

Mr. Koos stated that he has documentation describing the various reasons that the McLean County Old Court House is not eligible or does not fall within various parameters of the above organizations. Some of the reasons include:

- Only small grants are available;
- Grants are earmarked for particular projects;
- Grants are for new construction only; etc.

Mr. Koos reported that there is another possible avenue for funds, namely the Tourism and Attraction Development Grant. He stated that typically these are loans rather than grants.

Chairman Bostic asked what entity would receive the loan. Mr. Koos indicated that McLean County would be eligible to receive a loan through the Tourism and Attraction Program, which is part of the Illinois Department of Commerce and Economic Opportunity. Chairman Bostic reported that McLean County gets a better rate on loans through the Public Building Commission (PBC).

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Chairman Bostic summed up Mr. Koos' report by asserting that if the County wants to continue the rehab of the Court House, it will be done by the taxpayers of McLean County or through a political process.

Ms. Harding asked how much money is needed to complete the renovations. Mr. Koos replied that it will take approximately \$2.5 million to finish the outside of the building.

Mr. Koos announced that the State Legislatures and Congress have moved dollars out of the competitive grant areas for Legislatures to use as earmarked funds.

Chairman Bostic asked if there were any further questions. Hearing none, she thanked Mr. Koos for his report. Mr. Koos responded that he will continue to search for funds.

Chairman Bostic asked if there was any other business or communication for the Property Committee. Hearing none, Chairman Bostic adjourned the meeting at 3:53 p.m.

Respectfully Submitted,

Judith A. LaCasse  
Recording Secretary