



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: 07/26/02**

**RE: General Report**

**Parks Usage – YTD as of 07/26/02**

	2002	2001	2000	1999	1998
Camping Nights	4691	5278	4656	4623	4877
<u>Watercraft Registration</u>					
Annual	1269	1307	1076	1365	1331
Daily	312	340	262	299	366
Boat Rental					
½ hour Paddleboat	447	473	469	390	428
Hourly Canoe	345	349	395	425	508
Rowboat	183	236	183	225	157
Sailboat	38	71	56	82	97
Daily Canoe	78	87	71	66	136
Rowboat	126	126	78	115	207
Shelters Reservations	70	54	45	50	47
Equine Registrations					
Daily	67	60	90	1	
Family		1		1	
Individual -annual	2	6	1	2	
Beach	5423	5671	4487	6096	6112

Via: Fax and Federal Express

**RECEIVED**

25 July 2002

JUL 26 2002

**Facilities Mgt. Div.**

Mr. Jack Moody  
Facilities Manager  
McLean County  
104 West Front  
Bloomington, Illinois 61702-2400

Re: Old McLean County Courthouse  
Bloomington, Illinois  
WJE No. 2001.3337

Dear Mr. Moody:

This letter is a brief summary of our findings during our field investigation of the exterior facade, roofing systems, and interior finish panels at the Old McLean County Courthouse in Bloomington, Illinois. We are also requesting a time extension in order to evaluate the information obtained during the field investigation before completing the outline specifications and preliminary design drawings that will be used for preparing cost estimates. We had hoped to complete the repair recommendations, preliminary design drawings, outline specifications, and cost estimates by 1 August 2002; however, we will be unable to meet this completion date and request an extension to 16 August 2002. This delay would not, however, have an affect on the fees or expenses enumerated in our contract. The delay is due to the following circumstances:

- Observations made of the dome's sheet metal roofing revealed conditions different from our assumptions and more options for repair and replacement are possible. Therefore, additional time is required to evaluate the conditions and develop alternative options and cost estimates.
- Observations at inspection openings at the main roof cornice gutter are leading us to recommend repairs to this area earlier than stated in our letter of 3 October 2001. It may be prudent to repair this area during the execution of masonry repairs, and not wait to implement repairs with the main roofing replacement. This will require some consideration of the detailing of these repairs that may affect their overall price.
- Investigation findings of the marble and mosaic soffits at the east and west entrances will require a different repair approach than we had assumed in our preliminary recommendations made last fall, documented in our letter of 3 October 2001. We are currently developing repair details for this area of the building.

Investigation findings of the interior scagliola panels will require an alternative repair approach than we had assumed in our preliminary recommendations made last fall, documented in our letter of 3 October 2001. We are currently developing repair details for this area of the building.

The following is an overview of the scope of work items completed to date:

1. **Review and Research.** In addition to the original drawing copies received in September 2001, we also received a partial transcription of county board minutes from 1900 to the early 1970s from Mr. Greg Koos of the McLean County Museum of History. The partial transcription includes information on the original construction and subsequent repair and maintenance history. Mr. Koos also provided us copies of a series of newspaper articles written around the time the courthouse was built discussing the materials used in its construction. Both of these items have been useful in correlating elements observed during the inspection openings and in determining when some of the past repairs we observed were performed.
2. **Limited Investigation.** The on-site investigation of the building included the following items:
  - a. **Dome Roof and Drum.** A visual survey was performed of the copper clad dome using rappelling techniques. An inspection opening was performed from the exterior to determine the construction of the sheet metal cladding. Additional openings were made from the interior of the dome attic to observe the configuration and attachment of the sheet metal cladding to the structural steel framing. We are examining options for repairing or replacing the sheet metal dome cladding, and for reanchoring the bell in the lantern atop the dome. As you will recall from our letter of 3 October 2001, we had assumed in our preliminary recommendations that the dome cladding would need to be replaced.

A visual survey of the exterior masonry of the dome drum (the portion clad with limestone) was performed during the rappelling work and from the main roof level. Crack gauges were installed on cracks in the limestone cladding in three locations. Inspection openings were made on the limestone cladding at areas of distress and compared to areas where the stone cladding appears to be sound. At both locations, the original metal anchors have mild to severe corrosion. We are developing preliminary repair details for distressed areas of cladding. The findings of our investigation will contribute to developing the repair details at this area of the building.
  - b. **Main Roof.** Inspection openings were made at four locations on the main roof. Although the main roofing system does not have significant observable deterioration, it is reaching the expected end of its service life in the next few years. We did, however, discover the presence of water beneath the EPDM flashing that line the cornice gutter at the edge of the main roof. Also observed was some deterioration of the masonry substrate beneath the EPDM and original lead lining likely due to the presence of moisture. Therefore, repairs to this area now should be considered a higher priority than discussed in our preliminary recommendations of 3 October 2001.
  - c. **Balustrade.** A portion of the limestone balustrade at the main roof perimeter was dismantled to determine the condition of embedded anchorage and other reasons for observe distress. A condition survey was performed of the individual limestone balusters to determine how many could likely be reused in repairs. We are developing preliminary repair details for dismantling and reinstalling the balustrade. The findings of our investigation will contribute to developing the repair details at this area of the building.
  - d. **Main Building Walls.** A close up condition survey was performed of the west and north elevations, and survey information of the south and east elevations from September 2002 was rechecked. Inspection openings were made at locations on the west facade at areas of distress and compared to areas where the stone cladding appears to be sound. At both locations, the original metal anchors have mild to severe corrosion. We are developing preliminary repair

details for distressed areas of cladding. The findings of our investigation will contribute to developing the repair details at this area of the building.

- e. **Approach Steps and Sidewalks.** A condition survey was performed of the approach steps at the four monumental entrances to the building, as well as of the sidewalks leading from the main public sidewalk adjoining the street to the approach steps. An inspection opening was performed at the north entrance knee wall adjoining the approach steps to determine the cause of step tread displacement at this location. We are developing preliminary repair details for reconstruction of the north steps and repairs at the other three entrance steps. The findings of our investigation will contribute to developing the repair details at this area of the building.
  - f. **East and West Entrance Vestibules.** A condition survey was performed of the marble wall cladding and marble and mosaic soffit. At the west building entrance, the location where a mosaic panel fell in the last few years was examined up close to determine the potential causes for the collapse. We were also able to observe the construction of the substrate behind the marble walls and above the soffit. These observations have necessitated that we approach these repairs in a manner different than we had assumed in our preliminary recommendations, as documented in our letter of 3 October 2001. We are developing preliminary repair details for the marble wall cladding and marble and mosaic soffit panels.
  - g. **Interior Scagliola Wall Panels.** A condition survey of the interior scagliola panels found throughout the interior of the building. (Scagliola is an ornamental plaster finished to look like marble.) It appears from historical references cited above and from observations of their construction that the scagliola panels were fabricated off-site and installed panel by panel. Many of the panels were loose and were previously re-anchored, typically at the joints. Holes were drilled at selected areas of distress and at areas perceived to be sound in order to insert a boroscope for observations. Inspection opening were made at three locations to confirm observations made with the boroscope and to correlate cracks and other observed distress conditions with concealed construction. Crack gauges were installed on scagliola panels in two locations. These observations have necessitated that we approach these repairs in a manner different than we had assumed in our preliminary recommendations, as documented in our letter of 3 October 2001. We are developing preliminary repair details for re-anchoring selected scagliola panels and repairing selected observed distress conditions.
  - h. **Interior Marble Stairs.** A condition survey of the interior marble stairs was performed, documenting the location of cracked and loose stair treads and risers. A stair tread was lifted to observe the support framing and other concealed construction of the steps. Many of the longer runs of metal handrails were observed to be loose. Construction details for the metal handrails were documented. We are developing preliminary repair details for repair of selected distress conditions at the marble steps and for reinforcing of the metal handrails. The findings of our investigation will contribute to developing the repair details at this area of the building.
3. **Laboratory Testing.** Laboratory testing has been completed of original pointing mortar samples taken from the dome drum cladding and west facade cladding. This was performed to determine appropriate setting and pointing mortar for the recommended masonry repairs on the building.
  4. **Baseline Drawings.** Baseline drawings using AutoCAD have been prepared of the building elevations (including the dome drum elevation); roof plans (main roof and dome); partial first and second floor plans; and east and west entrance vestibules. We are using these drawings to develop the preliminary design drawings. A copy of these drawings is attached to this letter.

We are currently finishing the recommendations for restoration and repair, outline specifications, and preliminary design drawings. These will then be forwarded to our cost estimating consultant. A letter report, incorporating our recommendations, preliminary design documents, and cost estimates, will be submitted to you on or before our proposed deadline of 16 August 2002. Please let us know if this deadline is agreeable to McLean County.

I would be available to attend the Property Committee meeting of 1 August 2002 to give a brief (10 to 15 minute) progress report of the findings from our investigation. This progress report would cover items that we found that will alter the preliminary recommendations we made in our letter of 3 October 2001. Please let me know by Tuesday, 30 July 2002, if you would like me to give a brief presentation. Otherwise I would be available to attend the following Property Committee meeting in September and give a complete presentation at that time.

We look forward to presenting the results of our investigation of the Old McLean County Courthouse to you and the Property Committee. Please call me at your convenience to discuss any questions you may have.

Very truly yours,

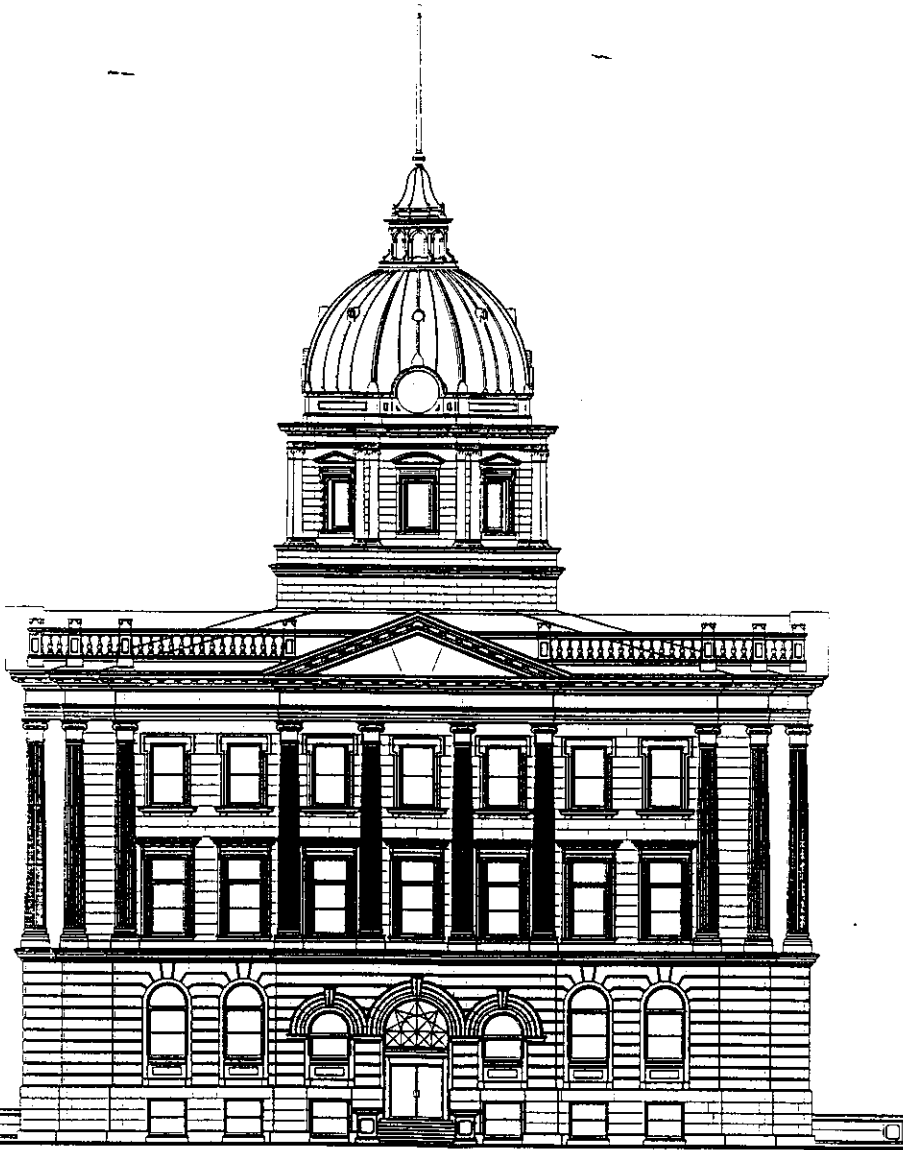
**WISS, JANNEY, ELSTNER ASSOCIATES, INC.**



Jeffrey P. Koerber  
Project Manager

JPK:gm  
Enclosure

cc: Mr. Greg Koos - McLean County Museum of History  
Mr. Gene Salch - McLean County Property Committee



**1 NORTH ELEVATION**  
SCALE: N.T.S.

**DRAFT**

Consulting Architects and Engineers 312.372.0555 Wiss, Janney, Elstner Associates, Inc. 120 North LaSalle Street, Chicago, Illinois 60602-2412	McClean County Courthouse Bloomington, Illinois
Building Elevations North Elevation	<b>WJE</b>
DATE 7/25/02	DRAWN BY CJD
CHECKED BY JFK	SCALE N.T.S.
PROJECT NUMBER 2001.3337	SHEET NUMBER 1



1 EAST ELEVATION  
SCALE: N.T.S.

DRAFT

Wiss, Janney, Elstner Associates, Inc. 120 North LaSalle Street, Chicago, Illinois 60602-2412	Consulting Architects and Engineers 312.372.0555
Building Elevations East Elevation	McLean County Courthouse Bloomington, Illinois
<b>WJE</b>	
DATE	7/25/02
DRAWN BY	JDF/CJD
CHECKED BY	JFK
SCALE	N.T.S.
PROJECT NUMBER	2001.3337
SHEET NUMBER	2

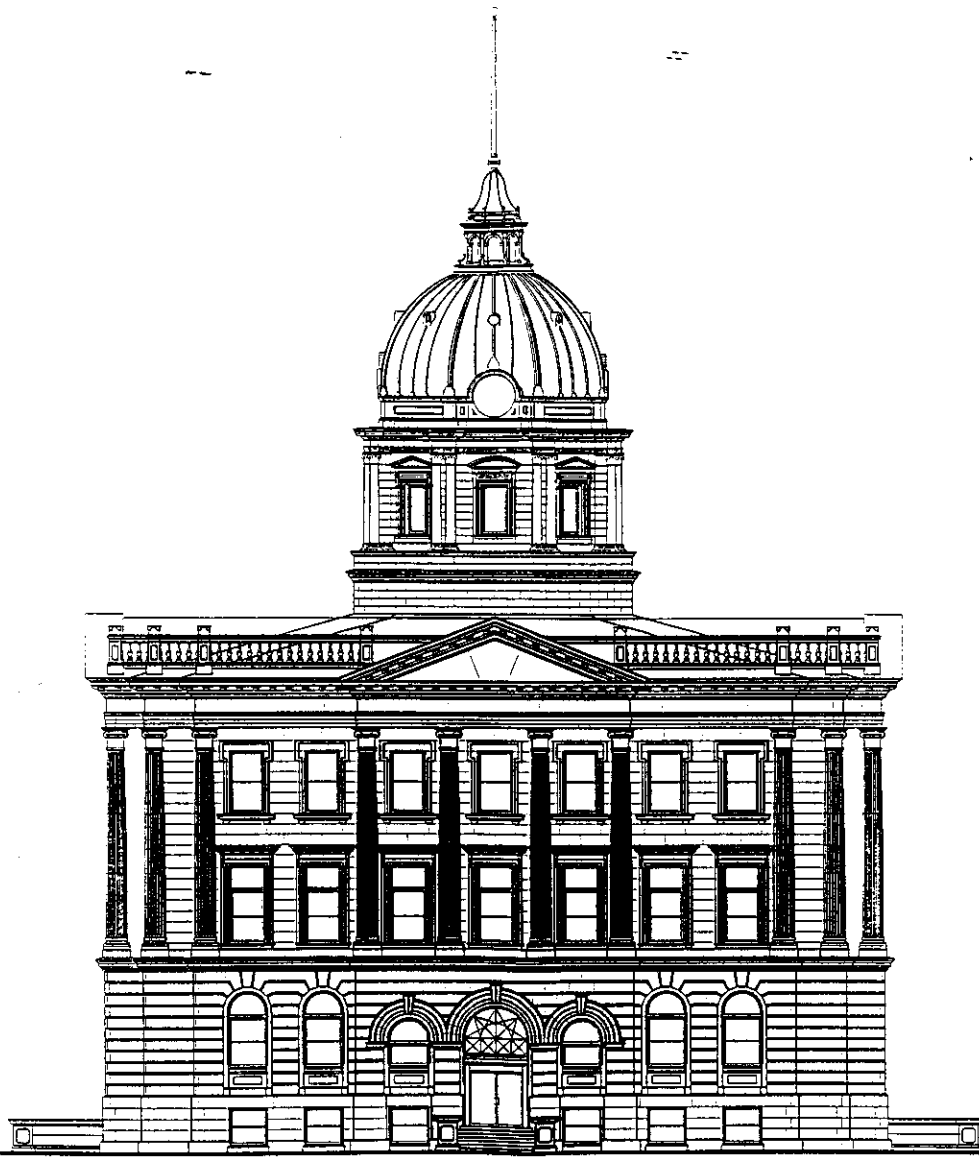


1 WEST ELEVATION  
SCALE: N.T.S.

DRAFT

Consulting Architects and Engineers 312.372.0555 McLean County Courthouse Bloomington, Illinois	Wiss, Janney, Elstner Associates, Inc. 120 North LaSalle Street, Chicago, Illinois 60602-2412
<b>WJE</b>	
DATE: 7/23/02	
DRAWN BY: JDF/CJD	
CHECKED BY: JPK	
SCALE: N.T.S.	
PROJECT NUMBER: 2001.3337	
SHEET NUMBER: 3	

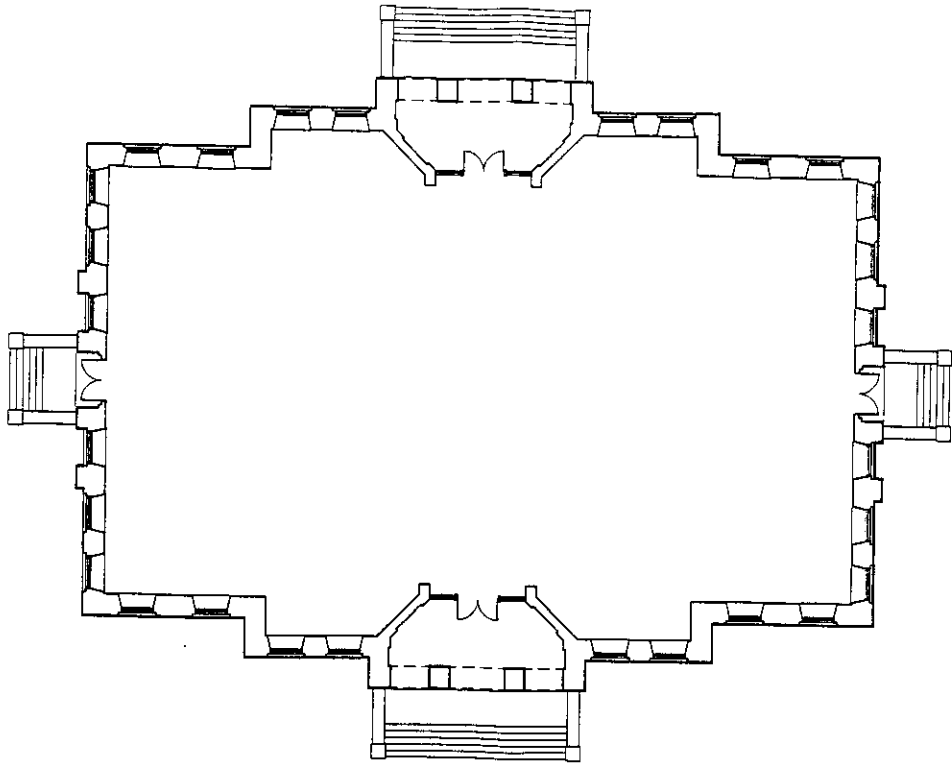




1 SOUTH ELEVATION  
SCALE: N.T.S.

DRAFT

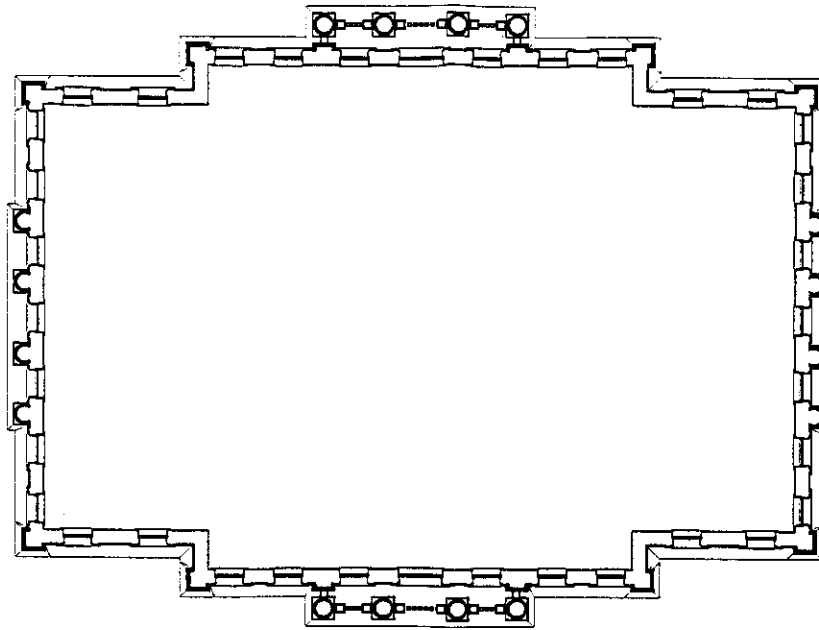
Consulting Architects and Engineers 312.372.0555 McLean County Courthouse Bloomington, Illinois
Wiss, Janney, Elstner Associates, Inc. 120 North LaSalle Street, Chicago, Illinois 60602-2412 Building Elevations South Elevation
WJE
DATE 7/23/02
DRAWN BY CJD
CHECKED BY JPK
SCALE N.T.S.
PROJECT NUMBER 2001.3337
SHEET NUMBER 4



**1 FIRST LEVEL PLAN**  
SCALE: N.T.S.

**DRAFT**

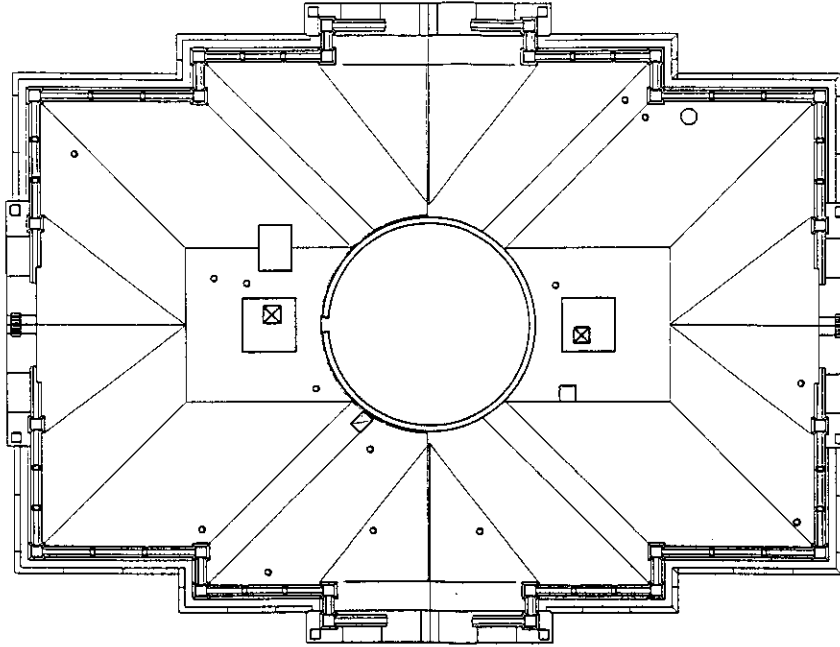
Consulting Architects and Engineers 312.372.0955 McLean County Courthouse Bloomington, Illinois	
Wise, Janney, Elstner Associates, Inc. 120 North LaSalle Street, Chicago, Illinois 60602-2412	
Building Plans First Level Plan	
<b>WJE</b>	
DATE	7/25/02
DRAWN BY	CJD
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SCALE	N.T.S.
PROJECT NUMBER	2001.3337
SHEET NUMBER	5



1 SECOND LEVEL PLAN  
SCALE: N.T.S.

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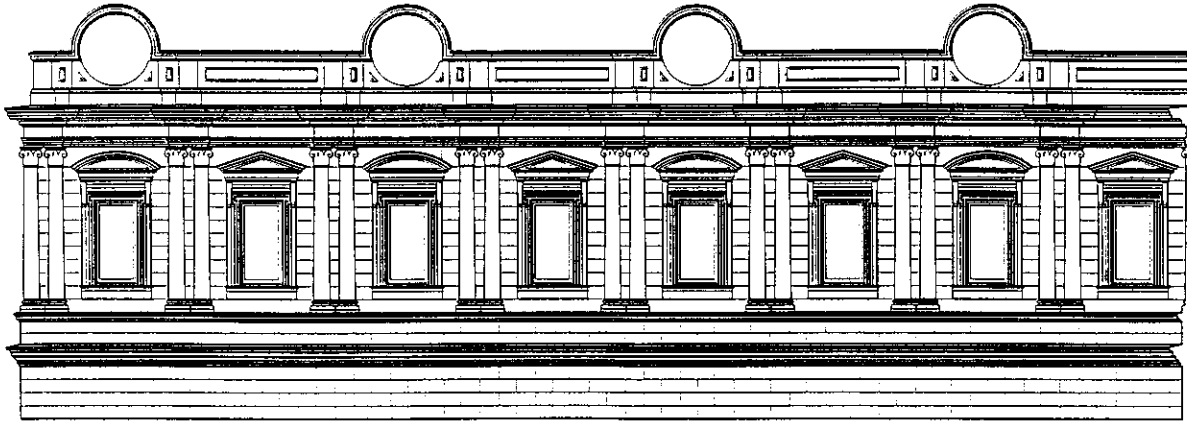
Consulting Architects and Engineers 312.372.0555 WJ&E 120 North LaSalle Street, Chicago, Illinois 60602-2412 Building Plaza Second Level Plan McLean County Courthouse Bloomington, Illinois	
<b>WJE</b>	
DATE	1/25/02
DRAWN BY	CJD
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SCALE	N.T.S.
PROJECT NUMBER	2001.3337
SHEET NUMBER	6



1 ROOF PLAN  
SCALE: N.T.S.

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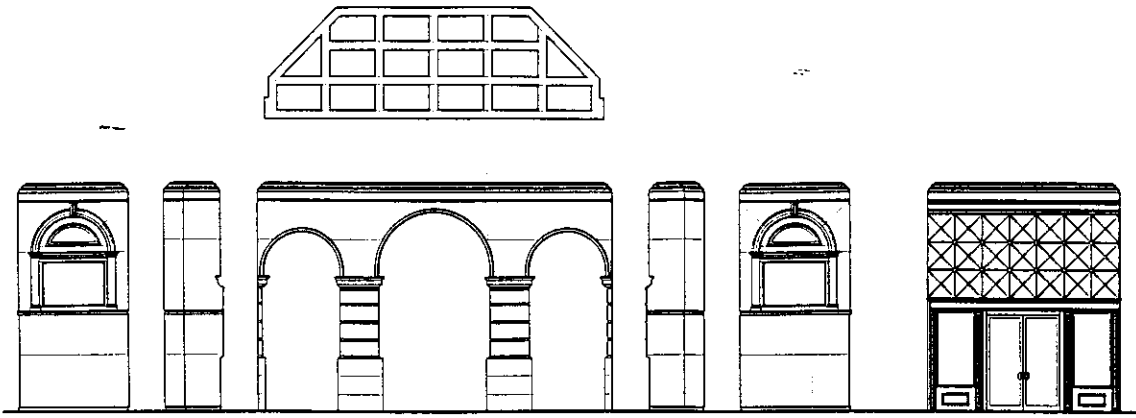
Consulting Architects and Engineers 312.272.0555 McLean County Courthouse Bloomington, Illinois	
Wiss, Janney, Elstner Associates, Inc. 120 North LaSalle Street, Chicago, Illinois 60602-2412	
Building Plans Roof Plan	
<h1>WJE</h1>	
DATE	1/25/02
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SCALE	N.T.S.
PROJECT NUMBER	2001.3337
SHEET NUMBER	7



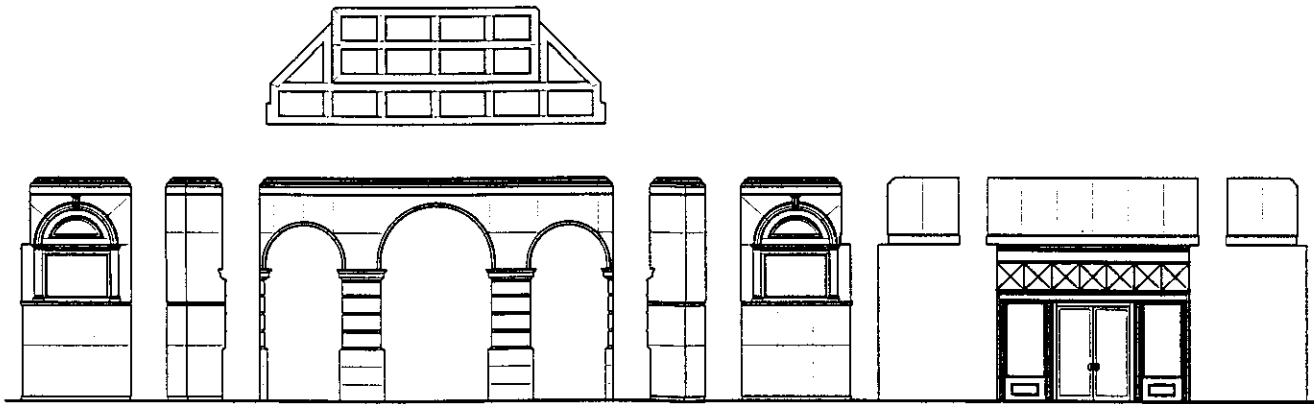
1 ROTATED DOME  
 DRUM ELEVATION  
 SCALE: N.T.S.

DRAFT

Consulting Architects and Engineers 312.372.0555 McLean County Courthouse Bloomington, Illinois	
Wiss, Janney, Elstner Associates, Inc. 120 North LaSalle Street, Chicago, Illinois 60602-2412	
Building Elevations Dome Drum Elevation	
<b>WJE</b>	
DATE	7/25/02
DRAWN BY	CJD
CHECKED BY	JPK
SCALE	N.T.S.
PROJECT NUMBER	2001.3337
SHEET NUMBER	8



1 EAST ENTRY VESTIBULE  
ELEVATIONS AND REFLECTED CEILING PLAN  
SCALE: N.T.S.



1 WEST ENTRY VESTIBULE  
ELEVATIONS AND REFLECTED CEILING PLAN  
SCALE: N.T.S.

DRAFT

WJE
DATE 1/25/02
DRAWN BY JDF/CJD
CHECKED BY JPK
SCALE N.T.S.
PROJECT NUMBER 2001.3337
SHEET NUMBER 9

Wiss, Janney, Elstner Associates, Inc.  
 Consulting Architects and Engineers  
 212.371.0555  
 120 North LaSalle Street, Chicago, Illinois 60602-2312  
 McLean County Courthouse  
 Bloomington, Illinois  
 Building Details  
 East and West Entry Vestibule Elevations

**Report to the Property Committee  
July 28, 2002**

## Inter-Departmental Memo

**Date:** 7/28/2002  
**To:** The Honorable G. Salch, Chairman Property Committee  
**Cc:** Honorable Members of the Property Committee  
**From:** William H. Gamblin, E9-1-1 Administrator  
**RE:** Bonus for Dr. Mikesell

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At the last meeting I was requested to provide details of the bonus provided to Dr. Peter Mikesell. This bonus was in the amount of \$1000.

1. Dr. Peter Mikesell, graduate student in Microbiology, had completed his doctoral work and was waiting to be published and begin work within his field. While waiting for this assignment he returned to the Bloomington-Normal area to spend time with his family and pick up some work with Kelly Services.
2. In December of 2000, ETSB had taken over the addressing of the rural areas of the project from the Telephone company and its' vendor so I requested and received permission to hire a temp to help with the database and error correction. This person would allow the addressing tech. and me to keep working with the readdressing project and to complete our application to operate required by the Illinois Commerce Commission.
3. Dr. Mikesell began working on the database and when in March, 2001 the addressing technician went on sick leave he also learned how to read field notes, compute addresses using the computer program, and took over all aspects of the addressing techs. in house work so that I would be able to do the field work and keep up with daily managerial functions.
4. Dr. Mikesell also wrote several computer programs that we now use to track and store errors as required by the ICC.
5. Dr. Mikesell at the time was under contract to Kelly Services and making \$10.00 per hour.
6. Dr. Mikesell stayed with the project until we obtained a new addressing technician but was unable to remain for the system turn-up as he had received a job offer in the New York State area.

7/28/2002

1



## -- Inter-Departmental Memo

7. At the December 18, 2001 board meeting I presented a certificate of appreciation for his yeoman duties in the work he did to bring the system on line and the board wished to recognize his contribution. A motion was made and passed to provide Dr. Mikesell a bonus of \$1000. After a discussion it was determined that if possible this bonus should be given. In checking with the auditor's office I was advised that this could be done and that it should be taken from the Employee Awards line item. The county worked with Kelly Service regarding this issuance of a check. Kelly, at no cost to Dr. Mikesell or the county, issued a check. They also deducted the required taxes and issued the necessary tax documents. Kelly then billed the county for the \$1000.
8. Dr. Mikesell was invaluable during this period. With the addressing technician on sick leave and not returning to work, Dr. Mikesell kept the computer and database end of the project on track and allowed me to work in the field, complete the application and continue with day-to-day managerial requirements.

WHG/whg

Attachments

**Minutes of December 18, 2001 ETSB  
Meeting**



2411 E. Empire St.  
Bloomington, IL 61704-8200

Ph. (309) 663-9911  
Fax (309) 664-7917

## Exhibit #1 EMERGENCY TELEPHONE SYSTEM BOARD

### ETSB MEETING MINUTES Law and Justice Center December 18, 2001

In Attendance: Walt Clark, Roger Aikin, Dave Owens, Lee Klintworth, Steve Stockton, Dennis Powell, Eric Ruud, Bill Gamblin

Others: Debbie Lilley & Deb Prather (Verizon), Pete Mikesell & Sarah Franks (E-911), Kevin Simpson (Pantagraph)

The meeting was called to order at 2:08 p.m.

**Opening Remarks:** Chairman Powell commented on the recent ICC Hearing and Order to Operate. Copies of the order were distributed to the board members.

**Approval of Minutes:** Having no questions to the minutes of the last meeting, Roger Aikin motioned to approve them, with Dave Owens seconding the motion. All were in favor, motion carried.

**Treasurer's Report:** The treasurer, Lee Klintworth, presented the treasurer's report. Total expenses for the month of November were \$81,728.92.

It was questioned at the last board meeting about the blanks at the end of some of the rows under the % column. Bill Gamblin explained the reason behind this. He has placed the formula back into these rows, and therefore when there is a calculation error, the symbol will show "#DIV/0!". This symbol will show to indicate an invalid mathematical error has taken place.

Mr. Gamblin continued to explain some of the line items that were over budget for the year. The overage on line 620.0001, Office Supplies, is due to the extra supplies needed for the addressing project, in addition to the supplies needed to support the additional staffing for the project. Line item 621.0001, Operational Supplies, is over due to the same reasons. Roger Aikin motioned to accept the November expenses, and Dave Owens seconded the motion. All were in favor, the motion was carried.

#### **Director's Report:**

Status of System Cutover: Bill Gamblin stated we have received the order to operate from ICC. The next step is for Verizon to load the database, then conduct the testing. Based on the testing, we will go ahead and cut the system.

We had a conference call this morning, and it was just to verify all the finals (equipment installation, network, and when the database was going to be loaded). Deb Prather from Verizon added the refresher courses are set for January 3<sup>rd</sup>, and the goal for testing is around January 9<sup>th</sup> for two weeks.

Mr. Gamblin stated he is going to be sending letters out to all the surrounding 911 agencies advising them we are loading the database soon. This is to advise them that there could be mis-routes, etc, and that we are soon going to be testing. We are also going to be sending notifications out to all our agencies asking them to place some test calls.

**Introduction of Addressing Technician:** The chairman and administrator introduced Sarah Franks as the New ETSB Addressing Technician. She has a background in GIS and geography. Our current temporary employee, Pete Mikesell, will be leaving at the end of the year to move to New York.

**Security Door Project:** Bill Gamblin stated that with the E-911 system ready to begin, the need to upgrade the security doors to the dispatch center is needed. This project was started last year. The board formed a committee to study the needs of the project. The committee determined the scope of the project was too large and the project was then set aside. Work was continued on the E-911 system, and ICC determined the doors should be upgraded per the Administrative Rules. Mr. Gamblin then contacted the county Facilities Maintenance department to obtain information about upgrading the doors. He was advised that the county could not do this, as the building belonged to the Public Building Commission. Therefore, he needed to go to the County Board Property Committee to get approval. After meeting with Jack Moody, he advised that we needed to go to the property committee to obtain permission to do the construction and have an architect provide over site. After meeting with the committee, they approved Shive Hattery as the architect. They reviewed the scope of work and provided a contract, which was then reviewed by Eric Ruud. He advised that Shive Hattery needed to include a not-to-exceed clause. Shive Hattery did this, and a copy of the contract is included in this board packet for review. The cost of the contract is not to exceed \$12,000, and we have budgeted \$15,000 for the project. Mr. Gamblin's request to the board is that if he can get the contract for the architect approved, and then also the board's consideration to modify the 2002 budget for the construction costs. After discussing the contract, Eric Ruud suggested that Mr. Gamblin go back and talk to Jack Moody again, stating that the contract is unacceptable to the board, and see if the staff can secure another estimate less costly. Roger Aikin motioned not to accept the current contract, and Lee Klintworth seconded the motion. All were in favor of the motion, the motion was carried. The board directed Mr. Gamblin to see Jack Moody about other options.

**Old Business:** Nothing to present at this time.

**New Business:**

**2002 Meeting Dates:** A memo was distributed for the new 2002 meeting dates. Chairman Powell stated we need to change the January date from the 22<sup>nd</sup> to the 29<sup>th</sup>, the June date from the 23<sup>rd</sup> to the 25<sup>th</sup>, and the December date from the 18<sup>th</sup> to the 17<sup>th</sup>. Roger Aikin made the motion to accept the 2002 meeting dates with the changes, and Lee Klintworth seconded the motion. All were in favor, the motion was carried.



Other: Chairman Powell presented a plaque to Pete Mikesell, the temporary Addressing Assistant. He has been with us for quite some time, has brought to us his computer expertise, and has been a very big asset with getting our addressing online. Chairman Powell read the Certificate of Appreciation to the board. Walt Clark motioned to give a bonus check for \$500.00 to Pete. Roger Aikin suggested amending this amount to \$1000.00. Walt Clark withdrew his motion. Roger Aikin stated if we could find a way, he motioned to instruct the administrator to issue a check for \$1000.00 as a bonus to Pete Mikesell for all his hard work and dedication on this project. Walt Clark seconded the motion. All were in favor, the motion was carried.

Having nothing further to report, Walt Clark motioned to adjourn the meeting, and Roger Aikin seconded the motion. All were in favor, the meeting was adjourned at 3:05 p.m.

Respectfully submitted,



Patsy Mayer  
Recording Secretary

