

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, August 2, 2007 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

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

Members Absent: None

Other Members

Present: None

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

Department Heads/

Elected Officials

Present: Mr. Jack Moody, Director, Facilities Management Department and Mr. Jack Mitchell, County Highway Engineer

Others Present: None

Chairman Bostic called the meeting to order at 3:30 p.m.

Chairman Bostic announced that there are no minutes to be approved since the Property Committee met in a Stand-up meeting prior to the Board meeting to approve the bills.

Mr. Jack Moody, Director, Facilities Management, reviewed the status of the renovation of the Law and Justice Center.

Members Ahart and Harding arrived at 3:35 p.m.

Mr. Moody reviewed the following Law and Justice Center renovation projects:

- 6th Floor
 - Renovation has moved into the center area;
 - Renovation is being done around offices that are still functioning and, therefore, the progress is slower than in a vacant area.
- 1st Floor
 - East side is being painted, lights installed, carpet laid;
 - Moving staff from west side to east side first or second week of September;

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- West side renovation of Sheriff's Department will then begin;
- Demolition project to begin to remove ceilings;
- Final asbestos removal;
- Remodel expected to continue through December, 2007.
- Parking Lot (three phases)
 - Phase 1 is the north end by the Health Department building.
 - Removed trees and sidewalk,
 - Poured curbing,
 - Will begin asphalt on Tuesday, August 7th
 - Phase 2 is the center section.
 - Phase 3 is the south end by the Sheriff's Department and Coroner's Office.
 - Largest area
 - When parking lot is completed, there will be 107-109 parking stalls
 - Stalls will be striped and numbered
- Stairs
 - Removed both sets of concrete stairs from north courtyard
 - Stairs adjacent to parking deck,
 - Stairs off Front Street by the Bus Stop.
 - Framing begins on Monday, August 6th.

Mr. Dean asked how the number of handicapped parking spaces is determined. Mr. Moody replied that the architect determined the number based upon specific codes and the number of spots. He stated that two handicapped stalls are required for every 25 parking stalls.

Mr. Moody reported on the status of the County Highway garage. He stated that Facilities Management personnel as well as Mr. Jack Mitchell, County Highway Engineer and his staff have been working on this project for several months. The proposed garage measures approximately 66' X 160' and will house 14 trucks with snowplows. Mr. Moody indicated that an architect has been hired, meetings have been held, and preliminary drawings have been developed.

Mr. Mitchell advised that the project is going slower than expected. He stated that they had hoped to bid the project in August so that the floor could have been heated in time for the winter, but it didn't happen. Mr. Mitchell indicated that it is unlikely that the project can be done before winter. He expects that the project can be bid in September, but the actual construction will take place after the beginning of 2008. Mr. Mitchell invited the Committee members to peruse the preliminary plans, which are being revised. He indicated that there was a meeting with the architect last week and County staff presented several suggestions.

Ms. Ahart asked what it will mean for the equipment if the garage is not built until next spring. Mr. Mitchell replied that some equipment will need to be stored outside.

Mr. Moody presented an update on the McLean County Museum of History exterior repairs. He stated that this project is considered Phase 2 of the Courthouse renovations, with Phase 1 being the Dome Project. Mr. Moody reported that the architect for this project is Mr. Ed Gerns, Project Manager, Wiss, Janney, Elstner Associates, Inc. Mr. Gerns will be here August 21-22 for a two-day meeting to inspect the building for further deterioration or anything new that needs to be included in the plans for the renovation. Based upon that inspection, Mr. Gerns will begin writing the bid specifications for the contractors. Mr. Moody stated that a new roof will be part of the project. He noted that the Courthouse roof is not a flat roof, but is a peaked roof, with five peaks. Mr. Moody indicated that this project will begin in the spring of next year and conclude in the fall.

Mr. Dean asked how does the architect decide the scope of the project. Mr. Moody replied that the scope has been decided in the original proposal that was submitted by Wiss, Janney, Elstner. The proposal shows the specific phases of the overall project. Mr. Moody advised that this phase is based upon severity and priority of need, with safety being a determining factor. He noted that stonework has been falling off the building.

Mr. Dean asked what will happen if the bids come in more than the funds that are allotted. Mr. Moody replied that his instructions to this firm are that all of the bids shall not come in more than the funds available.

Mr. Moody stated that the stairs on the north side of the Courthouse are dislodged and pulling away from the building. He stated that, since the opening of the Museum of History in 1991, all of the entrances except the east side were closed to the public.

Ms. Harding asked if all entrances will be open again when the stairs are repaired. Mr. Moody replied that those entrances will continue to be closed to the public. Ms. Harding asked if the entrances are closed in order to control the flow of visitors to the building. Mr. Moody replied that the decision to close the entrances was that of the Director of the Museum of History so that they have controlled access to the Museum.

There was a discussion on whether or not all of the doors can be used to exit the building in case of an emergency. Mr. Moody indicated that he would find out what the rule is on exiting the building in case of an emergency.

(NOTE: Mr. Moody spoke with Mr. Greg Koos, Director of the Museum of History, following the Property Committee Meeting and verified that the Courthouse is in full compliance for emergency exiting of the building. The east side main door, the west side main door and the south ground level door all have crash bar exits.)

Mr. Moody reviewed the Fairview Campus Sign Landscaping Project. He reminded the Committee that Boy Scout Anthony McCauley has developed landscaping plans for the Fairview Sign area. Mr. Moody stated that Anthony and the Boy Scout troupe will do the planting in September. He noted that, once the planting is done, it will be necessary to make arrangements for the area to be watered for the first few months. Mr. Moody indicated that he will work with the staff at the Nursing Home to water the plants.

Mr. Moody announced that Mr. Patrick Jennings, son of local attorney Hal Jennings, has written a book called *Normal, Again*. The novel is based on an actual murder that took place in Normal in the 1960s. Mr. Moody indicated that Mr. Jennings has written a screenplay from the book, hired a production crew, met with Mr. Koos and himself, and desires to do one week's worth of filming in the antique courtroom on the second floor of the Old Courthouse in September. Mr. Moody stated that Mr. Jennings would also like to do some filming in the main floor rotunda of the Courthouse. Mr. Moody noted that Mr. Koos has agreed to shut down the Museum of History for the week of filming. He stated that Mr. Jennings has made arrangements with the city of Bloomington to accommodate the equipment, generators, etc. necessary to do the filming. Mr. Moody indicated that the Public Building Commission has been notified and they have instructed him on the requirements and necessities that the production would need to follow during filming.

Mr. Moody assured the Committee that the building will not be materially altered in any way. He advised that the website for this film is *normalagainthemovie.com*. Mr. Moody stated that this film will have nationwide distribution.

Mr. Moody indicated that the Facilities Management staff will not be involved in the production.

Ms. Harding asked if there will be a rental fee for the facility. Mr. Moody replied that the production company will pay a fee to the tenant of the facility for the week that the Museum of History is closed for filming.

Ms. Ahart expressed concern about possible damages to the facility. Mr. Moody replied that the production company is fully liable for any damages to the building or anything in the building. The PBC instructed Mr. Moody to inform the production company of the details of the liability and release of liability for McLean County Public Building Commission (PBC), the McLean County Museum of History and McLean County.

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

Chairman Bostic presented the Parks and Recreation General Report as submitted by Mr. Bill Wasson, Director, Parks and Recreation.

Ms. Ahart indicated that she had received a couple phone calls regarding leveling the fees for putting boats into the water at Lake Evergreen. Chairman Bostic indicated that she was also contacted by an individual who has several kayaks in the family and they would like the fee to be decreased for each additional boat. Mr. Moss stated that he talked with Mr. Wasson who told him that this issue will be brought to the Property Committee for consideration for next season. Mr. Moss also noted that the registration does not indicate what type of craft is being registered.

Chairman Bostic stated that the Jail Review Committee Minutes made a reference that no one visits the jail to see the problems they are having. Therefore, she encouraged the Property Committee members to contact Sheriff Emery individually if they wish to visit the jail. Chairman Bostic indicated that if the Committee visits the jail as a group, it needs to be posted with the press as an open meeting, which is why she recommends that members tour the jail individually.

The Committee members indicated that they have visited the jail in the past. Chairman Bostic suggested that they wait until after the renovations are completed for another tour. Mr. Cavallini asked if there was a way to respond to the Jail Review Committee that the Property Committee members have, indeed, toured the jail. Chairman Bostic indicated that they will be informed of that fact if they read our Minutes.

Chairman Bostic presented the July 31, 2007 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 \$391,850.74 and the prepaid total is the same.

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Motion by Cavallini/Harding to recommend approval of the bills as of July 31, 2007, which have been reviewed and recommend for transmittal by the County Auditor.
Motion carried.

Chairman Bostic asked if there was any other business or communication for the Property Committee. Hearing none, Chairman Bostic adjourned the meeting at 4:10 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary