

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, August 7, 2008 at 3:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Vice Chairman Harding, Members Dean, Ahart, Moss and Wendt

Members Absent: Chairman Bostic

Other Members

Present: None

Staff Present: Mr. John Zeunik, County Administrator; Mr. Bill Wasson, Director, Administrative Services; and Ms. Jude LaCasse, Assistant to the County Administrator

Department Heads/
Elected Officials

Present: Mr. Eric Schmitt, McLean County Engineer; Mr. Jack Moody, Director, Facilities Management and Mr. Mike Steffa, Acting Director, Parks and Recreation

Others Present: None

Vice Chairman Harding called the meeting to order at 3:45 p.m.

Vice Chairman Harding presented the Minutes of the June 17, 2008 Property Committee Stand-up meeting. Hearing no objections or corrections, Vice Chairman Harding accepted and placed the minutes on file as submitted.

Mr. Eric Schmitt, McLean County Engineer, reviewed the need for an emergency standby power supply (generator) for the Highway Department. He advised that a generator will insure the Highway Department's ability to fully function during winter storm power outages and summer storm power outages. Mr. Schmitt informed the Committee that in November 2006, the Highway Department was forced to buy fuel for the snowplow trucks during a winter storm from FS Farmtown and Freedom Oil because the fuel pumps would not function with the small portable generator. He added that, during a winter storm power outage, repairs could not be made on equipment using the small portable jobsite generator.

Mr. Schmitt indicated that the addition of the new heavy equipment storage building, with its in-floor heating system, necessitates the need for a reliable power supply. The water filled pipes in the floor could potentially freeze and crack if there is no electricity for an extended period of time.

Mr. Schmitt stated that the need for an emergency standby generator was discussed during the budget meeting with the Transportation Committee last fall and \$100,000.00 was included in this year's budget for its purchase and installation, along with \$10,000.00 for engineering design.

Mr. Schmitt advised that the Clark-Dietz, Inc., the engineering firm retained to design the emergency generator and prepare the bid specifications and blueprints, recommended a 125kW diesel powered generator that will serve the entire Highway Department campus. The Highway Department staff, in conjunction with Mr. Jack Moody and Mr. Tom Hawk of Facilities Management, has reviewed the plans and specifications for the generator.

Mr. Schmitt stated that he plans to have a letting on August 26, 2008 with the bids to be brought to the September Oversight Committee meetings. He noted that, pursuant to State law, prevailing wage is required.

Mr. Wendt asked if the generator will power everything at the Highway Department or only what is needed for an emergency. Mr. Schmitt replied that the generator will not be able to power everything at one time, but it would make it possible to function at a normal capacity.

Mr. Wendt asked how many outages have there been and how long did they last. Mr. Schmitt replied that there has been an average of one outage per year for the past two years that lasted at least 24 hours. Mr. Wendt expressed concern with the cost of \$110,000.00. Mr. Schmitt replied that \$100,000.00 was budgeted for the generator, but the engineer's estimated cost is approximately \$45,000.00. Mr. Wendt recommended that the generator only be used to run essential services to keep the Department going, such as the gas pumps, repair shop, etc. Mr. Schmitt responded that those items use the most electricity. He added that the generator will also maintain heat in the buildings.

Mr. Schmitt presented an update on the new garage, noting the following:

- The sheet metal came in;
- Wall columns have been erected;
- Roof trusses and sheet metal are being constructed.

Mr. Schmitt indicated that the garage is coming along very well.

Vice Chairman Harding asked if there were any other questions or observations. Hearing none, she thanked Mr. Schmitt.

Mr. Jack Moody, Director, Facilities Management, presented a request for approval of a new Lease Agreement with Fusion Brew, LLC (formerly Coffee Depot, LLC). He explained that when Fusion Brew purchased Coffee Depot, they did not anticipate changing the name at this time. However, because they purchase most of their supplies under the name Fusion Brew, LLC, it became evident that the name change needed to be completed to make purchasing of supplies consistent. Since the name was changed, it was necessary to redo the Contract.

Motion by Dean/Ahart to recommend approval of a new Lease Agreement with Fusion Brew, LLC (formerly Coffee Depot, LLC).
Motion carried.

Mr. Moody reviewed the status of the repairs to the exterior recreation yard at the Juvenile Detention Center (JDC). He reminded the Committee that on Friday, April 18, 2008, Central Illinois experienced a minor earthquake, which caused damage to the outdoor recreation yard at the Juvenile Detention Center. Mr. Moody stated that the concrete cracked and broke into small pieces. He indicated that Mr. Gene Asbury, Young Architects, will have a finished set of plans and bid specifications ready next week. The bids will be presented to the Committee in September or October. Mr. Moody advised that the project should be able to be done rather quickly once the work begins.

Mr. Moody advised that the Juvenile Detention Center is one of the few Juvenile Detention Centers in the country that is accredited by the American Correctional Association (ACA). He noted that the Juvenile Detention Center three-year accreditation site visit is scheduled for August 18-19th. Mr. Moody noted that one of the accreditation stipulations is that the JDC have an outdoor recreation area. He stated that he spoke with Ms. Cathy Waltz, Superintendent of the JDC, who assured him that the repairs will not dramatically impact the accreditation.

Ms. Ahart asked what is the status of insurance covering some of the repairs. Mr. Moody replied that the County's property insurance has a \$100,000.00 deductible for earthquake damage, which means that the first \$100,000.00 will have to be absorbed by the County. He noted that the estimated cost of the repairs is \$80,000.00.

Mr. Moody updated the Committee on the status of the remodeling at the Law and Justice Center. He stated that two areas remain to be completed, namely the jail booking area on the first floor of the Sheriff's Department and the last phase is renovation of J-Block in the linear jail, which should take a couple of weeks.

Property Committee Minutes
August 7, 2008
Page Four

Mr. Moody reported on the status of the Phase 2 renovations at the Old Courthouse. He reminded the Committee that the renovation work is being done by Otto Baum Masonry and Stone Company and Wiss, Janney, Elstner Associates, the project architect. Mr. Moody reported that the project is going very well. He noted the following items have yet to be completed:

- Tuck pointing the mortar joints;
- Limestone Dutchman repairs;
- Repairs on the sculptured columns on top of the building;
- Repairs on exterior stone stairs on all four sides of the building;
- Complete scagliola wall repairs;
- Repair mosaic panel on west portico.

Mr. Moody advised that the repairs should be completed by October 12th.

Vice Chairman Harding asked if there were any questions or observations. Hearing none, she thanked Mr. Moody.

Mr. Mike Steffa, Acting Director, Parks and Recreation, submitted the Parks and Recreation Facility General Report as of July 27, 2008. He noted that it has been a busy summer.

Vice Chairman Harding asked if there were any questions or comments. Hearing none, she thanked Mr. Steffa.

Vice Chairman Harding presented the July 31, 2008 Property Committee bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. The Property Committee bills include a Fund Total of \$639,607.30 and a Prepaid Total that is the same.

Property Committee Minutes
August 7, 2008
Page Five

Motion by Moss/Ahart to recommend approval of the bills as of July 31, 2008, which have been reviewed and recommend for transmittal by the County Auditor.
Motion carried.

Vice Chairman Harding asked if there was any other business or communication for the Property Committee. Hearing none, Vice Chairman Harding adjourned the meeting at 4:05 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary