



PROPERTY COMMITTEE AGENDA
Room 700, Law and Justice Center

Thursday, February 5, 2004

3:00 P.M.

1. Roll Call.
2. Chairman's Approval of Minutes – January 6, 2004
3. Departmental Matters:
 - A. Jack Moody, Facilities Management
 - 1) Items to be presented for Action:
 - a) Review of Bid Opening of Illinois Public Museum Grant Project , for Old McLean County Courthouse – Wiss, Janney, Elstner Associates, Inc 1-6
 - b) Offer made to paint the upper rotunda of Old McLean County Courthouse
 - 2) Items to be presented for Information:
 - a) Lease renewal by John P. Schwulst – 200 West Front Street Building 7-9
 - b) Annual review of County Utility costs for FY 2003 10-28
 - c) Report on Law and Justice Center Repairs
 - d) Report on Government Center Construction Progress
 - e) General Report
 - f) Other
 - B. Bill Wasson, Director, Parks and Recreation
 - 1) Items to be presented for Information:
 - a) General Report 29-30
 - b) Other

- C. John Zeunik, County Administrator
- 1) 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

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ENGINEERS
ARCHITECTS
MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
120 N. LaSalle Street, Suite 2000
Chicago, Illinois 60602
312.372.0555 tel | 312.372.0873 fax
www.wje.com

RECEIVED

MEMORANDUM

JAN 30 2004

Via: E-mail
To: Jack Moody (jack@mclean.gov) **Facilities Mgt. Div.** Facilities Manager, McLean County
From: Jeff Koerber
Date: 29 January 2004
Project: Old McLean County Courthouse
WJE No. 2001.3337
Subject: Bid opening results, 28 January 2004

The following are the results of the bid opening for the Restoration and Renovation of the Dome and Roof Areas of the McLean County Museum of History located at the Old McLean County Courthouse on Wednesday, 28 January 2004. All of the bids were over the available budget for this project, which is approximately \$406,000. The conclusion of this memo outlines possible options for moving ahead with repair work on the building with the available funds. A description of the scope of work for the Base Bid and Alternates is attached to this memo. Comments on specific aspects of the bids are given below as footnotes.

Bid from:	P.J. Hoerr	Felmley-Dickerson	Kajima
BASE BID	\$ 1,048,700.00	\$ 943,000.00	\$ 840,735.00
Package Prices (Note: Package Prices do <u>not</u> add up to the Base Bid)			
Scaffolding	\$ 122,000.00	\$ 119,200.00	\$ 69,866.00
Removal of bird guano	\$ 14,000.00	\$ 13,700.00	\$ 12,780.00
Replacement of dome and lantern roofing ¹	\$ 280,000.00	\$ 647,800.00	\$ 2,080.00
Repair of limestone dome drum cladding (Base Bid only) ²	\$ 22,000.00	\$ 338,400.00	\$ 14,235.00
Repair of roof cornice gutter (Alternate No. 7)	\$ 4,000.00	\$ 9,900.00	\$ 3,400.00
Repair of roof edge limestone balustrade (Base Bid only)	\$ 190,000.00	\$ 223,900.00	\$ 120,725.00
Alternate No. 1³	\$ 180,000.00	\$ 150,400.00	\$ 6,500.00
Alternate No. 2	\$ 85,000.00	\$ 46,300.00	\$ 80,878.00
Alternate No. 3	\$ 14,000.00	\$ 5,000.00	\$ 2,936.00
Alternate No. 4	\$ 57,000.00	\$ 22,200.00	\$ 61,070.00
Alternate No. 5	\$ 74,000.00	\$ 28,600.00	\$ 23,160.00
Alternate No. 6	\$ 1,300.00	\$ 600.00	\$ (1,200.00)
Alternate No. 7	\$ 11,000.00	\$ 3,900.00	\$ 3,400.00
Alternate No. 8	\$ 55,000.00	\$ 19,100.00	\$ 66,142.00
Total	\$ 1,526,000.00	\$ 1,219,100.00	\$ 1,083,621.00

¹ Even though only one roofing subcontractor provided bids, there are three widely varying package prices for this item. This may be an indication that the scope of work was not clear to the bidders.

² It is not known why the bid from Felmley-Dickerson is so much more than the package price provided by the other two bidders.

³ Two of the three bidders provided costs for *replacement* of the existing clock mechanism rather than *reinstallation* as outlined in the documents.

The scope of the contract documents was based on the terms of the Illinois Department of Natural Resources Grant under the Illinois Museums Grant Program for 2003. The \$500,000 grant was awarded in December 2002 specifically for the repair of the building's dome and roofing system. WJE subsequently prepared a scope of services for the development of contract documents for repair of selected items at the dome and roof levels. As explained in our proposal to McLean County for these services dated 18 December 2002 and subsequently revised on 22 April 2003, it was thought that replacement of the copper dome, selected repairs of the dome drum, stabilization of the limestone balustrade, and replacement of the cornice gutter could be performed with the available funds. This was based on the cost estimate prepared by our subconsultant, CRM, Inc., during the preparation of our investigation report dated 28 August 2002. It will also be remembered that our fee for architecture and engineering services totaled \$93,500.

WJE began preparation of contract documents in June 2003 and was ready for bidding by mid-December 2003. Because the development of repair documents inevitably uncovers or determines necessary additions to the scope of repair work, I asked our subconsultant to review the documents in comparison with their previous estimate. I then discussed this with him by telephone to get his opinion, which was that the base bid would likely be slightly over the available budget amount, but that we were requesting enough unit price information to be able to reduce the scope sufficiently to bring the project within budget. As it has turned out, we were wrong. Cost estimating of a scope of work as specialized as that shown in our contract documents is difficult. Many factors, not the least of which is regional construction practice, affect the bid results.

There are several reasons for the discrepancy between the estimated construction costs, prepared by WJE with assistance from CRM, Inc., and the bid amounts listed above.

- The scope of work outlined in the contract documents is the most complex and unusual of the entire restoration effort on the Old McLean County Courthouse. To many members of the project team I have referred to it as "building a watch," or more accurately it is reconstructing the housing for "a watch" (the clock) at the most difficult part of the building to reach. I say this not to be facetious but to communicate the delicacy of the work that is involved (this is why WJE's fee is approximately 20 percent of the grant amount). The costs for access to the dome and dome drum are difficult to assess other than under bid conditions.
- The scope of the repair work involves two major trades, masonry and roofing, as well as a small amount of electrical work for the clock mechanisms. The particular types of masonry and roofing work, however, require highly specialized contractors to implement the repairs. The costs this work, too, are difficult to assess other than under regional bid conditions.
- It is possible, given the apparent complexities of the project as evidenced by the bid form that contractors were required to fill out, that the project appeared more complicated than it really was. Oftentimes contractors are less intimidated by simpler bid forms. We had requested specific information on the bid form in order to assess costs should minor changes in the scope of work occur during construction, which is likely due to the nature of the repair and restoration work involved. As part of the possible courses of action outlined at the end of this memo, WJE will examine the bid form and other documents to determine if scope of work can be state with more clarity.
- The three bids listed above all referenced the same subcontracting source for sheet metal roofing work. We do not have access to the bids from other potentially qualified subcontractors. I am familiar, however, with one potentially qualified subcontractor who decided not to bid on the project because they wanted to be the general contractor but did not attend the mandatory pre-bid meeting. As part of the possible courses of action outlined at the end of this memo, WJE will examine the contract documents to determine if there may have been factors that inhibited competition.

- During the development of the contract documents, repair of the built-up roofing membrane at the base of the dome was added to the scope of work based on concerns by McLean County Facilities Management and the McLean County Museum of History staff. This probably did not contribute a significant amount to the cost, but it did add to the project another crew to perform this particular work.
- The bidders did not always address the contract documents in preparing their bids. For example, two of the bidders submitted a different and costly scope of work for Alternate No. 1 that is not a priority, a necessity, or desirable. Our scope of work for Alternate No. 1 called for the reinstallation of the clock mechanism after replacing the dome roofing; the contractor submittal included replacement of the entire clock mechanism and clock faces. Neither of the bidders discussed this issue with WJE prior to submitting their bid on the project. As part of the possible courses of action outlined at the end of this memo, WJE will examine the clarity of the documents so that bidders are encouraged to discuss substitutions prior to submitting bids.
- As stated above, development of repair documents inevitably reveals necessary additions to the scope of repair work, which in turn results in cost additions.

At this time, having reviewed the bids for one day, I see at least three possible courses of action in order to continue the project. More options may become apparent in the coming days and weeks.

- **Increase the project budget.** I understand it is unlikely that funds could be obtained in an expeditious manner. Nonetheless, this option should be considered.
- **Decrease the project scope by focusing on roofing repairs.** It may be possible to advance the project by performing *just* the dome sheet metal replacement and necessary repairs to the supporting structure and excluding all but the most serious masonry repairs. There would still be potential problems with access, and associated costs related to access. WJE will study this possibility in the coming days and give a verbal report to the Property Committee at their meeting on 5 February 2004.
- **Decrease the project scope by focusing on masonry repairs.** This is likely the most promising option to pursue. Based on the information provided by the bids, the masonry repair work could probably be performed within the grant amount. Our investigation report dated 28 August 2002 prioritized the repair of the dome and roofing on the building in Phase 2 and 3. Masonry repairs, however, were prioritized in Phase 1 and 2, and should take precedence. It would be necessary to inform Illinois Department of Natural Resources that a change in scope is necessary because of bid results, but WJE can assist you with the preparation of backup information for this.

I would like to conclude this memo by making three final points. First, if it is decided to move ahead with the project in one form or another based on WJE recommendation, I would like to assure you that WJE will not require adjustment to our contract provided there is not a radical change in the scope of repair work. (By radical, I mean desiring to repair an area of the building completely different from those areas addressed by our contract documents dated 25 November 2003.) The two options for scope reduction outlined above both involve alterations to existing documents and not creation of new documents. Second, there is much valuable information that the bidders gave us in submitting their bids, and this will be useful not only in the development of the current project but also in the development of future phases of repair work. Finally, even if a portion of the work is deleted from the scope of the contract document, it is inevitable that the deleted portion will need to be performed. Please remember that our investigation report outlined \$2.7 million in repairs, phased over several years. Work that is deferred is only deferred, not eliminated, and the documents prepared for this work will eventually be needed by McLean County for the building's preservation.

cc: Greg Koos - McLean County Museum of History
Diane R. Bostic - McLean County Property Committee

RECEIVED

MEMORANDUM

JAN 30 2004

Via: E-mail
To: Jack Moody
(jack@mclean.gov)
From: Jeff Koerber
Date: 29 January 2004
Project: Old McLean County Courthouse
WJE No. 2001.3337
Subject: Scope of Work Description

Facilities Mgt. Div.

Facilities Manager, McLean County

The following is a description of the scope of repair work on the dome and roof areas of the Old McLean County Courthouse as included in the contract documents dated 25 November 2003, prepared by WJE. The Old McLean County Courthouse is approximately 100 years old and has been listed on the National Register of Historic Places since 1973. The exterior facade of the building is clad with Indiana limestone; the main roof has a built-up membrane; and the dome is clad with copper sheet metal. The scope of work for this project includes replacement of the existing copper sheet metal cladding on the dome with new copper sheet metal; replacement, repair, or stabilization of distressed limestone cladding on the dome drum and balustrade; and repair of existing built-up roofing at selected areas of the main roof level. Items 1 through 6 below constitute the Base Bid in the contract documents dated 25 November 2003. There are

1. Replace existing copper sheet metal cladding on dome with new copper sheet metal.
 - a. Remove bird guano from lantern floor and dome attic floor.
 - b. Remove existing plaster ceiling and steel mesh from the upper portion of the dome attic space.
 - c. Install temporary weather enclosure over access stair to dome attic space.
 - d. Install temporary weather covering at floor of dome attic with provision for water runoff.
 - e. Remove selected existing ornamental copper sheet metal units for repair and reinstallation.
 - f. Remove selected existing ornamental copper sheet metal units for salvage to Owner and Tenant and/or proper disposal by Contractor.
 - g. Remove existing steel pole clad with copper sheet metal cladding from peak of lantern roof.
 - h. Remove existing copper sheet metal cladding and steel attachment clips.
 - i. Remove existing mesh screens from lantern facade openings.
 - j. Remove surface corrosion from existing structural steel elements.
 - k. Paint existing structural steel elements.
 - l. Install new galvanized steel angles to support new plywood sheathing.
 - m. Install new waterproofing membrane over new plywood sheathing.
 - n. Install new anchorage for existing stationary bronze bell.
 - o. Install new copper sheet metal roofing.
 - p. Install new lead coated copper sheet metal roofing and new lead coated copper access hatch at lantern floor.
 - q. Install new ornamental copper sheet metal units.
 - r. Install existing repaired ornamental copper sheet metal units.
 - s. Install new insulated glazing units at new copper sheet metal ocular windows.
 - t. Install new galvanized steel pole clad with new sheet metal cladding at lantern peak (Base Bid -- see Alternate No. 8 for alternate scope of work).
 - u. Install new aluminum louvers with storm blades and copper mesh screens at lantern facade openings.

2. Repair of the clock faces.
 - a. Remove existing active and archival clock mechanisms located in dome attic and relocate to storage designated by Tenant.
 - b. Remove the existing glass panels.
 - c. Replace existing fractured glass panels with new glass panels.
 - d. Remove existing metal brackets and fasteners anchoring existing wrought iron clock face frame.
 - e. Remove existing wrought iron clock face frame.
 - f. Allow Architect/Engineer access to wrought iron clock face frame for finishes analysis work.
 - g. Paint wrought iron clock face frame.
 - h. Grind edges of existing glass panels to be reused.
 - i. Fabricate new aluminum frames to hold existing and new glass panels.
 - j. Reinstall existing wrought iron clock face frame, anchored with new stainless steel brackets and fasteners.
 - k. Install new aluminum frames with glass panels.
3. Repair limestone cladding at courses 23, 24, 25, 26, 27, 28 and 29:
 - a. Remove selected existing limestone cladding units at courses 26, 27, 28 and 29.
 - b. Remove limestone cap units above engaged columns at course 25.
 - c. Repoint existing limestone masonry joints at courses 23, 24, and 25.
 - d. Repoint existing backup brick masonry where limestone cladding units are removed.
 - e. Repair existing fractured limestone units at course 29 for subsequent reinstallation.
 - f. Reset limestone cap units at course 25.
 - g. Install new limestone dutchman repairs with new stainless steel anchors at selected stone units.
 - h. Reinstall existing limestone cladding units removed at courses 26, 27, 28 and 29 with new stainless steel anchors.
 - i. Install new lead coated copper sheet metal flashing at courses 25 and 28.
 - j. Install new lead joint covers at course 29.
4. Stabilize limestone units at drum of dome at courses 0 through 22:
 - a. Remove existing limestone spalls and existing mortar patches.
 - b. Remove exposed portion of existing ferrous metal strap anchors at spall and mortar patch locations.
 - c. Paint exposed end of ferrous metal strap anchors.
 - d. Install new stainless steel helical anchors at stone units where spalls and mortar patches are removed.
 - e. Rout existing cracks in existing stone units and install bond breaker tape and sealant.
5. Repair existing built-up roofing at portion of main roof level at base of dome drum.
6. Install stabilization at existing limestone balustrade.
7. Alternate No. 1: Maintenance and reinstallation of clock mechanisms.
 - a. Perform maintenance work on selected clock mechanism components.
 - b. Reinstall clock mechanisms and return components to functionality.
 - c. Provide new bell strike mechanism and hook up to existing clock control panel.
8. Alternate No. 2: Repair (in lieu of stabilization) of the dome drum limestone cladding from courses 6 through 8.

9. Remove existing limestone units at courses 6 and 7:
 - a. Remove exposed portion of existing ferrous metal strap anchors.
 - b. Paint exposed end of ferrous metal strap anchors.
 - c. Repoint existing backup brick masonry where limestone cladding units are removed.
 - d. Repoint existing limestone masonry units at course 8.
 - e. Remove the existing built-up roofing membrane on the setback above course 8.
 - f. Install new lead coated copper sheet metal roofing on the setback above course 8.
 - g. Install new limestone units with new stainless steel anchors at courses 6 and 7.

10. Alternate No. 3: Repair (in lieu of stabilization) of the dome drum limestone cladding from courses 4 through 5:
 - a. Repoint existing limestone masonry units at courses 4 and 5.
 - b. Install new lead joint covers at course 5.

11. Alternate No. 4: Repair (in lieu of stabilization) of the dome drum limestone cladding from courses 0 through 3:
 - a. Remove selected distressed existing limestone units at courses 0 through 3:
 - b. Remove exposed portion of existing ferrous metal strap anchors.
 - c. Paint exposed end of ferrous metal strap anchors.
 - d. Repoint existing backup brick masonry where limestone cladding units are removed.
 - e. Remove existing exposed embedded ferrous metal elements.
 - f. Install new stainless steel helical anchors for lateral anchorage at locations shown on the Drawings.
 - g. Repoint existing limestone masonry units to remain at courses 0 through 3.
 - h. Install new limestone units with new stainless steel anchors at courses 0 through 3.

12. Alternate No. 5: Repair (in lieu of stabilization) of the dome drum limestone cladding from courses 9 through 22:
 - a. Remove selected distressed existing limestone units at courses 9 through 22:
 - b. Remove exposed portion of existing ferrous metal strap anchors.
 - c. Paint exposed end of ferrous metal strap anchors.
 - d. Repoint existing backup brick masonry where limestone cladding units are removed.
 - e. Remove existing exposed embedded ferrous metal elements.
 - f. Install new stainless steel helical anchors for lateral anchorage at locations shown on the Drawings.
 - g. Repoint existing limestone masonry units to remain at courses 9 through 22.
 - h. Install new limestone units with new stainless steel anchors at courses 9 through 22.

13. Alternate No. 6: Replace existing flag pole (in lieu of new galvanized steel pole with copper cladding):
 - a. Install new bronze finish internal halyard flag pole.
 - b. Install new roof hatch in lantern roof.

14. Alternate No. 7: Repair the existing cornice gutter membrane.

15. Alternate No. 8: Repair (in lieu of stabilization) of limestone balustrade in the northeast quadrant:
 - a. Remove existing limestone balustrade units.
 - b. Reinstall existing limestone balustrade units with new stainless steel anchors.



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 *Jack Moody*
Director, Facilities Management

Date: January 13, 2004

Subj: **Tenant Lease: Mr. John P. Schwulst**

Mr. John P. Schwulst, attorney at law, leases 1,269 s.f. of office space from McLean County located on the fifth floor, suite 500A, at the McLean County Health Department, 200 W. Front Street, Bloomington, Illinois. Mr. Schwulst was an existing tenant in the building when the building was purchased for the McLean County Health Department. This lease was originally entered into on June 28, 1995, between Mr. Schwulst and First of America Bank-Illinois, N.A. who were previous owners of the building.

In accordance with the lease, Mr. Schwulst notified McLean County on January 13, 2004, announcing his intentions to exercise his third and final option to renew his lease for another three (3) year period, from July 1, 2004, to June 30, 2007. A copy of his letter is attached for your review and information.

Because his lease states that he has the option to renew, under the terms of the agreement, and can exercise that option "not less than ninety (90) days prior to the end of the Term or the then Renewal Term, as the case may be", no action is required by McLean County at this time to approve the option to renew for another three (3) year term.

Mr. Eric T. Ruud, First Assistant States Attorney, has reviewed the letter and the lease and agrees that no action is required by the McLean County Board at this time.

Mr. Schwulst, in accordance with the lease terms, shall increase his rent payments to McLean County by \$400.00 per year on the commencement date of the renewal. Mr. Schwulst currently pays McLean County \$15,299.88 annually, or \$1,274.99 per month. Under the renewal and in accordance with the lease, his annual payment will increase on July 1, 2004, by \$400.00 per year. Mr. Schwulst new annual obligation shall be \$15,699.88, with monthly payments increasing to \$1,308.32.

Tenant Lease: Mr. John P. Schwulst
January 13, 2004
Page two

I have notified the County Treasurer of this information.

If I can answer any questions or provide any further information, please contact me at your convenience.

Thank you.

JEM:
Enclosure

Cc: Mr. Eric T. Ruud, First Assistant States Attorney
Honorable Becky McNeil, County Treasurer

JOHN P. SCHWULST & ASSOCIATES
ATTORNEYS AT LAW
200 W. FRONT STREET, SUITE 500A
POST OFFICE BOX 3215
BLOOMINGTON, ILLINOIS 61702-3215
TELEPHONE (309) 829-3636

RECEIVED

JAN 13 2004

Facilities Mgt. Div.

JOHN P. SCHWULST
TODD A. ROSEBERRY

FAX NO. (309) 829-3014

January 12, 2004

Mr. John M. Zeunik
Office of the Administrator
P. O. Box 2400
Bloomington, IL 61702-2400

RE: Lease of 200 West Front Street, Suite 500A, Bloomington, IL

Dear John:

Please consider this letter **formal notice** upon the County of McLean that, pursuant to the Lease Agreement dated June 28, 1995, I wish to exercise my option to **renew** my lease for another three (3) year period, from July 1, 2004 to June 30, 2007, for the above-referenced property.

If you have any questions, please do not hesitate to contact me.

Thank you.

Very truly yours,

John P. Schwulst

JPS/lmw

Cc: Jack Moody, Facilities Manager



FACILITIES MANAGEMENT

(309) 888-5192 FAX (309) 888-5209

104 W. Front P.O. Box 2400 Bloomington, Illinois 61702-2400

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

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

A handwritten signature in cursive script, reading "Jack E. Moody", is written over the typed name and title in the "From:" field.

Date: January 26, 2004

Subj: **Annual Review of County Utilities for FY 2003**

During the FY 2003 budget year just ended, we reviewed and recorded all utility bills for all County facilities, including electric, gas, water, and trash removal. Since 1991, we have prepared an annual report for the Property Committee which compares all utility costs with previous years. This report, enclosed for your information, will explain any changes in actual utilities costs from the previous year and serve as an analysis of utility usage for all County owned and operated facilities.

Enclosed, for your review please find a report entitled "**Summary of McLean County Buildings Utilities Costs FY 2003 (January - December 2003)**". Also, enclosed is an individual sheet for each County facility which shows the actual monthly utility cost by category of expense experienced in 2003.

Also, we reviewed the **2002 BOMA Experience Exchange Report - U.S. Government Sector**, which was compiled by BOMA in 2002. Each year we use the most recent BOMA utilities report to compare our actual S.F. (square foot) utilities costs with similar government facilities located in the Midwest region of the United States. This information provides yet another comparison of utilities costs to compare with McLean County facilities. For 2002, the most recent BOMA analysis, the average utility cost was \$1.70 per S.F. of occupied space for government sector facilities in the Midwest.

We would be pleased to answer any questions regarding this report or provide any additional information.

Thank you.

2003 Summary of McLean County Utilities

Law and Justice Center: Representing 41 percent of the total square footage of all McLean County owned and operated facilities, the Center experienced a **decrease** of 9 percent in electrical costs (\$41,366.92) in the year 2003 over the previous year, as expected since we were not drawing Illinois Power provided electricity for several months. We were on a 2-Megawatt rented emergency back-up generator, due to the June 15, 2003, massive electrical vault explosion and resulting fire. This is the lowest electric cost for the Center **since before 1990**, the extent of our record keeping data to date.

For natural gas usage we experienced a **decrease** in costs over 2002 of \$9,720.51. This is due several factors. We were not using much natural gas during the outage last summer; we are now on a new gas supply contract; and we experienced milder fall and early months of winter in 2003. Our water usage for 2003 **decreased** by \$666.99 over 2002. Trash removal costs are covered by a fixed three-year contract for all County facilities and were consistent over 2002. Overall, the total utilities costs for the Center for 2003 were \$51,679.42 **less than** the previous year. Cost per s.f. for 2003 was \$1.62 compared to the BOMA figure of \$1.70.

All energy management programs in place at the Center worked as designed in the year 2003. These energy management programs help cycle equipment off or to lower parameters during off-hours. Three years ago we replaced ten 25-year old HVAC heating boilers with high efficiency models which continue to save natural gas expenses. The electrical vault has been completely rebuilt and is now fully operational. The remaining punchlist items for the repair project at the Center should be complete by late March. The largest remaining item on the punchlist is to complete the cleaning and return of the Circuit Clerk records and file cabinets from Chicago, Illinois, where they are being professionally cleaned and stored.

Government Center: The Government Center, comprising 17% of the total s.f. of all County buildings, experienced an overall **increase** of \$19,897.97 in utility costs for 2003 over the previous year. This is primarily due to **increased** usage in natural gas of \$20,628.08 since September, 2003, because construction workers are now remodeling the building and we are now heating more floors which were previously unoccupied, and because so many outside doors and windows are open for deliveries of materials. Electrical costs **decreased** by \$309.28 over 2002. New, more efficient air conditioning systems are in the construction project for this building. Water costs **decreased** by \$472.07 over 2002. Overall, total utilities costs per s.f. ended the year at \$1.18, or \$.52 cents per s.f. below national BOMA averages. We receive rent revenue from National City Bank for their occupied tenant areas of the building. At this time, the building is only occupied on the third floor and two training rooms in the basement. The building is on schedule for remodeling and should be completed by late summer of 2004. Utility costs are expected to dramatically increase when County and City offices relocate to Government Center at the conclusion of remodeling.

200 W. Front Street: Representing 10% of the total County occupied square footage and the third largest County office building, the Health Department Building experienced a slight **increase** in utility costs in 2003 of \$1,287.34. Electrical costs **increased** by \$780.78; gas consumption **increased** only slightly by \$885.45 over the previous year; water usage **decreased** by \$396.09; and trash removal costs were virtually the same. The cost per s.f. of \$1.87 for 2003 was slightly over BOMA.

The exterior "dryvit" siding in place on the building since 1976 was replaced in 2003 with a new EIFS siding system which has increased insulation. The increased insulation system and removal of air cracked gaps from the former exterior siding should provide a more efficient exterior system and reduce heating and cooling costs each year.

For all utilities in 2003, we therefore experienced an overall **increase** in utility costs of \$1,287.34. The building is fully occupied with rent paying tenants. The McLean County Health Department, occupying 36,000 s.f. on the first three-floors, pays for the utility costs associated with their occupancy factor. This is a balanced budget facility.

McLean County Nursing Home: The McLean County Nursing Home experienced a **decrease** in electricity costs over 2002 by \$320.00 due to usage. Water costs **increased** in 2003 by \$2,635.20 and gas costs **decreased** by \$2,367.60, both due to usage and new gas contracts. Trash removal costs remained virtually unchanged. Because this facility is occupied 24-hours a day, 7-days a week, by County staff and elderly residents, temperatures must be a little warmer in winter months as compared to office buildings which are only occupied 8-hours a day, Monday through Friday. The overall cost of utilities **increased** by only \$47.20 over 2002. Cost to operate the McLean County Nursing Home in 2003 was therefore \$3.78 per s.f.

Old McLean County Courthouse: This building is entirely occupied by the McLean County Museum of History, as a tenant. Under the current long-term lease agreement McLean County is responsible for all utilities. For electric, we experienced an **increase** over 2002 of \$3,314.48 due to usage; water costs were the lowest since 1996 with a **decrease** over 2002 of \$247.62; and gas costs **decreased** by \$448.56 over 2002. Overall, utilities costs increased in 2003 over 2002 due to electrical usage, by \$2,618.30. Cost per s.f. was \$1.46 for 2003.

McLean County Juvenile Detention Center: This facility experienced virtually the same utility costs in 2003 as in 2002 with only a slight **increase** of \$1,621.47; an **increase** in electric costs of \$453.82; an **increase** in gas costs of \$1,370.47; a **decrease** in water costs over 2002 of \$211.22; and trash removal costs were virtually unchanged. Cost per s.f. to operate the JDC was \$1.99, due to the fact the facility houses juveniles 24 hours a day, seven days a week, and unlike an office building, it uses more utilities.

Metro McLean County Centralized Communications Center (MetCom): This all-electric facility which opened in 1997 experienced an overall **decrease** in total utility costs for 2003 of \$110.36. Electric costs in 2003 **decreased** by \$57.00; water costs **increased** by \$7.45; and trash removal costs **decreased** by \$60.80 for the year of 2003. Cost per s.f. of \$4.38 is higher than other County buildings because it is an all-electric facility and because it is staffed by County employees 24-hours a day. Natural gas is not currently available for heating.

McBarnes Memorial Building: This facility is a tenant occupied building and is expected to be sold as soon as a closing date is set. In 2003, overall utilities costs **increased** by \$2,947.93 due to usage. Electric costs **increased** by \$900.77 over 2002; gas costs **increased** by \$2,166.16; water costs **decreased** by \$131.60; and trash removal costs were virtually the same as in 2002. The first two floors are totally rented out (except for 910 s.f.) and the third floor has been vacant since 1991. We invoice the tenants for actual utilities used each month and we are reimbursed these costs each month in addition to the rent we receive. Therefore, any increases or decreases in costs in 2003 are a direct result of usage and are paid for by the tenants. Cost per s.f. to operate the facility in 2003 was \$1.50. We have no budget in 2004 to operate the facility. The Veterans Assistance Commission, a former tenant on the first floor, was relocated in late 2003 to the third floor of the McLean County Health Department where the City of Bloomington Township Assessor's office formerly occupied office space.

Fairview Building, Normal, Illinois: This facility is a tenant occupied facility housing primarily the Regional Office of Education for McLean/DeWitt/Livingston Counties, (ROE and GED) with a small office area for the Senior Citizen Services of the YWCA. In the year 2003, we experienced a **decrease** in utilities costs for the third year in a row, for 2003 it was \$1,203.27. The cost per s.f. was \$1.12 for 2003 to operate the facility. The costs to operate the Fairview Building are covered by lease agreements with ROE and GED, as tenants, who pay for utilities on the basis of occupied s.f. and actual costs in accordance with the leases. The YWCA pays rent to the County.

McLean County Highway Department: The McLean County Highway Department experienced an **increase** in total utilities of \$2,339.65 in 2003 over 2002. Virtually all costs were slightly higher in 2003 due to usage. The cost to operate the facility in 2003 was \$1.08 per s.f.

McLean County Animal Control Center: The McLean County Animal Control Center experienced virtually **no change** in utilities costs in 2003 over 2002. The cost per s.f. to operate the facility in 2003 was \$0.85. This is an LP gas heated facility as no natural gas is currently available.

Page four

COMLARA Parks and Recreation, Hudson, Illinois: COMLARA Parks and Recreation experienced an overall **decrease** in utility costs in 2003 of \$728.07. This is due to no more LP gas purchases as we converted the heating system over to electric in 2002. Electrical costs were down and so were trash removal costs. Cost per s.f. was \$.53 cents to operate the facility in 2003.

Rescue Squad/E.S.D.A. Garage, Normal, Illinois: This unmanned metal garage is used to house emergency extrication vehicles, equipment, and supplies for E.S.D.A. and the Rescue Squad and serves as their training center. Overall costs for utilities in 2003 were \$1,827.26 **more than** the previous year. This is entirely due to usage. Cost per s.f. to operate the facility in 2003 was \$.58 cents per s.f.

Overall Summary:

In summary, the total utilities for all County facilities in the year 2003 over 2002 **decreased** by \$25,348.51. So, we had a good year. The majority of the decrease is due to lower electrical usage in 2003. Water costs overall **increased** only slightly by \$479.30, actual gas costs **increased** by \$10,690.50, and trash removal costs **increased** by \$222.80 for the County as a whole in 2003. Many County facilities experienced decreases in utilities in 2003. We are available to answer any questions.

Thank you.

Sutrpt03.doc

**Summary of McLean County Buildings Utilities Costs
FY 2003 (January - December 2003)**

County Bldg.	2003				Year Total
	Total Electric	Total Water	Total Gas/Fuel	Total Trash	
LJC	286,831.67	56,771.91	131,077.07	4,395.00	479,075.65
Gov Ctr	106,799.62	1,284.36	35,889.69	N/A	143,973.67
N.Home	105,944.18	27,947.98	73,034.55	3,699.60	210,626.31
200 WF	114,479.82	2,128.41	21,960.57	1,657.20	140,226.00
JDC	45,269.98	2,294.13	20,181.47	1,148.40	68,893.98
CH	39,300.38	616.33	18,528.62	N/A	58,445.33
MetCom	25,860.65	511.74	N/A	568.20	26,940.59
McBarn	24,422.68	1,245.09	15,665.35	792.60	42,125.72
Fairv	16,003.42	573.16	10,287.04	N/A	26,863.62
Highway	14,073.23	N/A	10,482.88	628.80	25,184.91
Animal	5,780.97	N/A	N/A	508.20	6,289.17
COMLARA	2,626.64	N/A	N/A	1,729.80	4,356.44
ESDA	1,823.05	91.68	2,675.93	N/A	4,590.66
03 YTD	789,216.29	93,464.79	339,783.17	15,127.80	1,237,592.05
02 YTD	825,957.40	92,985.49	329,092.67	14,905.00	1,262,940.56
01 YTD	813,892.34	89,392.76	245,302.14	16,804.00	1,165,391.24
00 YTD	720,652.13	90,214.16	229,882.30	19,372.52	1,060,121.10
99 YTD	713,939.57	93,359.59	174,422.16	17,556.52	999,277.84
98 YTD	713,742.26	77,721.35	155,468.10	20,369.48	967,301.19
97 YTD	700,585.42	78,419.84	194,617.37	15,743.08	989,365.71
96 YTD	665,063.56	74,620.83	163,495.93	23,202.90	926,383.22
95 YTD	588,394.91	71,962.39	128,157.92	14,280.00	802,795.22
94 YTD	568,943.39	71,790.29	164,564.16	11,904.00	817,201.84
93 YTD	517,310.71	59,449.80	187,740.69	9,450.00	773,951.20
92 YTD	550,575.94	58,813.54	168,854.44	N/A	778,243.92
91 YTD	483,851.90	51,019.98	103,296.33	N/A	638,168.21

Facility	S.F.	Total Utilities SF Cost Comparison:						
		2003	2002	2001	2000	1999	1998	1997
LJC	294,200	1.62	1.81	1.65	1.69	1.56	1.54	1.63
Gov Ctr	121,813	1.18	1.02	.82	1.70	N/A	N/A	N/A
200WF	75,000	1.87	1.85	1.53	1.76	1.73	1.60	1.53
NHome	55,900	3.78	3.76	3.29	3.17	2.95	2.93	2.94
CHouse	40,000	1.46	1.39	1.30	1.26	1.33	1.16	1.21
JDC	33,600	1.99	1.95	1.80	1.72	1.66	1.67	1.85
McBarnes	28,141	1.50	1.39	1.29	1.29	1.20	1.12	1.29
Fairview	24,000	1.12	1.17	1.19	1.11	1.05	.90	1.31
HIGHWAY	23,456	1.08	.99	1.13	1.01	.89	.81	.72
COMLARA	8,143	.53	.83	1.36	1.16	.95	1.13	.99
ESDA	7,800	.58	.36	.46	.46	.36	.37	.47
Animal	7,500	.85	1.19	1.50	1.80	1.55	1.51	1.56
MetCom	6,144	4.38	4.40	5.13	5.27	5.45	5.15	2.16
Tot SF:	725,697							

(Note: 2002 BOMA was \$1.70 s.f. average for govt sector fac)

Math Checked: 1/23/04

SUMMUTL03.DOC

Law and Justice Center Utilities Costs FY '03
 Electric and Water and Gas by Meter
 0001-0041-0050-XXXX-XXXX

2003
 61780-62001

<u>Month</u>	<u>4435594106</u> <u>Electric</u>	<u>11916-2</u> <u>Water</u>	<u>615799502</u> <u>Gas</u>	<u>Garbage</u>	<u>Month</u> <u>Total</u>
Jan	22,242.54	4,013.35	19,847.24	360.00	46,463.13
Feb	22,425.37	4,070.82	17,137.95	360.00	43,994.14
Mar	23,921.04	4,243.21	14,261.88	360.00	42,786.13
Apr	24,374.44	4,492.23	13,382.77	360.00	42,609.44
May	26,088.00	4,932.79	12,675.54	360.00	44,056.33
Jun	28,644.01	3,467.44	6,304.16	360.00	38,775.61
Jul	18,039.18	4,353.00	1,258.13	372.50	24,022.81
Aug	18,028.38	6,184.49	1,472.73	372.50	26,058.10
Sep	30,374.79	5,017.16	5,486.86	372.50	41,251.31
Oct	24,398.36	4,715.27	10,531.52	372.50	40,017.65
Nov	24,180.78	6,264.99	13,666.15	372.50	44,484.42
Dec	<u>24,114.78</u>	<u>5,017.16</u>	<u>15,052.14</u>	<u>372.50</u>	<u>44,556.58</u>
03	286,831.67	56,771.91	131,077.07	4,395.00	479,075.65
02	328,198.59	57,438.90	140,797.58	4,320.00	530,755.07
01	335,623.10	57,750.56	87,696.45	3,960.00	485,030.11
00	325,810.19	61,653.38	101,331.45	7,594.68	496,389.70
99	316,677.51	64,605.90	72,309.40	7,594.68	461,187.49
98	325,298.37	50,930.40	68,509.53	7,594.68	452,332.98
97	337,998.14	52,906.97	78,554.33	7,394.04	476,853.48
96	304,698.40	48,019.24	70,837.89	7,279.92	430,835.45
95	319,721.93	45,714.57	54,304.59	7,620.00	427,361.09

Law and Justice Center

SF: 294,200
 Ele. Cost/SF: .97
 Gas Costs/SF: .45
 Water Cost/SF: .19
 Trash Cost/SF: .01
 2003 Cost/SF: 1.62



Government Center: 115 E. Washington Street
 Electric and Water and Gas by Meter
 0001-0041-0115-XXXX-XXXX

<u>Month</u>	2003					<u>Month Total:</u>
	4215274752 <u>Electric</u>	4868666080 <u>Electric</u>	615799653 <u>Gas</u>	11916-1 <u>Water</u>	11916-6 <u>Water</u>	
Jan	7,645.43	125.46	3,356.19	64.72	85.89	11,277.69
Feb	7,105.73	143.64	4,565.17	65.37	46.95	11,926.86
Mar	7,687.08	129.38	3,361.49	64.72	46.28	11,288.95
Apr	7,585.38	65.35	-308.82	64.72	46.28	7,452.91
May	7,847.28	96.73	3,686.31	65.05	46.95	11,742.32
Jun	10,718.27	59.25	3,053.77	39.03	56.33	13,926.65
Jul	11,644.65	88.25	1,580.85	26.27	49.95	13,389.97
Aug	12,452.74	81.16	2,125.53	32.55	63.18	14,755.16
Sep	13,059.79	48.65	5,521.68	32.55	63.18	18,725.85
Oct	8,856.42	101.46	1,940.37	32.55	38.92	10,969.72
Nov	5,543.82	71.41	2,247.29	32.55	74.20	7,969.27
Dec	<u>5,531.87</u>	<u>110.42</u>	<u>4,759.86</u>	<u>28.14</u>	<u>118.03</u>	<u>10,548.32</u>
03	105,678.46	1,121.16	35,889.69	548.22	736.14	143,973.67
02	105,987.74	1,069.92	15,261.61	1,100.35	656.08	124,075.70
01	80,130.21	605.02	14,683.38	569.95	492.52	96,481.08
00	137,297.70	1,660.53	65,498.35	1,070.14	1,180.20	206,706.92

Government Center (under construction)

SF: 121,813

Electric Costs/SF: .88

Gas Costs/SF: .29

Water Costs/SF: .01

2003 Costs per SF: 1.18

Math Checked: 1/14/04



200 W. Front Street Building FY '03
 Electric and Water and Gas and Trash by Meter
 0001-0041-0046-XXXX-XXXX

<u>Month</u>	3018610764	03800-93005	2003			<u>Month</u> <u>Total</u>
	Various	615799561	11916-3	<u>Water</u>	<u>Trash</u>	
	<u>Electric</u>	<u>Gas</u>				
Jan	8,504.44	3,798.51	162.47	135.00		12,600.42
Feb	6,927.99	3,489.20	166.63	135.00		10,718.82
Mar	8,418.30	3,049.66	166.63	135.00		11,769.59
Apr	8,866.43	1,707.19	147.91	135.00		10,856.53
May	9,697.24	1,258.87	166.63	135.00		11,257.74
Jun	10,832.17	826.98	210.17	135.00		12,004.32
Jul	12,567.17	228.01	210.17	141.20		13,146.55
Aug	12,238.27	185.68	218.92	141.20		12,784.07
Sep	12,010.56	922.12	188.31	141.20		13,262.19
Oct	8,494.62	1,517.08	166.44	141.20		10,319.34
Nov	8,437.63	2,024.11	157.69	141.20		10,760.63
Dec	<u>7,485.00</u>	<u>2,953.16</u>	<u>166.44</u>	<u>141.20</u>		<u>10,745.80</u>
03	114,479.82	21,960.57	2,128.41	1,657.20		140,226.00
02	113,699.04	21,075.12	2,524.50	1,640.00		138,938.66
01	114,636.50	15,883.67	1,924.20	1,620.00		134,064.37
00	112,644.39	15,949.22	1,889.30	1,440.00		131,922.91
99	114,065.58	11,208.44	2,702.48	1,440.00		129,416.50
98	107,368.74	8,483.90	2,537.93	1,800.00		120,190.57
97	98,219.32	13,707.53	1,549.49	1,020.00		114,496.34

Building purchased 4/17/96
 75,000 SF

Ele Costs/SF: 1.53
 Gas Costs/SF: .29
 Water Cost/SF: .03
 Trash Cost/SF: .02
 2003 Cost/SF: 1.87



Math Checked: 1/13/04

McLean County Nursing Home Utilities Costs FY '03
 Electric and Water and Gas and Trash by Meter
 0401-0090-0086-XXXX-XXXX

<u>Month</u>	2003				<u>Month Total</u>
	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Trash</u>	
Jan	7,470.80		12,352.17	300.00	20,122.97
Feb	7,127.83	5,566.38	10,798.91	300.00	23,793.12
Mar	6,966.82		9,395.93	300.00	16,662.75
Apr	7,240.75	4,314.32	4,810.14	300.00	16,665.21
May	6,912.31		2,818.42	300.00	10,030.73
Jun	6,766.71	4,653.82	2,713.65	300.00	14,434.18
Jul	13,943.24		2,488.31	316.60	16,748.15
Aug	12,206.39	4,633.82	2,241.74	316.60	19,398.55
Sep	14,278.95		2,810.10	316.60	17,405.65
Oct	9,771.03	4,145.82	4,937.84	316.60	19,171.29
Nov	6,656.62		7,448.74	316.60	14,421.96
Dec	<u>6,602.73</u>	<u>4,633.82</u>	<u>10,218.60</u>	<u>316.60</u>	<u>21,771.75</u>
03	105,944.18	27,947.98	73,034.55	3,699.60	210,626.31
02	106,264.18	25,312.78	75,402.15	3,600.00	210,579.11
01	103,181.67	22,589.61	54,530.55	3,600.00	183,901.83
00	102,965.02	21,072.41	47,880.40	5,040.00	176,957.83
99	99,332.74	20,572.26	39,559.71	5,040.00	164,504.71
98	104,217.04	18,745.96	36,049.33	5,040.00	164,052.33
97	100,219.91	18,819.36	42,715.91	2,780.04	164,535.22

McLean County Nursing Home, 901 N. Main, Normal, IL
 55,900 SF

Ele. Costs/SF: 1.90
 Water Cost/SF: .50
 Gas Costs/SF: 1.31
 Trash Costs/SF: .07
 2003 Costs/SF: 3.78

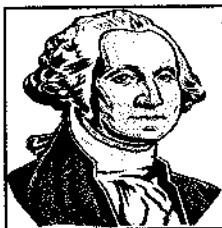
Math Checked 1/15/04

McLean County Courthouse Utilities Costs FY '03
 Electric and Water and Gas by Meter
 0001-0041-0049-XXXX-XXXX

<u>Month</u>	2003			<u>Month Total</u>
	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	
Jan	2,551.06	70.86	3,485.10	6,107.02
Feb	2,933.94	70.86	3,307.55	6,312.35
Mar	2,210.47	70.20	2,838.52	5,119.19
Apr	2,673.60	68.87	1,302.19	4,044.66
May	3,571.82	69.53	332.21	3,973.56
Jun	4,218.53	39.92	205.18	4,463.63
Jul	4,436.56	33.20	198.65	4,668.41
Aug	4,372.75	37.68	188.89	4,599.32
Sep	4,686.12	33.20	404.31	5,123.63
Oct	2,695.93	39.92	1,288.06	4,023.91
Nov	2,584.34	51.14	1928.95	4,564.43
Dec	<u>2,365.26</u>	<u>30.95</u>	<u>3,049.01</u>	<u>5,445.22</u>
03	39,300.38	616.33	18,528.62	58,445.33
02	35,985.90	863.95	18,977.18	55,827.03
01	36,812.57	866.12	14,288.66	51,967.35
00	37,229.27	828.10	12,509.00	50,566.37
99	43,270.20	816.84	9,331.23	53,418.27
98	38,293.59	977.14	7,227.48	46,498.21
97	36,281.52	947.11	11,234.27	48,462.90

40,000 SF, 200 N. Main, Bloomington, IL

Ele. Costs/SF: .98
 Water Cost/SF: .02
 Gas Costs/SF: .46
 2003 Costs/SF: 1.46
 Math Checked: 1/15/04



McLean County Juvenile Detention Center Utilities Costs FY '03
 Electric and Gas and Water and Trash by Meter

<u>Month</u>	33318-34008		22877-		<u>Trash</u>	<u>Month Total</u>
	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Water</u>		
Jan	2,941.21	3,702.41			95.00	6,738.62
Feb	2,774.50	3,258.24	137.58	318.54	95.00	6,583.86
Mar	3,039.40	2,625.34			95.00	5,759.74
Apr	3,627.73	1,514.32	94.82	225.77	95.00	5,557.64
May	3,942.44	1,146.64			95.00	5,184.08
Jun	3,344.94	623.09	94.82	279.12	95.00	4,436.97
Jul	5,644.27	234.04			96.40	5,974.71
Aug	4,593.19	249.15	144.22	280.86	96.40	5,363.82
Sep	5,277.80	590.54			96.40	5,964.74
Oct	4,126.26	1,371.93	95.42	241.82	96.40	5,931.83
Nov	3,186.66	1,983.28			96.40	5,266.34
Dec	<u>2,771.58</u>	<u>2,882.49</u>	<u>95.42</u>	<u>285.74</u>	<u>96.40</u>	<u>6,131.63</u>
03	45,269.98	20,181.47	662.28	1631.85	1,148.40	68,893.98
02	44,816.16	18,811.00	671.88	1,833.47	1,140.00	67,272.51
01	44,076.01	14,925.92	510.32	1,587.58	1,140.00	62,239.83
00	41,927.47	14,086.45	510.83	1,418.75	1,149.96	59,093.46
99	42,247.16	12,151.85	570.36	1,503.55	1,149.96	57,622.88
98	42,934.81	11,313.43	1,130.41	909.76	1,294.92	57,583.33
97	43,896.55	17,060.11	579.46	1,302.35	900.00	63,738.47
96	43,848.24	13,979.44	645.34	1,450.43	1,797.00	61,720.45

Opened November 1993

34,500 SF

Electric Costs/SF: 1.31

Gas Costs/SF: .58

Water Costs/SF: .07

Trash Costs/SF: .03

2003 Costs/SF: 1.99



Math Checked: 1/15/04

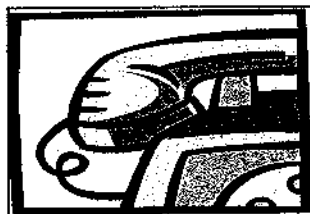
MetCom Utilities Costs FY '03
 Electric and Water and Trash by Meter
 0001-0041-0045-XXXX-XXXX 2003

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	2,537.37	42.61	47.00	2,626.98
Feb	3,007.24	46.02	47.00	3,100.26
Mar	2,431.66	42.61	47.00	2,521.27
Apr	1,773.85	34.08	47.00	1,854.93
May	1,973.53	29.82	47.00	2,050.35
Jun	1,836.74	34.08	47.00	1,917.82
Jul	2,007.68	42.44	47.70	2,097.82
Aug	2,398.42	47.12	47.70	2,493.24
Sep	1,832.58	47.12	47.70	1,927.40
Oct	1,738.60	47.12	47.70	1,833.42
Nov	2,161.49	42.63	47.70	2,251.82
Dec	<u>2,161.49</u>	<u>56.09</u>	<u>47.70</u>	<u>2,265.28</u>
03	25,860.65	511.74	568.20	26,940.59
02	25,917.66	504.29	629.00	27,050.95
01	30,492.61	447.06	564.00	31,503.67
00	31,298.76	358.73	697.20	32,354.69
99	32,191.93	620.79	697.20	33,509.92
98	30,538.97	374.83	697.20	31,611.00
97	12,615.80	415.00	255.00	13,285.80

MetCom, 2411 E. Empire, Bloomington, IL, all electric facility, opened 3/10/97

6,144 SF

Electric Costs/SF: 4.21
 Water Costs/SF: .08
 Trash Costs/SF: .09
 2003 Costs/SF: 4.38



Math Checked: 1/14/04

McBarnes Memorial Building Utilities Cost for FY 2003
 Electric and Water and Gas by Meter
 0350-0085-0091-XXXX-XXXX 2003

	22657-56001	639829503	11916-4		Month	
Month	Various Meters	Electric	Gas	Water	Trash	Total:
Jan	1,581.40	2,197.02	91.62	65.00	3,935.04	
Feb	1,478.06	2,156.79	224.86	65.00	3,924.71	
Mar	1,758.20	2,193.46	222.77	65.00	4,239.43	
Apr	1,855.87	1,551.76	-5.63	65.00	3,467.00	
May	2,114.54	1,191.00	73.20	65.00	3,443.74	
Jun	2,491.46	429.82	93.09	65.00	3,079.37	
Jul	2,739.73	88.97	73.29	67.10	2,969.09	
Aug	2,650.93	88.97	84.51	67.10	2,891.51	
Sep	2,795.78	590.54	102.45	67.10	3,555.87	
Oct	1,791.79	1,559.53	91.24	67.10	3,509.66	
Nov	1,649.70	1,560.50	106.94	67.10	3,384.24	
Dec	<u>1,515.22</u>	<u>2,056.99</u>	<u>86.75</u>	<u>67.10</u>	<u>3,726.06</u>	
03	24,422.68	15,665.35	1,245.09	792.60	42,125.72	
02	23,521.91	13,499.19	1,376.69	780.00	39,177.79	
01	25,146.76	9,341.01	1,094.64	780.00	36,362.41	
00	24,977.94	9,592.33	954.98	680.00	36,205.25	
99	24,333.20	8,038.39	678.21	784.00	33,833.80	
98	24,145.02	5,618.67	831.97	912.00	31,507.66	
97	25,744.46	9,361.15	764.99	540.00	36,410.60	
96	23,635.99	6,564.68	704.23	942.00	31,846.90	

McBarnes Memorial Building, 201 E. Grove Street, Bloomington, IL
 28,141 SF

Electric Costs/SF: .87
 Gas Costs/SF: .56
 Water Costs/SF: .04
 Trash Costs/SF: .03
 2003 Costs/SF: 1.50

Math Checked: 1/15/04

Fairview Building Utilities Costs FY '03
 Electric and Water and Gas by Meter
 0360-0041-0051-XXXX-XXXX

<u>Month</u>	2003			<u>Month Total</u>
	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	
Jan	1,216.14		2,166.42	3,382.56
Feb	1,397.80	183.98	1,922.36	3,504.14
Mar	1,294.60		1,506.06	2,800.66
Apr	1,126.08	46.32	620.36	1,792.76
May	1,032.89		241.89	1,274.78
Jun	853.34	94.82	107.17	1,055.33
Jul	1,998.46		105.62	2,104.08
Aug	1,639.58	193.02	105.62	1,938.22
Sep	2,085.71		245.39	2,331.10
Oct	1,340.74	8.40	554.82	1,903.96
Nov	987.63		1,116.05	2103.68
Dec	<u>1,030.45</u>	<u>46.62</u>	<u>1,595.28</u>	<u>2,672.35</u>
03	16,003.42	573.16	10,287.04	26,863.62
02	16,450.75	574.38	11,041.76	28,066.89
01	16,419.06	707.11	11,474.22	28,600.39
00	16,984.83	1,423.43	8,276.60	26,684.86
99	15,972.65	1,226.46	7,819.94	25,019.05
98	15,734.90	1,056.56	4,461.54	21,253.00
97	21,457.02	946.46	8,416.39	30,819.87

24,000 SF (ROE/GED occupied it 4/6/98) 905 N. Main, Normal, IL

Ele. Costs/SF: .67
 Water Cost/SF: .02
 Gas Costs/SF: .43
 2003 Costs/SF: 1.12
 Math Checked: 1/15/04



County Highway Dept Utilities Costs FY '03
 Electric and Gas and Trash by Meter
 0120-0055-0056-XXXX-XXXX 2003

<u>Month</u>	662-5330 53465-13009		<u>Trash</u>	<u>Month Total:</u>
	<u>Electric</u>	<u>Gas</u>		
Jan	1,466.59	1,441.32	51.00	2,958.91
Feb	1,895.83	1,578.64	51.00	3,525.47
Mar	1,443.70	1,959.50	51.00	3,454.20
Apr	962.95	1,037.37	51.00	2,051.32
May	1,088.85	815.73	51.00	1,955.58
Jun	825.56	448.18	51.00	1,324.74
Jul	968.48	448.18	53.80	1,470.46
Aug	1,200.74	448.18	53.80	1,702.72
Sep	873.83	98.18	53.80	1,025.81
Oct	882.83	98.18	53.80	1,034.81
Nov	1,117.47	482.25	53.80	1,653.52
Dec	<u>1,346.40</u>	<u>1627.17</u>	<u>53.80</u>	<u>3,027.37</u>
03	14,073.23	10,482.88	628.80	25,184.91
02	13,696.00	8,537.26	612.00	22,845.26
01	15,922.22	9,874.29	612.00	26,408.51
00	15,587.08	7,483.09	588.00	23,658.17
99	14,378.60	5,826.97	588.00	20,793.57
98	13,574.20	4,766.68	588.00	18,928.88
97	12,183.37	4,241.84	540.00	16,965.21
96	11,877.96	8,017.19	722.04	20,617.19

Highway Dept, RR, Bloomington, IL
5,435 SF (Office Bldg) Each garage is 9,600 sf Total is **23,456 SF.**

Electric Costs/SF: .60
 Gas Costs/SF: .45
 Trash Costs/SF: .03
 2003 Costs/SF: 1.08

Math Checked: 1/14/04



Animal Control Center Utility Costs FY 2003
 Electric and Gas and Trash by Meter
 0112-0061-0065-XXXX-XXXX 2003

<u>Month</u>	7972235936 <u>Electric</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	442.94	42.00	484.94
Feb	487.47	42.00	529.47
Mar	397.24	42.00	439.24
Apr	361.44	42.00	403.44
May	427.80	42.00	469.80
Jun	536.24	42.00	578.24
Jul	642.53	42.70	685.23
Aug	667.37	42.70	710.07
Sep	673.78	42.70	716.48
Oct	400.62	42.70	443.32
Nov	380.12	42.70	422.82
Dec	<u>363.42</u>	<u>42.70</u>	<u>406.12</u>
03	5,780.97	508.20	6,289.17
02	5,778.13	504.00	6,282.13
01	5,355.72	504.00	5,859.72
00	5,376.86	498.96	5,875.82
99	5,771.96	498.96	6,270.92
98	6,069.26	498.96	6,568.22
97	6,870.11	660.00	7,530.11
96	6,972.68	660.00	7,632.68

Animal Control Center, RR, Bloomington, IL
 7,400 SF

Electric Costs/SF: .78
 Trash Costs/SF: .07
 2003 Costs/SF: .85



Math Checked: 1/2/04

COMLARA Parks & Recreation Utilities Costs for FY 2003
 Electric and Gas and Trash by Meter
 0001-0040-0042-XXXX-XXXX **2003**

<u>Month</u>	<u>Electric</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	150.98	140.00	290.98
Feb	160.51	140.00	300.51
Mar	152.00	140.00	292.00
Apr	199.43	140.00	339.43
May	179.34	140.00	319.34
Jun	338.94	140.00	478.94
Jul	424.87	148.30	573.17
Aug	356.80	148.30	505.10
Sep	188.55	148.30	336.85
Oct	156.80	148.30	305.10
Nov	167.36	148.30	315.66
Dec	<u>151.06</u>	<u>148.30</u>	<u>299.36</u>
03	2,626.64	1,729.80	4,356.44
02	2,969.91	2,114.60	5,084.51
01	3,920.15	5,351.07	9,271.22
00	4,273.89	3,448.47	7,722.36
99	4,202.83	1,784.08	5,986.91
98	3,960.55	3,462.44	7,422.99
97	3,442.61	3,250.89	6,693.50
96	3,803.34	2,429.37	6,232.71

COMLARA Parks & Recreation, RR 1, hudson, IL 61748, All heated SF: 8143

Electric Costs/SF: .32
 Trash Costs/SF: .21
 2003 Costs/SF: .53

Math Checked: 1/14/04



Rescue Squad/ESDA Garage Utility Costs FY '03
 Electric and Water and Gas by Meter
 0001-0032-0039-XXXX-XXXX and 0001-0047-0052-XXXX-XXXX

<u>Month</u>	22821- 2003			<u>Month Total</u>
	9335510498 <u>Electric</u>	26955 <u>Water</u>	6218427802 <u>Gas</u>	
Jan	160.38		221.69	382.07
Feb	133.09	14.48	731.00	878.57
Mar	133.24		344.83	478.07
Apr	131.42	14.75	536.47	682.64
May	148.72		168.54	317.26
Jun	101.27	14.75	28.64	144.66
Jul	198.60		46.48	245.08
Aug	167.99	14.87	0.00	182.86
Sep	187.51		43.34	230.85
Oct	183.71	14.87	80.47	279.05
Nov	134.71		204.08	338.79
Dec	<u>142.41</u>	<u>17.96</u>	<u>270.39</u>	<u>430.76</u>
03	1,823.05	91.68	2,675.93	4,590.66
02	1,601.51	70.04	1,091.85	2,763.40
01	1,570.74	57.68	1,985.28	3,613.70
00	1,576.43	104.25	1,936.91	3,617.59
99	1,495.21	56.74	1,210.15	2,762.10
98	1,606.81	226.39	988.13	2,821.33
97	1,656.61	188.55	1,817.87	3,663.03

7,800 SF (60' X 120')

Ele. Costs/SF: .23
 Water Cost/SF: .01
 Gas Costs/SF: .34
 2003 Costs/SF .58



Math Checked: 1/8/04



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: 01/27/04

RE: General Report

Recent Recreational Activities:

- Deer Management Program
150 persons participated in the 2003 Deer Management Program Special hunt including 5 disabled hunters in the "Opening the Outdoors of McLean County Program".
- December 13, 2003 Deer Run Run 8K foot race -130 participants

Resource Management Activities:

- Deer Management Program
The Deer Management Program at COMLARA County Park for the 2003 season began on October 1 and was completed on December 7, 2003 with a new \$5.00 special activity fee implemented. This public hunting program harvested 50 white tail deer from the site. This is consistent with recommended and past levels to insure against significant increases in site population. An Illinois Department of Natural Resources (IDNR) biologist will again assist in a population count for the spring of 2004. The deer management plan components for 2004 will be based upon the results of this survey, with the continued goal of restricting population growth and slowly reducing the population level to approximately twice the recommended carrying capacity of 15-20 deer per square mile. Spring 2003 population levels were estimated at 60-70 deer per square mile. Population levels at the onset of the program were 70-80 deer per square mile.
- Resident Giant Canada Geese Program
The McLean County Department of Parks and Recreation has been actively working to reduce the negative impact of resident geese on recreational activities and use areas surrounding Evergreen Lake. These activities included reduction of regularly mowed recreational space near the lake and reduction of nesting habitat for geese. These expanded steps along with low spring 2003 water levels, which exposed nesting areas to increased predation, appeared to have reduced wildlife/recreational user conflicts in 2003. The Department will continue these management steps and monitor population and recreational conflict in 2004 with the guidance of IDNR waterfowl staff..

Natural Resources Activities Continued:

- **Autumn Olive Removal**

Autumn Olive is an exotic plant that was introduced to Illinois as a wildlife planting under recommendations from the USDA and Illinois Conservation Department to many areas of Illinois including COMLARA County Park in the 1970's. Today, Autumn Olive is identified in Illinois as a highly invasive and resilient exotic plant. Many areas surrounding the autumn olive plantings and unmowed areas at COMLARA Park have experienced increasing Autumn Olive intrusion. This intrusion has a negative impact upon recreational use of sites and restricts growth of native plant species. The Department is increasing its efforts to reduce the spread and impact of Autumn Olive plants on County Parks through removal programs this winter.

Facilities Planning Activities:

- **Norfolk & Southern Railroad ROW**

The Department of Parks & Recreation was notified on January 8, 2004 that Norfolk & Southern Railroad had reversed its preliminary notice of intent to abandon the railroad ROW from Bloomington to Mansfield. Instead they notified us they would file for a discontinuance of service. The Railroad informed us that they do not have specific plans in the foreseeable future, but would be filing to keep things intact for a future potential, as of yet unidentified use. On January 22 - 27, 2004, Norfolk & Southern formally filed service discontinuance exemption requests and amendments with the United States Department of Transportation's Surface Transportation Board.

- **Route 66 Trail**

The preliminary engineering project by Hanson Engineers continues. Two significant alignment issues remain under review. The areas include the termination section in north Normal, near the Towanda Avenue bridge and the trail section from the Village of McLean corporate boundary, north for approximately 1 mile.

- **COMLARA Electrical Renovations**

The Department of Parks and Recreation has received and reviewed information provided by engineering firms with experience in campground electrical renovations. The Department plans to complete and release a Request for Proposals(RFP) for electrical renovations to Area #1 of the Family Campground at COMLARA County Park within the next 30 days.

- **White Oak Area Community Service Initiative**

The Department of Parks and Recreation, with the assistance of the Risk Management Department and the State's Attorney's Office Civil Division, has completed volunteer agreements with local companies and organizations to move forward with the White Oak Area(WOA) community service project. This project will use donations and volunteers to provide electrical service and improved lighting to the WOA Boat Launch, as discussed with the Committee in September of last year. It is hoped that final volunteer design work can be completed this winter, with the volunteer installation of the project taking place this spring.