



**Property Committee Agenda**  
**Room 400, Government Center**

**Thursday, February 3, 2005**  
**3:00 PM**

1. Roll Call
2. Chairman's Approval of Minutes – January 6, 2005
3. Departmental Matters:
  - A. Jack Moody, Director, Facilities Management
    - 1) Items to be Presented for Action:
      - a) Request Approval for Maintenance Agreement between SimplexGrimmel LP and McLean County for maintenance Of the Bell Strike Equipment at the Old McLean County Courthouse 1-4
      - b) Request Approval of Replacement of Data Aire Unit at Old McLean County Courthouse and recommend Award of Bid to Twin City Refrigeration 5-8
      - c) Request Approval of an Emergency Appropriation Ordinance Amending the McLean County Fiscal Year 2005 Combined Annual Appropriation Budget Ordinance—General Fund 0001, Facilities Management Department 0041, Old County Courthouse Program 0049 9-10
    - 2) Items to be Presented for Information:
      - a) Status Report on Renovation and Restoration of Dome and Roof Areas of McLean County Museum of History located at the old McLean County Courthouse 11-19
      - b) Status of Law and Justice Center Remodel Project
      - c) 2004 Review of County Utilities Expenditures 20-38
      - d) General Report
      - e) Other

- C. John Zeunik, County Administrator
  - 1) Items to be Presented for Information:
    - a) General Report
    - b) Other

4. Other Business and Communications

- A. Appearance by Mr. Greg Koos, Executive Director,  
McLean County Museum of History

5. Recommend Payment of Bills and Transfers, if any, to County Board

6. Adjournment



**Facilities Management**

104 W. Front Street, P.O. Box 2400

Bloomington, Illinois 61702-2400

(309) 888-5192 voice

(309) 888-5209 FAX [jack.moody@mcleancountyil.gov](mailto:jack.moody@mcleancountyil.gov)

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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 black ink that reads "Jack E. Moody". The signature is written in a cursive style and is positioned over the printed name and title in the "From:" field.

Date: January 25, 2005

Subj: SimplexGrinnell Maintenance Agreement for Courthouse

The McLean County Museum of History old Courthouse dome and roof project is now substantially complete. The reworked clock and bell strike mechanisms are controlled by SimplexGrinnell technology. The lease agreement between the McLean County Museum of History and McLean County require the County to maintain all installed mechanical systems and installations in the facility. Because the clock and bell strike mechanisms are controlled by a Simplex 6400 Master Control Panel and four new smoke detectors were installed in the dome, we need to cover this equipment with a maintenance agreement.

Enclosed is the Simplex proposal to cover the equipment for a period of three (3) years at a fixed price of \$900.00 per year. Funds are available in the Adopted FY 2005 budget for the McLean County Courthouse for this expenditure in 2005.

Mr. Eric T. Ruud, First Assistant States Attorney, has reviewed the attached proposal and states that it is consistent with similar proposals for such systems at the County.

We, therefore, request and recommend the attached proposal be approved by the Property Committee and the McLean County Board.

We are pleased to answer any questions or provide any further information.

Thank you for your kind consideration.

JEM:  
enclosure



Fire & Security

SimplexGrinnell LP  
1090 N. Main Street  
Peoria, IL 61611  
Tel. (309) 694-8000 Ext. 202  
Fax (309) 694-8007

SimplexGrinnell

RECEIVED

JAN 24 2005

QUOTATION  
(SERVICE DEPARTMENT)

Facilities Mgt. Div.

SimplexGrinnell Contract # <b>375-1420</b>	Salesperson: Marsha Clark	Date: January 24, 2005
Service at: McLean County Museum of History 200 N. Main Street Bloomington, IL 61701	Invoice: Jack Moody- McLean County Facilities 104 W. Front Street P.O. Box 2400 Bloomington, IL 61702-2400 (309) 888-5192	

SimplexGrinnell, for and in consideration of the prices herein named, proposes to furnish the work, and/or materials hereinafter described, subject to the conditions outlined below:

SCOPE OF WORK:

Preventative Maintenance on following: "F" Coverage applies			
Tower Movements	4 each	102.50 each	\$ 410.00
6400 Master Time System	1 each	237.00	\$ 237.00

"H" Coverage applies:

Simplex 4001 Panel- Vista 32FB Panel with Ademco keypad and receiver, and 4 Smoke Detectors  
\$ 253.00 Annually

TOTAL \$ 900.00

TERMS OF THIS AGREEMENT ARE		NET 10 <input type="checkbox"/>	NET 30 <input type="checkbox"/>	C.O.D. <input type="checkbox"/>
<input type="checkbox"/> Time and Material	<input type="checkbox"/> Price Not to Exceed \$	X Fixed Price of \$ 900.00		
Coverage begins on March 1, 2005, for three years at \$900.00 per year. (Fixed Pricing)				
Balance Due \$ 900.00				
AMEX <input type="checkbox"/>	MC/Visa <input type="checkbox"/>	Discover <input type="checkbox"/>	CREDIT CARD # _____	Expiration Date: _____
Name on Credit Card _____				

IMPORTANT NOTICE TO CUSTOMER

- A. The price for work to be performed under this agreement on a time and material basis shall be based upon the prevailing SimplexGrinnell prices for material, labor, and related items, in effect at the time supplied under this agreement. Further, in the event that this agreement is executed on a "price not to exceed" basis, the price to the customer shall be lesser of: 1. The limit price quoted, OR 2. The actual cumulative billing based on the aforementioned prevailing prices.
- B. Unless otherwise agreed in writing between the parties, the Customer shall pay SimplexGrinnell within thirty (30) days of the date of this Agreement. If SimplexGrinnell is subsequently requested by the Customer to perform additional work beyond the work set out in the above scope of work, the Customer shall pay SimplexGrinnell within net 10 or net 30 days (as selected above) from the date of the invoice or the date of completion of the work, whichever is earlier. The Customer agrees to pay all taxes, permits, and other charges, including but not limited to state and local sales and excise taxes, however designated, levied or based on the service charges pursuant to this Agreement. Where the Agreement is not executed, payment shall constitute acceptance of the terms and conditions of this Agreement.
- C. Additional work performed for the Customer by SimplexGrinnell (beyond the work set out in the above scope of work section) will be included in subsequent invoices and shall be governed by and subject to all of the terms and conditions of this Agreement.
- D. CUSTOMER AGREES THAT SIMPLEXGRINNELL'S LIABILITY FOR PERSONAL INJURY, DEATH OR PROPERTY DAMAGE, WHETHER ARISING IN CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, SHALL NOT EXCEED THE AGREEMENT PRICE SET OUT ABOVE (AS INCREASED BY THE PRICE FOR ANY ADDITIONAL WORK) OR, WHERE THE TIME AND MATERIAL TERM IS SELECTED ABOVE, CUSTOMER'S TIME AND MATERIALS PAYMENTS TO SIMPLEXGRINNELL. CUSTOMER FURTHER AGREES THAT SIMPLEXGRINNELL SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OR ANY ECONOMIC LOSS DAMAGES OF ANY KIND AND THAT THE CUSTOMER SHALL HOLD SIMPLEXGRINNELL HARMLESS FROM ANY AND ALL THIRD PARTY CLAIMS RELATING TO THE CUSTOMER'S FAILURE TO MAINTAIN THE SYSTEMS OR TO KEEP THEM IN OPERATIVE CONDITION OR RELATING TO SIMPLEXGRINNELL'S PERFORMANCE OR FAILURE TO PERFORM UNDER THIS AGREEMENT.
- E. THIS AGREEMENT CONSISTS OF THIS AGREEMENT PAGE AND THE TERMS AND CONDITIONS ON THE REVERSE SIDE HEREOF OR ATTACHED HERETO, and is the complete agreement between the parties. Customer acknowledges that he has read this agreement, understands it, and agrees to be bound by its terms and conditions. Neither party shall be bound by any statements or representation not contained in this agreement.

SIMPLEXGRINNELL LP

By: \_\_\_\_\_  
Authorized Signature  
Name: Michael F. Sweeney, Chairman, McLean County Board

By: Marsha Clark  
Title: Service Sales Representative

# SERVICE AGREEMENT

## General Terms and Conditions

### GENERAL PROVISIONS

The CUSTOMER has selected the service level it desires after considering and balancing various levels of protection afforded, and their related costs. The CUSTOMER acknowledges and agrees that by this Service Agreement, SimplexGrinnell, unless specifically stated, does not undertake any obligation to maintain or render the CUSTOMER's system or equipment as Year 2000 compliant, which for this purpose shall mean, capable of correctly handling the processing of calendar dates before or after December 31, 1999. The terms and conditions of this Agreement and any attached pages are an important part of this Agreement and are hereby incorporated by reference and accepted by the CUSTOMER. The Agreement page, and these General Terms and Conditions (collectively the "Agreement"), are intended by SimplexGrinnell and the CUSTOMER as a final expression of their Agreement and as a complete and exclusive statement of the terms and conditions thereof. This Agreement supersedes all prior representations, understandings or agreements between SimplexGrinnell and the CUSTOMER, written or oral, and shall constitute the sole terms and conditions of sale for all equipment and services. SimplexGrinnell is not bound by any provisions, printed or otherwise, at variance with the Agreement that may appear on any acknowledgement, purchase order or other form used by the CUSTOMER, such provisions being expressly rejected. No waiver, change, or modification of any terms or conditions of this Agreement shall be binding on SimplexGrinnell unless made in writing and signed by an officer of SimplexGrinnell. All work to be performed by SimplexGrinnell will be performed during normal working hours of normal working days (8:00 a.m. - 5:00 p.m., Monday through Friday, excluding SimplexGrinnell holidays), as defined by SimplexGrinnell, unless additional times are specifically described in a special provision to this Agreement. SimplexGrinnell will perform the services described in the Scope of Work section ("Services") for one or more system(s) or equipment as described in the Scope of Work section or the listed attachments ("Covered System(s)"). The CUSTOMER shall promptly notify SimplexGrinnell of any malfunction in the Covered System(s) which comes to the CUSTOMER's attention. This Agreement assumes the Covered System(s) are in operational and maintainable condition as of the Agreement date. If, upon initial inspection, SimplexGrinnell determines that repairs are recommended, repair charges will be submitted for approval prior to any work. Should such repair work be declined SimplexGrinnell shall be relieved from any and all liability arising therefrom.

Unless otherwise specified in this Agreement, any inspection (and, if specified, testing) provided under this Agreement does not include any maintenance, repairs, alterations, replacement of parts, or any field adjustments whatsoever, nor does it include the correction of any deficiencies identified by SimplexGrinnell to the CUSTOMER. SimplexGrinnell shall not be responsible for equipment failure occurring while SimplexGrinnell is in the process of following its inspection techniques, where the failure also results from the age or obsolescence of the item or due to normal wear and tear. This Agreement does not cover systems, equipment, components or parts which are below grade, behind walls or other obstructions or exterior to the building, electrical wiring, and piping.

### REPAIR SERVICES (If Selected by Customer)

Where the Customer expressly includes repair, replacement, and emergency response services in the Scope of Work section on the Agreement page, such services apply only to the components or equipment of the Covered System(s). The Agreement price does not include repairs to the Covered System(s) recommended by SimplexGrinnell during the initial inspection, for which SimplexGrinnell will submit independent pricing to customer and as to which SimplexGrinnell will not proceed until the Customer authorizes such work and approves the pricing. Repair or replacement of non-maintainable parts of the Covered System(s) including, but not limited to, unit cabinets, insulating material, electrical wiring, structural supports, and all other non-moving parts, is not included under this Agreement.

This Agreement expressly excludes, without limitation, reloading of, upgrading, and maintaining computer software, making repairs or replacements necessitated by reason of negligence or misuse of components or equipment by others, or repairs or replacements necessitated by corrosion (including but not limited to micro-bacterially induced corrosion ("MIC")), lightning, electrical storm, or other violent weather, fire, acts of God, or by any other cause beyond SimplexGrinnell's control. This Agreement does not cover system upgrades or the replacement of obsolete systems, equipment, components or parts.

### EMERGENCY SERVICE EXCLUSIONS

If Emergency Services are expressly included in the scope of work section, the Agreement price does not include travel expenses, parts and labor charges required as a result of accident, fire, storm, water, negligence, misuse, vandalism, power failure, current fluctuations, lightning strikes, failure due to non-SimplexGrinnell installation, parts, service, attachments, or devices, or any other cause external to the Covered System(s).

### SYSTEM EQUIPMENT

The purchase of equipment or peripheral devices, (e.g., smoke detectors, passive infrared detectors, card readers, sprinkler system components, extinguishers, hoses, etc.) from SimplexGrinnell shall be subject to the terms and conditions of this Agreement, notwithstanding any different terms and conditions in the CUSTOMER's purchase order. If, in SimplexGrinnell's sole judgment, any peripheral device or other system equipment, which is attached to the Covered System(s), whether manufactured by SimplexGrinnell or a third party, interferes with the proper operation of the Covered System(s), the CUSTOMER shall remove or replace such device or equipment upon notice from SimplexGrinnell. Failure of the CUSTOMER to remove the device shall constitute a material breach of this Agreement. If the CUSTOMER adds any third party device or equipment to the Covered System(s), SimplexGrinnell shall not be responsible for any damage to or failure of the Covered System(s) caused in whole or in part by such device or equipment.

### CUSTOMER'S RESPONSIBILITIES

The CUSTOMER further agrees to:

- provide SimplexGrinnell access to the Covered System(s) to be serviced,
- supply suitable electrical service, heat, heat tracing, and adequate water supply,
- provide a safe work environment,

- in the event of an emergency or Covered System(s) failure, take reasonable safety precautions to protect against personal injury, death, and property damage. Such measures shall continue until the Covered System(s) are operational. Owner shall notify SimplexGrinnell as soon as practical under the circumstances,
- to make payments as provided in this Agreement.

### HAZARDOUS MATERIALS

The CUSTOMER represents that, except to the extent that SimplexGrinnell has been given written notice of the following hazards prior to the execution of this Agreement, to the best of the CUSTOMER's knowledge there is no:

- "permit confined space," as defined by OSHA,
- risk of infectious disease,
- need for air monitoring, respiratory protection, or other medical risk,
- asbestos, asbestos-containing material, formaldehyde or other potentially toxic or otherwise hazardous material contained in or on the surface of the floors, walls, ceilings, insulation or other structural components of the area of any building where work is required to be performed under this Agreement.

All of the above are hereinafter referred to as "hazardous conditions".

SimplexGrinnell shall have the right to rely on the representations listed above. If hazardous conditions are encountered by SimplexGrinnell during the course of SimplexGrinnell's work, the discovery of such materials shall constitute an event beyond SimplexGrinnell's control and SimplexGrinnell shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by the CUSTOMER as certified in writing by an independent testing agency, and the CUSTOMER shall pay disruption expenses and re-mobilization expenses as determined by SimplexGrinnell.

The CUSTOMER shall indemnify and hold SimplexGrinnell harmless for any damages resulting from the exposure of workers to hazardous conditions, including damages for bodily injury and/or property damage, any consequential or indirect damages, and any attorneys' fees and expert costs incurred in connection with any such event, whether or not the CUSTOMER pre-notifies SimplexGrinnell of the existence of said hazardous conditions. This Agreement does not provide for the cost of capture, containment or disposal of any hazardous waste materials, or hazardous materials, encountered in any of the Covered System(s) and/or during performance of the Services. Said materials shall at all times remain the responsibility and property of the CUSTOMER. SimplexGrinnell shall not be responsible for the testing, removal or disposal of such hazardous materials.

### PAYMENT FAILURE

If the Customer fails to make any payment when due, SimplexGrinnell shall have the right, at SimplexGrinnell's sole discretion, to stop performing any Services until the account is current. The Customer's failure to make payment when due is a material breach of this Agreement.

### LIMITED WARRANTY

SIMPLEXGRINNELL WARRANTS THAT ITS WORKMANSHIP AND MATERIAL FURNISHED UNDER THIS AGREEMENT WILL BE FREE FROM DEFECTS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF FURNISHING.

Where SimplexGrinnell provides product or equipment of others, SimplexGrinnell will warrant the product or equipment only to the extent warranted by such third party.

### WARRANTY DISCLAIMER

EXCEPT AS EXPRESSLY SET FORTH HEREIN, SIMPLEXGRINNELL DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPORTED HEREUNDER. SIMPLEXGRINNELL MAKES NO WARRANTY OR REPRESENTATION, AND UNDERTAKES NO OBLIGATION TO ENSURE BY THE SERVICES PERFORMED UNDER THIS AGREEMENT, THAT SIMPLEXGRINNELL'S PRODUCTS OR THE SYSTEMS OR EQUIPMENT OF THE CUSTOMER WILL CORRECTLY HANDLE THE PROCESSING OF CALENDAR DATES BEFORE OR AFTER DECEMBER 31, 1999.

### LIMITATION OF LIABILITY

It is understood and agreed by the CUSTOMER that SimplexGrinnell is not an insurer and that insurance covering personal injury and property damage on the CUSTOMER's premises shall be obtained by the CUSTOMER; that the Customer agrees to look exclusively to the Customer's insurer to recover for injuries or damage in the event of any loss or injury; that the amounts payable to SimplexGrinnell hereunder are based upon the value of the services and the scope of liability set forth herein; and that SimplexGrinnell is not guaranteeing that no loss will occur.

### LICQUATED DAMAGES; LIMITATIONS OF REMEDY

SimplexGrinnell and the CUSTOMER agree that it is impractical and extremely difficult to fix actual damages which may arise due to the faulty operation of the Covered System(s) or failure of any SimplexGrinnell device or failure to perform, or negligent performance of Services; if, notwithstanding the above provisions, should there arise any liability on the part of SimplexGrinnell, such liability shall be limited to an amount equal to the Agreement price (as increased by the price for any additional work) or where the time and material payment term is selected, Customer's time and material payments to SimplexGrinnell. Where this Agreement covers multiple sites, liability shall be limited to the amount of the payments allocable to the site where the incident occurred.

Such sum shall be complete and exclusive and shall be paid and received as liquidated damages and not as a penalty. If the Customer desires SimplexGrinnell to assume greater liability, the parties shall amend this agreement by attaching a rider setting forth the amount of additional liability and the additional amount payable by the Customer for the assumption by SimplexGrinnell of such greater liability, provided however that such rider shall in no way be interpreted to hold SimplexGrinnell as an insurer. IN NO EVENT SHALL SIMPLEXGRINNELL BE LIABLE FOR ANY DAMAGE, LOSS, INJURY, OR ANY OTHER CLAIM ARISING FROM ANY SERVICING, ALTERATIONS, MODIFICATIONS, CHANGES, OR MOVEMENTS OF THE COVERED SYSTEM(S) OR ANY OF ITS COMPONENT PARTS BY THE CUSTOMER OR ANY THIRD PARTY. SIMPLEXGRINNELL SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO DAMAGES ARISING FROM THE USE, LOSS OF THE USE, PERFORMANCE, OR FAILURE OF THE COVERED SYSTEM(S) TO PERFORM.

### INSURANCE

The CUSTOMER shall name SimplexGrinnell, its officers, employees, agents, subcontractors, suppliers, and representatives as additional insureds on the CUSTOMER's general liability and auto liability policies.

### INDEMNITY

The CUSTOMER agrees to indemnify, hold harmless and defend SimplexGrinnell against any and all losses, damages, costs and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, arising in any way from any act or omission of the Customer or SimplexGrinnell relating in any way to this Agreement, including but not limited to the Services under this Agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise. SimplexGrinnell reserves the right to select counsel to represent it in any such action.

### FORCE MAJEURE

SimplexGrinnell shall not be responsible for failure to render Services due to causes beyond its control, including but not limited to work stoppages, fires, civil disobedience, riots, rebellions, acts of God, or any other cause beyond the control of SimplexGrinnell.

### WAIVER OF SUBROGATION

The CUSTOMER does hereby, for itself and all others claiming for it under this Agreement, release and discharge SimplexGrinnell from and against all hazards covered by the CUSTOMER's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against SimplexGrinnell.

### ONE-YEAR LIMITATION ON ACTIONS; CHOICE OF LAW

It is agreed that no suit, or cause of action or other proceeding shall be brought against either party more than one (1) year after the accrual of the cause of action or one (1) year after the claim arises, whichever is shorter, whether known or unknown when the claim arises or whether based on tort, contract, or any other legal theory. The laws of Massachusetts shall govern the validity, enforceability, and interpretation of this Agreement.

### ASSIGNMENT

The CUSTOMER may not assign this Agreement without SimplexGrinnell's prior written consent. SimplexGrinnell may assign this Agreement to an affiliate without obtaining the CUSTOMER's consent.

### REPORTS

Where inspection and/or test services are selected, such inspection and/or test shall be completed on SimplexGrinnell's then current Report form, which shall be given to the CUSTOMER, and, where applicable, SimplexGrinnell may submit a copy thereof to the local authority having jurisdiction. The Report and recommendations by SimplexGrinnell are only advisory in nature and are intended to assist the CUSTOMER in reducing the risk of loss to property by indicating obvious defects or impairments noted to the system and equipment inspected and/or tested. They are not intended to imply that no other defects or hazards exist or that all aspects of the Covered System(s), equipment, and components are under control at the time of inspection. Final responsibility for the condition and operation of the Covered System(s) and equipment and components lies with the CUSTOMER.

### SEVERABILITY

If any provision of this Agreement is held by any court or other competent authority to be void or unenforceable in whole or in part, this Agreement will continue to be valid as to the other provisions and the remainder of the affected provision.

### LEGAL FEES

SimplexGrinnell shall be entitled to recover from the Customer all reasonable legal fees incurred in connection with SimplexGrinnell enforcing the terms and conditions of this agreement.

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# SimplexGrinnell

## Service Agreement Options

### Three Most Often Implemented Service Agreements:

- 1) T-Coverage- provides testing of all devices which fulfills NFPA code 72 requirements; repairs and service calls are billable at prevailing service rates.\*

\*Prevailing service rates are: \$128/hr for software based systems and \$107/hr otherwise plus mileage and travel time @ \$1.40/mile. Average service call charge: \$475.00 (estimated).

- 2) H-Coverage- provides testing of all devices, control panel parts replacement\*, and emergency service calls (M-F, 8-5).

\*Average repair costs for a control panel (WITHOUT this type of agreement in effect): \$1,500.00 (estimated)

- 3) F-Coverage- provides testing of all devices, *complete* system parts replacement AND emergency service calls (M-F, 8-5).

Smoke Detector SENSITIVITY Testing, provides a calibrated test individually for each smoke detector. Detector's threshold is measured against manufacturer's specifications. **NOTE: This test is required every other year.**

### Other Available Service Agreement Options:

I-Coverage, provides testing, complete system parts replacement, no emergency service.

J-Coverage, provides testing, control panel parts replacement, no emergency service calls.

L-Coverage, provides testing, emergency service calls, no parts replacement.

U-Coverage, provides testing of control panel, no replacement parts or emergency services.

R-Coverage, provides control panel parts replacement and emergency services, no testing.

Y-Coverage, special coverage.

Smoke Detector Cleaning, provides individual cleaning to each smoke detector. Device is cleaned according to manufacturer's specifications.



**Facilities Management**

104 W. Front Street, P.O. Box 2400

Bloomington, Illinois 61702-2400

(309) 888-5192 voice

(309) 888-5209 FAX [jack.moody@mcleancountyil.gov](mailto:jack.moody@mcleancountyil.gov)

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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 24, 2005

Subj: Data Aire Unit at old Courthouse

The Data Aire unit on the first floor of the old Courthouse which serves the large People's Gallery was originally installed in 1990 to serve as the heating, air-conditioning, dehumidification, and humidification unit for this area. It is 15 years old and is now beyond repair. In accordance with the long-term lease agreement with the McLean County Museum of History, McLean County is required to maintain installed mechanical services and systems in the old Courthouse. The unit needs to be replaced to maintain HVAC levels in this part of the first floor.

We solicited proposals to replace the unit. Three proposals are listed below and each proposal includes the required installation:

Twin City Refrigeration	\$12,270.00
Hermes Service and Sales	\$13,475.00
U.S. Mechanical Services, Inc.	\$13,495.00

No funds were budgeted to replace this unit in the Adopted FY 2005 budget for the old Courthouse.

Staff therefore requests and recommends that the unit be purchased and installed by Twin City Refrigeration at a cost of \$12,270.00 and that the Property Committee consider an Emergency Appropriation to fund the purchase.

Thank you for your kind consideration of this matter.

JEM:  
enclosures

Twin City Refrigeration  
Heating & Air Conditioning  
P.O. Box 4391  
Bloomington, IL. 61702-4391

**RECEIVED**

JAN 25 2005

PROPOSAL

Facilities Mgt. Div.

Submitted To:  
McLean County  
104 W Front  
Bloomington IL. 61701

Work To Be Performed At:  
Historical Society

Twin City Refrigeration proposes to furnish all materials and perform the labor necessary to complete the following:

- 1 Remove bad Data Aire Unit
- 2 Provide and install New Dtgu 0332 Data Aire unit
- 3 Reconnect electrical, condensate, water and glycol coolant lines
- 4 Replace glycol lost during installation
- 5 Reconnect supply and outdoor air ducts
- 6 Start and adjust new unit
- 7 provide permit

All of the above work to be completed in a workmanlike manner for the sum of \$12,270.00.

Any deviation from the above specifications must be made in writing and will result in an extra charge over and above the amount stated above.

Submitted By: Steen Larson

Date: 1-24-05

Acceptance

Twin City Refrigeration is hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which the undersigned agrees to pay the amount stipulated in said proposal and according to the terms thereof.

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_



# U. S. MECHANICAL SERVICES, INC.

P. O. BOX 1571  
BLOOMINGTON, IL 61702  
(309) 452-0092

RECEIVED

**PROPOSAL**

JAN 25 2005

January 24, 2005

Facilities Mgt. Div.

Proposal submitted to Tom Hawks, McLean County, 104 W. Front St., Bloomington, IL 61701, for services to be provided at Peoples Gallery, McLean County Historical Society, 200 N. Main St., Bloomington, IL, and to be performed by U. S. Mechanical Services Inc., P. O. Box 1571, Bloomington, IL, 61702.

We hereby submit specifications and estimates for labor and materials to disconnect and remove the existing Data Aire unit. We will install the new DTGU 0332 model Data Aire unit. This will include a new equipment stand. We will reconnect to the existing electrical, drain, water line, and cooling piping. We will fabricate and install any necessary duct connections to allow us to reconnect to the supply, return and outdoor air ducts. We will replace any Glycol that was lost out of the system during installation. We will start up the new equipment and make the necessary adjustments for proper operation. All necessary permits are included.

Exclusions: Mechanical drawings and engineers stamp for HVAC plans. Bond fees or additional insurance. Any and all removal and or containment of any hazardous or toxic materials which may be encountered in the course of completing this project are not covered by this proposal.

We propose hereby to furnish the above specified services for the sum of \$13,495.00  
Payment to be made: Net 30 days upon completion.

Authorized Signature: \_\_\_\_\_

U. S. Mechanical Services, Inc.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature: \_\_\_\_\_

McLean County

Date of Acceptance: \_\_\_\_\_

24 HOUR COMMERCIAL/INDUSTRIAL HVAC/R SERVICE

RECEIVED

JAN 25 2005

HERMES SERVICE and SALES  
P.O. BOX 3304  
409 S. CENTER  
BLOOMINGTON IL. 61702-3304  
Phone (309) 828-8111 Fax (309) 827-3121

Facilities Mgt. Div.

Date: 01/17/05

Fax: 888-4120

Phone: 888-5098

Attn: Tom Hawk

Project: Peoples Gallery at the  
Historical Society

MCLEAN COUNTY  
104 WEST FRONT ST.  
BLOOMINGTON, IL. 61701

**-PROPOSAL-**

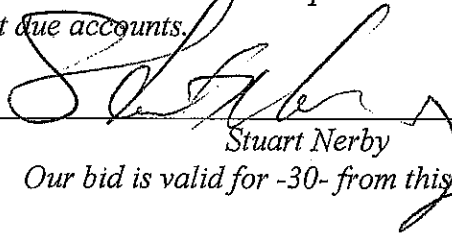
*BASE BID:* We propose to furnish and install the HVAC for this project as follows:

1. We will disconnect and remove the existing Data Aire unit that serves the space.
  2. We will install the new DTGU-0332 model Data Aire unit. This will include a new equipment stand.
  3. We will reconnect to the existing electrical, drain, water line and cooling piping.
  4. We will fabricate and install any necessary duct connections to allow us to reconnect to the supply, return, and outdoor air ducts.
  5. We will replace any Glycol that was lost out of the system during installation.
  6. We will start up the new equipment and make the necessary adjustments for proper operation.
  7. HVAC permit fees.
- Costs for the following items are not in our bid price.
8. Mechanical drawings and engineers stamp for the HVAC plans.
  9. Bond fees or additional insurance.
  10. Asbestos removal if it is present in any area where work will be done.

**The cost for this work as described in our scope items 1 through 10 is \$13,475.00**

*The agent accepting this proposal agrees to make payment on a monthly draw basis for completed work and stored material. 2% per month and all collection and legal fees added to 30 day past due accounts.*

Submitted by \_\_\_\_\_

  
Stuart Nerby

Date: 01/17/05

Our bid is valid for -30- from this date.

file:5hist0117

Proposal is

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

**An EMERGENCY APPROPRIATION Ordinance  
Amending the McLean County Fiscal Year 2005  
Combined Annual Appropriation and Budget Ordinance  
General Fund 0001, Facilities Management Department 0041**

**WHEREAS**, the McLean County Board, on November 16, 2004, adopted the Combined Annual Appropriation and Budget Ordinance, which sets forth the revenues and expenditures deemed necessary to meet and defray all legal liabilities and expenditures to be incurred by and against the County of McLean for the 2005 Fiscal Year beginning January 1, 2005 and ending December 31, 2005; and,

**WHEREAS**, the Combined Annual Appropriation and Budget Ordinance includes the operating budget for the General Fund 0001, the Facilities Management Department 0041, Courthouse Maintenance Program 0049; and,

**WHEREAS**, pursuant to the lease agreements approved between the tenants in the Old Courthouse Building and McLean County (the "County"), the County is solely responsible for the general maintenance and repair of all installed building mechanical systems, including heating, ventilation and air conditioning; and,

**WHEREAS**, Facilities Management staff recently determined that the Data Aire heating, air conditioning and humidity control unit on the first floor of the Old Courthouse is beyond repair and needs to be replaced immediately; and,

**WHEREAS**, Facilities Management staff solicited proposals to replace the Data Aire unit and, in accordance with the County's emergency purchase policy, presented this plan to the County Administrator for approval; and,

**WHEREAS**, the lowest cost proposal to purchase and install said unit has a total cost of \$12,270.00; and,

**WHEREAS**, the additional expense to purchase and install the new Data Aire unit at the Old Courthouse was not anticipated or budgeted in the fiscal year 2005 adopted budget for the Facilities Management Department 0041, Courthouse Maintenance Program 0049; and,

**WHEREAS**, the Property Committee, at its regular meeting on Thursday, February 3, 2005, recommended approval of an Emergency Appropriation Ordinance amending the McLean County Fiscal Year 2005 Combined Annual Appropriation and Budget Ordinance, now, therefore,

**BE IT ORDAINED** by the McLean County Board as follows:

- (1) That the County Treasurer is hereby directed to make an Emergency Appropriation from the unappropriated fund balance of the County's General Fund 0001 in the amount of \$12,270.00 and to amend the Fiscal Year 2005 Combined Annual Appropriation and Budget Ordinance as follows:

(2)

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
County Board Department 0001 0001-0001-0001-0400.0000 Unappropriated Fund Balance:	\$ 0.00	\$12,270.00	\$12,270.00

- (2) That the County Auditor is hereby directed to add to the appropriated budget of the Facilities Management Department 0041, Courthouse Maintenance Program 0049 the following appropriation:

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
Facilities Management Dept. 0041 0001-0041-0049-0801.0001 Capital Improvements:	\$3,000.00	\$12,270.00	\$15,270.00

- (3) That the County Clerk shall provide a certified copy of this ordinance to the County Administrator, County Auditor, County Treasurer, and the Director of Facilities Management.

**ADOPTED** by the County Board of McLean County this 15th day of February, 2005.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Peggy Ann Milton, Clerk of the County Board,  
McLean County, Illinois

\_\_\_\_\_  
Michael F. Sweeney, Chairman  
McLean County Board

e:john/cobd/ea\_facmgt\_dataairefeb2005.his

Via: E-mail & Mail

10 January 2005

Mr. Greg Koos  
Historic McLean County Courthouse Museum  
200 Main Street  
Bloomington, Illinois 61701

**RECEIVED**

JAN 10 2005

**Facilities Mgt. Div.**

Re: Historic McLean County Courthouse Museum: Plaster Ceiling at Dome Attic Floor and Walls  
Bloomington, Illinois  
WJE No. 2005.0114

Dear Mr. Koos:

At your request, WJE is providing this letter regarding the existing condition of the plaster ceiling below the dome attic floor at the McLean County Courthouse Museum in Bloomington, Illinois.

During a recent construction progress meeting for the current dome and drum restoration project, WJE was requested to survey the plaster ceiling below the dome attic floor prior to the removal of the plastic sheeting installed at the of the drum floor level by Kajima. Based on limited observations performed concurrently with tasks related to previous investigations and evaluations of the building, the field of the plaster ceiling system likely consists of expanded metal lath with a multi-coat plaster system applied to the lath. The metal lath is likely composed of a corrodible metal. Supplemental ornamentation is likely anchored through the plaster field to a substrate system. Observations of the ceiling prior to the current repair project were limited and beyond WJE's scope, however as a part of our previous work on the building some digital photographs were taken between 2001 and 2003. These images indicate cracks in the plaster as well as water damage on the ceiling and walls below the dome floor. A detailed survey was not conducted by WJE or Kajima prior to beginning the current construction project; therefore, it is unclear if additional damage has occurred due to construction related activities.

Since the field of the plaster ceiling, and potentially the decorative elements of the ceiling, are likely supported by corrodible metal components and evidence of previous water infiltration exists within the dome and drum area, the support system may be compromised due to exposure to water and the subsequent corrosion of the metal components. Without an in-depth survey and investigation of the plaster components, the overall integrity of the ceiling cannot be determined. Therefore, it is WJE's recommendation that until a comprehensive investigation of the ceiling is conducted, a protective netting system should be installed to prevent plaster from falling in public areas. This system should be designed and installed by a company which specializes in design and installation of such protection systems. Further, the system should be designed such that installation of the system does not damage existing finishes.

Headquarters & Laboratories—Northbrook, Illinois

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit | Honolulu | Houston  
Los Angeles | Minneapolis | New Haven | New York | Princeton | San Francisco | Seattle | Washington, DC

Given the historic significance of the building, WJE recommends that the evaluation of the ceiling include a close-up survey, limited inspection probes of concealed conditions, material testing of the plaster, and paint analysis to determine the original color scheme of the ceiling and walls with the drum area.

As we discussed in our recent meeting, to accurately investigate and repair the ceiling, scaffolding must be erected to allow hands-on access to all areas of the ceiling. Therefore, the most economical approach to the evaluation and repair of the ceiling is to conduct the restoration following the investigation rather removing and reinstalling the scaffolding system.

WJE would be pleased to provide a proposal for professional services to assist in the evaluation and restoration of the plaster ceiling and walls in the drum. Please feel free to call if you have further questions.

Very truly yours,

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



Edward A. Gerns  
Project Manager

EAG:laa

cc: Jack Moody, McLean County

Via: E-mail & Mail

**RECEIVED**

25 January 2005

JAN 26 2005

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

**Facilities Mgt. Div.**

Re: Historic McLean County Courthouse Museum  
Bloomington, Illinois  
WJE No. 2005.0114.P

At your request, WJE is providing this revised proposal for professional services related to the plaster ceiling below the dome attic floor at the McLean County Courthouse Museum in Bloomington, Illinois. The revisions to this proposal are based on an alternate scaffolding scheme as discussed.

During a recent construction progress meeting for the current dome and drum restoration project, WJE was requested to survey the plaster ceiling below the dome attic floor prior to the removal of the plastic sheeting installed at the of the drum floor levels by Kajima. Observations of the ceiling prior to the current repair project were limited and beyond WJE's scope; however as a part of our previous work on the building some digital photographs were taken between 2001 and 2003. These images indicate cracks in the plaster as well as water damage on the ceiling and walls below the dome floor. A detailed survey was not conducted by WJE or Kajima prior to beginning the current construction project; therefore, it is unclear if additional damage has occurred due to construction related activities.

Given the historic significance of the building, WJE recommends that the evaluation of the ceiling include a close-up survey, limited inspection probes of concealed conditions, material testing of the plaster, and paint analysis to determine the original color scheme of the ceiling and walls within the drum area.

As we discussed in our recent meeting, to accurately investigate and repair the ceiling, scaffolding must be erected to allow hands-on access to all areas of the ceiling. Therefore, the most economical approach to the evaluation and repair of the ceiling is to conduct the restoration immediately following the investigation rather than removing and reinstalling the scaffolding system.

### **Scope of Services-Plaster**

WJE will provide the following services for the evaluation of the plaster:

1. Review existing historic documents and previous reports as provided to WJE.
2. Perform a comprehensive survey to document conditions and distress of the plaster ceiling, including cracks, water damage, coatings failure, etc.

3. Perform limited inspection openings of the plaster ceiling to identify components of the plaster system.
4. Perform limited microscopic examination and chemical spot testing to identify the plaster constituents.
5. Prepare a report summarizing the conditions and recommended repair approaches and further analysis or investigation, if necessary.

### **Scope of Services-Finishes**

WJE will provide the following services for the analysis of finishes:

WJE will base its specific sampling strategy on a review of the available documentation including historic photographs provided to WJE and discussions with McLean County staff. The sampling strategy will focus on areas likely to include a range of different finishes and will be refined during sampling. Samples will be extracted in duplicate or triplicate but only one analysis from the most complete sample will be included in the report.

WJE will provide the following services for the analysis of the finishes:

1. Review existing historic documents and previous reports as provided to WJE.
2. Visit the site and extract the samples. We anticipate the removal of approximately 20 samples.
3. The samples will be prepared, mounted, and analyzed using light microscopy. The intact stratigraphy will be documented.
4. Small craters (approximately 1 inch square) and small exposure (approximately 6 inch square) windows may be conducted to assist in identifying multi-layer decorative finishes and refine sampling strategy.
5. The finishes analysis report will be prepared, including photomicrographs illustrating representative samples and recommendations for restoration or additional analysis.

WJE will extract samples from interior plaster at the walls and dome ceilings to establish the chronology of finishes. Multiple samples may be taken from each element, as specific locations may not have intact finishes stratigraphies.

Limited exposure windows will be made to verify the findings of the analysis and to identify and assist in identifying any ornamental multilayer finishes campaigns including stenciling, metallic leafing, and imitative finishes. Location of these exposure windows is to be based upon observations in the field and a review of historic documents.

### **Additional Scope of Services**

- Analytical laboratory testing may be desirable to chemically identify the constituents in the finish layers. Analytical testing techniques may include Fourier Transform Infrared Spectroscopy (FTIR) and Scanning Electron Microscopy (SEM) with Energy Dispersive Spectroscopy (EDS). The anticipated analytical techniques are described at the end of this letter.
- WJE recommends that additional archival finishes samples be extracted and returned to the McLean County Historical Society. These samples may be used for future analysis or documentation when additional questions or new analytical techniques prompt additional analysis.



**Budget**

Based on the scope of work outlined above, we recommend that the budgets described below be established. The approximate number of samples likely for analysis is included for reference only. Costs for preparation of repair documents and construction period services can be provided following the investigations when the scope of work for the restoration has been established.

<b>WJE Scope of Services</b>	\$15,000
<b>Additional Scope of Services</b>	
• Archival sampling and preparation of storage.	\$1,000
• Analytical Testing: FTIR and SEM/EDS	\$ 500/sample

**Scaffolding**

Scaffolding Option 1: Based on limited discussion with a scaffolding contractor, a preliminary estimate of the cost to erect and dismantle a scaffolding to perform the investigation and subsequent restoration is as follows:

• Installation and disassembly of scaffolding from basement	\$25,000
• Monthly rental	\$ 3,000/month

The scaffolding costs for this option are based on scaffolding from the main floor to the ceiling level of the dome and the installation of shoring below the scaffolding in the basement area. The cost does not include costs associated with relocation of exhibits in the basement in the area below the scaffolding for installation of the shoring.

Scaffolding Option 2: Based on limited discussion with a scaffolding contractor, a preliminary estimate for an alternate cost to erect and dismantle a scaffolding to perform the investigation and subsequent restoration is as follows:

• Installation and disassembly of scaffolding from basement	\$12,000
• Monthly rental	\$ 1,500/month

The scaffolding costs for this option are based on scaffolding from the cast iron landing within the drum area to the ceiling level of the dome only. This assumes that the landing area is adequate to support the scaffolding and associates loads imposed by the scaffolding.

Regardless of which scaffolding option is selected, we anticipate that the scaffolding costs will be contracted directly with you and will not be included in WJE's scope of services.

Our fees will be billed at our standard hourly rates and based upon time and expenses and will not exceed the budget amounts outlined above without your prior approval. Our work will be performed in accordance with our enclosed Standard Terms and Conditions, dated 2 August 2004.

Additional work requested above and beyond the scope of work outlined above will be performed at our hourly rates in effect at the time the work is performed and in accordance with the enclosed WJE standard terms and conditions.

## **Analytical Methodology**

### **Optical Microscopy**

Initially, the unmounted samples will be viewed with a stereomicroscope under 10x to 63x magnification. Selected portions of each sample will be prepared for more detailed microscopic visual analysis. This preparation will include embedment in a resin, cross sectioning the embedded sample perpendicular to the finishes layers, and polishing with successively finer grades of abrasives, as necessary. The prepared cross-sectioned samples will be analyzed with reflected light supplied by a quartz halogen light source equipped with a daylight-balanced filter under magnification ranging from 10x-200x. Photomicrographs of representative samples will be taken to provide a general characterization of the intact stratigraphy. The closest Munsell color match will be provided for the finishes layer recommend for restoration identified under microscopic examination.

### **Sem/Eds**

In scanning electron microscopy, a beam of electrons is generated, focused, and scanned across a very small area of the sample. The electrons interact with the sample in many ways, two of which are used to image the sample. These two imaging modes are "backscattered" and "secondary." During backscattered electron (BSE) imaging, the electron beam bombards the sample, and some electrons are backscattered or elastically scattered from the sample based on its atomic number. Heavier atoms in the sample scatter the beam electrons more than lighter atoms; hence, heavier atoms (such as iron) appear brighter in the resulting image than lighter ones (such as carbon). Backscattered images provide compositional information about the sample. Secondary electrons (SE), which are emitted from the sample and generated by the interaction of the beam electrons with the sample, are also used to image samples. Secondary electron images provide topographic information. The interaction of beam electrons with the sample also generates characteristic x-rays. The energy of the characteristic x-rays can be measured using an energy dispersive spectrometer (EDS), and the elements in the sample can be identified.

Other types of analysis generated by the SEM are called dot maps. Dot maps are compositional maps of the sample. These figures are divided into twelve boxes. One element is assigned per box up to eleven elements, with the video image in the last box. The dot maps indicate the location in the sample of each element analyzed. The brightness of the dots is related to the concentration of that element in the sample area analyzed.

### **Fourier Transform Infrared Spectroscopy (FTIR)**

Fourier Transform Infrared (FTIR) Spectroscopy is used to identify molecular structures. In coatings analyses, it is most useful for the identification of polymeric binders and other organic components, although information about inorganic components such as fillers can also be obtained. Infrared (IR) radiation supplies sufficient energy to produce vibrational motion in molecules. The most common vibrations involve the stretching and bending of bonds between atoms in a molecule. Within a molecule, given functional groups (that is, a defined combination of bonded atoms) will cause absorption of infrared energy at or near the same frequency. These characteristics vibrational frequencies of functional groups are used for the identification of materials.

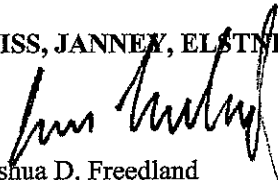
When analyzing a sample, an IR spectrometer produces a spectral pattern of absorption peaks, plotted as percent transmission on the y-axis and wavenumber (cm<sup>-1</sup>) on the x-axis. Typically, an IR instrument uses the mid-infrared spectral region (4000 to 400 cm<sup>-1</sup>). An IR spectrum identifies unknown material when the locations and relative intensities of the absorption peaks are matched with those in a spectrum of a known material. An IR spectrum is sometimes referred to as a molecular fingerprint. Additionally, since

a functional group will produce an absorption peak at or near the same frequency, the presence or absence of that functional group can be determined by interpretation of the IR spectra. This type of interpretation is important when analyzing mixtures of molecules. The coating spectra will be compared to reference spectra of natural and synthetic coating materials published in *An Infrared Spectroscopy Atlas for the Coatings Industry* by the Federation of Societies for Coatings Technology (FSCT) and in *Infrared Spectroscopy in Conservation Science* by The Getty Conservation Institute.

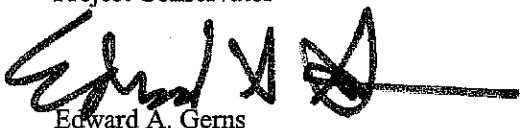
We look forward to continue assisting you in the restoration of this historically significant building. Please call if you have any questions or require clarification of specific issues.

Very truly yours,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.



Joshua D. Freedland  
Project Conservator



Edward A. Gerns  
Project Manager

EAG:laa

Enclosure

These Standard Terms and Conditions shall continue in full force and effect during, and after the completion or termination of, Wiss, Janney, Elstner Associates, Inc. or WJE Engineers & Architects, P.C. (WJE) employment. These Standard Terms and Conditions shall control any conflicting term or condition unless WJE agrees otherwise in writing.

### PERFORMANCE

WJE and its employees will exercise the degree of skill and care expected by customarily accepted practices and procedures. No warranties, expressed or implied, are made with respect to WJE's performance, unless agreed to in writing. WJE is not a guarantor of the project to which its services are directed, and its responsibility is limited to work performed for the client. WJE is not responsible for acts or omissions of the client, nor for third parties not under its direct control. WJE shall not be liable for any reason for any special, indirect or consequential damages including loss of use and loss of profit. WJE will take reasonable precautions to minimize any damage to the client's property during conduct of any WJE field work and testing. The client understands that in the normal course of this type of work some damage may occur, liability for which damage is not part of this agreement. WJE may rely upon information supplied by the client engaging WJE, or the contractors or consultants involved, or information available from generally accepted reputable sources, without independent verification. WJE services are being performed solely for client's benefit and no contractor, subcontractor, supplier, fabricator, manufacturer, tenant, occupant, consultant, or other third party shall have any claim against WJE as a result of its services.

WJE shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and safety programs in connection with the project, since these are solely the responsibility of others. WJE shall not be responsible for the contractor's schedules or failure to carry out the project in accordance with contract documents. WJE shall not have control over or charge of acts or omissions of the contractor, subcontractor, or their agents or employees, or of any other non-WJE persons performing portions of the project.

### USE OF REPORTS, DRAWINGS AND ELECTRONIC MEDIA

WJE retains ownership of letters, reports, drawings, specifications, photographs, test data, notes and other work product it has created. These documents or parts thereof may not be reproduced in advertisements, brochures, or sales material, nor used by the client for any purpose other than the purpose for which they were prepared, nor by third parties, without the written permission of WJE. Conclusions by WJE based on test results are limited to the specific conditions for which the tests were performed. In the event that WJE work product is stored or transmitted by some form of electronic media, the client agrees that WJE shall not be held liable for the completeness, transmission, accuracy or longevity of these materials, nor for misuse thereof.

### PROPOSALS

Proposals expire 120 days after submission to a client unless a different expiration limit is included in the proposal. WJE may withdraw or modify a proposal at any time prior to

acceptance by the client. All fees and expenses quoted in proposals or stated in invoices are exclusive (net) of local or county excise and other business or business license taxes. The client represents it is aware of all such taxes and shall reimburse WJE upon presentation by WJE of the cost of such taxes by an invoice within one year of completion of services.

### CLIENT DUTIES

In order for WJE to perform the services requested, the client shall, at no expense to WJE, (1) provide all necessary information regarding client's requirements as necessary for orderly progress of the work, (2) designate in writing a person to act as client's representative for services to be rendered under this Agreement, which person shall have authority to transmit instructions, receive instructions and information, interpret and define client's policies and requests for WJE's services, and (3) provide access to and make all provisions for WJE to enter, without cost, limitation or burden to WJE, publicly or privately owned property as required to perform the work, including the use of scaffolds or similar mechanical contrivances.

### SAFETY

Field work of WJE will be performed only under conditions deemed safe by WJE personnel. Charges may be made for safety or security measures required for hazardous job conditions. WJE is not responsible for the safety of other persons or property.

### HAZARDOUS MATERIALS

If WJE encounters, or reasonably suspects that it has encountered, hazardous materials in the project, WJE shall cease activity on the project and promptly notify the client. The client shall initiate action, where appropriate, to identify and investigate the nature and extent of hazardous materials in the project and to abate and/or remove the same as may be required by federal, state or local statute, ordinance, code, rule, or regulation now existing or hereinafter enacted or amended. Unless otherwise specially provided in writing, the services to be provided by WJE do not include identification of hazardous materials, and WJE has no duty to identify or attempt to identify the same within the area of the project.

It is further understood and agreed that services WJE will undertake for the client may be uninsurable obligations involving the presence or potential presence of hazardous materials. Therefore, the client agrees, except (1) such liability as may arise out of WJE's sole negligence in the performance of services under this agreement or (2) to the extent of insurance coverage available for the claim, to hold harmless, indemnify and defend WJE and its employees, subcontractors and agents from and against any and all claims, lawsuits, damages, liability and costs, including but not limited to, costs of defense, arising out of or in any way connected with the presence, discharge, release, or escape of hazardous materials. This indemnification applies only to

existing conditions and not to conditions caused or created by WJE. "Hazardous materials" includes, but is not limited to, any substance, waste, pollutant (including mold and mildew) or contaminant, in whatever form, now or hereafter included with such terms under any federal, state or local statute, ordinance, code, rule or regulation now existing or hereinafter enacted or amended.

#### SUSPENSION OF SERVICES

If the client fails to make payment when due for WJE's services and expenses, WJE may, upon seven days' written notice to the client, suspend performance of services under this Agreement. Unless payment in full is received by WJE within seven days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services, WJE shall have no liability to the client for delay or damage caused the client because of such suspension of services.

#### FIXED PRICE CONTRACTS

Where WJE and the client have agreed to a fixed price contract, the following WJE Standard Terms and Conditions are specifically excluded: Time Charges, Expenses, Equipment Usage, Affiliated Consultants, and Subcontracted Services. Progress payments will be made monthly as a percent of completion unless otherwise arranged with the client. Other WJE Standard Terms and Conditions stated herein remain in effect.

#### TIME CHARGES

Time charges are accrued on an hourly basis, unless other arrangements are established. Minimum time charges for personnel at a job site are 8 hours per day, unless time can be utilized on another job. Hourly rates are not increased for overtime. Billing rates may be increased annually.

#### EXPENSES

Public transportation, subsistence and out-of-pocket expenses incurred during travel, communications, reproduction and shipping charges will be billed at cost plus 5% (invoiced as an expense service fee.) Use of company or personal vehicles is billed at \$ 0.50 per mile.

Expended materials for field and laboratory investigations, rental equipment, and fees advanced on client's behalf will be billed at cost plus 10% (invoiced as an expense service fee.)

Clients may be charged for the cost of providing copies of receipts or detailed "back-up" information concerning expenses.

#### EQUIPMENT USAGE

WJE equipment used in field or laboratory work is billed at approximately 1% of the replacement cost per day, subject to adjustment for minimum or extended usage.

#### AFFILIATED CONSULTANTS

WJE retains certain affiliated consultants as independent contractors. These affiliated consultants are billed at rates equivalent to WJE employees of similar education and professional experience.

#### STORAGE

Material samples not consumed in WJE's work will be discarded 30 days after completion of the project unless the client requests other disposition. Charges will be made for extended storage of materials, records, or equipment. WJE will exercise reasonable care in safeguarding materials, records, or equipment, but disclaims any liability for loss or damage.

#### SUBCONTRACTED SERVICES

Services are billed at cost plus 10% if the subcontracted firm has at least \$500,000 of Professional/General Liability Insurance, otherwise cost is marked up 20%.

#### SUBPOENAS AND COURT ORDERS

The client is responsible, after notification, for payment of time charges, attorney fees and other expenses resulting from a required response to subpoenas or court orders issued at the request of any party concerning any part of WJE's work. Charges are based on billing rates in effect at the time of WJE's response.

#### DISPUTE RESOLUTION

Any dispute that should arise between the client and WJE shall first try to be resolved through mediation. The mediator shall be mutually agreed upon and chosen from a list provided by the American Arbitration Association or other source of experienced professional mediators.

#### INSURANCE

WJE is protected for general, automobile, workers' compensation and employers' liability coverage by policies written by national insurance carriers rated by the A.M. Best Company. The primary limits are \$1,000,000 with a \$2,000,000 aggregate on general liability. Excess coverage applies to exposures over \$1,000,000. Endorsements are not allowed. Coverage is subject to annual renewal. Increased coverage will be sought if requested. Charges for additional coverage will be billed to the client.

#### BILLING TERMS

The firm or individual engaging WJE is responsible for payment of charges unless WJE is notified in writing, prior to the time that the charges are incurred, that the engagement is on behalf of another party. Accumulated charges will be billed in approximately monthly intervals. State and local sales and use tax will be included in the billing if applicable. Payment in full (in US dollars) is due upon receipt of the invoice. Invoices which are unpaid 30 days from the invoice date are considered past due and subject to an interest charge at the rate of 1 1/2% per month (or at a lower maximum legal rate) plus related attorneys' fees and collection expenses.

The client is responsible for payment of all charges. Agents of the client who engage WJE are also responsible for payment of all charges unless WJE agrees otherwise in writing prior to the time that the charges are incurred.



**Facilities Management**

104 W. Front Street, P.O. Box 2400


Bloomington, Illinois 61702-2400

(309) 888-5192 voice

(309) 888-5209 FAX [jack.moody@mcleancountyil.gov](mailto:jack.moody@mcleancountyil.gov)

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

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

Date: January 19, 2005

Subj: Annual Review of County Utilities for FY 2004

During the FY 2004 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, provided 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 2004 (January – December 2004)**”. Also, enclosed is an individual sheet for each County facility which shows the actual monthly utility cost by category of expense experienced in 2004.

Also, we reviewed the **2003 Building Operators and Maintenance Association (BOMA) Experience Exchange Report – U.S. Government Sector**, which was compiled by the nation’s building operators who report to BOMA on an annual basis their actual utilities costs each year. Each year we use the information in this report to compare our actual s.f. (square foot) utilities costs with similar facilities located in the Midwest region of the United States. This information provides yet another data base with which to compare our utilities costs. For 2003, the most recent BOMA analysis, the average utility cost was \$1.83 per s.f. of occupied space for government sector facilities in the Midwest. BOMA reviews approximately 70 million s.f. of occupied buildings each year.

**Annual Review of County Utilities for FY 2004**

**January 19, 2005**

**Page two**

Two major changes in our reporting this year include the deletion of reporting on the McBarnes Memorial Building utilities because that facility was sold in early 2004, and that Government Center became fully occupied in August 2004 by City of Bloomington and McLean County offices. Utilities costs in 2004, therefore, dramatically increased over previous years for Government Center when the building was only partially occupied by National City Bank as a tenant on the third floor.

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

Thank you.

## 2004 Summary of McLean County Utilities

**Law and Justice Center:** Representing 42% of the total occupied square footage of all McLean County operated facilities, in August, 2004, all non-judicial related County offices were relocated from the Law and Justice Center to Government Center at the completion of that remodeling project. During 2004, the electrical expense experienced a sharp increase, compared to 2003, entirely due to the lack of utility provided electrical power during many later months of 2003. As soon as the electrical vault was rebuilt and activated, we went off emergency diesel generator power and back on Illinois Power electricity. That is why 2003 was such a low electrical expense year. The electrical explosion and fire repair project at the Center was completed on April 30, 2004. Comparing the 2004 total electrical expense to all other years since 1999, the electrical expense for 2004 was in-line with prior years, in fact \$1000.00 less than in 2002. Additionally, our electric expense also increased in 2004 because the lobby main doors had to be kept open for long periods of time during the relocation project of moving whole departments. The front doors of the Center were wide open every Friday evening and all day on Saturdays and on Sundays in August as professional movers moved office contents to trucks to take to Government Center. This caused the air conditioning to be taxed and use more electricity as August was a hot and humid month. Therefore, this added to our electrical expense for that month and for the year.

Water expense at the Law and Justice Center for 2004 was the lowest in five-years, except for 2003, due to the building being vacant for courts for many months that year.

Gas expense for 2004 sharply increased over 2003 for the same reasons as outlined above and because of increased natural gas prices. We have a gas supply contract to cover the bulk purchase of gas for our County buildings needs which represents the best contract we could obtain at the time it was activated. Trash removal costs were in line with previous years for 2004.

All energy management programs in place at the Center worked as designed in the year 2004. These energy management programs help cycle equipment off or to lower parameters during off-hours. Utility costs per s.f. for 2004 at the Center was \$1.88, just a few cents over the BOMA norm of \$1.83 per s.f. for this comparison year.

Almost the entire seventh floor of the Law and Justice Center is now vacant due to the relocation of those County offices to Government Center. The development of the specifications for the upcoming remodeling project for many areas of the Law and Justice Center is now being designed. In this project all avenues will be explored with the engineers to enhance mechanical systems as needed to achieve greater efficiencies thereby lowering utilities costs.

**Government Center:** Government Center comprises 18% of the total s.f. of all County buildings. The remodeling project for this building was completed in August, 2004. At that time all County and City offices scheduled to relocate to this building were moved.



**Government Center (continued):**

This naturally had a major impact upon increasing utilities use starting in August of last year, whereby previously the building was substantially vacant prior to August, 2004. Our budgets for FY 2004 were submitted based upon these offices relocating to Government Center by October, 2004. The City and County offices moved in a few weeks early (August). Therefore, electrical, natural gas, and water expenses all dramatically increased entirely due to usage and were over budget for 2004 for this reason. In September, 2004 we had to activate a garbage dumpster to manage the daily trash generated at this newly occupied facility. All floors of Government Center are now fully occupied. The entire third is leased by National City Bank who pays rent to the County each month. However, cost per s.f. of \$1.46 is below the \$1.83 national norm, but will increase in 2005, the first fully-occupied year cycle.

Most of the HVAC units were either replaced or rebuilt. Energy management systems, absent in the building prior to remodeling, were installed in the remodeling project which helps to lower utility costs during off periods. This facility is not occupied at night or on weekends which helps to keep utilities costs low. Inferior double vestibule entry doors were replaced with weather doors to help keep the inside air temperatures controlled. HVAC units on the roof were replaced with high energy efficiency units to also keep energy costs as low as possible. The use of outside air to assist temperature controls were reworked to achieve "free" air conditioning when outside air factors are achieved to pull in cool air in the spring and summer months. This helps keep AC units off or in "low gear" many times during the year. Comfort levels in all City and County offices have been achieved by continuing to work with the engineers and subcontractors. 2005 will be our first full year to occupy this newly remodeled facility.

**200 W. Front Street:** Representing 11% of the total County occupied square footage and the third largest County office building, the McLean County Health Department experienced an increase in electrical costs in 2004 over 2003 of \$4,496.76 due to increased usage of the facility by the tenants at nights and on weekends. This is a balanced budget facility and is fully occupied. Natural gas costs were only slightly higher than the previous year due to increased gas cost. Water costs were also higher. Trash removal costs increased due to more frequent pick ups by the carrier at our request due to need. Cost per s.f. in 2004 of \$1.95 is higher than the norm due to night and weekend usage of the facility translating to more energy usage. Energy management systems are in place and performing well.

**McLean County Nursing Home:** The McLean County Nursing Home, representing 8% of the County's total s.f., experienced an increase in electric expense in 2004 of \$5,079.49 due to usage. Water costs also increased in 2004 by \$2,146.79 due to increased usage. Natural gas costs increased by \$7,211.70 due to usage and higher gas costs. Trash removal costs were higher due to billings for pick-ups requested by the facility. The cost per s.f. of \$4.06 to operate the facility in 2004 is higher than norms

**Page three**

entirely due to the fact that this is a nursing home and not an office building. Higher utility costs and usage were the determining factors for higher 2004 costs.

**Old McLean County Courthouse:** This building is entirely occupied by the McLean County Museum of History, as a tenant, and represents 6% of the County's total s.f. Under the current long-term lease agreement McLean County is responsible for all utilities. For electric expense in 2004, we experienced only a slight increase of \$1,622.02. This may be due to more opening and closing of exterior doors over the summer months during air conditioning season when the Restoration and Renovation of the Dome and Roof Areas IDNR project was underway. Water costs were lower by \$140.62 for the year, and natural gas costs were actually lower despite gas cost increases due to usage. Overall, the old Courthouse experienced only a \$432.35 increase in costs compared to 2003. Cost per s.f. to operate the facility in 2004 was \$1.47.

**McLean County Juvenile Detention Center:** This facility, representing 5% of the County's total s.f., experienced a decrease in electric costs in 2004 of \$269.31 over the previous year, and a decrease in gas costs of \$470.79. Water costs increased by \$352.57 due to usage and trash removal costs increased by \$441.60 due to more pick ups. Overall, the JDC was only \$54.07 higher in utility costs than experienced in 2003.

Cost to operate the JDC was \$2.00 per s.f. and higher than BOMA norms due to the fact that this facility houses juveniles 24-7, and unlike an office building, it uses more utilities.

**Metro McLean County Centralized Communications Center (MetCom):** This all-electric facility experienced a reduction in electric costs in 2004 of \$1,071.20; an increase in water costs of \$104.56; and a reduction in trash removal costs of \$271.10. Cost per s.f. of \$4.18 is higher than other County buildings because it is an all-electric facility and because it is staffed by employees 24-hours a day, seven days a week. Overall, the facility reduced total utilities by \$1,237.74 in 2004 over 2003.

**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. As the "host" county, McLean County is required by lease to provide office space for the Regional Office of Education. The costs to operate the facility are paid for by ROE and GED via reimbursements to the county for utilities by a monthly invoice based upon actual utilities used. The YWCA pays the county rent each year for their small office space.

In the year 2004, we experienced a decrease in electric expense of \$557.24; a decrease in trash removal costs of \$35.49; and an increase in gas costs of \$794.50. For 2004, total utilities increased over 2003 by \$201.77. The cost per s.f. to operate the Fairview Building in 2004 was \$1.13, well below national BOMA norms.

Page four

**McLean County Highway Department:** The McLean County Highway Department experienced a slight increase in electric costs in 2004 of \$470.93; a reduction in gas of \$2,411.06; and a reduction in trash removal costs of \$14.88. Overall, the Highway Department reduced their total utilities costs in 2004, compared to 2003, in the amount of \$1,955.01. Cost per s.f. to operate the facility in 2004 was \$0.99.

**McLean County Animal Control Center:** The McLean County Animal Control Center experienced a slight increase in electric costs of \$472.88 in 2004 and an increase in trash removal costs of \$82.60. For the year, they experienced a total increase in overall utilities costs of \$555.48. Cost per s.f. to operate Animal Control in 2004 was \$0.92.

**COMLARA Parks and Recreation, Hudson, Illinois:** COMLARA Parks and Recreation utilities expenses increased by \$165.85 over the previous year. Cost per s.f. was \$0.56.

**Rescue Squad/E.S.D.A. Garage, Normal, Illinois:** This unmanned metal garage is located behind the Fairview Building in Normal, Illinois. It is used to house emergency extrication vehicles and communication equipment, rescue squad vehicles, boats and diving gear, portable generators, and other supplies for E.S.D.A. and the Rescue Squad and serves as their training center. Overall utilities costs in 2004 to operate this facility were \$745.16 less than in 2003. The cost per s.f. to operate the garage was \$.49 cents.

**Overall Summary:**

In summary, total utilities for all County facilities in the year 2004 over 2003 increased by \$90,184.61. The primary factors for this increase were (1) Government Center coming on-line for new offices for the City and County, and (2) the utilities for the Law and Justice Center for 2004 were more than in 2003 because the Law and Justice Center was "off" utility electric power and on emergency diesel generator power for many months in 2003. Government Center had previously been vacant except for the third floor. New more efficient mechanical systems now installed at Government Center will help maintain as low a utility cost as possible. Energy management systems are now in place at Government Center, as in other County facilities, to reduce electric and gas consumption during non-peak hours. The fact that Government Center is not a 24-7 facility and is closed on weekends will help keep utilities cost lower than those facilities that operate seven days a week. Several of our facilities experienced lower utility costs in 2004 and some were the same as in 2003. The McBarnes Building is now a "utility savings" for the County because we no longer own the building.

Thank you.

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**Summary of McLean County Buildings Utilities Costs  
FY 2004 (January - December 2004)**

County <u>Bldg.</u>	2004					Year <u>Total</u>
	<u>Total Electric</u>	<u>Total Water</u>	<u>Total Gas</u>	<u>Total Trash</u>		
LJC	327,003.44	56,886.12	164,330.83	4,404.50		552,624.89
Gov Ctr	128,603.35	2,391.17	52,683.43	900.00		184,577.95
N. Home	111,023.67	30,094.77	80,246.25	5,647.92		227,012.61
200 WF	118,976.58	2,640.79	22,648.06	2,040.00		146,305.43
JDC	45,000.67	2,646.70	19,710.68	1,590.00		68,948.05
CH	40,922.40	475.71	17,479.57	N/A		58,877.68
MetCom	24,789.45	616.30	N/A	297.10		25,702.85
Fairview	15,446.18	537.67	11,081.54	N/A		27,065.39
Highway	14,544.16	N/A	8,071.82	613.92		23,229.90
Animal	6,253.85	N/A	N/A	590.80		6,844.65
COMLARA	2,614.29	N/A	N/A	1,908.00		4,522.29
ESDA	<u>168.76</u>	<u>128.94</u>	<u>1,767.27</u>	<u>N/A</u>		<u>2,064.97</u>
<b>04 YTD</b>	<b>835,346.80</b>	<b>96,418.17</b>	<b>378,019.45</b>	<b>17,992.24</b>		<b>1,327,776.66</b>
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		1,060,121.11
99 YTD	713,939.57	93,359.59	174,422.16	17,556.52		999,277.84

Facility	S.F.	<u>Total Utilities SF Cost Comparison</u>					
		<u>2004</u>	<u>2003</u>	<u>2002</u>	<u>2001</u>	<u>2000</u>	<u>1999</u>
LJC	294,200	1.88	1.62	1.81	1.65	1.69	1.56
Gov Ctr	126,300	1.46	1.18	1.02	0.82	1.70	N/A
200WF	75,000	1.95	1.87	1.85	1.53	1.76	1.73
NHome	55,900	4.06	3.78	3.76	3.29	3.17	2.95
CHouse	40,000	1.47	1.46	1.39	1.30	1.26	1.33
JDC	33,600	2.00	1.99	1.95	1.80	1.72	1.66
Fairview	24,000	1.13	1.12	1.17	1.19	1.11	1.05
Highway	23,456	0.99	1.08	0.99	1.13	1.01	0.89
COMLARA	8,143	0.56	0.53	0.83	1.36	1.16	0.95
ESDA	7,800	0.50	0.58	0.36	0.46	0.46	0.36
Animal	7,500	0.92	0.85	1.19	1.50	1.80	1.55
MetCom	<u>6,144</u>	4.18	4.38	4.40	5.13	5.27	5.45
Tot SF:	702,043						

**Note:** 2003 BOMA was \$1.83 s.f. average for govt sector buildings)

**Note:** Sold the McBarnes Building in early 2004, so that building is now deleted from this annual report.

SUMMUTL.'04

Law and Justice Center Utilities Costs FY '04  
 Electric and Water and Gas by Meter  
 0001-0041-0050-XXXX-XXXX

2004

<u>Month</u>	<u>4435594106 Electric</u>	<u>11916-2 Water</u>	<u>615799502 Gas</u>	<u>Garbage</u>	<u>Month Total</u>
Jan	22,111.80	5,017.16	20,930.67	350.65	48,410.28
Feb	22,168.03	3,769.34	18,622.06	350.65	44,910.08
Mar	21,318.46	3,085.04	13,416.02	458.00	38,277.52
Apr	23,906.80	3,930.35	10,096.17	350.65	38,283.97
May	27,345.82	4,272.49	9,438.37	350.65	41,407.33
Jun	34,681.35	5,641.08	9,614.16	350.65	50,287.24
Jul	36,183.13	4,755.52	9,372.28	350.65	50,661.58
Aug	35,096.39	7,518.17	10,140.85	350.65	53,106.06
Sep	33,040.29	3,781.32	8,512.76	350.65	45,685.02
Oct	24,629.27	5,472.30	12,790.04	350.65	43,242.26
Nov	23,574.84	4,070.13	19,604.84	440.00	47,689.81
Dec	<u>22,947.26</u>	<u>5,573.22</u>	<u>21,792.61</u>	<u>350.65</u>	<u>50,663.74</u>
<b>04</b>	<b>327,003.44</b>	<b>56,886.12</b>	<b>164,330.83</b>	<b>4404.50</b>	<b>552,624.89</b>
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

Law and Justice Center  
 SF: 294,200  
 2004 Cost/SF: 1.88



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

	4215274752	4868666080	615799653	11916-1	11916-6 and Began 9/04 # 0826744	Month Total:
<u>Month</u>	<u>Electric</u>	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Trash</u>	
Jan	6,167.90	126.77	5,654.46	213.09		12,162.22
Feb	5,564.33	130.11	3,779.82	256.09		9,730.35
Mar	4,717.35	112.72	1,578.62	53.94		6,462.63
Apr	4,729.60	86.54	930.47	49.53		5,796.14
May	6,512.54	65.64	232.27	49.53		6,859.98
Jun	11,283.82	84.45	762.74	84.81		12,215.82
Jul	15,010.83	77.34	3,347.32	38.51		18,474.00
Aug	18,556.88	79.00	3,863.03	38.76		22,537.67
Sep	19,148.54	88.25	5,065.09	799.53	225.00	25,326.41
Oct	13,501.30	69.64	5,667.48	280.78	225.00	19,744.20
Nov	12,579.63	78.43	9,694.66	263.30	225.00	22,841.02
Dec	<u>9,731.49</u>	<u>100.25</u>	<u>12,107.47</u>	<u>263.30</u>	<u>225.00</u>	<u>22,427.51</u>
<b>04</b>	<b>127,504.21</b>	<b>1,099.14</b>	<b>52,683.43</b>	<b>2,391.17</b>	<b>900.00</b>	<b>184,577.95</b>
03	105,678.46	1,121.16	35,889.69	1,284.36	0	143,973.67
02	105,987.74	1,069.92	15,261.61	1,756.43	0	124,075.70
01	80,130.21	605.02	14,683.38	1,062.47	0	96,481.08
00	137,297.70	1,660.53	65,498.35	2,250.34	0	206,706.92

Government Center  
 SF: 126,300  
 2004 Costs/SF: 1.46



200 W. Front Street Building FY '04  
 Electric and Water and Gas and Trash by Meter  
 0001-0041-0046-XXXX-XXXX

<u>Month</u>	3018610764	03800-93005	2004		<u>Month Total</u>
	Various	615799561	11916-3		
	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Trash</u>	
Jan	7,690.39	4,124.78	170.81	170.00	12,155.98
Feb	7,593.25	3,242.29	157.69	170.00	11,163.23
Mar	8,861.21	2,509.22	144.57	170.00	11,685.00
Apr	9,719.70	1,635.43	175.18	170.00	11,700.31
May	9,588.13	611.36	240.79	170.00	10,610.28
Jun	11,997.15	153.67	236.42	170.00	12,557.24
Jul	12,753.10	455.44	201.43	170.00	13,579.97
Aug	12,979.64	857.74	352.63	170.00	14,360.01
Sep	11,520.53	750.00	171.68	170.00	12,612.21
Oct	9,260.56	1,606.94	225.96	170.00	11,263.46
Nov	8,500.46	3,267.30	263.72	170.00	12,201.48
Dec	<u>8,512.46</u>	<u>3,433.89</u>	<u>299.91</u>	<u>170.00</u>	<u>12,416.26</u>
<b>04</b>	<b>118,976.58</b>	<b>22,648.06</b>	<b>2,640.79</b>	<b>2,040.00</b>	<b>146,305.43</b>
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

Building purchased 4/17/96  
 75,000 SF

2004 Cost/SF: 1.95



McLean County Nursing Home Utilities Costs FY '04  
 Electric and Water and Gas and Trash by Meter  
 0401-0090-0085-XXXX-XXXX 2004

<u>Month</u>	454-9565			<u>Trash</u>	<u>Month Total</u>
	<u>Electric</u>	<u>Water</u>	<u>Gas</u>		
Jan	7,618.98		11,308.93	470.66	19,398.57
Feb	7,146.14	4,877.82	10,531.12	470.66	23,025.74
Mar	6,852.56		8,942.18	470.66	16,265.40
Apr	7,413.80	5,464.39	5,780.52	470.66	19,129.37
May	7,551.18		3,761.61	470.66	11,783.45
Jun	9,527.83	4,967.39	3,219.35	470.66	18,185.23
Jul	13,136.34		2,922.67	470.66	16,529.67
Aug	12,648.07	4,967.39	2,634.55	470.66	20,720.67
Sep	13,019.44		2,296.27	470.66	15,786.37
Oct	11,809.35	5,167.39	4,972.32	470.66	22,419.72
Nov	6,802.16		10,477.98	470.66	17,750.80
Dec	<u>7,497.82</u>	<u>4,650.39</u>	<u>13,398.75</u>	<u>470.66</u>	<u>26,017.62</u>
<b>04</b>	<b>111,023.67</b>	<b>30,094.77</b>	<b>80,246.25</b>	<b>5647.92</b>	<b>227,012.61</b>
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

McLean County Nursing Home, 901 N. Main, Normal, IL  
 55,900 SF  
 2004 Costs/SF: 4.06



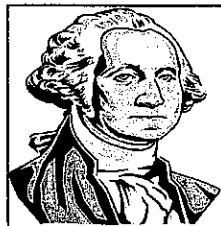


McLean County Courthouse Utilities Costs FY '04  
 Electric and Water and Gas by Meter  
 0001-0041-0049-XXXX-XXXX

	4602309495	2-46-2510 11916-5	2004 615799510	Month
<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Total</u>
Jan	2,419.96	30.95	3,348.06	5,798.97
Feb	2,351.95	39.92	3,039.76	5,431.63
Mar	2,059.02	33.20	2,189.84	4,282.06
Apr	3,117.55	35.43	954.35	4,107.33
May	3,108.33	21.56	105.62	3,235.51
Jun	4,727.65	19.99	108.73	4,856.37
Jul	4,569.83	21.56	108.73	4,700.12
Aug	4,815.27	33.94	108.73	4,957.94
Sep	4,673.52	33.94	110.26	4,817.72
Oct	3,117.87	-14.55	588.38	3,691.70
Nov	3,109.75	93.34	2,812.83	6,015.92
Dec	<u>2,851.70</u>	<u>126.43</u>	<u>4,004.28</u>	<u>6,982.41</u>
<b>04</b>	<b>40,922.40</b>	<b>475.71</b>	<b>17,479.57</b>	<b>58,877.68</b>
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

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

2004 Costs/SF: 1.47



McLean County Juvenile Detention Center Utilities Costs FY '04

Electric and Gas and Water and Trash by Meter

0001-0041-0022-XXXX-XXXX

2004

<u>Month</u>	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Water</u>	<u>Trash</u>	<u>Month Total</u>
Jan	3,138.83	3,521.14			132.50	6,792.47
Feb	2,719.73	2,786.33	95.42	251.58	132.50	5,985.56
Mar	2,889.52	2,063.44			132.50	5,085.46
Apr	3,359.55	1,379.62	146.49	295.59	132.50	5,313.75
May	3,468.73	938.39			132.50	4,539.62
Jun	4,214.40	642.77	96.79	285.65	132.50	5,372.11
Jul	4,959.99	274.92			132.50	5,367.41
Aug	4,595.98	199.38	146.49	315.47	132.50	5,389.82
Sep	4,980.87	339.92			132.50	5,453.29
Oct	4,429.30	1,361.99	100.79	395.48	132.50	6,420.06
Nov	3,046.72	2,411.74			132.50	5,590.96
Dec	<u>3,197.05</u>	<u>3,791.04</u>	<u>152.49</u>	<u>364.46</u>	<u>132.50</u>	<u>7,637.54</u>
04	<b>45,000.67</b>	<b>19,710.68</b>	<b>738.47</b>	<b>1,908.23</b>	<b>1590.00</b>	<b>68,948.05</b>
03	45,269.98	20,181.47	662.28	1,631.85	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

Opened November 1993

34,500 SF

2004 Costs/SF: 2.00



MetCom Utilities Costs FY '04  
 Electric and Water and Trash by Meter  
 0001-0041-0045-XXXX-XXXX **2004**

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	1,997.02	47.12	24.00	2,068.14
Feb	2,713.57	69.55	24.00	2,807.12
Mar	2,032.26	47.12	24.00	2,103.38
Apr	2,032.26	65.07	24.00	2,121.33
May	1,903.05	51.61	25.30	1,979.96
Jun	2,079.26	38.15	24.00	2,141.41
Jul	1,995.48	42.63	25.30	2,063.41
Aug	2,094.81	51.61	25.30	2,171.72
Sep	2,204.75	48.61	25.30	2,278.66
Oct	2,033.82	34.70	25.30	2,093.82
Nov	1,939.76	43.97	25.30	2,009.03
Dec	<u>1,763.41</u>	<u>76.16</u>	<u>25.30</u>	<u>1,864.87</u>
<b>04</b>	<b>24,789.45</b>	<b>616.30</b>	<b>297.10</b>	<b>25,702.85</b>
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

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

6,144 SF  
 2004 Costs/SF: 4.18



Fairview Building Utilities Costs FY '04  
 Electric and Water and Gas by Meter  
 0360-0041-0051-XXXX-XXXX

2004

<u>Month</u>	4729759606 <u>Electric</u>	22793- 3336 <u>Water</u>	621849510 <u>Gas</u>	<u>Month</u> <u>Total</u>
Jan	1,205.78		2,118.80	3,324.58
Feb	1,341.23	95.42	1,582.27	3,018.92
Mar	1,045.86		1,140.43	2,186.29
Apr	997.97	96.79	690.04	1,784.80
May	1,021.39		289.82	1,311.21
Jun	1,290.74	96.79	214.51	1,602.04
Jul	1,756.61		210.06	1,966.67
Aug	1,580.70	47.09	205.16	1,832.95
Sep	1,868.54		193.16	2,061.70
Oct	1,468.77	100.79	640.32	2,209.88
Nov	931.60		1,457.99	2,389.59
Dec	<u>936.99</u>	<u>100.79</u>	<u>2,338.98</u>	<u>3,376.76</u>
<b>04</b>	<b>15,446.18</b>	<b>537.67</b>	<b>11,081.54</b>	<b>27,065.39</b>
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

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

2004 Costs/SF: 1.13



County Highway Dept Utilities Costs FY '04  
 Electric and Gas and Trash by Meter  
 0120-0055-0056-XXXX-XXXX

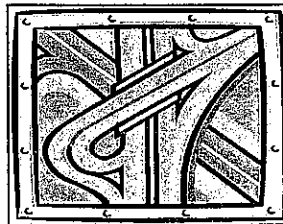
2004

	662-5330 371800	53465-13009 606809800		Month
<u>Month</u>	<u>Electric</u>	<u>Gas</u>	<u>Trash</u>	<u>Total:</u>
Jan	1,369.30	2,072.84	51.16	3,493.30
Feb	1,924.44	1,446.26	51.16	3,421.86
Mar	1,323.51	836.72	51.16	2,211.39
Apr	1,191.88	558.03	51.16	1,801.07
May	1,088.85	306.96	51.16	1,446.97
Jun	1,016.02	108.34	51.16	1,175.52
Jul	1,076.44	4.23	51.16	1,131.83
Aug	1,124.09	115.53	51.16	1,290.78
Sep	960.31	7.21	51.16	1,018.68
Oct	1,009.41	439.39	51.16	1,499.96
Nov	1,101.07	773.53	51.16	1,925.76
Dec	<u>1,358.84</u>	<u>1402.78</u>	<u>51.16</u>	<u>2,812.78</u>
<b>04</b>	<b>14,544.16</b>	<b>8,071.82</b>	<b>613.92</b>	<b>23,229.90</b>
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

Highway Dept, RR, Bloomington, IL

5,435 SF (Office Bldg) Each garage is 9,600 sf Total is 23,456 SF.

2004 Costs/SF:     .99



Animal Control Center Utility Costs FY 2004  
 Electric and Gas and Trash by Meter  
 0112-0061-0065-XXXX-XXXX                      **2004**

<u>Month</u>	7972235936 <u>Electric</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	434.45	47.50	481.95
Feb	539.59	47.50	587.09
Mar	446.39	47.50	493.89
Apr	414.96	47.50	462.46
May	461.28	50.10	511.38
Jun	646.84	50.10	696.94
Jul	681.93	50.10	732.03
Aug	648.31	50.10	698.41
Sep	669.16	50.10	719.26
Oct	466.15	50.10	516.25
Nov	424.10	50.10	474.20
Dec	<u>420.69</u>	<u>50.10</u>	<u>470.79</u>
<b>04</b>	<b>6,253.85</b>	<b>590.80</b>	<b>6844.65</b>
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

Animal Control Center, RR, Bloomington, IL  
 7,400 SF  
 2004 Costs/SF:       .92



COMLARA Parks & Recreation Utilities Costs for FY 2004  
 Electric and Gas and Trash by Meter  
 0001-0040-0042-XXXX-XXXX                      **2004**

<u>Month</u>	<u>Electric</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	148.91	159.00	307.91
Feb	175.86	159.00	334.86
Mar	172.22	159.00	331.22
Apr	158.96	159.00	317.96
May	211.45	159.00	370.45
Jun	352.91	159.00	511.91
Jul	398.89	159.00	557.89
Aug	314.68	159.00	473.68
Sep	225.62	159.00	384.62
Oct	154.70	159.00	313.70
Nov	139.82	159.00	298.82
Dec	<u>160.27</u>	<u>159.00</u>	<u>319.27</u>
<b>04</b>	<b>2,614.29</b>	<b>1908.00</b>	<b>4,522.29</b>
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

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

2004 Costs/SF:       .56



Rescue Squad/ESDA Garage Utility Costs FY '04  
 Electric and Water and Gas by Meter  
 0001-0032-0039-XXXX-XXXX and 0001-0047-0052-XXXX-XXXX

	9335510498	22821-26955	2004 6218427802	Month
<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Total</u>
Jan	182.43		806.52	988.95
Feb	152.91	22.22	323.93	499.06
Mar	171.13		251.60	422.73
Apr	129.54	22.24	127.82	279.60
May	140.98		-26.16	114.82
Jun	117.55	14.87		132.42
Jul	204.07		16.80	220.87
Aug	155.76	17.96		173.72
Sep	198.69			198.69
Oct	198.85	23.24	41.30	263.39
Nov	128.62		113.93	242.55
Dec	<u>168.76</u>	<u>28.41</u>	<u>111.53</u>	<u>308.70</u>
<b>04</b>	<b>1,949.29</b>	<b>128.94</b>	<b>1,767.27</b>	<b>3,845.50</b>
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

7,800 SF (60' X 120')

2004 Costs/SF: .49

