



Property Committee Agenda
Room 400, Government Center

Thursday, February 2, 2006

3:00 p.m.

1. Roll Call
2. Chairman's Approval of Minutes – January 5, 2006
3. Departmental Matters:
 - A. Bill Wasson, Director, Parks and Recreation
 - 1) Items to be Presented for Action:
 - a) Request Approval to apply for a Department of Natural Resources Grant for a COMLARA County Park Trail Signage Project 1-9
 - b) Request Approval of Watercraft Lease Agreement with Illinois State University 10-16
 - 2) Items to be Presented for Information:
 - a) General Report
 - b) Other
 - B. Jack Moody, Director, Facilities Management
 - 1) Items to be Presented for Information:
 - a) 2005 McLean County Utilities Year-End Report 17-45
 - b) Government Center First Floor Coffee Shop
 - c) Government Center and Law and Justice Center Remodeling Projects
 - d) General Report
 - e) Other
 - C. John Zeunik, County Administrator
 - 1) Items to be Presented for Information:
 - a) General Report 46-47
 - b) Other

4. Other Business and Communications
5. Recommend Payment of Bills and Transfers, if any, to County Board
6. Adjournment

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McLEAN COUNTY – GRANT INFORMATION FORM

General Grant Information

Requesting Agency or Department: Parks & Recreation	This request is for: <input checked="" type="checkbox"/> A New Grant <input type="checkbox"/> Renewal/Extension of Existing Grant
Granting Agency: Illinois Department of Natural Resources	Grant Type: <input type="checkbox"/> Federal, CFDA #: <input checked="" type="checkbox"/> State <input type="checkbox"/> Other
Grant Title: Recreational Trails Program	Grant Date: Start: 08/01/2006 End:
Grant Total Amount (including match): \$4491	Grant Funding Method: <input checked="" type="checkbox"/> Reimbursement, Receiving Cash Advance <input type="checkbox"/> <input type="checkbox"/> Pre-Funded Expected Initial Receipt Date:
Total Match Amount (if applicable): \$1797 Required Match :\$898.00 Overmatch: \$899	Source of Matching Funds (if applicable): 0001-0040-0042-621-0001 budget 2006
Will it be likely to obtain this grant again next FY? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Grant Costs Information

Will personnel be supported with this grant: <input type="checkbox"/> Yes (complete personnel portion below) <input checked="" type="checkbox"/> No	A new hire will be responsible for financial reporting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																								
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="2">Grant Expense Chart</th> </tr> <tr> <th style="width:60%;">Personnel Expenses</th> <th>Costs</th> </tr> </thead> <tbody> <tr> <td>Number of Employees:</td> <td>53 hours</td> </tr> <tr> <td>Personnel Cost</td> <td>\$636</td> </tr> <tr> <td>Fringe Benefit Cost</td> <td>\$</td> </tr> <tr> <td>Total Personal Cost</td> <td>\$636</td> </tr> <tr> <th colspan="2">Additional Expenses</th> </tr> <tr> <td>Subcontractors</td> <td>\$</td> </tr> <tr> <td>Equipment</td> <td>\$3855</td> </tr> <tr> <td>Other</td> <td>\$</td> </tr> <tr> <td>Total Additional Expenses</td> <td>\$3855</td> </tr> <tr> <td>GRANT TOTAL</td> <td>\$4491.00</td> </tr> </tbody> </table>	Grant Expense Chart		Personnel Expenses	Costs	Number of Employees:	53 hours	Personnel Cost	\$636	Fringe Benefit Cost	\$	Total Personal Cost	\$636	Additional Expenses		Subcontractors	\$	Equipment	\$3855	Other	\$	Total Additional Expenses	\$3855	GRANT TOTAL	\$4491.00	Description of equipment to be purchased: 120 Poly Fiber Flexible Marker Posts and appropriate markings
Grant Expense Chart																									
Personnel Expenses	Costs																								
Number of Employees:	53 hours																								
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Equipment	\$3855																								
Other	\$																								
Total Additional Expenses	\$3855																								
GRANT TOTAL	\$4491.00																								
	Description of subcontracting costs: NA																								
	Other requirements or obligations:																								

Grant Total must match "Grant Total Amount" from General Grant Information

Responsible Personnel for Grant Reporting and Oversight:


01-26-06
 Department Head Signature Date 01/26/2006

 Grant Administrator/Coordinator Signature (if different) Date _____

OVERSIGHT COMMITTEE APPROVAL	
_____ Chairman	_____ Date



DEPARTMENT OF PARKS AND RECREATION
(309)726-2022 FAX (309)726-2025 www.mclean.gov
13001 Recreation Area Dr. Hudson, IL 61748-7594

TO: Honorable Chairman and Members, Property Committee

FROM: Bill Wasson, Director of Parks and Recreation

DATE: 01/29/06

RE: COMLARA County Park Trail Signage Project

The COMLARA County Park trail system is comprised of twenty-three miles of multi-use trails. Initial trail development in limited areas of the 2200 acre regional park began in 1973. Beginning in 1986, the Department began a long term commitment to construct and maintain approximately 20 miles of multi-use trails contained within the park's master plan. Over the past 5 years, the Department has worked with mountain bike users to add an additional 3 miles of trails of "single wide" trail design specifically for hiking and mountain bike use, with a tread width of approximately 3 feet. The majority of the trail system is currently double tread width of approximately 8 feet for hiking, mountain biking, and equestrian day use. Trails are considered a "natural surface trail". To improve accessibility, some trail sections are surfaced with compacted limestone fines or engineered wood fibers.

While the Department and its volunteer partners have maintained this system for the past 20 years, the McLean County Department of Parks and Recreation (MCDPR) has been challenged to develop funding to provide a uniform, user friendly and well recognized trail signage/marker system that will assist current and new users alike. Polyfiber posts have become recognized by most outdoor recreation users, due to their use by federal and state land management agencies.

The County Parks and Recreation Department anticipates expending approximately \$1,000 on materials for normal trail marker maintenance and replacement during 2006. This amount along with the in-house labor used for the project would equal the local match of 40% for this project proposal. The total cost of the project is \$4491.00, with a grant request of \$2,694.00.

Unfortunately, due to the fact that the County has not yet been provided notice on its Illinois Transportation Enhancement Grant application for the Historic Rt. 66 Bikeway project, we will be unable to submit a Trails application for that project during the 2006 Grant cycle, which has a March 1, 2006 deadline.

I respectfully request that the Property Committee recommend approval of the submission of this Recreational Trails Program grant application.

RECREATIONAL TRAILS GRANT PROGRAMS
STATE OF ILLINOIS / DEPT OF NATURAL RESOURCES

RT/DOC-1: General Application Data
(page 1 of 2)

DNR Use Only

GENERAL PROJECT INFORMATION

A. Trail Project Type: Bicycle Snowmobile
 (Indicate primary trail use) Mountain Bikes Off-Highway Vehicle (OHV)
 Hiking / Cross-Country Skiing Water Trail
 Equestrian Other

Other permitted, secondary trail uses: Bicycle / Mountain bikes Equestrian Hiking Cross-Country Skiing
 OHV Snowmobile Other:

B. Type of Project: Acquisition Rehabilitation / Restoration
 Development (includes trail signage) Snowmobile Trail Groomer Maintenance
 Development with land donation

C. Applicant's Name, Address & Telephone / FAX Number
McLean County Government
115 E Washington Street, Rm 401, PO Box 2400
Bloomington IL 61702-2400

Name & Title of Chief Administrator / Official: **Michael Sweeney, Co. Brd. Chairman**

D. Applicant's Designated Contact Person:
 (Name, Title, Address & Telephone / FAX Number)
 (must be available 8am - 5pm, Monday - Friday)
William Wasson, Director of Parks/Recreation
13001 Recreation Area Dr.
Hudson, IL 61748
309-726-2022 x222 (309) 726-2025
 Email: bill.wasson@mcleancountyil.gov

E. Project Title:
COMLARA County Park Trail Signage Project

F. Applicant's FEIN or Social Security #:
37-6001569

G. Concise Description of the Proposed Project (USE ALLOCATED SPACE ONLY, DO NOT ATTACH ADDITIONAL SHEETS)
 (Be sure to indicate proposed project trail length, width & surface material or size/acreage of scramble area.)
The preparation and installation of approximately 115 trail guide and regulatory sign posts on a 23 mile system of recreational trails within 2200 acre COMLARA County Park. Posts shall be poly fiber type 4 foot posts and will include color coding, numerical marking, directional arrows. In addition, recreational activity logos will be included at trail heads and at such locations as permitted recreational activities change.

H. Project Costs:	Land Acquisition Costs (complete & attach RT/DOC-2) (include relocation costs, appraisal fees & survey fees, as applicable)	\$ <u>0.00</u>
	Development / Equipment Costs (New Construction and Rehab) (complete & attach RT/DOC-3)	\$ <u>4,491.00</u>
	CPA Report Costs (Bike Path Projects ONLY)	\$ <u>0.00</u>
	Restoration Costs (Of Areas Damaged by Unauthorized Trail Use) (complete & attach RT/DOC-3)	\$ <u>0.00</u>
	OHV Rider & Safety Education Costs (attach itemized budget sheet)	\$ <u>0.00</u>
	Snowmobile Trail Groomer Maintenance Costs (STEF only) (complete & attach RT/DOC-3a)	\$ <u>0.00</u>
	TOTAL PROJECT COSTS	\$ <u>4,491.00</u>
	GRANT FUNDS REQUESTED	\$ <u>2,694.00</u> ..

* (see grant assistance formula for trail program appropriate to project)

I. Project Location: McLean (County / Counties) Hudson(McLean), Kansas(Woodford) (Township / Townships)

IL Legislative (Senate) District(s): 53 IL Representative District(s): 106 Congressional District: 11
 Name: Dan Rutherford Name: Kelth Sommer

J. Miles of Trails Constructed / Improved with this Project: 23 Miles of Trail Directly Linked with Proposed Project: na

K. Population Within Sponsor's Jurisdiction (Local Government Applicants Only): 155,000

L. Source(s) of Initial Project Funding: Note: ALL Illinois Recreational Trails Grant Programs operate on a reimbursement basis. Project sponsor must initially finance 100% of the project costs after DNR grant approval.)

General Funds Non-Referendum Bonds Referendum Bonds
 Donations: (specify: _____)
 Other Federal or State Funds (specify: _____)
 Other (specify: _____)

M. List any other prior state or federal funds involved in the proposed project facility or site. (list applicable project numbers and status):
NA

N. Complete Form RT/DOC-4, Narrative Statement to provide a brief/concise description of the proposed project.

O. Provide excerpt(s) / reference(s) from local, regional or State Trail/Recreation Plan that justifies or identifies the proposed project as a priority.

P. **Local government applicants** proposing the creation of a new trail within a linear, non-existing transportation corridor MUST conduct a Public Hearing, held specifically to solicit public review and comments on the proposed trail. Notice of the Hearing must be advertised in a local newspaper of general circulation at least seven (7) days prior to the Hearing date. Minutes of the Hearing, along with written comments received and a copy of the newspaper notice, must be submitted as part of the application.

Non-government applicants proposing a new, year-round trail or motorized use area MUST submit confirmation of project approval from local zoning board **OR if no local zoning regulations exist**, the applicant must submit a "certificate of publication" confirming that notice of project intent was published / advertised in the local newspaper AND confirmation that public notice of the project was posted at the local county courthouse and two (2) other prominent public locations in the county such as nearest municipal building, post office, etc. (See attached public notice form for posting)

Q. **Non -Government Applicant:**

1. Submit proof of \$1.0 million minimum liability insurance coverage for proposed project facility.
2. Club applicants submit verification of club's "incorporation" status with Sec. of State's Office.

PROJECT MAPS (no larger than 11" X 17")

Attachment #1 - Attach a county, township or city map showing the location and extent of the project trail. On the same map, also indicate location of, or links with, other trails in the immediate area AND the location of parks, schools & public buildings along the trail.

Attachment #2 - Attach a detailed **Project Boundary Map** (Survey / Plat Map, etc.) of the project trail ROW/property indicating dimensions and location of existing utility / road easements, etc.

Attachment #3 - Attach a **Project Development Plan** (drawn to scale). Include sketch of typical trail construction cross-section & of buildings (OHV applicants only) Also attach a 1:24,000 scale topographic (USGS quad) map or comparable map of the project area with the project site boundary lines and trail layout (or scramble area) clearly delineated on the map.

PROJECT COMPLIANCE CERTIFICATION STATEMENT and ENVIRONMENTAL ASSESSMENT STATEMENT

A. Complete and attach the Project Certification Statement (RT/DOC-5 form or RT/DOC-5a form) (original signature required)

B. Complete the Environmental Assessment Statement (EAS) form for the project including necessary inter-agency reviews and sign-offs as noted below. (original signature required) (Not applicable to STEF program)

1. IL Dept. of Agriculture regarding prime farmland impacts (Acquisition Projects Only)
2. Cultural Resources / Endangered Species / Wetland Impacts (CERP Form & necessary NWT map)
3. Area wide Clearinghouse Notification, if applicable (Standard Form 424 & project maps)

RECREATIONAL TRAILS GRANT PROGRAMS
STATE OF ILLINOIS/DEPT. OF NATURAL RESOURCES

RT/DOC-3: DEVELOPMENT / EQUIPMENT PURCHASE DATA
(Development / Equipment purchase projects only)

Project Sponsor: McLean County Government
Project Title: COMLARA County Park Trail Signage Project

1. ESTIMATED PROJECT DEVELOPMENT and/or EQUIPMENT PURCHASE COSTS

Development / Equipment Purchase Items	Quantity	Cost Estimate	Construction Method (see below)
66" Flexible PolyFiber Driveable Marker Posts	120	2,898.00	
150 Recreational Activity Logo 3" x 3" decals	150	200.00	
Temporary Trail closed signs 3" x 12"	50	482.00	
3" reflective pressure sensitive numbers/letters	190	19.00	
Color Sheeting - pressure sensitive	100 sq ft	61.00	
reflective arrows	240	180.00	
Fuel	5 gal	15.00	
install of numbering, sheeting logo markings	20 hours	240.00	FA
installation of marker posts	33 hours	396.00	FA
CPA Report Costs (Bike Path Projects ONLY)			
Potential Archeological Survey Work (*)			
TOTAL COST		\$4,491.00	

C - Bid Contract
FA - Force Acct. Labor
DM - Donated Material
DL - Donated Labor
O - Other

Note: The value of donated materials and donated (volunteer) labor are not eligible for reimbursement.

2. If applicable, identify architectural/engineering firm to be used in completing the project.
NA

3. As applicable, attach a copy of the deed(s) showing proof of ownership or a copy of the lease agreement.
(If the deed is less than "Warranty" such as "Trustees" or "Quit Claim" Deed, Title Insurance is REQUIRED.)

(*) Projects may require the completion of an archaeological survey of the project site. Estimated costs for such a survey can be included in the proposed project budget. [see item 23 in the Environmental Assessment Statement (EAS) form] Does not apply to STEF Program

RECREATIONAL TRAILS GRANT PROGRAMS
STATE OF ILLINOIS / DEPT. OF NATURAL RESOURCES

RT/DOC-4: PROJECT NARRATIVE STATEMENT
(Project description)

Instructions: Describe, at a minimum, the overall concept of the project, project funding, agencies involved, approach to implementation, project location, trail mileage to be provided through the project, need for the project, anticipated benefits and the proposed schedule of operation (daily and/or seasonal hours of operation) for the project facility.

The COMLARA County Park trail system is comprised of twenty-three miles of multi-use trails. Initial trail development in limited areas of the 2200 acre regional park began in 1973. Beginning in 1986, the Department began a long term commitment to construct and maintain approximately 20 miles of multi-use trails contained within the park's master plan. Over the past 5 years, the Department has worked with mountain bike users to add an additional 3 miles of trails of "single wide" trail design specifically for hiking and mountain bike use, with a tread width of approximately 3 feet. The majority of the trail system is currently double tread width of approximately 8 feet for hiking, mountain biking, and equestrian day use. Trails are considered a "natural surface trail". To improve accessibility, some trail sections are surfaced with compacted limestone fines or engineered wood fibers. All trails are open for public use, except as required to avoid erosion, rutting, or other damage. Trails are also closed to all those other than firearms hunters seven days per year. Park hours for day use activity are from 7 AM - 10 PM daily.

While the Department and it's volunteer partners have maintained this system for the past 20 years, the McLean County Department of Parks and Recreation (MCDPR) has been challenged to develop funding to provide a uniform, user friendly and well recognized trail signage/marker system that will assist current and new users alike. Polyfiber flexible marker posts have become recognized by most outdoor recreation users, due to their use by federal and state land management agencies. Park users have requested a standardized and improved marking system to improve their recreational experience. In addition, these markers will assist users in identifying their location and will assist emergency response personnel, receiving cell phone calls on trails within the park.

RECREATIONAL TRAILS GRANT PROGRAMS
STATE OF ILLINOIS/DEPT. OF NATURAL RESOURCES

RT/DOC-5: CERTIFICATION STATEMENT

Project Sponsor: McLean County Government
Project Title: COMLARA County Park Trail Signage Project

As the individual duly designated to represent the McLean County Government (applicant), I do hereby certify that the information presented in this grant application is true and correct. I do further certify that the project, if approved for funding, will be completed in accordance with the provisions set forth in the Recreational Trails Grant Manual and that the McLean County Government (applicant) has the financial resources to initially fund 100% of the proposed project costs within the time frame imposed by the Department of Natural Resources for project execution prior to receiving grant reimbursement. It is understood that proposed acquisition projects (excluding those involving eminent domain) must be completed within nine (9) months and proposed development (equipment purchase) projects completed within 24 months following project approval by the Department of Natural Resources (DNR). Failure to complete said project within the specified time frame could be cause for project termination. In addition, failure to complete a project or withdrawal of a project due to lack of performance, insufficient funds or change in recreation priorities by the applicant shall result in the ineligibility of the project applicant for Illinois DNR grant assistance consideration in the next two (2) consecutive grant cycles.

The McLean County Government (applicant) hereby further certifies that 1) It will indemnify, protect and hold harmless the State of Illinois, Department of Natural Resources and its representatives from any and all liabilities, costs, damages or claims arising as a direct or indirect result of the actions and/or omissions of the McLean County Government (applicant) or its representatives in the construction, operation or maintenance of the above referenced project, and 2) that adequate public notice was given and local approval solicited on the proposed project and 3) that the facility will be operated and maintained in an attractive and safe manner, and open and available to the public without regard to race, color, sex, national origin, age, disability or place of residence in accordance with provisions of Illinois DNR trail grant program regulations.

This Certification Statement was duly acted upon and adopted by the McLean County Government (applicant) on the 21 day of February (month) 2006 (year)

Michael Sweeney
Name (printed / typed)

Signature
County Board Chairman
Title

Attested by: _____

ILLINOIS

E.A.S. - CERP FORM

DEPARTMENT OF NATURAL RESOURCES

CERP #:

Due Date:

CULTURAL RESOURCES, ENDANGERED SPECIES & WETLANDS REVIEW REPORT

Project Sponsor: McLean County Government

Project Title/Site Name: COMLARA County Park Signage Project

Contact Person: William Wasson, Director of Parks/Recreation

Address: 13001 Recreation Area Dr. Hudson, IL 61748

Phone: 309-726-2022 x222

Date: February 21, 2006

Indicate Grant Program Type	
_____	Line Item
_____	OLT
_____	OSLAD/LWCF
_____	Bike
_____	Boat Access
_____	Snowmobile
<input checked="" type="checkbox"/>	OHV/RTP

Check appropriate response: New Project Application (not previously reviewed / considered by IDNR)

Application Resubmittal *

* If resubmittal, indicate the year(s) previously submitted: _____

Has project proposal changed in scope or design layout from previous submittal(s)? Yes No

If this is a development project was the property acquired with DNR funds? Yes No

Project Location: County: McLean

USGS Numeric Location Designation: Township: T-25 Range: 2 East Section: 67, 616, 17, 19, 20

Please attach: 1) project site development plan
 2) photocopy of National Wetland Inventory (NWI) map showing project area.
 (Note: photocopy ONLY that portion of NWI map where project site is located. Copies should be no larger than 11" x 17")
 (Clearly delineate and identify the "project site/park boundary" on the map with a dashed black line)

NWI maps may be purchased from:

Center for Governmental Studies
 Northern Illinois University
 DeKalb, IL 60115
 tele: 815/753-0914

Size of Project Site: 2200 acres

(allow 2 - 4 weeks for receipt of maps)

(NWI maps may also be available from local and/or regional planning commissions.)

Concise Project Description: (Also, attach 2 sets of color photos of any existing buildings/structures on project site)

The preparation and installation of approximately 115 trail guide and regulatory sign posts on a 23 mile system of recreational trails within 2200 acre COMLARA County Park. Posts shall be poly fiber type 4 foot posts and will include color coding, numerical marking, directional arrows. In addition, recreational activity logos will be included at trail heads and at such locations as permitted recreational activities change.

DEPARTMENT USE ONLY	Approved	Approved w/ Restrictions *	Comments*	Grant Adm. _____
Cultural Resources	_____	_____	_____	_____
T & E Species/ NP/Natural Area/LWR	_____	_____	_____	_____
Wetlands (Sec 404, see reverse side)	_____	_____	_____	_____
OREP&C/CERP Coordinator	Date	* see attached letter/comment Signature indicates IDNR CERP sign-off for <u>ONLY</u> the project information included in this submittal. Any changes must be resubmitted for review.		

APPLICATION FOR FEDERAL ASSISTANCE		2. DATE SUBMITTED	APPLICANT IDENTIFIER N.A.
1. TYPE OF SUBMISSION Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	STATE APPLICATION IDENTIFIER
		4. DATE RECEIVED BY FEDERAL AGENCY N.A.	FEDERAL IDENTIFIER N.A.
5. APPLICANT INFORMATION			
Legal Name County of McLean, IL Government		Organizational Unit Department of Parks and Recreation.	
Address (Street, County, State and ZIP code) 115 E Washington Street, Rm 401, PO Box 2400 BLOOMINGTON, Illinois 61702-2400		Name and telephone number of person to be contacted on matters involving this application (give area code) William Wasson, Director of Parks/Recreation 309-726-2022 x222	
6. EMPLOYER IDENTIFICATION NUMBER (EIN) 37 - 6001569		7. TYPE OF APPLICANT (enter appropriate letter in box) <input type="checkbox"/> A. State <input type="checkbox"/> B. County <input type="checkbox"/> C. Municipal <input type="checkbox"/> D. Township <input type="checkbox"/> E. Interstate <input type="checkbox"/> F. Intermunicipal <input type="checkbox"/> G. Special District <input type="checkbox"/> H. Independent School Dist. <input type="checkbox"/> I. State Controlled Institution of Higher Learning <input type="checkbox"/> J. Private University <input type="checkbox"/> K. Indian Tribe <input type="checkbox"/> L. Individual <input type="checkbox"/> M. Profit Organization <input type="checkbox"/> N. Other (Specify)	
8. TYPE OF APPLICATION <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) A. Increase Award C. Increase Duration E. Other (specify) B. Decrease Award D. Decrease Duration		9. NAME OF FEDERAL AGENCY N.A.	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER Title: RECREATIONAL TRAILS GRANT PROGRAM		11. DESCRIPTIVE TITLE OF APPLICANTS PROJECT The preparation and installation of approximately 115 trail guide and regulatory sign posts on a 23 mile system of recreational trails within 2200 acre COMLARA County Park. Posts shall be poly fiber type 4 foot posts and will include color coding, numerical marking, directional arrows. in	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, Street, etc.) COMLARA COUNTY PARK -RURAL HUDSON,IL			
13. PROPOSED PROJECT Start Date 08/01/2006 Ending Date 12/31/2006		14. CONGRESSIONAL DISTRICTS OF Dist 11 of Illinois Applicant McLean County Government Project COMLARA Co. Park TRail Signage	
15. ESTIMATED FUNDING a. Federal 2,694 b. Applicant 1,797 c. State d. Local e. Other f. Program Income g. Total 4,491		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. YES. THIS PREAPPLICATION-APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE _____ b. NO. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E.O 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
17. IS THE APPLICATION DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If 'Yes', attach an explanation. <input type="checkbox"/> No			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Type Name of Authorized Representative William Wasson		b. Title Director of Parks & Recreation	c. Telephone Number (309) 726-2022
d. Signature of Authorized Representative		e. Date Signed	

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Standard Form 424 (Rev. 4/92)
Prescribed by OMB Circular A-102



DEPARTMENT OF PARKS AND RECREATION
(309)726-2022 FAX (309)726-2025 www.mclean.gov
13001 Recreation Area Dr. Hudson, IL 61748-7594

TO: Honorable Chairman and Members, Property Committee

FROM: Bill Wasson, Director of Parks and Recreation

DATE: 01/29/06

RE: Watercraft Lease Agreement with Illinois State University

The Department of Parks and Recreation is recommending a continuation of the watercraft lease agreement which has been in place with Illinois State University the last nine years. This lease agreement is identical to the agreement approved by the County Board for 2005, other than dates of agreement. As watercraft inventory is anticipated to remain constant over the next three seasons, the Department and Illinois State University are recommending a 3 year agreement. Annual reporting and lease payments requirements are retained in the proposed lease agreement. The Agreement has previously been reviewed by the McLean County Department of Parks and Recreation, County Risk Management, and State's Attorney's Office staff.

This lease agreement provides for County Parks and Recreation Department use of University owned watercraft in operation of the Evergreen Lake Boat Rental Facility. In doing so, the County has been able to sustain and improve upon watercraft rental service to the public and begin a process of watercraft replacement over a period of years, without a substantial initial capital investment. A lease fee is paid to Illinois State University equaling 17% of gross receipts from rental of University watercraft.

In 2005, the boat rental generated gross income of \$17,232 with direct labor cost of \$ 2,726 for weekend attendants, an estimated maintenance and operational supplies cost of \$1150.00, and a lease payment to Illinois State University of \$659.60(canoes & sailboat rental), leaving a net direct operational revenue of \$ 13846. Boat rental transactions are accomplished on weekdays from 8 am- 6pm by departmental staff at the Visitor Center and Swimming Beach.

I respectfully request that the Property Committee recommend approval of the Watercraft Lease Agreement with Illinois State University to be effective upon approval for the term from February 21, 2006 and expiring December 31, 2008.

LEASE AGREEMENT

This Lease Agreement entered into the 21st day February, 2006 by and between Illinois State University, hereafter referred to as the "University", and the McLean County Board, a body politic, hereafter known as the "County" for and on behalf of the McLean County Department of Parks & Recreation hereafter known as the "Department".

I. Subject of Agreement

The University hereby agrees to Lease watercraft and related equipment to the County of McLean, Illinois to be used for the operation of a boat rental facility at COMLARA County Park in rural Hudson, Illinois.

II. Terms of Lease

This Lease Agreement shall commence on February 21, 2006 and shall expire on December 31, 2008.

III. Description of Watercraft, Equipment and Commodity Items

A. WATERCRAFT

The University will provide watercraft necessary for operation of the boat rental facilities, to include a minimum of twenty one (21) 17 foot aluminum canoes, and two(2) sunfish sailboats (see attachment A).

B. EQUIPMENT

Equipment leased by the University to the County will include a public address system.

C. COMMODITIES

Commodity Items leased by the University to the County will be in three categories:

1. Replacement parts for watercraft - replacement parts will include the University's present inventory of replacement parts for various watercraft. Examples of these items will include extra daggerboards and rudders, oar locks, , extra sails, etc.. The present inventory of replacement parts may be used by the County during scheduled maintenance or whenever it is deemed necessary.
2. Rental Commodities - will include the University's present inventory of paddles, oars, personal floatation devices, anchors, etc.(see attachment B)
3. Soft Commodities - will include a copy of the University's Boat Concession operations manual.

IV. Terms of Lease

It shall be the County's responsibility to inspect all watercraft and rental commodities prior to the commencement of the lease. Any item found to be unsatisfactory shall be brought to the attention of the University so they may be repaired or removed from the inventory prior to implementation of the lease.

Upon acceptance of the rental commodities, it shall be the County's responsibility to perform regular maintenance on the rental commodities. The County shall be responsible for damage or loss of rental Commodities, excepting repairs necessary due to normal wear and tear. The County may at its discretion, repair or compensate the University as outlined in Attachment B for items otherwise damaged, lost, or absent from inventory. The University may inspect items and at their discretion, repair, replace, or delete them from the inventory with no penalty or breach of agreement.

Upon acceptance of the watercraft, it shall be the County's responsibility to perform regular maintenance on the watercraft. The County will repair or at County's discretion, compensate the University as outlined in Attachment A for said watercraft when damage or loss of watercraft result from actions of the County or the County's customers during rental operations. The County shall be responsible for loss of watercraft associated with or resulting from any and all causes, except Acts of God, including negligent operation of the watercraft during the term of the agreement. The County agrees to indemnify and hold harmless the University for any acts, errors, or injuries that may be incurred due to negligent operation of the equipment or commodities.

During the Lease period, total control and responsibility for the rental of watercraft and rental commodities to the public will rest with the County.

During the Lease period, the County shall notify the University of any watercraft that are no longer of use. The University shall inspect items and at their discretion repair, replace, or delete them from the inventory with no penalty or breach of agreement.

At the end of the Lease, the watercraft and rental commodities in current inventory will be returned to winter storage cleaned and in good repair, excepting normal wear and tear from rental operations.

V. Maintenance of Watercraft, Equipment, and Rental Commodities

A. WATERCRAFT

During the term of the lease, the County will perform at its sole cost and expense, all regular maintenance. The University will provide the County with regular maintenance schedules. An authorized agent of the University may inspect watercraft during the lease period to help insure that its watercraft are being maintained.

It will be the responsibility of the County to inspect all watercraft prior to rental to make sure they are safe and dependable. If watercraft are deemed unsafe or in need of repair, it shall be the County's responsibility to remove such equipment from the public's use. Said equipment shall be returned to University for its determination of disposal of state property.

B. EQUIPMENT

Equipment items presently under maintenance contract will be maintained by the University until the contracts expire. Once the Contracts expire, the continued use and maintenance of the equipment will be at the discretion of the County. Repairs for damage due to the negligence of the County will be at the County's expense.

C. COMMODITIES

1. Replacement parts for watercraft -The County will have at its disposal the University's present parts inventory for regular maintenance.
2. Rental Commodities - It shall be the County's responsibility to maintain the rental commodities specified in Attachment B. The University may inspect items and at their discretion, repair, place, or delete them from the inventory with no penalty or breach of agreement.

It will be the responsibility of the County to inspect all rental commodities prior to rental to make sure they are safe and dependable. If items are deemed unsafe or in need of repair, it shall be the County's responsibility to remove such equipment from the public's use. Said equipment shall be returned to University for its determination of disposal of State Equipment.

VI. Lease Fee and Compensation Payments

The Department will pay a franchise fee equal to and no greater than Seventeen(17%) percent of its gross receipts derived from rental of watercraft called for herein which shall represent a rate to the University for leasing of watercraft on or before the expiration date of this agreement. Gross receipts shall be defined as all monies received by the Department from the rental of watercraft provided, except taxes collected from customers for direct remittance to a duly authorized taxing agency, monies collected for lost, destroyed or damaged equipment leased by the Department, and monies returned to customers as refunds. Payment of Lease fee shall be made on or prior to December 31st of each year.

In addition, any compensation for inventory items as outlined in Section 4 and Attachment B of this agreement which the County is required to or chooses to make to the University in lieu of such items shall be made on or before December 31st of each year.

VII. Provision of Insurance

The County shall maintain at all times during the term of this Agreement general liability insurance with limits of at least \$1,000,000 per occurrence/\$3,000,000 aggregate for third party property damage, bodily injury or personal injury to others statutory Worker's Compensation, and employer's liability insurance with limits of no less than \$500,000. These coverages may be met by Self-Insurance, or Standard Form Insurance Coverage, or a combination of the two. The University shall maintain, at its discretion, insurance for catastrophic losses to its watercraft and rental commodities.

Proof of self-insurance and certificate of excess insurance or standard form insurance covering the term of this agreement must be provided prior to commencement of this agreement.

VIII. Watercraft Rental Charges to the Public

Determining watercraft rental charges shall be the responsibility of the County. The County will notify the University of the rental charges at the beginning of the lease agreement and whenever a new rate schedule is placed into effect.

IX. Accounting

A certified financial report covering all operations conducted under this agreement shall be submitted to the University annually on or before December 31 of each year. A monthly report covering revenues shall be submitted to the University. An official rental card will be issued with each rental. These cards shall be retained by the Department and will be made available to the University upon request. In addition, the Director of Recreation Services, or a duly authorized representative, shall have access to, and right to, examine any pertinent records of the department related to the operations under this agreement.

X. License of Boats

The County will be financially responsible for obtaining an Illinois Department of Natural Resources Rental Boat License for its operation and the watercraft. The University shall be responsible for the Illinois Title and Watercraft Registration fees for all its watercraft.

This Lease Agreement is hereby entered into on the 21st day of February, 2006 as witnessed the hands and seals of the parties hereto.

County of McLean, a body
politic and corporate

Michael F. Sweeney, Chairman of the
McLean County Board

ATTEST:

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

For Illinois State University

2006-2008 Lease Period

WATERCRAFT

Canoes	CR#	D.N.R.	ISU	Serial#	Value each
Lowline	1	2388RB	131539	LWN04872M74H-17C	\$125.00
	9	2351RB	131535	LWN04848M74H-17C	\$125.00
	16	2344RB	119478	LWN00163M74A-17C	\$125.00
	19	2330RB	119478	LWN00041M74A-17C	\$125.00
	20	2341RB	131528	LWN04780M74H-17C	\$125.00
	21	2340RB	131529	LWN04376M74A-17C	\$125.00
	22	2339RB	131791	LWN05525M74J-17C	\$125.00
	30	2379RB	131794	LWN05533M74J-17C	\$125.00
	38	2329RB	131789	LWN05534M74J-17C	\$125.00
Alumacraft	2	2387RB	150794	ACB1971PM82A	\$200.00
	3	2386RB	150795	ACB1974PM82A	\$200.00
	4	2385RB	150796	ACB1973PM82A	\$200.00
	7	2353RB	150797	ACB1972PM82A	\$200.00
	18	2342RB	150800	ACB1967PM82A	\$200.00
	31	2378RB	150799	ACB1968PM82A	\$200.00
	37	2332RB	150801	ACB1970PM82A	\$200.00
Grumman	13	2347RB	118777	GBP-05359-0373	\$150.00
	23	2338RB	131435	GBP-14100-0973	\$150.00
	25	2383RB	131434	GBP-13985-0973	\$150.00
	28	2331RB	118776	20554-GP-5-17	\$150.00
	39	2328RB	118961	GBP-04549-0373	\$150.00
Sailboats	1	768RB	156984	AMF10851M84G	\$300.00
	2	1784RB	168922	AIW24096C787	\$350.00

Attachment B

2006-2008 Lease Period

<u>Commodity Item</u>	<u>Number</u>	<u>Value each</u>
Lifejackets(PFD's)		
Adult jackets	68	\$2.00
Child	37	\$1.00
Paddles		
4 1/2 foot & 5 foot	58	\$4.00
Sail Paddles	14	\$2.00
Anchors	5	\$5.00



Facilities Management

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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 17, 2006

Subj: Annual Review of County Utilities for FY 2005

During the FY 2005 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 evaluates all utility costs for the year just concluded. This report, provided for your information, will explain any changes in utility 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 “**2005 Summary of McLean County Utilities**” for January – December, 2005. Also, enclosed is an individual sheet for each County facility which shows the actual monthly utility cost by category of expense experienced in 2005. Building budgets are shown at the end of each summary.

Also, we reviewed the **2004 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 utility 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 2004, the most recent BOMA analysis, the average utility cost was \$1.89 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. Normally, this is a good comparison to use each year. **However, this will not be a good comparison this year due to energy and weather factors that occurred in 2005.**

Enclosures

Utilities Cover Year End – 2005.Doc

2005 Summary of McLean County Utilities

Introduction:

Since 1991, we have received, reviewed, and processed every utility invoice for all McLean County facilities. This procedure helps us track costs and monitor methods we are using to reduce these costs whenever possible. It has been frustrating this past year when factors beyond our control directly effected utility costs, especially when these factors cause cost increases.

2005 was by far the most unpredictable year we have seen in decades for many factors. I will remember 2005 as the year of "The Good, The Bad, and The Ugly". The "Good" involved our having modern energy management and energy efficient HVAC systems in place in many of our new or remodeled facilities to cope with higher demands for electric and natural gas. The "Bad" occurred through higher than normal utility usage in all of our facilities due to the hot summer of 2005. The "Ugly" is portrayed by higher utility rates caused by rate fluctuations that were directly impacted by catastrophic weather systems and by futures trading in utilities markets last year. Below, I will review these key factors in detail.

Weather and Utilities:

On December 16, 2005, I telephoned the National Weather Service in Lincoln, Illinois to kindly ask them to look up some information for my annual report. According to the NWS, as of September 30, 2005, Bloomington/Normal experienced 55 days above 90 degrees F. during the summer of 2005. On average we usually experience 27 days with 90 plus temperatures. Of those 55 days, 16 days had temperatures higher than 95 degrees! This means 61% of the summer was above 90 degrees F.! This was a record setting summer for temperatures with little rainfall.

These temperature factors caused more electricity to be used in all of our facilities. For those facilities that operate 24-hours a day, 7-days a week, this was especially noteworthy for summer electric usage. Without constant air conditioning in our County offices, Courtrooms, the Jail and JDC, and the Nursing Home, just for example, these facilities would not be able to operate.

The constant flow of cool air also played havoc, at times, with keeping important HVAC systems in good repair. We experienced several breakdowns requiring emergency repairs, sometimes on weekends. We assigned Facilities staff to check buildings at all hours to be sure our monitoring computers were telling us the correct story on how our equipment was functioning. We were successful in keeping ahead of problems most of the time. We received several notes and expressions of gratitude for being proactive on keeping systems operating at peak performance during the hot weather. It is our hope that high summer temperatures do not become a new trend for central Illinois.

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December 2005 ended the year with typical "January" temperatures causing more natural gas to be used than normally in December. We expect December 2005 utility bills to be higher than January 2006 bills.

For those buildings that use chiller units to manufacture air conditioning, water usage increased substantially to keep pace with needed inside temperatures. We always use more water in summer months than in winter because of this. Water arrives at 55 degrees F. and must be "chilled" lower in order to make air conditioning in the water-cooled chillers. The chillers had to work harder and operate longer because the delivered water temperatures were above 55 degrees F. due to high outside air temperatures.

In summary, the hot summer of 2005 produced a wide variety of problems all of which directly impacted equipment repair expenses and utility costs. This factor increased our electric and water usage almost across the board.

Natural Gas:

The price of natural gas on the commodities market has fallen nearly 40% from the record high hit in December as warmer temperatures this January have eased supply concerns. The Energy Department on January 9, 2006, stated that "the average cost for heating this winter will be 34.7% higher than last year. This is the largest increase in the past five years", according to the Energy Department. The main concern this past year involved two areas.

First, the futures market was very volatile as utility companies adjusted prices to projected futures index pricing. The traders on the NYMEX (New York Mercantile Exchange) control gas prices nation-wide. On December 9, 2005, Mr. Jon M. Huntsman, founder and Chairman of the Huntsman Corporation and Chairman of the Wharton Business School Board of Overseers stated in the Salt Lake City newspaper that "Traders on the NYMEX have forced the price of natural gas to all time highs – exceeding \$15mmbtu – severely hurting every U.S. natural gas consumer." He feels "the high prices are not a result of supply and demand." He states that "there is no shortage of natural gas, and demand is no greater than it has been for several years. Further, inventories are at near record levels." He concludes by stating that the "main reason gas prices are at these levels is because of greed for profits." Because of this, most utility monitoring agencies have stated that "the psychology of fear and greed were the motivators behind gas pricing this past year".

Secondly, we all observed the aftermath of hurricanes Katrina and Rita and how they directly effected pricing on fossil fuels. Fear of shortages caused prices to rise unrealistically. Our nation is a fossil fuel dependant country and possibly the largest user in the world. These demands for natural gas and gasoline will not decline unless and until major attitude changes occur about our "right" to have all the fuel we want, when we want it, and at prices that are acceptable.

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These are often competing forces when it concerns natural gas, at least it was this past year. We do not have many alternatives for heating. It would involve not only, or I should say "merely", changing to a different heating fuel, rather it would involve a complete and catastrophic reengineering of HVAC systems throughout our buildings, and that's if a different and cheaper fuel source were available.

The total therms of natural gas used in all County facilities in 2003 was 480,077. In 2004 we used 520,090, and in 2005 we used 582,126 therms. County-wide gas usage, therefore, has increased the past two years also as a direct result of City of Bloomington and McLean County offices occupying the newly remodeled Government Center, a 126,000 s.f. facility.

Recommended budgets for natural gas accounts, as well as all utility accounts for County facilities, were cast in August 2004 for budget year 2005. As such, factors that occurred in 2005 were unknown to us at the time we recommended utilities expenses for the next year. We might have requested additional funding had we known the summer of 2005 would be as hot as it was, and if we knew that gulf-coast hurricanes would dramatically effect natural gas prices nation wide.

Energy Efficiencies:

A common rule of thumb is "the cheapest therm of gas or kilowatt of electricity... is the one not used". This behooves us to examine usage and reduce heating and cooling as much as possible. However, this is not a very popular idea. People, including County employees, bitterly complain if any adjustments are made to the thermostats or energy management. Temperatures year-round are set between 72-74 degrees, 72 being the optimum temperature for comfort. We do not lower temperature settings in the winter below 72 nor raise them above 72 in the summer. Cost savings would be small in adjusting temperature settings, compared to overall annual utility costs. But some savings would be achieved if we were able to lower settings below standard comfort levels.

The most optimum things we can do involve nightly energy management set-backs in areas of buildings where it can be done (especially during peak rate periods to reduce costs); upkeep of all HVAC related systems to ensure they cycle off and on at proper times; and the use of bulk supply contracts where available, all of which we are doing now.

Many facilities have doors that open to the outside permitting cold or warm air to rush in when doors are opened. So, thermostats must be set to compensate for this heat gain or loss. Most of all larger facilities have vestibules installed at entrances to permit inside temperatures to be less effected by outside air temperatures at entrances and exits.

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Our three largest facilities, the Law and Justice Center, Government Center, and the McLean County Health Department, each have "Low-E" energy efficient window glazing systems installed which help reduce solar effect on cooling costs in the summer. We do not open windows in the summer as most of our buildings have window systems that do not open. Also, opening windows causes our HVAC equipment to work harder to overcome humidity levels for buildings where windows can be opened.

Additionally, extra insulation was installed in the new exterior envelope system of the Health Department a few years ago which helps keep heat in the building and reduces cooling costs in the summer.

All new roofing systems include a very high "R" value rating for built-up roof insulation when we replace older roofs. We will repeat this in 2006 when we replace the main roof of Law and Justice Center in the remodel project. This past year, for example, as you will recall, we replaced the failed roof over the McLean County Jail with a new fully-adhered EDPM roofing system with high R-value insulation. (The original Jail roof insulation was so bad, it was mush when the roofer removed the older roof.)

All lighting systems are turned off at night in unoccupied areas to reduce energy costs. We also use energy efficient lighting systems (bulbs) and ballasts in our facilities.

Facilities Management uses a remote laptop computer to monitor HVAC functions and temperature settings at home for after-hours and weekend review. This has greatly assisted staff to quickly identify any problems after-hours and sometimes we can make adjustments right on the computer and not have to come in.

For the Recommended 2007 McLean County Budget, we plan to do forecasting as much as possible to determine if budgets need to be adjusted to cover warmer summers or higher rates. This past year many building utility budgets were exceeded due to the low amounts that were budgeted in 2004 for fiscal year 2005, just ended.

Contracts:

Our trash collection costs are covered by three-year contracts with several vendors. These contracts will expire in December, 2006. This summer we plan to re-bid our trash collections and recommend new three-year contracts for the years 2007 – 2009 to the Property Committee, as we always do, late summer of 2006.

Gas costs are impacted two ways, in gas delivery charges and in gas supply costs. NICOR increased their gas delivery charges this year to cover their higher costs. We cannot control gas delivery factors. NICOR owns the pipelines across our section of the country. Gas supply costs were covered by our contract with our awarded gas supplier. This contract helped us pay less for gas than what we would have paid through the Chicago City-Gate prices.

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Water costs are not covered by contracts and are priced at municipal rates approved by the City of Bloomington and the Town of Normal councils.

Electric costs are covered by AmerenIP via the best commercial rate factor we can achieve through volume usage. Summer electric rates typically increase in May and return to regular rates in September each year.

By Building:

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. Therefore, 2005 was the first full year of utilities experience with the 7th floor being vacant. Electric costs decreased by \$4,728.00 in 2005 over 2004. Water costs increased by \$8,635.00 due to factors already discussed in this report. Gas costs increased by \$51,486.00 in 2005 due to the gas-related factors also already discussed. Garbage collection costs increased by \$1,364.00 due to the need for extra trash removals for several large projects at LJC last year. Therefore, overall, our total utility costs for 2005 increased over 2004 by \$56,759.00 because of these factors. The cost to operate the Law and Justice Center in 2005 was \$2.07 per s.f. This is higher than national industry trends due to the fact the Jail is operated 24-hours a day.

Planned energy efficiencies will be performed in the major remodel project of 2006-2007 for LJC. This includes replacement or refitting of several older air handling units and supply fans throughout the facility, replacing the older energy management program with newer technology, and replacement of the main roof with a newer insulated fully-adhered roof.

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	320,000.00	322,275.82	- 2,275.82
Gas	148,000.00	215,816.96	-67,816.96
Water	60,000.00	65,521.66	- 5,521.66
Trash	9,450.00	5,768.76*	(3,681.24)

* (does not include recycle fees or document shredding fees)

Government Center: Government Center comprises 18% of the total s.f. of all County buildings. The building-wide remodeling project was completed in August, 2004. Therefore, 2005 was the first full year of utilities experience for Government Center being fully occupied by County and City of Bloomington offices. Additionally, National City Bank vacated the third floor in late October, 2005. This floor, therefore, has been unoccupied since that time. The third floor is scheduled to be remodeled in 2006 for the City of Bloomington Engineering Department.

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In 2005, we experienced a jump in overall utility usage of \$128,808.00. This is accounted for by an increase in electric expense of \$53,626.00; an increase in gas usage of \$73,014.00; an increase in water usage of \$129.00; and an increase in trash removal of \$1,781.00. The cost to operate the facility was \$2.48 per s.f.

Except for the third floor, all HVAC systems at Government Center were updated to high-energy efficient systems in the completed remodel project. The third floor will be remodeled in 2006 for the Engineering Department of the City of Bloomington at which time those older third floor HVAC systems will be updated.

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	224,800.00	182,486.48	(42,313.52)
Gas	43,000.00	125,697.79	- 82,697.79
Water	6,000.00	2,520.06	(3,479.94)
Trash	2,700.00	2,681.15 *	(18.85)

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 building provides office space for the Health Department, Mr. John P. Schwulst, attorney at law, the Collaborative Solutions Institute, the 11th Judicial Circuit Mandatory Arbitration Program, the Veterans Assistance Commission, the McLean County Court Services Early Intervention Program, the McLean County Child Support Program of the States Attorney, the Children's Advocacy Center, and McLeod USA. In 2005, electric costs increased by \$2,214.00; gas costs increased by \$3,218.00; water costs increased by \$732.00; and trash removal costs increased by \$146.00. The cost to operate the Health Department building was \$2.03 per s.f.

We receive rent monies from all tenants except CAC who reimburses the County for actual utilities used each month. The Health Department pays R.U.M. (their proportionate share of actual utility costs each month via an invoice). This is a balanced budget facility.

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	118,000.00	121,190.82	- 3,190.82
Gas	23,000.00	25,866.25	- 2,866.25
Water	2,100.00	3,372.77	- 1,272.77
Trash	2,650.00	2,186.20*	(463.80)

* (does not include recycle fees or shredding fees)

McLean County Nursing Home: The McLean County Nursing Home, representing 8% of the County's total s.f., experienced an overall increase in utility costs of \$37,019.00, natural gas costs accounting for \$25,069.00 of this amount. Electric costs increased by \$10,962.00. Water costs for 2005 over 2004 were only slightly higher, as were trash collection costs. This is a 24-hour, 7-day a week facility as a nursing home for elderly residents. Consequently, building temperatures must be kept higher in winter months due to decreased blood circulation and other debilitating factors experienced by many of the residents. This will account for higher than national average costs per s.f. compared to office buildings.

The cost to operate this facility in 2005 was \$4.72 per s.f. Newer boilers and air conditioning systems have been installed over the past few years with energy management systems built in. However, thermostats must be kept higher due to the need of the residents. Electric costs increased, as previously stated, due to the extremely high temperatures we experienced this past summer.

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	110,000.00	121,985.89	- 11,985.89
Gas	70,000.00	105,315.07	- 35,315.07
Water	28,000.00	30,941.34	- 2,941.34
Trash	7,734.00	5,789.28 *	(1,944.72)

* (does not include recycle fees or shredding fees)

Old McLean County Courthouse: This building is entirely occupied by the McLean County Museum of History as the sole occupant. Under the current long-term lease agreement, McLean County is responsible for all utilities. The Renovation and Restoration of the Dome and Roof Areas Project was completed in January, 2005. In 2005, the overall cost to operate the facility increased by \$6,913.00. Electric expense experienced an increase of only \$42.00 over 2004, water usage increased by \$583.00, and an increase in gas usage of \$6,288.00. The museum is open 7-days a week, with limited hours on Sunday, and is open on some evenings, and for special events. The cost to operate the facility in 2005 was \$1.64 per s.f. The fact that the dome is now sealed and renovation is completed will help with energy usage. Energy management systems are in place for heating. The building must use inefficient window air conditioning units as it does not have central air. Cost to install a building-wide central air conditioning system would be extreme and cost prohibitive. The building uses a combination data-air unit for humidification and dehumidification of archive spaces.

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	42,500.00	40,964.53	(1,535.47)
Gas	18,960.00	23,767.86	- 4,807.86
Water	900.00	1,058.19	- 158.19

McLean County Juvenile Detention Center: This facility experienced an increase in overall utility costs of \$4,506.00. Electric costs decreased by \$2,272.00, however gas costs increased by \$6,230.00, water costs decreased by \$280.00, and trash costs remained the same as in 2004. This also is a 24/7 facility housing juveniles between the ages of 10-16 years old. This facility has modern energy management system controls to increase energy savings. The cost to operate JDC in 2005 was \$2.13 per s.f.

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	44,100.00	42,728.70	(1,371.30)
Gas	20,000.00	25,940.13	- 5,940.13
Water	2,100.00	3,195.38	- 1,095.38
Trash	2,000.00	1,590.00*	(410.00)

* (does not include recycle fees or shredding fees)

Metro McLean County Centralized Communications Center (MetCom): This all-electric facility experienced an increase in overall utility costs in 2005 of \$1,900.00. This is primarily due to an increase in electric usage this past summer of \$1,558.00. Water costs increased by \$335.00, and trash costs only increased slightly. This facility is manned 24/7 due to the nature of the facility. MetCom cost \$4.49 per s.f. in 2005.

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	28,500.00	26,347.46	(2,152.54)
Water	475.00	951.01	- 476.01
Trash	600.00	303.60*	(296.40)

* (does not include recycle fees or shredding fees)

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 2005, we experienced an increase in electric costs of \$2,545.00; an increase in water usage of \$533.37; and an increase in gas costs of \$3,065.00 over the previous year. This is an older facility, originally constructed in 1921 as the TB Sanitarium for the County. All of the mechanical systems, therefore, are geared toward former efficiencies for heating and cooling. Still, the cost to operate the facility in 2005 was only \$1.38 per s.f., below the national average, due to the conscientious manner in which the tenants use the facility. Any attempts to modernize the facility for energy management would need to be compared, in my opinion, to the long-term goals for maintaining this older facility.

Fairview Building (continued):

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	20,600.00	17,991.66	(2,608.34)
Gas	15,445.00	14,146.73	(1,298.27)
Water	720.00	1,071.04	- 351.04

McLean County Highway Department: The McLean County Highway Department located on Towanda Barnes Road, experienced an overall increase in utility costs over 2004 of \$1,130.74. This is accounted for by an increase in electric costs of \$998.64, an increase in gas costs of \$92.10, and an increase in trash removal costs of \$40.00. The cost to operate County Highway in 2005 was \$1.04 per s.f.

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	20,000.00	15,542.80	(4,457.20)
Gas	8,000.00	8,163.92	- 163.92
Trash	2,500.00	653.92*	(1,846.08)

* (does not include recycle fees or shredding fees)

McLean County Animal Control Center: The McLean County Animal Control Center located in rural Bloomington, experienced an overall increase in utilities costs over 2004 of \$625.00. This is mostly due to an increase in electric usage for air conditioning this past hot summer. The cost to operate the facility in 2005 was \$1.01per s.f.

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	6,795.00	6,867.28	- 72.28
Trash	700.00	601.20*	(98.80)

* (does not include recycle fees, shredding fees, or animal carcass removal fees)

COMLARA Parks and Recreation, Hudson, Illinois: COMLARA Parks and Recreation utility expenses increased by \$182.92 in 2005. The cost to operate this facility was \$.58 per s.f.

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	19,000.00	2,791.98*	(16,208.02)
Trash	2,000.00	1,913.23 **	(86.77)

* (does not include electric hook-up costs for campers)

** (does not include recycle fees or shredding fees)

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, field operated 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 2005 to operate this facility increased by just under \$1,000.00 since 2004 due to increased costs for natural gas for heating. Heating costs in 2005 were less than the heating costs experienced in 2003. Electric costs actually went down in 2005 over 2004. Water usage was just slightly higher in 2005. The cost to operate the Rescue Squad/E.S.D.A. garage in 2005 was \$0.55 per s.f.

<u>Utility:</u>	<u>2005 Budget:</u>	<u>2005 Actual:</u>	<u>Difference:</u>
Electric	800.00	1,848.03	- 1,048.03
Gas	1,000.00	2,282.20	- 1,282.20
Water	60.00	196.51	- 136.51

Overall Summary:

For 2005 compared to 2004, County-wide electric expense increased by \$67,674.65, water expense increased by \$12,409.79, gas expense increased by \$168,977.46, and trash expense increased by \$3,495.10. Total 2005 utility expenses increased over total 2004 utility expenses, therefore, by \$252,557.00 for the reasons stated in this report.

The BOMA Experience and Exchange Report figure of \$1.89 per s.f. was compiled in 2004 and therefore is not a good comparison for 2005 due to the tremendous changes which occurred in utility rates and usage in 2005. Conversely, when the BOMA 2005 figure is compiled later this year, which we participate in each year, that final figure will not be a good comparison for 2006 (next year) because it will be skewed by the nation-wide utility factors which occurred in 2005. (We will repeat this comment in next year's report, to remind the Committee.)

County-Wide Energy Audit:

This report discussed several energy efficiencies we have installed or implemented over the years in several of our facilities. I do not feel we have done enough. We had a utility company come in a few years ago to perform an energy audit. They spent the day walking around with a clipboard reviewing boiler room operations and several other things. I recall their biggest comment was for us to consider switching to more energy efficient lighting systems to help reduce electric costs.

Page eleven

I have contacted the International Facilities Management Association (IFMA), headquarters in Houston, Texas for information on performing an energy audit. No outside agency, utility company, or consulting firm is more familiar with our equipment and energy using systems than we are. While hiring an outside firm to perform an energy audit is applaudable, they are often times very expensive. Many of these firms charge fees based upon a percentage of energy efficiencies they recommend whether or not they can or are implemented.

Our opinion and goal for 2006 is to perform a complete energy audit of ALL McLean County facilities and to present this report, along with any identified recommendations, to the Property Committee by this summer. This energy audit will not only identify potential ways we can save on electric, natural gas, and water usage, it will also include projected start-up costs and projected energy savings. We can therefore budget over the next few years for these capital investment start-up costs on ways to save on energy expenses. I will plan to explain the methods we will use in performing this County-wide energy audit prior to commencing it, so the Committee will be aware of the methods we will use.

In performing this energy audit, our plan will be to involve the building operators at each of our County facilities. They will be aware of situations in the facilities they manage which will greatly assist us in performing the energy audit.

Should the Property Committee prefer we hire an outside firm to perform an energy audit, I would be happy to write bid specifications to solicit proposals. We did not budget energy audit consultant fees in the Adopted FY 2006 McLean County budget.

If we are not pleased with the results of the methods of the energy audit, we can always consider hiring a consulting firm.

For your information, I have attached two recent articles at the end of this report regarding District 87 and Unit 5 school systems outlining their plans to modernize HVAC systems and other areas to reduce energy usage.

Also, I have signed up to attend a natural gas energy seminar to be held in Chicago, on February 16, 2006. This seminar will explain the forecast for 2006 and beyond, and address strategies important for saving energy dollars related to natural gas.

I am pleased to answer any question you may have after reviewing this report.

Thank you.

JEM:
Enclosures

Sutrpt05.doc

**Summary of McLean County Buildings Utilities Costs
FY 2005 (January - December 2005)**

County <u>Bldg.</u>	2005					Year <u>Total</u>
	<u>Total Electric</u>	<u>Total Water</u>	<u>Total Gas</u>	<u>Total Trash</u>		
LJC	322,275.82	65,521.66	215,816.96	5,768.76		609,383.20
Gov Ctr	182,486.48	2,520.06	125,697.79	2681.15		313,385.48
N. Home	121,985.89	30,941.34	105,315.07	5,789.28		264,031.58
Health Dpt	121,190.82	3,372.77	25,866.25	2,186.20		152,616.04
JDC	42,728.70	3,195.38	25,940.13	1,590.00		73,454.21
CHouse	40,964.53	1,058.19	23,767.86	0		65,790.58
MetCom	26,347.46	951.01	0	303.60		27,602.07
Fairview	17,991.66	1,071.04	14,146.73	0		33,209.43
Highway	15,542.80	0	8,163.92	653.92		24,360.64
Animal	6,867.28	0	0	601.20		7,468.48
COMLARA	2,791.98	0	0	1,913.23		4,705.21
ESDA	<u>1,848.03</u>	<u>196.51</u>	<u>2,282.20</u>	<u>0</u>		<u>4,326.74</u>
05 YTD	903,021.45	108,827.96	546,996.91	21,487.34		1,580,333.66
04 YTD	835,346.80	96,418.17	378,019.45	17,992.24		1,327,776.66
03 YTD	789,216.29	93,464.79	339,783.17	15,127.80		1,237,592.05
02 YTD	825,957.40	92,985.49	329,092.67	14,905.00		1,262,940.56
01 YTD	813,892.34	89,392.76	245,302.14	16,804.00		1,165,391.24
00 YTD	720,652.13	90,214.16	229,882.30	19,372.52		1,060,121.11

<u>Facility</u>	<u>S.F.</u>	<u>Total Utilities SF Cost Comparison</u>					
		<u>2005</u>	<u>2004</u>	<u>2003</u>	<u>2002</u>	<u>2001</u>	<u>2000</u>
LJC	294,200	2.07	1.88	1.62	1.81	1.65	1.69
Gov Ctr	126,300	2.48	1.46	1.18	1.02	0.82	1.70
200WF	75,000	2.03	1.95	1.87	1.85	1.53	1.76
NHome	55,900	4.72	4.06	3.78	3.76	3.29	3.17
CHouse	40,000	1.64	1.47	1.46	1.39	1.30	1.26
JDC	33,600	2.13	2.00	1.99	1.95	1.80	1.72
Fairview	24,000	1.38	1.13	1.12	1.17	1.19	1.11
Highway	23,456	1.04	0.99	1.08	0.99	1.13	1.01
COMLARA	8,143	0.58	0.56	0.53	0.83	1.36	1.16
ESDA	7,800	0.55	0.50	0.58	0.36	0.46	0.46
Animal	7,500	1.01	0.92	0.85	1.19	1.50	1.80
MetCom	<u>6,144</u>	4.49	4.18	4.38	4.40	5.13	5.27
Tot SF:	702,043						

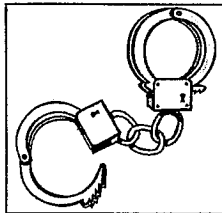
Note: 2004 BOMA was \$1.89 s.f. average for govt sector buildings.

SUMMUTL.'05

Law and Justice Center Utilities Costs FY '05
 Electric and Water and Gas by Meter
 0001-0041-0050-XXXX-XXXX **2005**

<u>Month</u>	90576-92497 <u>Electric</u>	11916-2 <u>Water</u>	615799502 <u>Gas</u>	<u>Garbage</u>	<u>Month Total</u>
Jan	21,296.19	4,905.18	18,954.03	548.00	45,703.40
Feb	20,897.12	4,404.15	15,117.52	440.00	40,858.79
Mar	22,386.32	4,237.14	15,722.72	548.00	42,894.18
Apr	24,638.86	3,569.10	14,709.74	476.00	43,393.70
May	24,258.16	4,487.65	14,493.63	476.00	43,715.44
Jun	33,919.80	5,656.72	10,394.98	453.20	50,424.70
Jul	34,599.30	7,660.84	8,442.05	453.20	51,155.39
Aug	34,149.84	8,078.37	10,189.33	457.60	52,875.14
Sep	34,149.84	6,658.78	15,564.68	457.60	56,830.90
Oct	27,100.76	5,406.21	28,025.72	457.60	60,990.29
Nov	24,726.91	5,280.95	33,469.45	543.96	64,021.27
Dec	<u>20,152.72</u>	<u>5,176.57</u>	<u>30,733.11</u>	<u>457.60</u>	<u>56,520.00</u>
05	322,275.82	65,521.66	215,816.96	5768.76	609,383.20
04	327,003.44	56,886.12	164,330.83	4,404.50	552,624.89
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

Law and Justice Center
 SF: 294,200
 2005 Cost/SF: 2.07



Government Center: 115 E. Washington Street
 Electric and Water and Gas by Meter (Occ. by City/County August 2004)
 0001-0041-0115-XXXX-XXXX

<u>Month</u>	800-363-6805		2005		11916-6 and 11916-1		<u>Month Total:</u>
	<u>Electric</u>	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Trash</u>		
Jan	10,350.47	157.99	10,936.25	249.62	225.00		21,919.33
Feb	10,393.55	129.26	9,192.77	260.80	225.00		20,201.38
Mar	12,144.81	124.02	9,222.96	58.36	158.00		21,708.15
Apr	12,144.81	108.84	8,022.00	242.95	225.00		20,743.60
May	9,637.46	91.87	8,685.41	227.43	225.00		18,867.17
Jun	22,038.08	101.92	5,945.35	231.93	225.00		28,542.28
Jul	23,654.52	99.03	7,083.09	270.20	231.75		31,338.59
Aug	23,321.31	90.61	7,359.82	270.20	231.75		31,273.69
Sep	21,519.34	100.78	9,296.73	270.20	234.00		31,421.05
Oct	11,486.05	83.18	14,729.58	232.37	234.00		26,765.18
Nov	12,343.24	100.82	17,774.96	129.47	234.00		30,582.49
Dec	<u>12,096.80</u>	<u>167.72</u>	<u>17,448.87</u>	<u>76.53</u>	<u>232.65</u>		<u>30,022.57</u>
05	181,130.44	1,356.04	125,697.79	2520.06	2681.15		313,385.48
04	127,504.21	1,099.14	52,683.43	2,391.17	900.00		184,577.95
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

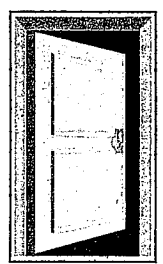
Government Center
 SF: 126,300
 2005 Costs/SF: 2.48



McLean County Nursing Home Utilities Costs FY '05
 Electric and Water and Gas and Trash by Meter
 0401-0090-0085-XXXX-XXXX 2005

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Trash</u>	<u>Month Total</u>
Jan	7,619.28		12,231.33	470.66	20,321.27
Feb	7,030.61	4,650.39	9,988.14	470.66	22,139.80
Mar	7,847.78		10,083.12	470.66	18,401.56
Apr	7,269.95	4,929.39	6,192.93	470.66	18,862.93
May	7,694.37		4,796.11	470.66	12,961.14
Jun	8,285.38	5,477.39	2,839.90	470.66	17,073.33
Jul	13,539.20		3,003.37	470.66	17,013.23
Aug	14,106.58	4,381.39	3,118.01	470.66	22,076.64
Sep	13,521.22		4,399.86	506.00	18,427.08
Oct	12,494.56	6,025.39	11,347.61	506.00	30,373.56
Nov	14,835.80		16,336.81	506.00	31,678.61
Dec	7,741.16	5,477.39	20,977.88	506.00	34,702.43
05	121,985.89	30,941.34	105,315.07	5789.28	264,031.58
04	111,023.67	30,094.77	80,246.25	5,647.92	227,012.61
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

McLean County Nursing Home, 901 N. Main, Normal, IL
 55,900 SF
 2005 Costs/SF: 4.72



200 W. Front Street Building FY '05
 Electric and Water and Gas and Trash by Meter
 0001-0041-0046-XXXX-XXXX

<u>Month</u>	01254-04016	03800-93005	2005			<u>Month Total</u>
	18-Various	615799561	11916-3			
	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Trash</u>		
Jan	8,465.68	3,395.07	281.82	228.00		12,370.57
Feb	7,990.96	2,478.97	295.39	174.00		10,939.32
Mar	8,324.57	2,291.97	272.77	174.00		11,063.31
Apr	10,888.56	1,792.78	245.63	174.00		13,100.97
May	8,563.06	1,386.45	277.29	174.00		10,400.80
Jun	11,407.82	408.24	304.44	179.22		12,299.72
Jul	13,288.86	383.86	290.86	179.22		14,142.80
Aug	12,948.40	460.47	304.44	180.96		13,894.27
Sep	13,075.53	936.16	277.29	180.96		14,469.94
Oct	9,650.93	2,747.44	281.82	180.96		12,861.15
Nov	8,714.51	4,125.07	295.39	180.96		13,315.93
Dec	<u>7,871.94</u>	<u>5,459.77</u>	<u>245.63</u>	<u>179.92</u>		<u>13,757.26</u>
05	121,190.82	25,866.25	3,372.77	2186.20		152,616.04
04	118,976.58	22,648.06	2,640.79	2,040.00		146,305.43
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

Building purchased 4/17/96
 75,000 SF

2005 Cost/SF: 2.03



McLean County Juvenile Detention Center Utilities Costs FY '05

Electric and Gas and Water and Trash by Meter

0001-0041-0022-XXXX-XXXX

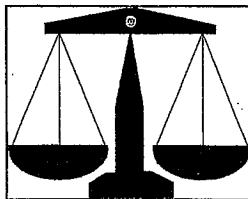
2005

<u>Month</u>	<u>Electric</u>	<u>Gas</u>	<u>Water</u>	<u>Water</u>	<u>Trash</u>	<u>Month Total</u>
Jan	2,833.13	3,687.90			132.50	6,653.53
Feb	2,781.89	2,656.47	100.79	276.57	132.50	5,948.22
Mar	3,148.93	2,585.80			132.50	5,867.23
Apr	3,322.17	1,607.49	106.99	309.75	132.50	5,478.90
May	3,224.54	1,125.71			132.50	4,482.75
Jun	3,622.75	389.37	161.79	430.31	132.50	4,736.72
Jul	5,519.03	217.83			132.50	5,869.36
Aug	5,106.90	214.72	161.79	496.07	132.50	6,111.98
Sep	5,110.96	450.12			132.50	5,693.58
Oct	4,765.06	2,680.02	161.79	446.75	132.50	8,186.12
Nov	3,282.39	4,338.34			132.50	7,753.23
Dec	<u>10.95</u>	<u>5,986.36</u>	<u>161.79</u>	<u>380.99</u>	<u>132.50</u>	<u>6,672.59</u>
05	42,728.70	25,940.13	854.94	2,340.44	1,590.00	73,454.21
04	45,000.67	19,710.68	738.47	1,908.23	1,590.00	68,948.05
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

Opened November 1993

34,500 SF

2005 Costs/SF: 2.13

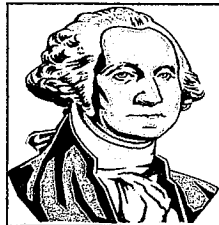


McLean County Courthouse Utilities Costs FY '05
 Electric and Water and Gas by Meter
 0001-0041-0049-XXXX-XXXX

<u>Month</u>	800-363-6805	2-46-2510	2005	
	12854-95053	11916-5	615799510	<u>Month</u>
	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Total</u>
Jan	2,291.34	107.89	3,866.10	6,265.33
Feb	2,437.84	107.89	2,756.59	5,302.32
Mar	2,255.60	9.05	2,805.58	5,070.23
Apr	3,019.47	91.20	960.10	4,070.77
May	2,897.97	94.34	381.49	3,373.80
Jun	4,676.91	94.34	111.09	4,882.34
Jul	4,564.49	95.91	111.09	4,771.49
Aug	4,390.59	91.20	111.09	4,592.88
Sep	5,013.91	91.20	111.09	5,216.20
Oct	3,777.71	92.77	1,770.78	5,641.26
Nov	3,157.81	91.20	4,744.14	7,993.15
Dec	<u>2,480.89</u>	<u>91.20</u>	<u>6,038.72</u>	<u>8,610.81</u>
05	40,964.53	1,058.19	23,767.86	65,790.58
04	40,922.40	475.71	17,479.57	58,877.68
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

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

2005 Costs/SF: 1.64



MetCom Utilities Costs FY '05
 Electric and Water and Trash by Meter
 0001-0041-0045-XXXX-XXXX

2005

	662-5330 1823401	434-2495 11916-0		Month
<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Trash</u>	<u>Total:</u>
Jan	2,127.88	76.16	25.30	2,229.34
Feb	2,997.88	99.34	25.30	3,122.52
Mar	2,480.58	80.80	25.30	2,586.68
Apr	2,139.64	90.07	25.30	2,255.01
May	2,151.39	71.52	25.30	2,248.21
Jun	1,857.46	80.80	25.30	1,963.56
Jul	1,948.09	71.52	25.30	2,044.91
Aug	2,192.61	80.80	25.30	2,298.71
Sep	2,326.96	71.52	25.30	2,423.78
Oct	1,951.52	90.07	25.30	2,066.89
Nov	2,151.39	66.89	25.30	2,243.58
Dec	<u>2,022.06</u>	<u>71.52</u>	<u>25.30</u>	<u>2,118.88</u>
05	26,347.46	951.01	303.60	27,602.07
04	24,789.45	616.30	297.10	25,702.85
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

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

6,144 SF

2005 Costs per s.f. \$4.49



Fairview Building Utilities Costs FY '05
 Electric and Water and Gas by Meter
 0360-0041-0051-XXXX-XXXX

2005

800-363-6805
 32684-99213 22793-3336

621849510

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Month Total</u>
Jan	1,265.22		2,099.56	3,364.78
Feb	1,258.13	152.49	1,493.72	2,904.34
Mar	1,290.81		1,495.41	2,786.22
Apr	1,075.73	380.99	781.97	2,238.69
May	1,052.82		386.83	1,439.65
Jun	1,149.55	271.39	206.76	1,627.70
Jul	2,291.83		213.27	2,505.10
Aug	2,181.01	52.19	219.84	2,453.04
Sep	2,241.65		245.06	2,486.71
Oct	2,005.92	161.79	1,038.06	3,205.77
Nov	1,026.56		2,460.73	3,487.29
Dec	<u>1,152.43</u>	<u>52.19</u>	<u>3,505.52</u>	<u>4,710.14</u>
05	17,991.66	1,071.04	14,146.73	33,209.43
04	15,446.18	537.67	11,081.54	27,065.39
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

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

2005 Costs/SF: 1.38



County Highway Dept Utilities Costs FY '05

Electric and Gas and Trash by Meter

0120-0055-0056-XXXX-XXXX

2005

662-5330 53465-13009

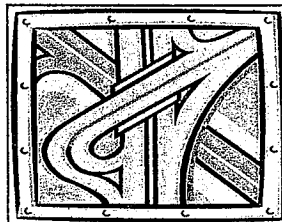
371800 606809800

<u>Month</u>	<u>Electric</u>	<u>Gas</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	2,023.34	1,270.46	51.16	3,344.96
Feb	1,645.26	1,101.30	51.16	2,797.72
Mar	1,301.56	1,155.16	51.16	2,507.88
Apr	1,255.73	447.89	51.16	1,754.78
May	906.31	149.86	51.16	1,107.33
Jun	1,064.49	1.75	51.16	1,117.40
Jul	1,183.70	102.27	51.16	1,337.13
Aug	1,308.88	106.69	51.16	1,466.73
Sep	1,011.87	108.85	51.16	1,171.88
Oct	1,078.16	193.49	51.16	1,322.81
Nov	1,181.26	977.50	51.16	2,209.92
Dec	1,582.24	2548.70	91.16	4,222.10
05	15,542.80	8163.92	653.92	24,360.64
04	14,544.16	8,071.82	613.92	23,229.90
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

Highway Dept, RR, Bloomington, IL

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

2005 Costs/SF: 1.04



Animal Control Center Utility Costs FY 2005

Electric and Gas and Trash by Meter

0112-0061-0065-XXXX-XXXX **2005**

800-363-6805

93859-77933

<u>Month</u>	<u>Electric</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	565.87	50.10	615.97
Feb	464.15	50.10	514.25
Mar	676.82	50.10	726.92
Apr	406.62	50.10	456.72
May	472.75	50.10	522.85
Jun	656.55	50.10	706.65
Jul	724.77	50.10	774.87
Aug	670.77	50.10	720.87
Sep	683.92	50.10	734.02
Oct	658.89	50.10	708.99
Nov	404.83	50.10	454.93
Dec	<u>481.34</u>	<u>50.10</u>	<u>531.44</u>
05	6,867.28	601.20	7468.48
04	6,253.85	590.80	6,844.65
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

Animal Control Center, RR, Bloomington, IL

7,400 SF

2005 Costs/SF: 1.01



COMLARA Parks & Recreation Utilities Costs for FY 2005
 Electric and Gas and Trash by Meter
 0001-0040-0042-XXXX-XXXX 2005

<u>Month</u>	<u>Electric</u>	<u>Trash</u>	<u>Month Total:</u>
Jan	118.99	159.00	277.99
Feb	225.90	159.00	384.90
Mar	163.87	159.00	322.87
Apr	180.88	159.00	339.88
May	180.05	159.00	339.05
Jun	413.17	159.00	572.17
Jul	403.22	164.23	567.45
Aug	428.82	159.00	587.82
Sep	213.69	159.00	372.69
Oct	129.58	159.00	288.58
Nov	168.01	159.00	327.01
Dec	<u>165.8</u>	<u>159.00</u>	<u>324.80</u>
05	2,791.98	1913.23	4705.21
04	2,614.29	1,908.00	4,522.29
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

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

2005 Costs/SF: .58



Rescue Squad/ESDA Garage Utility Costs FY '05
 Electric and Water and Gas by Meter
 0001-0032-0039-XXXX-XXXX and 0001-0047-0052-XXXX-XXXX

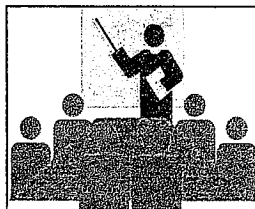
800-363-6805

2005

<u>Month</u>	<u>Electric</u>	<u>Water</u>	<u>Gas</u>	<u>Month Total</u>
Jan	165.73		351.51	517.24
Feb	191.20	23.24	650.19	864.63
Mar	162.64		322.32	484.96
Apr	176.76	30.27	429.73	636.76
May	120.66		169.65	290.31
Jun	122.63	30.27	-25.60	127.30
Jul	206.20		16.38	222.58
Aug	174.93	30.27		205.20
Sep	187.71		42.43	230.14
Oct	189.12	41.23		230.35
Nov	150.45		186.71	337.16
Dec	<u>0</u>	<u>41.23</u>	<u>138.88</u>	<u>180.11</u>
05	1,848.03	196.51	2,282.20	4326.74
04	1,949.29	128.94	1,767.27	3,845.50
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

7,800 SF (60' X 120')

2005 Costs per s.f.: .55



District 87 outlines improvements

By Sharon K. Wolfe
swolfe@pantagraph

BLOOMINGTON - District 87 students will see improvements in their school buildings next school year.

About \$6 million in construction plans for 2006-07 were outlined for the school board Wednesday, as was the proposal for this year's summer school.

Colin Manahan, facilities management director, discussed the year's projects in conjunction with the district's five-year facility improvement plan. Highlights of the plan follow.

Bent Completing heating and cooling system upgrades.

Irving Renovating the playground and heating and cooling systems; and replacing marker board skins and carpeting.

Oakland Completing heating and cooling system upgrades; painting; replacing some lighting and suspended ceilings; and possibly replacing exterior doors.

Raymond Painting the north stairwell; and replacing southwest entrance doors.

Sheridan Completing heating and cooling system upgrades; and installing new ceilings, lights and marker board skins in some rooms.

Stevenson Replacing some exterior doors; landscaping main entrance area; replacing marker board skins; painting; installing new ceilings and lighting.

Washington Completing air conditioning; renovating the playground (being paid for by a parents group); replacing fencing outside and ceilings and lights in hallways.

High school Completing air conditioning; rebuilding the south main entrance; repairing and painting gym canopies; resealing and painting north and east exterior windows and columns; adding or replacing electrical panels; replacing south gym stairs; replacing office carpeting and old first academic floor hall tile; and converting the woods lab into a health and fitness center.

In a separate project, renovations and construction of new additions continue at the junior high school. That work is expected to be finished next school year.

In another matter, plans for summer school were outlined. The board is expected to vote on summer school Jan. 25.

Full scholarships would be given on a first-come, first serve basis to the first 250 kindergarten through fifth-grade students who qualify for free or reduced lunch and need help in various academic areas as determined by test scores. Scholarships are available for those grades only.

Tuition also is free for those with learning or physical disabilities. Tuition for everyone else will be

FINAL VERSION

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\$200.

Summer school is expected to cost \$115,415, with \$49,415 coming from district funds and the rest from a variety of government and private sources.

Class for kindergarten through fifth grade will be 8:30 a.m. to noon July 24 through Aug. 18 at Sheridan School.

Summer school for sixth through eighth grades and special education extended school year will be 8:30 a.m. to noon June 5 through 30 at Bloomington Junior High School.

One regular education class each of sixth, seventh and eighth grades at BJHS would be offered if at least 20 students sign up.

At the high school, driver's education will be in June and July, and physical education and transitional algebra and composition/literature will be June 5 to June 30.

Illinois Virtual High School Technology Labs will be June 19 through July 14.

The deadline to register for summer school is April 28, except for BJHS and BHS students, who might not realize they need summer school until after final grades.

Unit 5 cuts down on energy, saves nearly \$150,000

By Michele Steinbacher
msteinbacher@pantagraph

NORMAL - An effort to cut energy costs in Unit 5 has yielded nearly \$150,000 in savings - with the potential of reducing the budget's deficit by \$450,000, district officials say.

But attention to energy use in each building has highlighted another problem: Some buildings' energy systems aren't as efficient as others.

Bruce Boswell, energy educator for the district, shared preliminary results of the new energy conservation plan Wednesday at the Unit 5 school board meeting.

"In August, we began to ask people to make changes," he said.

Adjusting room temperatures, turning lights off when leaving rooms, and turning off computers each night were among those requests.

That first month's efforts led to an estimated \$5,000 in savings, he said. "It's not a lot, but it was a start."

Boswell collected the data for the district's 27 buildings.

A computer program calculated the estimated savings costs by comparing data from the assigned time period versus the same period one year earlier. The program looks at: actual consumption, price differences, and average daily temperature.

However, one flaw was that the system didn't account for increased numbers of employees in buildings, or more night activities, he said.

By Dec. 1, the district's efforts at energy conservation translated to more than \$147,500 in estimated savings this school year. Officials predicted possibly a \$450,000 energy cost reduction by the end of the year.

Board President Scott Lay noted that while that was a significant amount in the district's operation and maintenance budget, that budget still was spending nearly \$3 million more than it was bringing in.

"While we're pleased, this is mission critical," he said, urging Boswell to continue the efforts at reining in energy costs.

Portable classrooms

To meet the district's growing enrollment at the junior high-level, the board accepted a bid for portable junior high classrooms.

Jim's Mobile Offices of Marion will charge the district \$2,479 per month under the three-year lease agreement.

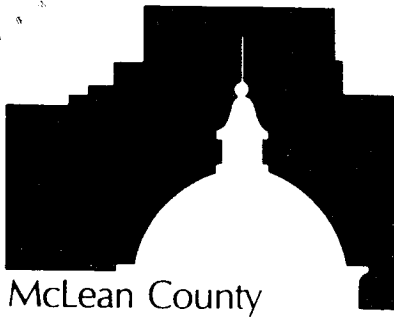
Two of the units will stand outside Chiddix Junior High School, and two will stand outside Parkside Junior High.

In other business, the board heard

w Enrollment likely would surpass 12,000 students by August, according to district administrators.

w Parents who attended a meeting Tuesday at Sugar Creek Elementary didn't want the district to move its English as Second Language program from the school to Oakdale Elementary, as has been proposed.

w Veterans of Foreign Wars Post 454, and its Ladies Auxiliary named Normal Community High School teacher Cynthia Behrens Outstanding Teacher for 2005-06.



OFFICE OF THE ADMINISTRATOR

(309) 888-5110 FAX (309) 888-5111


104 W. Front, Room 701

P.O. Box 2400

Bloomington, Illinois 61702-2400

January 27, 2006

Memo to: The Honorable Chairman and Members of the Property Committee

From: John M. Zeunik 

Re: Parking Lot Adjacent to Health Department Building and Law and Justice Center – Coliseum Event Parking

At last month's Committee meeting, the Committee asked the staff to look at alternatives for using the parking lot adjacent to the Health Department Building and the Law and Justice Center for Coliseum event parking. Pursuant to the Committee's request, Jack Moody and I have met with Bob Keller to discuss the after-hours and weekend clinics and programs offered by the Health Department. The Health Department's concern is to provide convenient parking for clients and the public who are coming to the Department in the evening and on weekends. A follow-up meeting with Bob Keller is scheduled next week to further discuss the needs of the Health Department.

Mr. Moody is working on a "DRAFT" Policy that addresses the use of this Parking Lot for Coliseum events, including the alternative to permit not-for-profit organizations to manage the parking lot during Coliseum events. This "DRAFT" Policy is still under review by the Civil Assistant State's Attorney and the Health Department.

Earlier this week, I spoke to Mr. John Butler to find out if the Coliseum management group would be interested in leasing spaces in this parking lot. Mr. Butler is very interested in negotiating a lease agreement with the County for the use of this parking lot during Coliseum events. Mr. Butler told me that the proximity to the Coliseum and the easy access to the lot makes the parking lot ideal for VIP/club seat reserved parking, team staff/players' family parking.

In considering the alternatives available to the County, please note that this parking lot is likely to be used as a staging area during the remodel of the Law and Justice Center and the lot itself will likely be under construction this summer. Therefore, I would respectfully request that the Committee permit staff to continue to explore and discuss these alternatives and to report back to the Committee once we are able to further clarify

The Honorable Chairman and Members of the Property Committee

January 27, 2006

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with the Health Department, the architect, and Coliseum management the specific needs, scheduling, construction timeline, and contract/policy terms and conditions.

If you have any questions concerning this issue, please do not hesitate to call me at 888-5110. Thank you.