

## **Minutes of the Property Committee Meeting**

The Property Committee of the McLean County Board met on Thursday, January 6, 2005 at 3:00 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

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

Members Absent: None

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

Department Heads/  
Elected Officials

Present: Mr. Jack Moody, Director, Facilities Management Department;  
Mr. Bill Wasson, Director, Parks and Recreation

Members of the

Public Present: None

Chairman Bostic called the meeting to order at 3:00 p.m.

Chairman Bostic presented the Minutes of the December 31, 2004 Property Committee meeting. Hearing no objections or corrections, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Jack Moody, Director, Facilities Management, presented the status report on the renovation and restoration of the Dome and roof areas of the McLean County Museum of History located at the old McLean County Courthouse. He reported the following:

- Installment and replacement of the limestone on the lower drum was completed last week.
- Removal of the remaining scaffolding and stair tower from the building needs to be completed.
- Scaffolding around the drum of the dome has been removed.
- Contractor needs to take the crane down.
- Fence company needs to remove fence.
- Scaffolding has been removed from the entrance on the east side.
- Contractor needs to do general cleanup and paperwork.

Mr. Moody gave an overview of the bell strike control mechanism. He noted that currently the bell is striking too fast and occasionally sends an extra bell pulse strike to the bell. Mr. Moody reported that the bell strike program will be repaired.

Mr. Moody informed the Committee that the last thing Kajima will do, once the crane has been removed, is clean up and repair the landscape. The completion date for all of this work is January 18, 2005.

Mr. Moody reported on the grant reimbursement from the State for the project. He noted that currently the two grant payment requests, one for \$403,000 and one for \$96,000, are at the State Comptroller's office and will be signed and sent to the County within two weeks. Once the money is received by the County, it will be transferred back to the Public Building Commission (PBC) who funded the project.

Mr. Moody advised the Committee that the original linen drawings of the Courthouse structure, done in pen and ink in the early 1900's, were the only guidelines available for the project design and bid specifications. There were no construction manuals or details of the structure of the building. Mr. Moody reported that, at project end, a complete set of documents on the project and over 1,000 digital pictures will be turned over to the Museum of History for their archives.

Mr. Selzer asked if there is another renovation phase scheduled on the Courthouse once this project is completed. Mr. Moody replied that the current renovation completes the scheduled project. He indicated that the original project was \$2.77 million, which included the dome and everything under the dome, as per the Wiss, Janney, Elstner, architects, analysis report prepared in August, 2003. Mr. Moody informed the Committee that the State grant representatives stated that the grant was awarded, in part, due to the quality of the grant application. Mr. Moody stated that what remains is approximately \$1.7 million worth of work. He further noted that Wiss, Janney, Elstner recommended that it would be best to do the next phases of work all at once, due to the cost of erecting the scaffolding.

Chairman Bostic asked about the status of the offer of Mr. David Bentley to paint the dome. Mr. Moody replied that, when the tarp is removed from below the ceiling of the dome area, the ceiling will be visible again. He reported that there are cracks in the plaster from the construction and it appears that some repairs need to be made before painting can be contemplated. Mr. Moody advised that he is considering a company called Sinco who makes a netting which could be installed above the Rotunda so if any pieces of plaster fall, they will be caught in the netting. Mr. Moody expressed reluctance to paint the interior of the dome until some of the repair issues are resolved.

Chairman Bostic indicated that, perhaps, the repair of the ceiling should be the next project to consider. Mr. Selzer revealed that this was one of the items which he would like to discuss. He pointed out that other repairs, such as the handrail on the staircase, should be completed before the ceiling is repaired. Mr. Selzer expressed his belief that the ceiling should be the final phase of repair on the Courthouse. Mr. Moody informed the Committee that he is expecting a letter from Mr. Ed Gerns of Wiss, Janney, Elstner with his judgment on the structural integrity of the ceiling. He further noted that Mr. Gerns reported that an in-depth structural evaluation would be a project in itself and could cost approximately \$20,000-\$30,000. Mr. Moody reported that, from a visual inspection, there is nothing to indicate imminent danger of falling plaster.

Mr. Selzer asked if the Museum of History had searched for grant monies to assist with the cost of the Old Courthouse renovation. He stated that the Museum had originally agreed to help raise \$1.7 million. Mr. Selzer noted that the County has already expended \$1.1 million dollars for the renovation of the dome and it will take another \$1.15-\$2.2 million to complete the renovation. He pointed out that the Museum of History has not come forward with that assistance. Mr. Selzer also noted that, as a not-for-profit organization, the Museum of History has more avenues to obtain grant funding. Mr. Selzer offered his opinion that he would like to see the Property Committee move towards completing the project of the Courthouse renovation. Mr. Moody reported that he believes the Museum of History has not been actively applying for funding.

Mr. Moody indicated that Mr. Koos, Executive Director, Museum of History, invited the County Board members to the Courthouse Tuesday, January 18 at 7:30 a.m., for a reception. He noted that Mr. Gerns will give a 20 minute talk on the project. Mr. Moody advised the Committee that this would be an opportune time to ask questions about further renovation. Mr. Selzer replied that he would rather invite Mr. Koos to attend the next Property Committee meeting.

Chairman Bostic asked if there were any further questions or comments for Mr. Moody. Hearing none, she introduced Mr. Bill Wasson.

William Wasson, Director, Parks and Recreation, presented one item for action, namely a request for approval of the 2005 vehicle bid for the Parks and Recreation Department. This bid is for a replacement of a full size pickup truck at a price, including trade-in, of \$13,167.00 from Heller Ford in El Paso.

Motion by Selzer/Harding to recommend approval of the 2005 Vehicle Bid for the purchase of a pickup truck from Heller Ford for the Parks and Recreation Department.  
Motion carried.

Mr. Wasson reported that there was no damage from the ice storm.

Chairman Bostic asked if there were any questions for Mr. Wasson. There were none.

Mr. John Zeunik, County Administrator, stated that he handed out Attachment No. Three to the Amendment to the Lease and Operation and Maintenance Agreement for the City/County Office Building. He indicated that the Committee could not act on the Amendment as it was not received from the Public Building Commission until Tuesday. Mr. Zeunik explained that, in December, the Property Committee acted on the Operation and Maintenance Agreement for the Law and Justice Center and the Old Courthouse. Unfortunately, this Agreement was not ready at that time. Mr. Zeunik asked that the Committee agree to put this item on the County Board Agenda as a stand-up item prior to the Board meeting. He indicated that this Agreement also includes the City of Bloomington, as they share in the expenses for the operation and maintenance of the Government Center.

Chairman Bostic asked for clarification of payment by the City and the County. Mr. Zeunik replied that the City and County pay the same amount except for the cost of one Mail Room Clerk position for which the County is responsible.

Chairman Bostic asked if there was any further business.

Mr. Selzer reviewed a list he prepared over the last twelve months, noting the following:

- The County disposed of McBarnes Building;
- Moved into the Government Center;
- Renovated and restored the dome and roof area of Old Courthouse;
- Renovating Law and Justice Center;
- New parking lot at Nursing Home

Mr. Moody added the following:

- New siding at the Hundman Building
- Repair and renovation of Law and Justice Center after the explosion

Mr. Selzer pointed out some other pending projects, including the renovation of the parking lot at the Law and Justice Center. Mr. Moody replied that the parking lot project is included in the plans for the remodel of the Law and Justice Center. Mr. Moody stated that 21 parking spaces will be added to the lot. Mr. Selzer asked how the Law and Justice Center parking lot will be affected by the new Arena. He suggested the County allow civic groups to rent out the spaces to raise funds for their group or have the County rent out spaces.

Mr. Selzer recommended that the Committee begin looking at other projects that need to be considered. He further suggested that the Committee meet with the Finance Committee to apprise them of the projects being recommended. Mr. Zeunik replied that, hopefully, Gene Asbury will be able, in February, to review with the Committee final drawings for the Law and Justice Center renovations, as well as the parking lot and mechanical updates and a final cost estimate on a per square foot basis. He noted that the Public Building Commission is ready to move on this as soon as they receive a formal request. Mr. Zeunik further indicated that the request should not be sent until the Committee and Board has signed off on the work to be done and on the estimated cost. He reported that he has been working with a financial advisor and has structured a financing model, which would postpone any debt service on the additional work to be done until after the Law and Justice Center Bonds are paid off in 2007. This would significantly reduce the County's overall debt service for renovations to be done at the Law and Justice Center and the Government Center. At that time, the Committee can look at the Old Courthouse in terms of adding money into the operating budget to maintain the building, structuring a bond issue that gets a large amount of money at once, or applying for another round of grants for public museums. Mr. Zeunik explained that the State did not award grants in Fiscal year 2005, but hopefully there will be grant monies available in 2006. He reported that the State indicated they liked the County application and, if money should become available, there is a chance the County will be eligible for new funding. Mr. Zeunik indicated that he hopes to have more information available for review in February.

Ms. Ahart asked if there is a five-year plan on what needs to be done for the different properties. Mr. Moody replied that there is a five-year capital equipment plan which includes a list of the projects and the funds budgeted. This is part of the Adopted County Board Budget.

Mr. Selzer asked if there will be major or significant renovation done that will impact the County's ability to add additional population in the jail, such as secure pods, work release pods, etc. He noted that he believes the idea of home monitoring, as being discussed by the Justice Committee, should not be considered until the need is determined. Mr. Moody replied that part of the plans for the first floor of the Law and Justice Center will be a dormitory for weekend use. Additionally, the jail population has changed and more space is needed for female offenders. Mr. Moody indicated that renovations will assist in the space issues for the jail population.

Mr. Selzer reiterated his concern for jail visitor parking. He also reported that he rode along with the Sheriff one night and toured the facility, including the booking area.

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Mr. Selzer commended the Property Committee and Mr. Moody on the success of the completed projects. Mr. Moody reported, unofficially, that over the last year \$18 million was spent on renovation.

Chairman Bostic presented the bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. The Property Committee Fund total is \$184,745.30 and the prepaid total is the same.

Motion by Ahart/Dean to recommend approval of the bills as of December 31, 2004, which have been reviewed and recommend for transmittal by the County Auditor.  
Motion carried.

Chairman Bostic asked if there was any other business or communication for the Property Committee. Hearing none, the meeting was adjourned at 3:40 p.m.

Respectfully Submitted,

Judith A. LaCasse  
Recording Secretary