

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, July 11, 2002 at 4:00 p.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

Members Present: Chairman Salch, Members Bostic, Hoselton, Nuckolls, Selzer and Owens

Members Absent: None

Other Board Members Present: B.H. "Duffy" Bass

Staff Present: Mr. John M. Zeunik, County Administrator; Mr. Brian Hug, Civil Assistant State's Attorney; Ms. Martha B. Ross, County Administrator's Assistant

Department Heads/
Elected Officials Present: Mr. Jack Moody, Director, Facilities Management; Mr. Bill Wasson, Director, Parks and Recreation Department; Mr. Bill Gamblin, Administrator, E-911; Mr. Jack Mitchell, County Engineer

Other Staff Present: Ms. Jackie Dozier, County Auditor

Others Present: Mr. Gene Asbury, Architect, Paul Young and Associates; Mr. Mike Sparks, Architect, Farnsworth Group; Mr. Jim Gleason, GRH Engineering

Chairman Salch called the meeting to order at 4:01 p.m.

Chairman Salch presented the minutes of the June 6, 2002 meeting. Hearing no corrections or additions to the minutes, Chairman Salch declared the minutes of the June 6, 2002 meeting of the Property Committee to be approved as submitted.

Mr. Jack Moody, Director, Facilities Management, stated that at the June 2002 Property Committee meeting, he was directed by the Committee to contact the original architect who produced a study of the exterior "dryvit" material on the Health Department Building. Mr. Moody further explained that he was to speak with representatives from the Farnsworth Group regarding obtaining bid specifications to replace the entire exterior of the Health Department Building. The Committee was most specifically interested in obtaining cost figures

for replacing the existing exterior material with material that is similar to that on the exterior of the Law and Justice Center.

Mr. Moody showed a sample of the dryvit material, which was obtained when a piece blew off of the exterior of the building. He explained that the original material, which was applied in 1976, consists of layers composed of a mesh material and 2-inch thick pieces of insulation material. The insulation material was then covered by the thin layer of dryvit material on the exterior side. This layered material was applied to the exterior of the building in panels. Over the years, as various panels have become detached from the building, replacement panels have included the addition of plywood as a backing, to which the mesh material can be attached. In this way, more stability is given to individual panels, although not all panels on the building have the plywood backing.

Mr. Moody remarked that the invasion of water into the building, as a result of the deterioration of the dryvit exterior has become a very urgent problem. There are identified leaks in the penthouse and on the east side of the building. The leaks have resulted in the growth of mold in the drywall located in the northwest corner of the building's entrance area. The leaks precipitating the mold growth originate from the third and fourth floor northeast corners.

Mr. Moody explained that since the original exterior material was not installed with a plywood backing in order to anchor it to the building's skeleton, metal channels that wrap around the building were employed. The channel system integrates the outside envelope of the building to the inside drywall. He noted that the two systems are connected, and are therefore, not well anchored. The lack of stability in the exterior system allows wind to loosen the panels and admit damaging moisture to invade into the interior drywall.

Mr. Moody explained that a report dated September 1, 2000, containing this information was previously presented to the Property Committee at its September 7, 2000 meeting. He stated that the original report indicated that there were three (3) alternatives for replacing the existing exterior dryvit material: brick veneer; new dryvit material; or, a new exterior finish designed to match that of the Law and Justice Center.

Mr. Moody remarked that the proposal currently offered by The Farnsworth Group is actually a two-year proposal. It is too late in the present fiscal year to take bid specifications or complete the necessary work. The projected costs are as follows:

Write complete bid specifications and receive bids in Fiscal Year 2002:	\$41,680.00
Retention of Farnsworth Group as project architects in Fiscal Year 2003:	\$18,112.00

Mr. Moody noted that the architects' fee is 10% of the total recommended cost.

Mr. Selzer asked Mr. Moody what his recommendation is for this project. Mr. Moody responded that since the existing dryvit is not well-secured to the rest of the building's structure, he would prefer to remove all of the exterior dryvit material and replace it with a different material. He would also repair the windows.

Mr. Selzer asked whether the Health Department Building's exterior could be made to match that of the Law and Justice Center. Mr. Moody responded that the exterior material on the Law and Justice Center Building is not a stock material. Rather, it is a custom material that was manufactured for the building.

Mr. Selzer asked what would happen to the atrium if the exterior of the building is changed. Mr. Moody responded that the atrium area suffers from elevated temperatures during the summer when the sun shines through its glass enclosure. As a result, it is difficult to maintain a consistent temperature in this part of the building. Mr. Moody noted that the Health Department, has requested that a roof be built over the atrium to address this situation. Such action is included in the current proposal.

Mr. Hoselton asked for an explanation of the exterior paneling that is presently installed on the Law and Justice Center Building. Mr. Mike Sparks, The Farnsworth Group, noted that the material is still available. Mr. Asbury explained that the panel material is between 2-3 inches thick. It has metal on both sides which is secured by a tongue in groove joint. Foam is in the center.

Mr. Sparks stated that all three mitigation alternatives presented in 2000 recommended the removal of the exterior siding. He noted that the material which presently covers the building has become so ineffective that it should be entirely removed. Water has invaded the building through the breeches between the panels and has caused considerable damage to interior areas of the building.

Mr. Sparks explained that in several areas, there are metal studs which support the interior drywall, that have deteriorated significantly as a result of water damage. During the inspection that was conducted prior to generating the year 2000 report, it was found that those metal studs were only 3 5/8 inches in diameter (18 gauge), and were therefore, not sufficient for the current use, as per BOCA Code. Further, they showed deterioration from moisture exposure.

Mr. Sparks stated that the metal studs could be sufficiently reinforced to support interior drywall, but should not be utilized for support of any exterior load. Rather, supplemental framing should be added to the structural system of the building, along with new insulation.

Mr. Hoselton remarked that this situation mirrors that of the Old Courthouse in that a full inspection must be done in order to determine what work actually needs to be done, and so contractors can bid more accurately on that work.

Mr. Hoselton asked for clarification on the written specifications, which are forthcoming, for the Health Department Building. He asked whether those specifications will clearly define what will be removed. He asked whether plywood would be added to the building's exterior. Mr. Sparks responded that no plywood would be added to the building. Rather, metal framing would be put in place, and metal panels would be attached to that framing, to finish the exterior of the building.

Mr. Sparks stated that the joints in the building's current exterior system were panelized, meaning that they were made up in sections and added to the building. Even the substrate gypsum was not run over some of the joints. There were many places where the caulking has badly deteriorated and allowed large areas of the interior drywall to be exposed to outside elements.

Mr. Owens asked whether all of the insulation would be replaced, or only certain areas, as needed. Mr. Sparks responded that the insulation would probably be replaced on an as needed basis. He explained that a unit price would be charged for this work.

Mr. Owens noted that he would prefer to see a cost figure for replacement of all of the insulation, so that such cost figures would be available in the event that they are needed.

Mr. Selzer stated that he would like to ensure that whatever course of action is taken by the Committee, it provides a long term solution to the building's problems.

Mr. Hoselton asked whether Centrex material is aluminum or galvanized. Mr. Asbury responded that the material used on the Law and Justice Center building is galvanized.

Mr. Hoselton asked for a sample of the material for examination. He noted that when the exterior finish of the Health Department Building is replaced, the windows in the building should also be repaired.

Chairman Salch asked when the renovation work would begin. Mr. Moody stated that it is too late to begin the work this year, as much of the interior of the building would be exposed to outside elements during the onset of inclement weather in the late autumn. He recommended that work commence after the spring rainy season in Fiscal Year 2003.

Mr. Nuckolls asked how long the construction phase is expected to last. Mr. Sparks responded that the work is expected to be done in sections, and is not expected to last more than a few

weeks. He explained that the most time consuming part of the project will include preparing the design, bidding the job, and assembling the materials.

Mr. Nuckolls asked whether a term of 3-5 weeks would be a reasonable estimate of time for the actual construction phase. Mr. Sparks responded that this amount of time is a reasonable estimate.

Mr. Owens asked what the next step would be following the Property Committee's meeting. Mr. Moody responded that the issue will next go to the full County Board for approval.

Mr. Hoselton asked why it is necessary to match the exterior of the Health Department Building to that of the Law and Justice Center Building. Mr. Sparks noted that there are different panels available. However, there may not be a significant cost savings between the different options. He further noted that most of the cost will be incurred in removing the old panels, repairing the existing damage, and reworking and preparing the existing structure to receive the new panels.

Mr. Zeunik explained that when the original estimates were prepared, the three options were examined. The resultant estimate was for a metal panel system that would be compatible with that of the Law and Justice Center Building, although it did not have to be an exact match. The costs reflected in the report are for such a system.

Motion by Selzer/Owens to recommend approval of the agreement with the Farnsworth Group, for Alternative #3 –Metal Panel System, for replacement of the exterior material on the Health Department Building, and for the Property Committee Chairman to be copied on all communications regarding this project.
Motion carried.

Mr. Sparks stated that he would like to report to the Property Committee, during the design phase, so that the Committee's input could be included during that phase of the project. The Committee agreed that such action would be beneficial.

Mr. Moody reported that the firm of Wiss, Janney, Elstner Associates, Inc., have nearly completed their inspection and evaluation of the Old Courthouse Building. He noted that the report on their findings is expected to be ready for presentation to the Committee at the August Property Committee meeting.

Mr. Bill Wasson, Director, Parks and Recreation Department, presented his request for authorization to develop specifications and accept bids for the purchase of a severe weather warning siren. The siren would be installed at the COMLARA Park facility. He noted that

funds for such a purchase are budgeted in the Parks and Recreation Department's Capital Improvement line for Fiscal Year 2002.

Mr. Wasson explained that his department has spent an extensive amount of time discussing the current operations of the City of Bloomington (the "City") and the Town of Normal (the "Town") warning siren system. He noted that the issue has also been discussed with MetCom. As a result of the discussions, it has been determined that the most effective way of operating the weather warning siren at COMLARA Park is through the MetCom dispatch facility. This is the same method of siren operation that is followed by both the City and the Town.

Mr. Wasson remarked that the current systems in place for both the City's and the Town's sirens utilize the 800 MHz trunk system, which is already in place. To date, the feedback on the operation of this 800 MHz system has been positive. Mr. Wasson further remarked that, if in the future an alternative system is selected to operate all communications from MetCom, he anticipates that all warning sirens could be moved to that system. He stated that it is feasible to change the radio systems which are used by the siren controllers at each siren location, if necessary to do so. Therefore, the weather warning siren system, as it is currently proposed, is able to be modified, if circumstances dictate such a necessity.

Mr. Hoselton asked what is the radius of the proposed system. Mr. Wasson responded that the proposed system is expected to have a radius that includes about 95% of COMLARA Park and Evergreen Lake. He qualified this remark by saying that 95% coverage meets the specified decibel ranges. However, the siren may be heard beyond that range.

Mr. Nuckolls asked what is the cost to change over to a 400 MHz system. Mr. Wasson responded that the proposed system will build upon an existing and operating system, rather than function as an independent system. MetCom's computer system, which utilizes the 800 MHz frequency, both activates and checks the current sirens for reliability at the present time. If the system was to be changed over to a 400 MHz system, modifications to the radios, using an AC adapter would need to be installed. Mr. Wasson estimated the cost of such modifications to be between \$3,000 - \$4,000. He noted that there could also be small additional costs involving changes at MetCom to accommodate a change to a 400 MHz weather alert system.

Mr. Hoselton asked what provision for weather alerts the Village of Hudson has. Mr. Wasson responded that they have their own self-contained system, which does not utilize the MetCom dispatch facility. Mr. Hoselton remarked that, since Hudson was so close to the Park, it might make sense to try to make the Park's system compatible with that of the Hudson system.

Mr. Wasson stated that he will work with Mr. Jim Wahls, Director, Emergency Systems Disaster Agency (ESDA), to establish protocols for sounding of the sirens. The goal will be to develop optimum coverage.

Mr. Hoselton asked what is the estimated cost of the project. Mr. Wasson responded that the estimated cost of the project is \$12,000. He noted that the final cost is dependant on several factors. For example, pole installation for the siren units may be done on a donation basis. He stated that funding from the General Fund for this part of the project would only be utilized when other options were not available.

Mr. Hoselton asked what provisions have been made for the shelter of COMLARA Park patrons during inclement weather. Mr. Wasson explained that there are two (2) locations in the park area that are designated shelters during severe weather: the shower building at the campground and the Beach House in the main recreation area. They are both constructed of concrete block, and meet the Department's protocols for severe weather. Mr. Wasson stated that there are signs posted in both facilities alerting park patrons to the designated shelter areas.

Motion by Hoselton/Bostic to recommend that Mr. Bill Wasson, Director, Parks and Recreation Director, obtain bids for the purchase and installation of a weather warning siren system for use at COMLARA Park and Evergreen Lake.

Chairman Salch asked whether the Committee had any further questions regarding the issue. Mr. Owens asked if the system would be installed and operational before the winter season of 2002. Mr. Wasson responded that the system should be in place and operational well prior to the onset of the winter season.

Motion carried.

Mr. Wasson presented the parks usage report for COMLARA Park. He stated that park usage during the early spring months was down, mainly due to cool, wet weather. He stated that the Park has been running at 100% of capacity for the past 6-7 weeks.

Mr. Hoselton stated that he has heard many positive comments regarding COMLARA Park and Evergreen Lake. He noted that Mr. Wasson and his staff should be commended for the fine job that they do. Mr. Wasson accepted the compliment and stated that he has a fine staff and helpful cooperative County agencies with whom to work.

Mr. Bill Gamblin, Administrator, Enhanced 911 System, presented his monthly report to the Committee. He stated that he would like to address the Committee regarding issues that have surfaced since the report contained in the agenda packet was prepared. He noted that there is a Minutes of the Property Committee Meeting
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reference in his report to the Illinois Commerce Commission (the "ICC") Part 725 Rewrite Committee, of which he is a member. He explained that there was a Committee conference call on July 9th to finalize some issues.

On July 10th, he spoke with the 911 Project Manager for the State of Illinois, requesting the status of the rules following the Committee's last meeting. Mr. Gamblin explained that the rules, as they are stated in his report, will most likely be adopted by the Illinois Commerce Commission, with the exception that there will be a requirement for agencies to bring anything that was previously built up to any of the present standards. Following discussions, it was decided by all of the Committee members, that there should be some clause requiring such an upgrade. It was determined that a 60 month grace period should be allowed in order to meet the upgrade requirements.

Mr. Gamblin stated that McLean County's E-911 system should be brought into compliance as soon as possible. Mr. Gamblin reported that as far as the ICC is concerned, regulations are finalized. However, the changes must still pass the Joint Committee on Administrative Rules ("JACAR"). This committee is comprised of members of both the Illinois House and Senate, who oversee the Illinois Commerce Commission. Once the issue receives approval from the Joint Committee, it would become an Illinois Commerce Commission Rule under the Administrative Code, Part 725, and would then become effective.

There will be one final meeting of the Committee, to address the issue of data base addressing. Once that issue is finalized, it will also move forward to the State venue.

Mr. Selzer asked whether anything was really final at this time, or was it still speculative. Mr. Gamblin responded that when the rules are finalized, there will be significant upgrades due.

Mr. Selzer asked whether there were significant upgrades under consideration for the MetCom/E-911 facility. Mr. Gamblin responded that upgrades have been mentioned. There are now six (6) dispatch positions at the present location. If present staffing levels were to be expanded and more dispatch consoles added, there would be a need to expand the area to accommodate those new positions and their equipment.

Mr. Selzer expressed concern over any potential changes to the MetCom/E-911 facility and how they would be accomplished. He noted, for example, that the windows should be made bullet proof.

Mr. Gamblin remarked that the County has been paying one year ahead on its indebtedness to the Public Building Commission (the "PBC"), and once that indebtedness is paid, ownership of the building is expected to rest with the County. The end of the contract is scheduled for Fiscal Year 2005, but since the payments are ahead of schedule, Fiscal Year 2004 is the anticipated end of

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the indebtedness. Mr. Gamblin stated that changes to the building should be accomplished prior to that time.

Chairman Salch asked whether there was a timeframe wherein the County could expect to see the end of the ICC review process. Mr. Gamblin stated that July 29th would be the final meeting before the recommendations are sent to the Joint Committee (JACAR), which will be in August. Once the issue is placed on the Joint Committee's agenda, approval would be anticipated shortly after that.

Chairman Salch asked whether the Property Committee members had any further questions for Mr. Gamblin. Mr. Gamblin stated that he plans to attend all future Committee meetings, and will report back to the Property Committee with any information that is pertinent.

Mr. Hoselton asked what the policy is on giving away bonuses. He noted that a \$1,000 bonus was reported in the December 18, 2001 ETSB Meeting Minutes as being awarded to Mr. Pete Mikesell, temporary Addressing Assistant. He stated that such a bonus is not a good use of County taxpayers' money. He stated that there should be an established policy on giving out bonuses.

Mr. Gamblin stated that the award of a bonus to this individual was an ETSB Board initiated decision that he was not involved in. Mr. Gamblin further stated that he would be glad to gather information for the Property Committee, if the Committee requests it. Mr. Selzer noted that it does not make sense for the E-911 System to provide poor service to taxpayers, and then award a substantial monetary bonus to an individual. He further noted that it is inconsistent for the ETSB Board to object to expenditures to upgrade the MetCom Building, with intent to make it safer for the employees based there, but award a substantial cash bonus to one individual.

Mr. Gamblin stated that he would obtain information on the award of the bonus and report back to the Property Committee with his findings.

Motion by Owens/Selzer to move into Executive Session to discuss Real Estate and personnel matters. Those members to remain for the Executive Session are: all Property Committee members; Mr. John Zeunik, County Administrator; Transportation Committee Chairman B.H. "Duffy" Bass; County Engineer Jack Mitchell; Civil Assistant State's Attorney Brian Hug; and, County Administrator's Assistant Martha Ross.

The Committee went into Executive Session at 4:57 p.m.

The Committee returned to Open Session at 5:19 p.m.

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Motion by Selzer/Bostic to recommend approval of the purchase of 37.95 acres of land on Illinois Route 9 East, from Rowe Construction, Inc. for use by the Highway Department. Motion carried.

Mr. Jack Mitchell, County Engineer, asked whether a Stand-Up Meeting would be needed prior to the County Board meeting so that the Property Committee could examine and consider approval of the Purchase Contract for the Rowe property, before it is submitted to the full Board for its consideration. Mr. Zeunik responded that a Stand-Up Meeting would be needed.

Mr. Zeunik presented a request for approval of the revised costs for renovation and remodeling of the Government Center Building. He noted that the architects and engineers have spent a great deal of time examining the mechanical and engineering options available to them, and discussing the alternatives with the Public Building Commission (the "PBC"), which presently owns the building.

Mr. Zeunik commented that the written summary that appears in the Committee's agenda packet contains the findings and recommendations from the architects and engineers, as well as revised cost estimates for addressing them. He noted that both Mr. Gene Asbury, Architect, Paul Young and Associates, and Mr. Jim Gleason, Engineer, GHR Engineering, are present at the meeting to explain in detail many of the issues and to answer the Committee's questions.

Mr. Hoselton asked why the County went to an out-of-town engineering firm, when the original engineering firm was from Bloomington. Mr. Asbury responded that the original engineering firm was Brown, Davis and Owens in Champaign, and then Gleason, Hagen, Ramshaw ("GHR"). Mr. Gleason noted that many of the original workers on the project have now retired.

Mr. Asbury stated that he would like to briefly present the floor plans for each of the floors. Mr. Owens asked whether the diagrams would show the floors as they are now, or as they are proposed to be. Mr. Asbury responded that the diagrams would reflect proposed changes.

Mr. Asbury noted that the building, as it stands now, is really an original building and two (2) additions. The first addition was comprised of four stories, a mezzanine, and a basement, for a total of six (6) stories. The second addition was comprised of four stories, a mezzanine, and a basement. The second addition, which is along East Street side of the building is designed to be expanded by adding two stories. Each of the additions, as well as the original structure, has its own mechanical systems.

Mr. Asbury remarked that, since the building was originally designed to be a bank, its internal structure was laid out for that purpose and use. However, now that the proposed use of the building has changed, it will require many internal changes to support its new proposed use.

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The basement houses a large storage room and vault, which will become the computer department for the City of Bloomington (the "City"). It will closely duplicate the City's present computer system and could be used as a back up in the event that the present computer system goes off line. There will also be offices for Facilities Management for both the City and the County in this area.

Mr. Asbury stated that a portion of the basement will also be reserved for the Board of Election Commissioners. They would use a section of it for storage. At this time, however, National City Bank, which occupies a portion of the basement, as well as the third floor of the building, is not amenable to vacating their space in either the basement or the third floor. There is not much work that is needed on the basement to accommodate new occupants.

Mr. Asbury commented that the main mechanical system is still operating, and has been since 1954. Mr. Hoselton asked whether there is any pathway to remove this unit. Mr. Asbury responded that it is built into the room, and therefore, must be removed in pieces.

Mr. Asbury remarked that the first floor has only one entrance that opens on grade. It is at the north end of the building, and will include a receptionist, a lobby, and space for temporary storage of elections equipment when it is needed.

The east side entrance will probably be locked and will only be accessed by employees to whom keys have been issued. A new handicapped lift was installed in this area within the past two years.

The south entrance will also have a handicapped lift so that patrons of the building can access areas below the entrance grade without inconvenience. The south entrance is expected to become the main entrance for those who will work on the second, third and fourth floors, as it is most readily accessible from the parking areas.

Mr. Asbury explained that there are no mechanical systems on the first floor. He noted that two (2) handicapped accessible restrooms will be added to the first floor. There is a high ceiling area on the first floor, where the ceiling is 18 feet high, which is anticipated to house the following County departments: County Clerk; Parks and Recreation Department; and, Supervisor of Assessments. Nine foot walls will be installed to separate each of these departments. A tax payers' window will be added, and the County Clerk's Office is expected to utilize the old bank vault for storage.

Mr. Asbury stated that the departments to be located on the mezzanine are: County Treasurer; County Building and Zoning; and, County Recorder. The Regional Planning Commission is tentatively placed on the mezzanine at this time. However, it is not the most optimum placement

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for this department, and alternatives are still being considered. The mezzanine also houses two mechanical rooms.

The second floor will house the following departments: City Planning and Code Enforcement (Building Safety Department); and, County Information Services Department. There will also be handicapped accessible restroom units and two mechanical rooms. There will be three elevators and three stairwells.

Mr. Asbury stated that the third floor is currently occupied by National City Bank, pursuant to a long term lease agreement that the PBC, the City, and the County have not been able to renegotiate at the present time. He further stated that, in the event that the third floor would be vacated, the City Engineering Department would be placed on the third floor. Mr. Asbury commented that he would also like to house the Regional Planning Commission on the third floor, if it becomes available. Two mechanical rooms are located on the third floor.

The fourth floor will house the County Board Room; the County Administration offices; County Auditor; City Board of Election Commissioners; a conference room for communal use; two mechanical rooms; and, a center stairwell. The large mechanical room, located directly above the County Board room, may create noise problems that will need to be addressed. There is also a meeting room in the basement that is suitable for use by a variety of different departments.

Mr. Owens asked whether there was a way to place the County Clerk's Office next to the Bloomington Election Commission. Mr. Asbury responded that there is not sufficient room to do this without removing another department.

Mr. Owens asked how old the wheelchair accessible lift is on the first floor. Mr. Asbury responded that it is approximately two years old.

Mr. Selzer asked what is the status of the proposed bridge that would connect the Lincoln Parking Deck to the south entrance of the Government Center Building. Mr. Asbury remarked that he had drawn up plans for this bridge, but does not plan to include it in the renovations at this time. It is estimated to cost about \$500,000, and was deemed both too expensive and not vitally necessary at this time.

Mr. Hoselton asked where the bridge would tie in to the existing building. Mr. Asbury stated that the bridge would tie into an existing stairwell on either the second floor or third floor.

Mr. Zeunik stated that it is still possible to add the bridge, but the overriding concern of the PBC is the expense incurred, when the project is already over its budget.

Mr. Owens asked how many entrances would be open to the public. Mr. Asbury stated that there would be two entrances open to the public. Mr. Owens then stated that the cost to install security

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mechanisms on the ground floor should be addressed. He noted that the County Clerk is particularly interested in security measures for the Government Center.

Mr. Zeunik stated that the City of Bloomington has no interest in installing any type of screening devices. If screening devices were to be installed, entrance to the building would have to be restricted to the Washington Street entrance only. Mr. Zeunik noted that, at this time, no decision has been made as to whether screening devices would be installed in the lobby. However, security measures and practices have been addressed within individual offices.

Mr. Hoselton asked what type of sprinkler system is in place at the present time. Mr. Asbury stated that the basement has only a partial sprinkler system. It is recommended that the remainder of the basement area should have sprinklers installed. Mr. Asbury commented that code requirements do not indicate that the remainder of the building has to be covered by a sprinkler system. He added that, at this point, sprinklers are not planned for the rest of the building, due to their additional cost.

Mr. Hoselton asked whether the necessary vertical piping would be installed during the remodeling period, so that sprinklers could be installed at a later date. Mr. Gleason responded that there is now a wet standpipe in the south stairwell, and a dry standpipe in the north stairwell that are proposed to be converted to wet status. Also, an existing stairwell is being extended to the top floor, and will be provided with a wet standpipe. Mr. Gleason commented that the standpipes, coupled with the sprinkling of the lower level would be the extent of the sprinkler provision for the building.

Mr. Gleason explained that the wet standpipes could be brought into service to support a sprinkler system at a later date. Such a system is not currently required by code for the ground floor and upper levels of the building. However, the basement, which is a windowless story, is required to be fully covered by sprinklers.

Mr. Nuckolls asked whether the seating arrangement in the proposed County Board room could be rearranged so that the doors would be located in the rear of the room. Mr. Asbury stated that such an arrangement could probably be done. Mr. Selzer added that having the doors located in the rear of the room would greatly improve traffic flow into and out of the room, with less interruption of proceedings.

Mr. Asbury commented that the proposed Board room is the room that experiences the most interference with sound from the mechanical room, which is located directly above the Board room. Mr. Asbury stated that the excessive noise will be addressed and measures will be taken to eliminate as much noise as possible.

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Mr. Owens stated that he inquired about the presence of asbestos in the building at the time of the purchase. He recalled that, at that time, asbestos was not seen as a factor in the building. He noted that now areas of asbestos have been identified as a problem which needs to be addressed. He asked why the asbestos problem was not addressed at the closing, when the building was purchased. He also asked whether the asbestos absolutely must be removed or could it be left in place until a later date, given the extra expense it will generate. Mr. Asbury responded that the environmental consultant has said that some of the asbestos could be left undisturbed for the time being. However, any asbestos which is located in areas where the walls or ceilings might be punctured during the remodeling process must be removed. Mr. Asbury advised the Committee that the PBC is on record as insisting that all of the asbestos must be removed from the building.

Mr. Asbury explained that asbestos is located above the first floor and above the mezzanine in certain areas. The northeast lobby ceiling, which contains asbestos, has been oversprayed with material that is not asbestos, but it would need to be removed anyway.

Mr. Owens asked whether all the asbestos in the building would need to be removed. Mr. Asbury responded that high ceiling areas would probably not be punctured during the remodeling process, but other areas would. Therefore, the asbestos should be removed. The asbestos is located in the original building and the first addition. All other areas of the building do not contain asbestos.

Mr. Owens noted that plans indicate the heating and air conditioning systems are to be consolidated into one system. He asked whether there is any way that the oldest system could be replaced and leave the rest of the systems in place for now. Mr. Asbury explained that the air quality in the building is suffering now from inadequate ventilation.

Mr. Gleason explained that the floor plans currently do not show any mechanical/engineering work that has been done up to now. He stated that the condition of the existing units has been assessed, and the finding is that the useful life of the existing systems has been exhausted. The location of the systems presents a problem for removal and replacement and is an additional complication.

Both the heating and cooling equipment are insufficient for current loads and ventilation requirements. Spaces in the building are under-ventilated, allowing too much carbon dioxide to accumulate. The ventilation units are undersized and need to be replaced.

Mr. Gleason stated that there is a good deal more analysis to be done before a final recommendation can be made with regard to the heating and cooling systems.

Mr. Selzer asked what action should be taken at this meeting. He noted that several people have been waiting to begin the Land Use and Development Committee meeting. Mr. Hoselton left the

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Property Committee meeting at 5:57 p.m. to attend the Land Use and Development Committee meeting, so that a quorum could be established.

Motion by Owens/Selzer to postpone any action on the Government Center Building until August 1, 2002 when the entire Property Committee is present.

Mr. Owens stated that the County should have more carefully considered the condition of the building prior to its purchase. Ms. Bostic remarked that the purchase price of the building, versus the cost of constructing a new building, should be noted.

Chairman Salch asked whether there were any specific questions from the Committee for Mr. Asbury, which could be addressed at the next Property Committee meeting.

Ms. Bostic stated that there is currently \$4.2 million committed to the expansion of the Lincoln Parking Deck. She asked whether it was really necessary to spend that amount at the present time. Mr. Zeunik responded that utilization of some of the parking deck's funding to offset the additional expenses of the Government Center Building has been considered. However, since National City occupies a portion of the building, pursuant to their long-term lease, IRS guidelines would not permit the City and County to use the tax-exempt bonds sold for the parking deck expansion on the Government Center remodeling.

Eleven million dollars in bonds were sold, one million of which were taxable. The reason those bonds were taxable is because National City will benefit, as occupants, from the improvements to the building. As a result, the \$4.2 million in bonds that were sold are 100% tax-exempt bonds. In order for the City and County to use any of those funds to offset the increase in costs attributable to the renovation, the City and County would need to refund the present bond issue and restructure a new bond issue. At this time, under the trust indenture, the present bond issue cannot be refunded. The investors who bought the bonds knew at the time of purchase, that the call date for those bonds would be a date certain in the future. Therefore, there is no way to accomplish a refund of the bond issue.

Ms. Bostic remarked that the parking deck will, therefore, be built. Mr. Zeunik concurred by stating that the proposed parking deck addition will go forward. The design work and bid specifications for this job have nearly been completed. Bids will probably be taken in the fall of 2002, with the provision that work will not begin until the spring of 2003. This will be done so that the parking deck will continue to be accessible during the winter months, when alternative parking on the street is not always readily available.

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Mr. Asbury explained that between 80-90% of the parking deck material is prefabricated and will be put together in sections.

Chairman Salch asked whether there will be any delay in the work. Mr. Asbury stated that a lot of work on the mechanical systems must still be done. Chairman Salch asked if the Committee members had any further questions. Hearing none, Chairman Salch called for a vote on the previous motion.

Motion carried.

Mr. Gleason asked how he and Mr. Asbury will know of the Committee's questions so that they may prepare to meet with the Committee in August 2002. Chairman Salch stated that Mr. Zeunik would field any calls from Committee members and forward the information.

Mr. Zeunik stated that if any of the Property Committee members would like to view the mechanical systems in the Government Center Building, he would be glad to arrange for the opportunity to do so.

Mr. Zeunik stated that he had been asked by the Committee to prepare information on an Interfund Loan, to help pay for the cost of the replacement of the exterior panels on the Health Department Building. He further stated that, based upon his research, an interfund loan for this purpose could be accomplished. He noted that this report is included in the Property Committee packet.

Chairman Salch presented the bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor.

Motion by Selzer/Owens to recommend payment of the bills as presented by the County Auditor. Motion carried.

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There being nothing further to come before the Committee at this time, Chairman Salch adjourned the meeting at 6:07 p.m.

Respectfully submitted,

Martha B. Ross
Recording Secretary

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