

## Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, June 6, 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, Nuckolls, Selzer and Owens

Members Absent: Member Hoselton

Other Board Members  
Present: None

Staff Present: Mr. John M. Zeunik, County Administrator; 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

Other Staff Present: None

Others Present: Mr. Robert Lenz, Attorney at Law

Chairman Salch called the meeting to order at 4:06 p.m.

Chairman Salch presented the minutes of the May 2, 2002 and May 21, 2002 meetings. Hearing no corrections or additions to the minutes, Chairman Salch declared the minutes of the May 2, 2002 and May 21, 2002 meetings of the Property Committee to be approved as submitted.

Jack Moody, Director, Facilities Management, introduced Mr. Robert J. Lenz, Attorney at Law, Bloomington, Illinois. Mr. Moody presented a Request for Approval of an Artwork Loan Agreement between McLean County and Attorney Lenz, who owns the artwork. The Agreement delineates the conditions under which a photograph of Abraham Lincoln and two accompanying framed documents pertaining to both the photograph and the photographer may be displayed in the Law and Justice Center. Mr. Moody explained that the photograph was taken by well-known photographer and contemporary of Lincoln, Alexander Gardner. Currently, the photograph and accompanying documents are on display at the Bloomington City Hall.

Mr. Moody explained that, in the event that the Committee agrees to display Mr. Lenz's Lincoln artwork, it would be displayed in the Lincoln Lobby on the ground floor of the Law and Justice Center, on the Northwest wall directly behind the statue of Lincoln. The display unit will be

placed at eye level and will be illuminated by a light bar, which is already in place. As per the proposed Agreement, the County will install a security system to ensure 24-hour security. Lobby screening personnel would provide additional visual security of the display during regular hours that the Law and Justice Center is open to the public.

Mr. Moody added that the Civil Assistant State's Attorney's Office and Mr. Lenz have both reviewed the Artwork Loan Agreement and have approved its provisions.

Motion by Nuckolls/Owens to recommend approval of the Artwork Loan Agreement between Bloomington Attorney Mr. Robert J. Lenz and McLean County.

Chairman Salch asked Mr. Lenz whether he was satisfied with the proposed security measures. Mr. Lenz stated that he is comfortable with the proposed security measures to be provided by the County. He noted that all of his items are insured.

Mr. Lenz explained that only a handful of this particular Lincoln photograph are available in the United States. The photograph was made from the original glass negative approximately 10 days prior to Lincoln's delivery of the Gettysburg Address, and is therefore known among historians as "The Gettysburg Lincoln."

Mr. Lenz stated that he would like to make the artwork available to the citizens of McLean County for their enjoyment and edification. He explained that it is his belief that McLean County has a far greater claim to an important relationship with Lincoln than is generally recognized. He noted that when Lincoln ran for President in 1860, he carried the vote in McLean County by a huge margin, but lost in Sangamon County by four (4) votes. During the Presidential election in 1864, Lincoln lost resoundingly in Sangamon County, but again won decisively in McLean County. Mr. Lenz also noted that Lincoln received much more in campaign funding from McLean County than Sangamon County, for both of his Presidential campaigns. Mr. Lenz recounted that McLean County pioneer, Jesse Fell, was the first person to suggest that Lincoln should run for President. Other influential McLean County leaders who were instrumental in Lincoln's early Presidential attempt were Judge David Davis and Bloomington Attorney Leonard Sweat.

Chairman Salch asked whether the County would provide a display frame. Mr. Moody responded that the Facilities Management staff would manufacture a suitable display unit. Both he and Mr. Lenz will examine and approve it prior to its use.

Chairman Salch stated that the County should take every security precaution available to ensure the safety of the loaned artwork. Mr. Lenz remarked that he is very satisfied with Mr. Moody's proposals.

Mr. Selzer asked when would be the proposed date of installation. Mr. Lenz responded that the installation schedule would be the responsibility of Facilities Management, but within the next 30 days seemed a reasonable timeframe.

Chairman Salch asked if the Committee members had any further comments or questions. Hearing none, Chairman Salch called for a vote on the previous motion.

Motion carried.

Mr. Selzer asked whether the item would appear on the County Board's Consent Agenda for its June 18, 2002 meeting. Mr. Zeunik stated that the item would appear on the regular agenda.

Mr. Lenz remarked that he could provide the artwork for display at the June 2002 County Board meeting so that the full Board could view it prior to its vote on the Artwork Loan Agreement. Chairman Salch stated that such a display would be beneficial. Mr. Owens invited Mr. Lenz to attend the June Board meeting. Mr. Lenz accepted the invitation.

Mr. Moody presented his report on the condition of the exterior envelope of the Health Department Building, located at 200 West Front Street. He explained that a consultant study on the condition of the building's exterior envelope was presented to the Property Committee for review on September 7, 2000. The report, prepared and presented by the firm of Wischmeyer Architects, Inc. ("Wischmeyer"), was intended to assist the County in determining the best way to remediate the water leaks experienced throughout the building, as a result of the defects in the dryvit panels that cover the exterior of the building.

Mr. Moody stated that the Health Department Building was constructed in 1976, and the exterior of the building was covered with panels made of a material known as dryvit. Insulation for the building was then placed behind the dryvit panels. The County has experienced increasing problems with the failure of the dryvit panels to shield the interior of the building from invading moisture. Some of the dryvit panels have also blown off the building during periods of high wind.

Mr. Moody commented that the most urgent problem at this time, is the penthouse portion of the building, which is experiencing significant moisture invasion, due to leaking and deteriorating dryvit panels. The moisture also invades the 5<sup>th</sup> floor of the building, office space which is currently occupied by County tenants. Because of the deteriorated condition of the dryvit panels, repair of the panels is insufficient. The panels must be replaced.

Facilities Management staff has contacted Felmley-Dickerson, Co., a firm that has experience with repairs to the Health Department Building's exterior. They have examined the affected areas, and concur with the staff's findings that the defective panels on the penthouse elevation

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need to be replaced. Replacement could be with either dryvit panels or a metal exterior, which would match the metal exterior of the Law and Justice Center Building.

Mr. Moody stated that Felmley-Dickerson Co.'s estimates for both replacement options are as follows:

To replace the penthouse walls with dryvit: \$33,675.00

To replace the penthouse wall with metal wall panels: \$32,595.00

Both cost estimates include the removal of the damaged and deteriorated panels, the use of half inch treated plywood substrate, a two inch foam-based dryvit panel, or a metal wall panel similar to the Law and Justice Center, new sealant and new trim. Mr. Moody noted that the Wischmeyer report recommended three alternatives for addressing the problem: replacement of all dryvit with new dryvit; replacement of the defective dryvit with a masonry veneer system which is a brick material; or, replacement of dryvit with a metal wall panel system.

Mr. Moody stated that his objective was to obtain direction from the Committee as to how they would like to proceed.

Mr. Owens remarked that prior to the Committee meeting, he viewed the condition of the penthouse and dryvit panels with Mr. Moody, prior to the Committee meeting. He stated that his preference would be to replace the defective dryvit panels with the metal wall panel system which is similar to the exterior material used on the Law and Justice Center. He stated that there have been no breaches in the exterior of the Law and Justice Center during the lifespan of the building.

Mr. Owens remarked that the roof on the Health Department Building was replaced in 1996. Therefore, once the penthouse is fully repaired, the entire top of the building will be done. Then, the remainder of the building would need to be addressed in future years.

Motion by Owens/\_\_\_\_\_ to instruct Mr. Jack Moody, Director, Facilities Management, to take bids for the purpose of replacing the dryvit panels on the penthouse portion on the Health Department Building with metal panel walls.

Mr. Owens then noted that once bids are obtained, the Committee could take action at its next meeting, so that work could commence during the construction season.

Chairman Salch asked for comments or suggestions from the Committee.

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Mr. Selzer remarked that if bids are to be taken, perhaps bids for the cost of replacing all dryvit panels throughout the building with metal panels should be obtained, since the work would need to be done eventually. He asked if there was an available report on the entire building.

Mr. Moody responded that the Wischmeyer report from 2000 includes information for the building as a whole. He stated that the amounts quoted are all-inclusive, including window repairs, insulation, and applicable fees. The available prices are as follows:

Alternative One – replacement of all dryvit throughout the building:	\$585,060.00
Alternative Two – replacement of dryvit with masonry veneer:	\$700,980.00
Alternative Three – replacement of dryvit with a metal panel system:	\$617,260.00

Mr. Moody remarked that the amount stated for the metal panels in Alternative Three is higher than for Alternative One, which is for the replacement of the existing dryvit with new dryvit material. He noted that the Felmley-Dickerson report shows a lower cost for the metal panel alternative. However, the Felmley-Dickerson report only addresses the penthouse portion of the building.

Mr. Owens commented that funding is currently available to address the immediate problem of the penthouse repair. If the tenant base in the building remains the same for the next few years, and the revenue stream generated by their rental payments remains consistent, there could easily be sufficient funding to repair the entire building, using the option recommended by the Committee.

Mr. Selzer and Mr. Nuckolls both commented that the repair to the building should be consistent, especially if the repairs are to be done at different times.

Mr. Bostic remarked that in the residential real estate market, homes that incorporate dryvit into the exterior of the building are experiencing a considerable amount of moisture invasion problems. She noted that the dryvit material is not conducive to the heavy moisture conditions in this region.

Mr. Selzer asked whether the Health Department Building would look more like the Law and Justice Center Building if the dryvit material were replaced by metal panels. Mr. Moody

responded that the two buildings would look very similar to each other. He noted that the Wischmeyer report recommended changing the exterior elevation of the Health Department Building to include a limestone veneer trim to match the Law and Justice Center exterior.

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Mr. Zeunik stated that Mr. Moody is seeking input and direction from the Committee on how to proceed regarding the renovations to the exterior of the Health Department Building. Mr. Selzer commented that the proposed new material would be more durable than the existing dryvit material. Mr. Owens commented that, if the building were kept in good condition, both inside and outside, the tenants would be more likely to maintain their leases, which would ultimately result in a surplus of funds to be available for future renovation.

Chairman Salch asked Mr. Moody if he perceived most of the damage to be in the penthouse area. Mr. Moody responded that 100% of the leaks on the 5<sup>th</sup> floor of the building were coming through the penthouse dryvit. The next worst side of the building is the east side, which is in very poor condition. During rainstorms that also involve wind, water invasion into the interior of the building requires mopping floors to remove standing water that has leaked through the saturated dryvit.

Chairman Salch asked for a recommendation on the long-range future of the building with regard to the exterior material. Mr. Zeunik stated that the building currently generates more revenue from the tenants than it costs to maintain and operate the building. At present, the building is fully occupied. Mr. Zeunik noted that, barring any emergencies to be addressed immediately, it is possible to set money aside every year in order to accumulate sufficient funds to finish the rest of the building. Mr. Zeunik commented that he had previously recommended that such an approach to the renovations be taken.

Mr. Selzer asked whether those same set-aside dollars could be utilized to retire debt if the Committee elected to renovate the entire building at once. Mr. Zeunik noted that GASB 34 in Fiscal Year 2003 will require that the County segregate money that is specific to a particular building, so that the funds would remain with that property. Essentially, there would be no tax dollars supporting that building. Rather, the building would be funded by the revenue stream that is derived from the tenants who occupy the building.

Mr. Selzer asked about the possibility of taking out a note on the Health Department Building, using the current revenue stream from the building to repay the debt. Therefore, the debt and its repayment would both remain solely with the Health Department Building. That would allow the County to renovate the building's entire exterior at once, rather than renovate the building in increments. He cited incremental costs incurred with renovations to the Old Courthouse, and would like to avoid them if possible.

Mr. Owens asked whether a note would be obtained through the Public Building Commission.

Mr. Zeunik noted that the amount needed to renovate the building, as per the Wischmeyer report two years prior, is not large enough to warrant the expense of doing a capital market financing through the PBC, as capital market financing is too expensive for this type of venture. It is more likely that an interfund arrangement would be recommended.

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Chairman Salch asked the Committee if it would be reasonable to ask Mr. Zeunik to provide a report to the Committee regarding the possibility of interfund borrowing to fund the renovations to the exterior of the Health Department Building. The consensus of the Committee was that this would be an appropriate action.

Chairman Salch stated that Mr. Zeunik should prepare his research for presentation to the Committee at the July meeting. At that time, the Committee will consider whether a complete renovation, or a renovation of the penthouse alone, is the most appropriate option. The Committee agreed, including Mr. Owens, the maker of the initial motion.

Mr. Owens asked whether Mr. Moody would need to wait until July to put out bid requests on this job.

Mr. Moody asked whether the Committee would prefer him to write the bid specifications for replacing the exterior envelope of the Health Department Building, or whether the work to be done by architects. Chairman Salch stated that for the entire exterior, architects would be preferable. Mr. Moody commented that the architects' fees were included in the fee structures that were previously quoted.

Mr. Moody presented the report received from Wiss, Janney, Elster, Inc., ("WJE") regarding the schedule of review of the Old Courthouse Exterior project. He noted that Mr. Jeff Koerber, Historical Architect with WJE, wanted to complete the review project during the months of June and July, 2002. He would then present his findings to the Committee on approximately August 1, 2002. Mr. Koerber has contacted Mr. Greg Koos, Director, McLean County Museum of History, to be sure that WJE's schedule is compatible with any planned events at the museum.

Mr. Selzer asked whether the final detailed analysis on the necessary work to be done on the Old Courthouse would be available on or about August 1, 2002. He asked whether a scope of work and prices associated with that work would be available. Mr. Moody responded that the information to be provided at that time would be governed by the contractual agreement between WJE and the County.

Chairman Salch announced that the informational report by Mr. Jack Mitchell, County Engineer, would be postponed until the July 2002 Property Committee meeting.

Mr. Bill Wasson, Director, Parks and Recreation Department, presented a proposed lease agreement with Cross Implement for the annual lease of an end loader, for use at the

COMLARA Park facility. He explained that the unit subject to the agreement was a 65 horse power loader tractor.

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Mr. Wasson noted that there was a lease agreement executed in 2001, due to the fact that the 1972 end loader, which was previously in use at the park, was experiencing significant mechanical problems. A trade-in option was requested as a part of the current proposed lease agreement. The trade-in allowance offered by Cross Implement was \$4,700.00; the lease cost offered was \$3,500.00.

Mr. Wasson stated that the current proposed lease agreement is identical to the agreement executed during the previous year, with the exception of the trade-in allowance. That lease agreement was reviewed by the Office of the Civil Assistant State's Attorney.

Ms. Bostic asked whether the loader is kept on site at the park. Mr. Wasson responded that it is kept at the park. Ms. Bostic then asked whether the 250-hour limit on the machinery has been exceeded. Mr. Wasson noted that this limitation may need to be reevaluated after 2002, and the 250-hour limit is approaching on the unit for this year. An extension to 300 hours may be considered.

Ms. Bostic asked what was the primary use for the end loader. Mr. Wasson explained that lifting loads, moving materials, and mowing are the primary uses.

Motion by Selzer/Bostic to recommend approval of a Lease Agreement with Cross Implement for an End Loader, for use at the COMLARA Park Facility. Motion carried.

Chairman Salch asked for a report on the status of the tree grant that was approved at the May 2002 Property Committee meeting. Mr. Wasson explained that the grant would go into effect next year and the tree seedlings and protective devices would be received at that time. He noted that some seedlings have been planted at the park location this year that were not a part of the grant.

Mr. John Zeunik, County Administrator, presented an Emergency Appropriation Ordinance Amending the Facilities Management Courthouse Maintenance Program budget. He noted that this Ordinance would provide the funding by which the Wiss, Janney, Elster, Inc. work at the Old Courthouse would be funded.

Mr. Zeunik stated that he has met with Mr. Jack Moody, Director, Facilities Management, to review the budget of the Old Courthouse. He stated that the total operating budget for the Old Courthouse is approximately \$145,000.00. It is not possible to fund a \$90,000.00 expense within



that budget and, as a result, the Property Committee is asked to recommend additional funding the full Board, in order to cover the contractual amount owed to Wiss, Janney, Elster, Inc.

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Motion by Selzer/Nuckolls to recommend approval of an Emergency Appropriation Ordinance Amending the McLean County Fiscal Year 2002 Combined Annual Appropriation and Budget Ordinance General Fund 0001, Facilities Management Department 0041, Courthouse Maintenance program 0049. Motion carried.

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

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

Mr. Selzer noted that the usual date for the July Property Committee meeting falls on the July 4<sup>th</sup> holiday this year. He asked to what date would the July Committee meeting be rescheduled. Mr. Zeunik suggested that the Property Committee meet on Thursday, July 11, 2002 at 4:00 p.m. in Room 700. Ms. Martha Ross will send notice of the change in meeting date to Member Hoselton, who was not in attendance for the June meeting.

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There being nothing further to come before the Committee at this time, Chairman Salch adjourned the meeting at 4:44 p.m.

Respectfully submitted,

Martha B. Ross  
Recording Secretary

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