

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, June 9, 2005 at 3:00 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

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

Members Absent: Member Selzer

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

Members of the

Public Present: Mr. Lucas Helmer, Illinois State University Intern; Mr. James Malic, Illinois Wesleyan Intern

Chairman Bostic called the meeting to order at 3:06 p.m.

Chairman Bostic presented the Minutes of the May 5, 2005 Property Committee meeting. Hearing no objections or corrections, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Bill Wasson, Director, Parks and Recreation reported that boat registrations have rebounded this year. He noted that registration numbers dropped two years ago due to a fee increase. Mr. Wasson stated that the fishery is in good condition, which he attributes to the increase in water craft registration this year. Camping and shelter reservations are consistent with prior years, despite the fee increase put into effect this year. Mr. Wasson noted that, at the end of the school term, the Park hosted a number of school activities. He also noted that the Park hosted and sponsored, in cooperation with Illinois State University, an Adventure Race with 18 teams participating.

Mr. Wasson advised the Committee that the Convention and Visitors Bureau (the CVB) Sports Commission has been meeting with Parks and Recreation and the Highway Department to discuss a proposal for a Triathlon at Evergreen Lake and surrounding roadways in July, 2006. He indicated that it would be a significant event, with as many as 600-1,000 participants. Mr. Wasson stated that they are working on the logistics of hosting the event and may bring a proposal to the Property Committee next month.

Mr. Dean stated that the Transportation Committee moved favorably for the Triathlon road closings.

Mr. Moss asked if the Triathlon would generate revenue for the Parks and Recreation. Mr. Wasson replied that he hopes to see some revenue generation. He indicated that it is part of the negotiation process with the CVB to, at a minimum, pay back all of the logistical costs related to the event, and, hopefully, additional revenue beyond operating costs.

Mr. Moss asked if staff would be involved in putting up signs. Mr. Wasson replied that staffing for the event will be provided through a volunteer process provided by the Sports Commission of the CVB. However, he noted that Parks and Recreation, as well as the Sheriff's Department, will be involved in some logistics of set up and supervision of the event within the Parks, but he does not anticipate large manpower expenditures for the event.

Mr. Moss asked what is involved in a triathlon. Mr. Wasson explained that a triathlon includes swimming, biking and running, while the Adventure Race includes canoeing, mountain biking and running. He reiterated that there will be many complicated logistical issues to that will have to be addressed while organizing the triathlon, including accommodating the number of people already utilizing the camp grounds who expect access to the various recreational facilities. Mr. Wasson also noted some possible complications with the Triathlon itself, such as dealing with the different levels of expertise of triathlon participants who may be starting and finishing different events simultaneously. Nevertheless, he assured the Committee that it is a workable process.

Mr. Zeunik stated that he understands there will be competitors coming from all over the country. Mr. Wasson responded that this is an activity that will bring competitors at least from all over the Midwest, with perhaps 90% of the participants coming from out of town, which will generate revenue to the Bloomington-Normal area. He noted that one of the challenges to planning this type of event is finding a weekend when there is not competition with other large regional events.

Ms. Harding asked what the date is of the event. Mr. Wasson replied that it is currently slated for the weekend of July 23, 2006 with the weekend of July 15, 2006, as the backup date.

Chairman Bostic asked if there were any additional questions or comments. Hearing none, she thanked him.

Mr. Jack Moody, Director, Facilities Management, presented a request for approval to recommend the award of the bid to replace the roof on the McLean County Jail to Peoria Roofing. He reminded the Committee that the roof on the McLean County Jail is almost 30 years old, and has posed many problems over the past few years. Mr. Moody stated that \$65,000 was budgeted this year to replace the roof. He indicated that he wrote the bid specifications, solicited bids, and held a pre-bid conference and tour, which was attended by several large roofing companies. Mr. Moody stated that an advertised public bid-opening was held on May 26, 2005. He advised that the low bid of \$62,000.00 was submitted by Peoria Roofing. Mr. Moody reported that he contacted 13 prior clients of Peoria Roofing, including Caterpillar, and received positive reports on the company. He also indicated that the contract was reviewed and approved by Mr. Eric Ruud, First Assistant States Attorney.

Mr. Moody reported that Peoria Roofing can start the project at the end of June, and it could be completed by July.

Ms. Ahart asked if the County always goes to the lowest bidder rather than considering local contractors. Mr. Moody replied that the low bidder would be his first consideration if the company met all of the bid requirements. Mr. Zeunik added that the County as a non-home rule government doesn't have the ability, under State law, to enact a local bid award preference, but are required by law to award the bid to the lowest qualified bidder meeting specifications. He noted that the City of Bloomington's Purchasing Ordinance includes language that addresses "local preference" in terms of using businesses that are located within the City of Bloomington.

Motion by Moss/Ahart to recommend approval to Award the Bid to replace the Roof on the McLean County Jail to Peoria Roofing.
Motion carried.

Mr. Moody presented a status report on the February 14th fire damage and repairs of the Old Courthouse. He indicated that he met with Union Insurance Group, the insurance company for the sub-contractor, and with Wiss, Janney, Elstner who submitted a proposal that was approved by the Union Insurance Group. Wiss, Janney, Elstner will prepare a report which will include an analysis of the soot and residue damage and the recommended restoration process for the various historic elements which comprise the underside of the dome. Mr. Moody stated that, once the report is completed, it will be used to solicit proposals from qualified firms to do the cleaning. He advised that the most difficult part of the cleaning process will be access to the area, which will require some type of scaffolding.

Mr. Moody expressed his regret that the fire took place following such a successful Dome renovation project, but noted that the repairs can be made in a timely manner.

Mr. Moody presented an update on the design phase of the remodel project for the Law and Justice Center. He reported that Young Architects and the engineer are working on the drawings and design. Mr. Moody indicated that they have conducted multiple meetings with elected and appointed officials, as well as staff members at the Law and Justice Center, to discuss and develop their expansion needs. He noted that the Property Committee will be provided with a copy of the biddable drawings and manuals when they become available.

Mr. Moody reported that he expects the bid process to be completed by the end of the summer or early fall and the project can begin as soon as possible thereafter. He noted that most of the renovation will be inside the Law and Justice Center, with a few outdoor projects, including replacing the concrete stairs near the Lincoln Parking lot and redoing the outside parking area by the Health Department and Sheriff's Office. The parking lot renovation will add 22 additional parking spaces to that area.

Mr. Moody reported that the renovation will need to be done in phases as all of the building except for the seventh floor is currently occupied. He noted that various areas will be cordoned off at different times as construction takes place.

Chairman Bostic asked if there were any questions. Hearing none, she thanked him.

Chairman Bostic presented the May 31, 2005 Property Committee bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. The Property Committee Fund total is \$250,615.67 and the prepaid total is the same.

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Motion by Ahart/Harding to recommend approval of the bills as of May 31, 2005, 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, Chairman Bostic adjourned the meeting at 3:38 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary